



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 2, 2025 REPORT NO. HO-25-027

HEARING DATE: July 9, 2025

SUBJECT: 2072 Via Casa Alta - Process Three Decision

PROJECT NUMBER: [PRJ-0698915](#)

OWNER/APPLICANT: Kevin Javaheri, JADE LJ, LLC/Marengo Morton Architects, Inc.

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit, Site Development Permit and Multi-Habitat Planning Area Boundary Line Adjustment for a new 16,251-square-foot, two-story single-dwelling unit over a two level subterranean basement, accessory structure and pool on a 0.77-acre vacant lot located at [2072 Via Casa Alta](#) within the [La Jolla Community Plan and Local Coastal Program Land Use Plan](#)?

Proposed Actions:

1. ADOPT Mitigated Negative Declaration (MND) No. PRJ-0698915/SCH No. 2025040224 and the associated Mitigation, Monitoring, and Reporting Program (MMRP); and
2. APPROVE Coastal Development Permit (CDP) No. PMT-2590139 and Site Development Permit (SDP) No. PMT-2590140; and
3. APPROVE Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment (BLA) PMT-2590140-1; and

Fiscal Considerations: None. All costs associated with the processing of this application are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The project will result in one new single-dwelling unit. The project site is vacant and designated as Very-Low Density Residential (0-5 dwelling units/acre) and Parks/Open Space in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The development supports goals and policies of the Residential Land Use Element and is consistent with the Community Plan.

Community Planning Group Recommendation: On November 3, 2022, The La Jolla Community Plan Association voted 12-3 with one abstention to recommend approval of the project without conditions (Attachment 4).

Environmental Impact: [Mitigated Negative Declaration](#) No. PRJ-0698915/SCH No. 2025040224 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting Program (MMRP) for Biological Resources, Historical Resources (Archaeology), Tribal Cultural Resources would be implemented upon adoption of the MMRP and project approval (Attachments 7 and 8).

BACKGROUND

Site Description:

The vacant 0.77-acre project site is located at 2072 Via Casa Alta in the RS-1-1 (Residential-Single) zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and is designated as Very-Low Density Residential (0-5 dwelling unit per acre (du/ac)) and Parks/Open Space in the Community Plan. The site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources and steep hillsides, and a portion of the site is within the Multi-Habitat Planning Area (MHPA). An existing 50-foot Open Space Easement is located along the northern rear property line. The site is adjacent to existing single dwelling units to the east and west and hillsides to the north and south (Attachments 1-3).

DISCUSSION

Project Description:

The project proposes to construct a new 16,251-square-foot two-story single-dwelling unit over a two-level subterranean basement, accessory structure, pool, and associated site improvements including hardscape and landscape on a vacant 0.77-acre lot located at 2072 Via Casa Alta. The project includes brush management, a MHPA boundary line adjustment, and the preservation of sensitive biological habitat and natural steep hillside onsite through a recorded Covenant of Easement.

Development of the proposed project requires:

- A Coastal Development Permit (CDP) per SDMC Section [126.0704\(a\)\(3\)](#) is required for development within the Coastal Overlay Zone for new development and intensification on a vacant lot;
- A Site Development Permit (SDP) per SDMC Section 143.0110(b) Table 143-01A is required since the site contains Environmentally Sensitive Lands for sensitive biological resources and steep hillsides.
- An MHPA Boundary Line Adjustment (BLA) will shift the mapping of the MHPA area to the northern downslope portion of the site, which contains sensitive vegetation and has higher biological value than the portion of the site that will be disturbed due to the construction of the dwelling unit at the top portion of the project site.

Due to process consolidation, all actions are consolidated for a Process Three Hearing Officer decision per San Diego Municipal Code (SDMC) Section 112.0103.

Site Condition and Development Footprint

The project site is vacant and is designated residential on the southern portion of the site and open space towards the rear. The site is relatively flat towards the south, along Via Casa Alta, and slopes steeply downward from the middle of the site towards the northern property line. Although the portion of the site proposed for development was previously disturbed, native grassland has naturally reestablished and therefore, the entire 0.77-acre site is covered by ESL in the form of sensitive biological resources. The site supports three sensitive habitat types: 0.44-acres of Coastal Sage Scrub/Chaparral (Tier II habitat), 0.03-acres of Native Grassland (Tier I habitat), and 0.30-acres of Non-native Grassland (Tier IIIB habitat). The development footprint including Brush Management Zone 1 is located on approximately 0.41 acres of the southern portion of the site and will impact sensitive biological resources, however, this footprint does not extend past the top of the slope (765 feet above mean sea level (AMSL)) and does not encroach into steep hillsides. ESL in the form of steep hillsides, as defined by SDMC Section 113.0103, does cover 0.35 acres at the rear of the property, but will not be impacted.

Brush Management

Consistent with SDMC Section [142.0412](#), Brush Management Zone One shall range from 42 feet to 54 feet, with a corresponding Zone Two of 35 feet to 65 feet in width, exercising Zone Two reduction options under SDMC Section 142.0412(f). Zone 2 brush management will extend into Coastal Sage Scrub/Chaparral habitat within the MHPA, but is considered impact neutral. The modified brush management plan will help reduce impacts to sensitive biological resources in the northern portion of the site and will not encroach into the onsite mitigation area. This modified brush management plan has been reviewed and conceptually approved by Landscape and Fire Review staff.

MHPA Boundary Line Adjustment

The proposed project would encroach into the MHPA beyond the allowable development area pursuant to SDMC sections [143.0142](#) and [131.0250\(b\)](#) of the City's Land Development Code, requiring a MHPA BLA. The BLA will shift the mapping of the MHPA area to the northern downslope portion of the site that contains sensitive vegetation and that has higher biological value than the portion of the site that will be disturbed due to the construction at the top portion of the project site. Removal of 0.03 acres of Tier 1 Native Grassland habitat from the MHPA would be mitigated through payment into the Habitat Acquisition Fund (HAF) as there is no feasible location for on-site mitigation due to the remaining intact Coastal Sage Scrub habitat within the on-site MHPA. Mitigation through the HAF would result in preservation of Tier 1 habitat within the MHPA so a 1:1 mitigation ratio was used.

A MHPA Boundary Line Adjustment will preserve the sensitive biological resources at the northern-down slope portion of the site to ensure that no future development occurs in this portion of the site. Additionally, the proposed development is required to place the northern portion of the site within a Covenant of Easement that is mapped within the MHPA and would be managed in accordance with a Long-Term Habitat Management Plan.

Biological Resource Mitigation

The development footprint impacts 0.03 acres of Tier 1 Native Grassland; 0.3 acres of Tier IIIB Non-native Grassland and 0.07 acres of Tier II Coastal Sage Scrub/Chaparral. The removal of 0.03 acres of Tier 1 Native Grassland habitat will be mitigated through payment into the HAF. The encroachment into Non-Native Grassland and Coastal Sage Scrub/Chaparral will be mitigated onsite within the MHPA portion of the parcel and outside of the Brush Management Zone 2. The mitigation includes approximately 0.22 acre of Coastal Sage Scrub/Chaparral (Tier II) habitat as mitigation for impacts to 0.3 acres of Non-native Grassland (mitigation ratio of 0.5:1) and 0.07 acres of Coastal Sage Scrub/Chaparral (mitigation ratio 1:1).

Covenant of Easement

Per Section [143.0140\(a\)](#), all ESL outside of the allowable development area on the premises will be left in a natural state and incorporated into a Covenant of Easement (COE). The COE will cover approximately 0.36 acres and overlaps with Brush Management Zone 2, approximately 0.36 acres of MHPA, approximately 0.35 acres of steep hillsides, approximately 0.22 acres of sensitive habitat in the on-site mitigation area, and the existing open space easement. The COE will restrict future development in this portion of the site and will be managed in perpetuity in accordance with a Long-Term Habitat Management Plan to be approved prior to issuance of any construction permits.

Land Use Adjacency Guidelines

Additionally, the project is conditioned to conform to the City's MHPA Land Use Adjacency Guidelines to prevent drainage, toxins, noise, lighting, barriers, invasive plants, fugitive dust and brush management impacts from construction and the development to the adjacent open space and preserved MHPA.

Community Plan Analysis:

The project site is designated as Very-Low Density Residential (0-5 du/ac) and Parks/Open Space in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) and the project is consistent with the prescribed land use and density.

Natural Resources and Open Space System

The Natural Resources and Open Space System Element in the Community Plan states that privately owned Open Space areas are generally zoned for very low intensity residential development (0-5 du/ac) to provide for reasonable use while preserving portions of the site in open space. A primary goal in the Community Plan is to "Protect the environmentally sensitive resources of La Jolla's open areas including its coastal bluffs, sensitive steep hillside slopes, canyons, native plant life and wildlife habitat linkages." (page 29)

The project site contains steep hillsides and is subject to the Steep Hillside Guidelines (SHG) Community Specific Requirements within section (G) La Jolla (page 45) and the La Jolla Community Plan - Steep Hillside Requirements (page 50-51) and complies with the encroachment limitation standards requirements in Appendix L for Open Space. In addition, the Natural Resources and Open Space Element provides policies aimed at preserving sensitive environmental resources to the fullest

extent possible and minimizing landform alteration. The project is terraced with two stories over a two-level subterranean basement which proposes 4,682 cubic yards of cut to a depth of 20.6 feet and 78 cubic yards of fill to a depth of 6 feet, requiring export of 4,604 cubic yards. The development footprint is within the residentially designated portion of the site and will impact 0.41 acres of the 0.77-acre site, with the remaining area to be preserved.

Additionally, within the Coastal Overlay Zone, coastal development on premises containing environmentally sensitive lands is subject to the use and encroachment limitations and any other applicable regulations established for those lands in the Local Coastal Program, in addition to the above encroachment limitation standards established for the open space portion of the site. ESL is discussed earlier in the staff report and the project will mitigate for biological resource impacts on site and through payment into the HAF. ESL in the form of steep hillsides will not be impacted and a COE will be placed over 0.36 acres of the rear of the site to preserve the steep hillsides, MHPA and the biological resource mitigation area. Refer to the provided calculations on Plan Sheet A013 (Attachment 10).

Regarding the MSCP, the Community Plan recommends to "conserve the City of San Diego's Multi-Habitat Planning Area" (page 29) and "undertake an environmental assessment analysis of individual developments proposed for lands containing coastal sage or chaparral vegetation, or on steep slopes in accordance with the requirements of the California Environmental Quality Act and the City of San Diego's Multiple Species Conservation Program Subarea Plan to determine the degree to which the proposed use will affect these sensitive resources." (page 38) The MHPA boundary line adjustment would preserve the on-site sensitive biological area and ensure the project's development footprint does not encroach into the MHPA; a three-foot chain link fence is being proposed at the edge of the development and the MHPA Boundary Adjustment line.

Community Character

The La Jolla Community Plan recommends preserving community character by applying development regulations that limit bulk and scale relative to surrounding lots. This includes applying a sliding scale for floor area ratios (FARs) to decrease building scale as the lot size increases. The Community Plan also recommends that bulk and scale of new development apply to side and rear setback requirements, building articulation, roofline treatment, and variations within front yard setback requirements. The building has been designed to account for varying articulation between the roof overhangs and the face of the first and second floors. The structure is set back 48 feet from the front property line when 25 feet is allowed. A significant portion of the structure is below grade, and the FAR is 0.22, where 0.45 is allowed. Refer to Plan Sheet A055 for bulk and scale comparison with neighbors (Attachment 10).

Height

The Community Plan states "in order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air" (page 76). Plan sheets A051-4 and Proposed Section Sheet A062 show the overall height for

the main and accessory structures (Attachment 10). The project will comply with the requirements for maximum height of the structure and not to exceed 30 feet per SDMC Section [131.0444](#) Angled Building Envelope Plane / Maximum Structure Height in Residential Zones and Section [132.0505](#) Coastal Height Limit. The structure's overall height is 29 feet per the Title Sheet 001.

The project was designed to comply with the density, underlying zoning, and building setbacks, and the maximum height of each structure does not exceed the 30-foot height limit. The proposed development is contained within the existing legal lot area, does not request or require deviations or variances from the applicable regulations and is consistent with the relevant policies, goals and recommendations of the Community Plan.

Environmental Analysis:

A Mitigated Negative Declaration No. PRJ-0698915/SCH No. 2025040224 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would reduce impacts to a level below significance in the following categories: Biological Resources, Historical Resources (Archaeology), Tribal Cultural Resources. The following mitigation measures are included in Mitigated Negative Declaration.

Biological Resources

The project site and adjacent area currently support three sensitive habitat types: Coastal Sage Scrub/Chaparral, Native Grassland, and Nonnative Grassland. The development area will impact 0.07 acres of Coastal Sage Scrub/Chaparral Tier II habitat, 0.03 acres of Native Grassland Tier I habitat, and 0.30 acres of Nonnative Grassland Tier IIIB habitat. Zone 2 brush management will also extend into the Coastal Sage Scrub/Chaparral habitat within the MHPA, but this is considered impact neutral.

This project would mitigate impacts through on-site preservation of 0.22 acres of Coastal Sage Scrub/Chaparral within the MHPA for Tier II and IIIB habitat. Tier I habitat is not available within the MHPA area on-site therefore, direct impacts to 0.03 acres of Tier I Native Grassland habitat would be mitigated through payment into the Habitat Acquisition Fund (HAF). Mitigation through the HAF would be within the MHPA at an offsite location, so a 1:1 mitigation ratio was used. The on-site mitigation would be included as part of the larger 0.36-acre COE to protect steep slopes from future development. Additionally, specific mitigation measures require biological resource protection and monitoring during any grading or earth moving identified in the pre-construction meeting and the project would be conditioned to require implementing MSCP Subarea Plan Land Use Adjacency Guidelines (LUAGs) to ensure that indirect impacts to the MHPA are minimized.

Historical Resources (Archaeology) and Tribal Cultural Resources

The project would implement specific mitigation measures, which would require cultural resource protection and monitoring during any grading or earthmoving identified in the pre-construction meeting.

Conclusion:

Staff has reviewed the application for the Site Development Permit, Coastal Development Permit and the MHPA Boundary Line Adjustment and determined the project is consistent with the Community Plan and the Land Development Code. Staff recommends that the Hearing Officer approve the requested permits (Attachments 5 and 6).

ALTERNATIVES

1. Adopt Mitigated Negative Declaration No. PRJ-0698915/SCH No. 2025040224 and the associated Mitigation, Monitoring, and Reporting Program and approve Coastal Development Permit No. PMT-2590139, Site Development Permit No. PMT-2590140 and MHPA Boundary Line Adjustment PMT-2590140-1, with modifications.
2. Do not adopt Mitigated Negative Declaration No. PRJ-0698915/SCH No. 2025040224 and the associated Mitigation, Monitoring, and Reporting Program and deny Coastal Development Permit No. PMT-2590139, Site Development Permit No. PMT-2590140 and MHPA Boundary Line Adjustment PMT-2590140-1, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

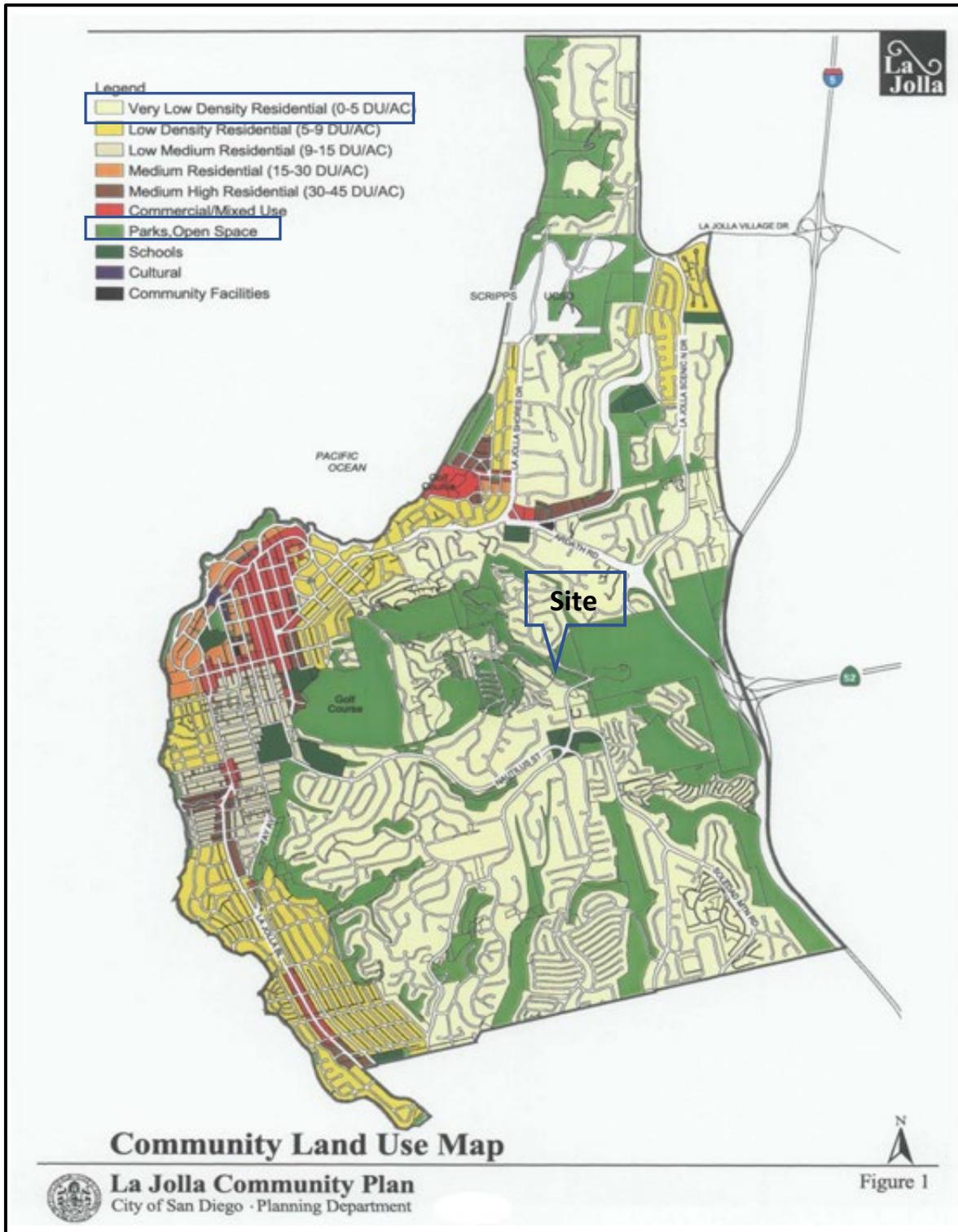


Sara Osborn
Development Project Manager
Development Services Department

Attachments:

1. Aerial Map
2. Community Plan Land Use Map
3. Existing Multi-Habitat Planning Area Boundaries Map
4. La Jolla Planning Association Recommendation
5. Draft Permit with Conditions
6. Draft Permit and MHPA BLA Resolution with Findings
7. Draft Environmental Resolution with MMRP
8. Environmental Document - [Mitigated Negative Declaration](#)
9. Ownership Disclosure Statement
10. Climate Action Plan Consistency Checklist PRJ-0698915
11. Project Plans





Land Use Map

2072 Via Casa Alta PRJ-0698915

Development Services Department

**FIGURE
No. [2]**



Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: Javaheri Residence/2072 Via Casa Alta		Project Number: 698915/Marengo	
Community: La Jolla			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: November 03, 2022	
# of Members Yes 12	# of Members No 3	# of Members Abstain 1	
Conditions or Recommendations: LJCPA recommends the City of San Diego make the appropriate findings to approve this project.			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Suzanne Baracchini			
TITLE: LJCPA Trustee/Secretary		DATE: November 28, 2022	
<p style="text-align: center;"><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>			

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Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009191

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-2590139,
SITE DEVELOPMENT PERMIT NO. PMT-2590140, AND
MULTI-HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT PMT-2590140-1
2072 VIA CASA ALTA PROJECT NO. PRJ-0698915 [MMRP]
HEARING OFFICER

This Coastal Development Permit No. PMT-2590139, Site Development Permit No. PMT-2590140, and Multi-Habitat Planning Area Boundary Line Adjustment PMT-2590140-1 is granted by the Hearing Officer of the City of San Diego to JADE LJ, LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0504. The 0.77-acre site is located at 2072 Via Casa Alta in the RS-1-1 zone within the Coastal Height Limitation Overlay Zone and the Coastal Overlay Zone (Non-Appealable) of the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project site is legally described as: Lot 15 of La Jolla Scenic West, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8482 filed in the office of the County Recorder of San Diego County, February 2, 1977 (Assessor Parcel Number 352-750-1500).

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct a new 16,251-square-foot, two-story single-dwelling unit over a two-level subterranean basement, accessory structure and pool described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 9, 2025, on file in the Development Services Department.

The project shall include:

- a. 16,251-square-foot single-dwelling unit and accessory structure;
- b. Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment;
- c. Landscaping (planting, irrigation and landscape-related improvements);
- d. Off-street parking;

- e. Covenant of easement on 0.36 acres preserving the Multi-Habitat Planning Area (MHPA), steep hillsides and biologically sensitive resources; 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. This permit must be utilized by July 23, 2028.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife

Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394.

Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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

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

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

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

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to

cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

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. PRJ-0698915/SCH No. 2025040224 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. PRJ-0698915/SCH No. 2025040224 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:

- Biological Resources
- Historical Resources (Archaeology)
- Tribal Cultural Resources

15. Biological Resources (Avoidance Measure for Crotch's Bumble Bee)

Should this species no longer be a potential candidate for listing at the preconstruction meeting, the below avoidance measures will not be required.

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 the following project requirements regarding the Crotch's bumble bee are shown on the construction permit (FOR PUBLIC PROJECTS: add to the white book):

- a. To avoid impacts on Crotch's bumble bee, removal of habitat in the proposed area of disturbance must occur outside of the Colony Active Period between April 1 through August 31. If the removal of habitat in the proposed area of disturbance must occur during the Colony Active Period, a Qualified Biologist shall conduct a pre-activity (defined as any habitat disturbance) survey no more than three days prior to the initiation of construction activities

to determine the presence or absence of Crotch's bumble bee within the proposed area of disturbance.

- b. A Qualified Biologist must demonstrate the following qualifications: at least 40 hours of experience surveying for bee or other co-occurring aerial invertebrate species (such as Quino checkerspot butterfly) and have completed a Crotch's bumble bee detection/identification training by an expert Crotch's bumble bee entomologist; or the biologist must have at least 20 hours of experience directly observing Crotch's bumble bee.
- c. The pre-activity survey shall consist of photographic surveys following California Department of Fish and Wildlife (CDFW) guidance (i.e., Survey Considerations for California Endangered Species Act [CESA] Candidate Bumble Bee Species, dated June 6, 2023). The surveys shall consist of passive methods unless a Memorandum of Understanding is obtained.

If additional activities (e.g., capture or handling) are deemed necessary to identify bumble bees of an unknown species that may be Crotch's bumble bee, then the Qualified Biologist shall obtain the required authorization via a Memorandum of Understanding or Scientific Collecting Permit pursuant to CDFW Survey Considerations for CESA Candidate Bumble Bee Species (CDFW 2023). Survey methods that involve lethal take of species are not acceptable.

- d. If pre-activity surveys identify Crotch's bumble bee individuals on-site, the Qualified Biologist shall notify and consult with CDFW to establish, monitor, and maintain no-work buffers around the associated floral resources. The size and configuration of the no-work buffer shall be based on the best professional judgment of the Qualified Biologist in consultation with CDFW. Construction activities shall not occur within the no-work buffers until the bees appear no longer active (i.e., associated floral resources appear desiccated and no bees are seen flying for three consecutive days indicating dispersal from the area). Take of any endangered, threatened, candidate species that results from the project is prohibited, except as authorized by State law (Fish and Game Code section 86, 2062, 2067, 2068, 2080, 2085; California Code Regulations, Title 14, section 786.9) under CESA.
- e. Survey data shall be submitted by the Qualified Biologist to the California Natural Diversity Database (CNDDDB) in accordance with the Memorandum of Understanding with CDFW, or Scientific Collecting Permit requirements, as applicable.

ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate an additional 3.1 feet on Via Casa Alta to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing sidewalk with City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Via Casa Alta, satisfactory to the City Engineer.

ATTACHMENT 5

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of City standard curb and gutter, adjacent to the site on Via Casa Alta, satisfactory to the City Engineer.
19. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new 12-foot driveway, adjacent to the site on Via Casa Alta, satisfactory to the City Engineer.
20. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the proposed sidewalk underdrain within the Via Casa Alta Right-of-Way, satisfactory to the City Engineer.
21. Prior to the issuance of any building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
23. The project proposes to export 4,604 cubic yards of material from the project site. All excavated material listed to be exported shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2021 edition and Regional Supplement Amendments adopted by the Regional Standards Committee.
24. Prior to the issuance of a Grading Permit, a Drainage Study shall be prepared to the satisfaction of the City Engineer. The Drainage Study shall include accurate methods of determining drainage area times of concentration based on City or County specifications, a hydrology map clearly showing all proposed storm drain connections and key drainage features including BMPs, the peak flow attenuation vault and stormwater pumps, plus an explanation of how the proposed stormwater pumps limit outflows from the project site to meet the required hydromodification flow control while also providing discharge for the 100-year design storm. The Drainage Study shall also provide the stage-storage data, stage-discharge data, and routed 100-year outflow hydrograph from the proposed vault as well as the 100-year routed peak flow and the peak 100-year water surface elevation in the vault. Finally, the report shall describe the sizing criteria for the proposed energy dissipation device and provide a curb capacity analysis for the receiving conveyance system, including peak flows from the project site in addition to flows from the other contributing drainage areas upstream of the project site and downstream to the next inlet.
25. Prior to the issuance of a Grading Permit, a Stormwater Quality Management Plan (SWQMP) shall be prepared to the satisfaction of the City Engineer. The SWQMP shall clearly demonstrate the project location in relation to the La Jolla ASBS watershed, the HMP point of compliance, Form I-6 documents for all proposed BMPs (pre-treatment, vault, and treatment control BMP), a clearly labeled DMA Map showing all BMPs and vaults, a clogging factor analysis (given the BMP layout), clarification that the treatment control BMP will be vegetated, the required compact biofiltration sizing spreadsheet, and calculations proving the volume retention metric is met.

26. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

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

LANDSCAPE REQUIREMENTS:

28. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Development Services Department.

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

30. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, 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 Development Services Department. Construction plans shall provide a 40-sq.ft. area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC §142.0403(b)5.

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

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

33. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' on file in the Development Services Department. The Brush Management Program shall be based on a standard Zone One of 35 feet in width and a Zone Two of 65 feet in width, extending out from the structure towards the native/naturalized vegetation, consistent with San Diego Municipal Code §142.0412. Zone One shall range from 42 feet to 54 feet in width with a corresponding Zone Two of 35 feet to 65 feet in width, exercising Zone Two reduction options under §142.0412(f).

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

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

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

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

MULTIPLE SPECIES CONSERVATION PROGRAM:

38. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall depict the following requirements on the construction documents and plans for Project Site under the heading "Environmental Requirements"

Grading/Land Development/MHPA Boundaries -Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

- **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- **Lighting** -All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** -Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** -Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.
- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required:

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA

GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
- I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
 - II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
 - III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE

UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
 - I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
 - II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

39. Prior to the issuance of any construction permits, the Owner/Permittee shall grant the on-site Multiple Habitat Planning Area [MHPA] to the City's Multiple Species Conservation Program [MSCP] preserve through a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service [USFWS] and the California Department of Fish and Wildlife [CDFW], as shown on Exhibit "A." The Owner/Permittee shall maintain in perpetuity the MHPA lands granted by covenant of easement in accordance with a Long-Term Habitat Management Plan to be approved by the City prior to issuance of any construction permits.

40. Prior to the issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall submit a Long-Term Habitat Management Plan which identifies the managing entity and includes the Property Analysis Record (PAR) or equivalent to ensure adequate funding for the long-term management and monitoring of the mitigation site. The Mitigation Program must include documentation on how the project would implement the objectives of the MSCP Preserve Management and the area specific management directives. The Mitigation Program must identify the responsible entity for long-term maintenance and management, the requirements for future management and monitoring reports, and a secure funding source to pay for the management in perpetuity.

PLANNING/DESIGN REQUIREMENTS:

41. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
42. 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.
43. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources, Steep Hillside, and Sensitive Vegetation, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."
44. 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.
45. Any increase in runoff resulting from the development of the site shall be directed away from any steep hillside areas and either into an existing or newly improved public storm drain system or onto a street developed with a gutter system or public right-of-way designated to carry surface drainage run-off.

GEOLOGY REQUIREMENTS:

46. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the

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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 July 9, 2025 and [Approved Resolution Number].

ATTACHMENT 5

COASTAL DEVELOPMENT PERMIT NO. PMT-2590139,
SITE DEVELOPMENT PERMIT NO. PMT-2590140
MULTI-HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT PMT-2590140-1
Date of Approval: July 9, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Sara Osborn
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.

Jade LJ, LLC, a California limited liability company,
Owner/Permittee

By _____
Kevin Javaheri
Member

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

HEARING OFFICER
RESOLUTION NO. [REDACTED]
COASTAL DEVELOPMENT PERMIT NO. PMT-2590139,
SITE DEVELOPMENT PERMIT NO. PMT-2590140, AND
MULTI-HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT PMT-2590140-1
2072 VIA CASA ALTA PROJECT NO. PRJ-0698915 [MMRP]

WHEREAS, JADE LJ, LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a new 16,251-square-foot, two-story single-dwelling unit over a two-level subterranean basement, accessory structure and pool (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. PMT-2590139, Site Development Permit No. PMT-2590140, and Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment PMT-2590140-1, on portions of a 0.77-acre site;

WHEREAS, the project site is located at 2072 Via Casa Alta in the RS-1-1 Zone, within the Coastal Height Limitation Overlay Zone and the Coastal Overlay Zone (Non-Appealable) of the La Jolla Community Plan and Local Coastal Program Land Use Plan;

WHEREAS, the project site is legally described as: Lot 15 of La Jolla Scenic West, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8482 filed in the office of the County Recorder of San Diego County, February 2, 1977 (Assessor Parcel Number 352-750-1500);

WHEREAS, on July 9, 2025, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-2590139, Site Development Permit No. PMT-2590140, and Multi-Habitat Planning Area Boundary Line Adjustment PMT-2590140-1 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. PMT-2590139, Site Development Permit No. PMT-2590140, and Multi-Habitat Planning Area Boundary Line Adjustment PMT-2590140-1:

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.07081]

1. Findings for all Coastal Development Permits:

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

The 0.77-acre site is located at 2072 Via Casa Alta within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The property is approximately one mile from the Pacific Ocean and is not between the nearest public road and the sea or the shoreline of any body of water. The site will not encroach upon any physical accessway or view corridor, viewshed, or scenic overlook per [Figure 9](#) of the Community Plan. A primary goal in the Community Plan is to "maintain the identified public views to and from these amenities in order to achieve a beneficial relationship between the natural or unimproved and developed areas of the community." The project will conform to the 30-foot maximum structure height allowed in the Coastal Height Limitation Overlay Zone per SDMC Section [132.0505](#), and in accordance with Proposition "D" measurement procedures. The project proposes a maximum building height of 29 feet. The development will be sited completely on private property, and no encroachment or impacts to public access or public views are proposed.

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

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

The undeveloped 0.77-acre project site contains environmentally sensitive lands (ESL) in the form of steep hillsides and sensitive biological resources. The development footprint is 0.41 acres and is located on the portion of the site closest to the road, which has a lower biological value than the portion of the site that will be preserved. The remaining 0.36 acres contains steep slopes and biologically sensitive resources and will be preserved in a covenant of easement (COE).

Although the portion of the site proposed for development was previously disturbed, native grassland has naturally reestablished, and therefore, the entire 0.77-acre site is covered by ESL in

the form of sensitive biological resources. ESL in the form of steep hillsides is also present on the site.

The site supports three sensitive habitat types: 0.44 acres of Coastal Sage Scrub/Chaparral (Tier II habitat), 0.03 acres of Native Grassland (Tier I habitat), and 0.30 acres of Nonnative Grassland (Tier IIIB habitat). The development footprint, including Brush Management Zone 1, is located on approximately 0.41 acres of the southern portion of the site and will impact sensitive biological resources. However, this footprint does not extend past the top of the slope. The site contains steep hillsides as defined by SDMC Section 113.0103 at the rear of the property. These steep hillside areas would be maintained as protected open space in a COE. Therefore, there would be no impact to steep hillsides.

The proposed project would encroach into the MHPA beyond the allowable development area pursuant to SDMC sections [143.0142](#) and [131.0250\(b\)](#) of the City's Land Development Code, requiring a MHPA Boundary Line Adjustment (BLA). The BLA will shift the mapping of the MHPA area to the northern downslope portion of the site that contains sensitive vegetation and steep hillsides. There is no loss of MHPA with this BLA. Per Section [143.0140\(a\)](#), all ESL outside of the allowable development area on the premises will be left in a natural state and incorporated into a COE. The COE will cover approximately 0.36 acres and overlaps with Brush Management Zone 2 (impact neutral), approximately 0.36 acres of MHPA, approximately 0.35 acres of steep hillsides, approximately 0.22 acres of sensitive habitat of on-site mitigation area, and an existing open space easement. This Covenant of Easement will restrict future development in this portion of the site and be managed in accordance with a Long-Term Habitat Management Plan.

Mitigated Negative Declaration No. PRJ-0698915/SCH No. 2025040224 and a Mitigation, Monitoring and Reporting Program (MMRP) have been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. Implementation of the (MMRP would reduce impacts to a level below significance in the following categories: Biological Resources, Historical Resources (Archaeology), Tribal Cultural Resources. The project's MMRP will mitigate biological impacts through on-site preservation of 0.22 acres of Coastal Sage Scrub/Chaparral within the MHPA for Tier II and IIIB habitat. Tier I habitat is not available within the MHPA area on-site; therefore, direct impacts to 0.03 acres of Tier I Native Grassland habitat would be mitigated through payment into the Habitat Acquisition Fund (HAF). Mitigation through the HAF would be within the MHPA at an offsite location, so a 1:1 mitigation ratio for impacts to Tier I habitat was used.

Additionally, the project is conditioned to conform to the City's MHPA Land Use Adjacency Guidelines to prevent grading, drainage, toxics, noise, lighting, barriers, invasive plants, and brush management impacts from construction and the development to the adjacent open space and preserved MHPA.

The overall project design preserves the most sensitive onsite habitat and does not encroach into steep hillsides. 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.

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

The project site is designated as Very-Low Density Residential (0-5 du/ac) and Parks/Open Space in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) and the project is consistent with the prescribed land use and density.

The Natural Resources and Open Space System Element in the Community Plan states that privately owned Open Space areas are generally zoned for very low intensity residential development (0-5 du/ac) to provide for reasonable use while preserving portions of the site in open space. A primary goal in the Community Plan is to "Protect the environmentally sensitive resources of La Jolla's open areas including its coastal bluffs, sensitive steep hillside slopes, canyons, native plant life and wildlife habitat linkages." (page 29)

The project site contains steep hillsides and is subject to the Steep Hillside Guidelines (SHG) Community Specific Requirements within section (G) of the Community Plan (page 45) as well as the Community Plan Steep Hillside Requirements (pages 50-51). It complies with the encroachment limitation standards requirements in Community Plan Appendix L for Open Space. In addition, the Natural Resources and Open Space Element provides policies aimed at preserving sensitive environmental resources to the fullest extent possible and minimizing landform alteration. The project is terraced with two stories over a two-level subterranean basement, which proposes 4,682 cubic yards of cut to a depth of 20.6 ft and 78 cubic yards of fill to a depth of 6 feet, requiring export of 4,604 cubic yards. The development footprint is within the residentially designated portion of the site and will impact 0.41 acres of the 0.77-acre site, with the remaining area to be preserved.

In addition to the above encroachment limitation standards established for the open space portion of the site, within the Coastal Overlay Zone, coastal development on premises containing environmentally sensitive lands is subject to the use and encroachment limitations and any other applicable regulations established for those lands in the Local Coastal Program. The project will mitigate for biological resource impacts on site and payment into the Habitat Acquisition Fund (HAF). Steep hillsides will not be impacted; a COE will be placed over 0.36 acres of the rear of the site to preserve the steep hillsides, the MHPA and the biological resource mitigation area.

The Community Plan recommends to "conserve the City of San Diego's Multi-Habitat Planning Area" (page 29) and "undertake an environmental assessment analysis of individual developments proposed for lands containing coastal sage or chaparral vegetation, or on steep slopes in accordance with the requirements of the California Environmental Quality Act and the City of San Diego's Multiple Species Conservation Program Subarea Plan to determine the degree to which the proposed use will affect these sensitive resources." (page 38) The MHPA boundary line adjustment would preserve on-site sensitive biological resources and ensure the project's development footprint does not encroach into the MHPA. A three-foot chain link fence is being proposed at the edge of the development along the MHPA Adjustment line.

The Community Plan recommends preserving community character by applying development regulations that limit the bulk and scale differences relative to the surrounding lots. This includes applying a sliding scale for floor area ratios to decrease building scale as the lot size increases per

The Community Plan also recommends that bulk and scale of new development apply to side and rear setback requirements, building articulation, roofline treatment, and variations within front yard setback requirements. The building has been designed to account for varying articulation between the roof overhangs and the face of the first and second floors. The structure is set back 48 feet from the front property line where 25 feet is allowed by the RS-1-1 zone. A significant portion of the structure is below grade, and the Floor Area Ratio is 0.22 where an FAR of 0.45 is allowed by the zone.

The Community Plan states, "in order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air." (page 76) The project will comply with the requirements for maximum height of the structure per SDMC Section 131.0444 Angled Building Envelope Plane / Maximum Structure Height in Residential Zones and Section 132.0505 Coastal Height Limit. The structure's overall height is 29 feet.

The project was designed to comply with the density, building setbacks, and the maximum height of each structure does not exceed the 30-foot height limit of both the RS-1-1 zone and the Coastal Height Limitation Overlay Zone. The proposed development is contained within the existing legal lot, does not request or require deviations or variances from the applicable regulations and is consistent with the relevant policies, goals and recommendations of the Community Plan.

The proposed project meets all applicable regulations and policies and conforms with the land use and development standards, which include the Local Coastal Program Land Use Plan, the LDC, and the General Plan. Therefore, the project is in conformity with the certified local coastal program land use plan.

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

The project site is located at 2072 Via Casa Alta, approximately one mile from the Pacific Ocean, and is not between the nearest public road and the sea or the shoreline of any body of water. Therefore, this finding does not apply.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0504]

1. Findings for all Site Development Permits [SDMC Section 126.0505(a)]:

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

See Findings A.1.a and A.1.c, above, herein incorporated by reference, which demonstrate the proposed development will not adversely affect the applicable land use plan.

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

See the response to finding A.1.c. above regarding conformity with land development code regulations and finding B.2.b below regarding minimizing geologic risk and flood and wildfire hazards herein incorporated by reference, which demonstrates that the proposed development will not be detrimental to the public health, safety, and welfare.

Additionally, the permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC. Such conditions include the dedication of an additional 3.1 feet on Via Casa Alta to provide a 10-foot curb to-property-line distance; the reconstruction of city standard curb, gutter and sidewalk; and grading, landscape and brush management conditions that implement the requirements of the SDMC. The project will implement Best Management Practices and will comply with storm water standards. The project is also conditioned to comply with mitigation identified in the Mitigated Negative Declaration to alleviate any environmental impacts created by the proposed development.

The construction plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. These conditions and measures have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. Therefore, the proposed development will not be detrimental to public health, safety, and welfare.

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

See the response to finding A.1.c. above, herein incorporated by reference, which demonstrates that the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. Supplemental Findings - Environmentally Sensitive Lands [SDMC Section 126.0505(b)]:

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

The project site is vacant and is designated residential on the southern portion of the site and open space to the north at the rear of the lot. The site is relatively flat toward the south, along Via Casa Alta, and slopes steeply downward from the middle of the site toward the northern property line. Although the portion of the site proposed for development was previously disturbed, native grassland has naturally reestablished, and therefore, the entire 0.77-acre site is covered by ESL in the form of sensitive biological resources. The site supports three sensitive habitat types: 0.44 acres of Coastal Sage Scrub/Chaparral (Tier II habitat), 0.03 acres of Native Grassland (Tier I habitat), and

0.30 acres of Nonnative Grassland (Tier IIIB habitat). ESL in the form of steep hillsides, as defined by SDMC Section 113.0103, covers 0.35 acres at the rear of the property and will not be impacted. The development footprint, including Brush Management Zone 1, is located on approximately 0.41 acres of the southern portion of the site and will impact sensitive biological resources. However, this footprint does not extend past the top of the slope (765 feet above mean sea level) and does not encroach into steep hillsides.

The project would implement a brush management program consistent with SDMC Section [142.0412](#). Zone One, which requires clearance of native vegetation, ranges from 42 feet to 54 feet, with a corresponding Zone Two of 35 feet to 65 feet in width, exercising Zone Two reduction options under SDMC Section 142.0412(f). Zone 2 will extend into Coastal Sage Scrub/Chaparral habitat within the MHPA, but this is considered impact neutral. The modified brush management plan will help reduce impacts to sensitive biological resources in the northern portion of the site and will not encroach into the onsite mitigation area.

A Mitigated Negative Declaration No. PRJ-0698915/SCH No. 2025040224 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. Implementation of the Mitigation, Monitoring and Reporting Program (MMRP) would reduce impacts to biological resources below a level of significance. The development impacts 0.03 acres of Tier 1 Native Grassland; 0.30 acres of Tier IIIB Non-native Grassland and 0.07 acres of Tier II Coastal Sage Scrub/Chaparral. The removal of 0.03 acres of Tier 1 Native Grassland habitat will be mitigated through payment into the HAF. The encroachment into Non-Native Grassland and Coastal Sage Scrub/Chaparral will be mitigated onsite within the MHPA portion of the parcel, outside of the Brush Management Zone 2. The mitigation includes approximately 0.22 acres of Coastal Sage Scrub/Chaparral (Tier II) habitat as mitigation for impacts to 0.30 acres of Non-native Grassland (mitigation ratio of 0.5:1) and 0.07 acres of Coastal Sage Scrub/Chaparral (mitigation ratio 1:1).

The proposed project would encroach into the MHPA beyond the allowable development area pursuant to SDMC sections [143.0142](#) and [131.0250\(b\)](#) of the City's Land Development Code, requiring a MHPA BLA. An MHPA BLA will shift the mapping of the MHPA area to the northern downslope portion of the site that contains sensitive vegetation and, per the Biological Letter Report of Laguna Mountain Environmental, Inc. dated March 5, 2025, has higher biological value than the portion of the site that will be disturbed due to the construction at the top portion of the project site. Removal of 0.03 acres of Tier 1 Native Grassland habitat from the MHPA would be mitigated through payment into the Habitat Acquisition Fund (HAF) as there is no feasible location for on-site mitigation due to the remaining intact Coastal Sage Scrub habitat within the on-site MHPA.

An MHPA BLA will preserve the sensitive biological resources at the northern downslope portion of the site to ensure that no future development occurs in this portion of the site. Additionally, the proposed development is required to place the northern portion of the site within a recorded Covenant of Easement (COE) that is mapped within the MHPA and would be managed in accordance with a Long-Term Habitat Management Plan to be approved by the City prior to issuance of any construction permits.

Per Section [143.0140\(a\)](#), all ESL outside of the allowable development area on the premises will be left in a natural state and incorporated into a COE. The COE will cover approximately 0.36 acres and overlaps with Brush Management Zone 2, approximately 0.36 acres of MSCP MHPA, approximately

0.35 acres of steep hillsides, approximately 0.22 acres of sensitive habitat of on-site mitigation area, and the existing open space easement. This Covenant of Easement will restrict future development in this portion of the site and would be managed in accordance with a Long-Term Habitat Management Plan to be approved by the City prior to issuance of any construction permits.

Additionally, the project is conditioned to conform to the City's MHPA Land Use Adjacency Guidelines to prevent grading, drainage, toxics, noise, lighting, barriers, invasive plants, and brush management impacts from construction and the development to the adjacent open space and preserved MHPA.

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

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

A Preliminary Geotechnical and Geologic Fault Investigation (Geotechnical Exploration, Inc., July 2022) and Addendum (Geotechnical Exploration, Inc., May 2023) were prepared for the project and reviewed and accepted by staff. As described in the report, according to the City of San Diego Seismic Safety Study, Geologic Hazards Map indicates that the site is located in a geologic hazard area designated as Geologic Hazard Category (GHC) 12 and 27. GHC 12 is a fault buffer zone described as "Potentially Active, Inactive, Presumed Inactive, or Activity Unknown." GHC 27 is a slide-prone formation described as "Otay, Sweetwater, and others." The project will comply with the recommendations of the investigation and the applicable building and grading regulations to ensure that less than significant geologic impacts will result with project implementation. Additionally, according to the Geotechnical Report, the slope stability analysis indicated that the site is stable and that the proposed development would not destabilize neighboring properties or induce the settlement of adjacent structures or right-of-way improvements if designed and constructed in accordance with the recommendations provided in the Geotechnical Report.

A project-specific Hydrology and Drainage Report and Stormwater Quality Management Plan (SWQMP) (Labib Funk + Associates, 2025) reviewed and accepted by staff determined that the project would not have a significant impact on downstream properties or the drainage system. The onsite drainage system, consisting of a modular wetland biofiltration system and storm drain connections, will be engineered to adequately manage site stormwater. The project will be required to comply with the City's Storm Water Standards, which require the implementation of appropriate Best Management Practices (BMPs).

Grading activities within the site will be required to comply with the City of San Diego Grading Ordinance and the Storm Water Standards, which would ensure soil erosion and topsoil loss are minimized to less than significant levels. Proper landscaping would prevent substantial erosion on site. Furthermore, permanent stormwater BMPs would also be required post-construction, consistent with the City's regulations.

The project is located in a Very High Fire Severity Zone in an urbanized neighborhood of similar residential development. It is consistent with the zoning and land use designation pursuant to the La

Jolla Community Plan and would be conditioned to comply with the City's Brush Management Regulations. The project would not have the potential to expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire.

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

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

See the response to finding B.2.a. above, herein incorporated by reference, which demonstrates that the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands and will result in minimum disturbance to environmentally sensitive lands.

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

The proposed project would encroach into the MHPA beyond the allowable development area pursuant to SDMC sections [143.0142](#) and [131.0250\(b\)](#) of the City's Land Development Code, requiring an MHPA BLA. An MHPA BLA will shift the mapping of the MHPA area to the northern, down slope portion of the site that contains sensitive vegetation; and per the Biological Letter Report of Laguna Mountain Environmental, Inc. dated March 5, 2025, has higher biological value than the portion of the site that will be disturbed due to the construction at the top portion of the project site. Removal of 0.03 acres of Tier 1 Native Grassland habitat from the MHPA would be mitigated through payment into the HAF as there is no feasible location for on-site mitigation due to the remaining intact Coastal Sage Scrub habitat within the on-site MHPA. Mitigation through the HAF would result in preservation of Tier 1 habitat within the MHPA so a 1:1 mitigation ratio was used.

Regarding the MSCP, the Community Plan recommends to "conserve the City of San Diego's Multi-Habitat Planning Area" (page 29) and "undertake an environmental assessment analysis of individual developments proposed for lands containing coastal sage or chaparral vegetation, or on steep slopes in accordance with the requirements of the California Environmental Quality Act and the City of San Diego's Multiple Species Conservation Program Subarea Plan to determine the degree to which the proposed use will affect these sensitive resources." (page 38) The MHPA boundary line adjustment would preserve the on-site sensitive biological resources and ensure the project's development footprint does not encroach into the MHPA. A three-foot chain link fence will be located at the edge of the development along the MHPA Adjustment line.

Compliance with the MHPA Adjacency Guidelines would be assured through implementation of the landscape plan which prohibits invasive species, adherence to the City's Storm Water requirements to direct drainage away from the MHPA, implementation of the project's Brush Management Plan and compliance with the grading plan, the MSCP permit conditions, and construction best management practices. There are no vernal pools present on the project site. Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and VPHCP.

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

The project site is located approximately one mile from the Pacific Ocean. Implementation of the drainage system design and stormwater filtration measures approved for this project, in addition to compliance with the current State of California water quality control standards, will assure the development will not contribute to the erosion on public beaches or adversely impact local shoreline sand supply.

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

All of the mitigation measures required as conditions of the permit are appropriate and proportional for the project, considering the current accepted best practices and scientific analysis standards. None of the mitigation measures are without rational basis in fact and are consistent with accepted best practices and scientific analysis standards. The SDMC, Land Development Manual, Community Plan, General Plan, CEQA Significance Thresholds and technical studies prepared for the development were utilized to determine project impacts and required mitigation. The required mitigation ratios for project impacts to biological resources have been properly applied and with approval of the MHPA BLA reflect impacts outside of the MHPA with all mitigation to occur inside the MHPA. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Coastal Development Permit No. PMT-2590139, Site Development Permit No. PMT-2590140, and Multi-Habitat Planning Area Boundary Line Adjustment PMT-2590140-1 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. PMT-2590139, Site Development Permit No. PMT-2590140, and Multi-Habitat Planning Area Boundary Line Adjustment PMT-2590140-1, a copy of which is attached hereto and made a part hereof.

Sara Osborn
Development Project Manager
Development Services

Adopted on: July 9, 2025

IO#: 24009191

RESOLUTION NUMBER R-_____

ADOPTED ON _____

A RESOLUTION OF THE HEARING OFFICER OF THE CITY OF SAN DIEGO ADOPTING MITIGATED NEGATIVE DECLARATION NO. PRJ-0698915/SCH NO. 2025040224, AND ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM FOR 2072 VIA CASA ALTA - PROJECT NO. PRJ-0698915

WHEREAS, on March 22, 2022, Marengo Morton Architects, Inc. and JADE LJ, LLC submitted an application to the Development Services Department for a permit to construct a new 16,251-square-foot, two-story single-dwelling unit over a two-level subterranean basement, accessory structure and pool (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. PMT-2590139, Site Development Permit No. PMT-2590140, and Multi-Habitat Planning Area Boundary Line Adjustment PMT-2590140-1, on portions of a 0.77-acre site for the 2072 Via Casa Alta project, Project No. PRJ-0698915 (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 July 9, 2025; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. PRJ-0698915 / SCH NO. 2025040224 (Declaration) 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, the Hearing Officer of the City of San Diego adopts Mitigated Negative Declaration No. PRJ-0698915 / SCH NO. 2025040224.

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 the Development Services Department staff, or designee, is directed to file a Notice of Determination in accordance with CEQA with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Land Use and Climate Innovation regarding the project.

By: _____
Sara Osborn, DEVELOPMENT PROJECT MANAGER

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. PMT-2590139,
SITE DEVELOPMENT PERMIT NO. PMT-2590140, AND
MULTI-HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT PMT-2590140-1
PROJECT NO. PRJ- PRJ-0698915

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. PRJ-0698915 / SCH NO. 2025040224 shall be made conditions of COASTAL DEVELOPMENT PERMIT NO. PMT-2590139, SITE DEVELOPMENT PERMIT NO. PMT-2590140, AND MULTI-HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT PMT-2590140-1 as may be further described below.

MITIGATION, MONITORING AND REPORTING PROGRAM:

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

1. Prior to the issuance of 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 construction documents (CD) (plans, specification, details, etc.) to ensure the applicable MMRP requirements are incorporated into the design and/or construction documents.
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 of San Diego (City) website:
<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY:** The DSD 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 Biologist
Qualified Archaeologist
Qualified Native American Monitor

Note: If all responsible Permit Holders' representatives and consultants fail to attend, an additional meeting with all parties present will be required.

CONTACT INFORMATION:

- a) **The PRIMARY POINT OF CONTACT is the RE at the Field Engineering Division and can be reached at (858) 627-3200**
 - b) **For Clarification of ENVIRONMENTAL REQUIREMENTS, contact call RE and MMC at (858) 627-3360**
2. **MMRP COMPLIANCE:** This Project, PRJ-0698915 and /or Environmental Document 0698915 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 the 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, monitoring times, methodology, etc.)

Note: The Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans, notes, or 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.

None Applicable

- 4. MONITORING EXHIBITS:** All consultants are required to submit to RE and MMC, a monitoring exhibit on an 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 DSD 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		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to the Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at the Preconstruction Meeting
Land Use	Land Use Adjacency Issues CVSRs	Land Use Adjacency Issue Site Observations
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Archaeology	Monitoring Reports	Archaeology/Historic Site Observation
Tribal Cultural Resources	Monitoring Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

BIO-1 BIOLOGICAL RESOURCES (RESOURCE PROTECTIONS DURING CONSTRUCTION)

I. Prior to Construction

- A. **Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2018), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- F. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

BIO-2 Biological Resources (Habitat Acquisition Fund)

Prior to the issuance of any construction permits, such as demolition, grading or building, or beginning any construction-related activity on-site, the owner/permittee shall make a monetary payment to the City of San Diego's Habitat Acquisition Fund (HAF) to mitigate the loss of 0.03 acres of native grassland (Tier I). The HAF fee is based on mitigation ratios outlined in the City of San Diego Biology Guidelines; thereby, the owner/permittee shall mitigate the loss of 0.03 acres at a 1:1 ratio inside of the Multi-Habitat Planning Area (MHPA). Therefore, the resulting total mitigation obligation for direct project impacts would be 0.03 acres inside the MHPA equivalent monetary contribution to the City's HAF plus a 10% administrative fee.

BIO-3 Biological Resources (On-Site Preservation)

Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall mitigate upland impacts in accordance with the City of San Diego Biology Guidelines. The project shall mitigate for direct impacts to upland vegetation communities through on-site preservation as follows: Impacts to 0.3 acres of Tier IIIB Non-Native Grassland shall be mitigated at a 0.5:1 ratio and

impacts to 0.07 acres of Tier II Coastal Sage Scrub/Chapparal shall be mitigated at a 1:1 ratio within the MHPA through on-site preservation of 0.22 acres of Tier II Coastal Sage Scrub/Chapparal. The on-site mitigation, which is in the MHPA, and all remaining onsite MHPA after the MHPA BLA shall be protected from future development by recording a Covenant of Easement over it. Long-term management of the land shall be the responsibility of, and provided by, the property owner.

BIO-4 Long-Term Management of Biological Resources (On-Site Preservation)

Prior to the issuance of any construction permits, including but not limited to the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall submit a Long-Term Habitat Management Plan which identifies the managing entity and includes the Property Analysis Record (PAR) or equivalent to ensure adequate funding for the long-term management and monitoring of the mitigation site and MHPA. The Mitigation Program must include documentation on how the project would implement the objectives of the MSCP Preserve Management and the area specific management directives. The Mitigation Program must identify the responsible entity for long-term maintenance and management, the requirements for future management and monitoring reports, and a secure funding source to pay for the management in perpetuity.

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. 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 Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

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 archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, 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.
 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- 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, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological 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
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME 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 site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. 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 AME.
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall

stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed or emailed 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 Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources 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.
 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - 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.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, 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. Note: If a unique archaeological site is also an historical resource as defined in Guidelines Section, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 - 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 - 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 - 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 - 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 - 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
 - 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 - 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Guidelines Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 - 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 - 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;

- (2) Record an open space or conservation easement; or
- (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. 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 of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend 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.

VI. 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 Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center 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 Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 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.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy 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 and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

TRIBAL CULTURAL RESOURCES

Refer to the mitigation measures outlined under Historical Resources (Archaeology).

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title: 2072 Via Casa Alta **Project No. For City Use Only:** 698915
Project Address: 2072 Via Casa Alta, La Jolla, CA 92037

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 202106410397
 Partnership Individual

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

Property Owner
 Name of Individual: Kevin Javaheri, JADE LJ, LLC Owner Tenant/Lessee Successor Agency
 Street Address: 2072 Via Casa Alta
 City: La Jolla State: CA Zip: 92037
 Phone No.: 619-417-1111 Fax No.: 0 Email: CAMarengo@MZA.io
 Signature:  Date: 12/24/2021
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Claude-Anthony Marengo, Marengo Morton Architects Owner Tenant/Lessee Successor Agency
 Street Address: 7724 Girard Avenue, 2nd Floor
 City: La Jolla State: CA Zip: 92037
 Phone No.: 619-417-1111 Fax No.: 0 Email: CAMarengo@MZA.io
 Signature:  Date: 3/15/22
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No



CLIMATE ACTION PLAN CONSISTENCY CHECKLIST INTRODUCTION

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (CEQA).¹

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

The Checklist may be updated to incorporate new GHG reduction techniques or to comply with later amendments to the CAP or local, State, or federal law.

¹ Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

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CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- ❖ The Checklist is required only for projects subject to CEQA review.²
- ❖ If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in [Chapter 11: Land Development Procedures](#) of the City's Municipal Code.
- ❖ The requirements in the Checklist will be included in the project's conditions of approval.
- ❖ The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information

Contact Information

Project No./Name: _____

Property Address: _____

Applicant Name/Co.: _____

Contact Phone: _____ Contact Email: _____

Was a consultant retained to complete this checklist? Yes No If Yes, complete the following

Consultant Name: _____ Contact Phone: _____

Company Name: _____ Contact Email: _____

Project Information

1. What is the size of the project (acres)? _____

2. Identify all applicable proposed land uses:

Residential (indicate # of single-family units): _____

Residential (indicate # of multi-family units): _____

Commercial (total square footage): _____

Industrial (total square footage): _____

Other (describe): _____

3. Is the project or a portion of the project located in a Transit Priority Area? Yes No

4. Provide a brief description of the project proposed:

² Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.



CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations?; ³ <u>OR</u>		
B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA) ⁴ and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department?; <u>OR</u> ,	<input type="checkbox"/>	<input type="checkbox"/>
C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?		

If **"Yes,"** proceed to Step 2 of the Checklist. For question B above, complete Step 3. For question C above, provide estimated project emissions under both existing and proposed designation(s) for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation.

If **"No,"** in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

³ This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

⁴ This category applies to all projects that answered in the affirmative to question 3 on the previous page: Is the project or a portion of the project located in a transit priority area.

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures.⁵ All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the [Greenbook](#) (for public projects).

Step 2: CAP Strategies Consistency			
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
Strategy 1: Energy & Water Efficient Buildings			
<p>1. <i>Cool/Green Roofs.</i></p> <ul style="list-style-type: none"> • Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)?; <u>OR</u> • Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code?; <u>OR</u> • Would the project include a combination of the above two options? <p>Check "N/A" only if the project does not include a roof component.</p> <div style="border: 1px solid black; height: 150px; width: 100%; margin-top: 10px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

⁵ Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development, 2) permits allowing wireless communication facilities, 3) special events permits, 4) use permits or other permits that do not result in the expansion or enlargement of a building (e.g., decks, garages, etc.), and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

2. *Plumbing fixtures and fittings*

With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:

Residential buildings:

- Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
- Standard dishwashers: 4.25 gallons per cycle;
- Compact dishwashers: 3.5 gallons per cycle; and
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?

Nonresidential buildings:

- Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in [Table A5.303.2.3.1 \(voluntary measures\) of the California Green Building Standards Code](#) (See Attachment A); and
- Appliances and fixtures for commercial applications that meet the provisions of [Section A5.303.3 \(voluntary measures\) of the California Green Building Standards Code](#) (See Attachment A)?

Check "N/A" only if the project does not include any plumbing fixtures or fittings.

Strategy 3: Bicycling, Walking, Transit & Land Use

3. *Electric Vehicle Charging*

- Multiple-family projects of 17 dwelling units or less: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?
- Multiple-family projects of more than 17 dwelling units: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents?
- Non-residential projects: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use?

Check "N/A" only if the project is a single-family project or would not require the provision of listed cabinets, boxes, or enclosures connected to a conduit linking the parking spaces with electrical service, e.g., projects requiring fewer than 10 parking spaces.

Strategy 3: Bicycling, Walking, Transit & Land Use

(Complete this section if project includes non-residential or mixed uses)

4. *Bicycle Parking Spaces*

Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code ([Chapter 14, Article 2, Division 5](#))?⁶

Check "N/A" only if the project is a residential project.

⁶ Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.

5. *Shower facilities*

If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the [California Green Building Standards Code](#) as shown in the table below?

Number of Tenant Occupants (Employees)	Shower/Changing Facilities Required	Two-Tier (12" X 15" X 72") Personal Effects Lockers Required
0-10	0	0
11-50	1 shower stall	2
51-100	1 shower stall	3
101-200	1 shower stall	4
Over 200	1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants	1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants

Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).

6. *Designated Parking Spaces*

If the project includes a nonresidential use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?

Number of Required Parking Spaces	Number of Designated Parking Spaces
0-9	0
10-25	2
26-50	4
51-75	6
76-100	9
101-150	11
151-200	18
201 and over	At least 10% of total

This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.

Check "N/A" only if the project is a residential project, or if it does not include nonresidential use in a TPA.

7. *Transportation Demand Management Program*

If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:

At least one of the following components:

- Parking cash out program
- Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools
- Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development

And at least three of the following components:

- Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees
- On-site carsharing vehicle(s) or bikesharing
- Flexible or alternative work hours
- Telework program
- Transit, carpool, and vanpool subsidies
- Pre-tax deduction for transit or vanpool fares and bicycle commute costs
- Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use?

Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).

Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option B. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. In general, a project that would result in a reduction in density inside a TPA would not be consistent with Strategy 3. The following questions must each be answered in the affirmative and fully explained.

1. Would the proposed project implement the General Plan's City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?

Considerations for this question:

- Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
- Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan, within the TPA?
- Does the land use and zoning associated with the project increase the capacity for transit-supportive employment intensities within the TPA?

2. Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit?

Considerations for this question:

- Does the proposed project support/incorporate identified transit routes and stops/stations?
- Does the project include transit priority measures?

3. Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?

Considerations for this question:

- Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers (such as transit stations, schools, shopping centers, and libraries)?
- Does the proposed project urban design include features for walkability to promote a transit supportive environment?

4. Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?

Considerations for this question:

- Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
- Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?

5. Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?

Considerations for this question:

- Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
- Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA?
- Do the zoning/implementing regulations associated with the proposed project support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?

6. Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?

Considerations for this question:

- Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?
- Does the proposed project include policies or strategies for preserving existing trees?
- Does the proposed project incorporate tree planting that will contribute to the City's 20% urban canopy tree coverage goal?



CLIMATE ACTION PLAN CONSISTENCY CHECKLIST

ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Plan (CAP) Consistency Checklist measures.

Table 1 Roof Design Values for Question 1: Cool/Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan				
Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Low-Rise Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
High-Rise Residential Buildings, Hotels and Motels	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
Non-Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16

Source: Adapted from the [California Green Building Standards Code \(CALGreen\)](#) Tier 1 residential and non-residential voluntary measures shown in Tables A4.106.5.1 and A5.106.11.2.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code.

CALGreen does not include recommended values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego's climate zones (7 and 10). Therefore, the values for climate zone 15 that covers Imperial County are adapted here.

Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.

Table 2 Fixture Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Fixture Type	Maximum Flow Rate
Showerheads	1.8 gpm @ 80 psi
Lavatory Faucets	0.35 gpm @60 psi
Kitchen Faucets	1.6 gpm @ 60 psi
Wash Fountains	1.6 [rim space(in.)/20 gpm @ 60 psi]
Metering Faucets	0.18 gallons/cycle
Metering Faucets for Wash Fountains	0.18 [rim space(in.)/20 gpm @ 60 psi]
Gravity Tank-type Water Closets	1.12 gallons/flush
Flushometer Tank Water Closets	1.12 gallons/flush
Flushometer Valve Water Closets	1.12 gallons/flush
Electromechanical Hydraulic Water Closets	1.12 gallons/flush
Urinals	0.5 gallons/flush

Source: Adapted from the [California Green Building Standards Code \(CALGreen\)](#) Tier 1 non-residential voluntary measures shown in Tables A5.303.2.3.1 and A5.106.11.2.2, respectively. See the [California Plumbing Code](#) for definitions of each fixture type.

Where complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

Acronyms:

gpm = gallons per minute

psi = pounds per square inch (unit of pressure)

in. = inch

Table 3 Standards for Appliances and Fixtures for Commercial Application related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Appliance/Fixture Type	Standard	
Clothes Washers	Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commissions' WF standards for commercial clothes washers located in Title 20 of the <i>California Code of Regulations</i> .	
Conveyor-type Dishwashers	0.70 maximum gallons per rack (2.6 L) (High-Temperature)	0.62 maximum gallons per rack (4.4 L) (Chemical)
Door-type Dishwashers	0.95 maximum gallons per rack (3.6 L) (High-Temperature)	1.16 maximum gallons per rack (2.6 L) (Chemical)
Undercounter-type Dishwashers	0.90 maximum gallons per rack (3.4 L) (High-Temperature)	0.98 maximum gallons per rack (3.7 L) (Chemical)
Combination Ovens	Consume no more than 10 gallons per hour (38 L/h) in the full operational mode.	
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006)	Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 60 psi (414 kPa) and <ul style="list-style-type: none"> • Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate. • Be equipped with an integral automatic shutoff. • Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gallons per minute (0.08 L/s) or less. 	

Source: Adapted from the [California Green Building Standards Code](#) (CALGreen) Tier 1 non-residential voluntary measures shown in Section A5.303.3. See the [California Plumbing Code](#) for definitions of each appliance/fixture type.

Acronyms:

L = liter

L/h = liters per hour

L/s = liters per second

psi = pounds per square inch (unit of pressure)

kPa = kilopascal (unit of pressure)

JADE LJ, LLC

2072 VIA CASA ALTA, LA JOLLA, CA., 92037



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Second Floor
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Michael Morton AIA
Claude Anthony Marengo Desa



JADE LJ, LLC
2072 VIA CASA ALTA
La Jolla, CA 92037

REVISIONS	PROJECT START
06/14/2021	11/22/2021
12/23/2022	06/30/2023
1ST COASTAL SUB.	2ND COASTAL SUB.
	3RD COASTAL SUBM.



PHASE
COASTAL

PROJECT NO. 2021-22

REVIEWED BY CAM

DRAWN BY MS

DATE 01/23/2024

Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The parties recognize that such plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media (including but not necessarily limited to "CAD documents") are subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end product for use as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signature of the Architect is the only true contract document of record.

SHEET TITLE

TITLE SHEET

TS 001

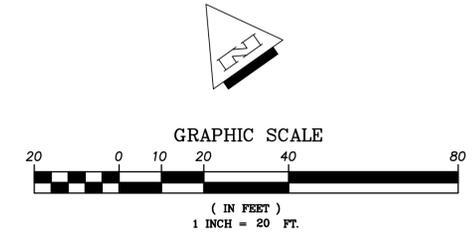
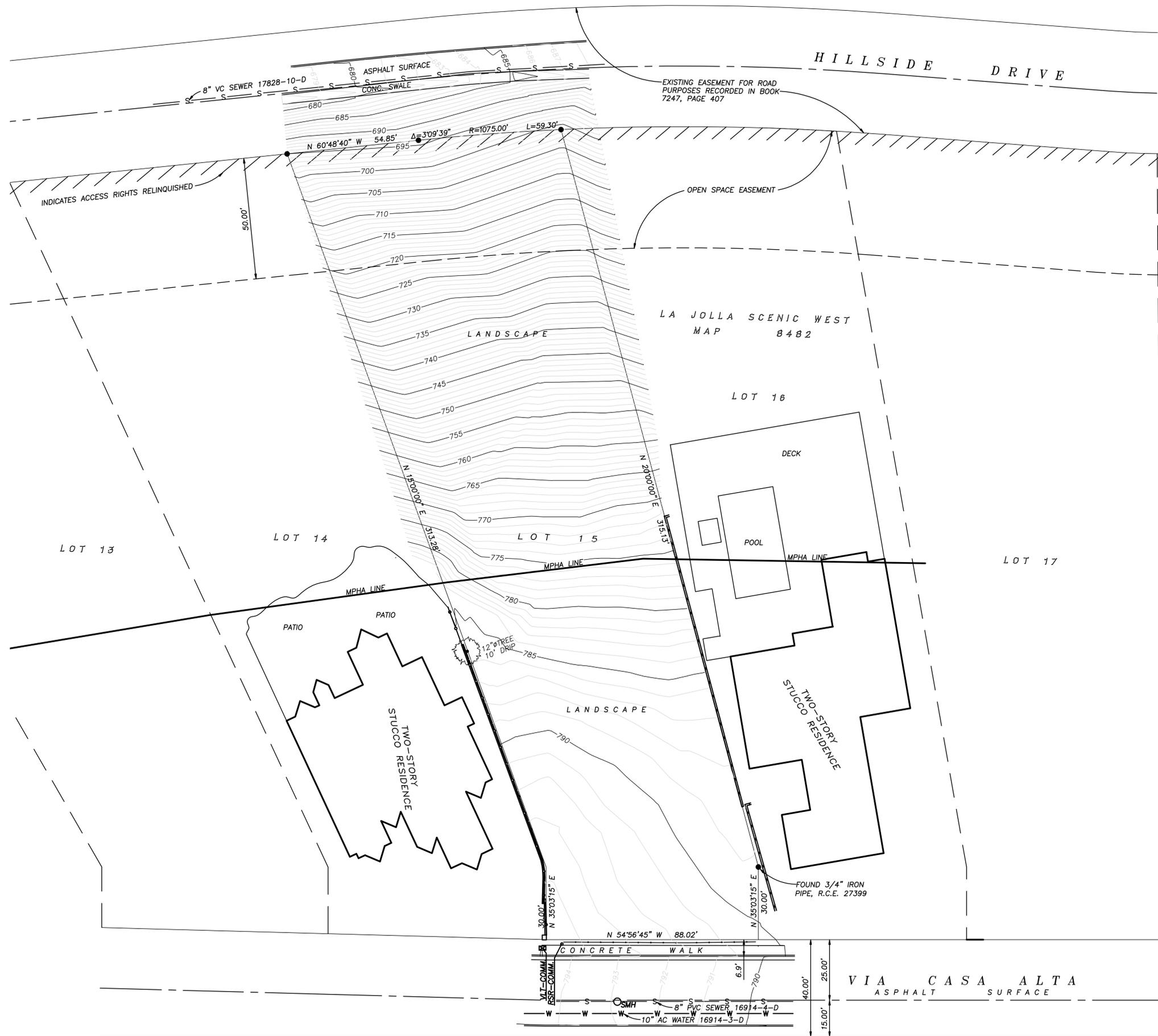
COASTAL CONDITION
<p>PLANNING :</p> <ul style="list-style-type: none"> - Covenant of Easement <p>ENGINEERING :</p> <ul style="list-style-type: none"> - ROW/EMRA for sidewalk underdrain <p>GEOLOGY :</p> <ul style="list-style-type: none"> - Recorded Notice of Geologic and Geotechnical Condition

SHEET INDEX
<p>TS 001 Title Sheets</p> <p>Survey</p> <p>CIVIL :</p> <p>C-000 Title sheet C-200 Rough grading plan C-210 Grading plan lower level C-220 Grading plan ground level C-300 SWQMP Plan C-310 Low impact development details C-311 Low impact development details C-400 Utility Plan</p> <p>ARCHITECTURAL :</p> <p>A 010 Site Plan A 013 Site analysis plan A 021 Basement Floor Plan A 022 Lower Floor Plan A 023 First Floor Plan A 024 Second Floor Plan A 041 Roof Plan A 051 Elevations A 052 Elevations A 053 Elevations A 054 Elevations A 055 Bulk and Scale A 061 Sections A 062 Sections A 063 Sections</p> <p>LANDSCAPE</p> <p>L 1.1 Brush Management Plan Entry Level L 1.2 Brush Management Plan Lower Level L 2.1 Proposed Landscape Plan</p>

PROJECT TEAM
<p>OWNER'S Kevin Javaheri, JADE LJ, LLC kevin@ugcc.com</p> <p>ARCHITECT Marengo Morton Architects 7724 Girard Avenue, Second Floor La Jolla, CA 92037 Telephone: (858) 459-3769 Fax: (858) 459-3768 Contact: Claude Anthony Marengo CAMarengo@m2a.io Cell: (619) 417-1111</p> <p>DESIGNING ARCHITECT Saota 319 Main St. El Segundo, CA 90245 Telephone: (213) 239-9700 Fax: (213) 239-9699 Contact: Frank LaRocca frank.larocca@labibfunk.com</p> <p>LANDSCAPE TCLA STUDIO 34202 Sepulveda Ave. Capistrano Beach, CA. 92624 Telephone: 949-248-5404 Contact: Alyssa Georgie Email: Alyssa@TCLAstudio.com</p> <p>BIOLOGICAL Laguna Mountain Environmental, Inc. 3421 Voltaire St. San Diego, CA. 92106 Telephone: (858) 505-8146 Contact: Andre Pignolo Email: Andrew@LagunaEnv.com Cell: (858) 603-7809</p>

SCOPE OF WORK
<p>PROJECT SCOPE</p> <p>PROPOSAL OF A NEW 6,951 SQ FT 2 STORY OVER 2 BASEMENTS, SINGLE DWELLING UNIT ON A VACANT LOT AND POOL STRUCTURE (UNDER SEPARATE PERMIT, LOCATION JUST FOR REFERENCE), REQUESTING A SITE DEVELOPMENT PERMIT AND COSTAL DEVELOPMENT PERMIT.</p> <p>NOTICE OF GEOLOGIC & GEOTECHNICAL CONDITION</p> <p>Document No. DOC#2023-0232990 Date Recorded 09/01/2023</p> <p>VICINITY MAP</p>

PROJECT DATA																																																
<p>PROJECT INFORMATION</p> <p>PROJECT ADDRESS: 2072 VIA CASA ALTA, LA JOLLA CA., 92037</p> <p>ASSESSORS PARCEL NUMBER: 352-750-15-00</p> <p>LEGAL DESCRIPTION: LOT 15 OF LA JOLLA SCENIC WEST, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8482 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEB. 2, 1997</p> <p>YEAR BUILT</p> <p>BUILDING CODE: CALIFORNIA RESIDENTIAL CODE (CRC), 2019 EDITION & ASSOCIATED AMENDMENTS IN SDMC, CALIFORNIA BLDG. CODE (CBC) BASED ON 2019 IBC, NATIONAL ELECTRICAL CODE (NEC), 2019 EDITION NATIONAL MECHANICAL CODE (CMC), 2019 EDITION CALIFORNIA PLUMBING CODE (CPC), 2019 EDITION SAN DIEGO COUNTY MUNICIPAL CODE (SDC), PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CBC, 2019 CMC AND 2019 SPC AND THE 2019 CEC.</p> <p>OCCUPANCY TYPE: R-3</p> <p>NUMBER OF DWELLINGS: 1</p> <p>CONSTRUCTION TYPE: TYPE VB</p> <p>NUMBER OF STORIES: 2 OVER BASEMENT</p> <p>LOT AREA: 33,349.83 SQ FT</p> <p>ZONING INFORMATION</p> <p>ZONE: RS-1-1</p> <p>OVERLAY ZONES: COASTAL OVERLAY ZONE, COASTAL HEIGHT LIMITATION OVERLAY ZONE, L.I.C.P.A., POTENTIAL SENSITIVE VEGETATION-CHAPARRAL, MHPA, PARKING IMPACT, COASTAL VERY HIGH SEVERITY ZONE, BRUSH MANAGEMENT</p> <p>GEO HAZARD ZONE: 12 AND 22</p> <table border="1"> <tr> <th>SETBACKS</th> <th>ALLOWED</th> <th>PROPOSED</th> </tr> <tr> <td>FRONT (STREET FRONTAGE):</td> <td>25'-0"</td> <td>48'-4"</td> </tr> <tr> <td>INTERIOR SIDE (.08 OF LOT WIDTH):</td> <td>7'-0"</td> <td>7'-0"</td> </tr> <tr> <td>INTERIOR SIDE (.08 OF LOT WIDTH):</td> <td>7'-0"</td> <td>7'-0"</td> </tr> <tr> <td>REAR:</td> <td>34'-6"</td> <td>180'-3 5/8"</td> </tr> <tr> <td>BUILDING HEIGHT LIMITATIONS:</td> <td>30'-0"</td> <td>29'-0"</td> </tr> <tr> <td>Max. FLOOR AREA RATIO (F.A.R.):</td> <td>0.45 (15,007.42 SQ FT)</td> <td>0.22 (7,251 SQ FT)</td> </tr> <tr> <td>PARKING SPACES:</td> <td>5</td> <td>5</td> </tr> </table> <p>BUILDING AREAS:</p> <table border="1"> <tr> <th></th> <th>PROPOSED</th> </tr> <tr> <td>BASEMENT</td> <td>3,657 SQ FT (NOT COUNTED IN F.A.R.)</td> </tr> <tr> <td>LOWER FLOOR</td> <td>7,125 SQ FT (1,482 SQ FT COUNTED IN F.A.R.)</td> </tr> <tr> <td>FIRST FLOOR</td> <td>3,715 SQ FT</td> </tr> <tr> <td>SECOND FLOOR</td> <td>1,754 SQ FT</td> </tr> <tr> <td>TOTAL AREA:</td> <td>16,251 SQ FT (6,951 SQ FT COUNTED IN F.A.R.)</td> </tr> </table> <p>DECK</p> <table border="1"> <tr> <th></th> <th>PROPOSED</th> </tr> <tr> <td>LOWER BASEMENT</td> <td>697 SQ FT</td> </tr> <tr> <td>BASEMENT</td> <td>1,462 SQ FT</td> </tr> <tr> <td>FIRST FLOOR</td> <td>129 SQ FT</td> </tr> <tr> <td>SECOND FLOOR DECK AREA</td> <td>427 SQ FT</td> </tr> <tr> <td>TOTAL</td> <td>2,715 SQ FT</td> </tr> </table> <p>LANDSCAPE REQUIRED: 30% = 10,005 SQ FT LANDSCAPE PROVIDED: 56.3% = 18,766 SQ FT LOT COVERAGE (MAX): 50% = 16,674.92 SQ FT LOT COVERAGE PROPOSED: 23.4% = 7,819.43 SQ FT</p> <p>FRONT YARD: 100% = 5,139.72 SQ FT MAX FRONT YARD HARDSCAPE (PER SDMC 131.0447): 60% = 3,083.83 SQ FT PROPOSED FRONT YARD HARDSCAPE: 57.46% = 2,953.58 SQ FT</p>	SETBACKS	ALLOWED	PROPOSED	FRONT (STREET FRONTAGE):	25'-0"	48'-4"	INTERIOR SIDE (.08 OF LOT WIDTH):	7'-0"	7'-0"	INTERIOR SIDE (.08 OF LOT WIDTH):	7'-0"	7'-0"	REAR:	34'-6"	180'-3 5/8"	BUILDING HEIGHT LIMITATIONS:	30'-0"	29'-0"	Max. FLOOR AREA RATIO (F.A.R.):	0.45 (15,007.42 SQ FT)	0.22 (7,251 SQ FT)	PARKING SPACES:	5	5		PROPOSED	BASEMENT	3,657 SQ FT (NOT COUNTED IN F.A.R.)	LOWER FLOOR	7,125 SQ FT (1,482 SQ FT COUNTED IN F.A.R.)	FIRST FLOOR	3,715 SQ FT	SECOND FLOOR	1,754 SQ FT	TOTAL AREA:	16,251 SQ FT (6,951 SQ FT COUNTED IN F.A.R.)		PROPOSED	LOWER BASEMENT	697 SQ FT	BASEMENT	1,462 SQ FT	FIRST FLOOR	129 SQ FT	SECOND FLOOR DECK AREA	427 SQ FT	TOTAL	2,715 SQ FT
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- LEGEND:**
- INDICATES SEWER MANHOLE
 - INDICATES PROPERTY LINE
 - - - INDICATES CENTERLINE
 - INDICATES LOT LINE
 - INDICATES MPHA LINE
 - x- INDICATES CHAIN LINK FENCE
 - INDICATES WROUGHT IRON FENCE
 - INDICATES WALL
 - W— INDICATES WATER LINE
 - S— INDICATES SEWER LINE
 - INDICATES FOUND 1" IRON PIPE "CITY ENGR", EXCEPT AS NOTED

LEGAL DESCRIPTION:
 LOT 15 OF LA JOLLA SCENIC WEST, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8482 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1977.

BASIS OF ELEVATION:
 SOUTHERLY BRASS PLUG
 LA JOLLA SCENIC DRIVE SOUTH AND CASTEJON DRIVE
 ELEVATION = 613.899 M.S.L. N.G.V.D. 1929 FEET

NOTE:
 ORIGINAL TOPOGRAPHY MAP WAS DONE BY SAN DIEGO LAND SURVEYING & ENGINEERING, INC. ON APRIL 24, 2019.
 MPHA LINE WAS LOCATED BY SCALE FROM GIS DOCUMENTS PROVIDED BY THE CITY OF SAN DIEGO.

NO.	
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CIREMELE SURVEYING INC.
 164 S. ESCONDIDO BLVD.
 ESCONDIDO, CA. 92025
 (760) 489-2200
 CIRSURVEY@SBGLOBAL.NET
 J.N. 20-074

DATE:	7/17/20
SCALE:	1" = 10'
DRAWN:	DRK
CHECKED:	CC

SHEET TITLE TOPOGRAPHIC SURVEY
 PROJECT 2072 VIA CASA ALTA
 LA JOLLA, CA 92037
 SHEET NO. 1 OF 1



GENERAL NOTES

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- IMPORTANT NOTICE:** SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.
- "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.
- CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPPING DAMAGED DURING CONSTRUCTION.
- PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD ENGINEERING DIVISION (858) 627-3200.
- CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.
- CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.
- CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.
- AN AS-GRADED GEOTECHNICAL REPORT AND SET OF THE REDLINE "AS-BUILT" GRADING PLANS SHALL BE SUBMITTED TO AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE CONSTRUCTION MANAGEMENT & FIELD SERVICES DIVISION AT 9573 CHESAPEAKE DRIVE, SAN DIEGO, CA 92123.
- "AS-BUILT" DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
- MANHOLES AND PULL BOX COVER SHALL BE LABELED WITH NAME OF COMPANY.
- CONTRACTOR SHALL PROVIDE RED-LINES DRAWINGS IN ACCORDANCE WITH 2-5.4, "RED-LINES AND RECORD DOCUMENTS."
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALKS, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWERS, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.
- THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.
- UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.
- MONUMENT PRESERVATION CERTIFICATION
THE PERMITTEE SHALL BE RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS DESTROYED BY CONSTRUCTION. IF A VERTICAL CONTROL MONUMENT IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. PRIOR TO PERMIT ISSUANCE THE PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING WILL BE RESPONSIBLE FOR MONUMENT PRESERVATION AND SHALL PROVIDE A CORNER RECORD OR RECORD OF SURVEY TO THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA, IF APPLICABLE.

- NO SURVEY MONUMENTS EXIST NEAR THE AREA OF CONSTRUCTION
- SURVEY MONUMENTS EXISTING IN OR NEAR CONSTRUCTION WILL BE PROTECTED IN PLACE
- PRECONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS TO BE DESTROYED DURING CONSTRUCTION
CORNER RECORD # _____ OR RECORD OF SURVEY # _____
- POST CONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS DESTROYED DURING CONSTRUCTION AND REPLACED AFTER CONSTRUCTION.
CORNER RECORD # _____ OR RECORD OF SURVEY # _____

LABIB FUNK + ASSOCIATES
319 MAIN STREET, EL SEGUNDO, CA, 90245
(213) 239-9700
FRANK.LAROCCA@LABIBFUNK.COM

FRANK LAROCCA	C75121	12-31-23	03-10-23
NAME	R.C.E. NO.	EXP.	DATE

GRADING NOTES

- GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
- PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET C210 FOR MIX AND SPECIFICATIONS.

GROUND WATER DISCHARGE NOTES

- ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES CAG919003.
- THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
- ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES NO. CAG919003.

PRIVATE WATER AND WASTEWATER

THE PRIVATE WATER/SEWER SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND IS SHOWN ON THESE PLANS AS "INFORMATION ONLY". A SEPARATE PLUMBING PERMIT IS REQUIRED FOR CONSTRUCTION AND INSPECTION OF THE SYSTEM.
APPROVAL NO.: _____

GRADING + GEOTECHNICAL SPECIFICATIONS

- ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT(S) ENTITLED:

REPORT OF PRELIMINARY GEOTECHNICAL AND GEOLOGIC FAULT INVESTIGATION
2072 VIA CASA ALTA, LA JOLLA, CA 92037, PREPARED BY GEOTECHNICAL EXPLORATION, INC.
07-28-2022, JOB NO. 21-13556.

THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.

- ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
- AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEOTECHNICAL REPORT(S), THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.
- THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE IS/ARE THE GEOTECHNICAL CONSULTANT(S) OF RECORD. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEOTECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
- THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

	C75121	
FRANK LAROCCA	P.E.	DATE
LESLIE REED	P.G.	DATE

GEOTECHNICAL EXPLORATION, INC. 7420 TRADE ST., SAN DIEGO, CA 92121 (858) 549-7222	LABIB FUNK + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA, 90245 (213) 239-9700
---	---

*IF THE PROFESSIONAL ENGINEER (P.E. OR G.E.) AND PROFESSIONAL GEOLOGIST (P.G. OR C.E.G.) SIGNING THIS STATEMENT ARE NOT FROM THE SAME COMPANY, BOTH COMPANY NAMES AND PHONE NUMBERS MUST BE PROVIDED.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

LABIB FUNK + ASSOCIATES
319 MAIN STREET, EL SEGUNDO, CA, 90245
PH: (213) 239-9700
FRANK.LAROCCA@LABIBFUNK.COM

FRANK LAROCCA	C75121	EXP. 12-31-23	
NAME	R.C.E. NO.	EXP. XX-XX-XX	DATE

LEGAL DESCRIPTION

LOT 15 OF LA JOLLA SCENIC WEST, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.8482 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 2, 1977.

ASSESSORS PARCEL NUMBER

APN: 352-750-15-00



PROJECT SITE

VICINITY MAP
NOT TO SCALE

PERMANENT POST-CONSTRUCTION BMP NOTES

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWDMCA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.

2. ANY MODIFICATION(S) TO THE PERMANENT POST CONSTRUCTION BMP DEVICES/STRUCTURES SHOWN ON PLAN REQUIRES A CONSTRUCTION CHANGE TO BE PROCESSED AND APPROVED THROUGH DEVELOPMENT SERVICES DEPARTMENT BY THE ENGINEER OF WORK. APPROVAL OF THE CONSTRUCTION CHANGE IS REQUIRED PRIOR TO CONSTRUCTION OF THE PERMANENT BMP.

SHEET INDEX

SHEET DESCRIPTION	SHEET #
TITLE SHEET	C-000
ROUGH GRADING PLAN	C-200
GRADING PLAN LOWER LEVEL	C-210
GRADING PLAN GROUND LEVEL	C-220
SWOMP PLAN	C-300
DETAILS	C-310
DETAILS	C-311
UTILITY PLAN	C-400

EASEMENTS

NO EASEMENTS WERE LOCATED ON THE PROPERTY.



319 Main Street
El Segundo, California 90245
t: 213/ 239 9700 f: 213/ 239 9699

LFA Job no. 23003

JADE LJ, LLC

2072 VIA CASA ALTA
LA JOLLA, CA 92037



NOT FOR
CONSTRUCTION

REVISIONS:

ENTITLEMENT REVIEW

COSTAL DEVELOPMENT PERMIT APPROVAL NO. 2590140

SITE DEVELOPMENT PERMIT APPROVAL NO. 2590140

JOB NO.:

DATE:

SCALE:

SHEET TITLE:

TITLE SHEET

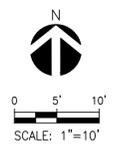
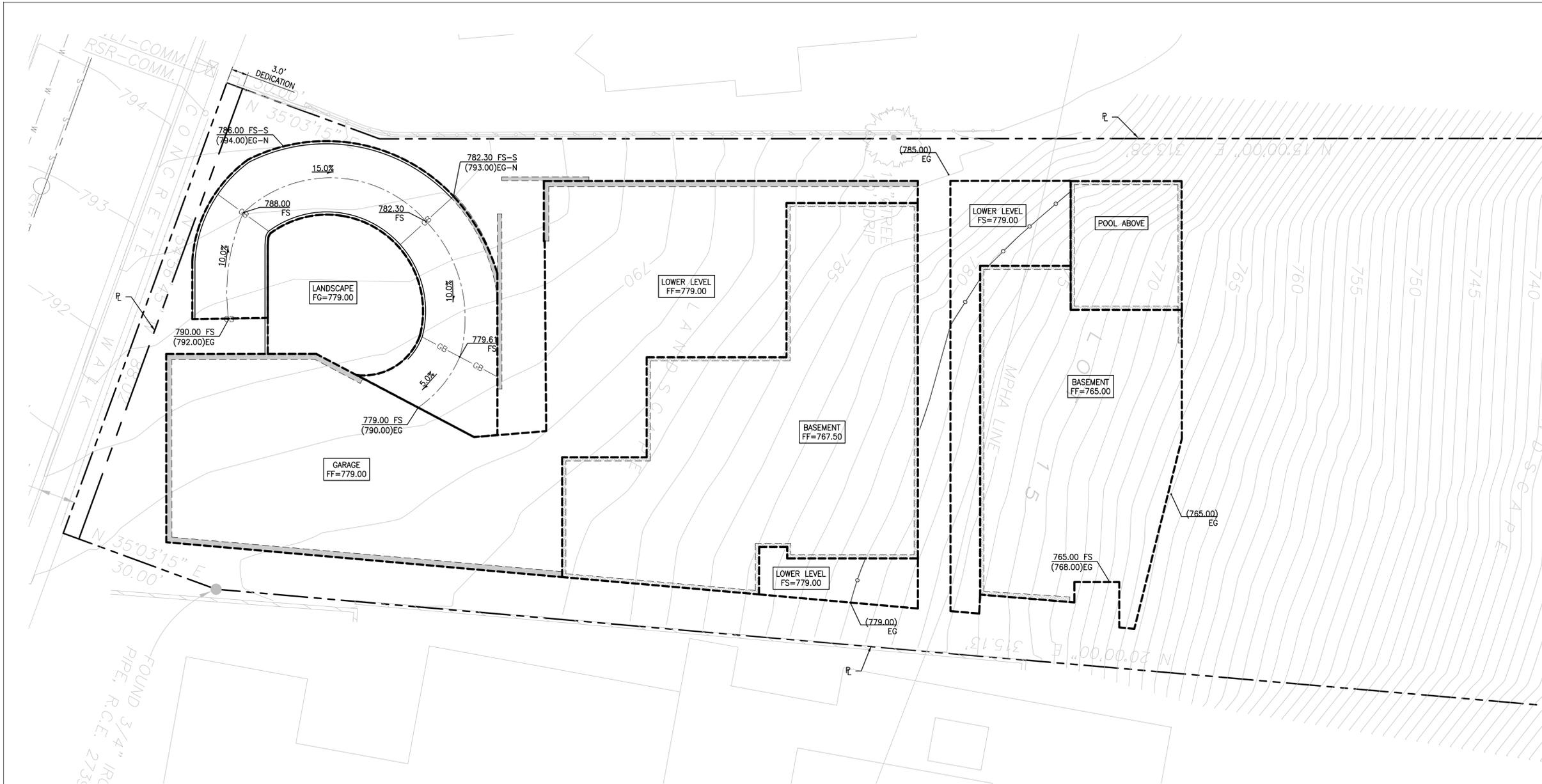
SHEET NUMBER:

C000



1-800-227-2600
CALL USA/SC FOR
UNDERGROUND LOCATING
48 HOURS BEFORE YOU
DIG!

IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG



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 LFA Job no. 23003

JADE LJ, LLC
 2072 VIA CASA ALTA
 LA JOLLA, CA 92037



NOT FOR CONSTRUCTION

REVISIONS:
 ENTITLEMENT REVIEW
 COSTAL DEVELOPMENT PERMIT APPROVAL NO. 2590140
 SITE DEVELOPMENT PERMIT APPROVAL NO. 2590140

JOB NO:

DATE:

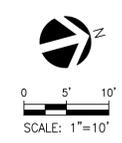
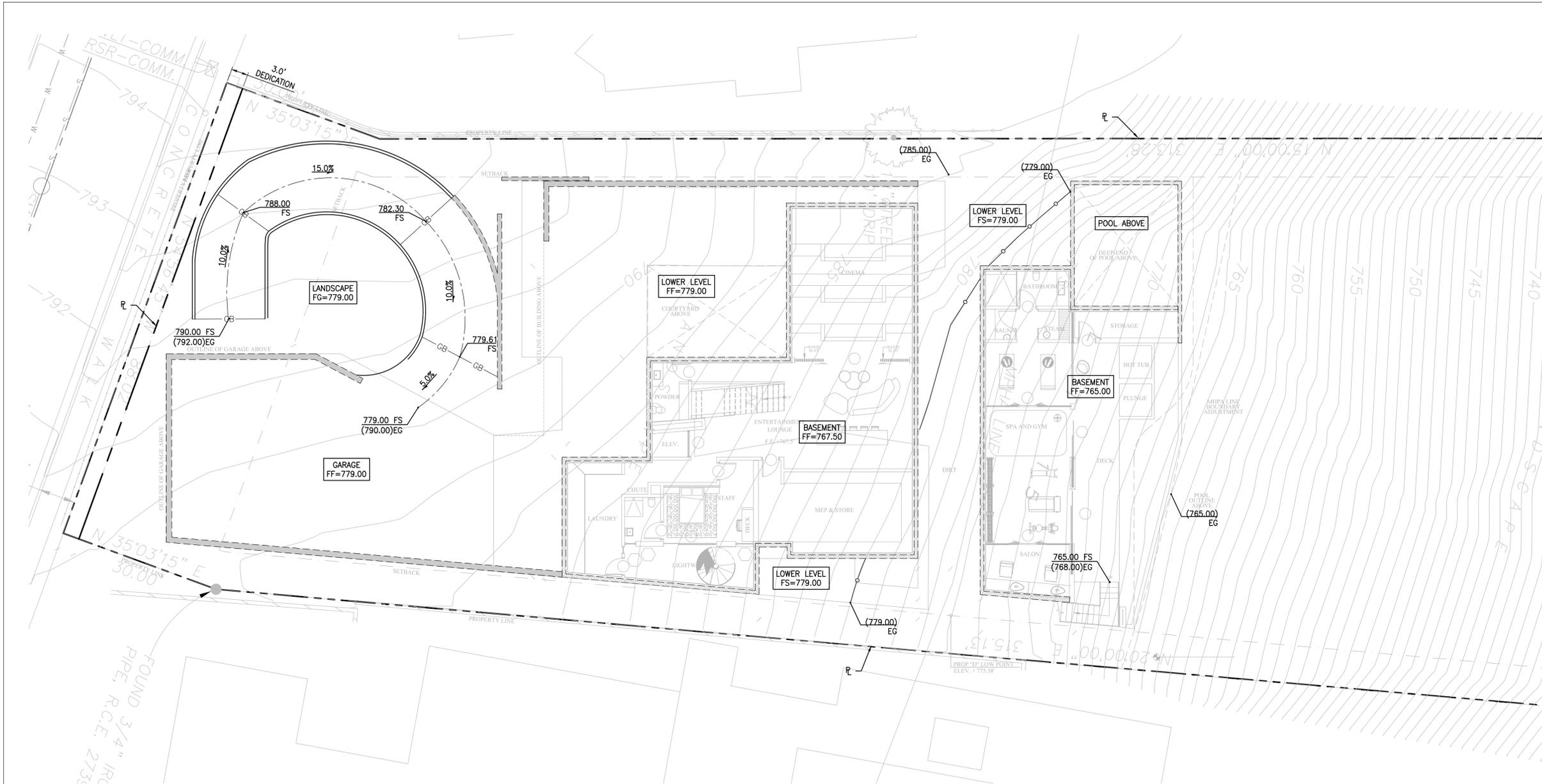
SCALE:

SHEET TITLE:

ROUGH GRADING PLAN

SHEET NUMBER:

C200



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 t: 213/ 239 9700 f: 213/ 239 9699
 LFA Job no. 23003

JADE LJ, LLC
 2072 VIA CASA ALTA
 LA JOVIA, CA 92037



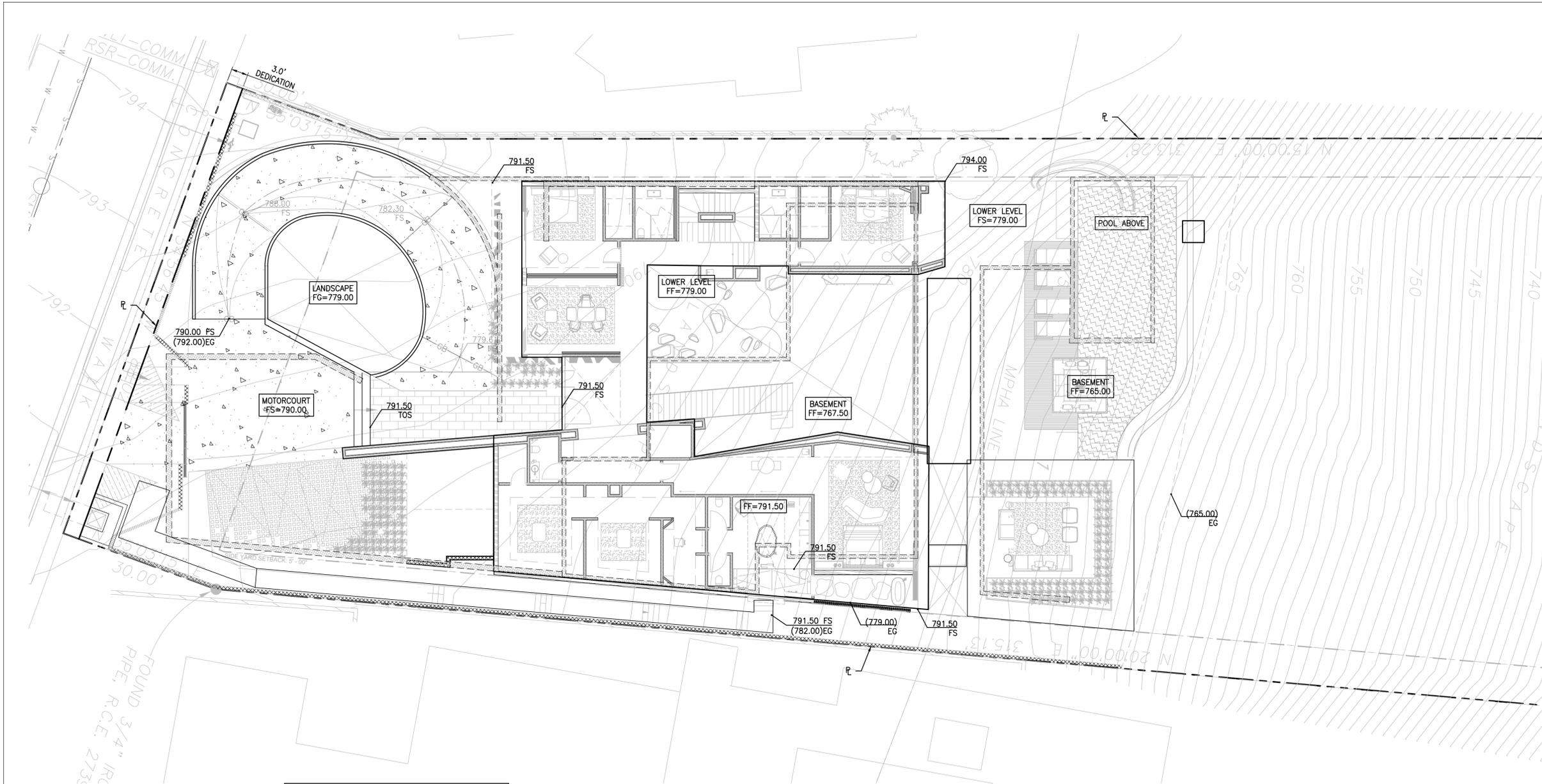
NOT FOR CONSTRUCTION

REVISIONS:
CITY SUBMITTAL

JOB NO:
 DATE:
 SCALE:

SHEET TITLE:
**GRADING PLAN
 LOWER LEVEL**

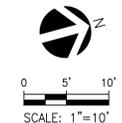
SHEET NUMBER:
C210



LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- PLANTER AREA
- BASEMENT BUILDING WALL
- RETAINING WALL

GRADING QUANTITIES	
GRADING CUT (CY)	4,682
GRADING FILL (CY)	78
NET EXPORT (CY)	4,604
MAX CUT (FT)	20.6
MAX FILL (FT)	6.0
SITE CHARACTERISTICS	
TOTAL SITE AREA (SF)	33,016
IMPERVIOUS (SF)	13,870
PERVIOUS (SF)	19,146



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REVISIONS:
 ENTITLEMENT REVIEW
 COSTAL DEVELOPMENT PERMIT APPROVAL NO. 2590140
 SITE DEVELOPMENT PERMIT APPROVAL NO. 2590140

JOB NO.:
 DATE:
 SCALE:

SHEET TITLE:
**GRADING PLAN
 GROUND LEVEL**

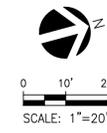
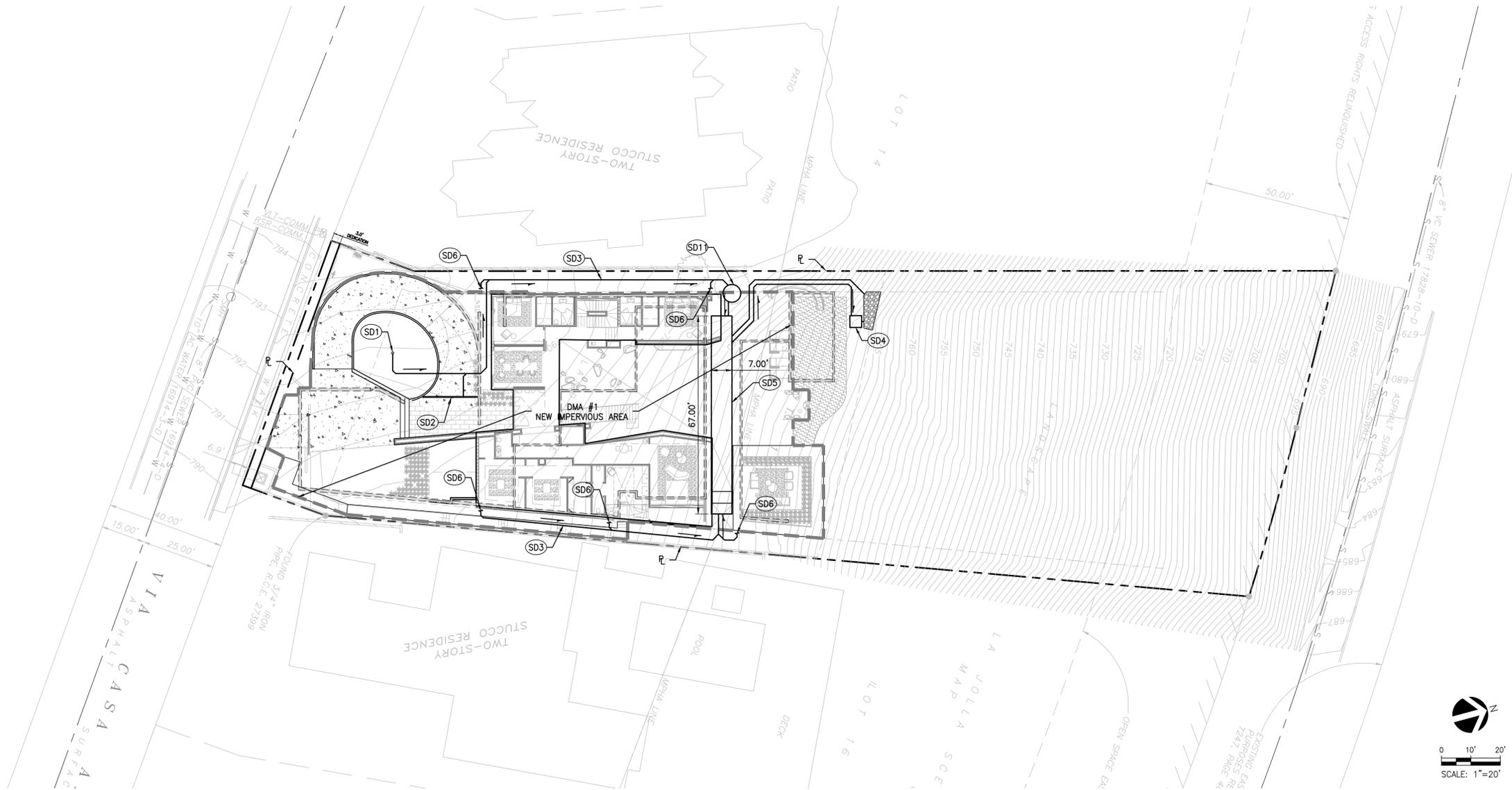
SHEET NUMBER:
C220



NOT FOR
CONSTRUCTION

REVISIONS:
ENTITLEMENT REVIEW
COSTAL DEVELOPMENT PERMIT APPROVAL NO. 2590140
SITE DEVELOPMENT PERMIT APPROVAL NO. 2590140
JOB NO:
DATE:
SCALE:
SHEET TITLE:
DRAINAGE PLAN
SHEET NUMBER:

C300



LEGEND

- PROPERTY LINE
- [Pattern] CONCRETE PAVING
- [Pattern] PLANTER AREA
- [Pattern] BASEMENT BUILDING WALL
- [Pattern] RETAINING WALL
- SD— STORM DRAIN PIPE
- ⊕ AREA DRAIN

CONSTRUCTION NOTES

STORM DRAIN

- (SD1) INSTALL 6" AREA DRAIN BY NDS OR APPROVED EQUIVALENT.
- (SD2) INSTALL TRENCH DRAIN BY ACO OR APPROVED EQUIVALENT.
- (SD3) INSTALL 6" STORM DRAIN PIPE. S=1% MIN.
- (SD4) INSTALL CONTECH BIOFILTRATION SYSTEM MWS-L-4-4-V PER DETAIL 1, SHEET C310.
- (SD5) INSTALL 2,542 CF CONTECH DETENTION SYSTEM PER DETAIL 1, SHEET C311.
- (SD6) DOWNSPOUT POINT-OF-CONNECTION. SEE ARCHITECTURAL DRAWINGS FOR CONTINUATION.
- (SD7) INSTALL SUMP PUMP AND VAULT.
- (SD8) INSTALL FORCE MAIN.
- (SD9) INSTALL 12"x12" CATCH BASIN BY JENSEN OR APPROVED EQUIVALENT.
- (SD10) INSTALL CURB-O-LET CURB DRAIN.
- (SD11) INSTALL CONTECH CDS PRETREATMENT SYSTEM PER DETAIL 2, SHEET C310.

PROJECT SITE CHARACTERISTICS	
	QUANTITIES
TOTAL SITE AREA (S.F.)	33,016
EXISTING IMPERVIOUS AREA (S.F.)	0
NEW IMPERVIOUS AREA (S.F.)	13,870
IMPERVIOUS %	42%
85TH PERCENTILE RAINFALL DEPTH (IN)	0.52
DCV (C.F.)	543
HYDROMODIFICATION SIZING (C.F.)	1,665
100-YR VOLUME (C.F.)	2,542
RETENTION STORAGE SIZE (C.F.)	2,542

Appendix B: Stormwater Pollutant Control Hydrologic Calculations and Sizing Methods

Worksheet B-1: Tabular Summary of DMAs

Tabular Summary of DMAs							Worksheet B-1		
DMA Unique Identifier	Area (acres)	Impervious Area (acres)	% Imp	HSG	Area Weighted Runoff Coefficient	DCV (cubic feet)	Treated By (BMP ID)	Pollutant Control Type	Drains to (POC ID)
DMA #1	0.76	0.32	42%	D	.90	543	DW-1	BIOFILTRATION	POC1
Summary of DMA Information (Must match project description and SWQMP Narrative)									
No. of DMAs	Total DMA Area (acres)	Total Impervious Area (acres)	% Imp		Area Weighted Runoff Coefficient	Total DCV (cubic feet)	Total Area Treated (acres)		No. of POCs
1	0.76	0.32	42%		.90	543	.32		1

Where: DMA = Drainage Management Area; Imp = Imperviousness; HSG = Hydrologic Soil Group; DCV= Design Capture Volume; BMP = Best Management Practice; POC = Point of Compliance; ID = identifier; No. = Number



SITE SPECIFIC DATA		
PROJECT NUMBER	800997	
PROJECT NAME	2072 VIA CASA ALTA	
PROJECT LOCATION	LA JOLLA, CA	
STRUCTURE ID	MWS-4-6	
TREATMENT REQUIRED		
VOLUME BASED (CF)	1,709	
FLOW BASED (CFS)	N/A	
TREATMENT HGL AVAILABLE (FT)	N/A	
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	N/A	
PIPE DATA		
I.E.	MATERIAL	DIAMETER
INLET PIPE 1	PVC	6"
OUTLET PIPE	PVC	6"
PRE-TREATMENT		
RIM ELEVATION	776.0	776.0
SURFACE LOAD	PEDESTRIAN	N/A
FRAME & COVER	24" X 42"	OPEN PLANTER
WETLANDMEDIA VOLUME (CY)	3.67	
ORIFICE SIZE (DIA. INCHES)	#0.61"	

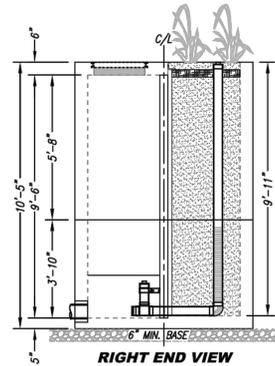
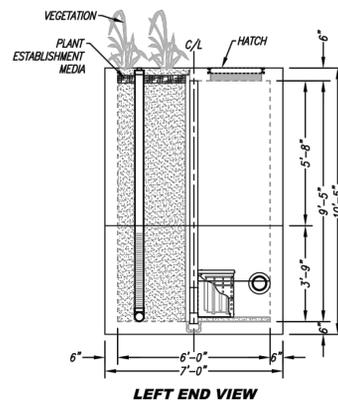
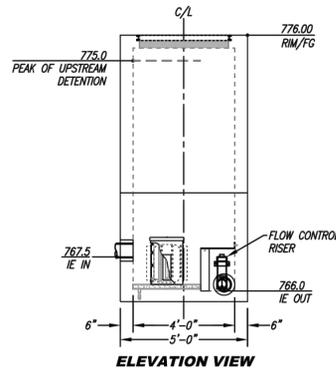
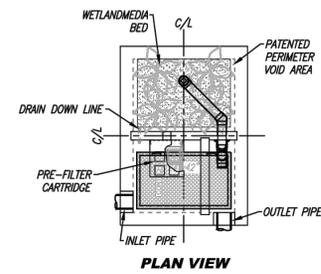
REQUIRED TREATMENT VOLUME (CF)	1,709
DRANDOWN DURATION (HOURS)	26
AVERAGE DISCHARGE RATE PER MWS UNIT(GPM)	8.22
OPERATING HEAD (FT)	3.4
WETLANDMEDIA INFILTRATION RATE (IN/HR)	26
OR	
WETLANDMEDIA LOADING RATE (GPM/SF)	0.26

INSTALLATION NOTES

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATERTIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
- HATCH SHIPPED CAST INTO TOP SLAB. CONTRACTOR TO USE GROUT AND/OR BRICKS TO MATCH TOP SLAB WITH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
- VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
- CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.

GENERAL NOTES

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT CONTECH.



PROPRIETARY AND CONFIDENTIAL:
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MWS-L-4-6-9'-11"-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

1 CONTECH MWS BIOFILTRATION SYSTEM DETAIL

c300 CONTECH

MWS ORIFICE SIZING

$$Q = vA; \quad Q = \text{treatment flow rate}; \quad v = c_d \sqrt{2gh}; \quad A = \pi D^2/4$$

Treatment HGL, $h = 2.0 \text{ ft}$

Discharge coefficient, c_d

Coefficient of velocity, $c_v = 0.98$

Coefficient of contraction for the orifice, $c_c = 0.62$

$$c_d = c_v \times c_c = 0.61$$

This unit has 1 underdrain outlet, so $c_d = 1 \times 0.61 = 0.61$

Rewrite to solve for the diameter of the orifice:

$$A = \frac{Q}{v} \text{ rewrite } \rightarrow \frac{\pi D^2}{4} = \frac{Q}{c_d \sqrt{2gh}}$$

$$D = \sqrt{\frac{4Q}{\pi c_d \sqrt{2gh}}};$$

$$Q = 0.03 \text{ cfs}, \quad h = 2.0 \text{ ft}, \quad c_d = 0.61, \quad g = 32.17 \text{ ft/s}^2$$

$$D = \sqrt{\left(\frac{4 \times 0.03}{\pi \times 0.61 \times \sqrt{2 \times 32.17 \times 2.0}} \right)} = 0.07 \text{ ft} = 0.90 \text{ inches}$$

The diameter of the orifice needs to be 0.90 inches in order to produce a head of 2.0 ft in the MWS unit



319 Main Street
El Segundo, California 90245
t: 213/ 239 9700 f: 213/ 239 9699

LFA Job no. 23003

JADE LJ, LLC

2072 VIA CASA ALTA
LA JOLLA, CA 92037



NOT FOR
CONSTRUCTION

REVISIONS:

ENTITLEMENT REVIEW

COSTAL DEVELOPMENT PERMIT APPROVAL NO. 2590140

SITE DEVELOPMENT PERMIT APPROVAL NO. 2590140

JOB NO.:

DATE:

SCALE:

SHEET TITLE:

LOW IMPACT
DEVELOPMENT
DETAILS

SHEET NUMBER:

C310

PROJECT SUMMARY

CALCULATION DETAILS
 • LOADING = HS20HS25
 • APPROX. LINEAR FOOTAGE = 45 LF

STORAGE SUMMARY
 • STORAGE VOLUME REQUIRED = 1,709 CF
 • PIPE STORAGE VOLUME = 1,732 CF
 • BACKFILL STORAGE VOLUME = 0 CF
 • TOTAL STORAGE PROVIDED = 1,732 CF

PIPE DETAILS
 • DIAMETER = 8"
 • CORRUGATION = S41
 • GAGE = 16
 • COATING = ALT2
 • WALL TYPE = SOLID
 • BARREL SPACING = 30"

BACKFILL DETAILS
 • WIDTH AT ENDS = 12"
 • ABOVE PIPE = 0"
 • WIDTH AT SIDES = 12"
 • BELOW PIPE = 0"



NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A888.
- ALL RISERS AND STUBS ARE 2 1/2" x 1/2" CORRUGATION AND 18 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAIL PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- MANHOLE TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN. QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

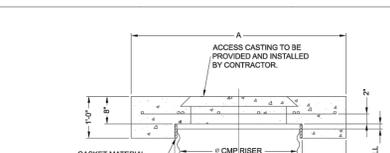
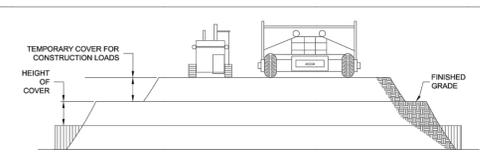
DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45399
 www.conteches.com

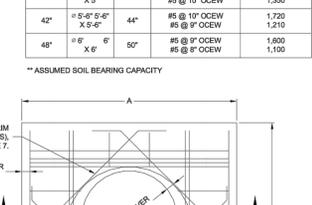
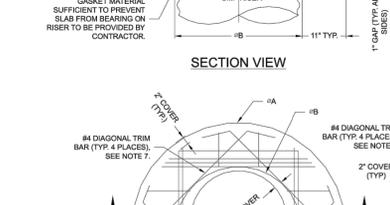
CONTECH CMP DETENTION SYSTEMS
 CONTECH DYODS DRAWING

DYO50447 2072 Via Casa Alta
 CMP detention
 El Segundo, CA
 DETENTION SYSTEM

PROJECT NO.	REQ. NO.	DATE	APPROVED
39002	5047	4/20/2024	DYD
DESIGNED	DYD	APPROVED	DYD
CHECKED	DYD	APPROVED	DYD
SHEET NO.	1		



Ø CMP RISER	A	Ø B	REINFORCING	*BEARING PRESSURE (PSF)
24"	14" 4X4"	20"	#5 @ 12" OC EW	2,410
30"	18" 4" X 4"	32"	#5 @ 12" OC EW	1,780
36"	18" 4" X 4"	32"	#5 @ 12" OC EW	2,120
42"	18" 4" X 4"	32"	#5 @ 12" OC EW	1,520
48"	18" 4" X 4"	32"	#5 @ 12" OC EW	1,890
36"	18" 4" X 4"	32"	#5 @ 10" OC EW	1,350
42"	18" 4" X 4"	32"	#5 @ 10" OC EW	1,720
48"	18" 4" X 4"	32"	#5 @ 10" OC EW	1,210
48"	18" 4" X 4"	32"	#5 @ 8" OC EW	1,600
48"	18" 4" X 4"	32"	#5 @ 8" OC EW	1,100



PIPE SPAN, INCHES	AXLE LOADS (kips)		
	18-50	55-75	75-110 / 110-150
	MINIMUM COVER (FT)		
12-42	2.0	2.5	3.0
48-72	3.0	3.0	3.5
78-120	3.0	3.5	4.0
126-144	3.5	4.0	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM

SCOPE
 THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
 THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COLS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-274 OR ASTM A-925

THE GALVANIZED STEEL COLS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-219 OR ASTM A-929

THE POLYMER COATED STEEL COLS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742

THE ALUMINUM COLS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-197 OR ASTM B-744

CONSTRUCTION LOADS
 CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NSCPA GUIDELINES.

NOTE:
 THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

PIPE THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-780

GALVANIZED: AASHTO M-36 OR ASTM A-780

POLYMER COATED: AASHTO M-245 OR ASTM A-782

ALUMINUM: AASHTO M-198 OR ASTM B-745

APPLICABLE HANDLING AND ASSEMBLY
 SHALL BE IN ACCORDANCE WITH NSCPA NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NSCPA) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE REQUIREMENTS

INSTALLATION
 SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION 8 OR ASTM A-786 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,000 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE INTERRUPTED BARS (AS REQUIRED TO MAINTAIN BAR COVER).
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL

SCALE: N.T.S.

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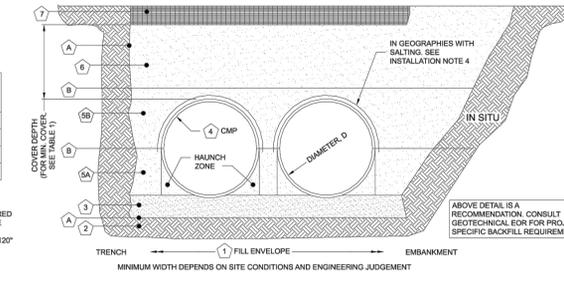
CONTECH CMP DETENTION SYSTEMS
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DATE	REVISION DESCRIPTION	BY

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
8"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-90"	12"	3" x 1", 5" x 1"
>90"	DIB	3" x 1", 5" x 1"

• STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
 • TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT
 • ULTRALD ALSO AVAILABLE FOR SIZES 18" - 120" WITH 3/4" x 3/4" x 1/2" CORRUGATION



- INSTALLATION NOTES**
1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
 2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
 3. BACKFILL USING CONTROLLED LOW-STRENGTH MATERIAL (CLSM, "FLASH-FILL" OR "FLOWABLE FILL") MAY BE USED WHEN THE SPACING BETWEEN THE PIPES WILL NOT ALLOW FOR PLACEMENT AND ADEQUATE COMPACTION OF THE BACKFILL CONTACT CONTECH FOR FURTHER EVALUATION.
 4. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LAYER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2: SOLID STANDARD

MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION
1. FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12" D = 16" PIPE > 12" = 1.5D + 12"
2. FOUNDATION	AASHTO M 85.3 OR PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.
3. BEDDING	AASHTO M 43.3, 307.4, 401.3, 50.17 (APPROVED REGIONAL EQUIVALENTS INCLUDE CA-7)	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE FOUNDATION SOILS CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A1, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" (PER AASHTO 28.3.8.1 AND 12.4-1.3).
4. CRITICAL BACKFILL	AASHTO M 145-A-1, A-2, A-3 *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 4" ± LOOSE LIFT AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO 199. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A THREE LIFT (24") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WELL GRADED GRANULAR MATERIAL WHICH MAY CONTAIN SMALL AMOUNTS OF SILT OR CLAY AND MAXIMUM PARTICLE SIZE OF 3" (PER AASHTO 28.3.8.1 AND 12.4-1.3).
5. BACKFILL	AASHTO M 145-A-1, A-2, A-3	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROAD BASE MATERIAL WITH MIN COVER LIMITS
6. COVER MATERIAL	LIFT TO MIN. COVER - SEE SA AND SB ABOVE	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROAD BASE MATERIAL WITH MIN COVER LIMITS
7. RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FILL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.
8. OPTIONAL SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION.
9. OPTIONAL GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.

MANUFACTURER RECOMMENDED BACKFILL

NOT TO SCALE

FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER Z BUT NO LESS THAN 12" FOR DIAMETERS <12". FOR 12" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.

* APPROVED REGIONAL EQUIVALENTS FOR SECTION SA INCLUDE CA-7, CDDOT #57, MDOT 20, 34G, OR 21A STONE OR GRAVEL; #6: #57; MDOT 6A, 20, 30, 34G.

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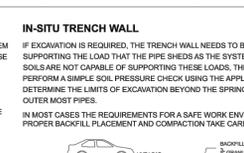
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CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL CONTECH SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.



IN-SITU TRENCH WALL

IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE BEHIND AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.

CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, A CLEANER WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT GREATER ACCUMULATIONS OF SEDIMENT OR CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM.

MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF DIVERSION OF SALTING/ICE AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANUP DURING DRY WEATHER.

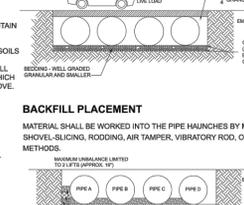
THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING AND RECOMMENDING INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

FOUNDATION

CONTRACT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADS APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE.

IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOTEXTILE REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.



BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, KIDDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE OVERLAP THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER REINFORCING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

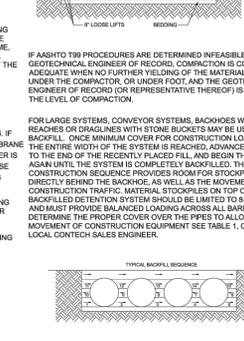
CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY, SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB. IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

GEOMEMBRANE BARRIER

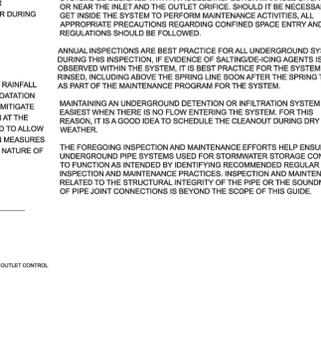
A SITE'S RESISTIVITY MAY CHANGE OVER TIME WHEN VARIOUS TYPES OF SALTING AGENTS ARE USED, SUCH AS ROAD SALTS FOR DEICING AGENTS. IF SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LAYER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM THE USE OF SUCH AGENTS INCLUDING PREMATURE CORROSION AND REDUCED ACTUAL SERVICE LIFE.

THE PROJECTS ENGINEER OF RECORD IS TO EVALUATE WHETHER SALTING AGENTS WILL BE USED ON OR NEAR THE PROJECT SITE, AND USE HIS/HER BEST JUDGEMENT TO DETERMINE IF AN ADDITIONAL PROTECTIVE MEASURE IS REQUIRED. BELOW IS A TYPICAL DETAIL SHOWING THE PLACEMENT OF A GEOMEMBRANE BARRIER FOR SITES WHERE SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE.



ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION, POTENTIALLY CAUSING FLOATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



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DATE	REVISION DESCRIPTION	BY



319 Main Street
 El Segundo, California 90245
 t: 213 239 9700 f: 213 239 9699



319 Main Street
El Segundo, California 90245
t: 213/ 239 9700 f: 213/ 239 9699

LFA Job no. 23003

JADE LJ, LLC

2072 VIA CASA ALTA
LA JOJUA, CA 92037



SIGN DATE 03/07/2023

NOT FOR
CONSTRUCTION

REVISIONS:

CITY SUBMITTAL

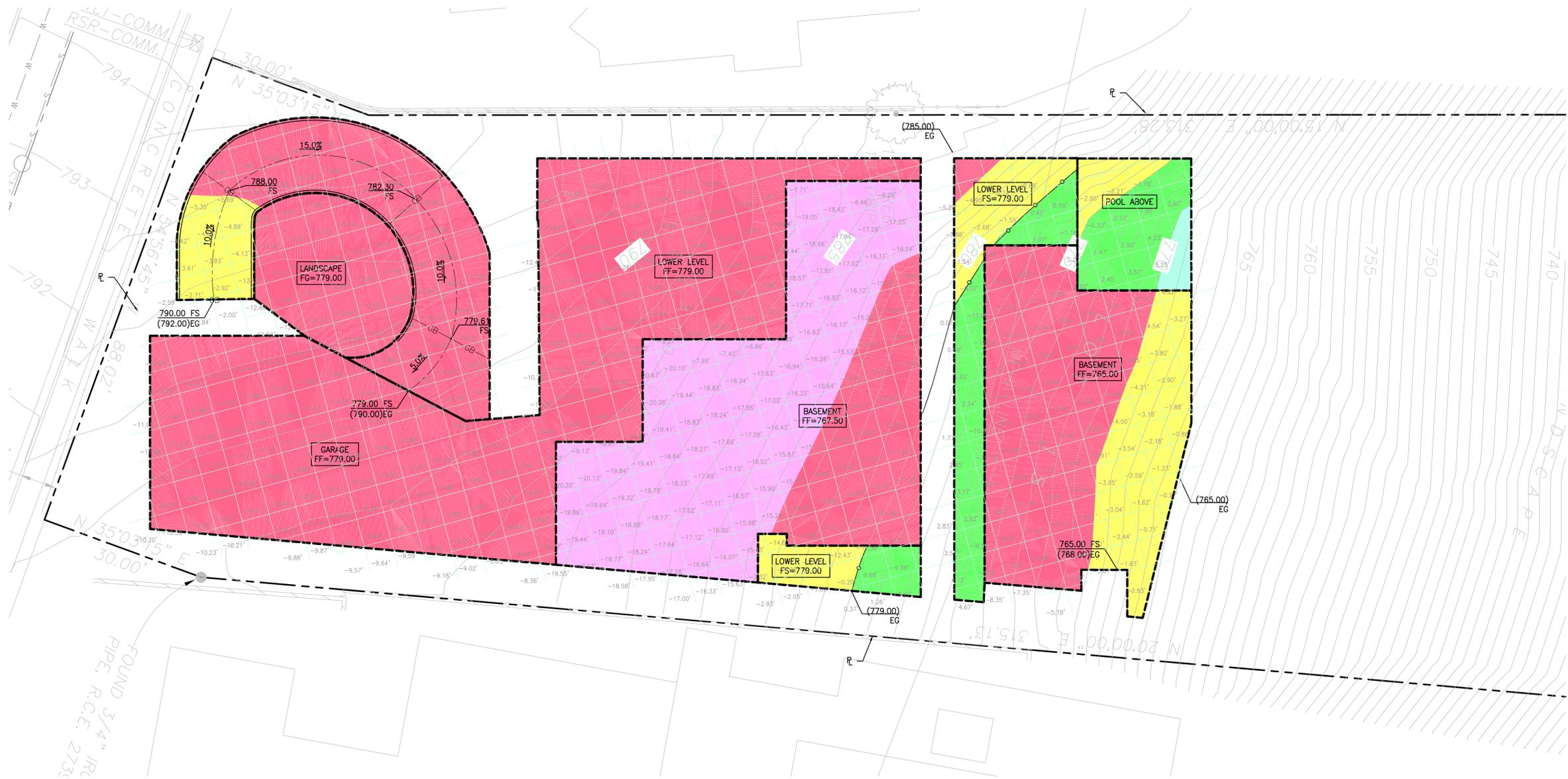
JOB NO:

DATE:

SCALE:

SHEET TITLE:

SHEET NUMBER:



HEAT MAP DEFINITION

- 25'+ (CUT)
- 25' - 15' (CUT)
- 15' - 5' (CUT)
- 5' - 0' (CUT)
- 0' - 5' (FILL)
- 5' - 15' (FILL)
- 15'+ (FILL)

CUT	FILL
4,682 CY	78 CY

NET 4,604 (CUT)



Marengo Morton Architects

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



SAOTA

JADE LJ, LLC
2072 VIA CASA ALTA
La Jolla, CA 92037

REVISIONS	PROJECT START
06/14/2021	11/22/2021
11/22/2021	12/23/2022
12/23/2022	06/30/2023
06/30/2023	

PHASE COASTAL

PROJECT NO. 2021-22

REVIEWED BY CAM

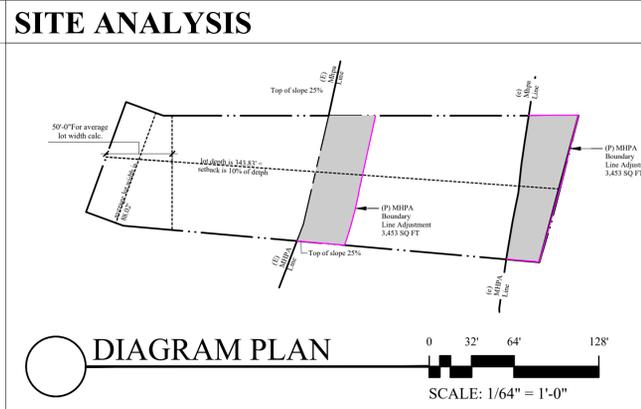
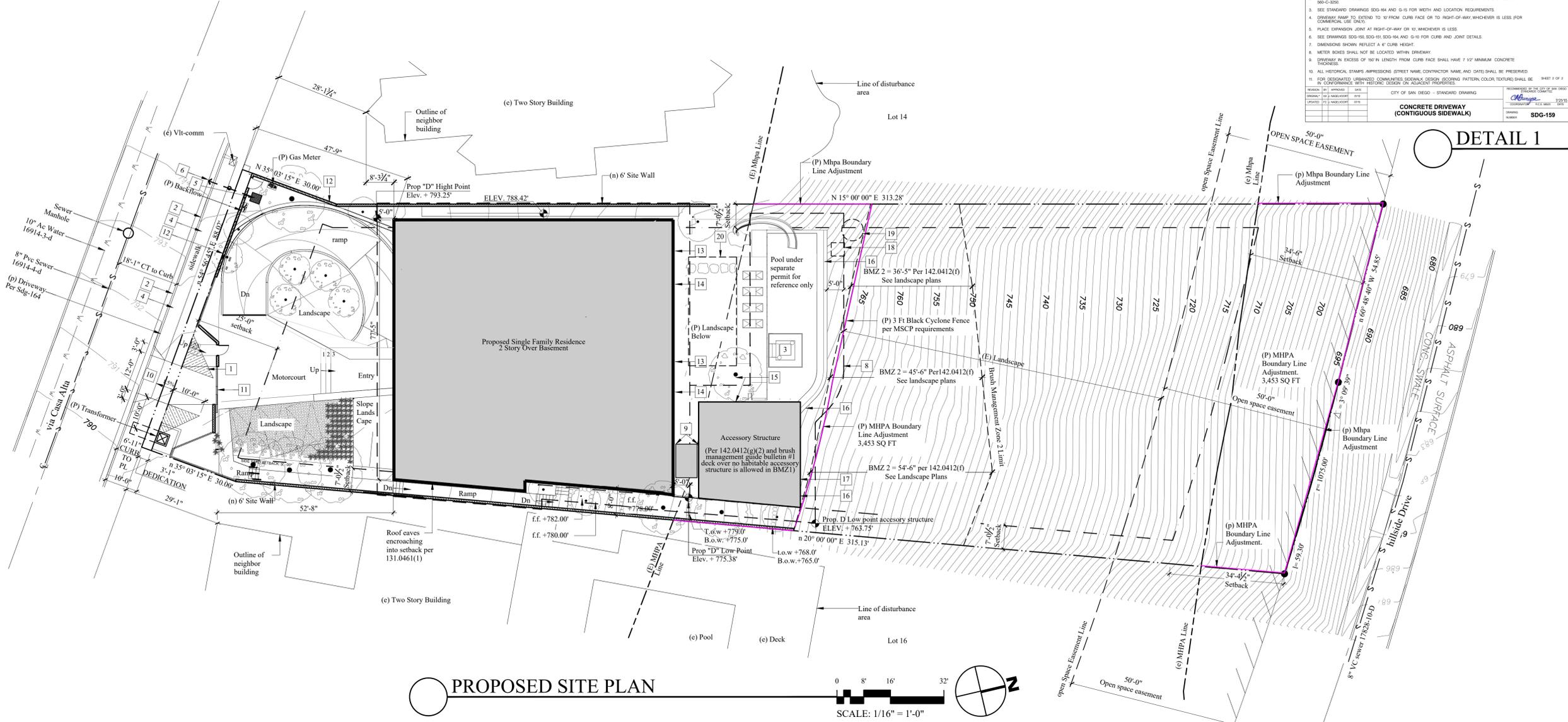
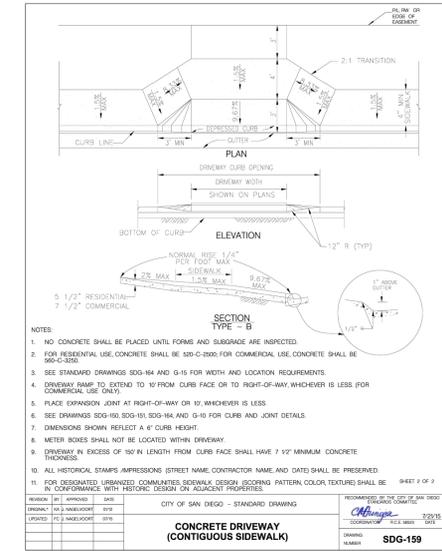
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DATE 05/31/2024

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SHEET TITLE PROPOSED SITE PLAN

A 010



GENERAL SITE NOTES

A. The site plan is for general site reference only. Refer to other sheets for complete scope of work.
 B. No existing or proposed transit stops at site.
 C. Provide building address number, visible and legible from the street or road fronting the property per fhps policy p-00-6 (ufc 901.4.4).
 D. This project will not discharge any increase in storm water run-off onto the existing coastal bluff areas.
 E. At the storm water discharge locations, suitable energy dissipaters are to be installed to reduce the discharge to non-stroble velocities.
 F. Multiple storm water discharge locations will be used to mimic the existing drainage pattern.
 G. No additional run-off is proposed for the discharge locations.
 H. No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb.
 I. Prior to the issuance of any construction permit, the owner/permittee shall enter into a maintenance agreement for the ongoing permanent bmp maintenance, satisfactory to the city engineer.
 J. 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.
 K. Per sdmc section 143.0143(c) only native or other drought-tolerant plant species shall be used in landscaped areas in order to minimize irrigation requirements and to reduce potential slide hazards due to over-watering of the coastal bluffs.
 L. New site drainage system to connect to existing sidewalk underdrain for discharge to public conveyance.
 M. Proposed drainage sheet flowing into neighboring properties cannot exceed existing q100 flow.
 N. All stormwater runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system.
 O. Prior to the issuance of any construction permit the owner/permittee shall submit a water pollution control plan (wpcp). The wpcp shall be prepared in accordance with the guidelines in part 2 construction bmp standards chapter 4 of the city's storm water standards.

- ### KEYNOTES
- 10'-0" x 10'-0" visibility triangle (nothing over 3'-0" within triangle)
 - Replace curb and gutter per sdg-151 (per emra as a condition of approval)
 - Proposed sunken pool lounge, under separate permit, location for reference only
 - Replace existing sidewalk per sdg-155 maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp to the site on via casa alta (per emra as a condition of approval)
 - Install 12"x12" catch basin by Jensen or approved equivalent.
 - Sidewalk underdrain per standard drawing d=27, q=0.11 cfs, v=1.2 cfs (per emra as a condition of approval)
 - Proposed transformer location, 2' clearance all the way around, 8' frontal clearance
 - Outline of 5ft for Prop "D" height limit
 - 1 inch gap separation between structures per 113.0270(a)(3), gap separating retaining wall that does not count for connecting building, see sheet A051
 - Proposed driveway per SDG-159, 2:1 transition, see detail 1
 - Proposed gate
 - Proposed site wall 75% open fence on top, see elevations
 - Fire sprinkler to be provided on top of exterior doors and windows at north side.
 - Fire resistant glazing to be provided at north exterior doors and windows.
 - Fire sprinkler to be provided on top of proposed tree
 - Lighting adjacent to MHPA should be directed away from the MHPA. Where necessary, provide adequate shielding with non-invasive plant materials.
 - Accessory structure per 142.0412(g)(2) and FBP Policy B-18-01 to be built of non-combustible materials, one-hour fire rated, and heavy timber construction.
 - Contact biofiltration system, see sheet C300
 - Sump pump and vault, see sheet C300
 - Contact detention system, see sheet C300



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REVISIONS	PROJECT START
06/14/2021	1ST COASTAL SUB.
11/22/2021	2ND COASTAL SUB.
12/23/2022	3RD COASTAL SUBM.



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

PHASE COASTAL

PROJECT NO. 2021-22

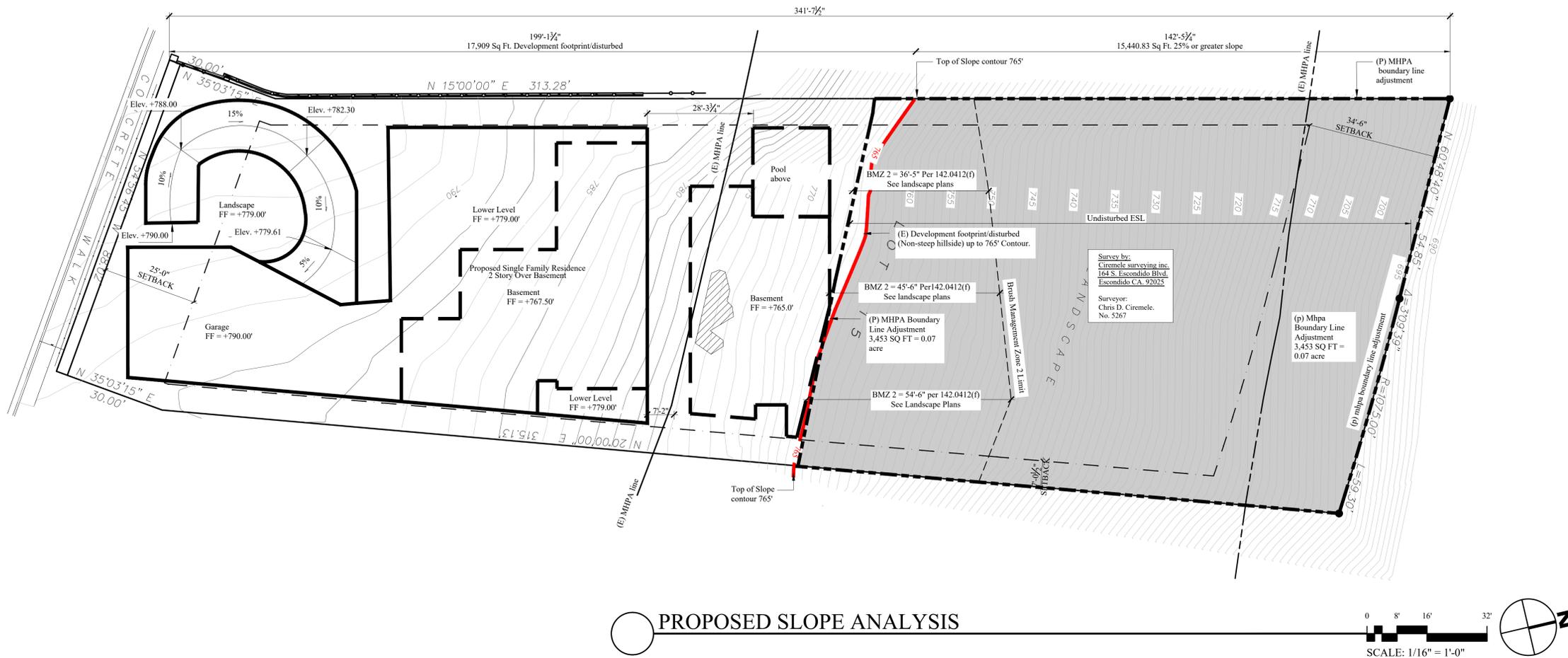
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SHEET TITLE
PROPOSED SLOPE ANALYSIS
A 013



SLOPE ANALYSIS TABLE

Total site SQFT	33,349.83 SQ FT
SQFT of land disturbed	17,909 sq ft
SQFT of steep hillside	15,440.83 SQ FT
SQFT of encroachment in steep hillside	No encroachment into steep hillside, project proposed on previously disturbed area.
SQFT land in C.O.E	15,450 SQ FT

LEGEND

	Top of Slope
	C.O.E Limit Line
	Steep hillside - Area of 25% or more slope gradient
	Proposed Lower level, see civil sheets C200, C210 and C220 for grading sheets and for grading quantities.
	Proposed basement level, see civil sheets C200, C210 and C220 for grading sheets and for grading quantities.
	0.03 Acreage of Existing native gasland (Tier 1) to be relocated, see biology report.

GENERAL SITE NOTES

- A. The site plan is for general site reference only. Refer to other construction documents for complete scope of work.
- B. Before commencing any site foundation or slab cutting or excavation the contractor shall verify locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any) underground utilities, and indicate utility type.
- C. All conditions or dimensions on these plans shall be verified in the field by the general contractor with actual site conditions. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the general contractor and subcontractors.
- D. The contractor or sub-contractor shall notify the architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the architect office.
- E. Locate refuse bin at approved on-site location. Contractor shall dispose of all site refuse at city-approved locations.
- F. No trees or shrubs whose height will be 3'-0" at maturity shall be installed within 5'-0" of any publicly maintained water facilities or within 10'-0" of any publicly maintained sewer facilities.
- G. No existing or proposed transit stops at site.
- H. Provide building address number, visible and legible from the street or road fronting the property per city policy p-01.6 (title 901.4.4).
- I. This project will not discharge any increase in storm water run-off onto the existing coastal bluff areas.
- J. At the storm water discharge locations, suitable energy dissipaters are to be installed to reduce the discharge to non-erosive velocities.
- K. Multiple storm water discharge locations will be used to mimic the existing drainage pattern.
- L. No additional run-off is proposed for the discharge locations.
- M. No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb.
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- R. All stormwater runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system.
- S. Prior to the issuance of any construction permit the owner/permittee shall submit a water pollution control plan (wpp). The wpp shall be prepared in accordance with the guidelines in part 2 construction bmp standards chapter 4 of the city's storm water standards.



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REVISIONS	PROJECT START
06/14/2021	11/22/2021
11/22/2021	12/23/2022
12/23/2022	06/30/2023

1ST COASTAL SUB.
2ND COASTAL SUB.
3RD COASTAL SUBM.

PHASE COASTAL

PROJECT NO. 2021-22

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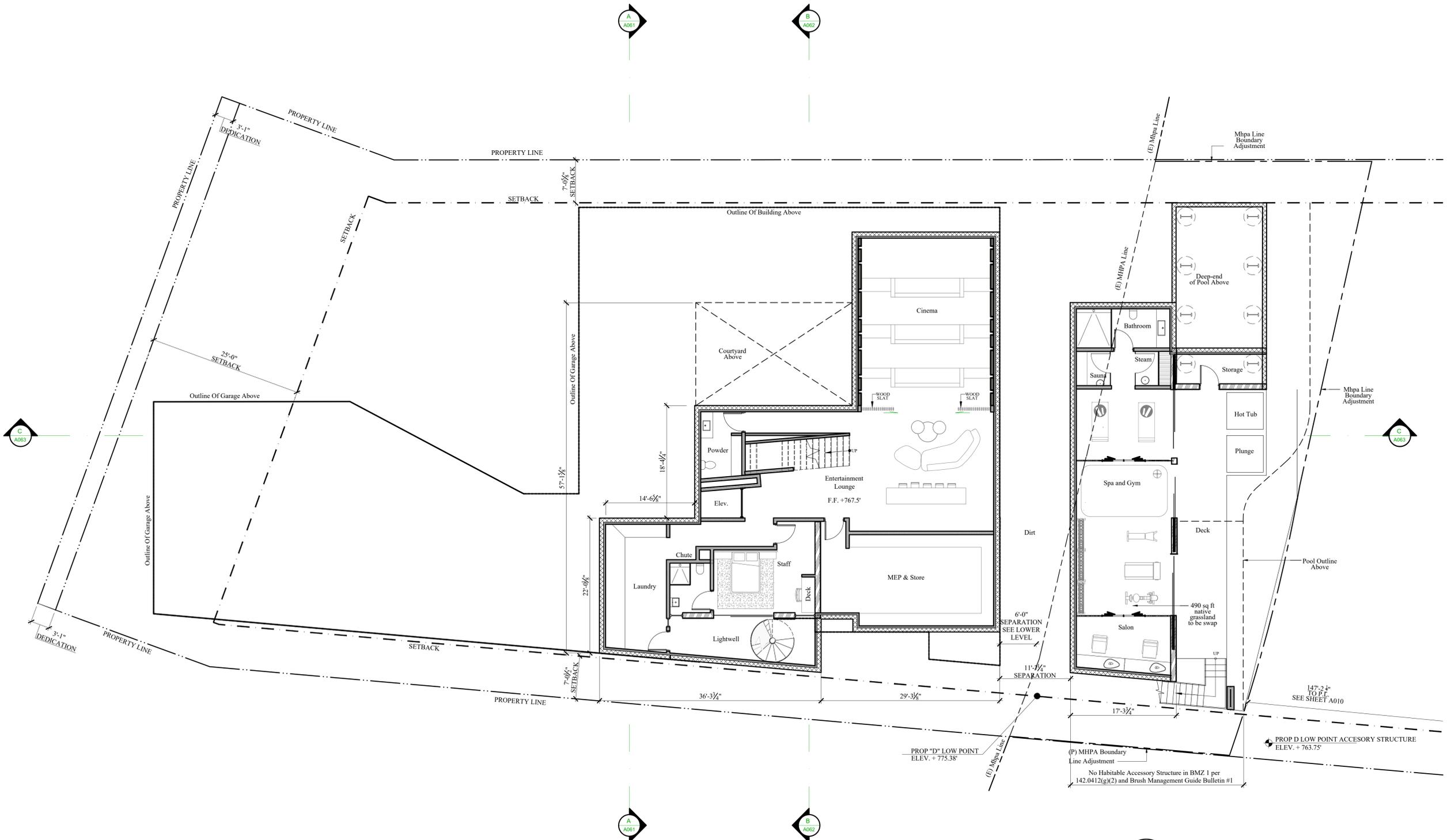
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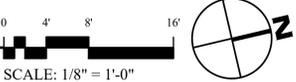
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SHEET TITLE PROPOSED BASEMENT FLOOR PLAN

A021



PROPOSED BASEMENT FLOOR PLAN 3,657 SQ FT (NOT COUNTED IN GFA)



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REVISIONS	PROJECT START
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11/22/2021	2ND COASTAL SUB.
12/23/2022	3RD COASTAL SUBM.



PHASE COASTAL

PROJECT NO. 2021-22

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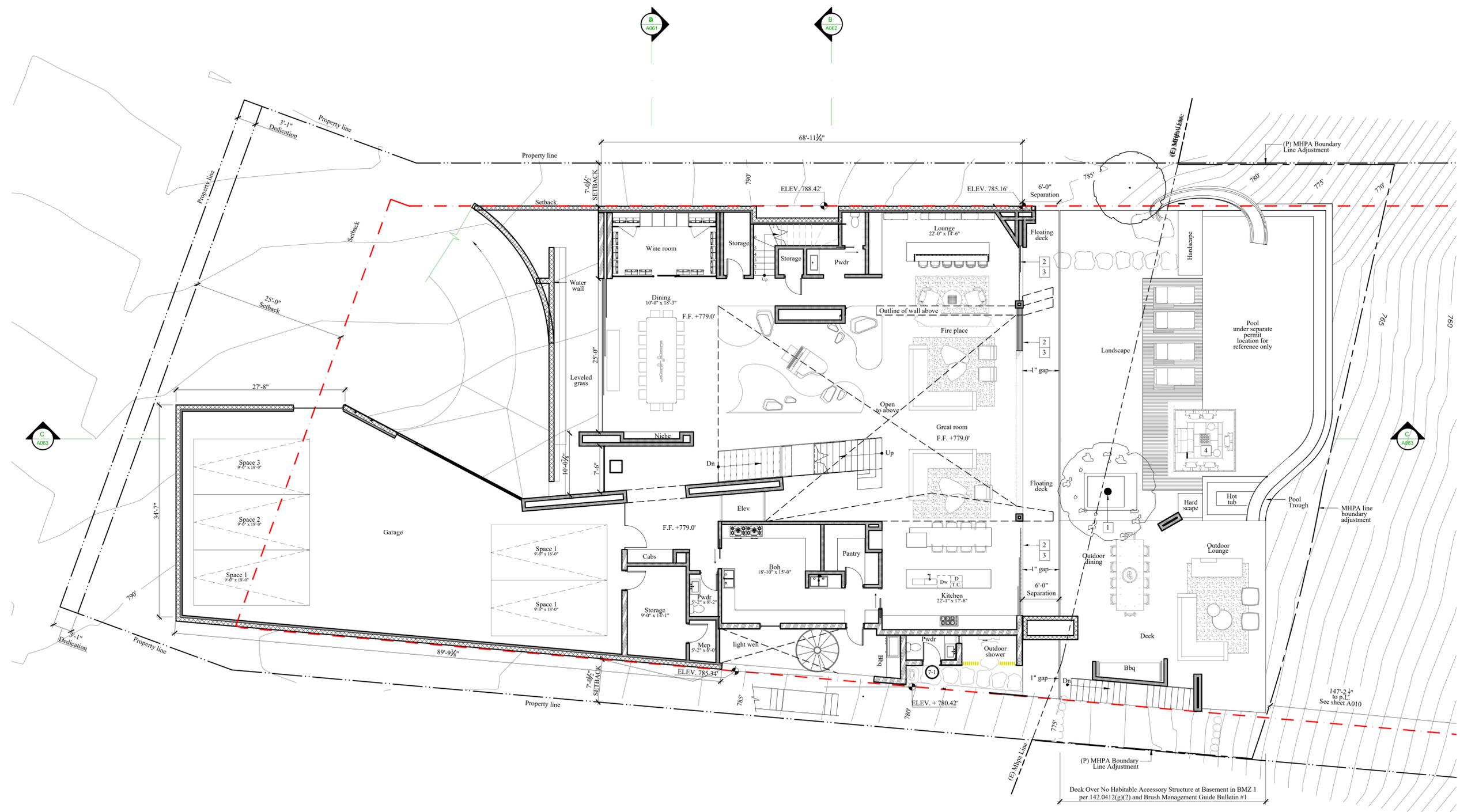
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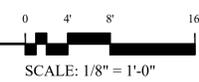
SHEET TITLE PROPOSED LOWER FLOOR PLAN

A022



PROPOSED LOWER FLOOR PLAN

7,125 SQ FT (1,482 SQ FT COUNTED IN G.F.A.)



- ### KEYNOTES
- 1 Fire sprinkler to be provided on top of tree
 - 2 Fire sprinkler to be provided on top of exterior doors and windows at north side.
 - 3 Door and window to have fire resistant glazing
 - 4 Sunken lounge with fire pit, for reference only

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REVISIONS	PROJECT START
06/14/2021	11/22/2021
11/22/2021	12/23/2022
12/23/2022	06/30/2023
06/30/2023	

- △ 1ST COASTAL SUB.
- △ 2ND COASTAL SUB.
- △ 3RD COASTAL SUBM.

PHASE COASTAL

PROJECT NO. 2021-22

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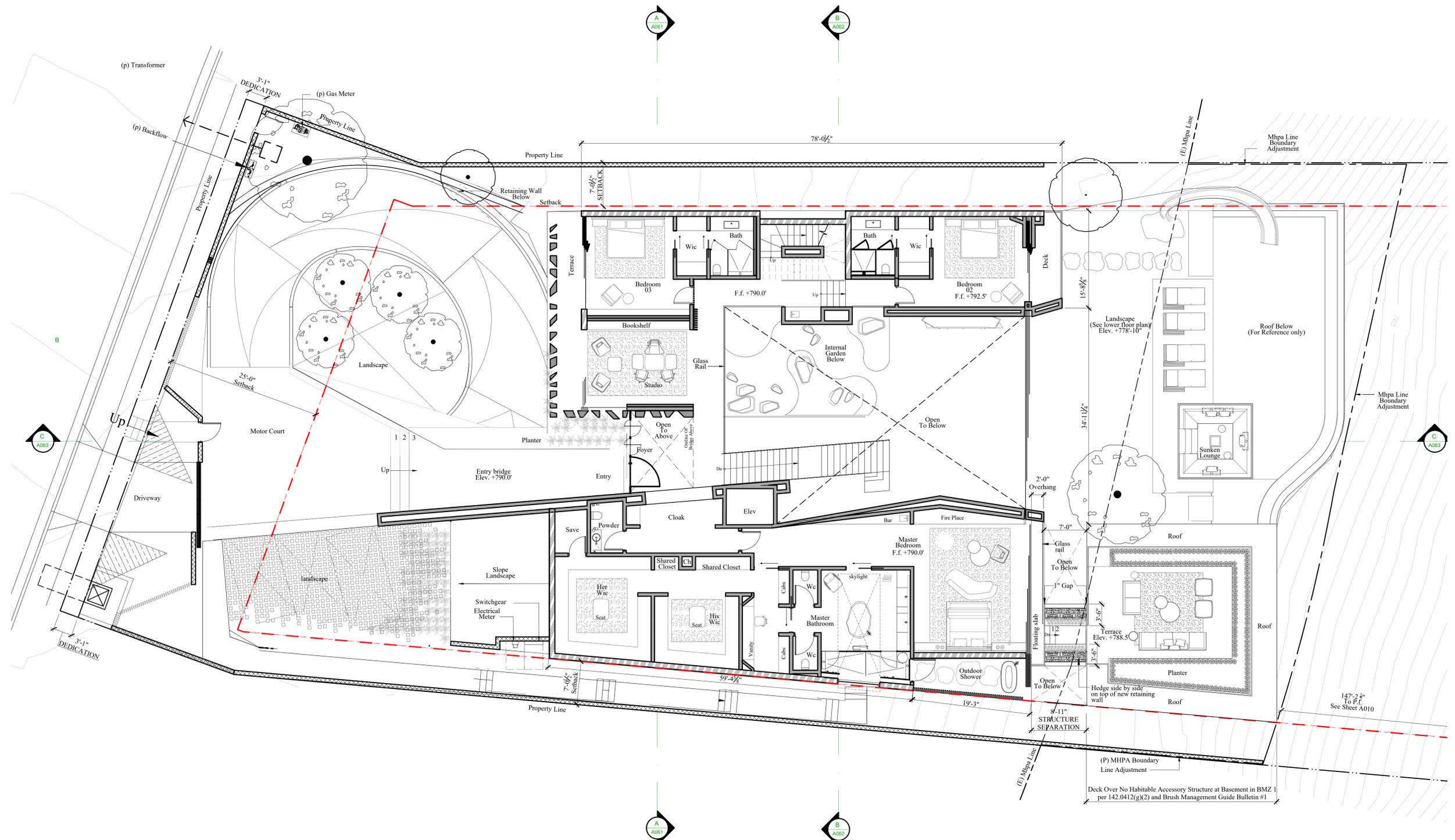
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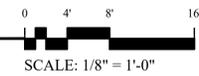
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SHEET TITLE PROPOSED FIRST FLOOR PLAN

A023



PROPOSED FIRST FLOOR PLAN PROPOSED 3,715 SQ FT



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REVISIONS	PROJECT START
06/14/2021	1ST COASTAL SUB.
11/22/2021	2ND COASTAL SUB.
12/23/2022	3RD COASTAL SUBM.



PHASE COASTAL

PROJECT NO. 2021-22

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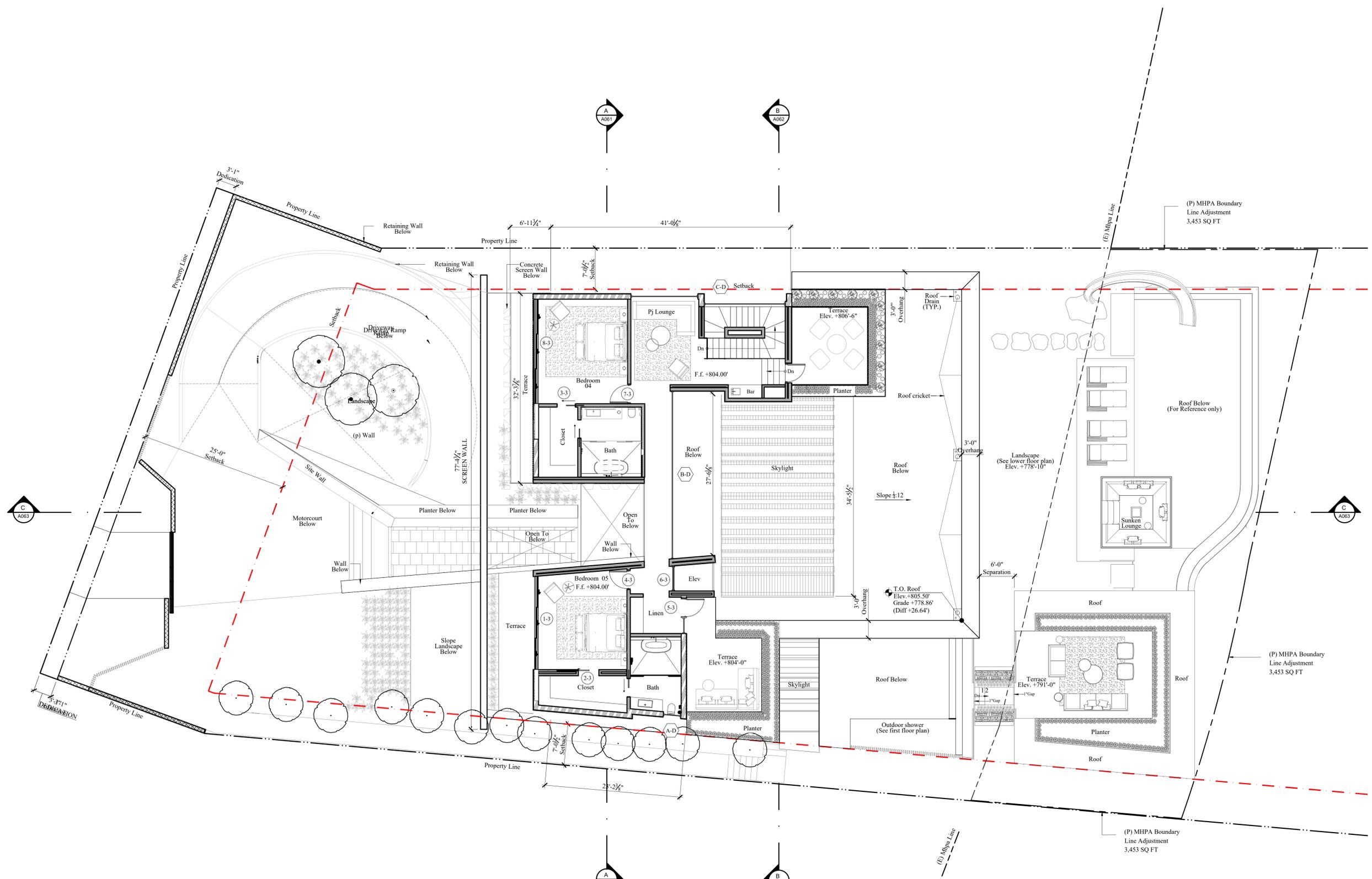
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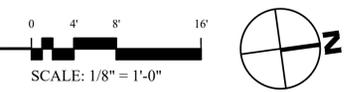
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SHEET TITLE PROPOSED SECOND FLOOR PLAN

A024



PROPOSED SECOND FLOOR PLAN PROPOSED 1,754 SQ FT



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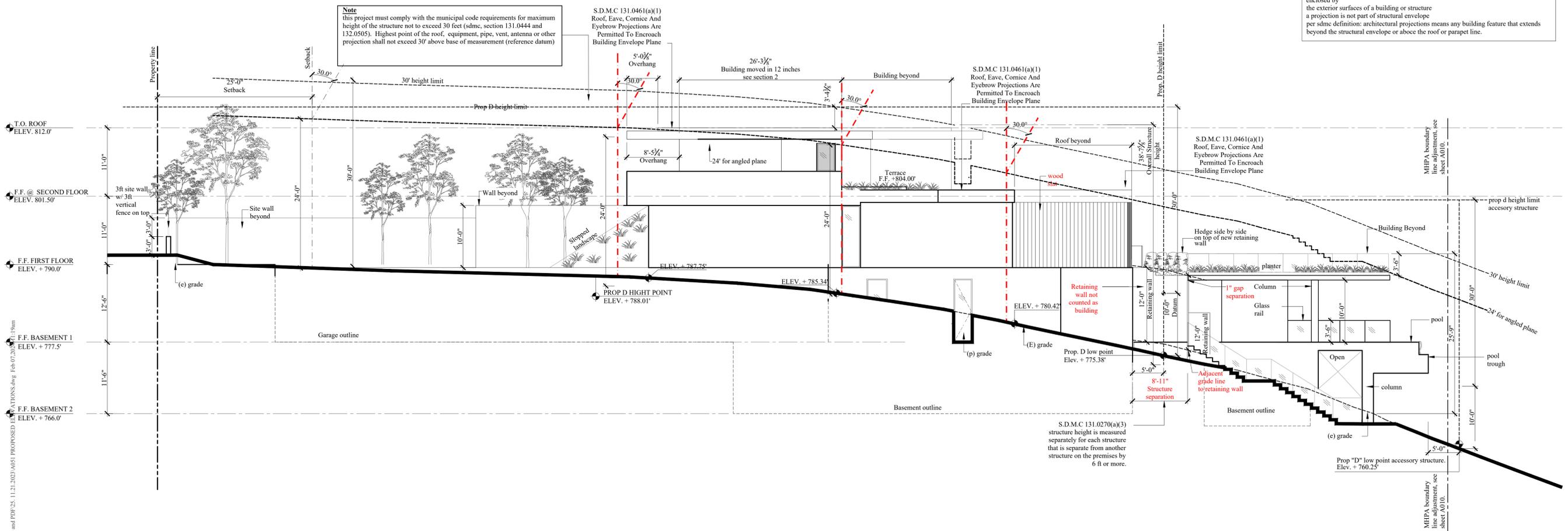
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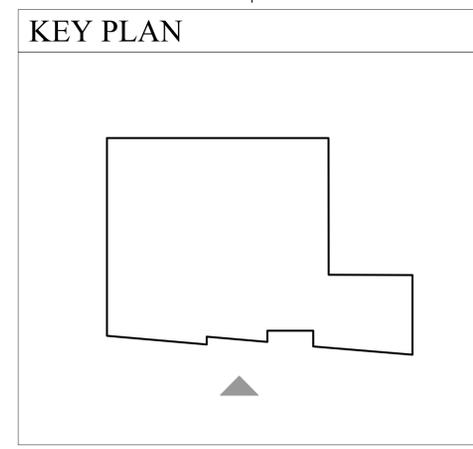
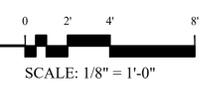
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Per 113.0270(a)(3) structure height is measured separately for each structure that is separated from another structure on the premises by 6 feet or more. Separation should be measured in plan view to account for the structural envelope.
Per definitions in the sdmc structural envelope means the three-dimensional space enclosed by the exterior surfaces of a building or structure
a projection is not part of structural envelope
per sdmc definition: architectural projections means any building feature that extends beyond the structural envelope or above the roof or parapet line.



PROPOSED EAST ELEVATION



REVISIONS	PROJECT START
06/14/2021	11/22/2021
11/22/2021	12/23/2022
12/23/2022	06/30/2023
06/30/2023	

- △
- △
- △

PHASE COASTAL

PROJECT NO. 2021-22

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DATE 01/23/2024

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SHEET TITLE PROPOSED EXTERIOR ELEVATIONS

A051



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REVISIONS	PROJECT START
06/14/2021	1ST COASTAL SUB.
11/22/2021	2ND COASTAL SUB.
12/23/2022	3RD COASTAL SUBM.
06/30/2023	



PHASE COASTAL

PROJECT NO. 2021-22

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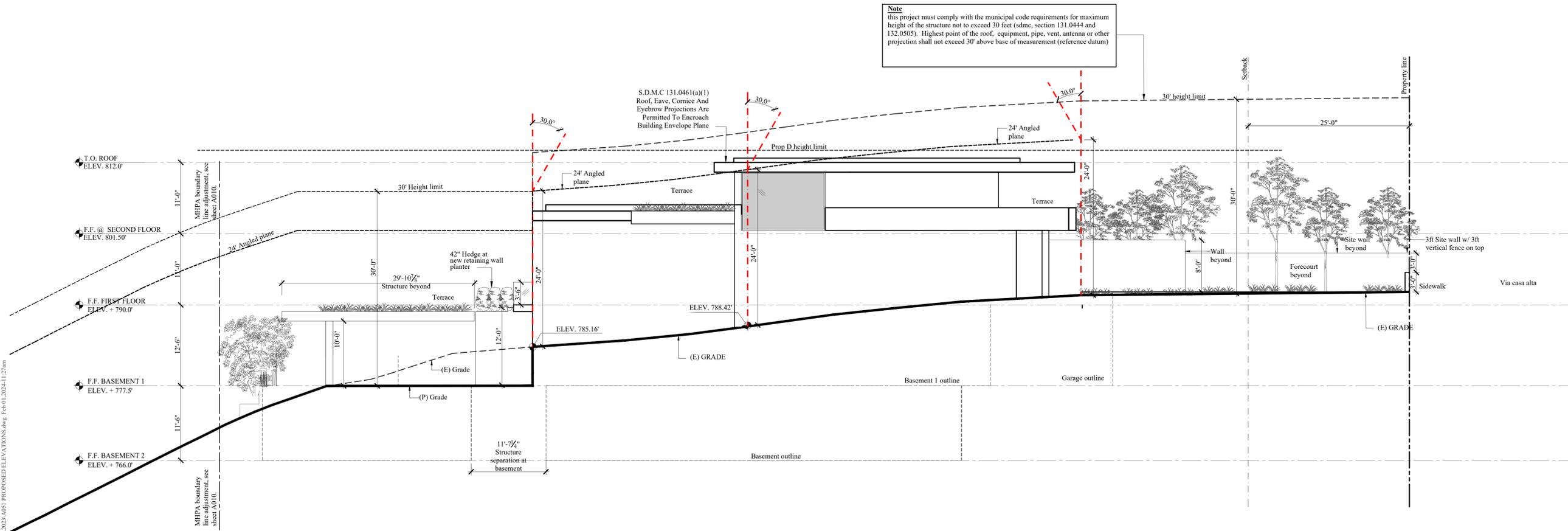
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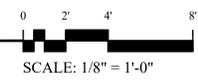
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SHEET TITLE PROPOSED EXTERIOR ELEVATIONS

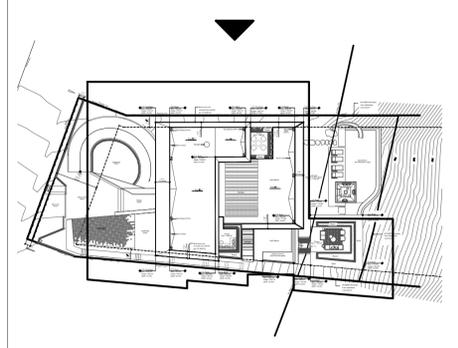
A052



PROPOSED WEST ELEVATION



KEY PLAN



3:Project:2021-22:2022 Via Casa Alta:Agency:1:Coastal Package:4: 4th Coastal submittal:4: DWG and PDF:125: 11-23-2023:MS: PROPOSED ELEVATIONS.dwg: F8:01:2024-11:27am



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REVISIONS	
06/14/2021	PROJECT START
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12/23/2022	2ND COASTAL SUB.
06/30/2023	3RD COASTAL SUBM.



PHASE COASTAL

PROJECT NO. 2021-22

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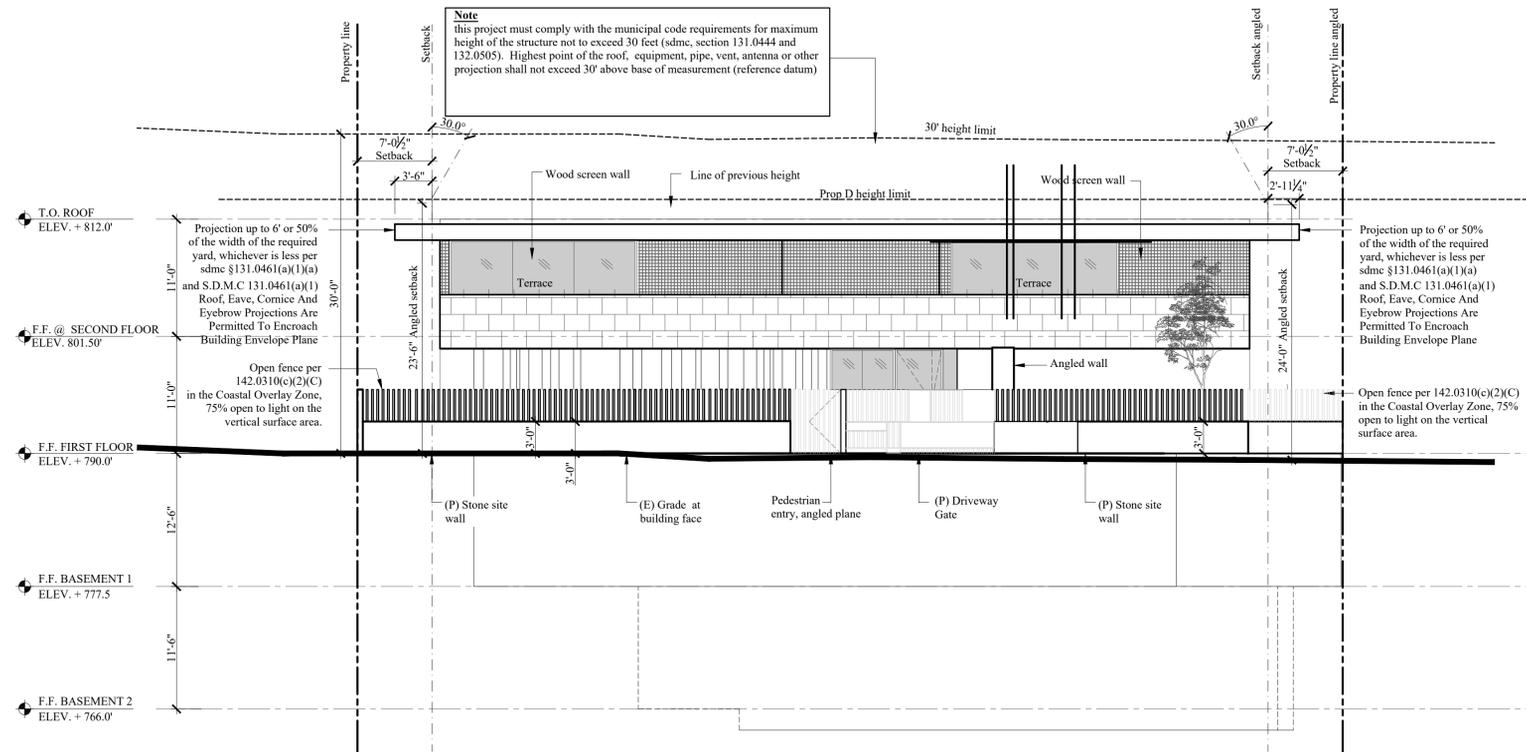
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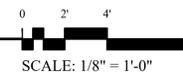
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SHEET TITLE PROPOSED EXTERIOR ELEVATIONS

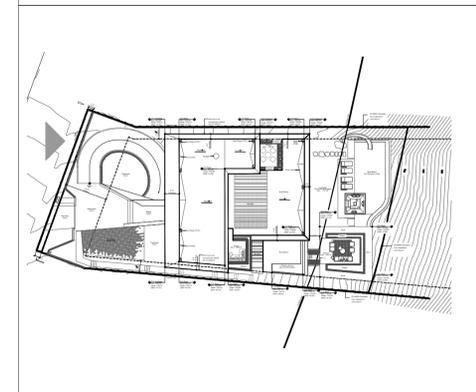
A053



PROPOSED SOUTH ELEVATION



KEY PLAN





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REVISIONS	
06/14/2021	PROJECT START
11/22/2021	1ST COASTAL SUB.
12/23/2022	2ND COASTAL SUB.
06/30/2023	3RD COASTAL SUBM.



PHASE COASTAL

PROJECT NO. 2021-22

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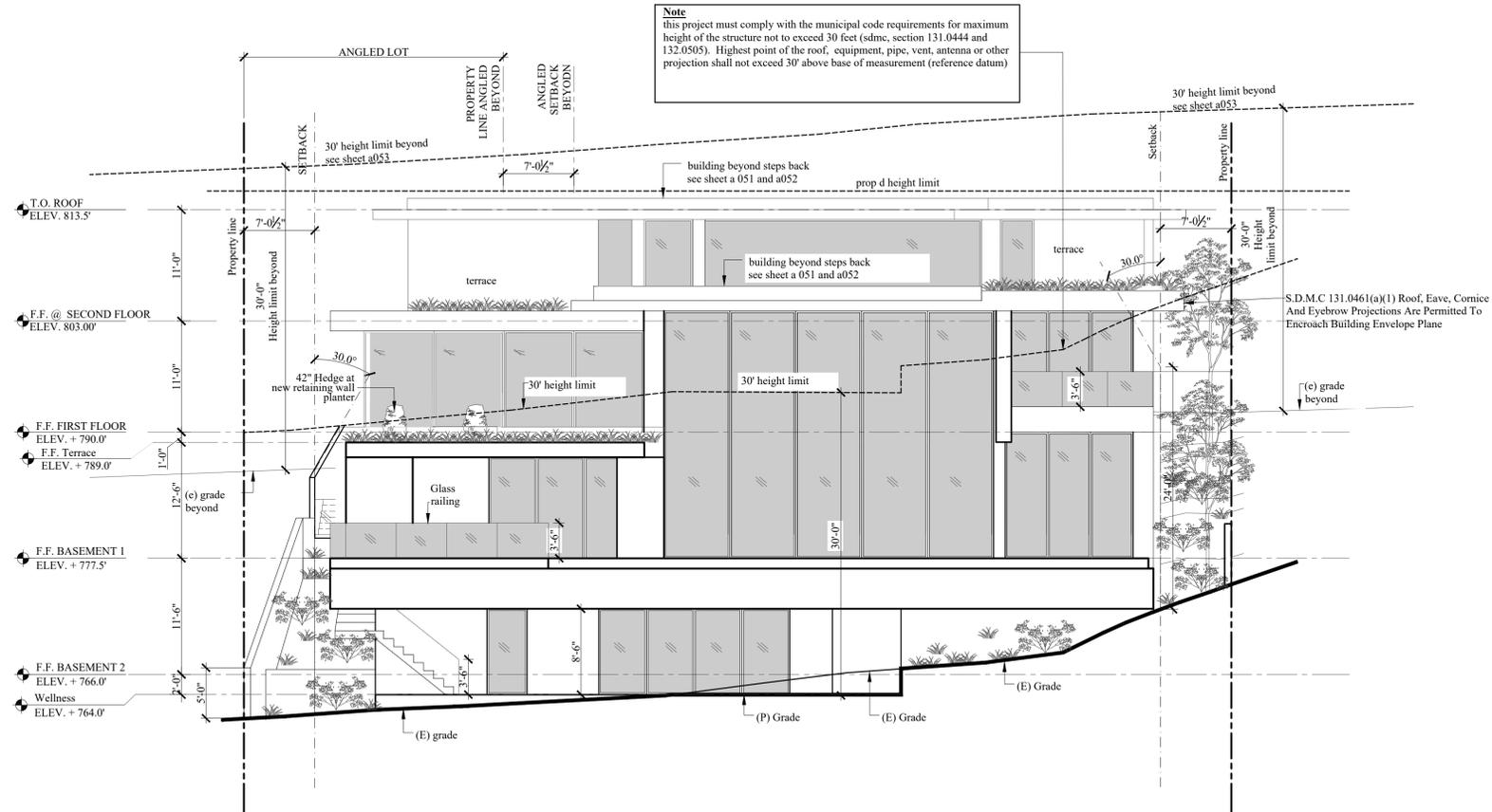
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DATE 01/23/2024

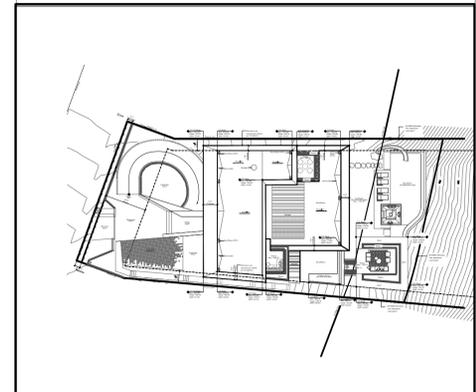
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SHEET TITLE PROPOSED BULK AND SCALE

A054



KEY PLAN





Marengo Morton Architects

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



SAOTA

JADE LJ, LLC
2072 VIA CASA ALTA
La Jolla, CA 92037

REVISIONS	
06/14/2021	PROJECT START
11/22/2021	1ST COASTAL SUB.
12/23/2022	2ND COASTAL SUB.



PHASE	COASTAL
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PROJECT NO.	2021-22
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REVIEWED BY	CAM
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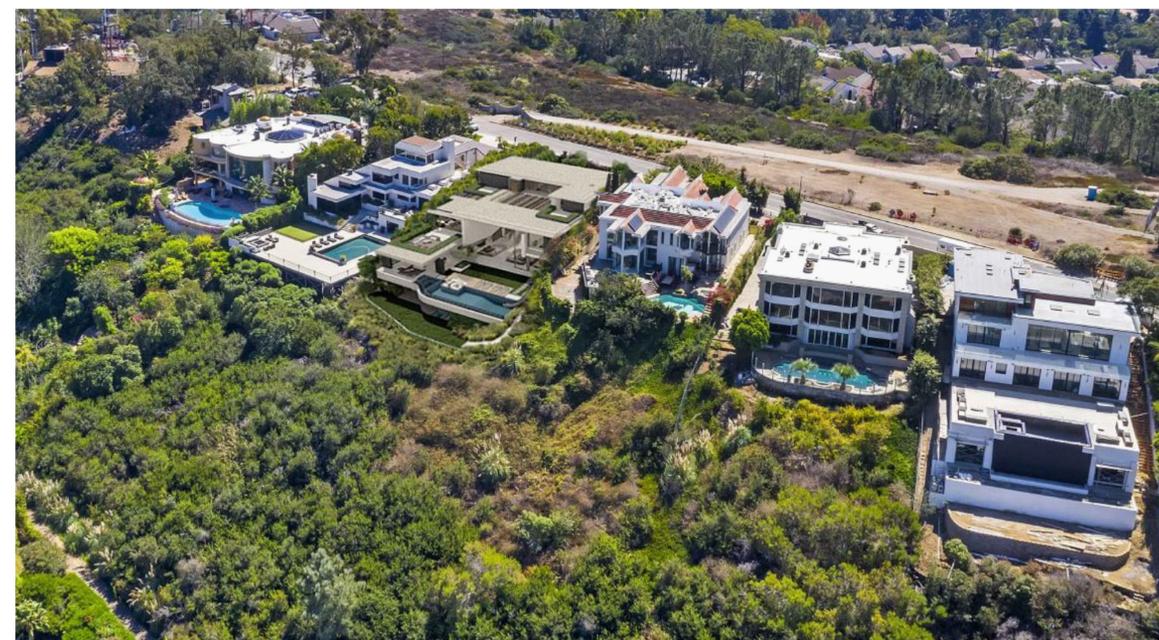
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DATE	12.23.2022
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SHEET TITLE PROPOSED BULK AND SCALE

A055



PROPOSED BULK AND SCALE



Marengo Morton Architects

7724 Girard Ave.
Second Floor
La Jolla, CA 92037
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Michael Morton AIA
Claude Anthony Marengo DeSA



SAOTA

JADE LJ, LLC
2072 VIA CASA ALTA
La Jolla, CA 92037

REVISIONS	PROJECT START
06/14/2021	PROJECT START
11/22/2021	1ST COASTAL SUB.
12/23/2022	2ND COASTAL SUB.
06/30/2023	3RD COASTAL SUBM.



PHASE	COASTAL
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PROJECT NO.	2021-22
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REVIEWED BY	CAM
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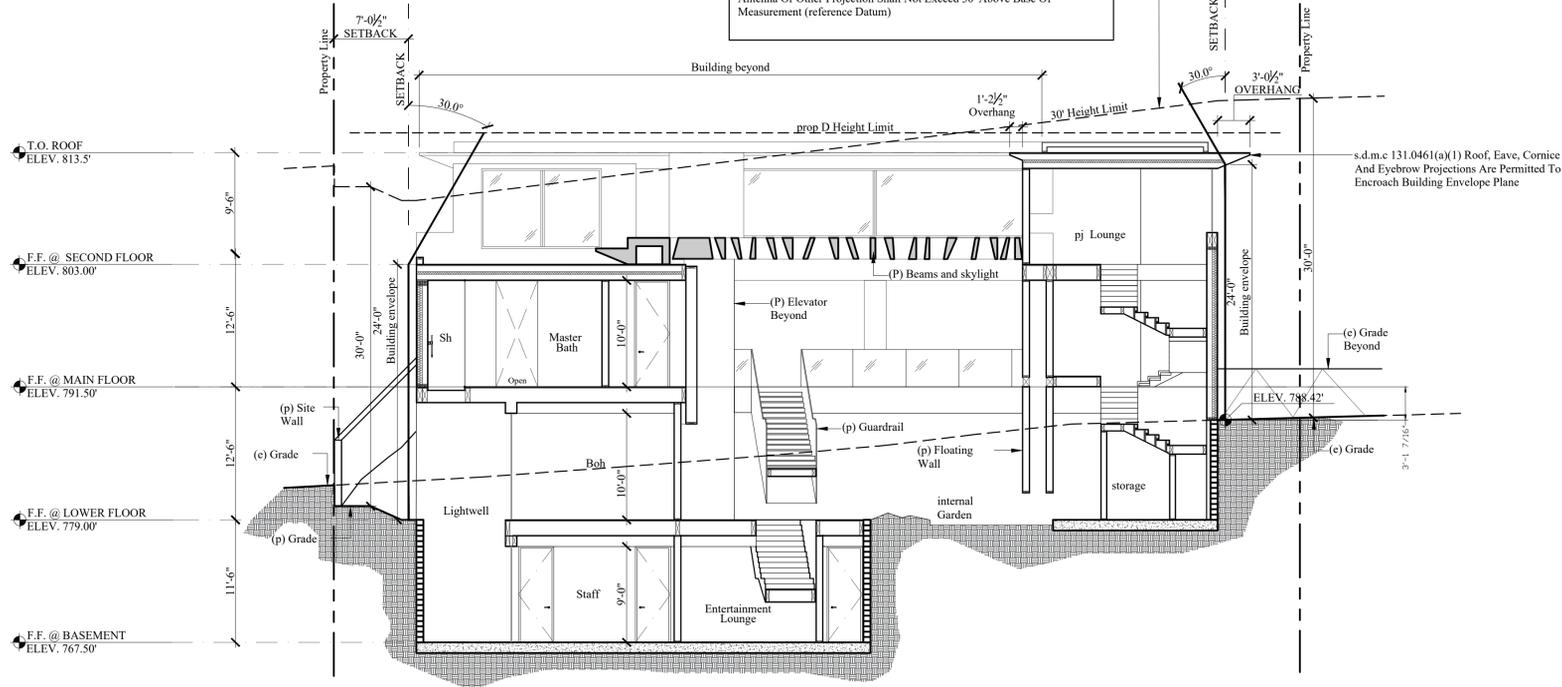
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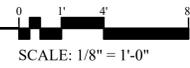
SHEET TITLE	PROPOSED SECTIONS
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A 061

Note
This Project Must Comply With The Municipal Code Requirements For Maximum Height Of The Structure Not To Exceed 30 Feet (sdmc, Section 131.0444 And 132.0505). Highest Point Of The Roof, Equipment, Pipe, Vent, Antenna Or Other Projection Shall Not Exceed 30' Above Base Of Measurement (reference Datum)



PROPOSED SECTION



S:\Projects\2021 Project\2021-22 2072 Via Casa Alta\Agency\1-COASTAL Package3_Third Coastal Submittal.dwg, DWG and PDF\23_04_19_2023\Background\A_Sections- Via Casa Alta_revised.dwg, Jul 03, 2023, 5:10pm



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SAOTA

JADE LJ, LLC
2072 VIA CASA ALTA
La Jolla, CA 92037

REVISIONS	PROJECT START
06/14/2021	PROJECT START
11/22/2021	1ST COASTAL SUB.
12/23/2022	2ND COASTAL SUB.
06/30/2023	3RD COASTAL SUBM.



PHASE	COASTAL
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PROJECT NO.	2021-22
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REVIEWED BY	CAM
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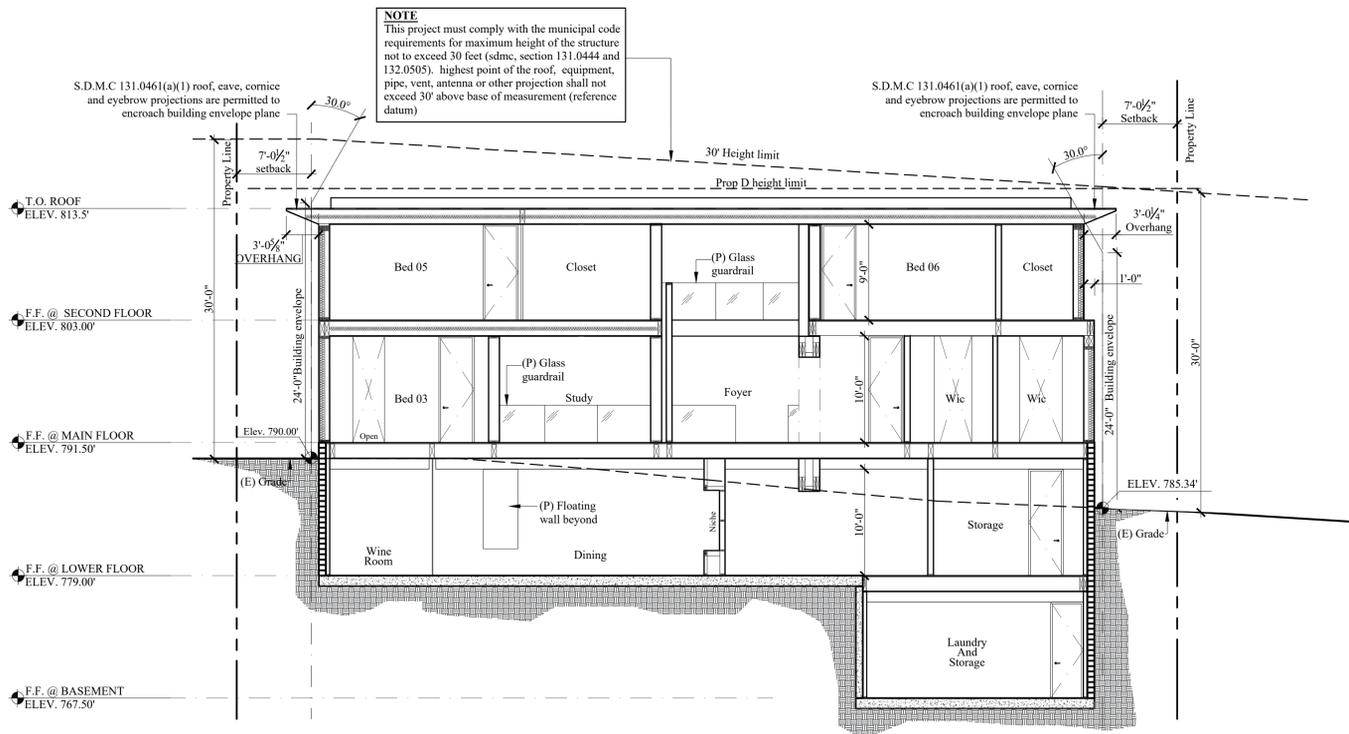
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DATE	6/30/2023
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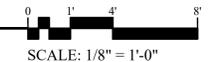
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SHEET TITLE	PROPOSED SECTIONS
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A 062



PROPOSED SECTION



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



34202 Sepulveda Avenue
Capistrano Beach, CA 92624
pho 949.248.5404
fax 949.240.9790

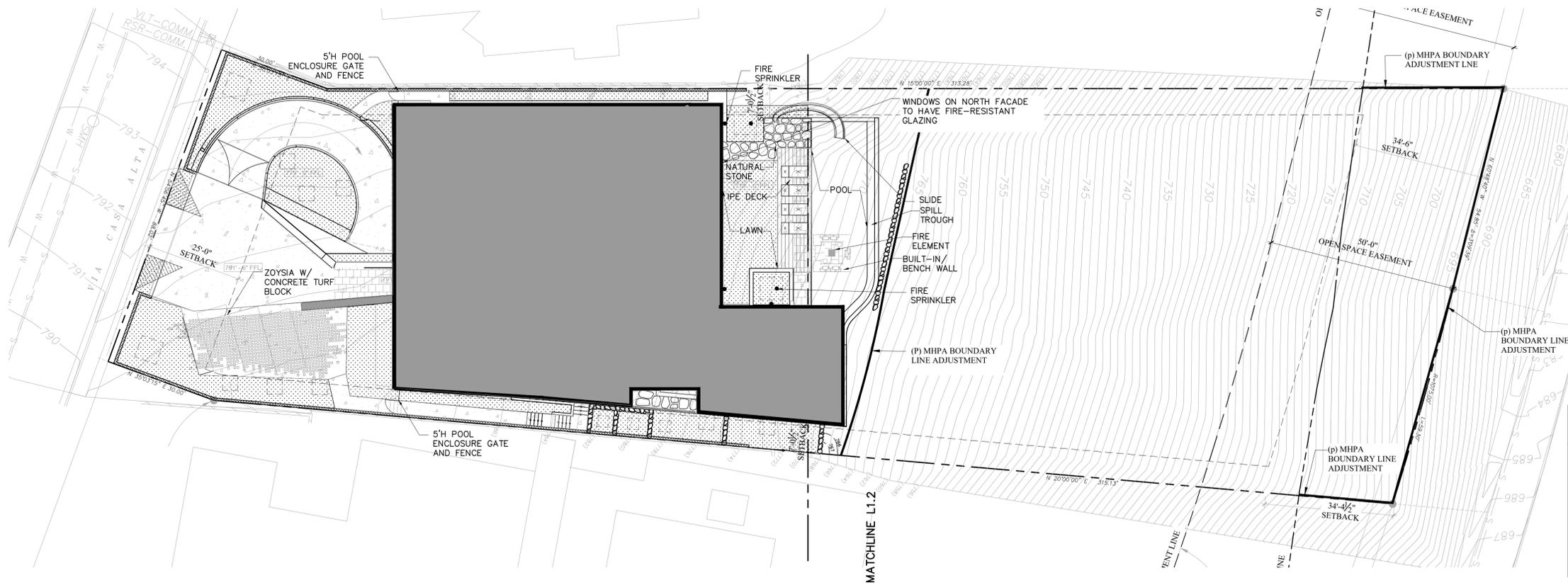
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SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

TERESA CLARK LANDSCAPE ARCHITECT

Via Casa Alta Residence
2072 Via Casa Alta
La Jolla, CA 92037



BRUSH MANAGEMENT LEGEND

- PROPOSED LANDSCAPE AREA - 3,976.7 S.F.
- AREA OF PROPOSED PAVING - 5,790 S.F.
- EXISTING NATIVE VEGETATION TO REMAIN 14,201.4 S.F.

Page 3 of 9

- General Guidelines for Creating Defensible Space, California Department of Forestry and Fire Protection, 2006
- International Wildland-Urban Interface Code, 2006 ed.
- Vegetation Committees of San Diego County; Oberbauer, Thomas and Kelley based on Robert Holland, 2008

VI. BRUSH MANAGEMENT - VEGETATION

A. Thinning and Pruning, Native/Naturalized Vegetation (SDMC §142.0412(d), (g) & (h), Landscape Standards §3.2.04, 3.2.3.01) - Two key factors in creating a fire safe landscape are providing fuel discontinuity by the separation of the flammable plant cover (thinning) and reduction in fuel load by cutting out dead and excess growth of the native/naturalized vegetation (pruning). Plants to be retained should be consistent with the allowable coverage, spacing and spacing required in the Brush Management Regulations and the Landscape Standards. Whenever possible, a person knowledgeable about the use and maintenance of native plants should be consulted to oversee the selection, thinning, and pruning of these plants. The progression of work should proceed as follows: 1) remove dead plants, 2) thin out brush management areas to the required coverage, 3) prune remaining plants, 4) dispose or mulch debris and trimmings, and 5) maintain Zone One on a year-round basis, Zone Two on a seasonal basis. Note that brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Mayor's Designer that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

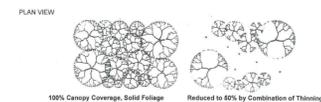
- 1) Thinning - This first step requires identification of the native/naturalized species and a familiarity with their various characteristics such as rooting depth, fuel loads, flammability, as well as habitat and aesthetic value. Thinning should be prioritized as follows: 1) invasive non-native species with the exception of coastal trees in Eucalyptus Woodland areas, 2) non-native species, 3) flammable native species, 4) native species, and 5) regionally sensitive species. All vegetation that is not to be removed during the initial thinning should be noted or flagged. The remaining plants which are not to be saved should be cut six inches above the ground without pulling out the roots.

For Eucalyptus Woodland areas that fall within Zone Two Brush Management, all trees 3 inches or less in diameter at breast height (dbh) shall be removed with the exception of indigenous, native species. The removal of live (includes "diseased") eucalyptus trees over 3 inches dbh, should only occur:

- a) when needed to remove adjacent dead trees;
- b) to achieve tree/shrub vertical requirements;
- c) where deemed a specific liability or fire safety hazard by the Fire Chief; or
- d) on private property when adhering to the horizontal spacing criteria shown in the Tree & Shrub Spacing Chart under Section VI.B.

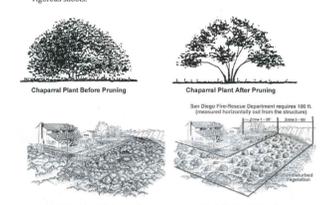
Page 4 of 9

Certain native plants, such as those found in coastal sage scrub, should be cut back to within 12 inches of the root crown. As sprouting and re-growth occur, these plants can be maintained as low, succulent rosettes. Examples include *Antennaria californica* (California Sagewort), *Salvia mellifera* (Black Sage), *Adenostoma fasciculatum* (Chamise) and *Eriogonum fasciculatum* (Buckwheat).



100% Canopy Coverage - Solid Foliage Mass with no Spaces between Plants

- 2) Pruning - After thinning of the native/naturalized vegetation, the fuel load should be further reduced by pruning the plants that have not been removed. While pruning individual plants is not feasible in coastal sage scrub, it is very effective for many hard chaparral species, such as *Ceanothus* (Wild Lilac), *Heteromeles* (Toyon), *Rhus* (Lemonade Berry, Sugarbush) and *Rhamnus* (Coffelberry, Rabberry). These plants can be shaped into attractive, fire safe specimens by pruning dead and excessively twiggy growth. The figure below illustrates pruning of native shrubs. Note that the limbs touching the ground have been removed, and that a large volume of material has been taken from the canopy. The limbs that remain should be those with young, vigorous shoots.



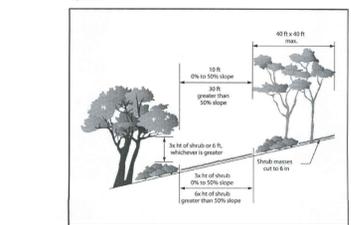
Before Brush Management / After Thinning and Pruning

Page 5 of 9

- B. Thinning and Pruning, Trees (Landscape Standards §3.2-1.03, 1.05) - Trees are allowed within the defensible space, provided the horizontal and vertical distance between trees and shrub masses complies with required spacing for the slope gradient shown in the following Tree and Shrub Spacing Chart:

Tree*	Tree & Shrub Spacing Chart	
	From edge of one tree canopy spread (max. dbh) to edge of the next	Minimum horizontal space
Tree**	Slope	Spacing
	0% to 50% (2:1)	10 feet
Shrubs	Greater than 50% (2:1)	10 feet
	Slope	Spacing
Vertical Space	0% to 50% (2:1)	2 times the height of the shrub mass
	Greater than 50% (2:1)	2 times the height of the shrub mass

- a. Trees greater than 3 inches dbh located in Eucalyptus Woodland areas are exempt from the minimum horizontal tree spacing requirement.
- b. Indigenous native trees in all areas are exempt from the minimum horizontal tree spacing requirement.



TREE & SHRUB SPACING

Vertical clearance between trees and shrubs can be created by pruning up the tree canopy, reducing height of the shrubs, or a combination thereof. Canopies of existing trees that extend to within 10 feet of any structure shall be pruned to maintain a minimum horizontal and vertical clearance of 10 feet. Portions of tree canopies that extend within 10 feet of the

BRUSH MANAGEMENT ZONE NOTES

Brush Management Zone One
This is the most critical area for fire and watershed safety. Brush management Zone one is the area adjacent to the structure, shall be least flammable, and shall consist of pavement and permanently irrigated ornamental planting. Brush management Zone one shall not be allowed on slopes with a gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property that received tentative map approval before November 15, 1989. Zone One Requirements [Section 142.0412(g)]

- (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.

- (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures; and non-habitable gazebos that are located within brush management Zone one shall be of non-combustible construction.

- (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.

- (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.

- (5) Permanent irrigation is required for all planting areas within Zone One except as follows:

- (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
- (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.

- (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.

- (7) Zone one shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

BRUSH MANAGEMENT ZONE TWO REQUIREMENTS [Section 142.0412(h)]

- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure to the edge of undisturbed vegetation.

- (2) No structures shall be constructed in Zone Two

- (3) Within Zone two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.

- (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.

- (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - (A) All new plant material for Zone Two shall be native nonirrigated, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - (C) All new Zone Two plantings shall be irrigated temporarily until established to the satisfaction of the City Manager. Only low flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
 - (D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.

- (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, controlling weeds.

BRUSH MANAGEMENT NOTES

- (1) A pre-construction meeting shall be held with the City's Landscape Inspector prior to implementing the Brush Management Program.

- (2) All landscape and irrigation 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.

- (3) Maintenance: All required landscape areas shall be maintained by Owner. Landscape & irrigation areas in the public ROW shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

- (4) An automatic, electrically controlled irrigation system shall be installed as shown on the plans and in accordance with the criteria and standards of the City of San Diego Landscape Ordinance section 142.0403 and the City of San Diego Land Development Manual Landscape Standards. Irrigation systems shall be maintained for proper 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.

- (5) Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15-gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15-gallon shrub or 60-inch box tree.

- (6) Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and chaparral habitats during the breeding season of federally protected species, from March 1 to August 15, except where documented to satisfaction of the City of San Diego that the thinning would be consistent with the conditions of species described in the City of San Diego's MSCP Subarea plan.

- (7) All required onsite landscape and brush management as shown on these plans shall be maintained by the Property Owner. Offsite brush management on City Open Space shall be conducted by the Park and Recreation Department, Open Space Division based on Priority Maps and Schedules determined by the Fire-rescue Department. Alternatively, Owner may elect to obtain a Right-of-Entry Permit to perform seasonal brush management in this area. Contact Park and Recreation Department, Open Space Division at (619) 685-1313.

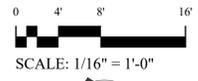
Date: 6.30.23

Revisions: Date:
City Submittal 11.19.21
City Submittal 9.7.22



Job Number: 2117

Drawn By: /TC

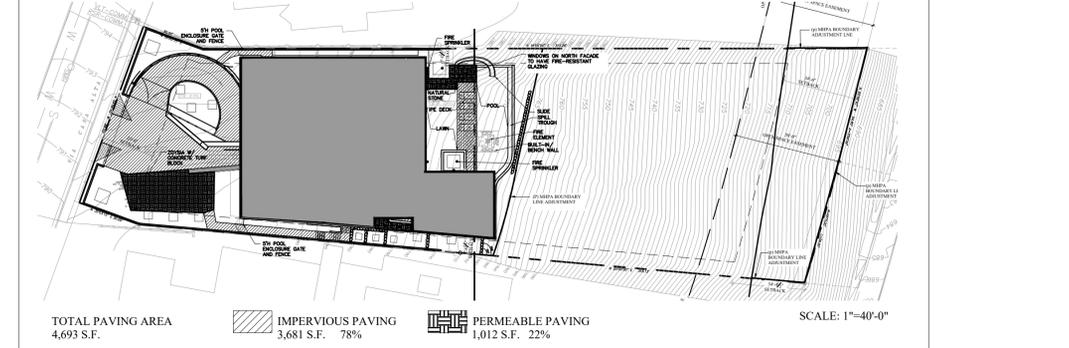


Sheet Title:
Brush Management Plan
Entry Level

City Submittal
Scale: 1/16" = 1'-0"

Sheet Number: L1.1

PERMEABLE/IMPERVIOUS PAVING DIAGRAM



TOTAL PAVING AREA 4,693 S.F.
IMPERVIOUS PAVING 3,681 S.F. 78%
PERMEABLE PAVING 1,012 S.F. 22%



34202 Sepulveda Avenue
Capistrano Beach, CA 92624
pho 949.248.5404
fax 949.240.9790

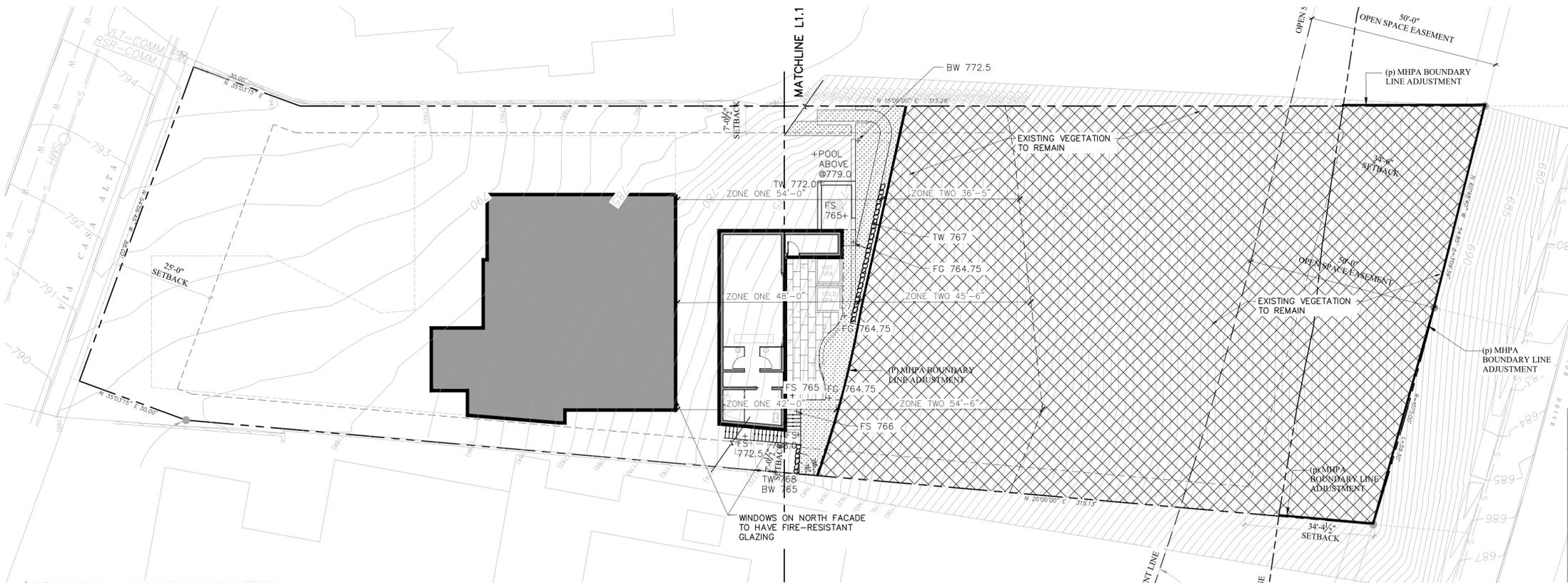
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TERESA CLARK LANDSCAPE ARCHITECT

Via Casa Alta Residence
2072 Via Casa Alta
La Jolla, CA 92037



BRUSH MANAGEMENT LEGEND

- PROPOSED LANDSCAPE AREA - 3,976.7 S.F.
- AREA OF PROPOSED PAVING - 5,790 S.F.
- EXISTING NATIVE VEGETATION TO REMAIN 14,201.4 S.F.

Page 3 of 9

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- General Guidelines for Creating Defensible Space, California Department of Forestry and Fire Protection, 2006
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- Vegetation Communities of San Diego County: Oberbauer, Thomas and Kelley based on Robert Holland, 2008

B. Thinning and Pruning, Trees [Landscape Standards §3.2-1.03, 1.05] - Trees are allowed within the defensible space, provided the horizontal and vertical distance between trees and shrubs masses complex with required spacing for the slope gradient shown in the following Tree and Shrub Spacing Chart.

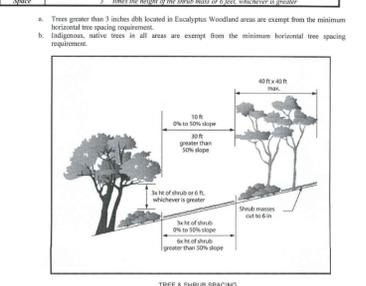
Tree*	Tree & Shrub Spacing Chart	
	Minimum horizontal space	Minimum vertical space
From edge of one tree canopy spread, min. 4:1 to 4:1.5 to the edge of the next tree canopy	4:1 to 4:1.5 (2:1)	3 times the height of the shrub mass
Greater than 50% (2:1)	3:1 to 4:1 (2:1)	4 times the height of the shrub mass
Greater than 50% (2:1)	2:1 to 3:1 (2:1)	5 times the height of the shrub mass
Greater than 50% (2:1)	1:1 to 2:1 (2:1)	6 times the height of the shrub mass
Greater than 50% (2:1)	1:1 to 1.5:1 (2:1)	7 times the height of the shrub mass
Greater than 50% (2:1)	1:1 to 1:1 (2:1)	8 times the height of the shrub mass

VI. BRUSH MANAGEMENT - VEGETATION

A. Thinning and Pruning, Native/Naturalized Vegetation (SDMC §142.0412(d), (g) & (h), Landscape Standards §3.2-1.04, 3.2-3.01) - Two key factors in creating a fire safe landscape are providing fuel discontinuity by the separation of the flammable plant cover (thinning) and reduction in fuel load by cutting out dead and excess growth of the native/naturalized vegetation (pruning). Plants to be retained should be consistent with the allowable coverage, massing and spacing required in the Brush Management Regulations and the Landscape Standards. Wherever possible, a person knowledgeable about the use and maintenance of native plants should be consulted to oversee the selection, thinning, and pruning of these plants. The progression of work should proceed as follows: 1) remove dead plants, 2) thin out brush management areas to the required coverage, 3) prune remaining plants, 4) dispose or mulch debris and trimmings, and 5) maintain Zone One on a year-around basis, Zone Two on a seasonal basis. Note that brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Mayor's Designer that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.

1) Thinning - This first step requires identification of the native/naturalized species and a familiarity with their various characteristics such as rooting depth, fuel loads, flammability, as well as habitat and aesthetic value. Thinning should be prioritized as follows: 1) invasive non-native species with the exception of eucalyptus trees in Eucalyptus Woodland areas, 2) non-native species, 3) flammable native species, 4) native species, and 5) regionally sensitive species. All vegetation that is not to be removed during the initial thinning should be noted or flagged. The remaining plants which are not to be saved should be cut six inches above the ground without pulling out the roots.

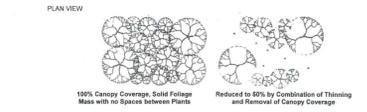
For Eucalyptus Woodland areas that fall within Zone Two Brush Management, all trees 3 inches or less in diameter at breast height (dbh) shall be removed with the exception of indigenous, native species. The removal of live (includes "discarded") eucalyptus trees over 3 inches dbh, should only occur:



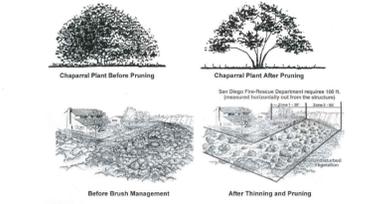
- a) when needed to remove adjacent dead trees;
- b) to relieve tree/shrub vertical requirements;
- c) where deemed a specific liability or fire safety hazard by the Fire Chief; or
- d) on private property when adhering to the horizontal spacing criteria shown in the Tree & Shrub Spacing Chart under section VII.B.

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Certain native plants, such as those found in coastal sage scrub should be cut back to within 12 inches of the root crown. As sprouting and re-growth occur, these plants can be maintained as low, succulent mounds. Examples include Artemisia californica (California Sagebrush), Salvia mellifera (Black Sage), Adenostoma fasciculatum (Chamise) and Eriogonum fasciculatum (Blackwheat).



2) Pruning - After thinning of the native/naturalized vegetation, the fuel load should be further reduced by pruning the plants that have not been removed. While pruning individual plants is not feasible in coastal sage scrub, it is very effective for many hard chaparral species, such as Ceanothus (Wild Lilac), Heteromeles (Toyon), Rhus (Lemonade Berry, Sugarbush) and Rhhamnus (Coffeeferry, Redberry). These plants can be shaped into attractive, fire safe specimens by pruning dead and excessively twiggy growth. The figure below illustrates pruning of native shrubs. Note that the limbs touching the ground have been removed, and that a large volume of material has been taken from the canopy. The limbs that remain should be those with young, vigorous shoots.



BRUSH MANAGEMENT ZONE NOTES

Brush Management Zone One
This is the most critical area for fire and watershed safety. Brush management Zone one is the area adjacent to the structure, shall be least flammable, and shall consist of pavement and permanently irrigated ornamental planting. Brush management Zone one shall not be allowed on slopes with a gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property that received tentative map approval before November 15, 1989. Zone One Requirements [Section 142.0412(g)]

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

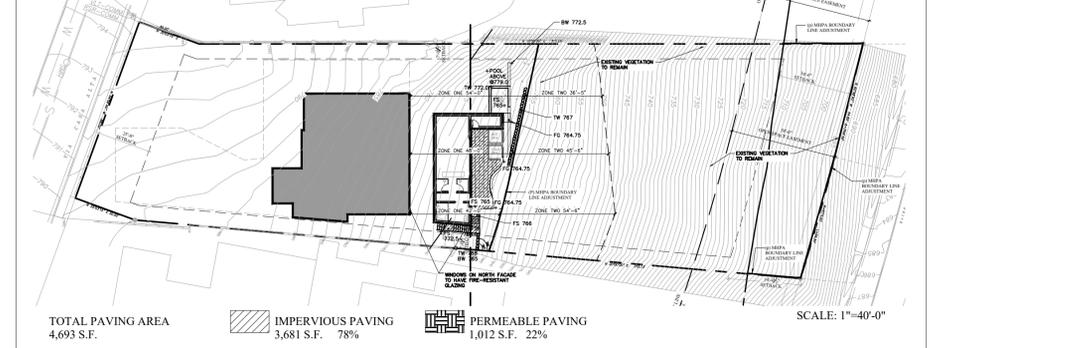
BRUSH MANAGEMENT ZONE TWO REQUIREMENTS [Section 142.0412(h)]

- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure to the edge of undisturbed vegetation.
- (2) No structures shall be constructed in Zone Two
- (3) Within Zone two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - (A) All new plant material for Zone Two shall be native nonirrigated, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - (C) All new Zone Two plantings shall be irrigated temporarily until established to the satisfaction of the City Manager. Only low flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
 - (D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
- (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, controlling weeds.

BRUSH MANAGEMENT NOTES

- (1) A pre-construction meeting shall be held with the City's Landscape Inspector prior to implementing the Brush Management Program.
- (2) All landscape and irrigation 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.
- (3) Maintenance: All required landscape areas shall be maintained by Owner. Landscape & irrigation areas in the public ROW shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
- (4) An automatic, electrically controlled irrigation system shall be installed as shown on the plans and in accordance with the criteria and standards of the City of San Diego Landscape Ordinance section 142.0403 and the City of San Diego Land Development Manual Landscape Standards. Irrigation systems shall be maintained for proper 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.
- (5) Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15-gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15-gallon shrub or 60-inch box tree.
- (6) Brush management activities are prohibited within coastal sage scrub, maritime succulent shrub, and chaparral habitats during the breeding season of federally protected species, from March 1 to August 15, except where documented to satisfaction of the City of San Diego that the thinning would be consistent with the conditions of species described in the City of San Diego's MSCP Subarea plan.
- (7) All required onsite landscape and brush management as shown on these plans shall be maintained by the Property Owner. Offsite brush management on City Open Space shall be conducted by the Park and Recreation Department, Open Space Division based on Priority Maps and Schedules determined by the Fire-rescue Department. Alternatively, Owner may elect to obtain a Right-of-Entry Permit to perform seasonal brush management in this area. Contact Park and Recreation Department, Open Space Division at (619) 685-1313.

PERMEABLE/IMPERVIOUS PAVING DIAGRAM



Date: 6.30.23

Revisions: City Submittal 11.19.21
City Submittal 9.7.22



Job Number: 2117

Drawn By: /TC

Sheet Title: Brush Management Plan Lower Level

City Submittal Scale: 1/16"=1'-0"

Sheet Number: L1.2

