

THE CITY OF SAN DIEGO

MEMORANDUM

DATE:	July 8, 2025
TO:	Hearing Officer Fernandez
FROM:	Sara Osborn, Development Project Manager, Development Services Department
SUBJECT:	July 9 Hearing Officer, Item No. 1, Project No. PRJ-0698915 – 2072 Via Casa Alta Site Plans and Permit Conditions

Hearing Officer Fernandez,

Exhibit A for this project has been revised to update the Site Plan (Sheet-A010) and Drainage Plan (Sheet-C300) to illustrate the proposed stormwater conveyance.

An additional Engineering condition has also been added to the permit to ensure compliance with stormwater regulations:

ENGINEERING

25. Prior to the issuance of a Grading Permit, the Drainage Study shall demonstrate that all flows up to the 100-year peak flow are directed to Via Casa Alta via pump and sidewalk underdrain, satisfactory to the City Engineer. Runoff from the development shall be directed away from any steep hillside areas and comply with SDMC 143.0142(f).

Attachments: 1. Revised Coastal Development Permit and Site Development Permit 2. Revised Exhibit A Plans 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, 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. <u>Biological Resources (Avoidance Measure for Crotch's Bumble Bee)</u>

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 (CNDDB) 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.

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, the Drainage Study shall demonstrate that all flows up to the 100-year peak flow are directed to Via Casa Alta via pump and sidewalk underdrain, satisfactory to the City Engineer. Runoff from the development shall be directed away from any steep hillside areas and comply with SDMC 143.0142(f).

26. 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.

27. 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.

28. 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:

29. 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.

30. 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.

31. 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.

32. 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.

33. 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:

34. 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).

35. 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.'

36. 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.

37. 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.

38. 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:

39. 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. QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS <u>WITHIN THE</u>
 <u>MHPA</u> 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; <u>AND</u>
 - 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; <u>OR</u>
 - 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. 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.

40. 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.

41. 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:

42. 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.

43. 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.

44. 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 Hillsides, 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."

45. 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.

46. 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:

47. 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 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 <mark>[Approved Resolution] Number].</mark>

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.

COASTAL CONDITION

PLANNING:

- Covenant of Easement

ENGINEERING :

- ROW/EMRA for sidewalk underdrain

GEOLOGY :

- Recorded Notice of Geologic and Geotechnical Condition

TS 001 Title Sheets

Survey

CIVIL: $\overline{\text{C-000 Title sheet}}$ 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

ARCHITECTURAL :

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 LANDSCAPE _____ L 1.1 Brush Management Plan Entry Level L 1.2 Brush Management Plan Lower Level



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

SHEET INDEX

PROJECT TEAM

OWNER'S Kevin Javaheri, JADE LJ, LLC kevin@ugcc.com

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

DESIGNING ARCHITECT Saota

Telephone: +27 (0)21 468 4400 Contact: Dominik George Email: dominikg@saota.com

SURVEY Ciremele Surveying Inc. 164 S. Escondido Blvd. Escondido, CA. 92025 Telephone: (760) 489-2200 Contact: Chris D. Ciremele cirsurvey@sbcglobal.net

LANDSCAPE TCLA STUDIO 34202 Sepulveda Ave. Capistrano Beach, CA. 92624 Telephone: 949-248-5404 Contact: Alyssa Georgie Email: Alyssa@TCLAstudio.com

BIOLOGICAL Laguna Mountain Environmental, Inc. 3421 Voltaire St. San Diego, CA. 92106 Telephone: (858) 505-8146 Contact: Andre Pigniolo Email: Andrew@LagunaEnv.com Cell: (858) 603-7809

GEOTECH

Geotechnical Exploration, Inc. 7420 Trade St. San Diego, CA 92121 Telephone: (858) 549-7222 Fax: (858) 549-1604 Contact: Jay Heiser jheiser@gei-sd.com

CIVIL Labib Funk + Associates

319 Main St. El Segundo, CA 90245 Telephone: (213) 239-9700 Fax: (213) 239-9699 Contact: Frank LaRocca frank.larocca@labibfunk.com

SCOPE OF WORK

PROJECT SCOPE

PROPOSAL OF A NEW 6,951 SQ FT 2 STORY OVER 2 BA SINGLE DWELLING UNIT ON A VACANT LOT AND PO STRUCTURE (UNDER SEPARATE PERMIT, LOCATION REFERENCE). REQUESTING A SITE DEVELOPMENT PE COSTAL DEVELOPMENT PERMIT.

NOTICE OF GEOLOGIC GEOTECHNICAL CONDIT

Document No. DOC#2023-0232990 Date Recorded



		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
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GENERAL NOT	<u>res</u>			
1. APPROVAL OF THESE PLANS BY	THE CITY ENGINEER DO	ES NOT AUTHORIZE AI	IY WORK TO BE PERFORMED UNTIL A PERM	IT HAS BEEN ISSUED.
2. UPON ISSUANCE OF A PERMIT, DEVELOPMENT SERVICES DEPARTME		AITTED ON WEEKENDS	OF HOLIDAYS UNLESS APPROVED BY TRAFFI	IC CONTROL PERMIT FROM THE
3. THE APPROVAL OF THIS PLAN VIOLATE ANY FEDERAL, STATE OR			AN DIEGO DOES NOT AUTHORIZE THE PERMI LICIES.	T HOLDER OR OWNER TO
			DIG ALERT IDENTIFICATION NUMBER ISSUED E IND SERVICE ALERT, TOLL FREE (800) 422-	
5. CONTRACTOR SHALL BE RESPO MAINTAINING A 1 FOOT VERTICAL C		AND LOCATING ALL EX	STING UTILITIES THAT CROSS THE PROPOSED) TRENCH LINE WHILE
			REPLACEMENT OF SUCH PUBLIC IMPROVEME Y, SATISFACTORY TO THE PERMIT ISSUING A	
7. DEVIATIONS FROM THESE SIGNE CHANGE IS REQUIRED BY THE RES		LLOWED UNLESS A CO	DNSTRUCTION CHANGE IS APPROVED BY THE	CITY ENGINEER OR THE
8. CONTRACTOR SHALL REPLACE C)R REPAIR ALL TRAFFIC S	SIGNAL LOOPS, CONDU	ITS, AND LANE STRIPPING DAMAGED DURING	CONSTRUCTION.
CONSTRUCTION MANAGEMENT AND	FIELD ENGINEERING DIVISI	ION (858) 627–3200.		
			RVICES PRIOR TO THE PRECONSTRUCTION N	
ALL APPLICABLE REQUIREMENTS O	F THE STATE WATER RESO	OURCE CONTROL BOA		
SEWER, AND STORM DRAIN FACILIT	IES WHERE FLOW MAY GE	ENERATE EROSION AND	SEDIMENT POLLUTION.	
OF DEVELOPMENT SERVICES WITHIN	N 30 CALENDAR DAYS OF	THE COMPLETION OF	I" GRADING PLANS SHALL BE SUBMITTED TO GRADING. AN ADDITIONAL SET SHALL BE PF 9573 CHESAPEAKE DRIVE, SAN DIEGO, CA 92	ROVIDED TO THE RESIDENT
14. "AS-BUILT" DRAWINGS MUST E			OR TO ACCEPTANCE OF THIS PROJECT BY T ANY.	HE CITY OF SAN DIEGO.
16. CONTRACTOR SHALL PROVIDE	RED-LINES DRAWINGS IN	ACCORDANCE WITH 2	-5.4, "RED-LINES AND RECORD DOCUMENTS	\ <i>9</i>),
			TO ALL UTILITIES UNLESS OTHERWISE SPECIF	
SIDEWALK, DAMAGED BOXES, OR T INCLUDING WATER, SEWER, TRAFFIC	HOSE THAT ARE NOT IN (C SIGNALS, STREET LIGHTS	COMPLIANCE WITH CU. S, DRY UTILITIES–SDG	HANDHOLES THAT ARE NOT IN "AS-NEW" CO RRENT CODE SHALL BE REMOVED AND REPL &E, COX, ETC. ALL NEW METAL LIDS SHALL . LID IS NOT COMMERCIALLY AVAILABLE FOR	ACED WITH NEW BOXES, BE SLIP RESISTANT AND
PERMIT APPLICANT AND ALL OF TH REQUIRED BY ANY APPLICABLE AG REPRESENTATIVES OR CONTRACTOR	HEIR REPRESENTATIVES OF ENCY. ISSUANCE OF THE RS FROM COMPLYING WITH .ITY CONTROL BOARD, CAL	R CONTRACTORS SHAL CITY'S GRADING PERM H ANY STATE OR FEDL LIFORNIA DEPARTMENT	TO BE DISTURBED SHALL BE STAKED PRIOR L COMPLY WITH THE REQUIREMENTS FOR PF IIT SHALL NOT RELIEVE THE APPLICANT OR RAL REQUIREMENTS BY AGENCIES INCLUDING OF FISH AND GAME. COMPLIANCE MAY INCL TATE OR FEDERAL AGENCY.	ROTECTION OF THIS AREA AS ANY OF THEIR G BUT NOT LIMITED TO
20. PRIOR TO CONSTRUCTION, SU REFERENCED BY A LAND SURVEYO		ONTAL AND VERTICAL)	THAT ARE LOCATED IN THE CONSTRUCTION	AREA SHALL BE TIED-OUT AND
	AND FILED WITH THE COL	UNTY SURVEYOR AS R	ARE REQUIRED TO BE REPLACED, AND A C EQUIRED BY THE PROFESSIONAL LAND SURV	
MONUMENT IS TO BE DISTURBED (TO CONSTRUCTION. PRIOR TO PER BE RESPONSIBLE FOR MONUMENT	ISIBLE FOR THE COST OF OR DESTROYED, THE CITY MIT ISSUANCE THE PROFE PRESERVATION AND SHAL	' OF SAN DIEGO FIELL ESSIONAL LAND SURVE LL PROVIDE A CORNEF	VEY MONUMENTS DESTROYED BY CONSTRUCT SURVEY SECTION SHALL BE NOTIFIED IN W YOR OR CIVIL ENGINEER AUTHORIZED TO PF RECORD OR RECORD OF SURVEY TO THE BUSINESS AND PROFESSIONS CODE OF THI	'RITING AT LEAST 7 DAYS PRIOR RACTICE LAND SURVEYING WILL COUNTY SURVEYOR AS
□ NO SURVEY MONUMENTS EXI □ SURVEY MONUMENTS EXISTIN			CTED IN PLACE	
 PRECONSTRUCTION CORNER CORNER RECORD # POST CONSTRUCTION CORNEL AND REPLACED AFTER CONS CORNER RECORD # 	RECORD FOR SURVEY MO OR RECORD O R RECORD FOR SURVEY I TRUCTION.	DRUMENTS TO BE DES DF SURVEY # MONUMENTS DESTROY	TROYED DURING CONSTRUCTION	
LABIB FUNK + ASSOCIATES 319 MAIN STREET, EL SEGUN (213) 239–9700 FRANK.LAROCCA@LABIBFUNK.				
FRANK LAROCCA	C75121	12-31-23	03–10–23	
NAME	R.C.E. NO.	EXP.		
GRADING NOT	ES			
			JRRENT STANDARD SPECIFICATIONS AND C	
	T AND FILL SLOPES AS R	EQUIRED BY ARTICLE	2, DIVISION 4, SECTION 142.0411 OF TH	E SAN DIEGO LAND
			IENT MANUAL LANDSCAPE STANDARDS. PAVED, COVERED BY STRUCTURE, OR PLANT	ED FOR A PERIOD
	RARILY RE-VEGETATED WIT		HYDROSEED MIX, GROUND COVER, OR EQUIN	
GROUND WAT	ER DISCH,	ARGE NO	TES	
ARE PROHIBITED UNTIL IT CAN BE	E DEMONSTRATED THAT TH	HE OWNER HAS APPLI	CE WATERS NOT TRIBUTARY TO THE SAN DIE ED AND OBTAINED AUTHORIZATION FROM THE QUALITY CONTROL BOARD IN ACCORDANCE	E STATE OF
TERMS, PROVISIONS AND CONDITION 2. THE ESTIMATED MAXIMUM DISC	ONS OF STATE ORDER NO HARGE RATES MUST NOT	D R9-2015-0013 NP	DES CAG919003. SET IN THE OFFICIAL "ENROLLMENT LETTER"	FROM THE
MODIFIED TO ACCOMMODATE THE	INCREASED RATES.		HAS BEEN OBTAINED, AND DISCHARGE OPE	
PROHIBITED UNTIL IT CAN BE DEM	MONSTRATED THAT THE ON ROLLMENT LETTER" FROM	WNER HAS APPLIED A THE REGIONAL WATER	ACE WATERS TRIBUTARY TO THE SAN DIEGO ND OBTAINED AUTHORIZATION FROM THE STA QUALITY CONTROL BOARD IN ACCORDANCE DES NO. CAG919003.	NTE OF

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

1. 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 GEOLOCIG 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.

2. 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.

3. 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.

4. 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.

5. 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

DATE

*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

GEOTECHNICAL ENGINEER STATEMENT

DATE

STAMP

THIS PLAN HAS BEEN REVIEWED AND CONFIRMS TO RECOMMENDATIONS OF SOILS ENGINEER / GEOLOGIC REPORTS DATED JULY 28, 2022.

SIGNATURE

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



1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), 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.



VICINITY MAP NOT TO SCALE



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

LFA Job no. 23003





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





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

NOT FOR CONSTRUCTION

REVISIONS:

ENTITLE MENT REVIEW

COSTAL DEVELOPMENT PERMIT APPROVAL NO. 2590140

SITE DEVELOPMENT PERMIT APPROVAL NO. 2590140

JOB NO .:

DATE:

SCALE:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:







ROUGH GRADING PLAN

SHEET NUMBER:











		۲	. '	
¥		*	*	
¥	*	*	*	*

CONCRETE PAVING

BASEMENT BUILDING WALL

RETAINING WALL

 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







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

LFA Job no. 23003





NOT FOR CONSTRUCTION

REVISIONS:

ENTITLE MENT 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:



<u>LEGEND</u>

 \oplus

	PROPERTY LINE
4	CONCRETE PAVIN
* * * * * * * * * * * * * * *	PLANTER AREA
	BASEMENT BUILD
	RETAINING WALL
—SD	STORM DRAIN PIP

ICRETE PAVING NTER AREA EMENT BUILDING WALL AINING WALL

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.
- (D10) INSTALL CURB-0-LET CURB DRAIN.

PROJECT SITE CHARACTERISTICS			
	QUANTITIES		
TOTAL SITE AREA (S.F.)	33,016		
EXISTING IMPRERVIOUS 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		

(SD1) INSTALL CONTECH CDS PRETREATMENT SYSTEM PER DETAIL 2, SHEET C310.

Appendix B: Stormwater Pollutant Control Hydrologic Calculations and Sizing Methods

		Tabular S	ummar	y of DN	ЛАs			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
								-	
	Summ	nary of DMA	Informati	ion (Mu	st match pro	ject descript	tion and SWQMP N	Jarrative)	
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

Worksheet B-1: Tabular Summary of DMAs

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

B-3 The City of San Diego | Stormwater Standards | May 2021 Edition Part 1: BMP Design Manual







SHEET NUMBER:



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



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LFA Job no. 23003





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REVISIONS:

ENTITLE MENT 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:

	i
ASSEMBLY	
SCALE: 1" = 10'	
	DYO50447 2072 Via CMP detentic
CONTECH DYODS DRAWING	El Segundo, C DETENTION SYS
GASKET MATERIAL ICIENT TO PREVENT 3 FROM BEARING ON TO BE PROVIDED BY CONTRACTOR. BECTION VI SECTION VI BAB (TYP 4 PLACES)	IEW #4 DIAGONAL TRIM BAR (TYP. 4 PLACES), - SEE NOTE 7.
BAR (TYP. 4 PLACES), SEE NOTE 7.	2" COVER
	(түр)
ż coute	
OPENING IN PROTECTION SLAB FOR	
CASTING	OPENING IN PROTECTION SLAB FOR CASTING
REPLACEMENT, SEE NOTE 6.	STANDARD STANDARD
	REINFORCING, REINFORCING, SEE TABLE SEE TABLE
ROUND OPTION P	LAN VIEW
S NOTES: 1. DESIGN IN A	CCORDANCE WITH AASHTO, 17th EDITION
2. DESIGN LOA DR OR 3. EARTH COVI	
4. CONCRETE	STRENGTH = 3,500 psi
6. PROVIDE AD	NG STEEL = ASTM A615, GRADE 60.
HA OPENINGS E	QUAL TO THE BARS INTERRUPTED, SIDE. ADDITIONAL BARS TO BE IN
	DYO50447 2072 Via
DETENTION SYSTEMS	CMP detention
CONTECH DYODS DRAWING	El Segundo, C DETENTION SYS



REVISION DESCRIPTION

Casa Alta STEM

REINFORCING TABLE Ø CMP Ø B REINFORCING PRESSURE RISER

				(,
24"	⊘ 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	∞ 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	∅ 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	∅ 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	∞ 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

ASSUMED SOIL BEARING CAPACITY



SQUARE OPTION PLAN VIEW

- 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.	

a Casa Alta	PROJECT No.: 35052	SEQ. 1 504		DATE: 4/26/202
	DESIGNED: DYO		DRAW	N: DYO
CA	CHECKED: DYO		APPR	DVED: DYO
/STEM	SHEET NO .:			

- 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 EPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY
- 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 EOMEMBRANE LINER 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.

MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"

CMP DETENTION SYSTEM INSPECTION AND

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

PROJECT No.: SEQ. No.: DATE:

DESIGNED:

HECKED:

HEET NO

DYO

DYO

35052 50447 4/26/2024

DRAWN:

APPROVED:

DYO

DYO

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

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/ 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

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT 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 EVIDENCE OF SALTING/DE-ICING 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 CLEANOUT DURING DRY

UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR 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.

2 Via Casa Alta	
etention	
ndo, CA	
N SYSTEM	





Labib Funk + Associates

Structural | Shoring | Civil | EBM

El Segundo, California 90245

t: 213/ 239 9700 f: 213/ 239 9699

319 Main Street

LFA Job no. 23003

2072 VIA CASA ALTA LA JOLLA, CA 92037
--



NOT FOR CONSTRUCTION

REVISIONS:

ENTITLE MENT REVIEW

COSTAL DEVELOPMENT PERMIT APPROVAL NO. 2590140

SITE DEVELOPMENT PERMIT APPROVAL NO. 2590140

JOB NO .:

DATE:

SCALE:

SHEET TITLE:

SHEET NUMBER:

LOW IMPACT DEVELOPMENT DETAILS





2072 VIA CASA ALTA LA JOJJA, CA 92037



GENERAL SITE NOTES

- 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-erodible velocities.
- 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.
- 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.
- 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.
- landscaped areas in order to minimize irrigation requirements and to reduce potential slide hazards due to over-watering of the coastal bluffs.
- 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.
- 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.



SLOPE ANALYSIS TABLE		
33,349.83 SQ FT		
17,909 sq ft		
15,440.83 SQ FT		
No encroachment into steep hillside, project proposed on previ		
15, 450 SQ FT		

	LEGE	ND		GENERAL SITE NOTES
		Top of Slope		The site plan is for general site reference only. Refer to other construction documents for complete scope of work. 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 proper
ously disturbed area.		C.O.E Limit Line Steep hillside - Area of 25% or more slope gradient	C.	lines, setback location to all new or existing walls, easements (if any), existing site utilities, includin water, sewer, gas and electrical lines and any other new or existing site items which could affect in a 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. All conditions or dimensions on these plans shall be verified in the field by the general contractor w actual site conditions. Written dimensions shall take precedence over scaled dimensions and shall b verified on the job site. On-site verification of all dimensions and conditions shall be the sole
		Proposed Lower level, see civil sheets C200, C210 and C220 for grading sheets and for grading quantities.	D. E.	responsibility of the general contractor and subcontractors. The contractor or sub-contractor shall notify the architect if any conflicts or discrepancy occurs betw 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. Locate refuse bin at approved on-site location. Contractor shall dispose of all site refuse at city-approved locations.
	CJ	Proposed basement level, see civil sheets C200, C210 and C220 for grading sheets and for grading quantities.		No trees or shrubs whose height will be 3'-0" at maturity shall be installed within 5'-0" of any public maintained water facilities or within 10'-0" of any publicly maintained sewer facilities. No existing or proposed transit stops at site Provide building address number, visible and legible from the street or road fronting the property pe fhps policy p-00-6 (ufc 901.4.4). This project will not discharge any increase in storm water run-off onto the existing coastal bluff are At the storm water discharge locations, suitable energy dissipaters are to be installed to reduce the
		0.03 Acreage of Existing native gassland (Tier 1) to be relocated, see biology report.	J. K. L. M.	At the storm water discharge locations, suitable energy dissipaters are to be instance to reduce the discharge to non-erodible velocities. Multiple storm water discharge locations will be used to mimic the existing drainage pattern. No additional run-off is proposed for the discharge locations No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant materia other than trees, within the public right-of-way that is located within visibility areas shall not exceed inches in height, measured from the top of the adjacent curb.

age pattern.

eight. Plant material, s shall not exceed 24

A 0





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SHEET TITLE PROPOSED

FIRST FLOOR PLAN

A023













T.O. ROOF ELEV. 812.0'

30' Height limit

-24' Angled plane





Narengo Morton Architects7724 Girard Ave.Second FloorLa Jolla, CA 92037Tel. (858) 459-3769Fax. (858) 459-3768Michael Morton AIA					
Claude Anthony Marengo DESA Claude Anthony Marengo DESA RENE MORINE $RENE MORINE RENE MORINE RENEWAL04/30/2023$					
SAOTA					
JADE LJ, LLC 2072 VIA CASA ALTA La Jolla, CA 92037					
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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 data, 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 nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signature of the Architect of Record are the Architect's Instruments of Service and are the only true contract documents of record. SHEET TITLE PROPOSED EXTERJIOR ELEVATIONS					
A053					





Image: Constraint of the second sec
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A054

KEY PLAN

PROPOSED BULK AND SCALE



Narengo Morton Architects7724 Girard Ave.Second FloorLa Jolla, CA 92037Tel. (858) 459-3769Fax. (858) 459-3768Michael Morton AIA		
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A055		





F.F. @ LOWER FLOOR ELEV. 779.00' • F.F. @ BASEMENT ELEV. 767.50'

T.O. ROOF ELEV. 813.5'

F.F. @ SECOND FLOOR ELEV. 803.00'

F.F. @ MAIN FLOOR ELEV. 791.50'

PROPOSED SECTION

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

Marengo Morton Architects7724 Girard Ave.Second FloorLa Jolla, CA 92037Tel. (858) 459-3769Fax. (858) 459-3768Michael Morton AIAClaude Anthony Marengo DESA
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PROJECT NO. 2021-22
REVIEWED BY CAM
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PROPOSED SECTIONS

• F.F. @ BASEMENT ELEV. 767.50'

F.F. @ LOWER FLOOR ELEV. 779.00'

• F.F. @ MAIN FLOOR ELEV. 791.50'

+F.F. @ SECOND FLOOR ELEV. 803.00'

T.O. ROOF ELEV. 813.5'









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





4,693 S.F.

Before Brush Management

After Thinning and Pruning

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(3) Mair Landsca landscap shall be

on the Developr diseasesupport

(5) Any material more af material and qua inaccess

(6) Brus succulen protecte satisfact

(7) All shall be Space s Division Departm perform Departm

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E 	BRUSH MANAGEMEN 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.	T Via Casa Alta 2072 Via Casa La Jolla, CA 92	Alta
USH MANAGEMEN re-construction meeting shall be held we implementing the Brush Management Pro- landscape and irrigation shall conform to upe Regulations and the City of San Diegon pe Standards and all other landscape re- intenance: All required landscape areas so upe & irrigation areas in the public ROW pe areas shall be maintained free of det a maintained in a healthy growing conditions is satisfactorily treated or replaced per the automatic, electrically controlled irrigation plans and in accordance with the criteri andscape Ordinance section 142.0403 and ment Manual Landscape Standards. Irrig development and maintenance of the vector	th the City's Landscape Inspector rogram. To the standards of the City-Wide to Land Development Manual lated City and Regional Standards. The maintained by Owner. shall be maintained by Owner. The oris and litter and all plant material on. Diseased or dead plant material the conditions of the permit. In system shall be installed as shown a and standards of the City of San d the City of San Diego Land ation systems shall be maintained for	Date: Revisions: City Submittal City Submittal	6.30.23 Date: 11.19.21 9.7.22
-resistant condition. The design of the for the vegetation selected. The required planting that dies within 3 years to calendar days of plant death with the shown on the approved plan. Required fter installation shall be replaced with 15 l, respectively. Development Services may antity of replacement material where ma sible areas or where the existing plant b on shrub or 60-inch box tree. The shrub, and chaparrel habitats during ed species, from March 1 to August 15, tion of the City of San Diego that the to ons of species described in the City of San	system shall provide adequate rs of installation shall be replaced same size and species of plant shrubs or trees that die 3 years or -gallon size or 60-inch box size authorize adjustment of the size terial replacement would occur in eing replaced is larger than a within coastal sage scrub, maritime the breeding season of federally except where documented to hinning would be consistent with the		
required onsite landscape and brush main e maintained by the Property Owner. Offs shall be conducted by the Park and Recr based on Priority Maps and Schedules of nent. Alternatively, Owner may elect to o seasonal brush management in this are nent, Open Space Division at (619) 685-	ite brush management on City Open eation Department, Open Space letermined by the Fire-rescue btain a Right-of-Entry Permit to a. Contact Park and Recreation	Job Number:	2117 /TC
	0 4' 8' SCALE: 1/16" = 1'-0"	¹⁶ <u>Sheet Title:</u> Brush Manageme Entry Level	

<u>City</u> Submittal 1/16"=1'-0"

Sheet Number:

Scale:

L1.1



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

on Robert Holland, 2008 *Note that [Brackets] at the beginning of a section heading refer to sections of the San Diego Municipal Code and/or Standards that are being clarified by this policy

- VI. BRUSH MANAGEMENT VEGETATION
- A. Thinning and Pruning, Native/Naturalized Vegetation [SDMC §142.0412(d), (g) & (h), Landscape Standards §3.2-2.04, 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 the allowable coverage, massing and spacing required in the Brush Managemen 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 Designee 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 "diseased") eucalyptus trees over 3 inches dbh, should only occur:

a) when needed to remove adjacent dead trees; b) to achieve tree/shrub vertical requirement

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

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 (Buckwheat).



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 (Coffeeberry, 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.





Before Brush Management







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

follows: height, or 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.



4,693 S.F.

BRUSH MANAGEMENT ZONE NOTES

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

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

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

(A) When planting areas contain only species that do not grow taller than 24 inches in (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

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-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.

(B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of 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.

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

(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 chaparrel 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.

BRUSH MANAGEMENT NOTES

(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.

Revisions:	Date:
City Submittal	11.19.21
City Submittal	9.7.22

Date:

6.30.23



Job Number:

2117

Drawn By:

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

/TC

Sheet Title: Brush Management Plan Lower Level

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

Sheet Number:

L1.2



PLANTING	G LEGEND	
ARGE EVERG	REEN CANOPY TREES 100%=72"BX	
SYM.	BOTANICAL NAME	COMMON NAME
IEL ARM	Melaleuca armillaris	Bracelet Honey Myrtle
IEL LIN	Melaleuca linariifolia	Flaxleaf Paperbark
		•
	(ZONE 3) 100%=72"BX	
SYM.	BOTANICAL NAME	COMMON NAME
JLM PAR	Ulmus parvifolia	Elm
	COENT THEE 300 36"HV 600 40"HV	
EVERGREEN A	CCENT TREE 38%=36"BX, 62%=48"BX Botanical Name	COMMON NAME
COR BAU	Cordyline baueri	NCN
CYC REV	Cycas revoluta	Sago Palm
AG SAM	Magnolia grandiflora 'Samuel Sommer'	
AIC CHA	Michelia champaca	Joy Perfume Tree
F all evergre Sym.	EEN SCREEN SHRUBS 86%—15GAL, 99 Botanical name	%=24"BX, 5%=36"BX Common Name
BAM CHU	Bambusa chungii	White Bamboo
	Elaeocarpus decipiens	Japanese Blueberry
PHI EVA	Philodendron 'Evansii'	NCN
	Tecomaria capensis	Cape Honeysuckle
AEDIUM SHRU		
SYM.	BOTANICAL NAME	COMMON NAME
ACA MOL	Acanthus mollis	Bear's Breech
AZA ALA	Azalea 'Alaska'	NCN
CYC PEC	Cycas pectinata	NCN
ENC FER	Encephalartos ferox	NCN
GAR VEI	Gardenia jasminoides 'Veitchii'	Everblooming Gardenia
PIT KOH	Pittosporum tenuifolium	Kohuhu
PLU AUR	Plumbago auriculata	Cape Plumbago
EC SMI	Tecoma smithii	Orange Bells
SMALL SHRUB		
SYM.	BOTANICAL NAME	COMMON NAME
DIE LEM	Dietes 'Lemon Drop'	Fortnight Lily
PIT CRA	Pittosporium crassifolium	Karo
POR PET	Portea petropolitiana	Bromeliad
SYM.	BOTANICAL NAME	
CON MAR	Convolvulus mauritanicus	Ground Morning Glory
IR MUS	Liriope muscari	Big Blue Turf Lily
ON HIL	Lonicera hildebrandiana	Giant Burmese Honeysuckle
ZOY	Zoysia tenuifolia	Korean Grass
/INES 75%	=5GAL, 25%=15GAL	
SYM.	BOTANICAL NAME	COMMON NAME
	Ficus repens	Creeping Fig
PAS VIT	Passiflora vitifolia	Crimson Passion Flower
	gal, 85%=5GAL	
SYM.	BOTANICAL NAME	COMMON NAME
ERI RUB	Eriogonum rubescens	Red Flowered Buckwheat
GAL SPE	Galvezia speciosa	Bush Snapdragon
RIB VIB	Ribes viburnifolium	Evergreen Currant
SAL CLE	Salvia clevelandii	Cleveland Sage
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Sheet Number:

Scale:

L2.1

1/16"=1'-0"