



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 20, 2013 **REPORT NO. PC-13-082**

ATTENTION: Planning Commission, Agenda of June 27, 2013

SUBJECT: 311 DUNEMERE DRIVE APPEAL – PROJECT NO. 207724.
PROCESS THREE

REFERENCE: Hearing Officer Report No. HO-13-036:
(<http://www.sandiego.gov/development-services/pdf/hearingofficer/reports/2013/HO-13-036.pdf>)

San Diego Municipal Code Section 112.0520:
http://docs.sandiego.gov/municode_strikeout_ord/O-20081-SO.pdf

OWNERS: Willard M. and Ann D. Romney

APPLICANTS: Matt Peterson, Peterson & Price
Lisa Kriedeman, Island Architects, Inc.

SUMMARY

Issue: Appeal of the Hearing Officer's decision to approve a Coastal Development Permit and Site Development Permit for the proposed demolition of an existing single-family residence and construction of a new single-family residence on a site located at 311 Dunemere Drive in the La Jolla Community Plan area.

Staff Recommendations:

1. DENY the appeal;
2. CERTIFY Mitigated Negative Declaration No. 207724 and ADOPT the Mitigation, Monitoring and Reporting Program; and
2. APPROVE Coastal Development Permit No. 737212 and Site Development Permit No. 737391.

Community Planning Group Recommendation: On January 6, 2011, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the proposed project with two recommended conditions, further discussed within this report.

Environmental Review: Mitigated Negative Declaration No. 207724 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified within the environmental review process.

Fiscal Impact Statement: None. The processing of this application is paid for through a deposit account established by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The subject property being developed is an existing legal building site zoned for single-family residential use. The project proposes to demolish an existing single-family residence and construct a new single-family residence. There will be no net gain or loss to the available housing stock within the La Jolla Community Planning Area.

BACKGROUND

The project site is located at 311 Dunemere Drive, in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. The 0.41-acre site is improved with an existing, approximately 3,009-square-foot, single-family residence with a two-car garage, pool, spa, walls, landscaping and seawall.

The applicant proposes to demolish the existing 3,009-square-foot residence, but leave the pool, spa, some retaining walls and the existing seawall in place. A new, approximately 11,062-square-foot, two-story residence above a basement with a new four-car garage, hardscape, and landscape are proposed to be constructed.

The property abuts the Pacific Ocean to the west, with the mean high tide line being the western property boundary. The site is bordered by single-family residences on the north, south and east. The Casa de La Paz/The Dunes Estate (Historic Site No. 520) is located directly to the south of the site. This site is also known as the Cliff Robertson Estate.

The site is located within the La Jolla community, and is subject to the City's 2004 adopted La Jolla Community Plan and Local Coastal Program Land Use Plan. An existing seawall is located on the east side of the beach, and all proposed improvements will occur easterly of the existing seawall, which is also the boundary of the 100-year floodplain.

On May 15, 2013, the Hearing Officer approved the 311 Dunemere Drive project with a modification to draft Condition No. 40 to specify the “existing Star Pine” tree within the EMRA, per the La Jolla Community Planning Association’s recommendation (Attachment 8).

On May 29, 2013, Mekaela Gladden, representing CREED-21 c/o Briggs Law Corporation, filed an appeal of the Hearing Officer decision. A copy of that Appeal is included as Attachment 3, and the issues raised in the Appeal are discussed at the end of this Staff Report.

DISCUSSION

Project Description:

In the interest of reducing impacts to resources required to produce this document, please reference the attached Report to the Hearing Officer No. 13-036 for the complete project description and relevant attachments as described within this Report (Attachment 1).

Appeal of the Hearing Officer’s Approval:

On May 15, 2013, the Hearing Officer certified the Mitigated Negative Declaration, and approved the project and adopted the project resolutions after hearing public testimony. The Appeal of that decision was filed on May 29, 2013 (Attachment 3). The Appeal focuses primarily on the Mitigated Negative Declaration. The following is the description of the appeal issue followed by the City Staff response.

Issue cited by Appellant: *“The mitigated negative declaration has not been prepared in accordance with the California Environmental Quality Act (“CEQA”) or the San Diego Municipal Code. All procedural and substantive requirements of CEQA and the municipal code have not been complied with. The Hearing Officer erred in approving the project.”*

Staff Response:

- The project was deemed complete on April 9, 2010.
- A Mitigated Negative Declaration was prepared for this project in accordance with CEQA requirements. All required noticing and distribution procedures were followed.
- The draft Mitigated Negative Declaration was distributed on August 19, 2011 per applicable regulations.
- The final Mitigated Negative Declaration was distributed on April 2, 2013 per applicable regulations.
- At 3:59 pm on May 14, 2013, the day prior to the May 15, 2013, Hearing Officer hearing, staff received a letter from Briggs Law Corporation on behalf of CREED 21 addressed to the Hearing Officer. The letter indicated their opposition to the project *“because approval would violate the California Environmental Quality Act (“CEQA”).”* The letter further indicated that the permit could not be approved without certification of an environmental document, and that neither the agenda nor the public notice included the environmental document. Attachment 4 contains the referenced letter.
- However, both the agenda and the Notice of Public Hearing did include the information

regarding the Mitigated Negative Declaration (MND) (Attachments 5 and 6).

- Although no one from Briggs Law Corporation filed a speaker slip at the Hearing Officer hearing or spoke to this issue at the hearing, the Hearing Officer specifically addressed this letter, and noted for the record that both the agenda (also known as the docket) and the Notice of Public Hearing described the Mitigated Negative Declaration as required.
- No other information has been provided by the appellant regarding alleged "errors." Without this information, staff is unable to provide additional responses.

The appellant has indicated his intention to file this appeal with the City Council. San Diego Municipal Code (SDMC) Section 112.0520 specifies the procedures for filing environmental determination appeals. It should be noted that SDMC Section 112.0520 was amended August 24, 2011, by O-20081 N.S. as part of Land Development Code Update #7; however, the amendment does not apply within the Coastal Overlay Zone because the California Coastal Commission has not yet approved it. The SDMC online provides a link to view the Strikeout Ordinance highlighting changes to prior language. This strikeout/underline version which highlights the prior language that is applicable to this project is referenced on Page 1 of this report. The appellant has been advised that because this is a Process 3 decision, the appellant must exhaust all administrative appeals prior to filing the City Council appeal. As a result, this appeal hearing is before the Planning Commission as required.

Conclusion:

The Hearing Officer certified the Mitigated Negative Declaration and made all required findings in the affirmative after receiving all public testimony, including the letters and emails received from Interested Persons prior to the May 15, 2013, hearing. Staff has determined the proposed project complies with the applicable sections of the San Diego Municipal Code as described in the draft permit and resolution, and recommends the Planning Commission deny the appeal and affirm the approval of the proposed project as conditioned.

ALTERNATIVES:

1. Deny the appeal and approve Coastal Development Permit No. 737212 and Site Development Permit No. 737391, with modifications.
2. Approve the appeal and deny Coastal Development Permit No. 737212 and Site Development Permit No. 737391, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Michelle Sokolowski, Project Manager
Development Services Department

WESTLAKE/MS

Attachments:

1. Report to the Hearing Officer No. 13-036, including attachments
2. Mitigated Negative Declaration No. 207724
3. Copy of Appeal filed May 29, 2013
4. Letter in Opposition dated May 14, 2013 from CREED-21 (c/o Briggs Law Corp.)
5. Hearing Officer Docket of May 15, 2013
6. Notice of Public Hearing for Hearing Officer Hearing of May 15, 2013
7. Draft Permit Resolution with Findings for Planning Commission
8. Draft Permit with Conditions for Planning Commission
9. Draft Environmental Resolution and MMRP for Planning Commission
10. Project Plans



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 15, 2013 REPORT NO. HO 13-036

ATTENTION: Hearing Officer

SUBJECT: 311 DUNEMERE DRIVE
PROJECT NUMBER: 207724

LOCATION: 311 Dunemere Drive

APPLICANT: Matt Peterson, Peterson & Price
Lisa Kriedeman, Island Architects, Inc.

OWNERS: Willard M. and Ann D. Romney (Attachment 10)

SUMMARY

Issue: Should the Hearing Officer approve the proposed demolition of an existing single-family residence and construction of a new single-family residence with attached garage, including hardscape and retaining walls on a site located at 311 Dunemere Drive in the La Jolla Community Plan area?

Staff Recommendations:

1. CERTIFY Mitigated Negative Declaration No. 207724 and ADOPT the Mitigation, Monitoring and Reporting Program; and
2. APPROVE Coastal Development Permit No. 737212 and Site Development Permit No. 737391.

Community Planning Group Recommendation - On January 6, 2011, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the proposed project with two recommended conditions (Attachment 9), further discussed within this report.

Environmental Review: Mitigated Negative Declaration No. 207724 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will

be implemented which will reduce, to below a level of significance, any potential impacts identified within the environmental review process.

BACKGROUND

The project site is located at 311 Dunemere Drive, in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. The 0.41-acre site is improved with an existing, approximately 3,009-square-foot, single-family residence with a two-car garage, pool, spa, walls, landscaping and seawall.

The applicant proposes to demolish the existing 3,009-square-foot residence, but leave the pool, spa, some retaining walls and the existing seawall in place. A new, approximately 11,062-square-foot, two-story residence above a basement with a new four-car garage, hardscape, and landscape are proposed to be constructed.

The property abuts the Pacific Ocean to the west, with the mean high tide line being the western property boundary. The site is bordered by single-family residences on the north, south and east. The Casa de La Paz/The Dunes Estate (Historic Site No. 520) is located directly to the south of the site. This site is also known as the Cliff Robertson Estate.

The site is located within the La Jolla community, and is subject to the City's 2004 adopted La Jolla Community Plan and Local Coastal Program Land Use Plan. An existing seawall is located on the east side of the beach, and all proposed improvements will occur easterly of the existing seawall, which is also the boundary of the 100-year floodplain.

The site has an established setback of 0'-0" along the Dunemere Drive frontage, established by Ordinance No. 692 N.S.

DISCUSSION

Project Description:

The proposed project includes demolition of the exiting single-family residence, while leaving the existing pool, spa, some retaining walls and the existing seawall in place. A new, approximately 11,062-square-foot, two-story residence above a basement is proposed to be constructed. It should be noted that approximately 7,394 square feet would be included in gross floor area calculations, with approximately 3,668 square feet exempt since it meets the definition of "basement" or "non-roofed entry," which are not included with these calculations. In addition, the project includes a new, approximately 692-square-foot, four-car garage, hardscape, landscape and retaining walls.

The proposed garage will have the appearance of a two-car garage, but will include a lift inside that will rotate two cars below grade to the basement area. The garage will be attached to the proposed residence, and will be accessed from Dunemere Drive. The existing driveway will be shifted a few feet to the east to accommodate the new garage.

The site is designated for low-density residential development (5-9 dwelling units per acre) in the La Jolla Community Plan. The proposed demolition and construction of a single-family residence conforms with this land use designation.

Discussion of Issues:

- Physical and Visual Access:

The site is located within the La Jolla community, and is subject to the City's 2004 adopted La Jolla Community Plan and Local Coastal Program Land Use Plan. The subject property is not identified in this document as having an existing or proposed public accessway. There is no vertical physical accessway legally used by the public on this property or any proposed vertical public accessway for this site. There are three vertical public accessways and two view corridors in the vicinity: accessways and view corridors are located approximately 150 feet to the north at Sea Lane and approximately 500 feet to the north at Marine Street; a third accessway is located approximately 250 feet to the south at Vista de la Playa.

There is a private, gated vertical accessway from Dunemere Drive to the beach below between the subject property and the property to the north at 310 Dunemere Drive. As part of the project review, staff was provided grant deeds, title reports and maps for the subject property and the adjacent properties. The City Engineer reviewed these documents, and confirmed that they do not identify dedicated vertical public beach access easements adjacent to this property; and no other records of vertical public beach access have been found. The Coastal Commission has also confirmed there is not a vertical public beach access along the northern boundary of this property. This access is private only.

Lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line will be offered for dedication, as a condition of permit approval.

The proposed improvements will not obstruct coastal or scenic views from any public vantage point and no public views to and along the ocean will be adversely impacted. The proposed development complies with all development regulations and will observe height and setback requirements. The permit has been conditioned to specify that all existing/proposed vegetation placed in the sideyards shall not exceed the requisite three foot height limit and any proposed fencing shall be a minimum of 75% open.

- Drainage:

The western limit of Dunemere Drive terminates at the subject property line. The public storm water from the surrounding drainage sub-basin travels west in the Dunemere Drive right-of-way and then enters the private property of the subject project site.

During the review of this project it was determined that there is no public drainage easement on the subject project site and that it was not possible to condition the project to record a public drainage easement. However, the applicant has agreed to a condition to record an agreement to hold the City harmless with respect to storm water drainage being handled off-site on private property, to the satisfaction of the City Engineer.

All storm water run-off from the Dunemere Drive right-of-way and from the subject project site discharges at the existing discharge location. The project has been designed so there is no additional storm water run-off at the existing discharge location.

- Seawall:

An existing seawall, approximately six to seven feet high, is located on the east side of the beach. All proposed improvements will occur easterly of the existing seawall, which is also the boundary of the 100-year floodplain. The existing seawall was constructed prior the Coastal Act, as confirmed by the Coastal Commission. Historical aerials show the seawall has been in place since at least 1953. No modifications are proposed to this existing seawall. The geotechnical information prepared for the proposed project indicates this seawall is well-maintained and properly constructed, and contributes to protection of the site from infrequent inundation. The location of the planned residential construction at an elevation of over 30 feet above sea level and over 40 feet inland of the seawall, which is located at the very back of the beach, will result in the protection of the residence over its estimated 75-year lifetime. The new home is sited such that it will be safe from threat for its estimated life in the unlikely event that the existing seawall fails.

The seawall is not the westernmost boundary line. The Mean High Tide Line (MHTL) is actually the most westerly boundary line and is depicted on the City of San Diego's Mean High Tide Drawings (4720-L and 4721-L) and is also on Record of Survey 15359. The City Land Surveyor has confirmed that determination as to how this MHTL was originally established was based on 18.6 years of scientific observations. The MHTL can be reestablished using existing drawings and field verifiable USC&G monuments (benchmarks), along with other evidence, to establish an approximate position of the MHTL, which will define an existing riparian boundary (one that borders the ocean).

- Coastal Beach vs. Coastal Bluff:

A Report of Preliminary Geotechnical Investigation and Geologic Reconnaissance, including Addendums ("Geologic Studies"), have been prepared for the proposed project.

These technical studies indicate a coastal bluff does not exist on this site. The area consisted of sand dunes behind and eastward of shoreline beach deposits, prior to the original development. The area is therefore a coastal beach, which has also been confirmed with the Coastal Commission.

- Historic Information:

A Historic Resource Technical Report (HRTR) prepared by Scott A. Moomjian dated December 2010, was prepared for this project. The report evaluated the integrity and significance of the house at 311 Dunemere Drive consistent with the City's adopted HRTR Guidelines and Designation Criteria Guidelines. The report concluded that the house is not significant under any designation criteria due to a lack of integrity. Staff concurs with this determination, as follows:

- The house was originally built in 1936 for Katherine Stearns and was designed by Master Architect Lillian Rice. The house has been substantially remodeled over the years, most significantly in 1986. Alterations include reconstruction of the roof with a steeper pitch and roof intersections that differed from the original; new roofing material; new, thicker rafter tails with very different detailing; exterior additions; modification of every window, which included replacement, alteration, elimination and additions; and restuccoing.
- As a result of these modifications, the integrity of the original building design has been completely lost. The house no longer reflects the original design or the work of Master Architect Lillian Rice and is therefore not eligible for designation for architecture or as the work of a Master Architect.
- Several notable individuals have been associated with the property since its construction, including Dr. JT Lipe, Robert Peterson and Maureen O'Connor, and Mitt Romney. However, staff concurs with the report's conclusions that Dr. Lipe does not appear to rise to the level of a historically significant individual; that Peterson and O'Connor's ownership of the house was limited to a rental and vacation home and is not the most representative of their achievements; and that the association with Romney is too recent to be evaluated within a proper historic context. Therefore, the property is not eligible for designation for association with a significant person or event.
- In addition, there is no evidence to suggest that the property is significant under any remaining designation Criteria, including local Criterion A, State Criterion 1 and National Criterion A.
- Based upon review of the HRTR, the house is not historically or architecturally significant under any Criteria.

Community Planning Group:

On January 6, 2011, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the proposed project with two recommended conditions: *1. Retaining the Star Pine (in sewer easement), and 2. Substituting required street light with low level (< 3 ft) pedestrian*

oriented lighting. The applicant has indicated their intention to voluntarily meet these recommendations. However, the Public Utilities Department has conditioned the project to specify no trees would be located within this sewer easement.

It is noted that the current President of the La Jolla Community Planning Association, Tony Crisafi, is the Vice President of Island Architects, which is the design firm for this project. However, at the time this project was before the La Jolla Community Planning Association, Joe LaCava was the President, while Mr. Crisafi was the Vice President. Due to his firm's role in this project, Mr. Crisafi recused himself from all discussion and voting on this project, and left the room during presentation and deliberation when it was before the La Jolla Community Planning Association.

Community Concerns:

Throughout the course of project review, several communications were received from neighbors and others regarding this project, some on a repeated basis. Some of these issues have been addressed above under "Discussion of Issues," while other concerns, including staff responses, are summarized below:

1. Property Lines:
 - a. Western Property Line (Mean High Tide Line): The Mean High Tide Line (MHTL) is actually the most westerly boundary line and is depicted on the City of San Diego's Mean High Tide Drawings (4720-L and 4721-L) and is also on Record of Survey 15359.
 - b. "Gap" along the eastern property line: Property lines dictate boundaries that are used for calculations and actual property boundaries. The grading plan prepared by a registered civil engineer provides topographic information, property line locations, and existing improvement location and information. There is no requirement that fences and walls be constructed exactly along actual property lines, only that the height and construction material of the wall/fence must conform with the location in relation to property lines and setbacks. Setbacks are measured from property lines. Also, see "*Method of FAR calculations,*" below.
2. Public Noticing: Staff has clarified that the City provides at least two public notices: the first is the Notice of Application and the second is the Notice of Public Hearing. The Notice of Application provides contact information for the recognized community planning group, and advises those concerned to contact them directly to obtain information regarding their meetings. Community planning group meetings are not coordinated, noticed or scheduled by the City. People were advised that community planning group meetings are valuable locations to obtain early information about projects and provide input, and their participation is encouraged.

3. Method of FAR calculations: The FAR calculation includes all property within the boundaries of the property lines, without respect to the location of any structures such as walls, fences, buildings, stairs, etc. Accordingly, the FAR would include all property to the MHTL.

Conclusion:

Staff has determined the proposed project complies with the applicable sections of the San Diego Municipal Code as described in the draft permit and resolution, and recommends the Hearing Officer approved the project as conditioned.

ALTERNATIVES

1. Approve Coastal Development Permit No. 737212 and Site Development Permit No. 737391, with modifications.
2. Deny Coastal Development Permit No. 737212 and Site Development Permit No. 737391, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Michelle Sokolowski, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Project Plans
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement

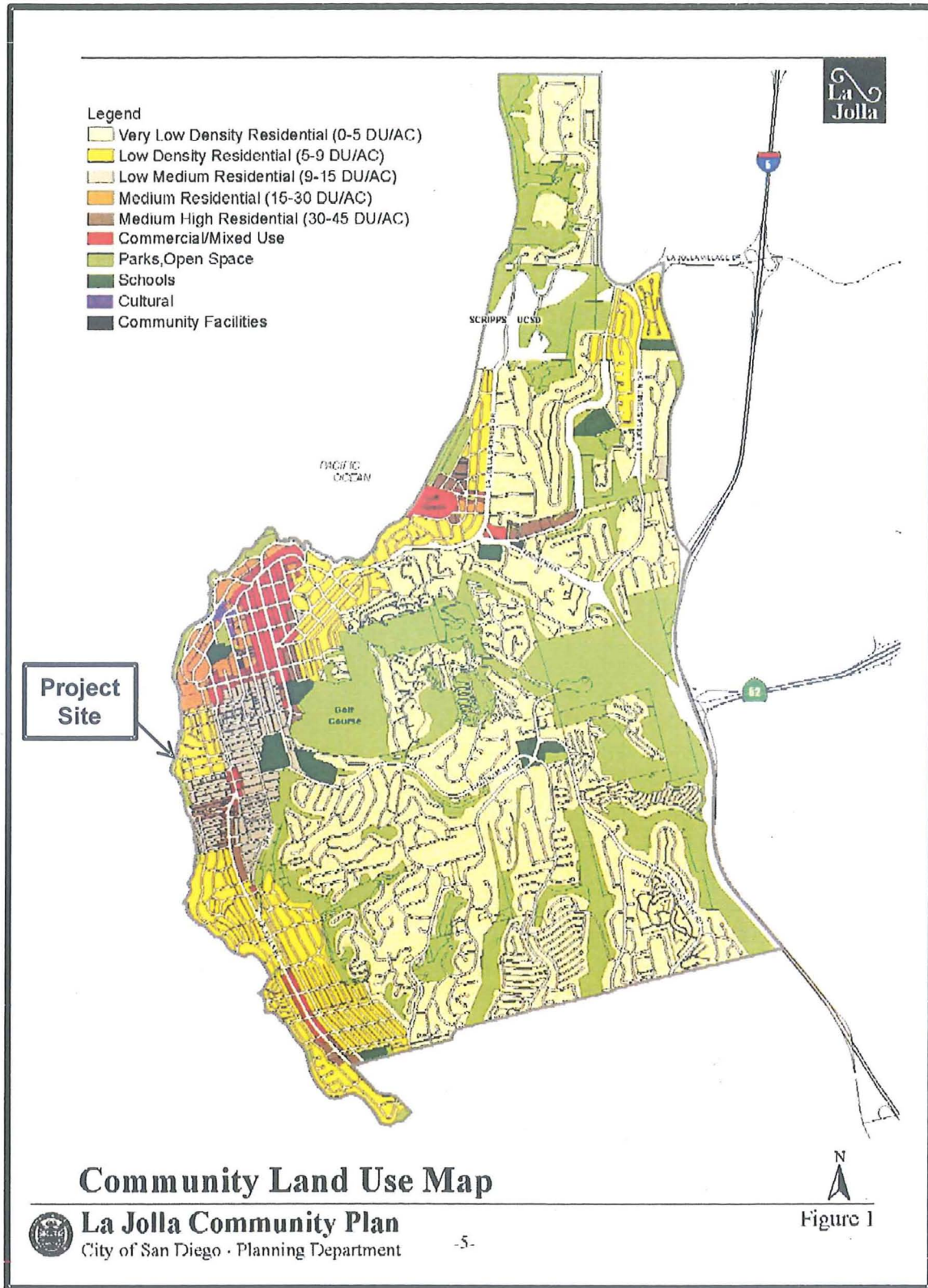


Aerial Photo

311 Dunemere Drive- PROJECT NO. 207724

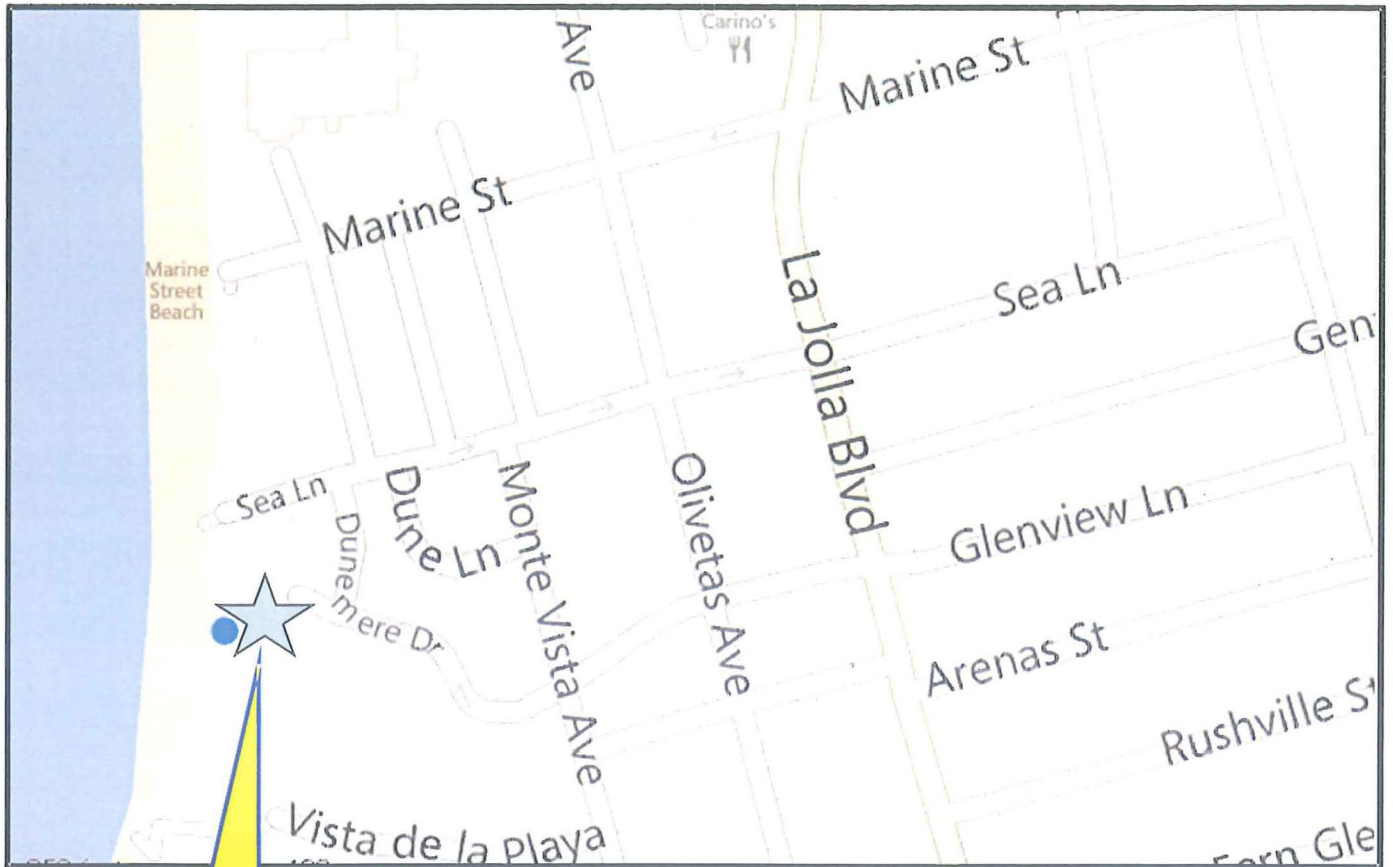
311 Dunemere Drive





311 Dunemere Drive - PROJECT NO. 207724

311 Dunemere Drive



Project Site



Project Location Map

311 Dunemere Drive – PROJECT NO. 207724

311 Dunemere Drive



PROJECT DATA SHEET

PROJECT NAME:	311 Dunemere Drive – Project No. 207724	
PROJECT DESCRIPTION:	Demolition of the existing 3,009-sf, single-family residence and construction of a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story (above basement), single-family residence with attached garage, hardscape and retaining walls, with the existing pool, spa and other walls, including the existing seawall, to remain.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (5-9 dwelling units per acre) in eastern portion of lot, Park/Open Space in western edge	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 HEIGHT LIMIT: max 30 feet LOT SIZE: min 5,000 sf FLOOR AREA RATIO: max 0.47 FRONT SETBACK: no minimum required (SB Ord. 692 N.S.) SIDE SETBACK: 4 ft and 5.81 ft STREETSIDE SETBACK: n/a REAR SETBACK: min 13 feet PARKING: 4 required		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential and Park/Open Space in western edge of lot; (5-9 du/ac); RS-1-7	Single Family Residence
SOUTH:	Low Density Residential and Park/Open Space in western edge of lot; (5-9 du/ac); RS-1-7	Single Family Residence
EAST:	Low Density Residential (5-9 du/ac); RS-1-7	Single Family Residence
WEST:	n/a	Pacific Ocean
DEVIATIONS OR VARIANCES REQUESTED:	None requested or included.	
COMMUNITY PLANNING GROUP RECOMMENDATION	On January 6, 2011, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the proposed project with the following recommended conditions: 1. Retaining the Star Pine (in sewer easement), 2. Substituting required street light with low level (< 3 ft) pedestrian oriented lighting.	

HEARING OFFICER
RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 737212/
SITE DEVELOPMENT PERMIT NO. 737391
311 DUNEMERE DRIVE - PROJECT NO. 207724 – MMRP

DRAFT

WHEREAS, WILLARD M. AND ANN D. ROMNEY, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the existing 3,009-square-foot, single-family residence and construct a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story above basement, single-family residence with attached garage (approximately 692 square feet), including hardscape, retaining walls, and relocation of the driveway (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for Coastal Development Permit No. 737212 and Site Development Permit No. 737391) on portions of a 0.41-acre (17,844 square feet) site;

WHEREAS, the project site is located at 311 Dunemere Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program area and Council District 1;

WHEREAS, the project site is legally described as all that portion of Playa de las Arenas, being in the First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 891, filed in the Office of the County Recorder of San Diego County, March 3, 1903, described as follows:

Commencing at a point on the southerly line of Sea Lane, distant thereon south 74° 17' west, 221.9 feet from the northeasterly corner of said Playa de las Arenas; thence south 15° 89' east 44.58 feet to the beginning of a tangent curve to the right having a radius of 112 feet; thence southerly along said curve through an angle of 16° 56' for a distance of 33.10 feet; thence south 1° 17' west 95.65 feet to the beginning of a tangent curve to the left having a radius of 13 feet; thence southeasterly along said curve, through an angle of 70° 16' for a distance of 15.94 feet; thence south 21° 01' west along the southwesterly prolongation of the radial line of aforesaid curve 24 feet to a point on a curve concave to the southwest, the center of said curve bearing south 21° 01' west 817.44 feet from said point; thence northwesterly along said curve through an angle of 3° 35' for a distance of 51.12 feet; thence north 72° 34' west 5.38 feet; thence south 17° 26' west 65.11 feet to the true point of beginning; thence north 17° 26' east 65.11 feet; thence north 72° 54' west 60 feet; thence north 17° 26' east 10 feet; thence north 72° 34' west 32.60 feet; thence south 71° 26' west 40.05 feet; thence south 82° 11' west to a point on the westerly line of Playa de las Arenas; thence southerly along said westerly line to its point of intersection with a line bearing north 83° 02' 50" west from true point of beginning; thence south 83° 02' 50" east to said true point of beginning. Excepting therefrom that

portion if any heretofore or now lying below the mean high tide line of the Pacific Ocean;
and

WHEREAS, on May 15, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 737212 and Site Development Permit No. 737391 pursuant to the Land Development Code of the City of San Diego;

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

That the Hearing Officer adopts the following written Findings, dated May 15, 2013, which are supported by the minutes, maps and exhibits, studies, and public testimony, all of which are incorporated herein by this reference.

FINDINGS:

Coastal Development Permit Findings – SDMC Section 126.0708(a)

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

The proposed project includes the demolition of the existing 3,009-square-foot, single-family residence and construction of a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story above basement, single-family residence with attached garage (approximately 692 square feet), including hardscape, retaining walls, and relocation of the driveway; an existing pool, spa, other walls including a seawall will remain. The 0.41-acre project site is located at 311 Dunemere Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program area

The subject property is not identified in the City's adopted Local Coastal Program Land Use Plan as an existing or proposed public accessway. There is no vertical physical accessway legally used by the public on this property or any proposed vertical public accessway for this site.

There are three vertical public accessways and two view corridors in the vicinity: accessways and view corridors are located approximately 150 feet to the north at Sea Lane and approximately 300 feet to the north at Marine Street; a third accessway is located approximately 250 feet to the south at Vista de la Playa.

The proposed improvements will not encroach upon any existing physical accessway legally utilized by the general public. The property abuts the Pacific Ocean to the west, with the mean high tide line being the western property boundary. All proposed improvements will occur easterly of the existing seawall, which is also the boundary of the 100-year floodplain. Lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line will be offered for dedication, as a condition of permit approval. Private vertical access to the beach is located along the northerly property boundary.

The proposed improvements will not obstruct coastal or scenic views from any public vantage point and no public views to and along the ocean will be adversely impacted. The proposed development complies with all development regulations and will observe height and setback requirements. The permit has been conditioned to specify that all existing/proposed vegetation placed in the sideyards shall not exceed the requisite three foot height limit and any proposed fencing shall be a minimum of 75% open, which will enhance and protect public views.

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

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The subject property does not contain sensitive coastal bluffs, sensitive biological resources, and is not within or adjacent to the City's Multiple Species Conservation Program MHPA.

Environmentally sensitive lands in the form of a coastal beach and 100-year floodplain exist at this site. All proposed improvements will occur easterly of the existing seawall, which is also the boundary for the 100-year floodplain. Lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line will be offered for dedication, as a condition of permit approval.

Because all improvements will occur easterly of the environmentally sensitive lands, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The site is designated for low-density residential development (5-9 dwelling units per acre) in the La Jolla Community Plan. The proposed demolition and construction of a single-family residence conforms with this land use designation. No deviations from the development regulations are included with the project. In accordance with the goals of the certified Local Coastal Program Land Use Plan, the permit has been conditioned to require the applicant offer lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line, and to require that all existing/proposed vegetation placed in the sideyards shall not exceed the requisite three foot height limit and that any proposed fencing within these sideyards be a minimum of 75% open.

Therefore, the proposed coastal development is in conformity with the certified La Jolla Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The project site is located between the nearest public road (Dunemere Drive) and the sea. All proposed improvements will occur easterly of the existing seawall, which is also the boundary for the 100-year floodplain. Lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line will be offered for dedication, as a condition of permit approval. As indicated in Finding 1, above, dedicated public access points to the Pacific Ocean and the beach are located north of the site at Sea Lane and Marine Street, and to the south at Vista de la Playa. The proposed residence will have four off-street parking spaces in the attached garage (two at the main level and two below grade via a car lift inside the garage); all existing on-street parking is to be maintained.

Therefore, the proposed coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit Findings – SDMC Section 126.0504(a)

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The site is designated for low-density residential development (5-9 dwelling units per acre) in the La Jolla Community Plan. The proposed demolition and construction of a single-family residence conforms with this land use designation. No deviations from the development regulations are included with this permit. In accordance with the goals of the certified Local Coastal Program Land Use Plan, the permit has been conditioned to require lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line, and to require that all existing/proposed vegetation placed in the sideyards not exceed the requisite three foot height limit and any proposed fencing within these sideyards to be a minimum of 75% open.

Accordingly, the proposed development will not adversely affect the applicable La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The proposed project would comply with the development regulations in effect for the subject property as described in Coastal Development Permit No. 737212 and Site Development Permit No. 737391, as well as other regulations and guidelines pertaining to the subject property per the San Diego Municipal Code. No deviations are included with the permit. The proposed development would comply with all applicable building and fire code requirements.

Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The site is located in the RS-1-7 Zone, and no deviations are included with the permit. Conditions are included with the permit that require conformance with all application regulations. The project includes a Coastal Development Permit, as required due to the site's location in the Coastal Overlay Zone. Conditions designed to protect the coastal resources are included with the permit, as specified in the Coastal Development Permit findings.

Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Supplemental Findings--Environmentally Sensitive Lands - SDMC Section 126.0504(b)

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The subject property does not contain sensitive coastal bluffs, sensitive biological resources, and is not with or adjacent to the City's Multiple Habitat Planning Area.

Environmentally sensitive lands in the form of a coastal beach and 100-year floodplain exist at this site. All proposed improvements will occur easterly of the existing seawall, which is also the boundary for the 100-year floodplain. Lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line will be offered for dedication, as a condition of permit approval.

The site is therefore physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands, because all improvements will occur easterly of the location of the environmentally sensitive lands. Please also refer to Finding 2, below.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

A Report of Preliminary Geotechnical Investigation and Geologic Reconnaissance, with Addendums ("Geologic Studies"), have been prepared for the proposed project. These Geologic Studies indicate that there are no geologic hazards on or near the site that would prohibit the proposed construction. Further, a coastal bluff does not exist on this site; the area consisted of sand dunes behind and eastward of shoreline beach deposits, prior to the original development. An existing seawall, approximately six to seven feet high, is located to the west of the existing improvements, adjacent to the beach. No modifications are proposed to this existing seawall.

The site is located in two designated geologic hazard areas: Zones 44 (Coastal Bluff Zone, moderately stable) on the western 2/3 of the property and 53 (Level or sloping terrain, unfavorable geologic structure) on the eastern 1/3 of the property. However, the Geologic Studies prepared for the project indicate that "level terrain" is the only portion of the Zone 53 description that applies to the subject property. The project site has been graded as a result of prior construction of the existing residence and associated improvements on the property. Minor shoring will occur to implement the proposed project. The shoring will be located within the property line limits and not within the right-of-way. The shoring is anticipated to be cut off below the ground surface where improvements would be constructed on top or crossing the shoring, and then abandoned in place.

The Geologic Studies prepared for the project indicate the site is underlain by relatively stable formational soils and will be suited for the proposed structure and associated improvements. Incorporation of proper engineering design would ensure that the potential for geologic impacts from regional hazards would not be significant.

No further grading of the site is proposed to implement the project. No modifications are proposed for the existing seawall, and no mitigation measures are required to reduce potential impacts associated with geologic and erosional forces.

The project site is not located within the floodway or floodplain fringe overlay zones. The 100-year floodplain exist at this site, however all proposed improvements will occur easterly of the existing seawall, which is also the boundary for the 100-year floodplain. The proposed drainage system designed for the project is consistent with relevant requirements of the City Engineer. The site is not located within a brush management zone; the proposed improvements will be required to comply with all required building code regulations, including those related to fire safety.

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

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain. Environmentally sensitive lands in the form of a coastal beach and 100-year floodplain exist at this site. All proposed improvements will occur easterly of the existing seawall, which is also the boundary for the 100-year floodplain.

Because all improvements will occur easterly of the location of the environmentally sensitive lands, the proposed development will be sited and designed to prevent adverse impacts on 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.

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain. The project is not located in the City's Multiple Habitat Planning Area, and would not impact any sensitive biological resources. Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

An existing seawall, approximately six to seven feet high, is located on the east side of the beach. All proposed improvements will occur easterly of the existing seawall, which is also the boundary of the 100-year floodplain. The existing seawall was constructed prior the Coastal Act, as confirmed by the Coastal Commission. Historical aerials show the seawall has been in place since at least 1953. No modifications are proposed to this existing seawall. The geotechnical information prepared for the proposed project indicates this seawall is well-maintained and properly constructed, and contributes to protection of the site from infrequent inundation. The location of the planned residential construction at an elevation of over 30 feet above sea level and over 40 feet inland of the seawall, which is located at the very back of the beach, are regarded as the primary factors that will protect the residence over its estimated 75-year lifetime, and that the new

home is sited such that it will be safe from threat for its estimated life in the unlikely event that the existing seawall were to fail.

The public storm water from the surrounding drainage sub-basin travels west in the Dunemere Drive right-of-way and then enters the private property of the subject project site. There is no public drainage easement on the subject project site. The permit is conditioned to record an agreement to hold the City harmless, with respect to surface drainage entering into the property from the Dunemere Drive right-of-way, to the satisfaction of the City Engineer. All storm water run-off from the Dunemere Drive right-of-way and from the subject project site discharges at the existing discharge location. The project has been designed so there is no additional storm water run-off at the existing discharge location. All storm water run-off from the Dunemere Drive right-of-way will be collected and discharged into the private drainage swale along the north property line. The proposed energy dissipater at the existing discharge location has been designed to discharge the storm water at non-erodible velocities as required by the City of San Diego Drainage Design Manual.

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

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The project site is underlain by fill from unknown sources to an average depth of two feet, where it is underlain by Old Paralac Deposit and then Point Loma Formation across the site at depths of 10 feet and below. The two latter formations are considered highly sensitive with a monitoring threshold of 1,000 cubic yards to depths of 10 feet or greater. The project proposes grading of approximately 1,525 cubic yards to depths of approximately 12 feet. Therefore, paleontological monitoring is required as specified within the Mitigation, Monitoring and Reporting Program prepared for the project, and as conditioned with the permit. The implementation of this Mitigation, Monitoring and Reporting Program will ensure negative impacts will be reduced to below a level of significance. The nature and extent of all mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

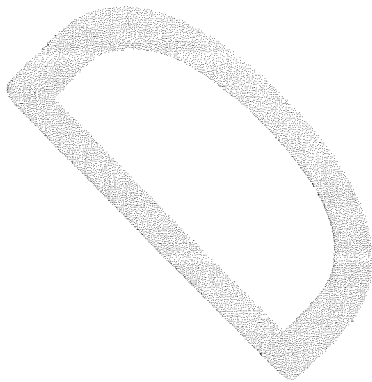
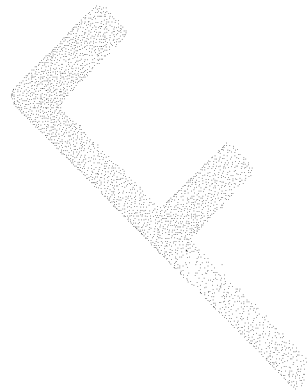
BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 737212 and Site Development Permit No. 737391 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form,

exhibits, terms and conditions as set forth in Coastal Development Permit No. 737212 and Site Development Permit No. 737391, a copy of which is attached hereto and made a part hereof.

MICHELLE SOKOLOWSKI
Development Project Manager
Development Services

Adopted on: May 15, 2013

Internal Order No. 24000791



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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000791

COASTAL DEVELOPMENT PERMIT NO. 737212/
 SITE DEVELOPMENT PERMIT NO. 737391
311 DUNEMERE DRIVE - PROJECT NO. 207724 - MMRP
HEARING OFFICER

DRAFT

This Coastal Development Permit/Site Development Permit is granted by the Hearing Officer of the City of San Diego to WILLARD M. AND ANN D. ROMNEY, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0502. The 0.41-acre (17,844 square feet) site is located at 311 Dunemere Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program Land Use Plan area and Council District 1. The project site is legally described as: all that portion of Playa de las Arenas, being in the First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 891, filed in the Office of the County Recorder of San Diego County, March 3, 1903, described as follows:

Commencing at a point on the southerly line of Sea Lane, distant thereon south $74^{\circ} 17'$ west, 221.9 feet from the northeasterly corner of said Playa de las Arenas; thence south $15^{\circ} 89'$ east 44.58 feet to the beginning of a tangent curve to the right having a radius of 112 feet; thence southerly along said curve through an angle of $16^{\circ} 56'$ for a distance of 33.10 feet; thence south $1^{\circ} 17'$ west 95.65 feet to the beginning of a tangent curve to the left having a radius of 13 feet; thence southeasterly along said curve, through an angle of $70^{\circ} 16'$ for a distance of 15.94 feet; thence south $21^{\circ} 01'$ west along the southwesterly prolongation of the radial line of aforesaid curve 24 feet to a point on a curve concave to the southwest, the center of said curve bearing south $21^{\circ} 01'$ west 817.44 feet from said point; thence northwesterly along said curve through an angle of $3^{\circ} 35'$ for a distance of

51.12 feet; thence north $72^{\circ} 34'$ west 5.38 feet; thence south $17^{\circ} 26'$ west 65.11 feet to the true point of beginning; thence north $17^{\circ} 26'$ east 65.11 feet; thence north $72^{\circ} 54'$ west 60 feet; thence north $17^{\circ} 26'$ east 10 feet; thence north $72^{\circ} 34'$ west 32.60 feet; thence south $71^{\circ} 26'$ west 40.05 feet; thence south $82^{\circ} 11'$ west to a point on the westerly line of Playa de las Arenas; thence southerly along said westerly line to its point of intersection with a line bearing north $83^{\circ} 02' 50''$ west from true point of beginning; thence south $83^{\circ} 02' 50''$ east to said true point of beginning. Excepting therefrom that portion if any heretofore or now lying below the mean high tide line of the Pacific Ocean.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing 3,009-square-foot, single-family residence and construct a new, approximately 11,062 square-foot, single-family residence with attached garage, including hardscape, retaining walls, landscaping, and relocation of the driveway, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 15, 2013, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing 3,009 square-foot, single-family residence;
- b. Construction of a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story above basement, single-family residence with attached garage (approximately 692 square feet), hardscape, retaining walls, and relocation of the driveway;
- c. Existing pool, spa and other walls, including the existing seawall, to remain;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking in new, attached garage; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

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

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals, whichever is later.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable,

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 207724, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 207724 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Paleontological Resources

ENGINEERING REQUIREMENTS:

15. The project proposes to export approximately 1,500 cubic yards of material from the project site outside of the Coastal Overlay Zone. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
16. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
17. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A,' satisfactory to the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 12 feet wide SDG-162 Concrete Driveway for Confined Right-of-Way, adjacent to the site on Dunemere Drive.
19. Prior to the issuance of any building permits, the Owner/Permittee shall record agreements to hold the City Harmless with respect to surface drainage entering into the property from the Dunemere Drive right-of-way, to the satisfaction of the City Engineer.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement with the City of San Diego for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
22. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
23. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMPs) on the final construction drawings, consistent with the approved Water Quality Technical Report.

GEOLOGY REQUIREMENTS:

24. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or

update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to the issuance of any construction permit.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, including the native vegetation as preferred by the California Coastal Commission, on file in the Office of the Development Services Department. Construction plans shall provide a minimum root zone of 40 square feet in area unencumbered by utilities and hardscape for all trees pursuant to San Diego Municipal Code section 142.0403.

26. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

28. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy, whichever occurs earlier.

29. All existing/proposed vegetation placed in the sideyards shall not exceed the requisite three foot height limit, and any proposed fencing within the sideyards shall be a minimum of 75% open so as to not obstruct any public or pedestrian views.

PLANNING/DESIGN REQUIREMENTS:

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

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

32. All proposed fences and walls shall comply with the fence regulations in SDMC Chapter 14, Article 2, Division 3, in addition to complying with Condition 29, above.

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

34. Prior to issuance of any construction permit, an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line, as identified on Exhibit "A," shall be offered for dedication as a public easement.

35. No construction for the project shall take place within the parameters of the beach area between Memorial Day weekend and Labor Day of any year. Construction equipment and staging areas should not encroach onto or obstruct public beach areas adjacent to the subject property.

WATER AND WASTEWATER REQUIREMENTS:

36. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

37. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not allow the required BFPDs to be located below grade or within the structure.

38. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

39. Prior to connecting to any existing sewer lateral, the Owner/Permittee shall have the connection closed circuit television inspected by a California Licensed Plumbing Contractor to verify lateral is in good working condition and free of all debris. Utilization of existing sewer lateral is at the sole risk and responsibility of the Owner/Permittee to ensure that the lateral is functional.

40. Prior to the issuance of any building permits, the Owner/Permittee shall enter into an Encroachment Maintenance and Removal Agreement (EMRA) with the City for all proposed improvements of any kind, including utilities, landscaping, tree, enriched paving, and electrical conduits to be installed within the public right-of-way or public easement.

41. No trees may be located within ten feet of any sewer facilities or in any sewer access easement.

42. No shrubs exceeding three feet in height at maturity may be located within 10 feet of any sewer main or within access or sewer easements.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on May 15, 2013, by Resolution No. _____.

CDP No. 737212/SDP No. 737391
Date of Approval: May 15, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

MICHELLE SOKOLOWSKI
Development Project Manager

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

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

WILLARD M. ROMNEY
Owner/Permittee

By _____
Willard M. Romney

ANN D. ROMNEY
Owner/Permittee

By _____
Ann D. Romney

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

RESOLUTION NUMBER R- _____

ADOPTED ON MAY 15, 2013

WHEREAS, on April 9, 2010, WILLARD M. AND ANN D. ROMNEY submitted an application to Development Services Department for a Coastal Development Permit and Site Development Permit for the 311 Dunemere Drive project; and

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

WHEREAS, the issue was heard by the Hearing Officer on May 15, 2013; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigation Negative Declaration No. 207724 prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

ATTACHMENT 7

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project No. 207724.

By: _____
Michelle Sokolowski, Development Project Manager

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

COASTAL DEVELOPMENT PERMIT NO. 737212/
SITE DEVELOPMENT PERMIT NO. 737391

PROJECT NO. 207724

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 207724 shall be made conditions of Coastal Development Permit No. 737212 and Site Development Permit No. 737391 as may be further described below.

A. GENERAL REQUIREMENTS – PART I**Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II**Post Plan Check (After permit issuance/Prior to start of construction)**

- 1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Paleontologist

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call RE and MMC at **858-627-3360**

- 2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) 207724, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

- 3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable for this project.

- 4. MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction

schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS: The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

[List all and only project specific required verification documents and related inspections table below]

<i><u>Issue Area</u></i>	<i><u>Document submittal</u></i>	<i><u>Assoc Inspection/Approvals/ Notes</u></i>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction Meeting
Paleontology	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release letter	Final MMRP Inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

1. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

2. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 1. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation

and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

3. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.

ATTACHMENT 7

- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

4. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Section 3 - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section 3 - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section 3-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

5. Post Construction

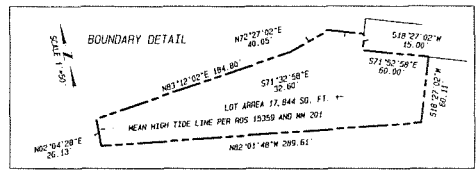
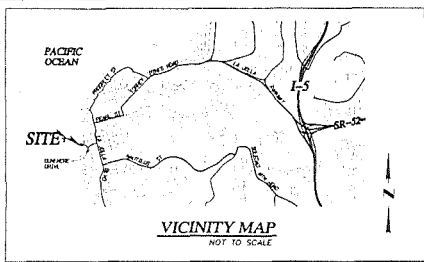
- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

I:\A\ILDRAEAS\MMRP\PaleoPrivate_100509.doc

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

TOPOGRAPHIC SURVEY FOR: 311 DUNEMERE DRIVE LA JOLLA, CA 92037



- EASEMENTS PER CHICAGO TITLE COMPANY**
ORDER NO. 92008204-DSD DATED DECEMBER 15, 2009
- 1) 20' SEMI EASEMENT PER DOC. RECORDED MARCH 27, 1907 IN BOOK 1807 PAGE 178 OF DEEDS
 - 2) CITY OF SAN DIEGO ROAD, SEWER & WATER EASEMENT PER DOC. RECORDED JANUARY 20, 1932 IN BOOK 78 PAGE 195 OF DEEDS
 - 3) 20' WATER & SEWER EASEMENT PER DOC. RECORDED MARCH 3, 1907 IN BOOK 1058 PAGE 208 OF DEEDS
 - 4) 20' SEWER EASEMENT PER DOC. RECORDED FEBRUARY 20, 1906 IN BOOK 1118 PAGE 108 OF DEEDS
 - 5) 20' EASEMENT TO PUBLIC TELEPHONE & TELEGRAPH CO. PER DOC. RECORDED MARCH 21, 1904 IN BOOK 1764 PAGE 15 OF DEEDS
 - 6) E' EASEMENT TO CITY OF SAN DIEGO FOR SEMI PIPELINES PER DOC. RECORDED MARCH 21, 1904 IN BOOK 1118 PAGE 108 OF DEEDS. HAS NO EXACT LOCATION SET FORTH AND CAN NOT BE NECESSARILY PLOTTED HEREON.

LEGEND

- EX BUILDING WALL
- EX SITE WALL
- EX RETAINING WALL
- PALM TREE
- HARDSCAPE
- CLEAR
- FENCE
- CONTOUR LINE
- PROPERTY BOUNDARY
- EXISTING EASEMENT LINE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN

OWNER:
WILLARD H. ROMNEY & ANI D. ROMNEY

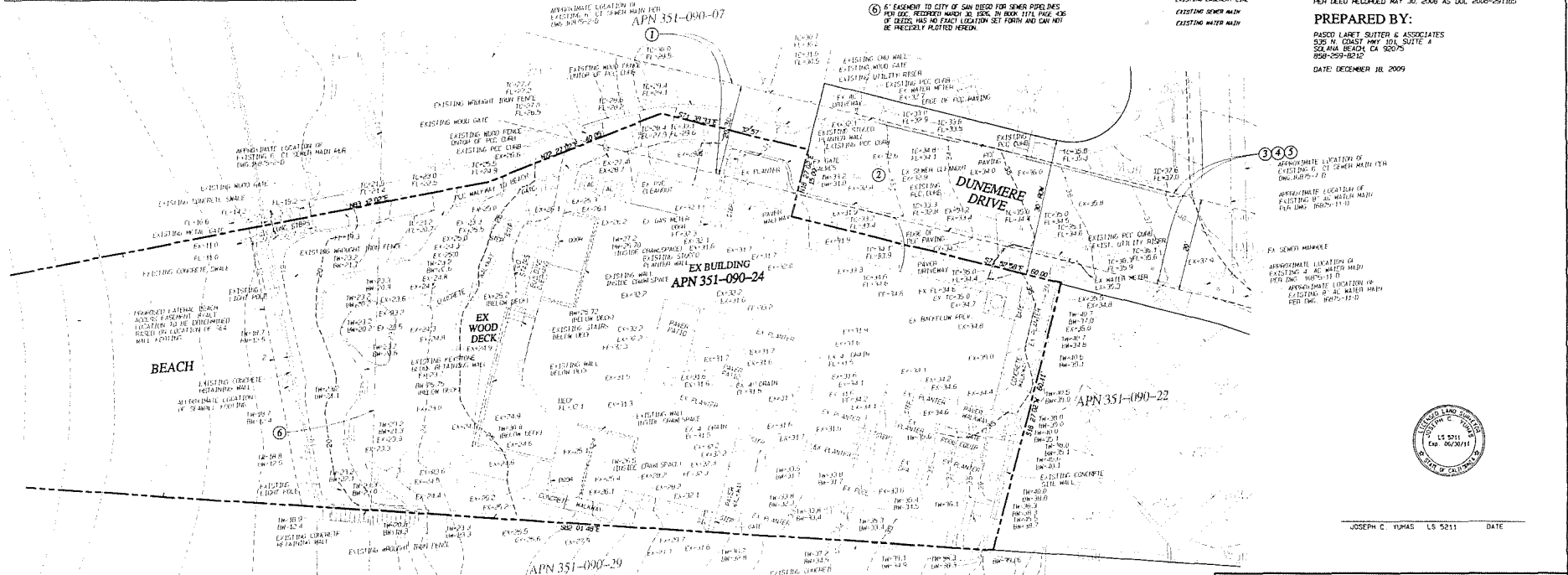
ADDRESS:
311 DUNEMERE DRIVE
LA JOLLA, CA 92037

APN:
351-090-24

BENCHMARK:
BRASS PEG AT NE CORNER OF INTERSECTION OF
MONTE VISTA AVE AND APENAS ST
ELEV. 52.254

LEGAL DESCRIPTION:
PORTIONS OF PLATS OF APENAS & PORTIONS OF UNIMAN LOT
PER DEED RECORDED MAY 20, 2009 AS DOC. 2009-291103

PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
520 N. JEFF. HWY. 101, SUITE A
SOLANA BEACH, CA 92075
959-259-8212
DATE: DECEMBER 18, 2009



JOSEPH C. YUMAS LS 5211 DATE

PREPARED BY:		Revision 14:	
Name: PASCO LARET SUITER & ASSOC.		Revision 14:	
520 N. JEFF. HWY. 101, SUITE A		Revision 13:	
SOLANA BEACH, CA 92075		Revision 12:	
Phone: (959) 259-8212		Revision 11:	
		Revision 10:	
		Revision 9:	
		Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	March 17th, 2011
		Revision 2:	October 22th, 2010
		Revision 1:	July 7th, 2010
		Original Date:	April 6th, 2010
Sheet Title:	PRELIMINARY GRADING PLAN	Sheet:	3 of 12
		DFP:	

PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 N Coast Highway 101 Ste A Solana Beach, CA 92075
pb 858.259.8212 | fx 858.259.4812 | plseengineering.com

C.1

NOTES:

1. THE EXISTING WATER AND SEWER SERVICES ARE TO REMAIN.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT WITH THE EXISTING RETAINMENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 24, ARTICLE 2, DIVISION 1 GRADING REGULATIONS OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OF SPECIFICATIONS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN UNDER THE RFP SHALL BE INCORPORATED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
5. ROOF DRAINS SHALL BE DIRECTED TO BMP LANDSCAPE AREAS PRIOR TO LEAVING THE SITE.
6. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE OWNER/PERMITTEE SHALL RECORD A HOLD THE CITY BUSINESS AGREEMENT, FROM OR CONNECTED TO, STORM WATER DRAINAGE BEING HANDLED OFF-SITE ON PRIVATE PROPERTY.
7. ALL STORM WATER RUN-OFF FROM THE DUNEMERE DRIVE RIGHT-OF-WAY SHALL BE COLLECTED AND DISCHARGED INTO THE PRIVATE DRAINAGE SHALE ALONG THE NORTH PROPERTY LINE OF THE SUBJECT PROJECT.
8. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE OWNER/PERMITTEE SHALL RECORD A HOLD THE CITY BUSINESS AGREEMENT, FROM OR CONNECTED TO, STORM WATER DRAINAGE BEING HANDLED OFF-SITE ON PRIVATE PROPERTY FROM THE DUNEMERE DRIVE RIGHT OF WAY.

**PRELIMINARY GRADING AND DRAINAGE PLAN
311 DUNEMERE DRIVE LA JOLLA, CA 92037**

SITE INFORMATION:

OWNER: WILLARD & ANN ROWEY
 SITE ADDRESS: 311 DUNEMERE DR.
 LA JOLLA, CA 92037
 APN: 351-090-24
 SITE AREA: 17,844 SF (64.1 AC)

GRADING TABULATIONS:

TOTAL AMOUNT OF SITE TO BE GRADED AREA 8,000 SF OR 34% OF TOTAL SITE.
 AMOUNT OF CUT: 1500 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 12 FEET FOR BASEMENT.
 AMOUNT OF FILL: 50 CUBIC YARDS AND MAXIMUM DEPTH OF FILL: 10 FEET.
 AMOUNT OF EXPORT SOIL: 1500 CUBIC YARDS.
 ESTIMATED QUANTITIES INCLUDE EXCAVATION FOR BUILDING AND SITE GRADING AS SHOWN ON THIS PLAN. QUANTITIES DO NOT INCLUDE REMEDIAL GRADING.

TOPOGRAPHY:

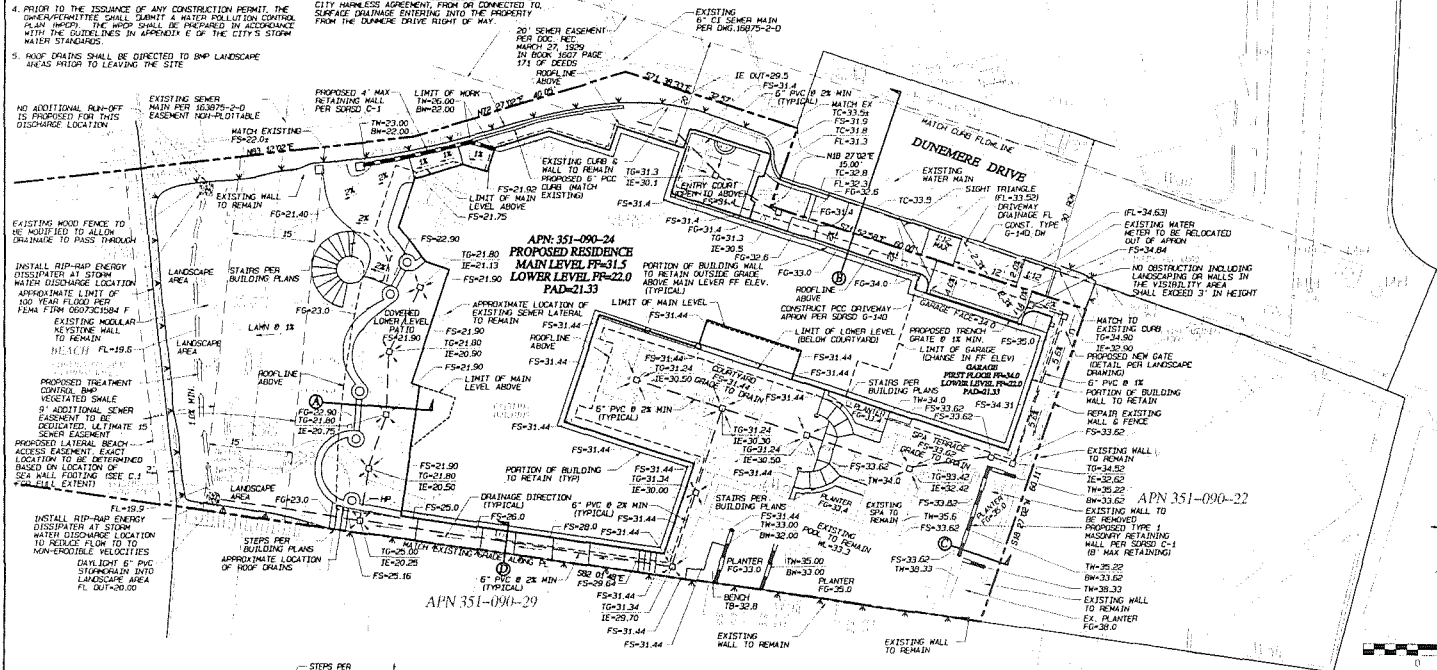
PASCO LARET SUTTER & ASSOCIATES
 232 N. COSET WAY SUITE A
 SOLANA BEACH, CA 92085
 PHONE: 949-260-0210
 DATE: DECEMBER 18, 2009

LEGAL DESCRIPTION:
 PORTIONS OF PLAYA DE ARENAS &
 PORTIONS OF LAKEMORE LOT PER
 DEED RECORDED MAY 30, 2008 AS
 DOC. 2008-03195

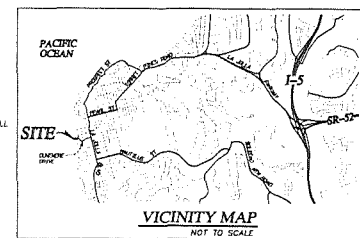
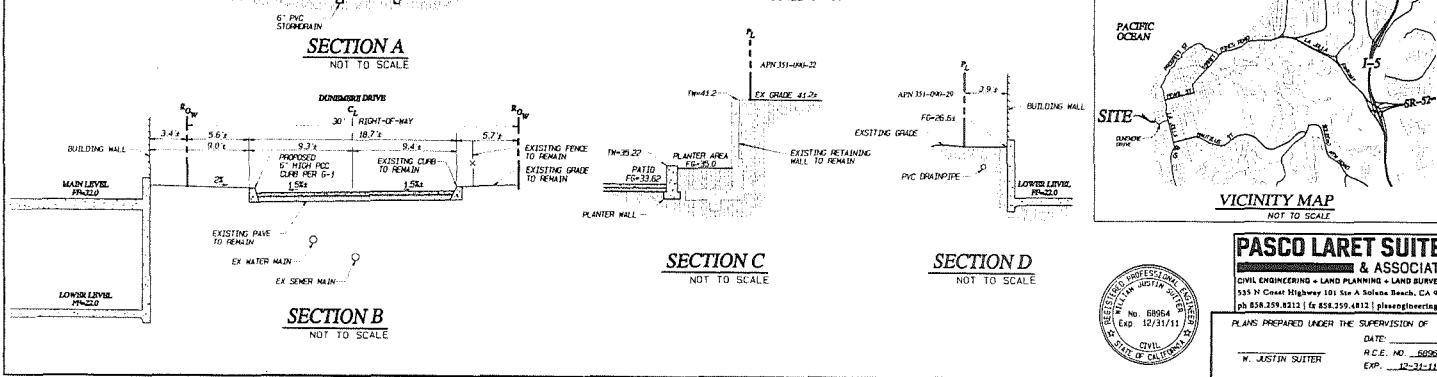
BENCH MARK:
 BRASS PILE AT THE CORNER OF INTERSECTION OF
 MONTE VISTA AVE AND ARENAS ST
 ELEV. 52.254

LEGEND:

- LOT LINE
- EXISTING CONTOURS
- EXISTING 6" CLM & GUTTER
- EXISTING WATER SERVICE
- EXISTING WATER MAIN (SIZE PER PLAN)
- EXISTING 6" CI SEWER MAIN
- EXISTING FENCE
- PROPOSED SITE WALL AND RETAINING
- PROPOSED BOTTOM OF WALL
- TOP AND GETTING OF WALL AT FINISHED GRADE
- PROPOSED SPOT ELEVATION
- PROPOSED AREA DRAIN
- PROPOSED 6" PVC DRAINPIPE
- PROPOSED DRAINAGE DIRECTION
- PROPOSED LIMITS OF GRADING
- SETBACK LINE
- PROPOSED EASEMENT LINE
- PROPOSED HARDSCAPE
- PROPOSED VEGETATED SHALE
- PORTION OF BUILDING TO REMAIN
- ROOF DRAINS
- GRAPHIC SCALE: 0 10 20 30
- 1" = 10'
- FIRE HYDRANT APPROXIMATELY 250' AWAY LOCATED ON THE NORTH EAST CORNER AT THE INTERSECTION OF SEA LANE AND VISTA DEL MAR AVENUE



**PRELIMINARY GRADING PLAN
SCALE 1" = 10'**



- *SPECIAL NOTES:**
1. THIS PLAN FOR PRELIMINARY CIVIL AND DRAINAGE PURPOSES ONLY. NOT FOR CONSTRUCTION. FINAL GRADING PLAN TO BE SUBMITTED TO CITY OF SAN DIEGO PRIOR TO CONSTRUCTION.
 2. ROOF DRAINS SHALL BE CONNECTED TO PRIVATE DRAIN SYSTEM AND ROUTED THROUGH BMP AREA BEFORE LEAVING THE SITE.
 3. LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ALL UTILITY LOCATIONS SHALL BE VERIFIED BY CONTRACTOR BY POT-HOLING PRIOR TO CONSTRUCTION.

PREPARED BY:
 Name: PASCO LARET SUTTER & ASSOCIATES
 232 N. COSET WAY, SUITE A
 SOLANA BEACH, CA 92085
 Phone: (949) 260-0210

Project Address:
 311 DUNEMERE DRIVE
 LA JOLLA, CA 92037

Project Name:
 311 DUNEMERE DRIVE

Sheet Title:
 PRELIMINARY GRADING PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	March 17th, 2011
Revision 2:	October 20th, 2010
Revision 1:	July 7th, 2010

Original Date: April 8th, 2010
 Sheet: 3 of 12
 DEPR:

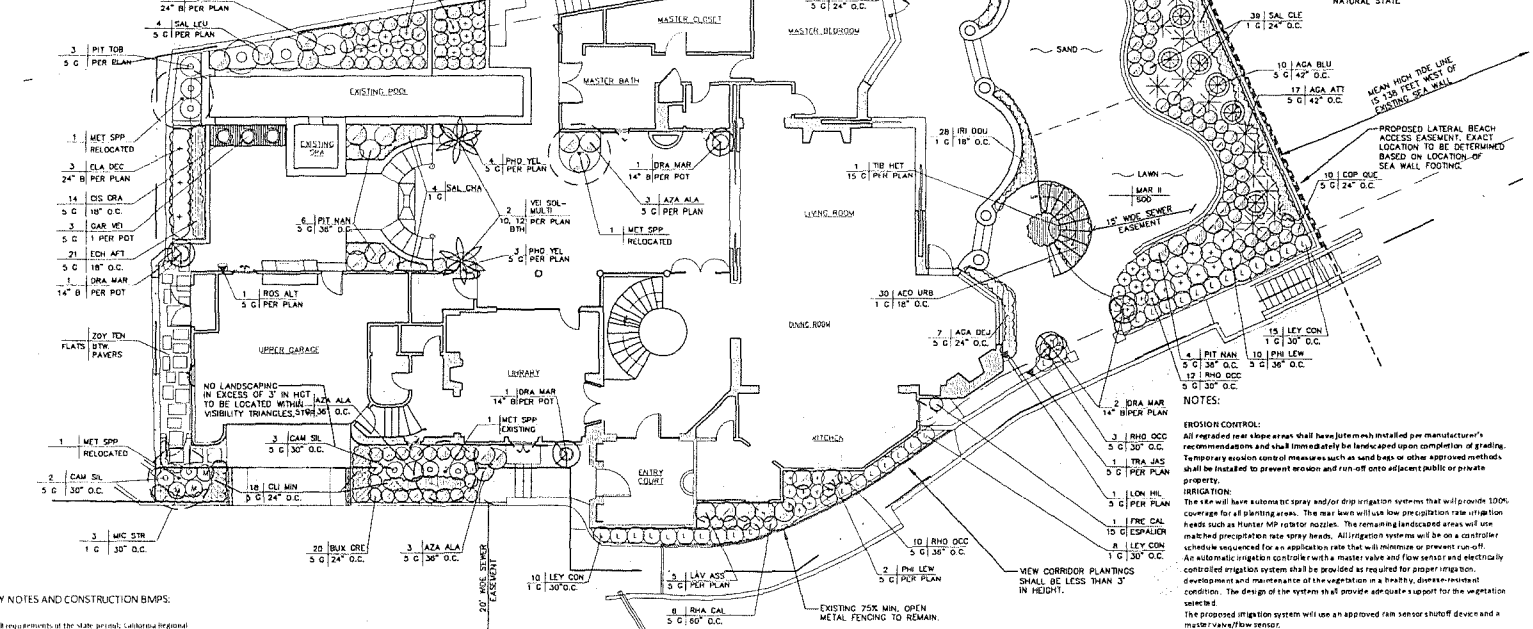
PASCO LARET SUTTER & ASSOCIATES
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 232 N. COSET WAY SUITE A SOLANA BEACH, CA 92085
 ph 949.260.0210 | fx 949.260.0212 | plarets@sutter.com

PLANS PREPARED UNDER THE SUPERVISION OF:
 DATE: _____
 A.C.E. NO. 60984
 W. JUSTIN SUTTER EXP. 12-31-11

C.2

ATTACHMENT 08
ATTACHMENT 01

NOTES:
 1. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES INCLUDING SHEDS, ALL LANDSCAPE AND HEDGING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LANDSCAPE STANDARDS SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. THE CONSTRUCTION DOCUMENTS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF SAN DIEGO LANDSCAPE DEVELOPMENT PLAN ON FILE IN THE OFFICE OF THE DEVELOPMENT SERVICES DEPARTMENT.
 2. CONSTRUCTION PLANS SHALL TAKE INTO ACCOUNT ALL CITY OF SAN DIEGO ORDINANCES WHICH REQUIRE LANDSCAPING BY HOMEOWNER AND UTILITIES AS SET FORTH UNDER LOCAL ORDINANCES.
 3. ALL EXISTING LANDSCAPE SHALL BE MAINTAINED IN A HEALTHY, NEAT AND LITTER FREE CONDITION AT ALL TIMES EXCEPT WHERE SHOWN OTHERWISE BY THE CONSTRUCTION DOCUMENTS.
 4. THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE HARDWARES SHOWN ON THE APPROVED PLANS, INCLUDING THE REPLACEMENT OF ANY HARDWARES WHICH ARE DAMAGED OR MISSING DURING THE LIFE-TIME MAINTENANCE PERIOD. THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY.
 5. LANDSCAPE HARDWARES, ETC. INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE REPLACED IN KIND AND EQUIVALENT SIZE FOR THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 90 DAYS OF DAMAGE OR DESTRUCTION OF OCCUPANCY.



IRENECK CLARK
 5170 La Jolla Village Drive
 San Diego, CA 92037
 (619) 451-2444
 Fax: (619) 451-2444

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE DEVELOPMENT PLAN ON FILE IN THE OFFICE OF THE DEVELOPMENT SERVICES DEPARTMENT. THE CONSTRUCTION DOCUMENTS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF SAN DIEGO LANDSCAPE DEVELOPMENT PLAN ON FILE IN THE OFFICE OF THE DEVELOPMENT SERVICES DEPARTMENT.

Private Residence
 311 Dunemere
 La Jolla, CA 92037

Date: 2.18.11

Revisions: _____ Date: _____

STORM WATER QUALITY NOTES AND CONSTRUCTION BMPs:

The project shall comply with all requirements of the state permit, California Regional Water Quality Control Board, San Diego Region, Order No. 7061 of NPDES No. 135019171, Lower San Diego River Watershed (Regulatory Region 904) (San Mateo Reach) and the City of San Diego Public Works Department.

- 1. All BMPs shall be installed in accordance with the manufacturer's instructions.
- 2. All BMPs shall be installed in accordance with the manufacturer's instructions.
- 3. All BMPs shall be installed in accordance with the manufacturer's instructions.
- 4. All BMPs shall be installed in accordance with the manufacturer's instructions.
- 5. All BMPs shall be installed in accordance with the manufacturer's instructions.
- 6. All BMPs shall be installed in accordance with the manufacturer's instructions.
- 7. All BMPs shall be installed in accordance with the manufacturer's instructions.
- 8. All BMPs shall be installed in accordance with the manufacturer's instructions.
- 9. All BMPs shall be installed in accordance with the manufacturer's instructions.
- 10. All BMPs shall be installed in accordance with the manufacturer's instructions.

PLANTING LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE	STATUS
○	ROSE SHP	Rose - Hybrid tea	Hybrid Tea Rose	Relocated
○	PH LEW	Philadelphus lewisii 'Gosse Creek'	Wild Mock Orange	5 gal
○	RHO DCC	Rhododendron occidentale	Western Azalea	5 gal
○	AGA DEJ	Agave attenuata 'Dejo w'	Agave	5 gal
○	CU MIN	Clematis montana	Kaffir Lily	5 gal
○	DIS SP	Dianthus barbatus	Scarflet	1 gal
○	IRI ODU	Iris douglasiana	Pacific Coast Iris	1 gal
○	LEY CN	Leymus condensatus 'Canyon Prince'	Lyme Grass	1 gal
○	MC STR	Microstegia virginica	Luce Fern	1 gal
○	SAL CHA	Salvia champanensis	German Sage	1 gal
○	ZDY TEN	Zeyheria tenuifolia	Korean Cross	flats
○	AGA ATT	Agave attenuata	Agave	5 gal
○	AGA BLU	Agave Blue Wave	Agave	5 gal
○	DIS GRA	Dianthus grandiflorus	Rack Purslane	5 gal
○	ECH APT	Echveria 'Afterglow'	NCN	5 gal
○	AEU URB	Aeonium urbicum	Saucer Plant	1 gal
○	AGA ALA	Agave h. 'Alcaza'	NCN	5 gal
○	BUX GRE	Buxus hybrid 'Green Mountain'	Bowwood	5 gal
○	COP QUE	Coprosma repens 'Morble Queen'	Mirror Plant	5 gal
○	FRE CAL	Fremontodendron 'California Glory'	NCN	3 gal
○	GAR VE	Gardenia variegata 'Variegata'	NCN	24" Box
○	LAV ASS	Lavandula angustifolia	Tree Lavender	5 gal
○	PHI NAN	Pharbitis h. 'Yellow Wave'	New Zealand Flax	5 gal
○	RHA CAL	Rhamnus californica	Karo	5 gal
○	SAL CLE	Salvia clevelandii 'Jennifer Gilman'	California Blue Sage	1 gal
○	SAL LEU	Salvia leucantha	Mexican Bush Sage	5 gal

SYM	BOTANICAL NAME	COMMON NAME	SIZE	STATUS
○	ROSE SHP	Rose - Hybrid tea	Hybrid Tea Rose	Relocated
○	PH LEW	Philadelphus lewisii 'Gosse Creek'	Wild Mock Orange	5 gal
○	RHO DCC	Rhododendron occidentale	Western Azalea	5 gal
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○	LEY CN	Leymus condensatus 'Canyon Prince'	Lyme Grass	1 gal
○	MC STR	Microstegia virginica	Luce Fern	1 gal
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○	ZDY TEN	Zeyheria tenuifolia	Korean Cross	flats
○	AGA ATT	Agave attenuata	Agave	5 gal
○	AGA BLU	Agave Blue Wave	Agave	5 gal
○	DIS GRA	Dianthus grandiflorus	Rack Purslane	5 gal
○	ECH APT	Echveria 'Afterglow'	NCN	5 gal
○	AEU URB	Aeonium urbicum	Saucer Plant	1 gal
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○	GAR VE	Gardenia variegata 'Variegata'	NCN	24" Box
○	LAV ASS	Lavandula angustifolia	Tree Lavender	5 gal
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○	RHA CAL	Rhamnus californica	Karo	5 gal
○	SAL CLE	Salvia clevelandii 'Jennifer Gilman'	California Blue Sage	1 gal
○	SAL LEU	Salvia leucantha	Mexican Bush Sage	5 gal

NOTES:
 EROSION CONTROL:
 All required erosion control areas shall have silt fences installed per manufacturer's recommendations and shall immediately be landscaped upon completion of grading. Temporary erosion control measures such as sand bags or other approved methods shall be installed to prevent erosion and run-off onto adjacent public or private property.
 IRRIGATION:
 The site will have a subsurface drip and/or drip irrigation system that will provide 100% coverage for all planting areas. The main line will use low precipitation rate irrigation heads such as Hunter MP rotor nozzles. The remaining landscaped areas will use matched precipitation rate spray heads. All irrigation systems will be on a controller schedule programmed for an application rate that will minimize or prevent run-off. An automatic irrigation controller with a master valve and flow sensor and electrically controlled irrigation system shall be provided as required for proper irrigation. Development and maintenance of the vegetation on a healthy, diverse and well-conditioned. The design of the system shall provide adequate support for the vegetation selected.
 The proposed irrigation system will use an approved rain sensor shut-off device and a master valve flow sensor.
 All landscape and irrigation systems shall conform to the standards of the city-wide landscape regulations and the City of San Diego Land Development Manual (Land Use 2010) and all other landscape related city and regional regulations. This includes the latest development manual, coastal build and beach guidelines.
 LANDSCAPE MAINTENANCE NOTE:
 The homeowner will be responsible for landscape maintenance. All required landscape areas shall be maintained by homeowner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy, growing condition. Dead or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
 ROOT BARRIERS:
 Tree root barriers shall be installed where tree are placed within 3 feet of public improvements including walls, curbs or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball.

CITY STANDARD TILEBLOCK

PREPARED BY:
 Name: Ireneck Clark Studio
 Contact: Ireneck Clark
 12321 San Marcos Ave.
 Escondido, CA 92025
 Phone: (619) 242-5424

Project Address:
 311 DUNEMERE
 LA JOLLA, CA 92037

Project Name:
 311 DUNEMERE

Sheet Title:

Revision 14:
 Revision 13:
 Revision 12:
 Revision 11:
 Revision 10:
 Revision 9:
 Revision 8:
 Revision 7:
 Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1:

Original Date:

Sheet: _____ of: 12

DEP: _____



Job Number 1006

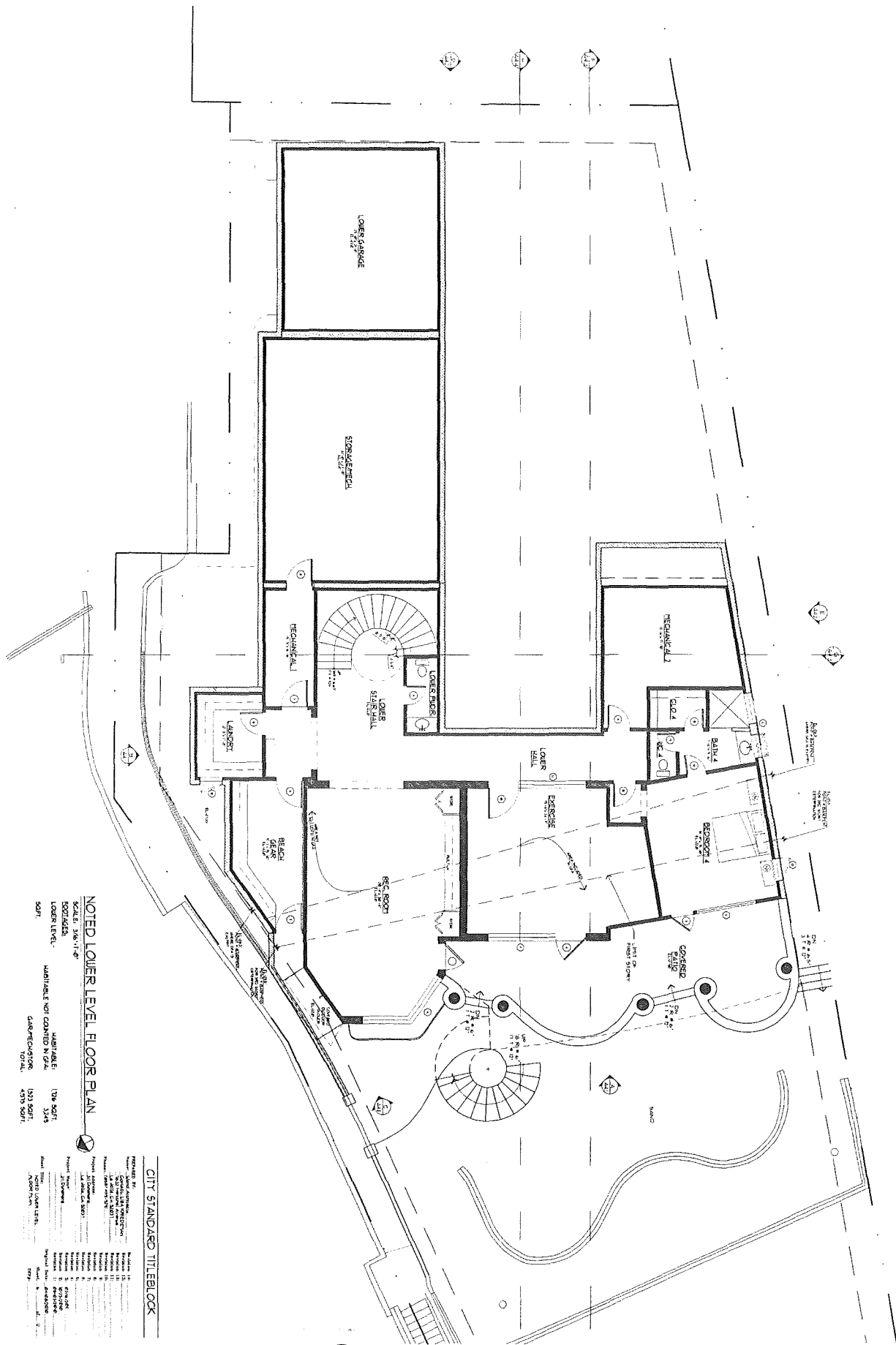
Drawn By: /TC

Sheet Title:
 Planting Plan

Scale: 1/8"=1'-0"

Sheet Number: _____

ATTACHMENT 01
 ATTACHMENT 08



NOTED LOWER LEVEL FLOOR PLAN

SCALE: 3/8" = 1'-0"
 500ZKSKS
 LOWER LEVEL -
 SOFT
 AVAILABLE: 178 SQFT
 AVAILABLE NOT COATED IN GFA: 3145
 GARAGE/STORAGE: 1503 SQFT
 TOTAL: 479 SQFT

CITY STANDARD TILEBLOCK

REVISION NO.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMIT
2	08/11/11	ISSUED FOR PERMIT
3	08/11/11	ISSUED FOR PERMIT
4	08/11/11	ISSUED FOR PERMIT
5	08/11/11	ISSUED FOR PERMIT
6	08/11/11	ISSUED FOR PERMIT
7	08/11/11	ISSUED FOR PERMIT
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50	08/11/11	ISSUED FOR PERMIT

ATTACHMENT 0 8
 ATTACHMENT 0 1

ISLAND ARCHITECTS
 DREX PATTERSON, AIA
 7632 HERSCHEL AVENUE
 TEL: 858.458.6292



311 DUNEMERE

311 DUNEMERE

LA JOLLA, CA 92037

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMIT
2	08/11/11	ISSUED FOR PERMIT
3	08/11/11	ISSUED FOR PERMIT
4	08/11/11	ISSUED FOR PERMIT
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50	08/11/11	ISSUED FOR PERMIT



ISLAND ARCHITECTS
TONY CRISAFULLI, AIA
LA JOLLA, CA 92037
TEL. 858-589-9281
FAX 858-589-9281

DREX PATTERSON, AIA
7621 HERSCHTEL AVENUE
LA JOLLA, CA 92037
TEL. 858-589-9281
FAX 858-589-9281

A2.1
NOTED
MAIN LEVEL
FLOOR PLAN
02-16-11.0

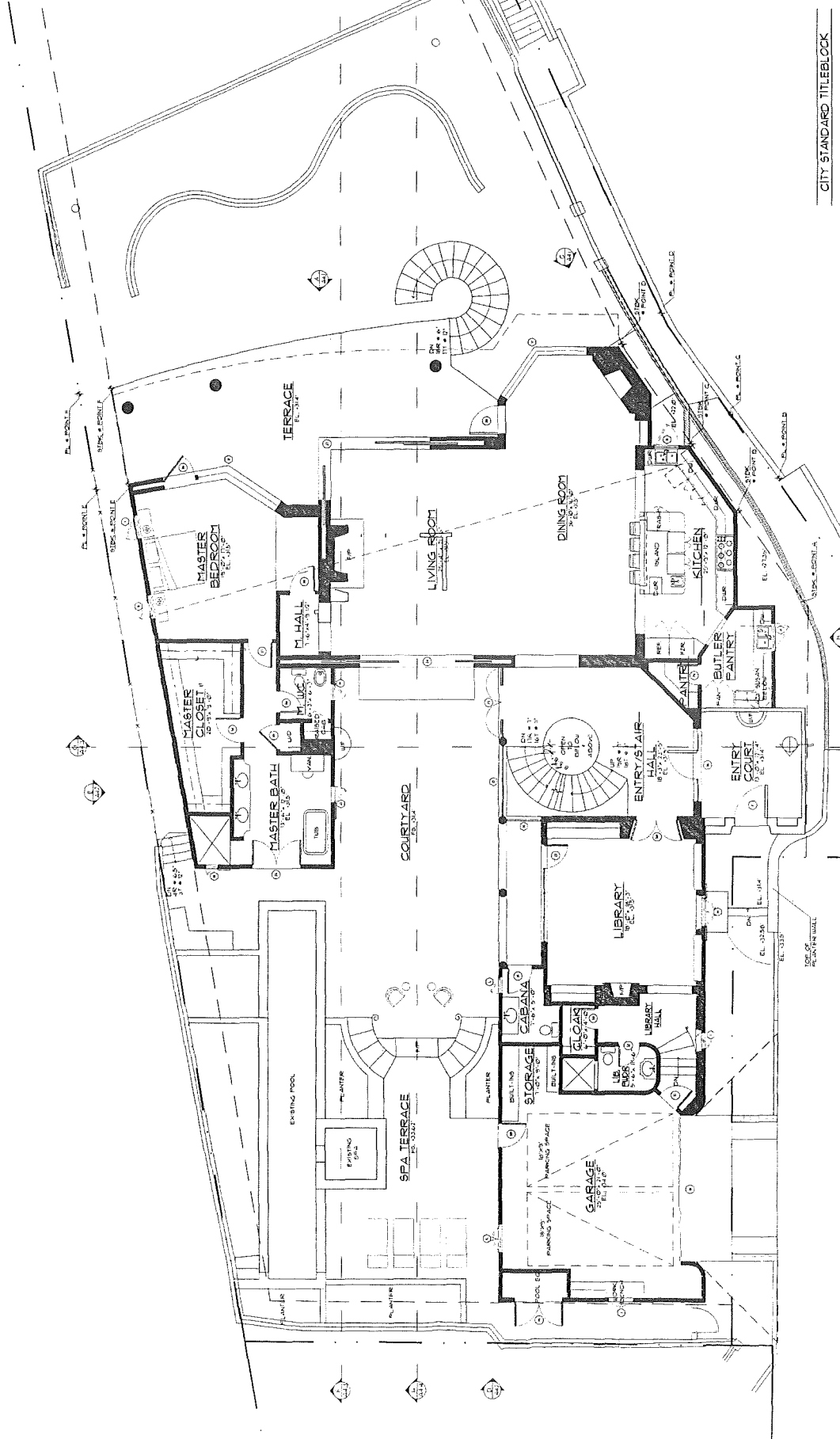
LA JOLLA, CA 92037

311 DUNEMERE

CITY STANDARD TITLEBLOCK

PREPARED BY:	ISLAND ARCHITECTS
DESIGNED BY:	TONY CRISAFULLI, AIA
DATE:	02-16-11
PROJECT:	311 DUNEMERE
OWNER:	LA JOLLA CITY
SCALE:	AS SHOWN
PROJECT NO.:	02-16-11.0
DATE:	02-16-11
BY:	T.C.
CHECKED BY:	D.P.
DATE:	02-16-11
PROJECT:	311 DUNEMERE
OWNER:	LA JOLLA CITY
SCALE:	AS SHOWN
PROJECT NO.:	02-16-11.0
DATE:	02-16-11
BY:	T.C.
CHECKED BY:	D.P.
DATE:	02-16-11

NOTED MAIN LEVEL FLOOR PLAN
SCALE: 3/8"=1'-0"
BOOKS: 444 SQ. FT.
NON-HABITABLE: 640 SQ. FT.
HABITABLE: 444 SQ. FT.
MAIN LEVEL: 444 SQ. FT.
GARAGE: 640 SQ. FT.



ISLAND ARCHITECTS
 TONY CRISAFI, AIA
 LA JOLLA, CA 92037
 TEL. 858 459 9741
 DREX PATTERSON, AIA
 7632 HERSCHEL AVENUE
 TEL. 858 459 9741



311 DUNEMERE

LA JOLLA, CA 92037

311 DUNEMERE

CITY STANDARD TILEBLOCK

PROJECT NO.	LA 2007-001
DATE	03/20/07
PROJECT NAME	311 DUNEMERE
CLIENT	LA JOLLA, CA 92037
ARCHITECT	ISLAND ARCHITECTS
PROJECT NO.	LA 2007-001
DATE	03/20/07
PROJECT NAME	311 DUNEMERE
CLIENT	LA JOLLA, CA 92037
ARCHITECT	ISLAND ARCHITECTS
PROJECT NO.	LA 2007-001
DATE	03/20/07
PROJECT NAME	311 DUNEMERE
CLIENT	LA JOLLA, CA 92037
ARCHITECT	ISLAND ARCHITECTS

NOTED UPPER LEVEL FLOOR PLAN

SCALE: 1/8"=1'-0"
 EOODS&S
 UPPER LEVEL

DATE: 03/20/07

PROJECT NO.: LA 2007-001

PROJECT NAME: 311 DUNEMERE

CLIENT: LA JOLLA, CA 92037

ARCHITECT: ISLAND ARCHITECTS

PROJECT NO.: LA 2007-001

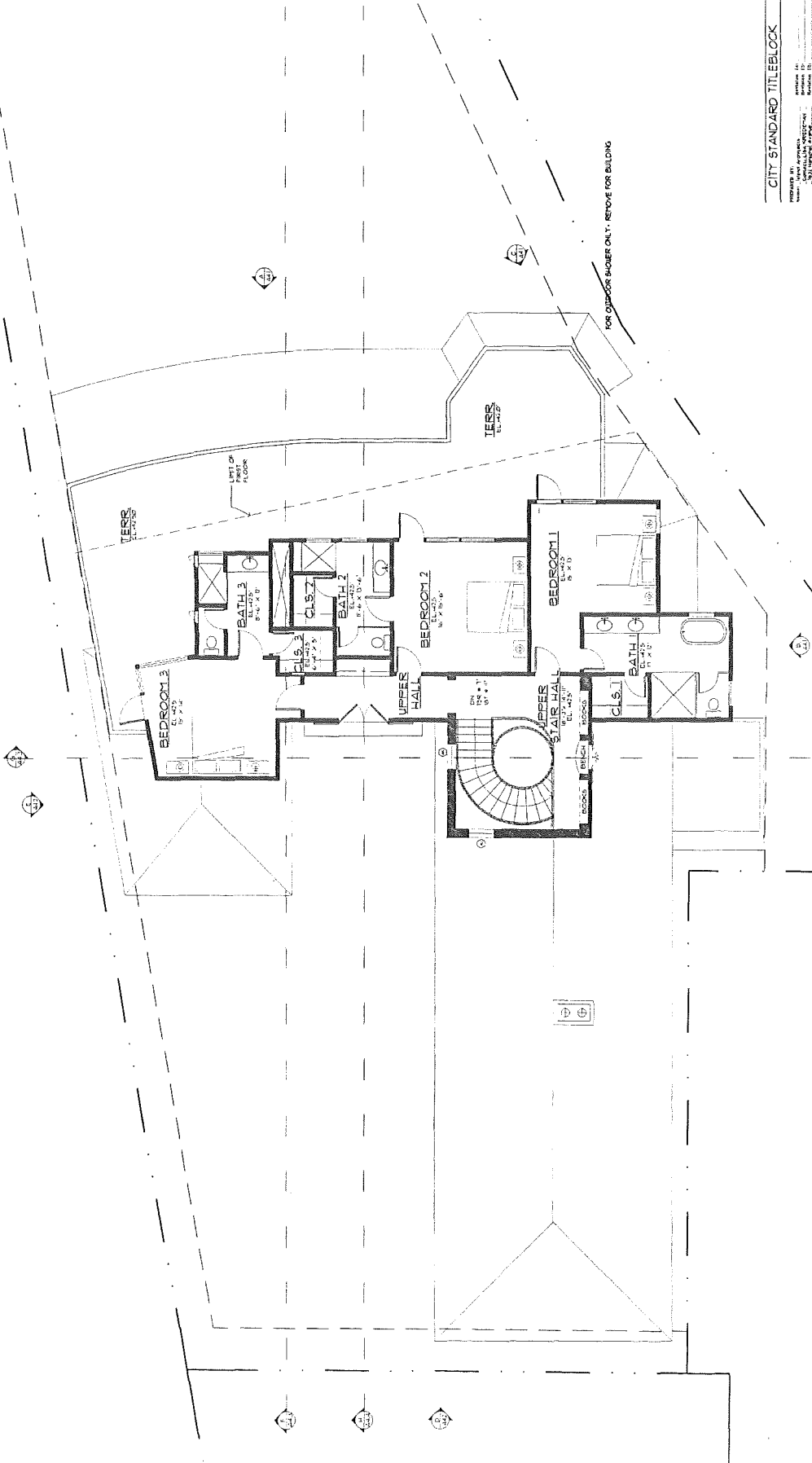
DATE: 03/20/07

PROJECT NAME: 311 DUNEMERE

CLIENT: LA JOLLA, CA 92037

ARCHITECT: ISLAND ARCHITECTS

FOR OUTDOOR SHOWER ONLY. REMOVE FOR BUILDING



311 DUNEMERE

LA JOLLA, CA 92037

311 DUNEMERE



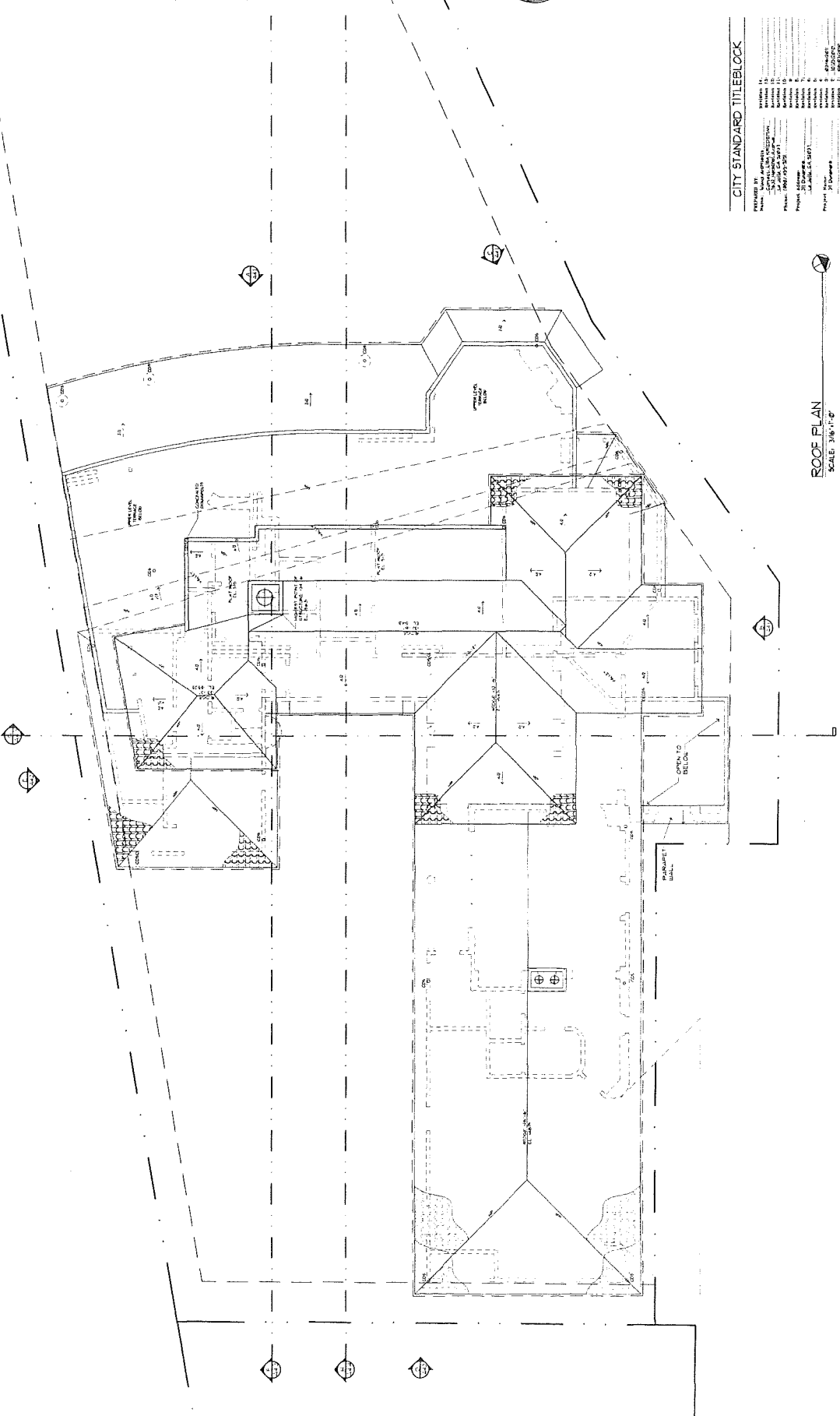
ISLAND ARCHITECTS
TONY CRISAFULLI
LA JOLLA, CA 92037
TEL: 858 559 9291
FAX: 858 559 9291

DREX PATTERSON, AIA
7637 HINESCIBEL AVENUE
TEL: 858 559 9291

A2.3

CITY STANDARD TITLEBLOCK

PREPARED BY	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
PROJECT NO.	DATE
PROJECT NAME	DATE
PROJECT ADDRESS	DATE
PROJECT CITY	DATE
PROJECT STATE	DATE
PROJECT ZIP	DATE
PROJECT COUNTY	DATE
PROJECT DISTRICT	DATE
PROJECT NEIGHBORHOOD	DATE
PROJECT LOT	DATE
PROJECT SUBDIVISION	DATE
PROJECT PLAT	DATE
PROJECT MAP	DATE
PROJECT RECORD	DATE
PROJECT DEED	DATE
PROJECT EASEMENT	DATE
PROJECT ENCUMBRANCE	DATE
PROJECT EGRESS	DATE
PROJECT UTILITIES	DATE
PROJECT SURVEY	DATE
PROJECT RECORD	DATE
PROJECT DEED	DATE
PROJECT EASEMENT	DATE
PROJECT ENCUMBRANCE	DATE
PROJECT EGRESS	DATE
PROJECT UTILITIES	DATE
PROJECT SURVEY	DATE



ROOF PLAN
SCALE: 3/8"=1'-0"

NO.	DESCRIPTION
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DATE	10/15/10
PROJECT	311 DUNEMERE
CLIENT	TONY CHRISAL AIA
ARCHITECT	ISLAND ARCHITECTS
ADDRESS	311 DUNEMERE
CITY	LA JOLLA, CA 92037
PHONE	(619) 458-9281
FAX	(619) 458-9281
WWW	WWW.ISLANDARCHITECTS.COM

LA JOLLA, CA 92037

311 DUNEMERE

311 DUNEMERE



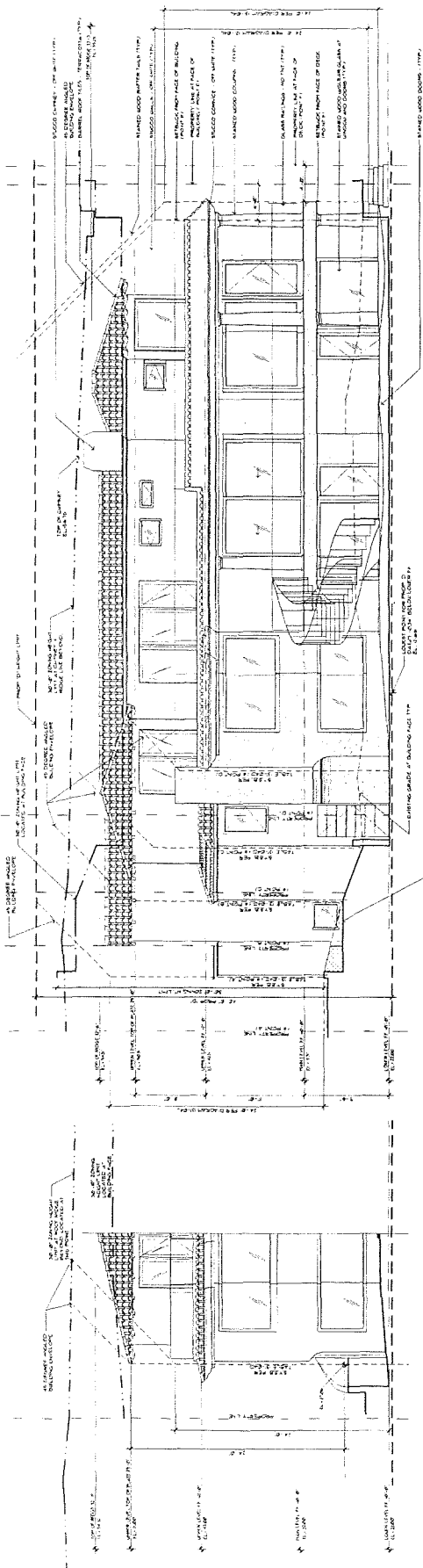
TONY CHRISAL AIA
LA JOLLA, CA 92037
FAX: 619.458.9281

ISLAND ARCHITECTS
DREW PATTERSON, AIA
7612 HERSCHEL AVENUE
TEL: 619.458.9281

A4.1

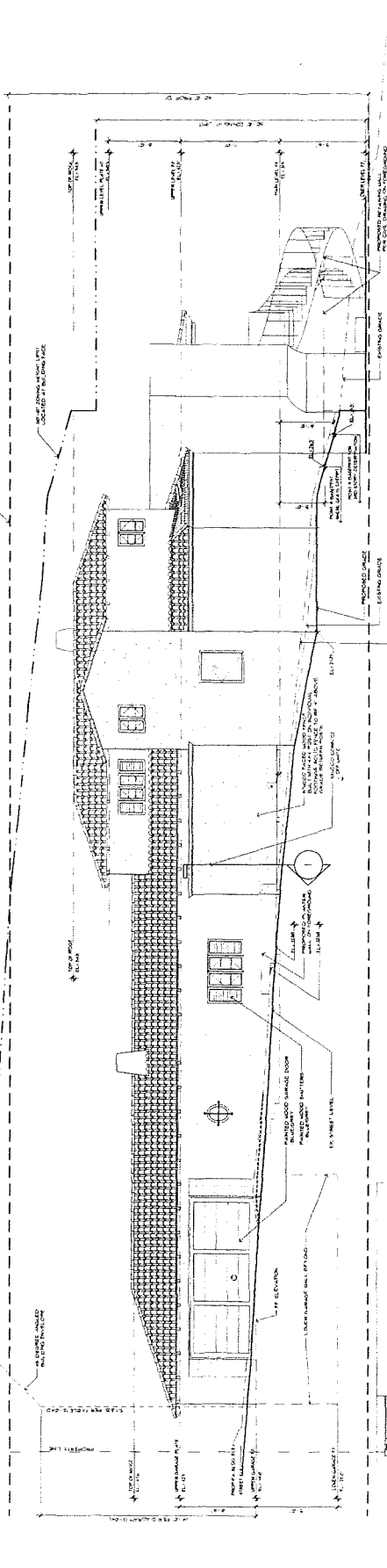
EXTERIOR ELEVATIONS
09-28-2010

ATTACHMENT 0 8
ATTACHMENT 0 1

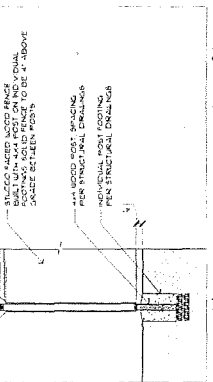


WEST ELEVATION
SCALE: 3/16"=1'-0"

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



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



DETAIL OF FENCE OVER SEWER EASEMENT
SCALE: 1/4"=1'-0"

CITY STANDARD TITLEBLOCK

PREPARED BY: Island Architects
Name: Tony Chrisal AIA
Address: 7612 Herschel Avenue
La Jolla, CA 92037
Phone: (619) 458-9281
Project Address: 311 Dunemere
La Jolla, CA 92037
Project Name: 311 Dunemere
Sheet Title: EXTERIOR ELEVATIONS
Original Date: 09/28/2010
REV: 1

Revision 14	DATE: 10/15/10
Revision 13	DATE: 10/15/10
Revision 12	DATE: 10/15/10
Revision 11	DATE: 10/15/10
Revision 10	DATE: 10/15/10
Revision 9	DATE: 10/15/10
Revision 8	DATE: 10/15/10
Revision 7	DATE: 10/15/10
Revision 6	DATE: 10/15/10
Revision 5	DATE: 10/15/10
Revision 4	DATE: 10/15/10
Revision 3	DATE: 10/15/10
Revision 2	DATE: 10/15/10
Revision 1	DATE: 10/15/10



ISLAND ARCHITECTS
TONY CRISP, AIA
LA JOLLA, CA 92037
FAX: 954 681-8181

DIXIE PATTERSON, AIA
200 HERSHEL AVENUE
LA JOLLA, CA 92037
TEL: 954 681-8181

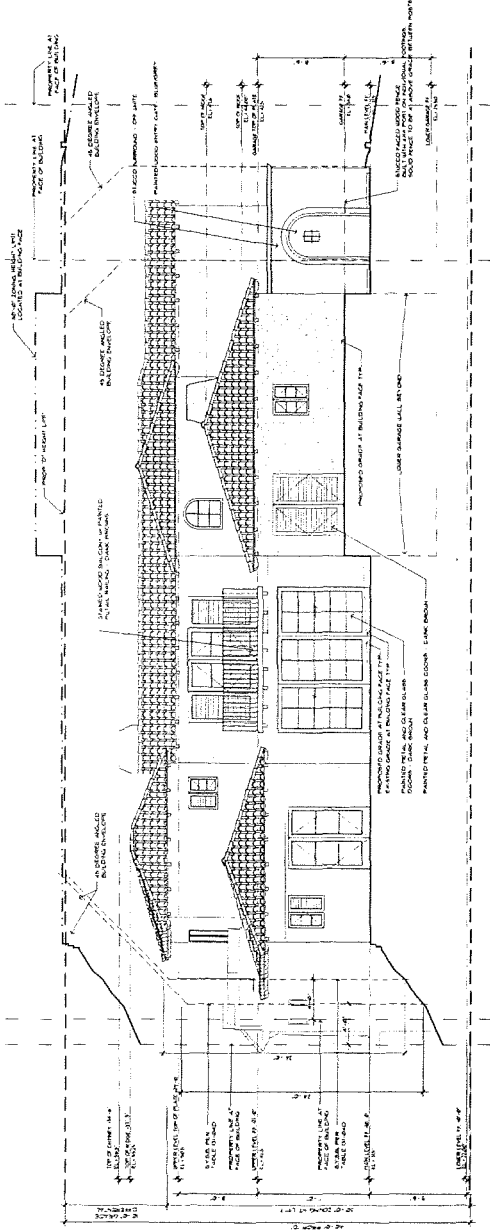
A4.2

EXTERIOR
ELEVATIONS
09-28-2010

LA JOLLA, CA 92037

311 DUNEMERE

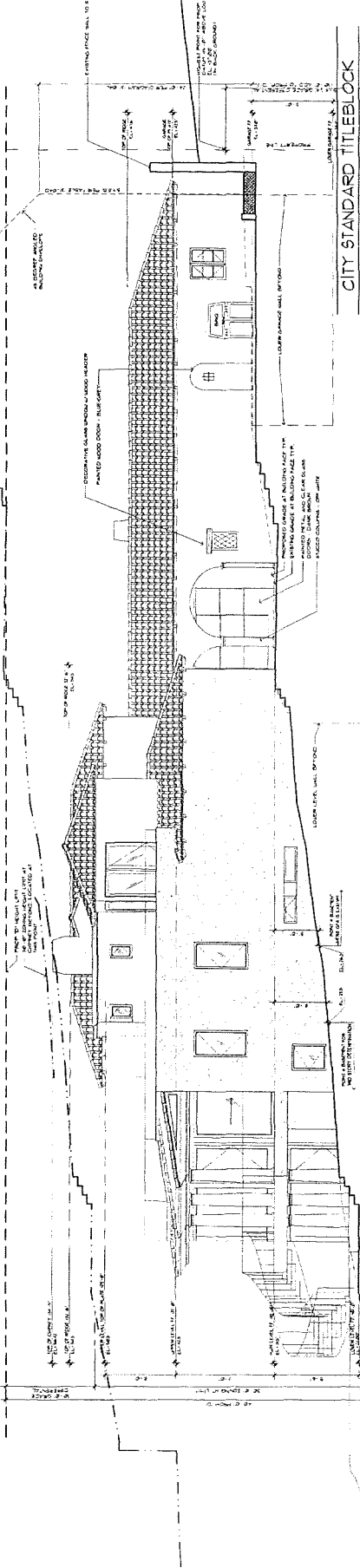
311 DUNEMERE



EAST ELEVATION

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

D



SOUTH ELEVATION

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

E

CITY STANDARD TITLEBLOCK

PREPARED BY: ISLAND ARCHITECTS
Name: Tony Crisp, AIA
Address: 200 HERSHEL AVENUE
LA JOLLA, CA 92037
Phone: (954) 681-8181
Project Name: 311 DUNEMERE
LA JOLLA, CA 92037
Project Number: 0909280
Revision 1: 0909280
Revision 2: 0909280
Revision 3: 0909280
Revision 4: 0909280
Revision 5: 0909280
Revision 6: 0909280
Revision 7: 0909280
Revision 8: 0909280
Revision 9: 0909280
Revision 10: 0909280
Revision 11: 0909280
Revision 12: 0909280
Revision 13: 0909280
Revision 14: 0909280
Original Date: 09/28/2010
Sheet: 11 of 11
Title: EXTERIOR ELEVATIONS

311 DUNEMERE

LA JOLLA, CA 92037

311 DUNEMERE



ISLAND ARCHITECTS
TONY CHRISTAL, AIA
LA JOLLA, CA 92037
TEL: 858.459.9291

DREW PATTERSON, AIA
7625 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL: 858.459.9291

A5.1
DATE: 05/16/2011
SHEET: 05/16/2011

CITY STANDARD TITLEBLOCK

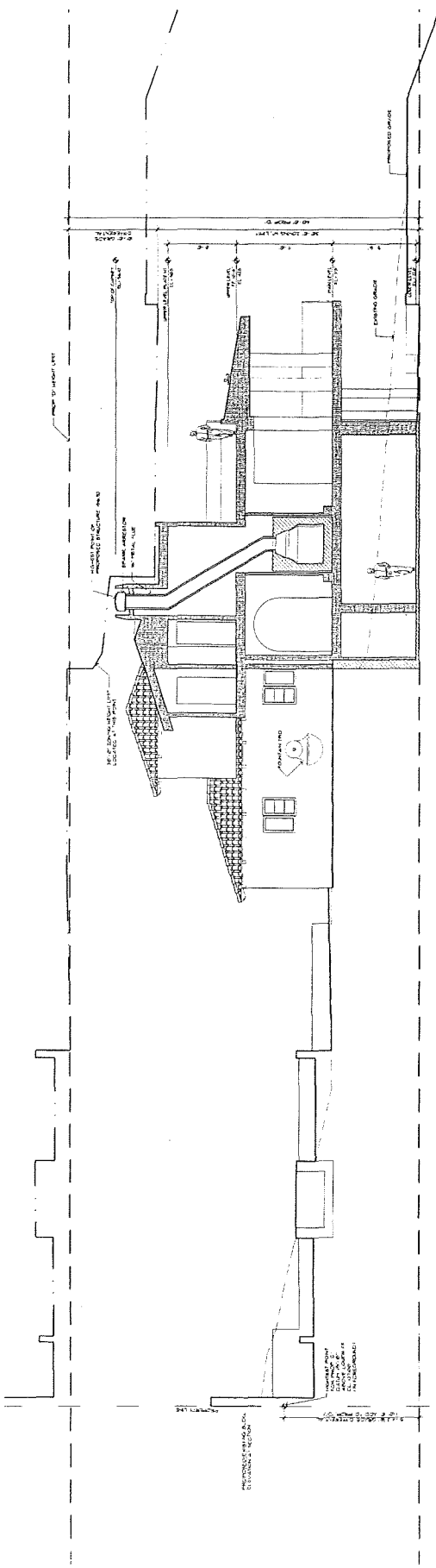
PREPARED BY:
Name: ISLAND ARCHITECTS
Address: 3111 Dunemere Avenue
La Jolla, CA 92037
Phone: (619) 459-9291
Project Address: 3111 Dunemere Avenue
La Jolla, CA 92037

Project Name: 3111 DUNEMERE
Project No.: 05/16/2011
Original Date: 05/16/2011

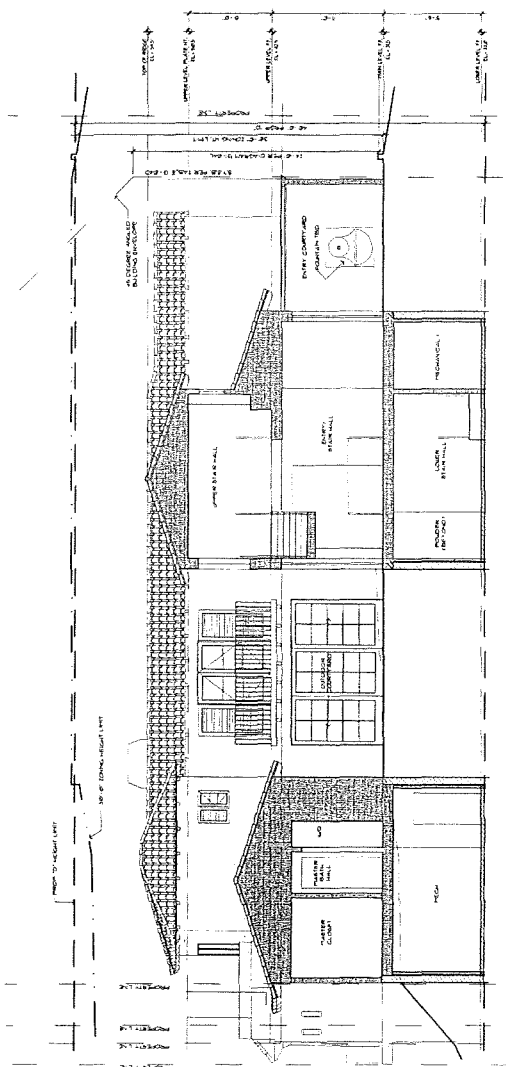
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Title: 3111 DUNEMERE
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Revision 14
Revision 13
Revision 12
Revision 11
Revision 10
Revision 9
Revision 8
Revision 7
Revision 6
Revision 5
Revision 4
Revision 3: DATE: 05/16/2011
Revision 2: DATE: 05/16/2011
Revision 1: DATE: 05/16/2011

Sheet: 05/16/2011
Title: 3111 DUNEMERE
Scale: 3/16"=1'-0"



NORTH COURTYARD ELEVATION/SECTION
SCALE: 3/16"=1'-0"



EAST COURTYARD ELEVATION/SECTION
SCALE: 3/16"=1'-0"



P.O. BOX 819
LA JOLLA
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900
http://www.LaJollaCPA.org Email: Info@LaJollaCPA.org

Regular Meeting – 6 January 2011

Attention: Michelle Sokolowski, PM, City of San Diego

Project: Dunemere Residence
311 Dunemere Drive
PN: 207724

Motion: To accept the recommendation of the DPR Committee: to approve Dunemere Residence and forward the recommendation to the City. **Vote: 13-0-1**

Submitted by: *Joseph LaCava* **6 January 2011**

Joe LaCava, President **Date**
La Jolla CPA

DPR Committee report for December 2010

Project Name: **311 DUNEMERE RESIDENCE**, 311 Dunemere Dr.

Permits: CDP SDP Project #: 207724 Zone: RS-1-7

DPM: Michelle Sokolowski 619-446-5278, MSokolowski@sanidiego.gov

Applicant: Lisa Kriedeman 858-459-9291, lkriedeman@islandarch.com

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit to demolish an existing residence and construct a 8,105 square foot single family residence including hardscape, retaining wall, and relocation of driveway on a 0.41-acre site in the RS-1-7 Zone..

Subcommittee Motion: Findings can be made for Coastal Development Permit & Site Development Permit to demolish existing house, and construct a 8,105 sq ft SF residence. 7-0-0.

Subcommittee Motion: The DPR Chairman will send a letter to the Applicant and SD City Project Manager encouraging: 1. Retaining the Star Pine (in sewer easement), 2. Substituting required street light with low level (< 3 ft) pedestrian oriented lighting.

Project No. 207724

311 Dunemere Drive

Property Owner:

Willard M. and Ann D. Romney



Advanced Planning &
Engineering
(619) 446-5460

MITIGATED NEGATIVE DECLARATION

PTS No. 207724

SAP No. 24000791

SCH. N/A

SUBJECT: 311 DUNEMERE DRIVE: COASTAL DEVELOPMENT PERMIT (CDP) and SITE DEVELOPMENT PERMIT (SDP) to demolish an existing 3,009-square-foot, single-family residence and constructed a new 11,062-square-foot, two-story residence (includes a 3,668-square-foot basement level and a 692-square-foot main floor garage) on a 0.41 acre (17,844-square-foot) lot. The site is located at 311 Dunemere Drive in the RS-1-7 Zone, the Coastal Overlay Zone (OZ appealable area), the Coastal Height Limit OZ, the 1st Public Roadway Zone, the Parking Impact OZ, the Residential Tandem Parking Overlay OZ, and the Transit Area OZ, within the La Jolla Community Plan Area and Council District 1. **Applicant:** Lisa Kriedeman Island Architects

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION: The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental affect in the following area(s): **Paleontology**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). The project, as revised, now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.
- IV. DOCUMENTATION: The attached Initial Study documents the reasons to support the above Determination.
- V. MITIGATION, MONITORING AND REPORTING PROGRAM: To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the mitigation measures shall be the responsibility of the applicant. The mitigation measures are described below.
 - A. GENERAL REQUIREMENTS – PART I
 - Plan Check Phase (prior to permit issuance)
 1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director’s Environmental Designee (ED) shall review and

approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, “**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**”
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder’s Representative(s), Job Site Superintendent and the following consultants:

Qualified Paleontologist

Note: Failure of all responsible Permit Holder’s representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) 207724, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD’s Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how

compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note: Permit Holder’s Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable for this project.

4. MONITORING EXHIBITS: All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS: The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

[List all and only project specific required verification documents and related inspections table below]

<u>Issue Area</u>	<u>Document submittal</u>	<u>Assoc Inspection/Approvals/ Notes</u>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction Meeting
Paleontology	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release letter	Final MMRP Inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

1. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

2. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of

grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

3. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.

- c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

4. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVr and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Section 3 - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section 3 - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section 3-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

5. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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VI. PUBLIC REVIEW DISTRIBUTION:

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

City of San Diego
 Councilmember Lightner-District 1
 City Attorney's Office (MS 59)
 Development Services (501)
 EAS, Martha Blake
 Engineering, Jack Canning
 Permits, Raynard Abalos
 Geology, James Quinn
 EAS, Holly Smit Kicklighter
 EAS, Myra Herrmann
 EAS File (MS 501)
 Project Management (501) – Michelle Sokolowski
 San Diego Central Library (81)
 La Jolla – Riford Library (81L)

Others

La Jolla Community Planning Association (275)
La Jolla Town Council (273)
La Jolla Historical Society (274)
La Jolla Light (142)
La Jolla Village News (271)
San Diego Natural History Museum
San Diego Archaeological Center (212)

Owner

Willard Romney

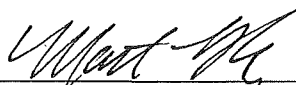
Applicant

Camila van Bommel, Island Architects

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

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



Martha Blake, Senior Planner
Development Services Department

August 19, 2011
Date of Draft Report

April 2, 2013
Date of Final Report

Analyst: Smit Kicklighter

Attachments: Figure 1 - Location Map
 Figure 2 - Site Plan
 Initial Study Checklist

Smit-Kicklighter, Holly

From: aciani@cianiarchitecture.com on behalf of Anthony Ciani [cianidesign@aol.com]
Sent: Friday, September 09, 2011 8:58 AM
To: Smit-Kicklighter, Holly
Subject: 311 Dunemere Drive - PTS 207724

Dear Ms. Kicklighter,

I believe the Initial Checklist failed to identify the following key issues that may be associated with the redevelopment of this site and structure:

- 1) Aesthetics, including mass and scale using the sandy beach area to justify a higher FAR
- 2) Biological resources,
- 3) Geology and Soils, including shoreline processes
- 4) Hydrology and Water Quality, including potential impacts on adjacent biological resources
- 5) Land Use and Long Range Planning, including cumulative impacts
- 6) Recreation, including a sufficient study of the public's historical beach access on the improved walk and stairs before they were gated sometime in the mid-1960's
- 7) Mandatory Findings, according to the Coastal Act

As a result, these items were incorrectly studied and lead to the wrong conclusions.

- 8) I also believe the conclusions regarding Checklist Item "Cultural Resources" were mistakenly based upon the belief that history at this site is static and stopped when it was renovated by former Mayor of San Diego Maureen O'Connor.

Sincerely,

Anthony A. Ciani

1. The project proposes the demolition of an existing two-story home and the construction of an approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story, single-family residence with attached garage, hardscape and retaining walls on a 0.41-acre site. The proposed architecture and design is compatible with the appearance of the surrounding structures and incorporates façade articulation and architectural details that are consistent with the neighborhood and applicable city policies. The scale, design and building materials incorporated into the proposed home are consistent with the varied design and character of the existing single-dwelling unit development within the area. The majority of the proposed home occurs within the existing structural footprint. The exterior finishes will incorporate materials and colors consistent with the recently remodeled and newly built homes within the vicinity and will be visually compatible with the architectural materials and varied design theme of the existing single-dwelling unit development along Dunemere Drive and the surrounding streets. Homes within the vicinity contain a variety of architectural styles and materials and varied design themes and include one, two and three-story residential developments. FAR is calculated using the total area of a premises. The definition of FAR and premises is found in San Diego Municipal Code Section 113.0103. The premises is delineated by the property lines as determined by the legal description of the subject site. The westernmost property line is the Mean High Tide Line. The allowed FAR per the R-1-7 Zone is 0.47 and the proposed home has a calculated FAR of 0.41. The applicants submitted to the City a comprehensive photo survey as well as an FAR comparison chart which also included the number of stories of the homes within a 300-foot radius. The FARs range from a low of 0.10 to a high of FAR 0.89. The average within the area is a 0.48 FAR. The proposed FAR of 0.41 is within the range of the surrounding neighborhood. Of the 21 homes within the 300-foot radius, 18 are two-story homes, 6 are three-story homes, and 2 are one-story homes. The proposed home is allowed by the R-1-7 zoning and is consistent with the La Jolla Community Plan and all the other applicable provisions of the Municipal Code. There are no deviations or variances requested or required to build the home.

City staff determined, based on the City's CEQA Significance Thresholds that the project would not result in a substantial obstruction of any vista or scenic view from a public viewing area as identified in the community plan; the project would not exceed the allowable height or bulk regulation and the height and bulk of the existing patterns of development by a substantial margin; nor would there be a substantial alteration to the existing or planned character of the area. Therefore, staff concluded in the Mitigated Negative Declaration, that there are no environmental impacts associated with aesthetics or neighborhood character, including mass, scale, and FAR.

2. A Biological Letter Report was prepared by REC dated June 29th, 2010 that concluded there are no recognized biological resources on site or biological resources that would be impacted by the project. No evidence of any such resources on site has been presented. Please see Section IV Biological Resources of the Initial Study.
3. No specific concerns are noted in this statement, and City staff has no response to this statement regarding Geology and Soils, including shoreline processes. Please see Section VI of the Initial Study for the discussion of this issue area.
4. No specific concerns are noted in this statement, with the exception of impacts to biological resources, which has been addressed in response No. 2, above. Please see Section IX of the Initial Study for the discussion of issues related to Hydrology and Water Quality.
5. No specific concerns are noted in this statement. Please see Sections X and XVIII of the Initial Study for the discussion issues related to Land Use and Cumulative Impacts.
6. Neither the subject property nor the adjacent property is identified in the City's adopted Local Coastal Program (LCP) and Land Use Plan as a

public access way. There is no physical access legally utilized by the public on or through the property and no proposed public access way as identified within the LCP Land Use Plan. City Staff reviewed the recorded deeds and maps on the referenced properties and have determined that there is no evidence provided within the record that the private path was or has been utilized as a public access way or that the property contains a public access easement. There are three identified vertical public access points down to the beach within 500 feet of the site. The first is located approximately 150 feet to the north at Sea Lane. The second public access is approximately 250 feet to the south at Vista De La Playa. The third is approximately 500 feet to the south at Marine Street. These public access ways are unobstructed and provide for access to the ocean and the shoreline. Evidence was provided to both the City of San Diego and California Coastal Commission which demonstrated the private walk way is not needed as a public access point.

There are three public access points provided within 500 feet of the subject property consistent with the recommendations of the La Jolla Community Plan. It should be noted that the owner as a condition of approval will be recording a lateral beach access easement for the property west of the seawall out to the main high tide for the public's use and enjoyment.

7. No specific concerns are noted in this statement, and City staff has no response to this statement regarding Mandatory Findings according to the Coastal Act.
8. The City's determination of Cultural Resources was not based upon any such conclusion. The building itself is over 45 years old and therefore a report addressing the potential historicity of the structure was required. The conclusion of that report, which qualified staff agreed with, was that the residence was not historic and is not eligible for designation based on a variety of factors that are summarized in Section V.a. of the Initial Study. Staff also determined that based on consultation with qualified City staff, the CHRIS database, and the evidence of disturbance on the project site

that it is unlikely that archaeological resources would be present on site. This information is detailed in Section V.b. of the Initial Study. Staff did determine that paleontological monitoring will be required during construction and excavation due to the amount of cut into formational soils that is proposed to construct the project. Please see Initial Study Section V.c. and MND Section V the Mitigation Monitoring and Reporting Program requirements.

Smit-Kicklighter, Holly

From: Tom and Randy [rtsd@san.r.com]
Sent: Sunday, September 25, 2011 1:27 AM
To: Smit-Kicklighter, Holly
Subject: Mitigated Negative Declaration Public Comment Period for Romney home on Dunemere Drive

Dear Holly,

9) We live at 7257 Dunemere Drive and wanted to pass along our concerns about the proposed demolition and building plans for the Romney home on Dunemere. We along with several of our neighbors on Dunemere have concern about the potential impact based on the size, scale and mass of the proposed project compared to the prevailing neighborhood development on Dunemere Drive itself. The street is very unique to the area and most of the homes are on a completely different size and scale. Our home along with the other homes on Dunemere that are in the immediate vicinity are much much smaller than the size of the proposed development. The neighborhood dates to the 1920-1940 time period and our home as well as others immediately next to or across from the Romney house are very small in size and are of a unique character. The lot sizes are relatively small, the street is one way with limited access. We would be pleased to provide our input in a more formal and detailed fashion if that is necessary or desirable for our concerns to be heard.

9. Please see response to comment No. 1.

I understand from our neighbor that the comment period has been extended to September 27.

Please confirm receipt of our concerns if possible.

Sincerely,

Randy Clark and Tom Maddox

Anthony A. Ciani
340 Dunemere Drive
La Jolla, California 92037

September 25, 2011

Holly Smit Kicklighter
Environmental Planner
City of San Diego Development Services Center
1222 First Avenue, MS 501
San Diego, CA 92101
Via Email: hsmit@sandiego.gov

RE: 311 DUNEMERE – PTS NO. 207724

Dear Ms. Kicklighter,

I am writing to supplement the comments regarding this subject project contained in my email to you dated September 9, 2011. The following items are an outline of my concerns about the project and the impacts I believe it will have:

1) Project Size:

I understand that the bulk and mass of the proposed project was based on a floor area ratio using the sandy beach westerly of the existing sea wall measured to the MHTL serving as a migrating boundary line for the property. I believe this analysis is flawed. I assume the MHTL was determined on a certain day that averaged the MHTL from some sort of data. However, the presence of the long standing sea wall together with the other sea walls and revetments located adjacent to the property have altered the natural shoreline processes, and has prevented the natural landward migration of the MHTL. Therefore, the contours of the sandy formations have been artificially altered with a fixed boundary between sea, beach and the subject property. (Also, see my comments in item 2 below.) As a result I believe the "land area" used for the Floor Area Ratio (FAR) should only include the property lines between the adjacent properties, street and the sea wall.

Use of the larger land area including the sandy beach, resulted in a FAR that is disproportionate to the size of the lots in the neighborhood, which will result in a significant adverse impact to the overall visual character of the surrounding development. For example, many of the lots that form the streetscape of Dunemere Drive are small with small scale homes that contribute to its special character. The proposed project would be three times bigger than the largest house and nearly four to eight times bigger than the predominate size of the houses on Dunemere Drive.

10. See response to comment No. 1. In calculating floor area ratio (FAR) the property boundaries are utilized. This would include the western most property boundaries out to the mean high tide line and the northerly boundary between subject site and the property to the north. The premise is defined in San Diego Municipal Code Section 113.0103. For the subject property the entire legal lot is considered the premises because it is a single legal lot and therefore the smallest conveyable unit. The floor area ratio allowed for a 17,844 square-foot site is 0.47, and the proposed home has a calculated FAR 0.41 which complies with the allowed floor area ratio. Based upon a survey of FAR within the area the largest FAR is 0.89.

2) Geology and Shoreline Processes:

11) The subject property is part of an ancient sand dune formation that persisted into the 1930's. The original subdivision in 1903 preserved the dune formations which were identified on the subdivision map as "Playas de la Arenas". The rest of the land was subdivided into blocks, lots and streets, but the natural sand dunes located between Sea Lane to the north and Fern Glen to the south were left "open" (the only exception was the east to west road called Arenas which was shown (where the current Vista de la Playa road is located) extending from La Jolla Boulevard westerly to connect to Neptune Place, running parallel to the shoreline. Historical aerial photographs (San Diego Historical Society and Dr. Francis Sheppard, SIO Photographic Archives) are available that show the sand dunes undisturbed into the early 1920's, allowing the sea and beach to retain their natural dynamic processes. Over time, developments of the sea walls and revetments have attempted to fix the line between the ocean and beach, and the "private" property. At least in the storm periods of 1977-8 and 1982-3, the ocean waves significantly overran many of the man made devices (see local press and media from those periods. Also see past California Coastal Commission records regarding permit and unpermitted activities in this area – Robertson, Quint, Palmer, Revelle, Savage, Newman, Watts and 220-240 Coast, etc.) Current scientific studies indicate there will be a substantial rise in the world's ocean sea levels which, in turn, will result in the landward migration of the MHTL. Therefore, within the lifetime of the proposed project, the land area of the sandy beach used in this FAR analysis will decrease and should not be used. All of this information supports the point that the subject property's westerly boundary line used for the purpose of this proposed permit should be the existing sea wall. In this context, using the MHTL to define the property boundaries will result in significant direct and cumulative impacts for the California coastline and the community.

3) Hydrology/Water Quality/Biology:

12) I believe that the urban runoff from the subject site and surrounding development will have negative impacts on the ocean water quality and biological resources. Currently, urban runoff from the surrounding area drains down an improved concrete walk and stairs which lead from the west end of Dunemere Drive onto the beach and into the ocean. The concrete headwall that flanks the west end of the stairs has troughs formed into the top of the stringers on each side. Irrigation and storm water runoff are transported across the street surfaces and in the gutters to the walk/stairway terminus. Presumably the stairs serve to dissipate the flow onto the sandy beach. There is no improved debris and or non-point source pollution collection system. This site and similar sites and improved storm drain outfalls cumulatively contribute to the pollution of the beach and ocean biological resources which have significant impacts on California coastal resources. Therefore, to avoid contributing to significant cumulative impacts on adjacent biological systems, the subject project must be designed to eliminate those impacts at this

11. Comment noted. Staff considers the condition of the premises at the time the permit was applied for.

12. Comment noted. All storm water run-off from the Dunemere Drive Right-of-Way and from the subject project site discharges at the existing discharge location. The project has been designed so there is no additional storm water run-off at the existing discharge location. Energy dissipaters will be constructed at the structural treatment control facility discharge location to reduce the discharge to a non-erodible velocity. The project has been designed to include structural treatment control BMP facilities to remove pollutants contained in the storm water run-off. There are no anticipated impacts to biological resources. Also see Section IV and IX of the Initial Study.

The sandy beach will not be utilized for any ingress and egress for construction purposes. The project will be required to incorporate 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 which will include a Water Pollution Control Plan that identifies all construction BMP requirements required by the State.

The proposed project does not adversely affect or modify any existing urban runoff. As stated in the Initial Study the project could have indirect effect on nesting birds, however these impacts will be avoided by compliance with California State Fish and Game Code Section 3503. There will be no significant or cumulative impacts on shoreline birds as a result

location. The project should be subject to strict mitigation measures and monitoring to avoid impacts due to runoff during construction. It must not be allowed to use the sandy beach for ingress and egress for construction purposes; and, a special condition must be required to clean any and all construction and other debris from the adjacent beach areas with a monitoring program.

Along with the sea life within the sandy soils and seaweed deposits on the beach including between the subject sea wall and MHTL (actually, between the seawall and the sea high and low water lines each day), are shoreline birds. Those birds depend upon the ability to use the entire extent of the beach for feeding and resting (See Pont Reyes Bird Observatory studies and findings performed during the 1970's and 80's.) There is already competition from human activities for the use of these resources. Further use of the shoreline, including urban runoff will have significant and cumulative impacts on the shoreline birds. This project has the opportunity to improve that condition by decreasing the runoff, including subsurface drainage, directly from the site; and, treating the urban runoff from the surrounding area. The project should incorporate design mechanisms to avoid impacts to the adjacent shoreline and ocean resources.

4) Public Access and Recreational Resources:

13) The public has used the adjacent beach and ocean since the time before the existing residence and sea wall were constructed. After they were constructed they have continuously used the shoreline to trek along and explore the La Jolla shoreline from Bird Rock to Torrey Pines Beach. This particular beach is well known for water-dependent activities such as, swimming, skin diving, surfing, fishing, and skim boarding. People also enjoy the beach for both passive sun bathing, communing with the natural surroundings, beach B-B-Q's, etc. The new development should be required to minimize impacts to the public's enjoyment of the beach and ocean and to protect the public's historical uses. No external lighting should be permitted to illuminate the sandy beach or ocean. Such lighting could have direct impacts on Grunion Runs and the overall less urban qualities of the beach.

Part of the original improvements to the property, a concrete walk and stairway were constructed leading directly from the end of Dunemere Drive to the beach. Historical aerial photographs indicate that the walk and stairs were no fenced off and or, gated. From 1956 until 1960, I was a resident in La Jolla and lived about a mile east of the subject site and familiar with it during that time as a newspaper boy. I delivered the morning paper to Dr. and Mrs. Lipe every day for about four years. I also enjoyed going to beach at this location after school and during school holidays. The walk and stairway were open with no signs declaring it as a private walk.

of the proposed project. As previously indicated the project will be collecting any and all onsite storm water and drainage runoff and be directed that into the vegetative swell for bio filtering/ treatment of urban runoff. Based upon these measures Staff concludes that there would be no adverse impacts to hydrology, water quality, or biology. Also see Section IX of the Initial Study.

13. Please see response to comment No. 6. The owner will be recording a lateral beach access easement across the sandy beach area of the subject property which encompasses approximately 6,000 square-feet of private property for the public's use. This will protect the public's use and enjoyment of the beach and ocean and the public's historical use of the sandy beach portion of the property. Lighting is controlled per a permit condition and requires that the subject project direct all lighting only within the subject property. Lighting will not be allowed to illuminate the sandy beach or ocean.
14. There is public access approximately 150 feet to the north (Sea Lane), 500 feet to the north (Marine St) and 250 feet to the south (Vista De La Playa). Pursuant to the certified LCP there is more than adequate access within 500 feet of the property. See response to comment No. 8 and Section V a) - d) of the Initial Study.
15. Comment noted. Specific responses to these issues are addressed in comment Nos. 1 through 8 and 9 through 14.

September 25, 2011

Ms. Holly Smit Kicklighter

RE: 311 Dunemere PTS No. 207724

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I believed it to be a public way similar to the public walk and steps that are located at the foot of Vista de la Playa to the south and north end of Vista Del Mar three blocks to the north.

From 1961 to the mid-late 1960's, I was a San Diego Lifeguard stationed in La Jolla. During that time, I frequently used the subject walk and stairs for ingress and egress the beach during my duties and private time. I observed many people freely using the access. I understand from the owner of the property immediately east of the subject site, that during the 1960's before she and her husband bought their house, he would jog along the shoreline and end his routine by walking up the steps and walk to Dunemere...It was during that time, they fell in love with Dunemere and vowed to by a home there. Another long term resident grew from his birth a hundred feet up the street and openly used the access as a child and young adult. When I bought my lot on Dunemere, the walk had a small gate, but I was told by Dr. Lipe he installed the gate and would give keys to the neighbors which he did. In the 1990/2000 period a neighbor who bought a house across the street, was told he would be given a key to the gate. The historical photographs and these examples of public's historical use both unrestricted and limited use, indicate a study of the public's historical use of the existing walk and stairs must be conducted to protect the public's potential prescriptive rights for vertical access.

5) Cultural Resources:

14) The subject house was the home of Dr. and Mrs. Lipe. Dr. Lipe was a locally important individual especially during World War II. Mrs. Lipe was and still is recognized as an accomplished water color artist of local importance. The house was reportedly design by architect Lilian Rice; I don't know that for a fact, however, despite a remodel in the 1980's, it retains the original low-scale appearance from its early (Lipe) historical period. I understand that the remodel that was completed in the 1980's changed the historical fabric; primarily changing the roof from wood shingles to be Spanish tile. However, that work was accomplished by Maureen O'Connor San Diego Mayor, 1985 – 1992. Rather than diminish its importance, her association with the residence only strengthened its importance. She took a special interest in the design and work to protect the overall scale and character of the intimate Dunemere surroundings. Even though she sold the house, she was so fond of the special qualities of that specific area; she bought the house located immediately north and adjacent to the subject house. I understand first hand, that only within the last year, did she move away because of the pending impacts associated with the proposed redevelopment. In summary, redevelopment of this site has and will have cumulative impacts on the social and cultural amenities of the community.

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Ms. Holly Smit Kicklighter
311 Dunemere PTS No. 207724
Page 5

6) Conclusion:

15) I request that the environmental review address the items mentioned above. Without identifying the potential for historic public access, the mandatory findings appear to have been neglected. Without an unbiased analysis of the prevailing mass and scale of the surrounding development, the project seeks to build out to a maximum arbitrary ratio that does not conform to the neighborhood. Without evaluating the MHTL in the absence of the existing sea wall, and the potential inland extent of the beach, the size determined for the lot is not credible. One of the long standing goals of the community has been to protect the existing scale and character. I believe the Initial Study neglected to question important environmental issues including the associated impacts on local and state Long Range Planning policies.

Respectfully,

Anthony A. Ciani

Smit-Kicklighter, Holly

From: Gidon Cohen [Gidcohen@comcast.net]
Sent: Monday, September 26, 2011 3:56 PM
To: Smit-Kicklighter, Holly
Subject: 311 Dunemere -PTS No 207724

Holly, my name is Gidon Cohen and I reside at 352 Dunemere. I wanted to offer some of my concerns relating to the above referenced project.

16) Im concerned that an 11,000 square foot house with 8,000 square feet above ground is not consistent with the character of the street and the immediate Beach Barber Tract area. Most homes on the street, while varying significantly in style, are of modest size ranging from 1,500 to 4,000 square feet, which gives the street its unique character.

While I favor a property owner's right to build the home of his/her choice, I would hope this can be done in a way that does not compromise the character of the street. I know there are other neighbors , who share my concerns , and hope you give voice to this point of view as you deliberate the merits of the project.

Sincerely
Gidon Cohen

16. Please see response to Comment No. 1.

Smit-Kicklighter, Holly

From: Runyan Steven [srunyan@sandi.net]
Sent: Tuesday, September 27, 2011 2:00 PM
To: Smit-Kicklighter, Holly
Subject: MND - PTS 207724

Mrs. Smit-Kicklighter,

Yesterday our neighbor, Tony Ciani, spoke to us and sent us an email regarding the Mitigated Negative Declaration (MND) Public Comment Period for the Romney proposed development. We have lived next door (323) to the Romney house since 1978. We are concerned about the potential negative impacts of the project upon the neighborhood.

7) Our primary concern is that the proposed development would be out of proportion for neighborhood. The size of the proposal would be disproportionately larger any other house on Dunemere Drive. The Romney house would be much larger than the mean/average size of the houses in the neighborhood. Therefore, statistically, it would have to be considered the outlier.

8) Our second objection is regarding the calculation of the Floor Area Ratio (FAR) of the proposed development. If it is not possible to measure the maximal high tide (storm surge, spring tides, seasonal sand transport and predicted sea level rise) due to the obstruction of the seawall, then it is impossible to accurately measure the Mean High Tide Line (MHTL). In addition, the seawall has become the de facto property line due to its protective nature and the use of the beach west of the seawall for public use. Therefore, the seawall should be used in the calculation of the FAR, not the MHTL. The inclusion of the MHTL in the calculation of the FAR would distort the true size of the lot, creating a situation where its maximal FAR would be disproportionately larger than the prevailing neighboring developments.

9) In conclusion, we would like the City of San Diego to carefully consider the Romney proposal. The use of the MHTL in the calculation of the FAR would allow for the construction of a house whose size and scale would be out of proportion compared to the average developments in the neighborhood. If approved, this could create a dangerous precedence whereby beachfront communities would effectively lose their prevailing architectural character if beachfront homes were allowed to develop disproportionately larger than the neighboring developments.

Thank you for your consideration,
Steven and Carolyn Runyan

17. Please see response to Comment No. 1

18. Please see responses to Comment Nos. 1 and 10. The MHTL was depicted on the site survey.

19. The La Jolla Community Plan provides for guidance with proposed construction including transitions, architectural style, and neighborhood character. Staff's review of the proposed home determined that it is consistent with the design and aesthetic recommendations as contained within the community plan. In addition, the RS-1-7 Zone contains restrictions including floor area ratio, height limits, side yard setbacks, lot coverage and landscape ratios. It should be noted that the allowed FAR is 0.47 and the proposed home is 0.41 (less than allowed). The height of the structure is under the 30-foot height limit. There is no required front yard setback and the proposed project will be providing 3 to 4 feet. The required side yard setbacks are 4 feet at the south side property line and 6 feet on the northern side. The project will be providing 4- and 6-foot side yard setbacks respectively. The required rear yard setback is 13 feet and the project will be providing 125 feet to the westerly PL (and nearly 40 feet from the seawall). As such the home complies with all of the development regulations as contained within the Municipal Code and is consistent with compliant with goals and recommendations of the La Jolla Community Plan.

Smit-Kicklighter, Holly

From: Walter Turek [walter@bluefie.com]
Sent: Wednesday, September 28, 2011 9:45 PM
To: Smit-Kicklighter, Holly
Subject: Romney project

Hello Holly,

20) My home is located at 318 Dunemere, directly across from the proposed Romney project. I am extremely concerned and opposed to the size and scope of the proposed project. I believe additional review is necessary to understand the impact of such a significant project on homeowners adjacent to the area. The narrow street construction logistics. The digging for underground garage and the geological Impact, the overall size and scope of the project..please keep me advised on how I may be more involved..

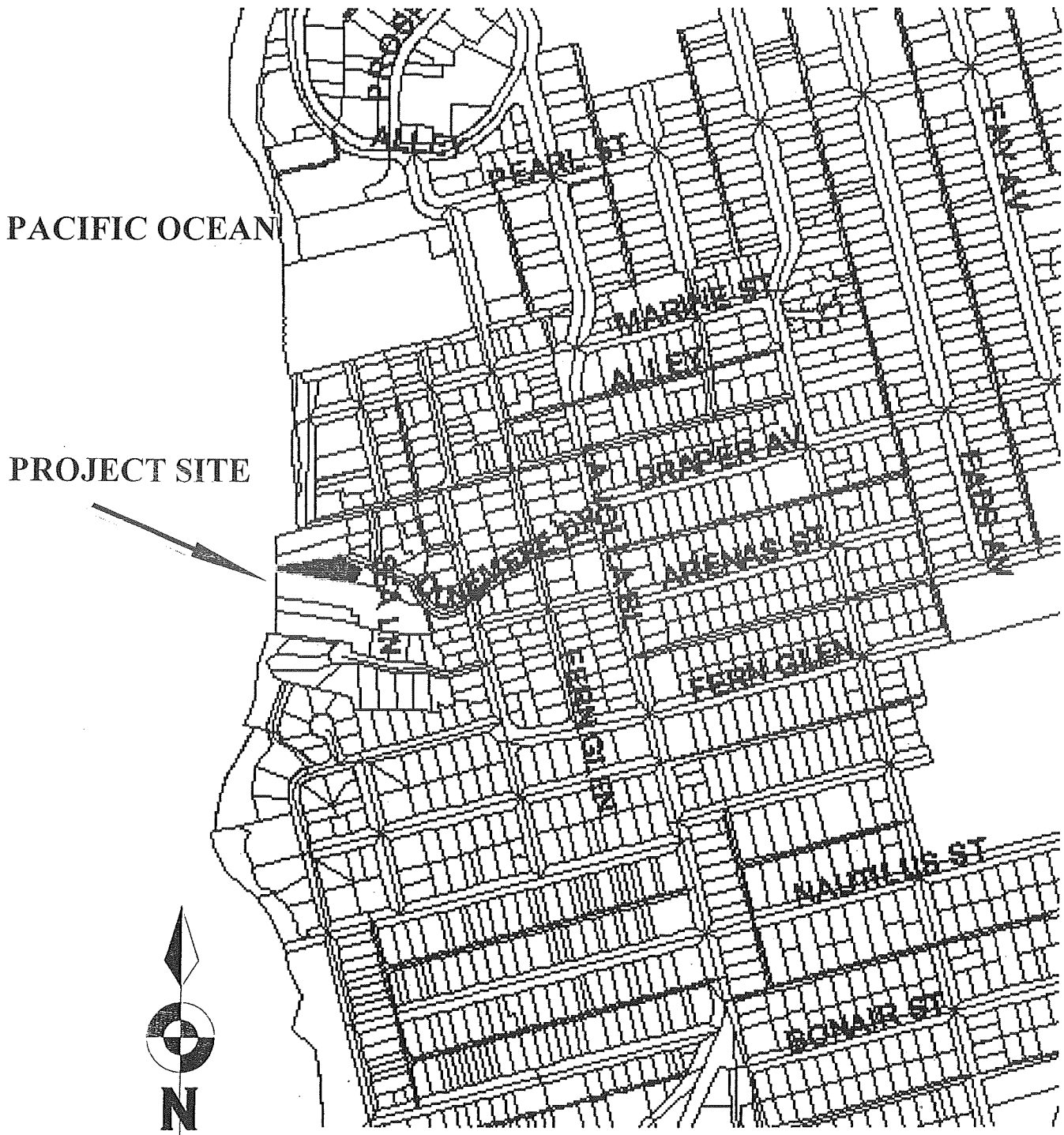
Thank you,

Walter Turek
318 Dunemere
LaJolla, Ca

Sent from my iPhone

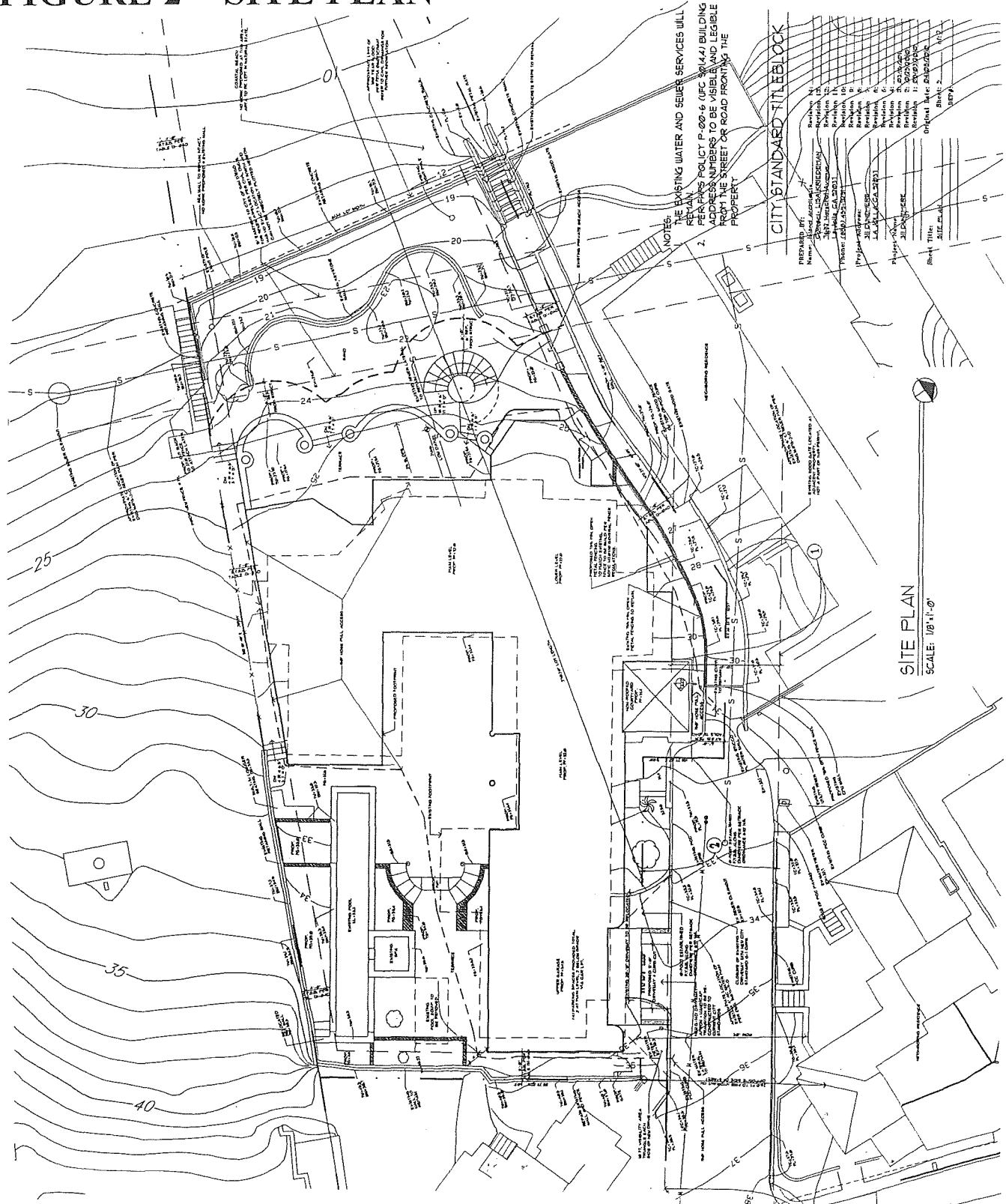
20. Comment noted. Please see Response to Comment No. 1. Construction will be challenging on this site because of the narrow street. However, with proper street control and staging the proposed construction would not result in significant mitigated environmental impacts.

FIGURE 1 – LOCATION MAP



311 DUNEMERE DRIVE
Environmental Analysis Section - Project No. 207724
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

FIGURE 2 – SITE PLAN



311 DUNEMERE DRIVE
Environmental Analysis Section - Project No. 207724
CITY OF SAN DIEGO DEVELOPMENT SERVICES



INITIAL STUDY CHECKLIST

1. Project Title/Project Number:

311 DUNEMERE DRIVE/207724

2. Lead agency name and address:

City of San Diego
1222 First Avenue, MS501
San Diego, CA 92101

3. Contact person and phone number:

Holly Smit Kicklighter/ (619) 446-5378

4. Project location:

311 Dunemere Drive, La Jolla, CA 92037, (APN No. 351-090-2400- Map 5840, Lot 1 of La Jolla Woods Subdivision), City and County of San Diego, Council District 1.

5. Project Applicant/Sponsor's name and address:

Camila van Bommel, Island Architects, 7632 Hershel Ave., La Jolla CA, 92037, 858-459-9291

6. General Plan designation:

Residential - Low (Density) (5-9 dwelling units per acre).

7. Zoning:

Residential RS-1-7 Zone of the La Jolla Community Plan, the Coastal Overlay Zone (OZ appealable area), the Coastal Height Limit OZ, the 1st Public Roadway Zone, the Parking Impact OZ, the Residential Tandem Parking Overlay OZ, and the Transit Area OZ.

8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

The proposed Coastal Development Permit (CDP) and Site Development Permit (SDP) would allow demolition of an existing 3,009-square-foot, single-family residence and

construction of a new 11,062-square-foot, two-story residence (includes a 3,668-square-foot basement area and a 692-square-foot main floor garage) on a 0.41 acre (17,844-square-foot) lot. The project would also include new hardscape, retaining walls, and relocation of the driveway. The existing pool, spa, and various walls would remain. Areas of new landscaping consistent with the City's Land Development Code, Landscape Regulations, would also be included in the project. Access to the site would remain off Dunemere Drive and the development would provide four off-street parking spaces where two parking spaces are required.

The property is located in the La Jolla Community Plan Area. The site is zoned for Residential (R-1-7) in the La Jolla Community Plan. The site is in the Appealable Coastal Zone, and Coastal Height Limit Zone where the allowed a maximum structure height is 30 feet. As such, the proposed building has been designed so as not to exceed 30 feet in height at the highest point. The project was designed in conformance with the underlying zones and is not requesting deviations or variances to the Land Development Code.

Proposed grading on the 17,844-square-foot lot would cover 6,000 square feet or 34% of the site. Excavations for the development on-site would total approximately 1,525 cubic yards with export to a City approved off-site area of 1,500 cubic yards. Grading depths would be a maximum of 12 feet to accommodate the basement area and geological remediation. New fill would be a maximum depth of 0.5 feet. Retaining walls would be a maximum height of 4 feet and extend for approximately 25 linear feet on the northern boundary to support a portion of the new basement level.

Surrounding land uses and setting: Briefly describe the project's surroundings:

The project site is located at 311 Dunemere Drive, La Jolla, CA 92037, (APN No. 351-090-2400- Map 5840, Lot 1 of La Jolla Woods Subdivision), City and County of San Diego within the La Jolla Community Plan Area, Council District 1. The site is in the Residential RS-1-7 Zone and designated for low density residential. The site is also within the Coastal Overlay Zone (appealable area), the Coastal Height Limit Overlay Zone, the 1st Public Roadway Zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Overlay Zone, and the Transit Area Overlay Zone.

The site is located west of La Jolla Boulevard, in the RS-1-7 Residential Zone, which allows no more than one unit per lot (i.e. a single family residential zone) and requires a minimum lot size of 5,000 square feet. The project site is currently developed with a single-family dwelling unit. The land is urbanized and is supplied with all utilities.

The surrounding area is designated and developed with single-family residential to the north, south and east. Dunemere Drive is located parallel with the northeast third of the

site. Both sides of Dunemere Drive are zoned RS-1-7 and are fully developed. West of the project site is beach front and the Pacific Ocean. Topographically the site ranges from approximately 12 feet above mean sea level (AMSL) at the seaward portion (rear) of the lot at the base of the existing seawall at the western beach portion of the property. The site d gently slopes up to 41.7 AMSL at the northern eastern end of the property.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Not applicable for this project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | | | | |
|-------------------------------------|------------------------------------|--------------------------|-------------------------------|--------------------------|---------------------------------|
| <input type="checkbox"/> | Aesthetics | <input type="checkbox"/> | Greenhouse Gas Emissions | <input type="checkbox"/> | Population/Housing |
| <input type="checkbox"/> | Agriculture and Forestry Resources | <input type="checkbox"/> | Hazards & Hazardous Materials | <input type="checkbox"/> | Public Services |
| <input type="checkbox"/> | Air Quality | <input type="checkbox"/> | Hydrology/Water Quality | <input type="checkbox"/> | Recreation |
| <input type="checkbox"/> | Biological Resources | <input type="checkbox"/> | Land Use/Planning | <input type="checkbox"/> | Transportation/Traffic |
| <input checked="" type="checkbox"/> | Cultural Resources | <input type="checkbox"/> | Mineral Resources | <input type="checkbox"/> | Utilities/Service System |
| <input type="checkbox"/> | Geology/Soils | <input type="checkbox"/> | Noise | <input type="checkbox"/> | Mandatory Findings Significance |

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.

- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.

- b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated", describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion. Please note, all reports and documents mentioned in this document are available for public review in the Entitlements Division on the Fifth Floor of 1222 First Avenue, San Diego.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
- a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I) AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista?

No public views and/or scenic corridors designated per the La Jolla Community Plan exist on or across the site. Therefore, the project would not result in a substantial adverse effect on a scenic vista.

- b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No such scenic resources or state scenic highways are located on, near or adjacent to the project site. Therefore, the project would not result in a substantial adverse effect on a scenic resource.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

The proposed demolition/new single family residence is not expected to generate a negative aesthetic as required heights, setbacks and articulations required per the City's Land Development Code would be adhered to. In addition, the project would be compatible with the surrounding residential development. No such impacts are anticipated.

- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Development of the residential project would comply with all current lighting and material glare standards and regulations. In addition, no substantial sources of light would be generated during project construction, as construction activities would occur during daylight hours.

II) AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

- a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The La Jolla Community Plan designates the project site as Low Density Residential (5.9 dwelling units per acre). The project is consistent with the community plan and would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance (farmland). Agricultural land is not present on the site or in the general site vicinity.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to IIa.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The La Jolla Community Plan designates the project site as Low-Density Residential Development (0-5 dwelling units per acre). The project is consistent with the community plan and would not result in the rezoning of forestland or timberland. Forestland is not present on the site or in the general vicinity.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to IIc.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The La Jolla Community Plan designates the project site as Low-Density Residential Development (5-9 dwelling units per acre). The project would not involve any changes that would affect or result in the conversion of Farmland or forestland to non-agricultural or non-forest uses. The project is consistent with the community plan. Refer to IIa and IIc.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations -
Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would replace an existing single family residence with a new single family residence and the project site is located within a neighborhood of similar residential uses. Therefore the project would not negatively impact air quality. Standard Construction Site Best Management Practices include water sprinkling of excavated soils to reduce dust levels and other measures. Such measures are enforceable per the San Diego Municipal Code Section 142.0710 which deals with off-site development impacts; therefore, no impacts would result and no mitigation is required to reduce.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The demolition and reconstruction of a single-dwelling unit is not expected to generate substantial emissions that would impact the region's air quality.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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thresholds for ozone precursors)?

The County is non-attainment under federal standards for ozone (8-hour standard). The project would include demolition and reconstruction of a single-dwelling unit; therefore no considerable ozone or PM10 would be generated from construction and operation.

- d) Expose sensitive receptors to substantial pollutant concentrations?

No sensitive receptors per the City's Significance Thresholds are located in the project vicinity.

- e) Create objectionable odors affecting a substantial number of people?

The demolition and reconstruction of a single-dwelling unit would not be associated with the creation of such odors. Refer to IIIa.

IV. BIOLOGICAL RESOURCES – Would the project:

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

The project site is not in or adjacent to any Multiple Species Conservation Program, Multi-Habitat Planning (MSCP/MHPA) areas. The site does abut a natural beach, but no sensitive plants or animals have been identified on or adjacent to the project site per the "Biological Letter Report for 311 Dunemere" (REC, June 29, 2010). The site is currently developed and surrounded by an urban neighborhood except to the west. As the development site is currently built-out, and the proposed project would lie within previous developed area, no direct habitat impacts were identified which would occur with project implementation.

The project could have an indirect effect on nesting birds on or adjacent to the site; however these impacts would be avoided through required compliance with the CA State Fish and Game Code, Section 3503.

- b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Department of Fish and Game or U.S. Fish and Wildlife Service?

The project site is urban developed and no such habitats exist on or near the site.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

There are no wetlands or waters of the US on or near the site other than the beach area which the project would have no effect on.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The project is on an urbanized lot and not part of a regional wildlife corridor. In addition, there is no potential for meaningful local wildlife movement beyond typical urban wildlife movement consisting of animals such as skunk, opossum, and raccoon, which would not be affected by the project development.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The site is not adjacent to the MHPA nor does it contain trees subject to a tree preservation policy. Therefore, the project would not conflict with any such local policies and/or ordinances such as the MHPA. In addition, no biological resources have been identified on-site and no mitigation would be required.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The site is not adjacent to a MHPA. The project would not conflict with any local

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conservation plans.

V. CULTURAL RESOURCES – Would the project:

- a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?

The purpose and intent of the *Historical Resources Regulations of the Land Development Code (LDC) (Chapter 14, Division 3, and Article 2)* is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. CEQA requires that before approving discretionary projects, the Lead Agency must identify and examine the significant adverse environmental effects, which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (Sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (Sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

Historical resources include all properties (historic, archaeological, landscapes, traditional, etc.) eligible or potentially eligible for the National Register of Historic Places, as well as those that may be significant pursuant to state and local laws and registration programs such as the California Register of Historical Resources or the City of San Diego Historical Resources Register. Historical resources include buildings, structures, objects, archaeological sites, districts, landscaping, and traditional cultural properties possessing physical evidence of human activities that are typically over 45 years old, regardless of whether they have been altered or continue to be used. The California Environmental Quality Act (CEQA) requires that before approving discretionary projects the Lead Agency must identify and examine the significant adverse environmental effects which may result from that project. Pursuant to Section 21084.1 of the State CEQA Guidelines, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

The existing home on-site was subject to Plan-Historic review as the structure is more than 45 years old (the Threshold established in the City’s Land Development Code (LDC)). Plan-Historic Staff further determined that the existing residence was designed by Master Architect Lillian Rice and was originally built in 1936. Subsequent building permit records indicate that the residence was added to and remodeled on several occasions including a full remodel in 1986. A Historic Resource Technical Report (HRTR) (Scott A. Moomjian, December 2010) was

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submitted by the applicant wherein the integrity and significance of the house was evaluated consistent with the City's adopted HRTR Guidelines and Designation Criteria Guidelines. Alterations to the house included reconstruction of the roof with a steeper pitch and roof intersections that differed from the original; new roofing material; new, thicker rafter tails with very different detailing; exterior additions; and modification of every window (which included replacement, alteration, elimination, additions; and wall restuccoing). The report concludes that the house is not significant under any designation criteria due to a lack of integrity. City Plan-Historic Staff concurred that the site is not eligible for designation for architecture or as the work of a Master Architect as the sum of the modifications caused the integrity of the original building design to be completely lost and no longer reflective of the work of the master architect.

Several notable individuals have also been associated with the property since its construction, including Dr. JT Lipe, Robert Peterson and Maureen O'Connor, and Mitt Romney. Plan-Historic Staff concurred with the HRTR that the site is ineligible for designation due to an association with a significant person or event as: Dr. Lipe does not rise to the level of a historically significant individual; Peterson and O'Connor's ownership was limited to a rental/vacation home and the site not the most representative of their achievements; and the association with Romney is too recent to be evaluated within a proper historic context.

Finally, per Plan-Historic and the HRTR, no evidence suggests that the property is significant under any remaining designation Criteria; including local Criterion A, State Criterion 1 and National Criterion A. As the house is not historically or architecturally significant under any of the above criteria, and EAS has determined that no historic buildings, sites, or objects have been identified on-site per the City's CEQA Significance Thresholds; no mitigation for historic buildings/sites/objects is required.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Many areas of San Diego County, including mesas and the coast, are known for intense and diverse prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. The site is located within mapped boundaries of historic sensitivity but is not within a ¼ mile radius of any known archaeological sites. EAS Historic Staff reviewed the California Historic Resources Information System (CHRIS) database and determined no sites are on or near the site. Furthermore based on the geology report and as built plans, staff determined that the site has been subject to extensive cut and fill

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operations from the previous development on-site. Undisturbed or any archaeological resources are therefore considered to be unlikely on-site and no mitigation is required to reduce potential impacts to any archaeological resources to below a level of significance.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

According to "Geology of San Diego Metropolitan Area, California, La Jolla, 71/2 Minute Quadrangle" (Kennedy and Peterson, 1975) and the Geotechnical Investigation (GEL, May 18, 2011), the project site is underlain by fill from unknown sources to an average depth of two feet where it is underlain by Old Paralac Deposit (formerly Bay Point Formation) and then Point Loma Formation across the site at depths of 10 feet and below. The two latter formations are considered highly sensitive with a monitoring threshold of 1,000 cubic yards to depths 10 feet or greater. The project proposes grading of 1,525 cubic yards to depths of 12 feet. Therefore paleontological monitoring is required, in accordance with the City's CEQA Significance Thresholds. Please see Section V of the MND for mitigation requirement details.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

No cemeteries, formal or informal, have been identified on the project site according the staff CHRIS search and no such resources are expected on-site; however, in the event that such resources are inadvertently found, compliance with State Law (i.e. the California Public Resources Code 5097.98, as well as the Health and Safety Code and the California Native American Graves Protection and Repatriation Act (CALNAGPRA)) would be evoked to avoid any impacts.

VI. GEOLOGY AND SOILS – Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

The project site is located within geologic Hazard Zones 44 (western half) and 53 (eastern half) as shown on the City's Seismic Safety Study Geologic Hazards Maps.

Issue	Potentially Significant Impact	Less an Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Zone 44 is considered a mostly stable formation with locally high erosion potential. Hazard Zone 53 is characterized as level or sloping with unfavorable geologic structure, and low-to-moderate risk to development. A Report of Preliminary Geotechnical Investigation and Geologic Reconnaissance (GEI May 3, 2010) was provided along with three different "Response Addendum to Cycle Issues Review" reports (GEI, October 21, 2010; February 2, 2011; and May 18, 2011). The reports addressed general issues as well as refuting the presence of a coastal bluff on-site by stating that historical photographs prior to development showed sand dunes and no coastal bluff like landforms. The addendums also discuss shoring considerations for the coastal property to minimize/prevent the effects of erosion from/and to the project.

The geotechnical report concluded that there are no known faults on or near the project site however the site is approximately 1,550 feet southeast of the concealed Muirlands Fault (which is regarded as inactive). Other faults which could affect the site include the San Andreas Fault (70 miles to the north) and the San Clemente Fault (50 miles off-shore of San Diego). The project would be required to utilize proper engineering design and utilization of standard construction practices. These project requirements would be verified at the building permit stage and would ensure that the potential for impacts from regional geologic hazards would be less than significant.

- ii) Strong seismic ground shaking?

See VIa above. No faulting was identified on-site. The project would be required to utilize proper engineering design and utilization of standard construction practices. These project requirements would be verified at the building permit stage and would ensure that the potential for impacts from regional geologic faults would be less than significant and no mitigation measures are required.

- iii) Seismic-related ground failure, including liquefaction?

See VIa and b above. According to the Report of Preliminary Geotechnical Investigation and Geologic Reconnaissance (GEI May 3, 2010) there are no known faults or any Geologic Hazard Zones associated with liquefaction potential on or near the project site. The site is however, approximately 1,550 feet southeast of the concealed Muirlands Fault (which is regarded as inactive). Other faults which could affect the site include the San Andreas Fault (70 miles to the north) and the San Clemente Fault (50 miles off-shore of San Diego). The project would be required to utilize proper engineering design and utilization of standard construction practices. These project requirements would be verified at the building permit stage and would ensure that the potential for impacts from ground failure, including liquefaction would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|-----------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The site is not considered to be in a landslide prone geologic hazard category and no mitigation for this issue is required.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Retaining walls and proper set backs from the beach edge are be required and are incorporated in the current site plan. In addition, all current waste/storm runoff prevention requirements would be applied to the project through engineering review. No erosion impacts are therefore anticipated from the demolition and reconstruction of a single unit. The site would also be landscaped in accordance with the City requirements and all storm water requirements would be met. Refer to VIa.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to VIa-iii.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The site is underlain by soils categorized as Urban Land and expansive (i.e. clayey) soils have only been identified on the site in the top layer of undocumented fill which will be removed, recompacted, and subject to modification to meet engineering stability criteria and is therefore not expected to pose an engineering problem.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No septic or alternative wastewater systems are proposed. The project site is located within an area that is already developed with existing infrastructure (i.e., water and sewer lines).

VII. GREENHOUSE GAS EMISSIONS – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The City is utilizing data from the California Air Pollution Control Officers Association (CAPCOA) report "CEQA & Climate Change" dated January 2008 as an interim threshold to determine whether a GHG analysis will be required. Based on the thresholds, which indicate that projects with 50 single dwelling units would generate 900 metric tons of GHG emissions, the demolition and reconstruction of a residence would not be expected to have a significant impact related to greenhouse gas emissions.

- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The project as proposed would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emission in that it would be constructed in an established urban area with services and facilitates available. In addition, the project is consistent with the underlying zone and land use designation.

VIII. HAZARDS AND HAZARDOUS MATERIALS -

Would the project:

- a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?

The proposed single-dwelling unit would be located within a developed residential urban setting and would not transport, use or dispose of hazardous materials beyond those used for general household cleaning and landscape maintenance.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

See VIII a.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

See VIII a. The project site is approximately within a quarter mile of the Delphi Academy, The Bishops School, and La Jolla Elementary located to the northeast; and La Jolla Senior High located to the southeast. The single family residence would not be expected to emit hazardous materials or substances that would affect any existing or proposed schools in the area.

- d) Be located on a site which is included on a list of

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The project site is not included on a list of hazardous materials locations (i.e. County of San Diego Department of Environmental Health’s Site Assessment and Mitigation Case Listing).

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within any ALUCP, Airport Environs Overlay Zone, Airport Approach Overlay Zone, or Airport Influence Zone.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not within proximity of a private airstrip.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The single residential unit is consistent with adopted land use plans and would not interfere with the implementation or physically interfere with an adopted emergency response plan or evacuation plan.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is not adjacent to native and naturalized vegetation other than unvegetated beach and the site is substantially west of any Very High Fire Hazard Zone and 300-foot Brush Management Buffer Zones (approximately 2,100 feet to the east near La Jolla Senior High). As no native brush is within 100 feet of the existing and proposed residences, a Brush Management Program was not required and no such exposures are

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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anticipated with this project.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

- a) Violate any water quality standards or waste discharge requirements?

In order to assess the potential impacts with respect to water quality, a Water Quality Technical Report (Pasco Laret Suiter, revised March 17, 2011) was completed for the project. The project has the potential to generate sediment, landscaping byproducts (pesticides and fertilizers), trash and debris, oil and grease, and bacteria and viruses. The subject site is located in the Los Penasquitos Watershed and Scripps Hydrological Unit. Runoff from the site would flow southeast at low velocity to existing City storm drains in El Camino Del Teatro, and ultimately into the Pacific Ocean in the Windansea area which is considered to be an impaired water body area for bacterial indicators according to the County Water Authority Section 303d list. Storm water flow from the project will be directed to the northwest portion of the site into a bioswale vegetated with salt grass and agave before discharge into energy dissipating rip-rap leading to the Pacific Ocean. No direct runoff will occur from the site. Any potential over-irrigation from the site will be controlled by having changing irrigation system specific to the needs of each landscape area and incorporating rain sensor shut off devices and manual shutoff. valves

Additional measures utilized on-site may include: pesticides and fertilizers used sparingly or avoided; efficient irrigation; and provision of covered trash areas. Compliance with all standard hydrology and RWCOB Storm Water measures (which are enforced with issuance of subsequent construction permits), would ensure the resultant discharge from the site would be substantially free of pollutants and sediments. As the project would not result in significant impacts to hydrology and water quality no mitigation would be required.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The project site does not require the construction of wells, the project is located in an urban area with existing public water supply infrastructure, and groundwater is not

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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utilized in this area.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

The project would not substantially increase flow rates or volumes from existing conditions and thus, would not adversely affect on- and off-site drainage patterns.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

Existing drainage patterns would remain significantly the same on-site. The project does not require the alteration of a stream or river as none are located on-site or in the vicinity.

- e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The project would be required to comply with all storm water quality standards both during and after construction using approved Best Management Practices (BMPs) which would ensure that water quality is not degraded. Project runoff would be directed into existing City storm drains following flow through landscape filtration.

- f) Otherwise substantially degrade water quality?

The project would be required to comply with all storm water quality standards both during and after construction, using appropriate Best Management Practices (BMPs) that would ensure that water quality is not degraded.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The project site is located within a Special Flood Hazard Area due to the Pacific Ocean to the west where the primary risk would be from a tsunami. The risk from tsunami is considered to be less than significant as further discussed in Section IX-j) below.

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?

The project site is located within a Special Flood Hazard Area due to the Pacific Ocean to the west however the project would not impede or redirect flood flows and no mitigation is required.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project site is located within a Special Flood Hazard Area due to the Pacific Ocean to the west where the primary risk would be from a tsunami. The risk from tsunami is considered to be less than significant as discussed below.

- j) Inundation by seiche, tsunami, or mudflow?

The lowest point of the site is on the western side of the beach at the bottom of the seawall which is located at 12 feet average mean sea level (AMSL). The top of the seawall is 19 feet AMSL and the project pad site would be set back from the seawall at approximately 31 feet AMSL. The highest recorded tsunami in San Diego was 4.6 feet high when an earthquake hit off Chile in 1960; therefore the project site is most likely too high in elevation to be inundated by tsunami. Other than the Pacific Ocean, there are no other waterbodies in the area to cause a seiche impact. Finally, the coastal area site is not adjacent to steep slopes or a flood channel area and mudflow would not affect habitable structures on-site.

X. LAND USE AND PLANNING – Would the project:

- a) Physically divide an established community?

The project proposes demolition of and reconstruction of a single-dwelling unit which would be located in a developed urban community surrounded by similar residential development. The project would not physically divide an established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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An existing single-dwelling unit would be demolished and replaced on a site which is designated for residential development by the community plan, zoned for residential development, and in an area developed with similar residential structures.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The site is in a developed residential area within an urban setting, no MHPA is on-site, and there is no conflict with any conservation plan for the site.

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The project proposes demolition and reconstruction of a single-dwelling unit on a site which is designated for residential development by the community plan and zoned for residential development. The project site is located in a developed urban community and surrounded by similar residential development. There are no mineral resources located on the project site.

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The project proposes demolition and reconstruction of a single-dwelling unit on a site which is designated for residential development by the community plan and zoned for residential development. The project site is located in a developed urban community and surrounded by similar residential development. There are no mineral resources located on the project site.

XII. NOISE – Would the project result in:

- a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Demolition and reconstruction of a single-dwelling unit would not create a permanent noise generating source, nor would the dwelling unit be subject to such noise from the adjacent uses or streets.

- b) Exposure of persons to or generation of, excessive ground borne vibration or ground borne noise levels?

Issue	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The single-dwelling unit project would not expose people to generation of vibration and or ground borne noise levels. The project site is not in close proximity to any vibrating producing uses (i.e. freeway, airport, truck routes, and railways).

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

The demolition and reconstruction of a single-dwelling unit would not create a permanent noise generating source.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?

Demolition and reconstruction of a single-dwelling unit would not expose people to a substantial increase in temporary or periodic ambient noise levels. Construction noise would result, but would be temporary in nature; in addition, the project is required to comply with the San Diego Municipal Code, Chapter 5, Article 9.5, (§59.5.0404 Construction Noise). This section specifies that it is unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays (with exception of Columbus Day and Washington's Birthday), or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise. In addition, the project would be required to conduct any construction activity so as to not cause, at or beyond the property lines of any property zoned residential, an average sound level greater than 75 decibels during the 12-hour period from 7:00 a.m. to 7:00 p.m.

- e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?

The project site is not located within an airport land use plan.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not located within the vicinity of a private airstrip.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
-

The project would include demolition and reconstruction of a single-dwelling unit. The project site is located in a developed urban community and surrounded by similar residential development. The development would not induce population growth nor require the construction of new infrastructure.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
-

No such displacement would result. Project proposes demolition and construction of a single-dwelling unit.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
-

No such displacement would result. Project proposes demolition and reconstruction of a single-dwelling unit.

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:
- i) Fire Protection
-

The project is adequately served by Fire Station 13 located at 809 Nautilus Street, would not affect existing levels of public services, and would not require the construction or expansion of a police facility.

- ii) Police Protection
-

The project is adequately served by the Police Station located at 4275 Eastgate Mall, would not affect existing levels of public services, and would not require the construction or expansion of a governmental facility.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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iii) Schools

The project would not affect existing levels of public services and would not require the construction or expansion of a school facility.

v) Parks

The project would not affect existing levels of public services and would not require the construction or expansion of a park facility.

vi) Other public facilities

The demolition and reconstruction of a single-dwelling unit would not affect existing levels of public services; therefore no new or altered government facilities would be required.

XV. RECREATION -

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The project would not adversely affect the availability of and/or need for new or expanded recreational resources.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Refer to XVa. The project does not propose recreation facilities nor require the construction or expansion of any such facilities.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The demolition and reconstruction plans for the single-dwelling unit is consistent with the community plan designation and underlying zone and would not result in any permanent increase in traffic generation or change in traffic circulation systems. Please note, EAS has determined that no public pedestrian access points are designated or available through the site from Dunemere Drive to the beach; however, public beach access is available parallel to the site along the west end which is accessible via existing pedestrian points to the north (from west terminus of Sea Lane) and south (from pedestrian path at the west terminus of Vista de la Playa).

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Demolition and reconstruction of a single-dwelling unit is consistent with the community plan designation and underlying zone and would not result in significant traffic generation, therefore not increasing level of service on the existing roadways.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Demolition and reconstruction of a single-dwelling unit is consistent with the community plan designation and underlying zone. In addition, the structure would not result in a change to air traffic patterns in that the structure would be a maximum of 30 feet in height and is not located in any airport zone area, and therefore would not create an air safety risk.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The single-dwelling unit would not create an increase in hazards resulting from design features. The project has been reviewed for compliance with applicable zones and land uses identified within the Community Plan.

- e) Result in inadequate emergency access?

Demolition and reconstruction of a single-dwelling unit would be consistent with the community plan designation and underlying zone and would not result in inadequate emergency access.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The existing and proposed residential structures are consistent with the community plan designation and underlying zone and would not result in any conflicts regarding policies, plans, or programs regarding public transit, bicycle or pedestrian facilities.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Demolition and reconstruction of a single-dwelling unit would result in standard residential consumption and is not anticipated to result in additional impacts. In addition, adequate services are available to serve the site.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Adequate services are available to serve the site and the project would not require the construction or expansion of existing facilities.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Adequate services are available to serve the site and the project would not require the construction or expansion of existing facilities.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Adequate services are available to serve the site and the project would not require new or expanded entitlements.

- e) Result in a determination by the wastewater

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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treatment provided which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Adequate services are available to serve the site; the project would not increase provider's existing commitments.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Adequate services are available to serve the site, the project would not increase waste beyond existing conditions.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Comply with federal, state, and local statutes and regulation related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Demolition and reconstruction of a single-dwelling unit would result in standard residential consumption and is not anticipated to result in new/additional impacts. The project would be required to comply with all federal, state, and local statues for solid waste disposal as they relate to the project. In addition, adequate services are available to serve the site.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE -

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

There is potential for direct impact to paleontological resources to occur with the proposed project as the site maybe underlain with significant paleontological resources. Paleontological monitoring would be required on-site. Please see Section V of the MND for further details.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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other current projects, and the effects of probable futures projects)?

The project would not have a considerable incremental contribution to any cumulative impact.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?
-

The project would have no such impacts on human beings.

INITIAL STUDY CHECKLIST

REFERENCES

I. AESTHETICS / NEIGHBORHOOD CHARACTER

- City of San Diego General Plan; City of San Diego Land Development Municipal Code
 Community Plan.
 Local Coastal Plan.

II. AGRICULTURAL RESOURCES & FOREST RESOURCES

- City of San Diego General Plan.
 U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.
 California Agricultural Land Evaluation and Site Assessment Model (1997)
 Site Specific Report:

III. AIR QUALITY

- California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.
 Regional Air Quality Strategies (RAQS) - APCD.
 Site Specific Report:

IV. BIOLOGY

- City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
 City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996.
 City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
 Community Plan - Resource Element.
 California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

- ___ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- ___ City of San Diego Land Development Code Biology Guidelines.
- ___ Site Specific Report Biological Letter Report for 311 Dunemere, REC Consultants Inc, June 29, 2010.

V. CULTURAL RESOURCES (INCLUDES HISTORICAL RESOURCES)

- X City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- X Historical Resources Board List.
- ___ Community Historical Survey:
- X Site Specific Report: In-house CHRIS search performed by Jeff Syzmanski June 2011.

VI. GEOLOGY/SOILS

- X City of San Diego Seismic Safety Study.
- ___ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- X Site Specific Report(s): Report of Preliminary Geotechnical Investigation and Geologic Reconnaissance, Romney Residential Project, Geotechnical Exploration, Inc (GEI), May 3, 2010; Response Addendum to Cycle Issues Review, Romney Residential Project, GEI, October 21, 2010; Response Addendum to Cycle Issues Review, Romney Residential Project, GEI, February 2, 2011; Response Addendum to Cycle Issues Review, Romney Residential Project, GEI, May 18, 2011.

VII. GREENHOUSE GAS EMISSIONS

- ___ Site Specific Report:

VIII. HAZARDS AND HAZARDOUS MATERIALS

- X San Diego County Hazardous Materials Environmental Assessment Listing,
- ___ San Diego County Hazardous Materials Management Division

- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.
- Airport Land Use Compatibility Plan.
- Site Specific Report:

- IX. HYDROLOGY/WATER QUALITY**
- Flood Insurance Rate Map (FIRM).
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html).
- Site Specific Report: Preliminary Hydrology Study for Romney Residence, Pasco Laret Suiter & Associates March 17, 2011, revised October 10, 2010 and June 30, 2010; Water Quality Technical Report, Pasco Laret Suiter, March 17, 2011, revised October 10, 2010 and June 30, 2010.

- X. LAND USE AND PLANNING**
- City of San Diego General Plan.
- Community Plan.
- Airport Land Use Compatibility Plan
- City of San Diego Zoning Maps
- FAA Determination

- XI. MINERAL RESOURCES**
- California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.
- Division of Mines and Geology, Special Report 153 - Significant Resources Maps.
- Site Specific Report:

XII. NOISE

- ___ Community Plan
- ___ San Diego International Airport - Lindbergh Field CNEL Maps.
- ___ Brown Field Airport Master Plan CNEL Maps.
- ___ Montgomery Field CNEL Maps.
- ___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ___ City of San Diego General Plan.
- ___ Site Specific Report:

XIII. PALEONTOLOGICAL RESOURCES

- X City of San Diego Paleontological Guidelines.
- ___ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- X Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- ___ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- ___ Site Specific Report:

XIV. POPULATION / HOUSING

- ___ City of San Diego General Plan.
- ___ Community Plan.
- ___ Series 11 Population Forecasts, SANDAG.
- ___ Other:

XV. PUBLIC SERVICES

- ___ City of San Diego General Plan.
- ___ Community Plan.

XVI. RECREATIONAL RESOURCES

- ___ City of San Diego General Plan.
- ___ Community Plan.
- ___ Department of Park and Recreation
- ___ City of San Diego - San Diego Regional Bicycling Map
- ___ Additional Resources:

XVII. TRANSPORTATION / CIRCULATION

- ___ City of San Diego General Plan.
- ___ Community Plan.
- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ___ San Diego Region Weekday Traffic Volumes, SANDAG.
- ___ Site Specific Report:

XVIII. UTILITIES

___ _____

XIX. WATER CONSERVATION

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

Created March 18, 2010

RECEIVED

ATTACHMENT 03

MAY 29 2013



City of San Diego
Development Services
1222 First Ave. 3rd Floor
San Diego, CA 92101
(619) 446-5210

Development Permit
Environmental Determination
Appeal Application

PERMIT FORM
DS-3031
OCTOBER 2012

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:

- Process Two Decision - Appeal to Planning Commission
- Process Three Decision - Appeal to Planning Commission
- Process Four Decision - Appeal to City Council
- Environmental Determination - Appeal to City Council
- Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant Please check one Applicant Officially recognized Planning Committee "Interested Person" (Per M.C. Sec. 113.0103)

Name: CREED-21 c/o Briggs Law Corporation E-mail Address: Mekaela@briggslawcorp.com
 Address: 814 Morena Blvd., Suite 107 City: San Diego State: CA Zip Code: 92110 Telephone: (619) 497-0021

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

Willard M. and Ann D. Romney (Matt Peterson, Peterson & Price)

4. Project Information

Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination:	City Project Manager:
Project 207724 (311 Dunemere)	May 15, 2013	Michelle Sokolowski

Decision (describe the permit/approval decision):
Hearing Officer certified Mitigated Negative Declaration No. 207724, adopted the Mitigation, Monitoring and Reporting

Program and approved Coastal Development Permit No. 737212 and Site Development Permit No. 737391.

5. Grounds for Appeal (Please check all that apply)

- Factual Error
- Conflict with other matters
- Findings Not Supported
- New Information
- City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

The mitigated negative declaration has not been prepared in accordance with the California Environmental Quality Act ("CEQA") or the San Diego Municipal Code. All procedural and substantive requirements of CEQA and the municipal code have not been complied with. The Hearing Officer erred in approving the project.

*Appellant is an interested person as defined in San Diego Municipal Code Section 113.0103. Appellant objected prior to the Hearing Officer's approval.

** Appellant is submitting the \$100.00 fee under protest. The San Diego Municipal Code does not authorize an appeal fee for this appeal.

***This appeal is being filed out of an abundance of caution. The subject of the appeal relates to the environmental determination. Environmental determinations are appealable to the City Council. However, the notice for this project is unclear about the appeal process and the legal authority the process is derived from.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:  Date: May 29, 2013

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

RECEIVED
MAY 29 2013
DEVELOPMENT SERVICES

BRIGGS LAW CORPORATION

San Diego Office:
814 Morena Boulevard, Suite 107
San Diego, CA 92110

Telephone: 619-497-0021
Facsimile: 619-515-6410

Please respond to: Inland Empire Office

Inland Empire Office:
99 East "C" Street, Suite 111
Upland, CA 91786

Telephone: 909-949-7115
Facsimile: 909-949-7121

BLC File(s): 1007.39

14 May 2013

Hearing Officer
Council Chambers
City Administration Building, 12th Floor
202 C Street
San Diego, CA 92101

Via Facsimile to (619) 321-3200
Via E-mail to hearingofficer@sandiego.gov
Via E-mail to msokolowski@sandiego.gov

Re: Agenda Item 5 (311 Dunemere Drive)

Dear Hearing Officer:

I am writing on behalf of CREED-21 to convey my client's opposition to the above-referenced matter because approval of the proposal would violate the California Environmental Quality Act ("CEQA").

The coastal development permit and site development permit cannot be approved without certification of an environmental document. The agenda does not include certification of an environmental document as an action being taken on this item. Furthermore, the notice indicates that this public hearing is to approve, conditionally approve, or deny an application for the permits. The notice does not say that certification of an environmental document will take place at this hearing. If you do intend certify an environmental document, the mitigated negative declaration has not been prepared in accordance with CEQA.

If for any reason your consideration of this item is not completed on the date and time noticed, please provide me with written notice of the new date and time for their consideration. I would like to receive a Notice of Final Action.

Thank you for our attention to this matter.

Sincerely,

BRIGGS LAW CORPORATION


Mekaela M. Gladden



**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MAY 15, 2013
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

***NOTE:** Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 Fth Avenue, San Diego, CA 92101.*

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk () will include consideration of the appropriate environmental document.*

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Gary Geiler

- ITEM – 1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM – 2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**
- ITEM – 3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM – 4: **NELSON DUPLEX - PROJECT NO. 296192**
City Council District: 2; Plan Area: Mission Beach

STAFF: Jeffrey A. Peterson

Coastal Development Permit (CDP) to demolish an existing single-family dwelling unit and construction of a three story, 2,557 square-foot residential duplex, a 483 square-foot garage, and accessory improvements on a 0.055-acre site. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 50-percent or more of the projected total energy consumption on site through photovoltaic technology (solar panels). The project is located at 729 Devon Court, west of Mission Boulevard and east of Ocean Front Walk. The site is in the R-S Zone in the Mission Beach Planned District within the Mission Beach Precise Plan and Local Coastal Program Area, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Airport Environs Overlay Zone (AEOZ), Airport Influence Area (AIA) for the San Diego International Airport (SDIA), the 60 decibel (dB) 1990 Community Noise Equivalent Level (CNEL) as depicted in the adopted 2004 Airport Land

HEARING OFFICER DOCKET OF MAY 15, 2013

Use Compatibility Plan (ALUCP) for SDIA, Federal Aviation Administration (FAA) Part 77 for SDIA, Parking Impact Overlay Zone (Beach Impact Area), and the Residential Tandem Parking Overlay Zone, and Council District 2.Exempt from Environmental. Report No. HO-13-041

RECOMMENDATION:

Approve

ITEM – 5: ***311 DUNEMERE DRIVE - PROJECT NO. 207724**
City Council District: 1; Plan Area: La Jolla

STAFF: Michelle Sokolowski

Coastal Development Permit and Site Development Permit to allow the demolition of the existing single-family residence and construction of a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story (above basement), single-family residence with attached garage, hardscape and retaining walls, with the existing pool, spa and other walls, including the existing seawall, to remain. The subject 0.41-acre site is located at 311 Dunemere Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program Land Use Plan area. Mitigated Negative Declaration No. 207724. Report No. HO-13-036

RECOMMENDATION:

Approve

ITEM – 6: **T-MOBILE PAC BELL MIRA MESA - PROJECT NO. 290914**
City Council District: 6; Plan Area: Mira Mesa

STAFF: Alex Hempton

Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of six (6) panel antennas façade mounted to the side of an existing building, with equipment located in an enclosure on a side of the building. The project is located at 9059 Mira Mesa Boulevard within the Mira Mesa Community Plan area. Exempt from Environmental. Report No. HO-13-038

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF MAY 15, 2013

ITEM – 7: **LINTON TENTATIVE PARCEL MAP - PROJECT NO. 291712**
City Council District: 2; Plan Area: Peninsula

STAFF: Will Zounes

Tentative Parcel Map to subdivide an existing developed single-family lot into two parcels. The 0.53-acre site is located at 3710 Alcott Street in the RS-1-4 Zone, within the Federal Aviation Administration (FAA) Part 77 area. Council District 2. Exempt from Environmental. Report No. HO-13-043

RECOMMENDATION:

Approve

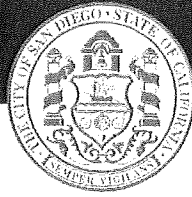
ITEM – 8: **MAYER DUPLEX - PROJECT NO. 295461**
City Council District: 2; Plan Area: Mission Beach

STAFF: Glenn Gargas

Extension of Time to a previously approved Coastal Development Permit to demolish existing four units and construct a three-story, two residential dwelling units, totaling approximately 2,929 square feet for rent on a 2,766 square foot property. The project site is located at 3458 Bayside Walk in the R-S Zone of the Mission Beach Planned District, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area Overlay Zones and within the Mission Beach Community Plan area. Exempt from Environmental. Report No. HO-13-046

RECOMMENDATION:

Approve



THE CITY OF SAN DIEGO

ATTACHMENT 0 6

DATE OF NOTICE: May 1, 2013

NOTICE OF PUBLIC HEARING HEARING OFFICER DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	May 15, 2013
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/MITIGATED NEGATIVE DECLARATION. PROCESS THREE
PROJECT NO:	<u>207724</u>
PROJECT NAME:	<u>311 DUNEMERE DRIVE</u>
APPLICANT:	Matt Peterson , Peterson & Price
COMMUNITY PLAN AREA:	La Jolla
COUNCIL DISTRICT:	District 1
CITY PROJECT MANAGER:	Michelle Sokolowski, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5278/ msokolowski@sanidiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Coastal Development Permit and Site Development Permit to allow the demolition of the existing single-family residence and construction of a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story (above basement), single-family residence with attached garage, hardscape and retaining walls, with the existing pool, spa and other walls, including the existing seawall, to remain.

The subject 0.41-acre site is located at 311 Dunemere Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program Land Use Plan area.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or

have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

The certification of an Environmental Impact Report, adoption of a Mitigated Negative Declaration or Negative Declaration may be appealed to the City Council **after an appeal of the Hearing Officer's decision is heard by the Planning Commission**. All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Planning Commission's certification/adoption of the environmental document. Please do not e-mail appeals as they will not be accepted. The proper forms are available from the City Clerk's Office, located on the second floor of the City Administration Building, 202 C Street, San Diego, CA 92101.

Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within 10 working days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego, Development Services Department. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

Submitting Project Information for Hearing Officer Consideration: Project information addressed to the Hearing Officer can be submitted to the recording secretary *prior* to the public hearing in one of the following ways:

Mail: 1222 First Ave, Mail Station 501, San Diego, CA 92101

Email: hearing_officer@sandiego.gov

Fax: (619) 321-3200

You may also contact the recording secretary at (619) 321-3208

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALDs) are also available for the meeting upon request.

Internal Order Number: 24000791

PLANNING COMMISSION
RESOLUTION NO.
COASTAL DEVELOPMENT PERMIT NO. 737212/
SITE DEVELOPMENT PERMIT NO. 737391
311 DUNEMERE DRIVE - PROJECT NO. 207724 – MMRP

DRAFT

WHEREAS, WILLARD M. AND ANN D. ROMNEY, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish the existing 3,009-square-foot, single-family residence and construct a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story above basement, single-family residence with attached garage (approximately 692 square feet), including hardscape, retaining walls, and relocation of the driveway (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for Coastal Development Permit No. 737212 and Site Development Permit No. 737391) on portions of a 0.41-acre (17,844 square feet) site;

WHEREAS, the project site is located at 311 Dunemere Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program area and Council District 1;

WHEREAS, the project site is legally described as all that portion of Playa de las Arenas, being in the First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 891, filed in the Office of the County Recorder of San Diego County, March 3, 1903, described as follows:

Commencing at a point on the southerly line of Sea Lane, distant thereon south 74° 17' west, 221.9 feet from the northeasterly corner of said Playa de las Arenas; thence south 15° 89' east 44.58 feet to the beginning of a tangent curve to the right having a radius of 112 feet; thence southerly along said curve through an angle of 16° 56' for a distance of 33.10 feet; thence south 1° 17' west 95.65 feet to the beginning of a tangent curve to the left having a radius of 13 feet; thence southeasterly along said curve, through an angle of 70° 16' for a distance of 15.94 feet; thence south 21° 01' west along the southwesterly prolongation of the radial line of aforesaid curve 24 feet to a point on a curve concave to the southwest, the center of said curve bearing south 21° 01' west 817.44 feet from said point; thence northwesterly along said curve through an angle of 3° 35' for a distance of 51.12 feet; thence north 72° 34' west 5.38 feet; thence south 17° 26' west 65.11 feet to the true point of beginning; thence north 17° 26' east 65.11 feet; thence north 72° 54' west 60 feet; thence north 17° 26' east 10 feet; thence north 72° 34' west 32.60 feet; thence south 71° 26' west 40.05 feet; thence south 82° 11' west to a point on the westerly line of Playa de las Arenas; thence southerly along said westerly line to its point of intersection with a line bearing north 83° 02' 50" west from true point of beginning; thence south 83° 02' 50" east to said true point of beginning. Excepting therefrom that

portion if any heretofore or now lying below the mean high tide line of the Pacific Ocean;
and

WHEREAS, on May 15, 2013, the Hearing Officer of the City of San Diego approved Coastal Development Permit No. 737212 and Site Development Permit No. 737391, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 29, 2013, an appeal of the Hearing Officer's decision was filed, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 27, 2013, on an appeal of the Hearing Officer's decision, the Planning Commission considered Coastal Development Permit No. 737212 and Site Development Permit No. 737391, pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated June 27, 2013, which are supported by the minutes, maps and exhibits, studies, and public testimony, all of which are incorporated herein by this reference.

FINDINGS:

Coastal Development Permit Findings – SDMC Section 126.0708(a)

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

The proposed project includes the demolition of the existing 3,009-square-foot, single-family residence and construction of a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story above basement, single-family residence with attached garage (approximately 692 square feet), including hardscape, retaining walls, and relocation of the driveway; an existing pool, spa, other walls including a seawall will remain. The 0.41-acre project site is located at 311 Dunemere Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program area

The subject property is not identified in the City's adopted Local Coastal Program Land Use Plan as an existing or proposed public accessway. There is no vertical physical

accessway legally used by the public on this property or any proposed vertical public accessway for this site.

There are three vertical public accessways and two view corridors in the vicinity: accessways and view corridors are located approximately 150 feet to the north at Sea Lane and approximately 300 feet to the north at Marine Street; a third accessway is located approximately 250 feet to the south at Vista de la Playa.

The proposed improvements will not encroach upon any existing physical accessway legally utilized by the general public. The property abuts the Pacific Ocean to the west, with the mean high tide line being the western property boundary. All proposed improvements will occur easterly of the existing seawall, which is also the boundary of the 100-year floodplain. Lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line will be offered for dedication, as a condition of permit approval. Private vertical access to the beach is located along the northerly property boundary.

The proposed improvements will not obstruct coastal or scenic views from any public vantage point and no public views to and along the ocean will be adversely impacted. The proposed development complies with all development regulations and will observe height and setback requirements. The permit has been conditioned to specify that all existing/proposed vegetation placed in the sideyards shall not exceed the requisite three foot height limit and any proposed fencing shall be a minimum of 75% open, which will enhance and protect public views.

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

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The subject property does not contain sensitive coastal bluffs, sensitive biological resources, and is not within or adjacent to the City's Multiple Species Conservation Program MHPA.

Environmentally sensitive lands in the form of a coastal beach and 100-year floodplain exist at this site. All proposed improvements will occur easterly of the existing seawall, which is also the boundary for the 100-year floodplain. Lateral beach access in the form

of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line will be offered for dedication, as a condition of permit approval.

Because all improvements will occur easterly of the environmentally sensitive lands, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The site is designated for low-density residential development (5-9 dwelling units per acre) in the La Jolla Community Plan. The proposed demolition and construction of a single-family residence conforms with this land use designation. No deviations from the development regulations are included with the project. In accordance with the goals of the certified Local Coastal Program Land Use Plan, the permit has been conditioned to require the applicant offer lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line, and to require that all existing/proposed vegetation placed in the sideyards shall not exceed the requisite three foot height limit and that any proposed fencing within these sideyards be a minimum of 75% open.

Therefore, the proposed coastal development is in conformity with the certified La Jolla Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The project site is located between the nearest public road (Dunemere Drive) and the sea. All proposed improvements will occur easterly of the existing seawall, which is also the boundary for the 100-year floodplain. Lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall

footings and mean high tide line will be offered for dedication, as a condition of permit approval. As indicated in Finding 1, above, dedicated public access points to the Pacific Ocean and the beach are located north of the site at Sea Lane and Marine Street, and to the south at Vista de la Playa. The proposed residence will have four off-street parking spaces in the attached garage (two at the main level and two below grade via a car lift inside the garage); all existing on-street parking is to be maintained.

Therefore, the proposed coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit Findings – SDMC Section 126.0504(a)

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The site is designated for low-density residential development (5-9 dwelling units per acre) in the La Jolla Community Plan. The proposed demolition and construction of a single-family residence conforms with this land use designation. No deviations from the development regulations are included with this permit. In accordance with the goals of the certified Local Coastal Program Land Use Plan, the permit has been conditioned to require lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line, and to require that all existing/proposed vegetation placed in the sideyards not exceed the requisite three foot height limit and any proposed fencing within these sideyards to be a minimum of 75% open.

Accordingly, the proposed development will not adversely affect the applicable La Jolla Community Plan and Local Coastal Program Land Use Plan.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The proposed project would comply with the development regulations in effect for the subject property as described in Coastal Development Permit No. 737212 and Site Development Permit No. 737391, as well as other regulations and guidelines pertaining to the subject property per the San Diego Municipal Code. No deviations are included

with the permit. The proposed development would comply with all applicable building and fire code requirements.

Therefore, the proposed development would not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The site is located in the RS-1-7 Zone, and no deviations are included with the permit. Conditions are included with the permit that require conformance with all application regulations. The project includes a Coastal Development Permit, as required due to the site's location in the Coastal Overlay Zone. Conditions designed to protect the coastal resources are included with the permit, as specified in the Coastal Development Permit findings.

Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Supplemental Findings--Environmentally Sensitive Lands - SDMC Section 126.0504(b)

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The subject property does not contain sensitive coastal bluffs, sensitive biological resources, and is not with or adjacent to the City's Multiple Habitat Planning Area.

Environmentally sensitive lands in the form of a coastal beach and 100-year floodplain exist at this site. All proposed improvements will occur easterly of the existing seawall, which is also the boundary for the 100-year floodplain. Lateral beach access in the form of an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line will be offered for dedication, as a condition of permit approval.

The site is therefore physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands, because all improvements will occur easterly of the location of the environmentally sensitive lands. Please also refer to Finding 2, below.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

A Report of Preliminary Geotechnical Investigation and Geologic Reconnaissance, with Addendums ("Geologic Studies"), have been prepared for the proposed project. These Geologic Studies indicate that there are no geologic hazards on or near the site that would prohibit the proposed construction. Further, a coastal bluff does not exist on this site; the area consisted of sand dunes behind and eastward of shoreline beach deposits, prior to the original development. An existing seawall, approximately six to seven feet high, is located to the west of the existing improvements, adjacent to the beach. No modifications are proposed to this existing seawall.

The site is located in two designated geologic hazard areas: Zones 44 (Coastal Bluff Zone, moderately stable) on the western 2/3 of the property and 53 (Level or sloping terrain, unfavorable geologic structure) on the eastern 1/3 of the property. However, the Geologic Studies prepared for the project indicate that "level terrain" is the only portion of the Zone 53 description that applies to the subject property. The project site has been graded as a result of prior construction of the existing residence and associated improvements on the property. Minor shoring will occur to implement the proposed project. The shoring will be located within the property line limits and not within the right-of-way. The shoring is anticipated to be cut off below the ground surface where improvements would be constructed on top or crossing the shoring, and then abandoned in place.

The Geologic Studies prepared for the project indicate the site is underlain by relatively stable formational soils and will be suited for the proposed structure and associated improvements. Incorporation of proper engineering design would ensure that the potential for geologic impacts from regional hazards would not be significant.

No further grading of the site is proposed to implement the project. No modifications are proposed for the existing seawall, and no mitigation measures are required to reduce potential impacts associated with geologic and erosional forces.

The project site is not located within the floodway or floodplain fringe overlay zones. The 100-year floodplain exist at this site, however all proposed improvements will occur

easterly of the existing seawall, which is also the boundary for the 100-year floodplain. The proposed drainage system designed for the project is consistent with relevant requirements of the City Engineer. The site is not located within a brush management zone; the proposed improvements will be required to comply with all required building code regulations, including those related to fire safety.

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

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain. Environmentally sensitive lands in the form of a coastal beach and 100-year floodplain exist at this site. All proposed improvements will occur easterly of the existing seawall, which is also the boundary for the 100-year floodplain.

Because all improvements will occur easterly of the location of the environmentally sensitive lands, the proposed development will be sited and designed to prevent adverse impacts on 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.

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain. The project is not located in the City's Multiple Habitat Planning Area, and would not impact any sensitive biological resources. Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan.

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

An existing seawall, approximately six to seven feet high, is located on the east side of the beach. All proposed improvements will occur easterly of the existing seawall, which

is also the boundary of the 100-year floodplain. The existing seawall was constructed prior the Coastal Act, as confirmed by the Coastal Commission. Historical aerials show the seawall has been in place since at least 1953. No modifications are proposed to this existing seawall. The geotechnical information prepared for the proposed project indicates this seawall is well-maintained and properly constructed, and contributes to protection of the site from infrequent inundation. The location of the planned residential construction at an elevation of over 30 feet above sea level and over 40 feet inland of the seawall, which is located at the very back of the beach, are regarded as the primary factors that will protect the residence over its estimated 75-year lifetime, and that the new home is sited such that it will be safe from threat for its estimated life in the unlikely event that the existing seawall were to fail.

The public storm water from the surrounding drainage sub-basin travels west in the Dunemere Drive right-of-way and then enters the private property of the subject project site. There is no public drainage easement on the subject project site. The permit is conditioned to record an agreement to hold the City harmless, with respect to surface drainage entering into the property from the Dunemere Drive right-of-way, to the satisfaction of the City Engineer. All storm water run-off from the Dunemere Drive right-of-way and from the subject project site discharges at the existing discharge location. The project has been designed so there is no additional storm water run-off at the existing discharge location. All storm water run-off from the Dunemere Drive right-of-way will be collected and discharged into the private drainage swale along the north property line. The proposed energy dissipater at the existing discharge location has been designed to discharge the storm water at non-erodible velocities as required by the City of San Diego Drainage Design Manual.

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

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

The proposed project includes the demolition of an existing single-family residence and the construction of a new, two-story (above basement), single-family residence with attached garage, including landscape, hardscape and retaining walls; an existing pool, spa, other walls including a seawall will remain.

The project site is underlain by fill from unknown sources to an average depth of two feet, where it is underlain by Old Paralac Deposit and then Point Loma Formation across the site at depths of 10 feet and below. The two latter formations are considered highly sensitive with a monitoring threshold of 1,000 cubic yards to depths of 10 feet or greater. The project proposes grading of approximately 1,525 cubic yards to depths of approximately 12 feet. Therefore, paleontological monitoring is required as specified within the Mitigation, Monitoring and Reporting Program prepared for the project, and as

conditioned with the permit. The implementation of this Mitigation, Monitoring and Reporting Program will ensure negative impacts will be reduced to below a level of significance. The nature and extent of all mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Coastal Development Permit No. 737212 and Site Development Permit No. 737391 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 737212 and Site Development Permit No. 737391, a copy of which is attached hereto and made a part hereof.

MICHELLE SOKOLOWSKI
Development Project Manager
Development Services

Adopted on: June 27, 2013

Internal Order No. 24000791

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000791

COASTAL DEVELOPMENT PERMIT NO. 737212/
 SITE DEVELOPMENT PERMIT NO. 737391
311 DUNEMERE DRIVE - PROJECT NO. 207724 - MMRP
PLANNING COMMISSION

DRAFT

This Coastal Development Permit/Site Development Permit is granted by the Planning Commission of the City of San Diego to WILLARD M. AND ANN D. ROMNEY, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0502. The 0.41-acre (17,844 square feet) site is located at 311 Dunemere Drive in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the Sensitive Coastal Overlay Zone (Coastal Beach), the Coastal Height Limit Overlay Zone, the First Public Roadway, the Residential Tandem Parking Overlay Zone, the Beach Parking Impact Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan and Local Coastal Program Land Use Plan area and Council District 1. The project site is legally described as: all that portion of Playa de las Arenas, being in the First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 891, filed in the Office of the County Recorder of San Diego County, March 3, 1903, described as follows:

Commencing at a point on the southerly line of Sea Lane, distant thereon south 74° 17' west, 221.9 feet from the northeasterly corner of said Playa de las Arenas; thence south 15° 89' east 44.58 feet to the beginning of a tangent curve to the right having a radius of 112 feet; thence southerly along said curve through an angle of 16° 56' for a distance of 33.10 feet; thence south 1° 17' west 95.65 feet to the beginning of a tangent curve to the left having a radius of 13 feet; thence southeasterly along said curve, through an angle of 70° 16' for a distance of 15.94 feet; thence south 21° 01' west along the southwesterly prolongation of the radial line of aforesaid curve 24 feet to a point on a curve concave to the southwest, the center of said curve bearing south 21° 01' west 817.44 feet from said point; thence northwesterly along said curve through an angle of 3° 35' for a distance of

51.12 feet; thence north $72^{\circ} 34'$ west 5.38 feet; thence south $17^{\circ} 26'$ west 65.11 feet to the true point of beginning; thence north $17^{\circ} 26'$ east 65.11 feet; thence north $72^{\circ} 54'$ west 60 feet; thence north $17^{\circ} 26'$ east 10 feet; thence north $72^{\circ} 34'$ west 32.60 feet; thence south $71^{\circ} 26'$ west 40.05 feet; thence south $82^{\circ} 11'$ west to a point on the westerly line of Playa de las Arenas; thence southerly along said westerly line to its point of intersection with a line bearing north $83^{\circ} 02' 50''$ west from true point of beginning; thence south $83^{\circ} 02' 50''$ east to said true point of beginning. Excepting therefrom that portion if any heretofore or now lying below the mean high tide line of the Pacific Ocean.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing 3,009-square-foot, single-family residence and construct a new, approximately 11,062 square-foot, single-family residence with attached garage, including hardscape, retaining walls, landscaping, and relocation of the driveway, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 27, 2013, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing 3,009 square-foot, single-family residence;
- b. Construction of a new, approximately 11,062-square-foot (approximately 7,394 square feet included in gross floor area, with approximately 3,668 square feet exempt), two-story above basement, single-family residence with attached garage (approximately 692 square feet), hardscape, retaining walls, and relocation of the driveway;
- c. Existing pool, spa and other walls, including the existing seawall, to remain;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking in new, attached garage; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

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

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals, whichever is later.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable,

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 207724, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 207724 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Paleontological Resources

ENGINEERING REQUIREMENTS:

15. The project proposes to export approximately 1,500 cubic yards of material from the project site outside of the Coastal Overlay Zone. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
16. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
17. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is consistent with Exhibit 'A,' satisfactory to the City Engineer.
18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard 12 feet wide SDG-162 Concrete Driveway for Confined Right-of-Way, adjacent to the site on Dunemere Drive.
19. Prior to the issuance of any building permits, the Owner/Permittee shall record agreements to hold the City Harmless with respect to surface drainage entering into the property from the Dunemere Drive right-of-way, to the satisfaction of the City Engineer.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement with the City of San Diego for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
22. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
23. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMPs) on the final construction drawings, consistent with the approved Water Quality Technical Report.

GEOLOGY REQUIREMENTS:

24. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or

update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to the issuance of any construction permit.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, including the native vegetation as preferred by the California Coastal Commission, on file in the Office of the Development Services Department. Construction plans shall provide a minimum root zone of 40 square feet in area unencumbered by utilities and hardscape for all trees pursuant to San Diego Municipal Code section 142.0403.

26. All required landscape shall be maintained in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

28. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy, whichever occurs earlier.

29. All existing/proposed vegetation placed in the sideyards shall not exceed the requisite three foot height limit, and any proposed fencing within the sideyards shall be a minimum of 75% open so as to not obstruct any public or pedestrian views.

PLANNING/DESIGN REQUIREMENTS:

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

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

32. All proposed fences and walls shall comply with the fence regulations in SDMC Chapter 14, Article 2, Division 3, in addition to complying with Condition 29, above.

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

34. Prior to issuance of any construction permit, an easement for public access and passive recreational uses located between the existing seawall footings and mean high tide line, as identified on Exhibit "A," shall be offered for dedication as a public easement.

35. No construction for the project shall take place within the parameters of the beach area between Memorial Day weekend and Labor Day of any year. Construction equipment and staging areas should not encroach onto or obstruct public beach areas adjacent to the subject property.

WATER AND WASTEWATER REQUIREMENTS:

36. All proposed public water and sewer facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

37. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate above ground private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not allow the required BFPDs to be located below grade or within the structure.

38. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

39. Prior to connecting to any existing sewer lateral, the Owner/Permittee shall have the connection closed circuit television inspected by a California Licensed Plumbing Contractor to verify lateral is in good working condition and free of all debris. Utilization of existing sewer lateral is at the sole risk and responsibility of the Owner/Permittee to ensure that the lateral is functional.

40. Prior to the issuance of any building permits, the Owner/Permittee shall enter into an Encroachment Maintenance and Removal Agreement (EMRA) with the City for all proposed improvements of any kind, including utilities, landscaping, the existing Star Pine tree, enriched paving, and electrical conduits to be installed within the public right-of-way or public easement.

41. No trees may be located within ten feet of any sewer facilities or in any sewer access easement.

42. No shrubs exceeding three feet in height at maturity may be located within 10 feet of any sewer main or within access or sewer easements.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on June 27, 2013, by Resolution No. _____.

CDP No. 737212/SDP No. 737391
Date of Approval: June 27, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

MICHELLE SOKOLOWSKI
Development Project Manager

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

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

WILLARD M. ROMNEY
Owner/Permittee

By _____
Willard M. Romney

ANN D. ROMNEY
Owner/Permittee

By _____
Ann D. Romney

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

RESOLUTION NUMBER R-_____

ADOPTED ON JUNE 27, 2013

WHEREAS, on April 9, 2010, WILLARD M. AND ANN D. ROMNEY submitted an application to Development Services Department for a Coastal Development Permit and Site Development Permit for the 311 Dunemere Drive project; and

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

WHEREAS, the issue was heard by the Hearing Officer on May 15, 2013; and

WHEREAS, the Hearing Officer's decision was appealed, the matter was set for a Public Hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on June 27, 2013; and

WHEREAS, the Planning Commission considered the issues discussed in Mitigation Negative Declaration No. 207724 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the

environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Planning Commission in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project No. 207724.

By: _____
Michelle Sokolowski, Development Project Manager

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

COASTAL DEVELOPMENT PERMIT NO. 737212/
SITE DEVELOPMENT PERMIT NO. 737391

PROJECT NO. 207724

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 207724 shall be made conditions of Coastal Development Permit No. 737212 and Site Development Permit No. 737391 as may be further described below.

A. GENERAL REQUIREMENTS – PART I**Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II**Post Plan Check (After permit issuance/Prior to start of construction)**

- 1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Paleontologist

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call RE and MMC at **858-627-3360**

- 2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) 207724, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

- 3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable for this project.

- 4. MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction

schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS: The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

[List all and only project specific required verification documents and related inspections table below]

<i><u>Issue Area</u></i>	<i><u>Document submittal</u></i>	<i><u>Assoc Inspection/Approvals/ Notes</u></i>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction Meeting
Paleontology	Paleontology Reports	Paleontology Site Observation
Bond Release	Request for Bond Release letter	Final MMRP Inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

1. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

2. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation

and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

3. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.

- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

4. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Section 3 - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section 3 - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section 3-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

5. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

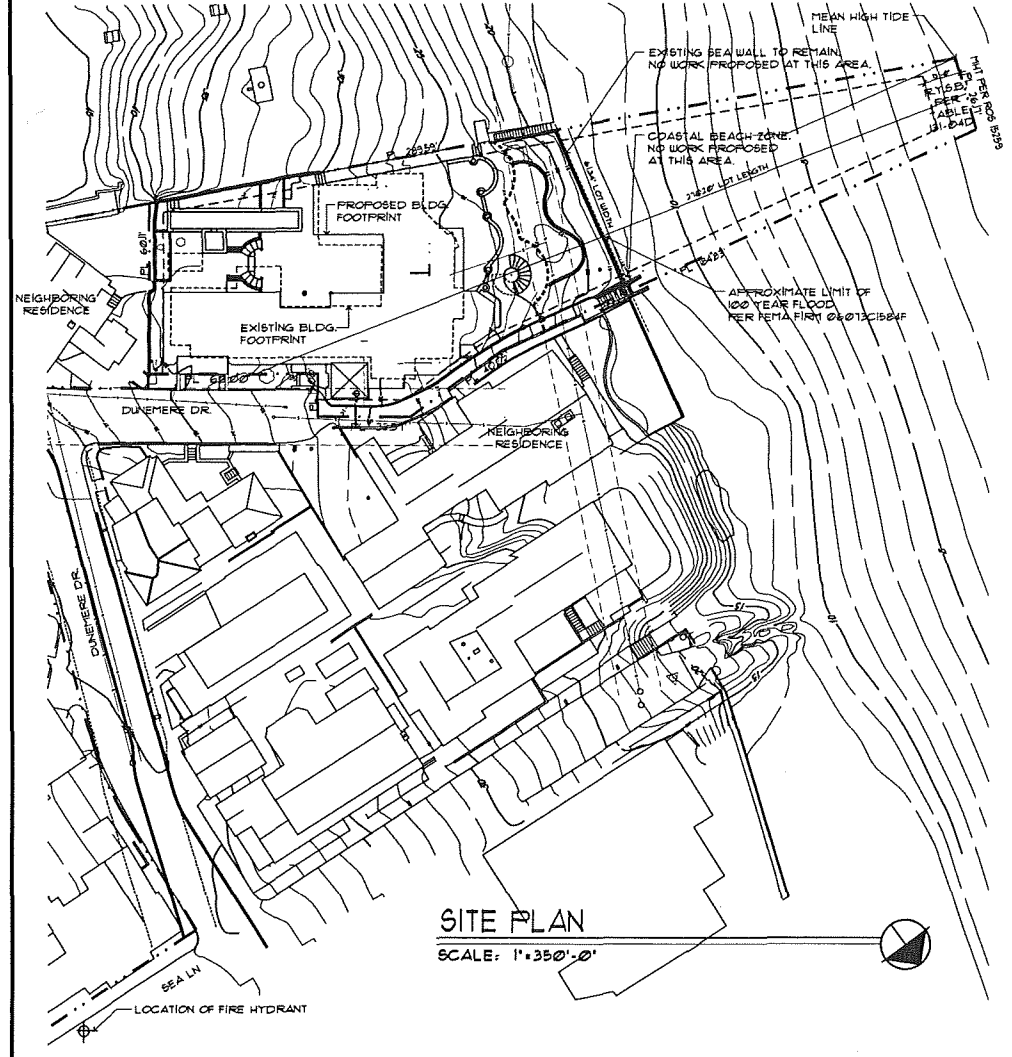
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

311 DUNEMERE RESIDENCE

COASTAL SUBMITTAL
APRIL 8, 2010.



SITE PLAN
SCALE: 1" = 35'-0"

SETBACK INFO / CALC'S

TOTAL STREET FRONTAGE:	75'-0"
LOT DEPTH FROM MID-POINT OF STREET FRONTAGE:	210'-2"
AVERAGE LOT WIDTH FROM MID-POINT OF LOT DEPTH:	613'-4"
SETBACK CALC'S:	
613'-4" x 0.875 (5.8' MULTIPLIER)	531' REG.
4' INT. 5.75 (5.8' REQUIRED)	531' NORTH SIDE 5.8' REQUIRED
TOTAL PROVIDED:	10'-0"

DEVELOPMENT SUMMARY
(Additional information for the General Project Permit Application)

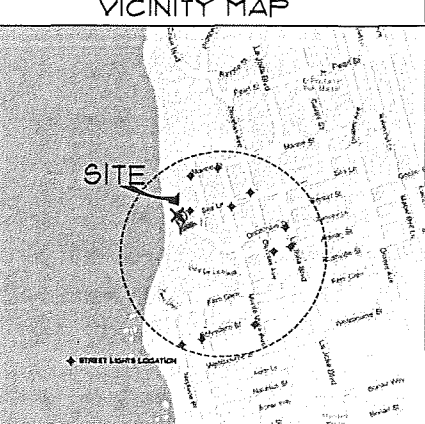
City of San Diego

1. SUMMARY OF REQUEST:
DEMOLITION OF EXISTING 3,009 SF HOUSE.
CONSTRUCTION OF NEW TWO STORY SINGLE-FAMILY RESIDENCE.
INCLUDING HARDSCAPE, RETAINING WALLS, AND RELOCATION OF DRIVEWAY, EXISTING POOL, SPA, AND VARIOUS WALLS TO REMAIN.

2. STREET ADDRESS:
311 DUNEMERE
(Check one) N S E W
Between Sea Lane and Dunemere

3. SITE AREA:
Total Site Area (gross): 0.41 Ac. 17,844 Sq. Ft.
Net Site Area: 0.41 Ac. 17,844 Sq. Ft.
(Net site area includes required streets and public dedications)

4. COVERAGE DATA:
Total Building Area (ground floor): 0.108 Ac. 4,730 Sq. Ft.
Total Landscape Open Space Area: 0.223 Ac. 9,702 Sq. Ft.
Total Hardscape Paved Area: 0.078 Ac. 3,412 Sq. Ft.
Allowed Floor Area Ratio (FAR) 0.47 Proposed (GFA) 8,199 Sq. Ft.
Proposed Floor Area Ratio (FAR) 0.41



CONSULTANTS

ARCHITECTS Tony CRISAFI, Drexel PATTERSON 161 AND ARCHITECTS 1632 Historical Avenue La Jolla, California 92031 PH: 858.499.9291 FAX: 858.499.9291 Project Manager: LISA KRIEDEMAN	SURVEY CIVIL ENGINEER FASCO, LARET SUITER & ASSOCIATES 555 N. HWY. 101 SUITE A Solana Beach, California 92078 PH: 858.549.1222 FAX: 858.549.1624 Contact: JUSTIN SUITER
LANDSCAPE ARCHITECT THERESA CLARK STUDIO 34202 Sepulveda Avenue Capitlan Beach, California 92624 Phone: 949-248-5404 FAX: 949-248-9190 Contact: THERESA CLARK	SOILS ENGINEER GEO TECHNICAL EXPLORATION 1420 TRADE STREET San Diego, California 92101 PH: 858.549.1222 FAX: 858.549.1624 Contact: LES REED

PROJECT INFORMATION (S.D.M.C.)

	COVERAGE IN GFA	PERCENT FROM GFA
LOWER LEVEL (BASEMENT EXCEPT FROM GFA)	1,116 SF	3,415 SF
MAIN LEVEL (NON-ROOFED ENTRY GY AND EXCEPT FROM GFA)	4,488 SF	193 SF
UPPER LEVEL	1,780 SF	
GROSS FLOOR AREA	7,384 SF	3,608 SF
TOTAL FLOOR AREA	11,662 SF	
GARAGE FLOOR AREA 628 SF (INCLUDED IN MAIN LEVEL OF GFA ABOVE)		
GROSS SITE AREA	17,844 SF	
PROPOSED FAR (PER REVISED SITE AREA)	0.41	
ALLOWED FAR	0.41	
TERRACE	1,343 SF	

5. DENSITY (Residential)

Maximum no. dwelling units allowed per zone:	1
Number of existing units to remain on site:	0
Number of proposed dwelling units on site:	1
Total number of units provided on the site:	1

6. YARD SETBACK

Front Yard: (to sidewalk, setback to street)	Required 0 Ft.	Proposed 3 Ft.
Street Side Yard:	Required N/A Ft.	Proposed N/A Ft.
Interior Yard(s):	Required 4 Ft.	Proposed 4 Ft.
Interior Yard(s):	Required 4 Ft.	Proposed 4 Ft.
Interior Yard(s):	Required 5.81 Ft.	Proposed 6 Ft.

7. PARKING

Parking Criteria: Residential
 Commercial
 Industrial
 Mixed Use
 Other

Total number of spaces required by zone: 2
Total number of spaces provided on-site: 4 spaces
Commercial Development: 0 spaces
One space per: 2.00 Sq. Ft. GFA = 0.50 spaces

PROJECT INFORMATION (S.D.M.C.)

GROSS SITE AREA:	17,844 SF	100%
BUILDING PRINT:	4,488 SF	25%
HARDSCAPE:	4,602 SF	26%
LANDSCAPE:	8,754 SF	49%

APPROVALS

COASTAL DEVELOPMENT PERMIT *
SITE DEVELOPMENT PERMIT *
DEMOLITION PERMIT *
GRADING PERMIT P15 *
RET. WALL PERMIT *
BUILDING PERMIT *

BUILDING HEIGHT:
EXISTING BUILDING HT. = 49'-4"
PROPOSED BUILDING HT. = 8'-4" (THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE FOR GRADE DIFFERENTIAL TOTALING 40'-0" ABOVE GRADE. SEE EXTERIOR ELEVATIONS AND BUILDING SECTIONS.)

NUMBER OF STORIES:
EXISTING BUILDING = 2 STORIES
PROPOSED BUILDING = 2 STORIES

PLAN ANALYSIS

TYPE OF CONSTRUCTION
TYPE V-1/F

APPLICABLE CODES

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

UNIFORM BUILDING CODE
UNIFORM PLUMBING CODE
UNIFORM MECHANICAL CODE
NATIONAL ELECTRICAL CODE

THIS PROJECT SHALL COMPLY WITH THE 2008 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24) WHICH ADOPTS THE 1991 UBC/LSC, AND THE 2008 NEC.

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 1933 NB)

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

DRAWING INDEX

DWG #	DRAWING TITLE
TJ	TITLE SHEET
CJ	TOPOGRAPHY MAP
C2	FREELIMINARY GRADING & DRAINAGE PLAN
L2J	LANDSCAPE PLANTING PLAN
A1J	SITE PLAN
A2J	NOTED LOWER LEVEL PLAN
A2J	NOTED MAIN LEVEL PLAN
A2J	NOTED UPPER LEVEL PLAN
A2J	ROOF PLAN
A4J	EXTERIOR ELEVATIONS
A4J	EXTERIOR ELEVATIONS
A5J	BUILDINGS/SITE SECTIONS

ABBREVIATIONS

A AND	CONCRETE MASONRY UNIT	FAU FORCED AIR UNIT	H/M HOLLOW METAL	N/P NOTICE TO PROCEED	REFR. REFRIGERATOR	T. TREAD
∠ ANGLE	CONTR. COUNTER	F.D. FLOOR DRAIN	HORIZ. HORIZONTAL	N.T.S. NOT TO SCALE	REV. REVERSE	T.B. TRUSS BRACKET
@ AT	CONC. CONCRETE	F.F. FINISH FLOOR	HT. HEIGHT	O/O OVER	REIN. REINFORCE, REINFORCED	T.C. TELEPHONE
C CENTERLINE	COL. COLUMN	F.F. FINISH FLOOR	HVAC HEATING VENTILATING	O/R OVER ROLL	REG. REGISTER	T.C. TEMPERED GLASS
∅ DIAMETER OR ROUND	CONC. CONNECTION	F.G. FINISH GRADE	HORIZ. HORIZONTAL	OBS. OBSOLETE	RES. RESISTANT	TER. TERRAZZO
∅ PHASE (ELECTRICAL)	CONSTR. CONSTRUCTION	F.H. FIRE HYDRANT	ID. INSIDE DIAMETER	O.C. ON CENTER	R.G. RESILIENT	T.G. TONGUE AND GROOVE
# FOUND OR NUMBER	CONT. CONTINUOUS	F.N. FINISH	INSUL. INSULATION	O.D. OUTSIDE DIAMETER	R.G. RAILING	THK. THICK
(E) EXISTING	CEN. CENTER	F.F. FINISH	INT. INTERIOR	O.D. OVERFLOW DRAIN	R.O. ROUGH OPENING	THRESH. THRESHOLD
AB. ANCHOR BOLT	CTR. COUNTERSUNK	F.F. FINISH	JT. JOINT	OFF. OFFICE	R.O. ROUGH OPENING	T.O.C. TOP OF CURB
ADV. ABOVE	CTSK. COUNTERSUNK	F.F. FINISH	KIT. KITCHEN	O.H. OVER-HEAD	R.O. ROUGH OPENING	TOP OF PAVEMENT
ACOB. ACoustICAL	D. DRYER	F.F. FINISH	L. LINEN	O.H.C. OVER-HEAD CABINET	R.V. RAIN WATER LEADER	T.P.D. TELEVISION
AD. AREA DRAIN	DBL. DOUBLE	F.F. FINISH	L.A.V. LAVATORY	OPNG. OPENING	ROOF VENT	T.V. TYPICAL
ADJ. ADJUSTABLE	DEPT. DEPARTMENT	F.F. FINISH	LAV. LAVATORY	OPP. OPPOSITE	S.C. SOUTH	UNF. UNFINISHED
AF. ABOVE FINISH FLOOR	DET. DETAIL	F.F. FINISH	L.A.V. LAVATORY	P.C. FULL CHAIN	S.C. SCHEDULE	UND. UNDERGROUND
AGGR. AGGREGATE	DF. DRINKING FOUNTAIN	F.F. FINISH	L.T. LIGHT	PL. PROPERTY LINE OR PLATE	S.D. STORM DRAIN	UNO. UNLESS NOTED OTHERWISE
ALUM. ALUMINUM	DI.A. DIMENSION	F.F. FINISH	L.V. LOW VOLTAGE	FL. FLOOR	SEC. SECTION	W. UNFINISHED
APPROX. APPROXIMATE	DOOR DOOR	F.F. FINISH	L.V. LOW VOLTAGE	FL. SH. FLOOR SHELF	SEC. SECTION	W. UNFINISHED
ARCH. ARCHITECT	DOOR DOOR	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
ARCH-L. ARCHITECTURAL	DR. DOOR	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
ASPH. ASPHALT	DB. DOWNSPOUT	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
B. BOARD	DISH WASHER	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
B.I. BUILT IN	DRAWING	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
BITUM. BITUMINOUS	DUR. DRAWER	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
BLDG. BUILDING	E. EAST	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
BLK. BLOCK	E.A. EACH	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
BLKG. BLOCKING	E.J. EXPANSION JOINT	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
BLT. BOLT	E.I.B. EXTERIOR INSULATION FINISH SYSTEM	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
BT. BEAM	ELEC. ELECTRICAL	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
BT. BOTTOM	ENCL. ENCLOSED	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
C. CONDUIT	ELEC. ELECTRICAL	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
CAB. CABINET	ELEC. ELECTRICAL	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
C.B. CATCH BASIN	ELEC. ELECTRICAL	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
CEM. CEMENT	ELEC. ELECTRICAL	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
CER. CERAMIC	ELEC. ELECTRICAL	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
CAST IRON	ELEC. ELECTRICAL	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
CELLING	ELEC. ELECTRICAL	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
CLG. CALLING	ELEC. ELECTRICAL	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
CLO. CLOSET	ELEC. ELECTRICAL	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF
CLR. CLEAR	ELEC. ELECTRICAL	F.F. FINISH	L.V. LOW VOLTAGE	FL. STR. PLASTER	SH. SHELF	W.P. WATERPROOF

SYMBOLS AND LEGEND

ELEVATION MARKER
ELEVATION MARKER
DIRECTION OF VIEW
SHEET THAT ELEVATION APPEARS ON

DETAIL MARKER
DETAIL LETTER CORRESPONDS TO THE DRAWING
SHEET THAT DETAIL APPEARS ON

SECTION MARKER
DETAIL LETTER CORRESPONDS TO THE DRAWING
DIRECTION OF CUT
SHEET THAT SECTION APPEARS ON

KEYNOTE MARKER
KEYNOTE NUMBER

WINDOW TYPE INDICATOR
WINDOW TYPE NUMBER

DOOR TYPE INDICATOR
DOOR TYPE NUMBER

MATCH LINE/DATUM POINT
MATCH LINE/DATUM POINT

REVISION INDICATOR
REVISION INDICATOR
REVISION NUMBER

REVISION INDICATOR
REVISION INDICATOR
REVISION NUMBER

WALLS
WALLS
CONCRETE
CONCRETE MASONRY UNIT (CMU)

OTHER
OTHER
GLASS
FLUOWOOD
CONT. WOOD BLDG. BLDG. BETWEEN MEMBERS
INSULATION (BATT OR BLANKET)
INSULATION (RIGID)
PLASTER OR GYPSUM BOARD (AS NOTED)
T/E (GLASS INSULATED OR PAVED)

CITY STANDARD TITLE BLOCK

PREPARED BY: Island Architects

Name: Island Architects

Address: 6732 Herschel Avenue
La Jolla, CA 92031

Phone: (858) 499-9291

Project Address: 311 DUNEMERE
La Jolla, CA 92031

Project Name: 311 DUNEMERE

Sheet: 1 of 12

Original Date: 08/08/10

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: 03/16/10
Revision 2: 10/15/10
Revision 1: 08/03/10

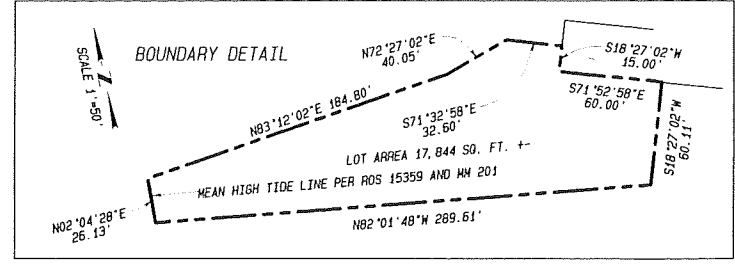
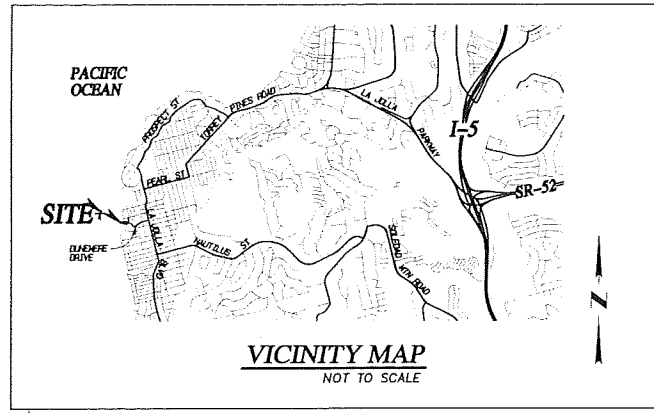
DLP: _____

ISLAND ARCHITECTS
TONY CRISAFI, AIA
DREX PATTERSON, AIA
7632 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL: 858.456.0351

T.1
TITLE SHEET

311 DUNEMERE
LA JOLLA, CA 92037

TOPOGRAPHIC SURVEY FOR: 311 DUNEMERE DRIVE LA JOLLA, CA 92037



- ### EASEMENTS PER CHICAGO TITLE COMPANY
- ORDER NO. 930016224-150, DATED DECEMBER 15, 2009
- ① 20' SEWER EASEMENT PER DOC. RECORDED MARCH 27, 1929 IN BOOK 1607 PAGE 171 OF DEEDS
 - ② 30' CITY OF SAN DIEGO ROADS, SEWER & WATER EASEMENT PER DOC. RECORDED JANUARY 20 1932 IN BOOK 79, PAGE 105 OF DEEDS
 - ③ 20' WATER & SEWER EASEMENT PER DOC. RECORDED MARCH 3, 1929 IN BOOK 1636, PAGE 295 OF DEEDS
 - ④ 20' SOGGE EASEMENT PER DOC. RECORDED OCTOBER 22, 1929 IN BOOK 1696, PAGE 323 OF DEEDS
 - ⑤ 20' EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH CO. PER DOC. RECORDED MARCH 28, 1930, IN BOOK 1764, PAGE 19 OF DEEDS
 - ⑥ 6' EASEMENT TO CITY OF SAN DIEGO FOR SEWER PIPELINES PER DOC. RECORDED MARCH 30, 1928, IN BOOK 1171, PAGE 436 OF DEEDS, HAS NO EXACT LOCATION SET FORTH AND CAN NOT BE PRECISELY PLOTTED HEREON.

LEGEND

	EX BUILDING WALL
	EX SITE WALL
	EX RETAINING WALL
	PALM TREE
	HARDSCAPE
	CURB
	FENCE
	CONTOUR LINE
	PROPERTY BOUNDARY
	EXISTING EASEMENT LINE
	EXISTING SEWER MAIN
	EXISTING WATER MAIN

OWNER:
WILLARD M. ROMNEY & ANN D. ROMNEY

ADDRESS:
311 DUNEMERE DRIVE
LA JOLLA, CA 92037

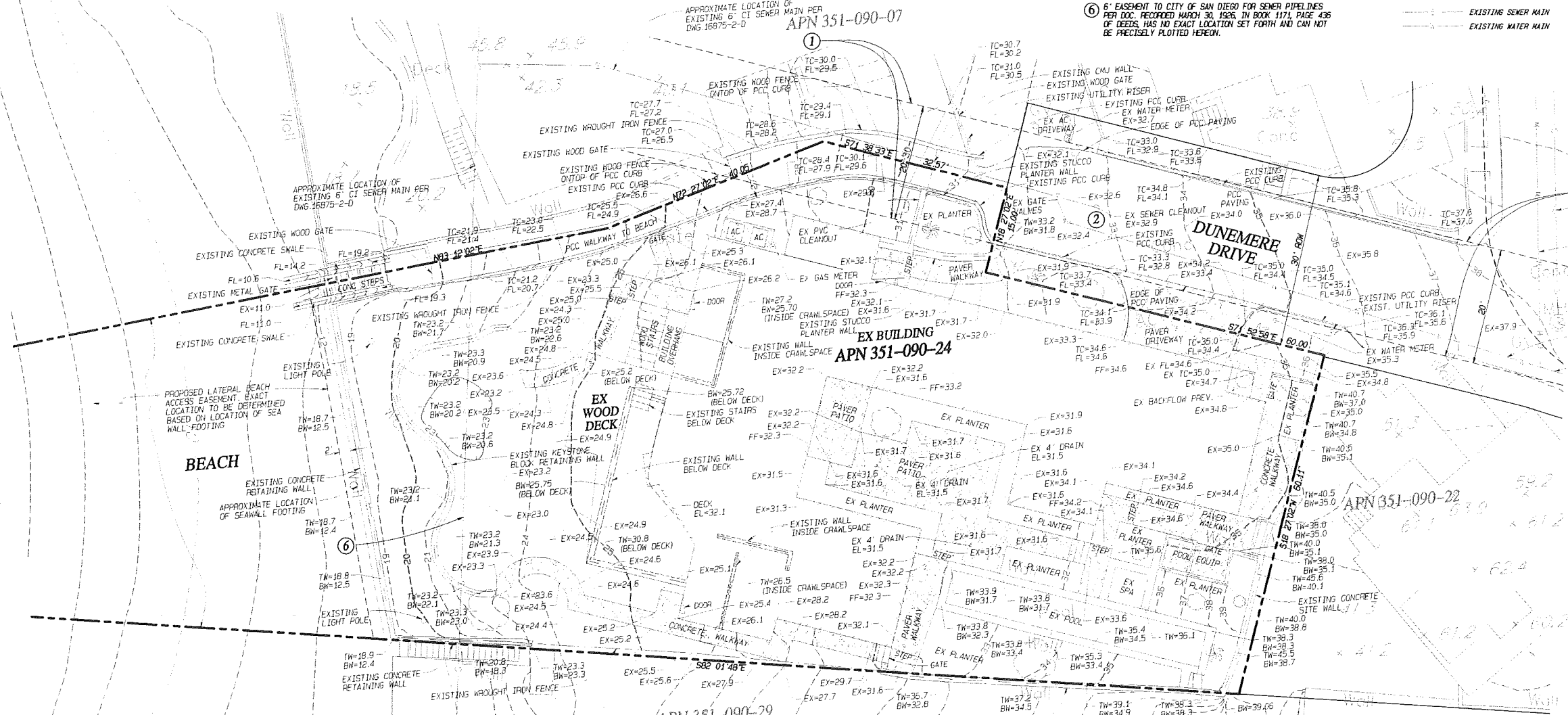
APN:
351-090-24

BENCHMARK:
BRASS PLUG AT NE CORNER OF INTERSECTION OF MONTE VISTA AVE AND ARENAS ST
ELEV. 52.254

LEGAL DESCRIPTION:
PORTIONS OF PLAYA DE ARENAS & PORTIONS OF UNNAMED LOT PER DEED RECORDED MAY 30, 2008 AS DOC 2008-291185

PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
535 N. COAST HWY 101, SUITE A
SOLANA BEACH, CA 92075
858-259-8212

DATE: DECEMBER 18, 2009



③ ④ ⑤ APPROXIMATE LOCATION OF EXISTING 6" CI SEWER MAIN PER DWG. 16875-7-D

APPROXIMATE LOCATION OF EXISTING 8" AC WATER MAIN PER DWG. 16875-11-D

EX SEWER MANHOLE

APPROXIMATE LOCATION OF EXISTING 4" AC WATER MAIN PER DWG. 16875-11-D

APPROXIMATE LOCATION OF EXISTING 8" AC WATER MAIN PER DWG. 16875-11-D



JOSEPH C. YUHAS LS 5211 DATE

PREPARED BY: Name: PASCO LARET SUITER & ASSOC. 525 N. HWY 101, SUITE A SOLANA BEACH, CA 92075 Phone: (858) 259-8212	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: March 17th, 2011 Revision 2: October 25th, 2010 Revision 1: July 7th, 2010
Project Address: 311 DUNEMERE DRIVE LA JOLLA, CA 92037	Original Date: April 8th, 2010
Project Name: 311 DUNEMERE DRIVE	Sheet: 3 of 12
Sheet Title: PRELIMINARY GRADING PLAN	DEP#:

PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 N Coast Highway 101 Ste A Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | plsengineering.com

NOTES:

1. THE EXISTING WATER AND SEWER SERVICES ARE TO REMAIN.
2. 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.
3. 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.
4. 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 APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
5. ROOF DRAINS SHALL BE DIRECTED TO BMP LANDSCAPE AREAS PRIOR TO LEAVING THE SITE.
6. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL RECORD A HOLD THE CITY HARMLESS AGREEMENT, FROM OR CONNECTED TO, STORM WATER DRAINAGE BEING HANDLED OFF-SITE ON PRIVATE PROPERTY.
7. ALL STORM WATER RUN-OFF FROM THE DUNEMERE DRIVE RIGHT-OF-WAY SHALL BE COLLECTED AND DISCHARGED INTO THE PRIVATE DRAINAGE SWALE ALONG THE NORTH PROPERTY LINE OF THE SUBJECT PROJECT.
8. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL RECORD A HOLD THE CITY HARMLESS AGREEMENT, FROM OR CONNECTED TO, SURFACE DRAINAGE ENTERING INTO THE PROPERTY FROM THE DUNEMERE DRIVE RIGHT OF WAY.

PRELIMINARY GRADING AND DRAINAGE PLAN
311 DUNEMERE DRIVE LA JOLLA, CA 92037

SITE INFORMATION:

OWNER: WILLARD & ANN ROONEY
 SITE ADDRESS: 311 DUNEMERE DR., LA JOLLA, CA 92037
 APN: 351-090-24
 SITE AREA: 17,844 SF (0.41 AC)

GRADING TABULATIONS:

TOTAL AMOUNT OF SITE TO BE GRADED: AREA 6,000 SF OR 34% OF TOTAL SITE. AMOUNT OF CUT: 1525 CUBIC YARDS AND MAXIMUM DEPTH OF CUT: 12 FEET. (FOR BASEMENT). AMOUNT OF FILL: 25 CUBIC YARDS AND MAXIMUM DEPTH OF FILL: 0.5 FEET. AMOUNT OF EXPORT SOIL: 1500 CUBIC YARDS.

EARTHWORK QUANTITIES INCLUDE EXCAVATION FOR BUILDING AND SITE GRADING AS SHOWN ON THIS PLAN. QUANTITIES DO NOT INCLUDE REMEDIAL GRADING.

TOPOGRAPHY:

PASCO LARET SUITER & ASSOCIATES
 535 N. COAST HWY 101, SUITE A
 SOLANA BEACH, CA 92075
 858-259-8212
 DATE: DECEMBER 18, 2009

LEGAL DESCRIPTION:

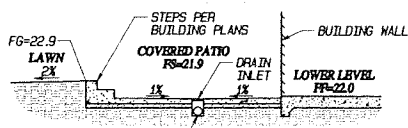
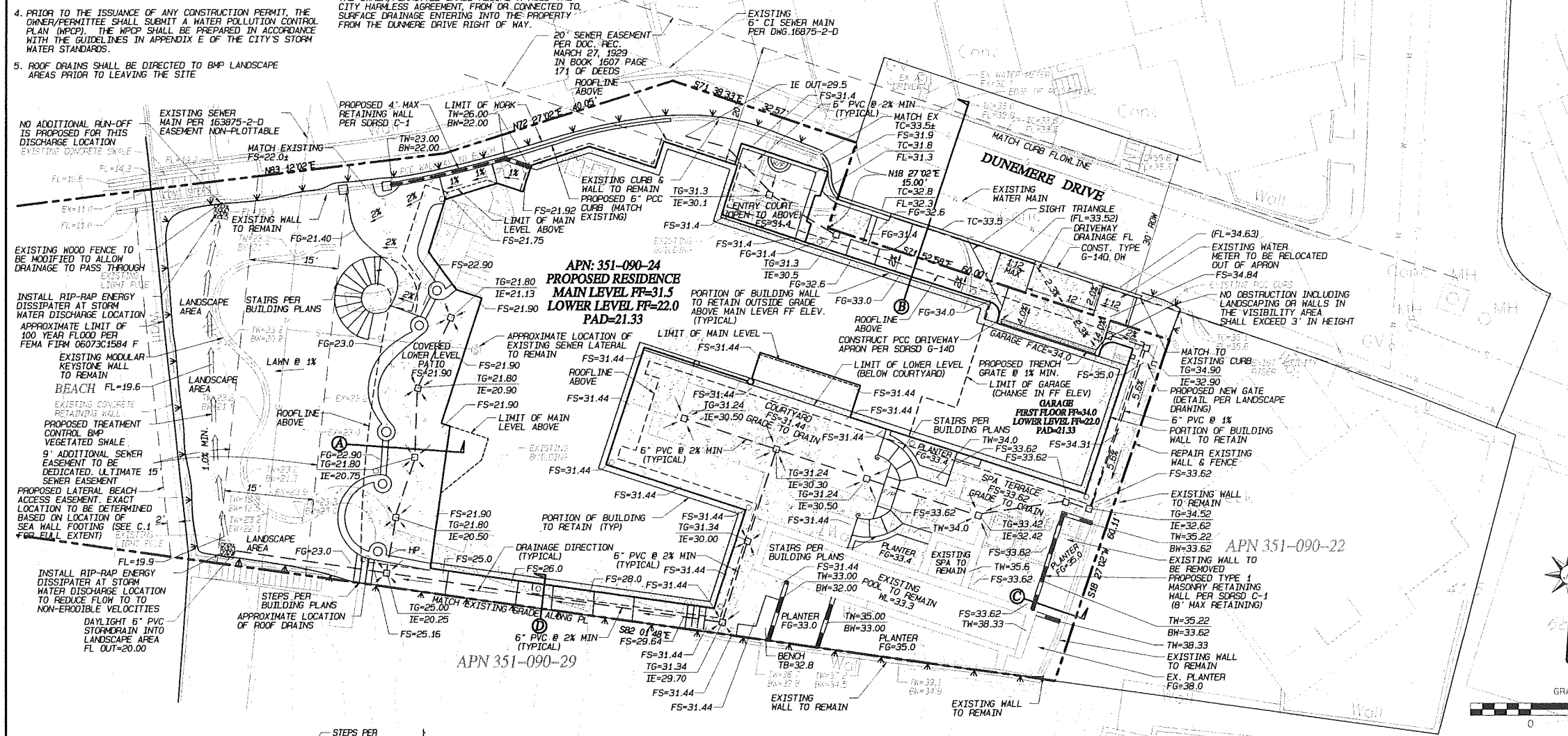
PORTIONS OF PLAYA DE ARENAS & PROVISIONS OF UNNAMED LOT PER DEED RECORDED MAY 30, 2008 AS DOC 2008-291185

BENCH MARK:

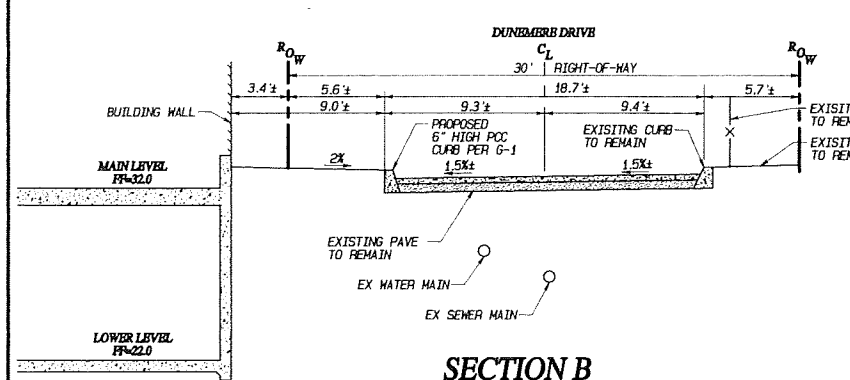
BRASS PLUG AT THE CORNER OF INTERSECTION OF MONTE VISTA AVE AND ARENAS ST
 ELEV. 52.254

LEGEND:

- LOT LINE
- EXISTING CONTOURS
- EXISTING 6" CURB & GUTTER
- EXISTING WATER SERVICE
- EXISTING WATER MAIN (SIZE PER PLAN)
- EXISTING 6" CI SEWER MAIN
- EXISTING FENCE
- PROPOSED SITE WALL (NON-RETAINING)
- PROPOSED RETAINING WALL
- TOP AND BOTTOM OF WALL AT FINISHED GRADE
- PROPOSED SPOT ELEVATION
- PROPOSED AREA DRAIN
- PROPOSED 6" PVC DRAINPIPE
- PROPOSED DRAINAGE DIRECTION
- PROPOSED LIMITS OF GRADING
- SETBACK LINE
- PROPOSED EASEMENT LINE
- PROPOSED HARDSCAPE
- PROPOSED VEGETATED SHALE
- PORTION OF BUILDING TO RETAIN
- ROOF DRAINS

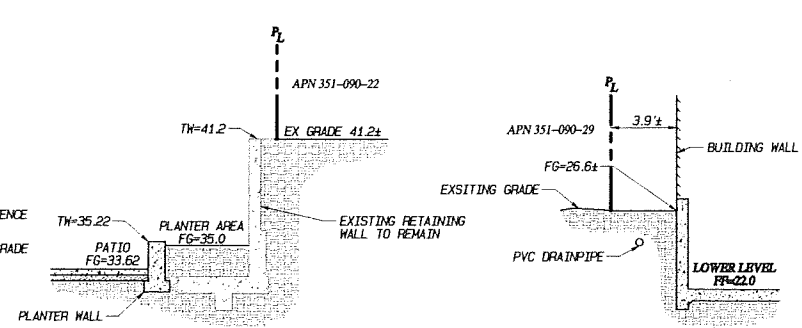


SECTION A
NOT TO SCALE

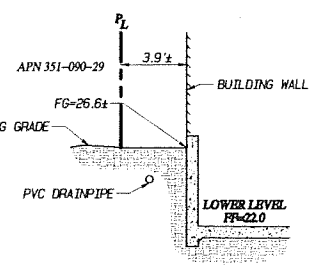


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NOT TO SCALE

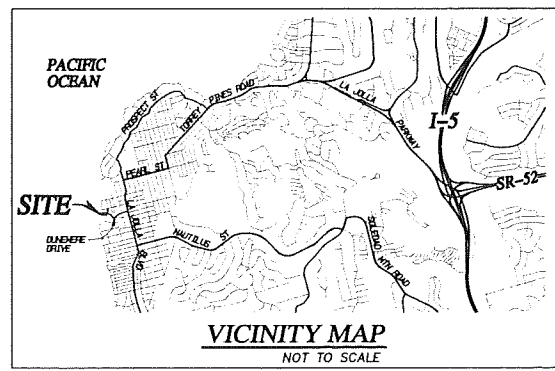
PRELIMINARY GRADING PLAN
SCALE 1"=10'



SECTION C
NOT TO SCALE



SECTION D
NOT TO SCALE



PASCO LARET SUITER & ASSOCIATES
 CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
 535 N Coast Highway 101 Ste A Solana Beach, CA 92075
 ph 858.259.8212 | fx 858.259.4812 | plasengineering.com

PLANS PREPARED UNDER THE SUPERVISION OF

DATE: _____
 R.C.E. NO. 68964
 N. JUSTIN SUITER EXP. 12-31-11



***SPECIAL NOTES:**

1. THIS PLAN FOR PRELIMINARY CIVIL AND DRAINAGE PURPOSES ONLY. NOT FOR CONSTRUCTION. FINAL GRADING PLAN TO BE SUBMITTED TO CITY OF SAN DIEGO PRIOR TO CONSTRUCTION.
2. ROOF DRAINS SHALL BE CONNECTED TO PRIVATE DRAIN SYSTEM AND ROUTED THROUGH BMP AREA BEFORE LEAVING THE SITE.
3. LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ALL UTILITY LOCATIONS SHALL BE VERIFIED BY CONTRACTOR BY POT-HOLING PRIOR TO CONSTRUCTION.

PREPARED BY: Name: PASCO LARET SUITER & ASSOC. 535 N. HWY 101, SUITE A SOLANA BEACH, CA 92075 Phone: (858) 259-8212	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: March 17th, 2011 Revision 2: October 26th, 2010 Revision 1: July 7th, 2010
Project Address: 311 DUNEMERE DRIVE LA JOLLA, CA 92037	Original Date: April 8th, 2010
Project Name: 311 DUNEMERE DRIVE	Sheet: 3 of 12
Sheet Title: PRELIMINARY GRADING PLAN	DEP#:

Theresa Clark
Landscape Architect

34202 Sepulveda Ave
Capistrano Beach
California 92624
phone 949 248 5404
fax 949 240 5790

DATE: 11/11/11
PROJECT: 1111111111

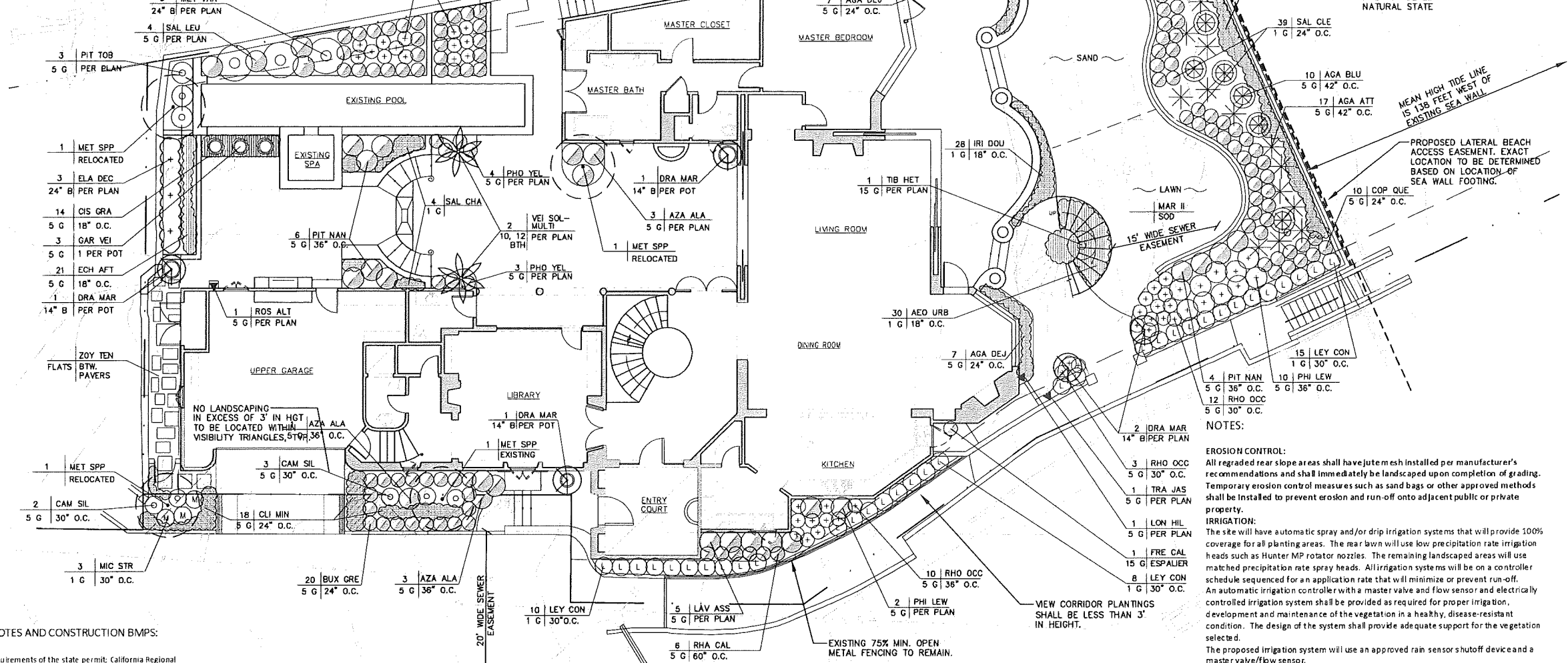
1. I, THE UNDERSIGNED, AS AN INSTRUMENT OF SERVICE, STATE THAT I AM A LICENSED LANDSCAPE ARCHITECT AND I HAVE PREPARED THE LANDSCAPE ARCHITECTURE PLAN AND IRRIGATION PLAN FOR THE PROJECT DESCRIBED ABOVE. I HAVE REVIEWED THE PROJECT AND I HAVE FOUND THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE AND I HAVE REVIEWED THE PROJECT AND I HAVE FOUND THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

2. I, THE UNDERSIGNED, STATE THAT I HAVE PREPARED THE LANDSCAPE ARCHITECTURE PLAN AND IRRIGATION PLAN FOR THE PROJECT DESCRIBED ABOVE. I HAVE REVIEWED THE PROJECT AND I HAVE FOUND THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE AND I HAVE REVIEWED THE PROJECT AND I HAVE FOUND THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

3. I, THE UNDERSIGNED, STATE THAT I HAVE PREPARED THE LANDSCAPE ARCHITECTURE PLAN AND IRRIGATION PLAN FOR THE PROJECT DESCRIBED ABOVE. I HAVE REVIEWED THE PROJECT AND I HAVE FOUND THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE AND I HAVE REVIEWED THE PROJECT AND I HAVE FOUND THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

NOTES:

- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES (INCLUDING SHELL), COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS CONSISTENT WITH THE LANDSCAPE STANDARDS SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. THE CONSTRUCTION DOCUMENTS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH "EXHIBIT A" LANDSCAPE DEVELOPMENT PLAN, ON FILE IN THE OFFICE OF THE DEVELOPMENT SERVICES DEPARTMENT.
- CONSTRUCTION PLANS SHALL TAKE INTO ACCOUNT A 40 SQ FT AREA AROUND EACH TREE WHICH IS UNOCCUPIED BY HARDSCAPE AND UTILITIES AS SET FORTH UNDER LDC 142.0403(B).
- ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
- THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING THE RIGHT-OF-WAY, CONSISTENT WITH THE LANDSCAPE STANDARDS UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY.
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.



NOTES:

EROSION CONTROL:
All regraded rear slope areas shall have jute mesh installed per manufacturer's recommendations and shall immediately be landscaped upon completion of grading. Temporary erosion control measures such as sand bags or other approved methods shall be installed to prevent erosion and run-off onto adjacent public or private property.

IRRIGATION:
The site will have automatic spray and/or drip irrigation systems that will provide 100% coverage for all planting areas. The rear lawn will use low precipitation rate irrigation heads such as Hunter MP rotator nozzles. The remaining landscaped areas will use matched precipitation rate spray heads. All irrigation systems will be on a controller schedule sequenced for an application rate that will minimize or prevent run-off. An automatic irrigation controller with a master valve and flow sensor and electrically controlled irrigation system shall be provided as required for proper irrigation, development and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.

The proposed irrigation system will use an approved rain sensor shutoff device and a master valve/flow sensor.

All landscape and irrigation systems shall conform to the standards of the city-wide landscape regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related city and regional standards. This includes the landscape development manual, coastal bluffs and beaches guidelines.

LANDSCAPE MAINTENANCE NOTE:
The homeowner will be responsible for landscape maintenance. All required landscape areas shall be maintained by homeowner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

ROOT BARRIERS:
Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball.

STORM WATER QUALITY NOTES AND CONSTRUCTION BMPs:

This project shall comply with all requirements of the state permit, California Regional Water Quality Control Board, San Diego Region, Order No. 2001.01 NPDES No. CASD10873. (www.SWRB.CA.GOV/RWQCB9/Programs/SD_stormwater.htm) and the City of San Diego Land Development Code.

Notes 1-6 below represent key minimum requirements for construction BMPs

- Sufficient BMPs must be installed to prevent silt, mud or other construction debris from being tracked into the adjacent street(s) or storm water conveyance systems due to construction vehicles or any other construction activity. The contractor shall be responsible for cleaning any such debris that may be in the street at the end of each work day or after a storm water event that causes a breach in the installed construction BMPs.
- All stock piles of uncompacted soil and/or building materials that are intended to be left unprotected for a period greater than seven calendar days are to be provided with erosion and sediment controls. Such soil must be protected each day when the probability of rain is 40% or greater.
- A concrete washout shall be provided on all projects which propose the construction of any concrete improvements that are to be poured in place on the site.
- All erosion/sediment control devices shall be maintained in working order at all times.
- All slope that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.
- The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.

MULCH NOTE:
All required planting areas shall be covered with mulch to a minimum of 2 inches excluding slopes requiring revegetation and areas planted with groundcover. All exposed soil areas without vegetation shall also be mulched to this minimum depth.

TREE SEPARATION DISTANCE:
Improvement/minimum distance to street tree
Traffic signals (stop sign) - 20 feet
Underground utility - 5 feet (10 feet for sewer)
Above ground utility structures - 10 feet
Driveway (entries) - 10 feet
Intersections (Intersecting curb lines for two streets) - 25 feet

SITE DRAINAGE:
See Yard Drain Plan by Civil Engineer.

PLANTING LEGEND

EVERGREEN CANOPY TREES			
SYM	BOTANICAL NAME	COMMON NAME	SIZE
MET SPP	Metrosideros spp.	Existing	Relocated
PALM TREES			
SYM	BOTANICAL NAME	COMMON NAME	SIZE
HOW FOR	Howea forsteriana	Kentia Palm	10, 12 BTH multi
VEI SOL	Veitchia 'Soledad'	NCN	10, 12 BTH multi
DWARF ACCENT TREES - 14" Box=100%			
SYM	BOTANICAL NAME	COMMON NAME	SIZE
DRA MAR	Dracaena marginata	NCN	14" Box
EVERGREEN LARGE SHRUBS - 24" Box=41%, 15G=6%, 5G=53%			
SYM	BOTANICAL NAME	COMMON NAME	SIZE
CAM SIL	Camellia japonica 'Silver Wave'	NCN	5 gal.
ELA DEC	Elaeagnus decipiens	Japanese Blueberry Tree	24" Box
MET VAR	Metrosideros k. 'Variegata'	NCN	24" Box
PIT TOB	Pittosporum tobira	Mock Orange	5 gal.
TIB HET	Tibouchina heteromala	NCN	15 gal.
EVERGREEN MEDIUM SHRUBS - 15G=1%, 5G=76%, 1G=23%			
SYM	BOTANICAL NAME	COMMON NAME	SIZE
AZA ALA	Azalea h.c. 'Alaska'	NCN	5 gal.
BUX GRE	Buxus hybrid 'Green Mountain'	Boxwood	5 gal.
COP QUE	Coprosma repens 'Marble Queen'	Mirror Plant	5 gal.
FRE CAL	Fremontodendron 'California Glory'	NCN	5 gal.
GAR VEI	Gardenia jasminoides 'Veitchii'	NCN	5 gal.
LAV ASS	Lavatera assurgentiflora	Tree Mallow	5 gal.
PHO YEL	Phormium h.c. 'Yellow Wave'	New Zealand Flax	5 gal.
PIT NAN	Pittosporum crassifolium 'Nana'	Karo	5 gal.
RHA CAL	Rhamnus californica	Coffeeferry	5 gal.
SAL CLE	Salvia clevelandii 'Winnifred Gilman'	California Blue Sage	1 gal.
SAL LEU	Salvia leucantha	Mexican Bush Sage	5 gal.

DECIDUOUS MEDIUM SHRUBS - 5G=100%			
SYM	BOTANICAL NAME	COMMON NAME	SIZE
ROS SPP	Rosa - Hybrid tea	Hybrid Tea Rose	Relocated
PHI LEW	Philadelphus lewisii 'Goose Creek'	Wild Mock Orange	5 gal.
RHO OCC	Rhododendron occidentale	Western Azalea	5 gal.
EVERGREEN GROUNDCOVERS - 5G=51%, 1G=49%			
SYM	BOTANICAL NAME	COMMON NAME	SIZE
AGA DEJ	Agapanthus 'Deja vu'	NCN	5 gal.
CLJ MIN	Clivia miniata	Kaffir Lily	5 gal.
DIS SPI	Distichlis spicata	Saltgrass	flats
IRI DOU	Iris douglasiana	Pacific Coast Iris	1 gal.
LEY CON	Leymus condensatus 'Canyon Prince'	Lyme Grass	1 gal.
MIC STR	Microlepis strigosa	Lace Fern	1 gal.
SAL CHA	Salvia chamaedryoides	Germander Sage	1 gal.
ZOY TEN	Zoysia tenuifolia	Korean Grass	flats
MEDIUM SUCCULENTS - 5G=100%			
SYM	BOTANICAL NAME	COMMON NAME	SIZE
AGA ATT	Agave attenuata	Agave	5 gal.
AGA BLU	Agave 'Blue Wave'	Agave	5 gal.
LOW SUCCULENTS - 5G=54%, 1G=46%			
SYM	BOTANICAL NAME	COMMON NAME	SIZE
CIS GRA	Cistanthe grandiflora	Rock Purslane	5 gal.
ECH AFT	Echeveria 'Afterglow'	NCN	5 gal.
AEO URB	Aeonium urbicum	Saucer Plant	1 gal.
EVERGREEN VINES - 5G=100%			
SYM	BOTANICAL NAME	COMMON NAME	SIZE
LON HIL	Lonicera hildebrandiana	Giant Burmese Honeysuckle	5 gal.
ROS ALT	Rosa 'Altissimo'	Climbing Rose	5 gal.
TRA JAS	Trachelospermum jasminoides	Star Jasmine	5 gal.
LAWN GROUNDCOVER			
SYM	BOTANICAL NAME	COMMON NAME	SIZE
MAR II	Marathon II	Dwarf Tall Fescue	sod

CITY STANDARD TITLEBLOCK

PREPARED BY:
Name: Theresa Clark Studio
Contact: Theresa Clark
34202 Sepulveda Ave
Capistrano Beach, Ca 92624
Phone: (949) 248-5404

Project Address:
311 DUNEMERE
LA JOLLA, CA 92037

Project Name:
311 DUNEMERE

Sheet Title:
Planting Plan

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

Original Date: _____
Scale: 1/8"=1'-0"
Sheet: 4 of 12
DEP#: _____

Date: 2.18.11

Revisions: Date:

Job Number 1006

Drawn By: /TC

Sheet Title: Planting Plan

Scale: 1/8"=1'-0"

Sheet Number: L2.1

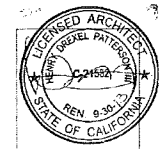


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PROJECT NO.	LA
JOB #	311DUNEMERE

La Jolla, CA 92037

311 DUNEMERE

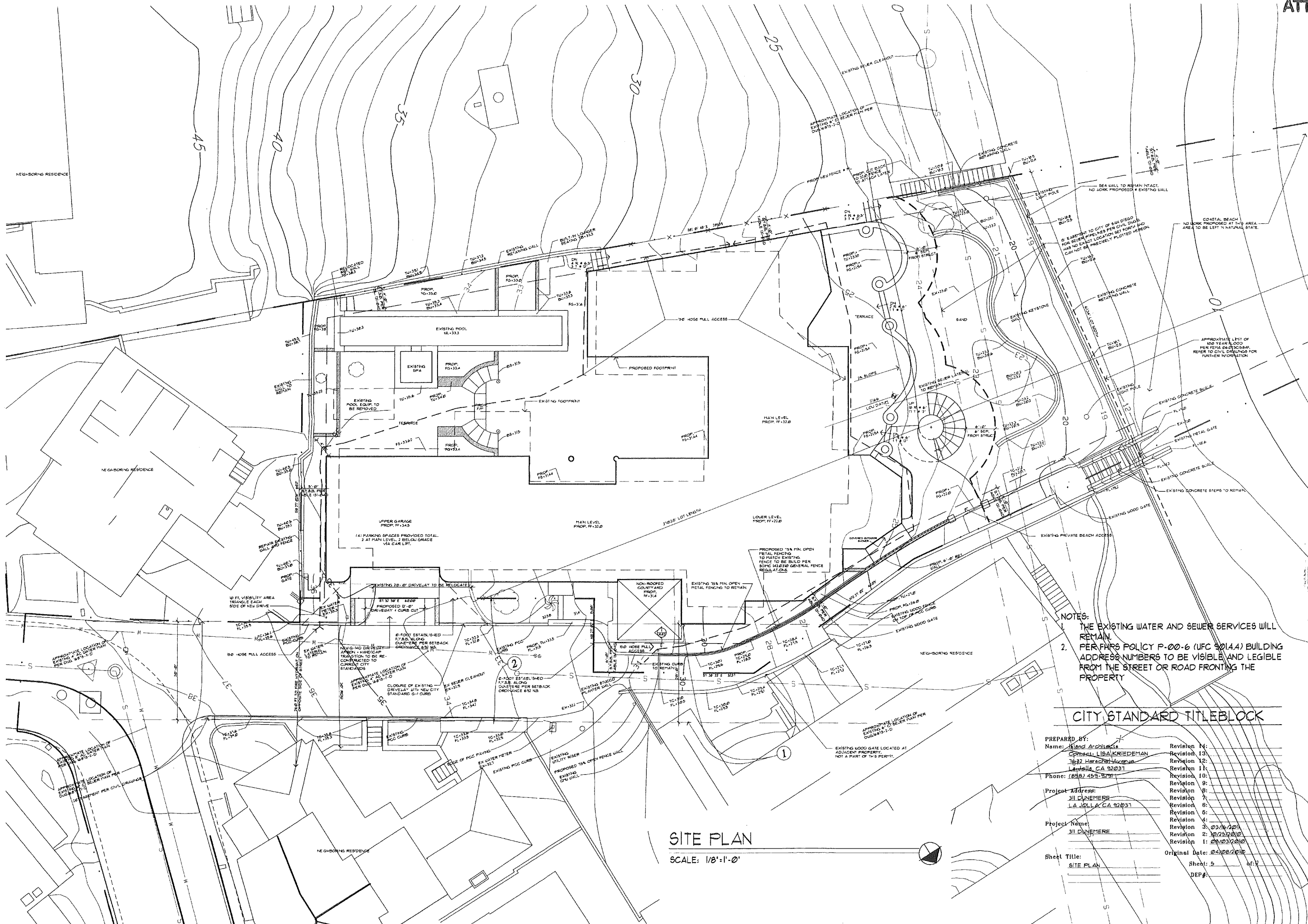
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ISLAND ARCHITECTS
 TONY CRISAFI, AIA
 LA JOLLA, CA 92037
 FAX: 858.456.0351

ISLAND ARCHITECTS
 DREX PATERSON, AIA
 7632 HERSCHTEL AVENUE
 TEL: 858.459.9291

A1.1



- NOTES:
- THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
 - PER FHRS POLICY P-00-6 (UFC 501.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY

CITY STANDARD TITLEBLOCK

PREPARED BY:
 Name: **Island Architects**
 CONSULT: **LISA KRIEDEMANN**
 1632 HERSCHEL AVENUE
 LA JOLLA, CA 92037
 Phone: (858) 459-9291

Project Address:
 311 DUNEMERE
 LA JOLLA, CA 92037

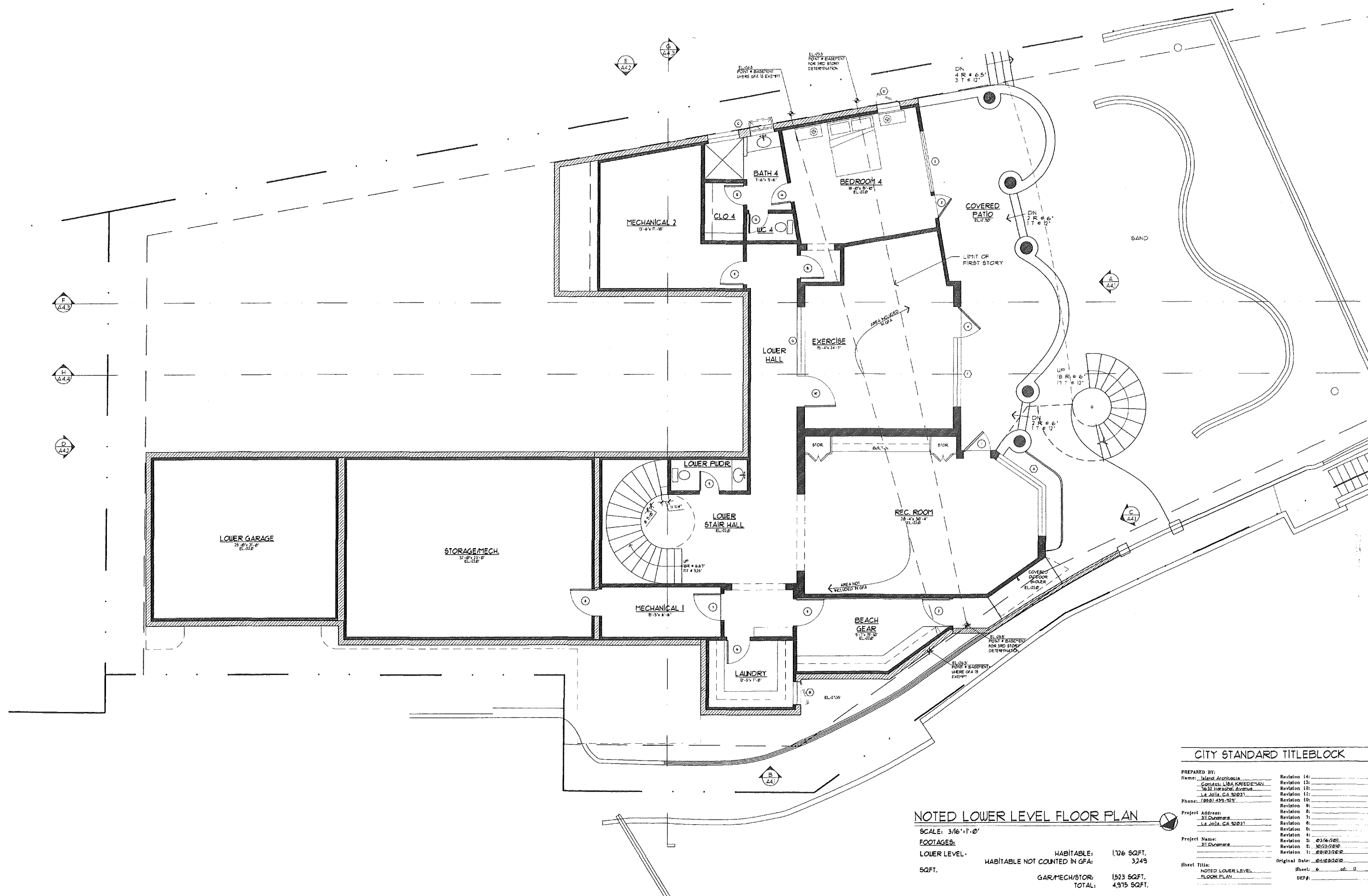
Project Name:
 311 DUNEMERE

Sheet Title:
 SITE PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	03/16/2011
Revision 3:	10/25/2010
Revision 2:	08/23/2010
Revision 1:	08/23/2010
Original Date:	08/23/2010
Sheet: 5	of 9
DEP#:	

SITE PLAN
SCALE: 1/8"=1'-0"

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DATE	
SCALE	
DRAWN BY	
PROJECT NO.	
JOB #	



NOTED LOWER LEVEL FLOOR PLAN

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

FOOTAGES:		
LOWER LEVEL:	HABITABLE:	1726 SQFT.
	HABITABLE NOT COUNTED IN GFA:	3249
SQFT.	GAR/MECH/STOR:	1523 SQFT.
	TOTAL:	4,915 SQFT.

CITY STANDARD TITLEBLOCK

PREPARED BY:	Revision 14:
Name: Island Architects	Revision 13:
3632 Herschel Avenue	Revision 12:
La Jolla, CA 92037	Revision 11:
Phone: (858) 459-9291	Revision 10:
	Revision 9:
Project Address:	Revision 8:
311 Dunemere	Revision 7:
La Jolla, CA 92037	Revision 6:
	Revision 5:
Project Name:	Revision 4:
311 Dunemere	Revision 3: 03/16/02
	Revision 2: 02/23/02
	Revision 1: 02/02/02
Sheet Title:	Original Date: 02/02/02
NOTED LOWER LEVEL FLOOR PLAN	Sheet: 6 of 12
	DATE:



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 TONY CRISAFI, AIA
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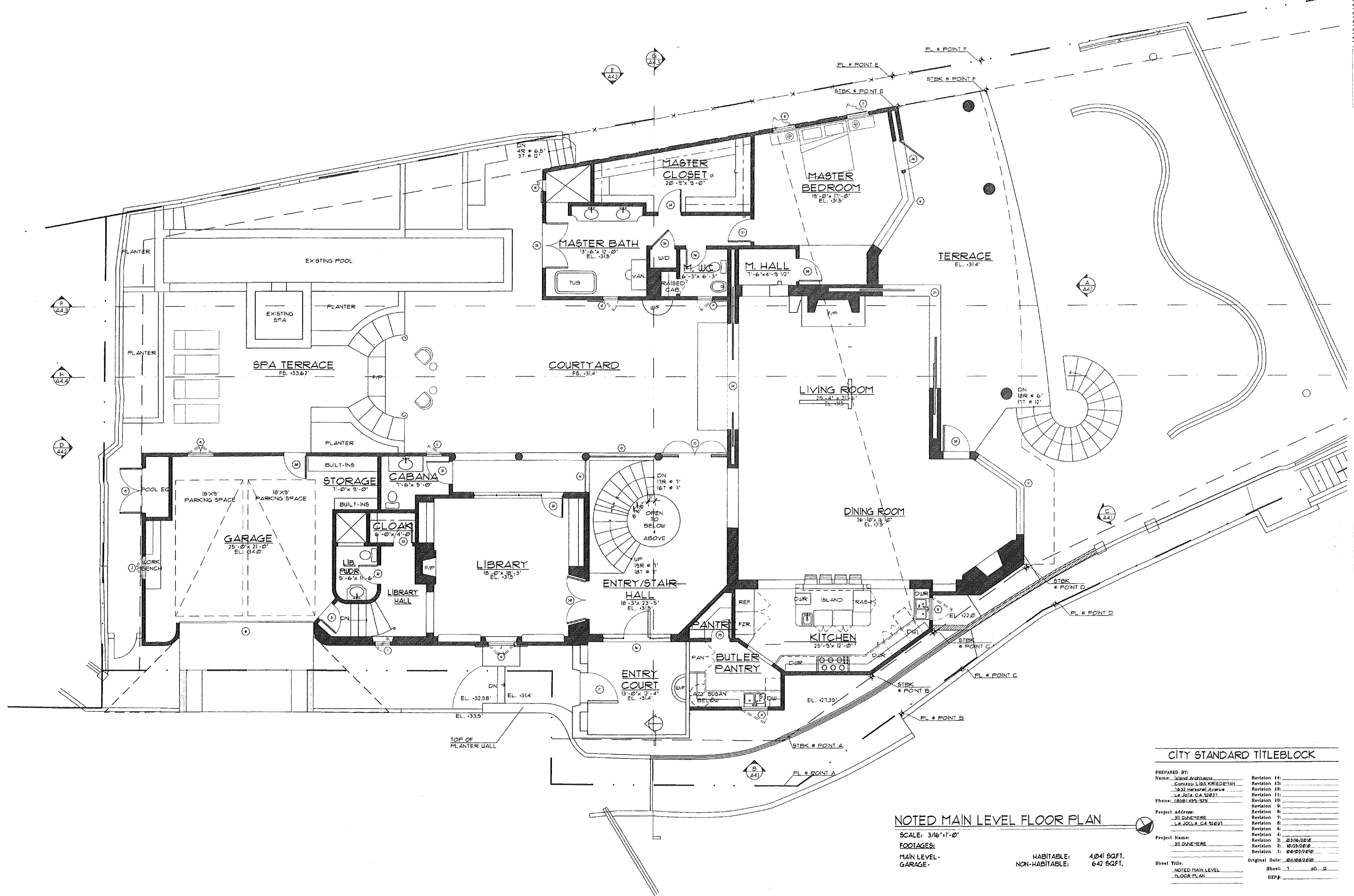
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 NOTED LOWER LEVEL FLOOR PLAN
 03-16-2011

311 DUNEMERE

LA JOLLA, CA 92037

311 DUNEMERE

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SCALE	
DRAWN BY	JDT
PROJECT NO.	LK
JOB / DRAWING	



NOTED MAIN LEVEL FLOOR PLAN

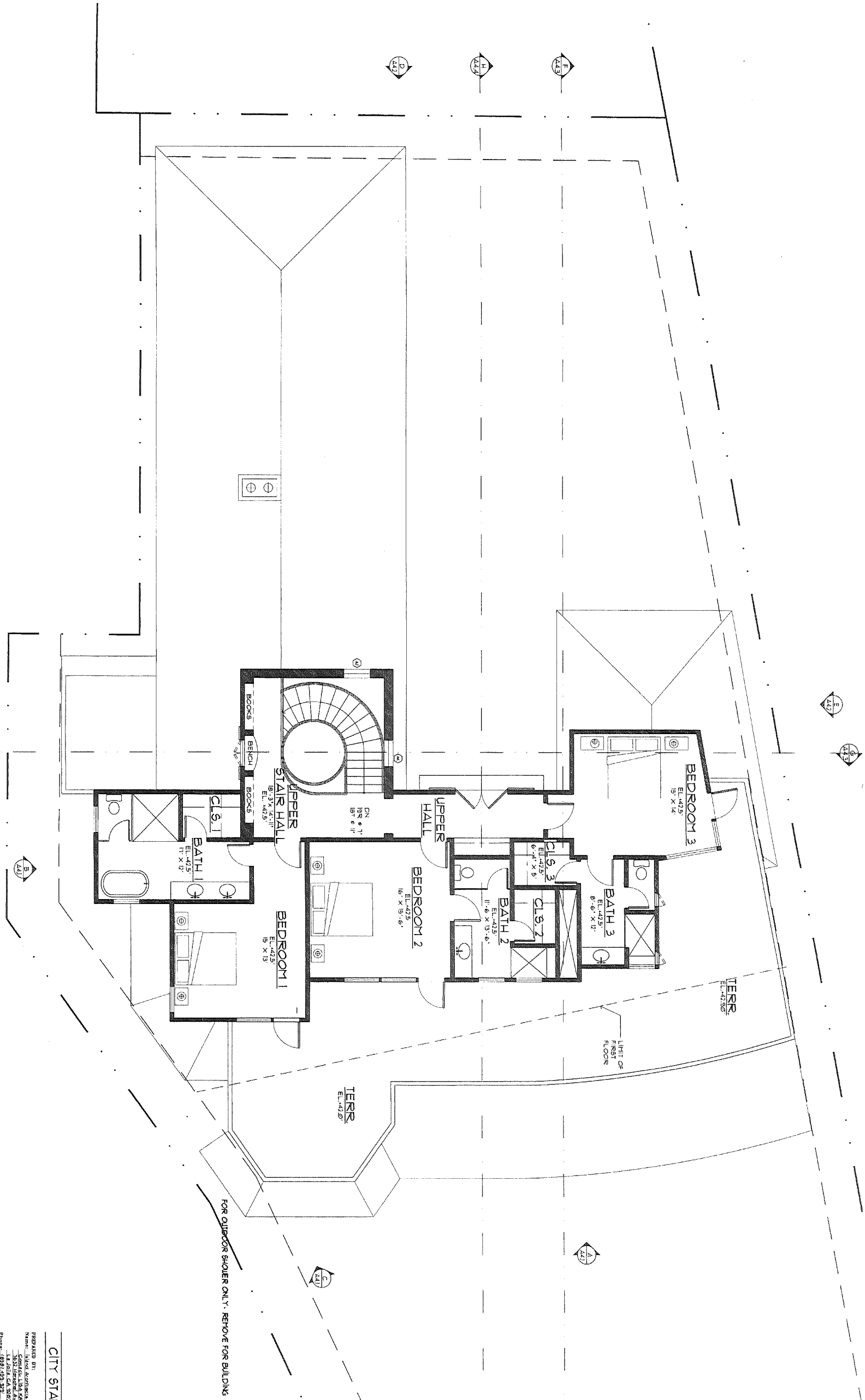
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 FOOTAGES:
 MAIN LEVEL - 4,041 SQFT.
 GARAGE - 642 SQFT.

CITY STANDARD TITLEBLOCK

PREPARED BY:	Island Architects	Revision 14:	
Name:	Contest: LISA KREDEMAN	Revision 13:	
	3532 Imperial Avenue	Revision 12:	
	La Jolla, CA 92031	Revision 11:	
Phone:	(858) 459-9291	Revision 10:	
		Revision 9:	
Project Address:	311 DUNEMERE	Revision 8:	
	LA JOLLA, CA 92031	Revision 7:	
		Revision 6:	
Project Name:	311 DUNEMERE	Revision 5:	
		Revision 4:	
		Revision 3:	03/16/2012
		Revision 2:	10/23/2012
		Revision 1:	08/22/2012
Original Date:	08/22/2012		
Sheet Title:	NOTED MAIN LEVEL FLOOR PLAN	Sheet:	1 of 2
		DATE:	

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 LA JOLLA, CA 92037

A2.1
 NOTED MAIN LEVEL FLOOR PLAN
 03-16-2011



NOTED UPPER LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"
 E0014658
 UPPER LEVEL
 HABILITABLE: 1197 SQ.FT.

CITY STANDARD TILEBLOCK

PREPARED BY:	Island Architects
NAME:	311 Dunemere
ADDRESS:	311 Dunemere, La Jolla, CA 92037
PHONE:	(619) 552-2522
PROJECT ADDRESS:	311 Dunemere, La Jolla, CA 92037
PROJECT NAME:	311 Dunemere
SHEET TITLE:	NOTED UPPER LEVEL FLOOR PLAN
REVISION 14:	03/16/11
REVISION 13:	03/16/11
REVISION 12:	03/16/11
REVISION 11:	03/16/11
REVISION 10:	03/16/11
REVISION 9:	03/16/11
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REVISION 6:	03/16/11
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REVISION 4:	03/16/11
REVISION 3:	03/16/11
REVISION 2:	03/16/11
REVISION 1:	03/16/11
ORIGINAL DATE:	03/16/11
SHEET:	2 of 2
DATE:	03-16-2011

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 7632 HERSCHEL AVENUE
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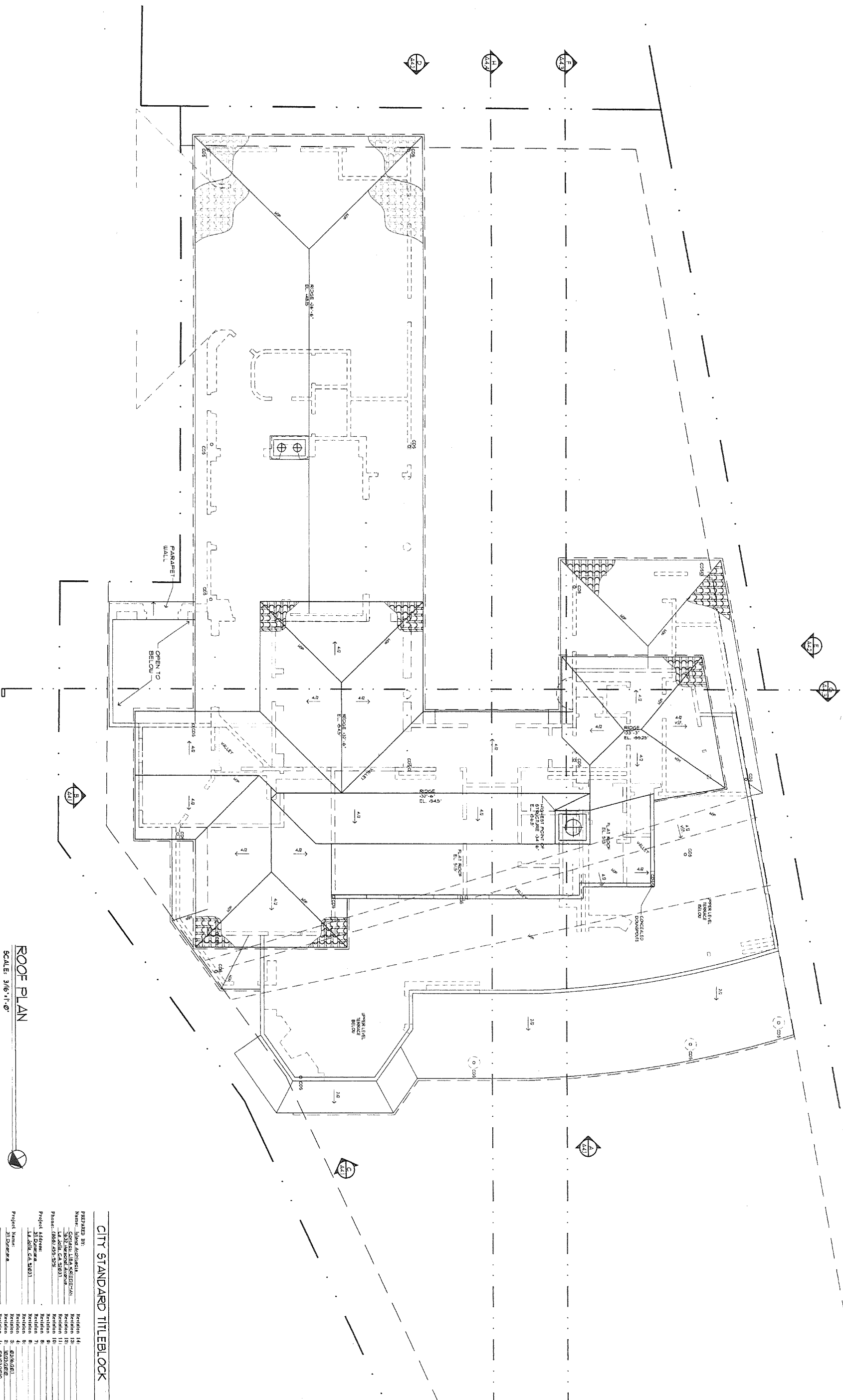
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311 DUNEMERE

LA JOLLA, CA 92037

DATE:	03/16/11
SCALE:	3/16" = 1'-0"
PROJECT:	311 DUNEMERE
CLIENT:	311 DUNEMERE
ARCHITECT:	ISLAND ARCHITECTS
DESIGNER:	TONY CRISAFI
DRAWN BY:	TONY CRISAFI
CHECKED BY:	TONY CRISAFI
DATE PLOTTED:	03/16/11
PLOTTED BY:	TONY CRISAFI

A2.2
 NOTED
 UPPER LEVEL
 FLOOR PLAN
 03-16-2011



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

CITY STANDARD TITLEBLOCK

PREPARED BY:	Name: Island Architects
DESIGNED BY:	311 Dunemere
PROJECT ADDRESS:	311 Dunemere
PROJECT NUMBER:	311 Dunemere
DATE:	05/16/2011
DRAWN BY:	J.P. Drexler
CHECKED BY:	J.P. Drexler
DATE:	05/16/2011
SCALE:	3/16"=1'-0"
TITLE:	ROOF PLAN

NO.	DATE	DESCRIPTION
1	05/16/2011	ISSUED FOR PERMIT
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05-16-2011

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ROOF PLAN

ISLAND ARCHITECTS
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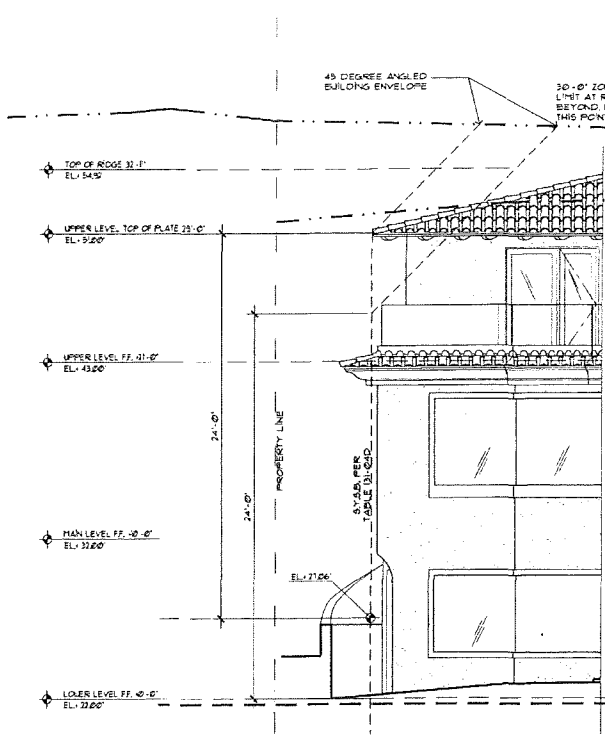
TONY CRISAFI, AIA
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311 DUNEMERE

311 DUNEMERE

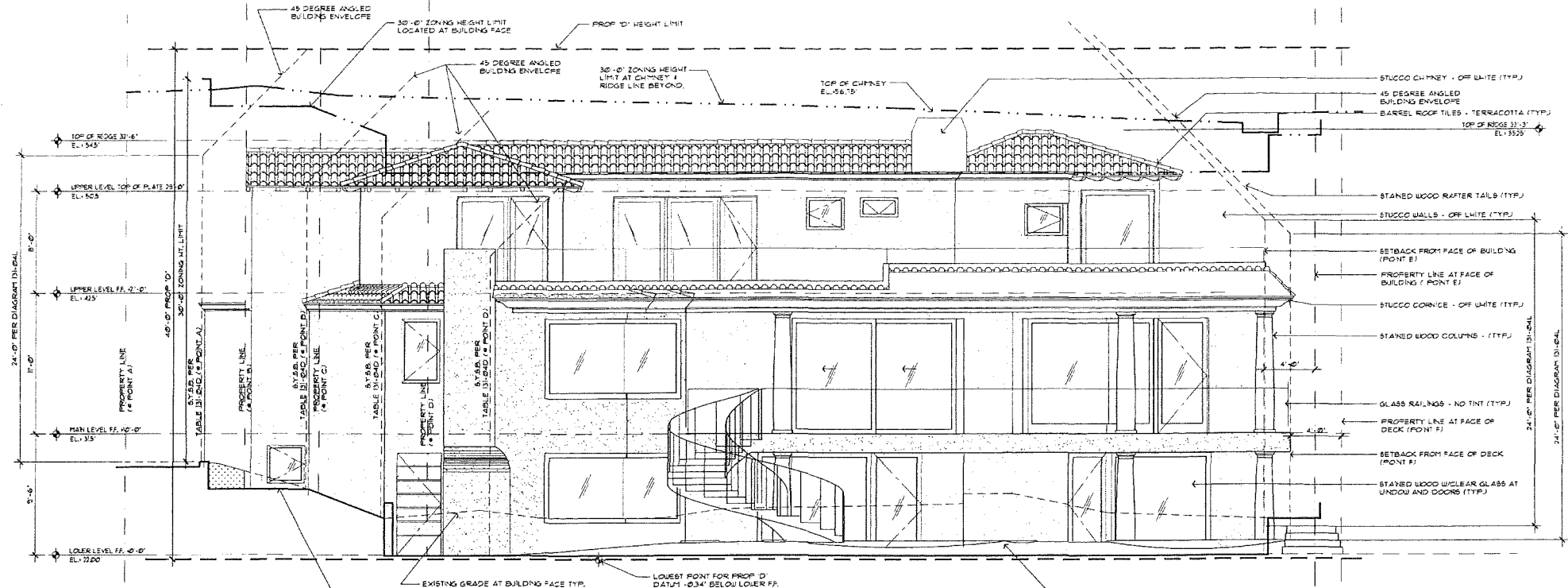
LA JOLLA, CA 92037

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DRAWN BY: JKT
PROJECT NO. LA
JOB # 1283342



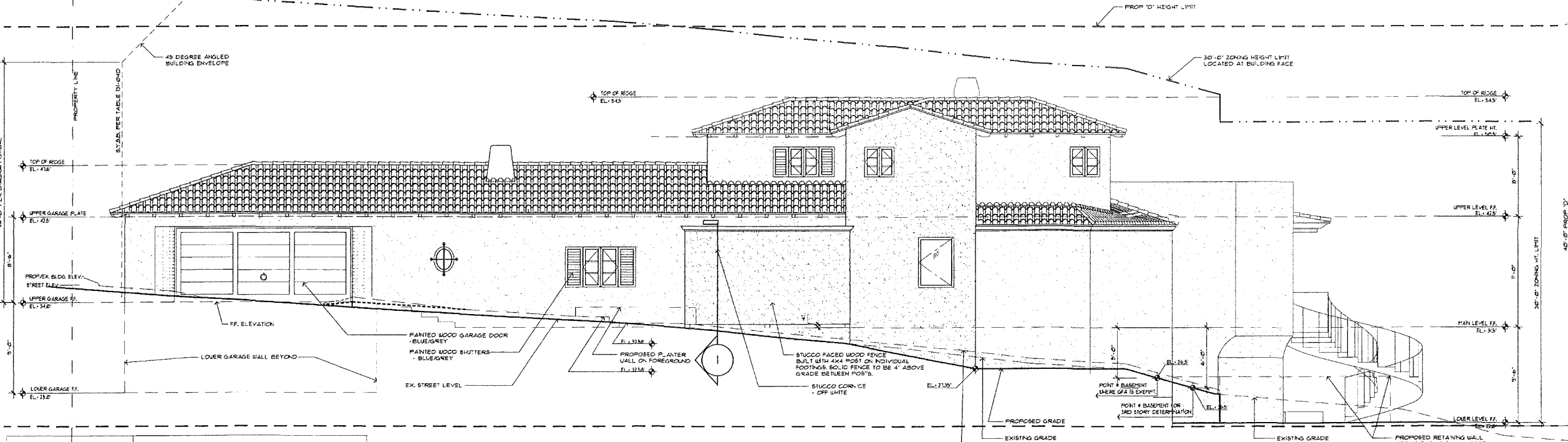
WEST ELEVATION

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



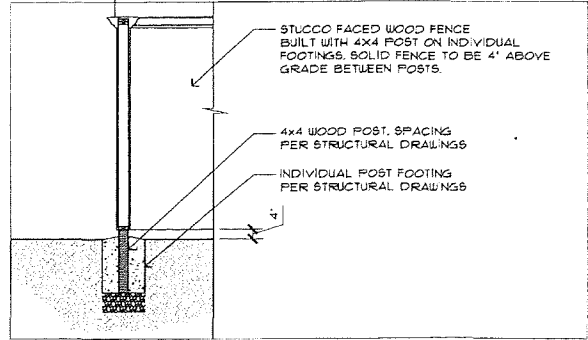
WEST ELEVATION

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



NORTH ELEVATION

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



DETAIL OF FENCE OVER SEWER EASEMENT

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



CITY STANDARD TITLEBLOCK

PREPARED BY: Name: Island Architects Contact: Lisa Kriedeman 1632 Herschel Avenue La Jolla, CA 92037 Phone: (858) 459-9291	Project Address: 311 DUNEMERE La Jolla, CA 92037	Project Name: 311 DUNEMERE	Sheet Title: EXTERIOR ELEVATIONS	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: 03/16/2011 Revision 2: 02/25/2010 Revision 1: 02/03/2010	Original Date: 04/09/2010 Sheet: 11 of 12 DEP#:
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LA JOLLA, CA 92037

311 DUNEMERE

311 DUNEMERE



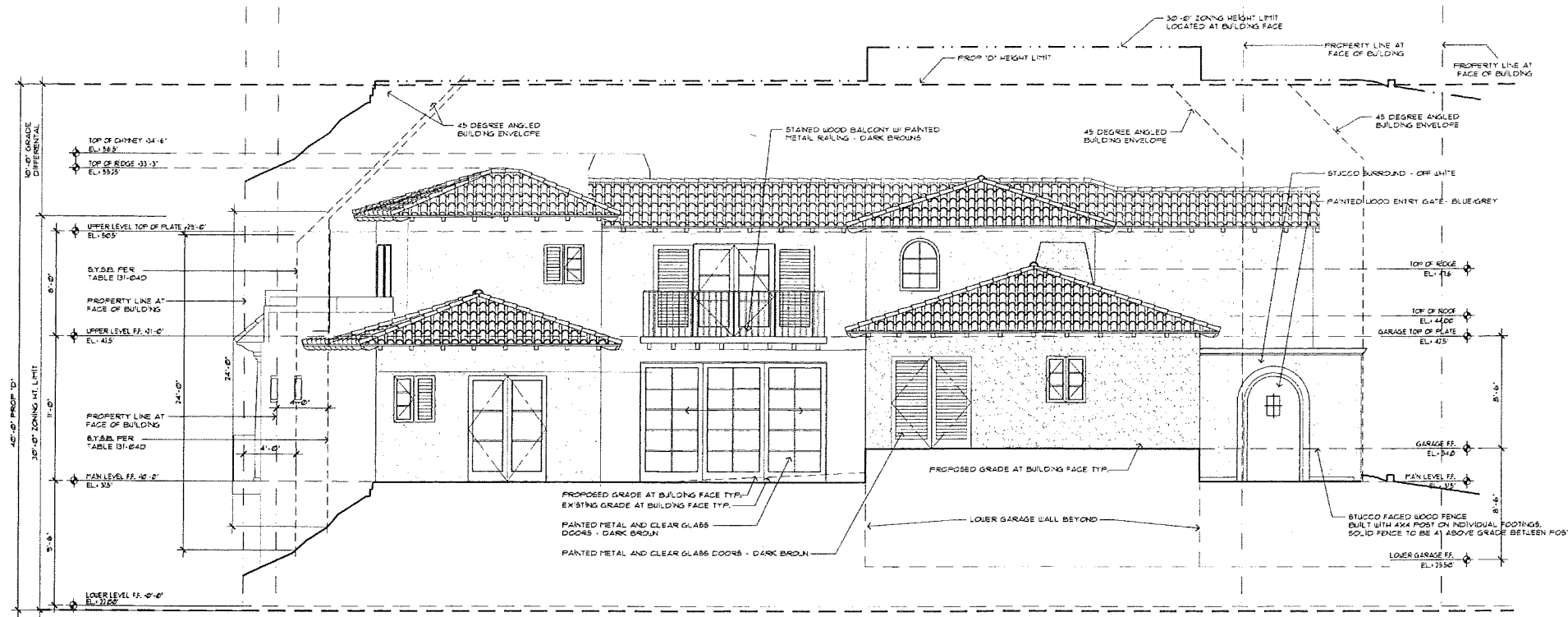
ISLAND ARCHITECTS
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LA JOLLA, CA 92037
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ISLAND ARCHITECTS
DREX PATTERSON, AIA
7632 HERSCHEL AVENUE
TEL: 858-459-9291

A4.1
EXTERIOR ELEVATIONS

REVISION	
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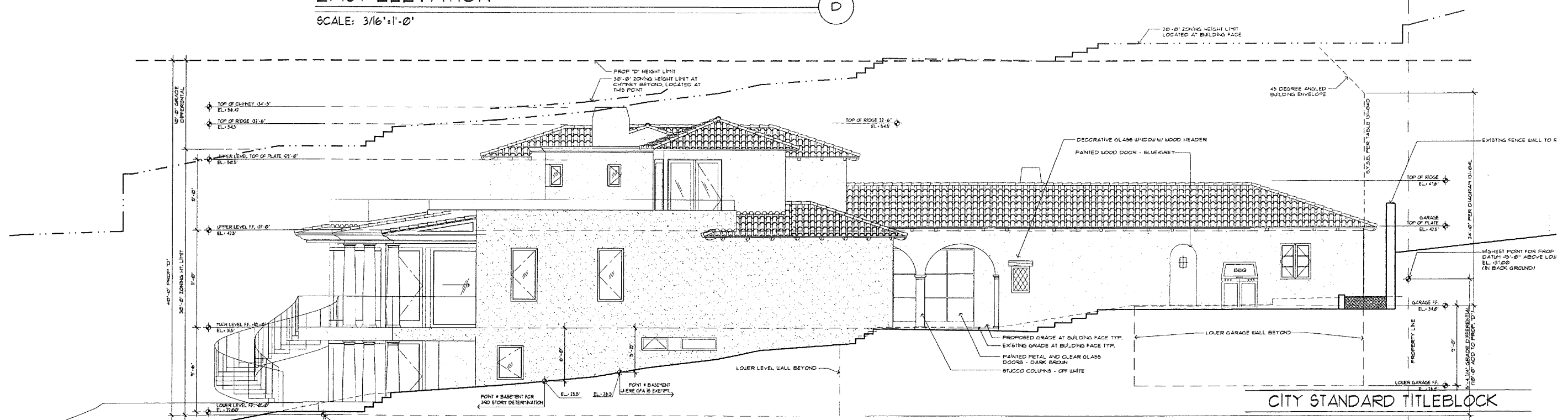
LA JOLLA, CA 92037



EAST ELEVATION

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

D



SOUTH ELEVATION

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

E

311 DUNEMERE

311 DUNEMERE



ISLAND ARCHITECTS
 TONY CRISAFI, AIA
 DREX PATERSON, AIA
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 TEL: 858-459-9291
 FAX: 858-456-0351

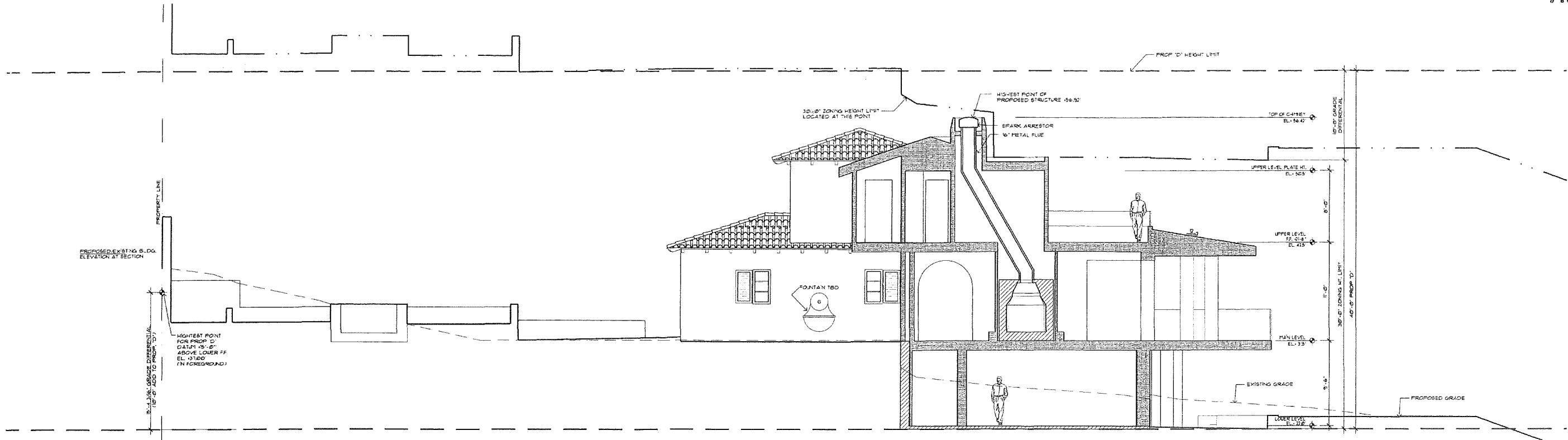
CITY STANDARD TITLEBLOCK

PREPARED BY: Name: <u>Island Architects</u> Contact: <u>Lisa Kriedeman</u> <u>7632 Herschel Avenue</u> <u>La Jolla, CA 92037</u> Phone: <u>(858) 459-9291</u>	Project Address: <u>311 DUNEMERE</u> <u>La Jolla, CA 92037</u>	Project Name: <u>311 DUNEMERE</u>	Sheet Title: <u>EXTERIOR ELEVATIONS</u>
Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: <u>10/25/2010</u> Revision 1: <u>08/03/2010</u>	Original Date: <u>04/02/2010</u>	Sheet: <u>11</u> of: <u>12</u>	DEP#: _____

A4.2

EXTERIOR ELEVATIONS

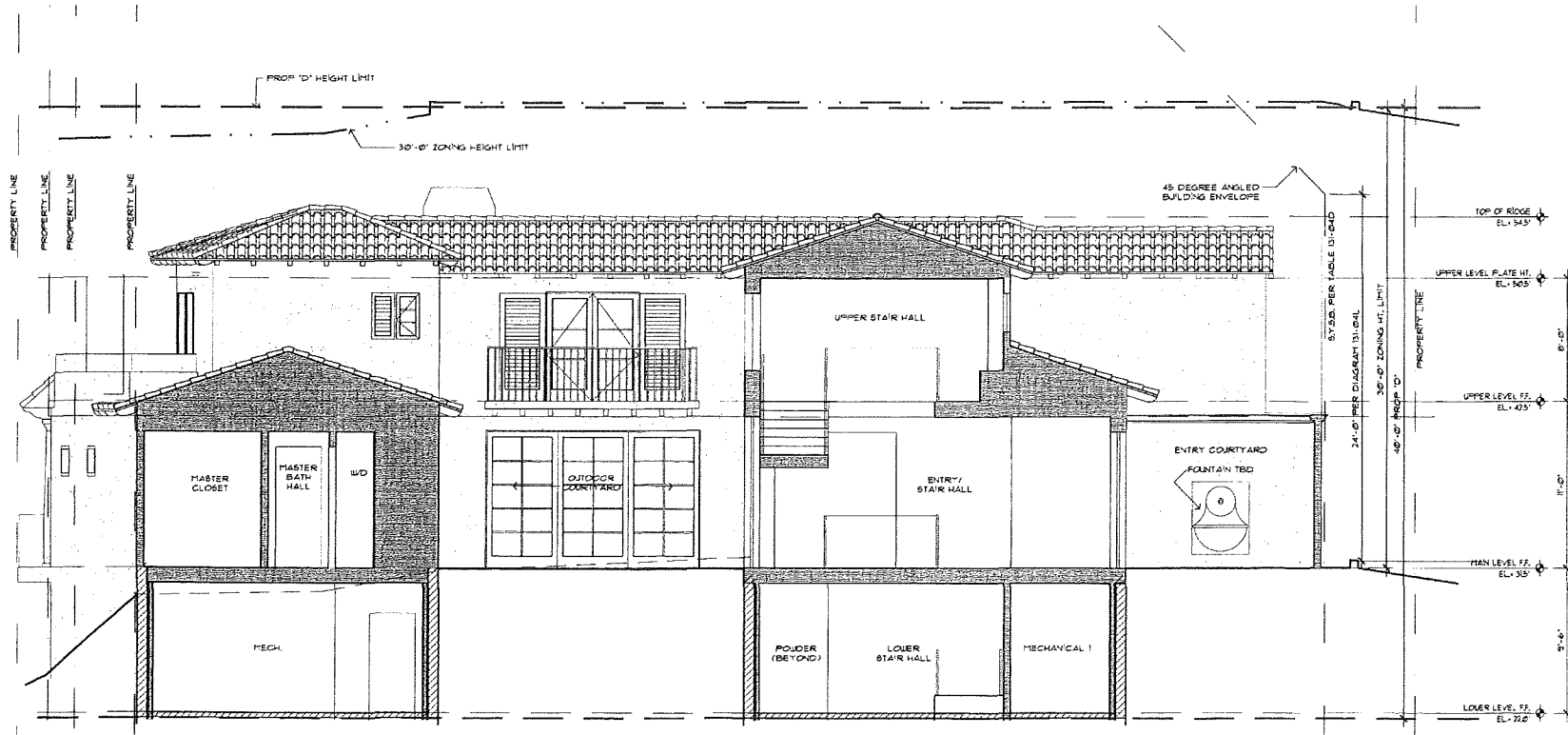
FILE NO./PROJECT NO.	
REVISED	
1	
2	
3	
4	
5	
DATE	
SCALE: 3/16" = 1'-0"	
DRAWN BY: JDI	
CHECKED BY: LK	
JOB # 2201340	



NORTH COURTYARD ELEVATION/SECTION

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

F



EAST COURTYARD ELEVATION/SECTION

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

G

LA JOLLA, CA 92037

3111 DUNEMERE

3111 DUNEMERE



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A5.1
 BUILDING SECTIONS

CITY STANDARD TITLEBLOCK

PREPARED BY:	Island Architects	Revision 14:	
Name:	Contact: Lisa Kriedeman	Revision 13:	
	1632 Herschel Avenue	Revision 12:	
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		Revision 9:	
Project Address:	311 DUNEMERE	Revision 8:	
	La Jolla, CA 92037	Revision 7:	
		Revision 6:	
		Revision 5:	
Project Name:	311 DUNEMERE	Revision 4:	
		Revision 3:	03/16/2011
		Revision 2:	10/25/2010
		Revision 1:	08/03/2010
Sheet Title:	BUILDING SECTIONS	Original Date:	04/08/2010
		Sheet:	12 of 12
		DEP#:	