

La Jolla Shores Planned District Advisory Board (LJSPDAB) APPLICANT PROJECT INFORMATION FORM

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

For Action Items

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items):
PRJ- 1074569 8283 Prestwick Residence
- Address and APN(s):
 - **Address: 8283 Prestwick Drive, La Jolla, CA 92037**
 - **APN: 346-212-01-00**
- Project contact name, phone, e-mail: **Paul Benton, 858-459-0805, paul@benton-benton.com**
- Project description: **Application for a site development permit and coastal development permit to demolish existing two story house and construct a new two story house, in the coastal zone of La Jolla Shores Planned District.**
- Please indicate the action you are seeking from the Advisory Board:
 - ☐ Recommendation that the Project is minor in scope (Process 1)
 - ☐ Recommendation of approval of a Site Development Permit (SDP)
 - ☒ Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
 - ☐ Other: _____
- In addition, provide the following:
 - lot size: 25,265 SF
 - existing structure square footage and FAR (if applicable): 5,128 SF / .20 FAR
 - proposed square footage and FAR: 8,185 SF / .32 FAR
 - existing and proposed setbacks on all sides:
 1. Existing
 1. Front Setback: 16'-0"
 2. Side Setback (North): 10'-0"
 3. Side Setback (South): 7'-0"
 4. Rear Setback: 130'-0"
 2. Proposed
 1. Front Setback: 19'-0"
 2. Side Setback (North): 6'-0"
 3. Side Setback (South): 20'-0"
 4. Rear Setback: 112'-0"
 - height if greater than 1-story (above ground): 29'-11-3/4"

For Information Items *(For projects seeking input and direction. No action at this time)*

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): **NOT APPLICABLE**
- Address and APN(s): **N/A**
- Project contact name, phone, e-mail: **N/A**
- Project description: **N/A**

- In addition to the project description, please provide the following:
 - lot size: **N/A**
 - existing structure square footage and FAR (if applicable): **N/A**
 - proposed square footage and FAR: **N/A**
 - existing and proposed setbacks on all sides: **N/A**
 - height if greater than 1-story (above ground): **N/A**
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): **N/A**

Exhibits and other materials to provide:

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board's review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City's website: <https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

- All exhibits should be sized to 8 ½" X 11" format
- Exhibits, which can contain the following:
 - A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
 - B. Elevations for all sides;
 - C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
 - D. If the proposal is for a building with more than one story, show:
 - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
 - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
 - the height of neighboring buildings compared to the proposed structure's height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association
- The most recent Project Issues Report for the project from the Development Services Department
- Neighborhood Survey Tabulation of Front, side, and rear setbacks.

PLEASE DO NOT PROVIDE THE FOLLOWING:

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the "owner/applicant" and they are the designated point of contact

The Advisory Board members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Melissa Garcia, Senior Planner
magarcia@sandiego.gov

City Planning Department
619-236-6173

8283 Prestwick Drive, La Jolla, CA 92037



p: 858.459.0805
f: 858.459.1350

SATELLITE VIEW

Design/ Drawing PFB/AMS

B-1

SATELLITE VIEW

SITE PLAN LEGEND

	PROPERTY LINE (PL)		REFERENCE DATUM PROPOSED HIGH POINT
	NEIGHBORHOOD CHARACTER SETBACK		LANDSCAPE
	(P) BUILDING SETBACK		PERMEABLE HARDSCAPE
	COASTAL PROP D 5' OFFSET		IMPERMEABLE HARDSCAPE
	CONTOUR LINES		BRUSH MANAGEMENT ZONE 2
	CENTERLINE (CL)		EXISTING TREES
	EASEMENT		4 NEW TREES SWAN HILL OLIVE TREE GOLD MEDALLION TREE AFRICAN TULIP TREE
	EASEMENT VACATION ENDS 10' FROM EAST PL		(OR OTHER CITY DESIGNATED TREE STANDARD FORM)
	POOL & SPA		
	HIGH & LOW POINTS		

SITE/LANDSCAPE CALCS

PROPOSED LANDSCAPE AREA: 13,840 SF
(EXCLUDES SYNTHETIC TURF)

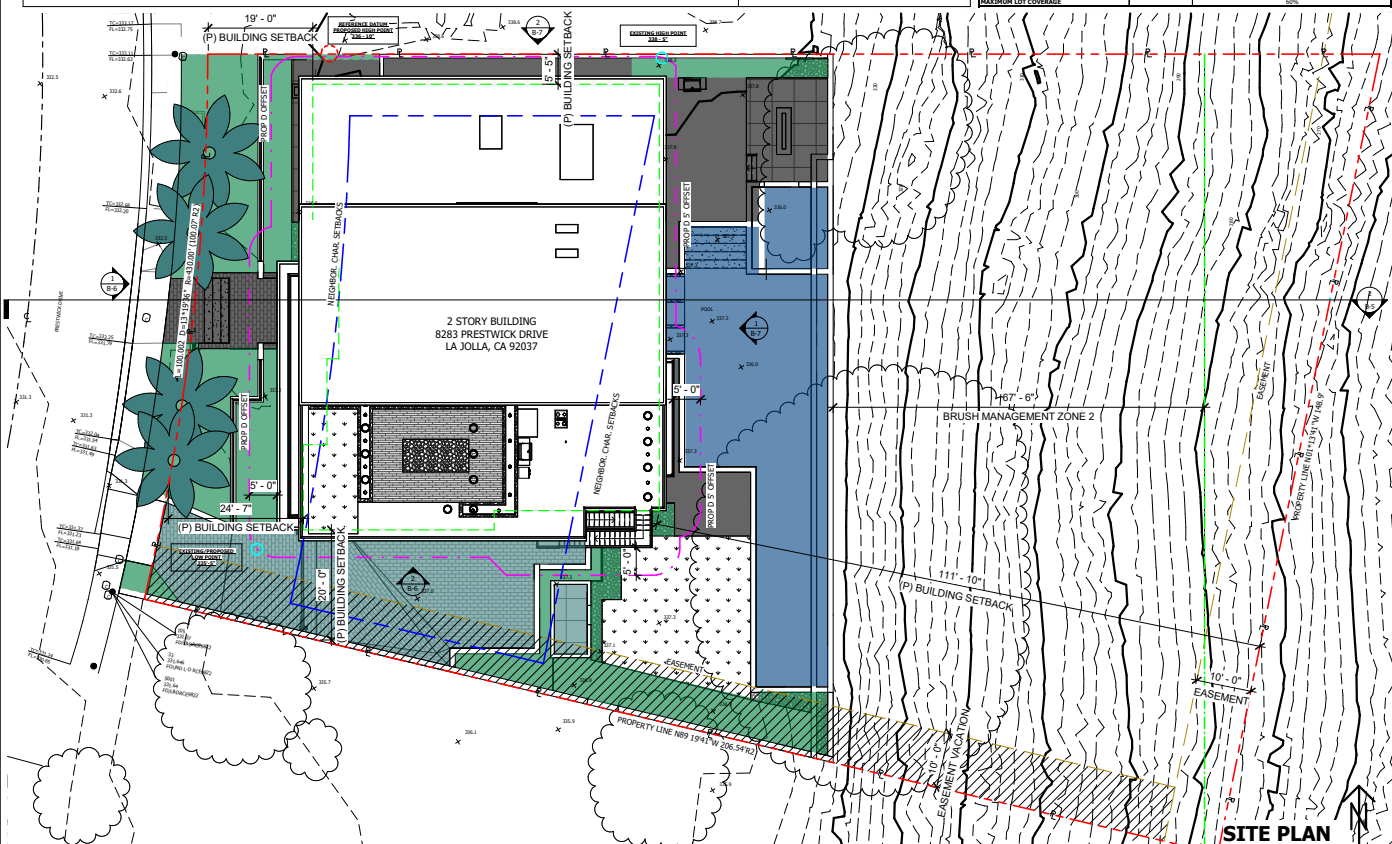
TOTAL LOT SIZE: 25,265 SF

CALCULATION 13,840 SF / 25,265 SF = 55%

LAND DEVELOPMENT CALCULATIONS

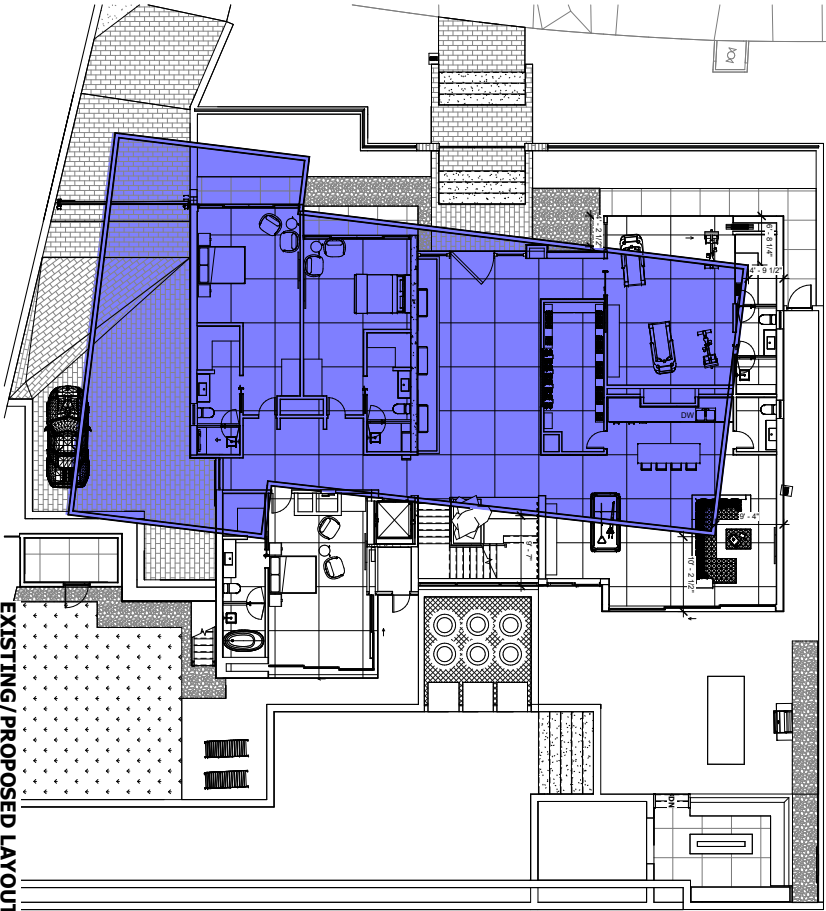
GROSS FLOOR AREA SUMMARY & F&B ANALYSIS

LEVEL	PROPOSED BUILDINGS			
	(V1) BUILDING AREA	(F1) FLOOR AREA EXCLUDED IN F&B CALCULATION	(F1) FLOOR AREA INCLUDED IN F&B CALCULATION	(V1) BUILDING AREA
BASEMENT LEVEL		4392		4392
GRILL LEVEL	1718		4392	4392
SERVER LEVEL	1200	0	3000	3000
TOTAL	3118	4392	8185	12677
LOT SIZE	25,265			
EXISTING FLOOR AREA RATIO (F&B)	0.20			
PROPOSED FLOOR AREA RATIO (F&B)			0.32	
MAXIMUM FLOOR AREA RATIO (F&B)			0.45	
GROSS FLOOR AREA PER BASEMENT CALCULATED PER SDMC 13.8.2.2.2				
	NET COVERAGE			
EXISTING BUILDING FOOTPRINT	1275			
PROPOSED BUILDING FOOTPRINT	4392			
LOT AREA	25,265			
EXISTING LOT COVERAGE	1.5%			
PROPOSED LOT COVERAGE	17.3%			
MAXIMUM LOT COVERAGE	25.0%			



PRESTWICK

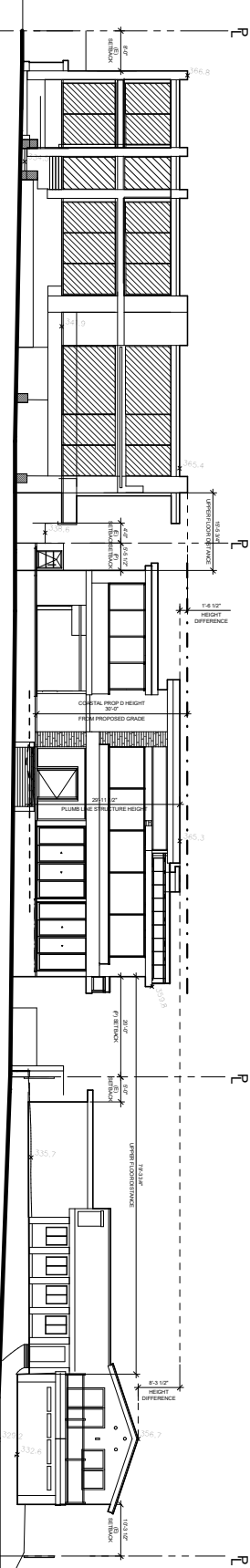
8283 Prestwick Drive, La Jolla, CA 92037



EXISTING/PROPOSED LAYOUT

8283 Prestwick Drive, Properties within a 300' Radius									
Photo Number	Address	APN	Lot Size SF	Building Size (SF)	Max. Side Setback (FT)	Min. Side Setback (FT)	Front Setback (FT)	Rear Setback (FT)	Number of Stories
EXISTING									
1	8283 Prestwick Drive	346-212-01-00	26,265	5,128	10	8	16	130	2
	8285 Prestwick Drive	346-212-02-00	26,672	3,966	8	4	25	137	2
2	8309 Prestwick Drive (under construction)	346-212-03-00	23,968	2,203	7	6	15	178	2
3	8317 Prestwick Drive	346-212-04-00	20,909	2,412	15	6	26	162	2
4	8335 Prestwick Drive	346-212-05-00	19,602	3,122	23	4	32	140	2
5	8330 Prestwick Drive	346-211-04-00	26,265	2,276	14	8	54	114	1
6	8316 Prestwick Drive	346-211-05-00	28,829	4,647	8	6	20	114	1
7	8328 Prestwick Drive	346-211-06-00	25,087	2,975	9	8	37	114	1
8	8298 Prestwick Drive	346-211-07-00	30,690	2,714	7	7	32	108	1
9	8299 Prestwick Drive	346-211-08-00	27,170	3,056	9	8	20	108	1
10	8244 Prestwick Drive	346-212-08-00	21,780	4,478	8	8	20	108	1
11	8243 Prestwick Drive	346-212-09-00	20,038	4,667	8	4	15	98	1
12	8243 Prestwick Drive	346-212-10-00	20,038	2,825	11	7	27	135	2
13	8257 Prestwick Drive	346-213-01-00	19,602	3,202	14	5	20	125	2
14	8257 Prestwick Drive	346-213-02-00	19,602	2,769	12	6	22	129	2
15	8271 Prestwick Drive	346-213-01-00	20,473	2,769	7	4	15	85	MIN.
					23	8	54	178	MAX.
					11	6	26	127	AVG.
PROPOSED									
	8283 Prestwick Drive	346-212-01-00	26,265	8,166	20	6	19	112	2

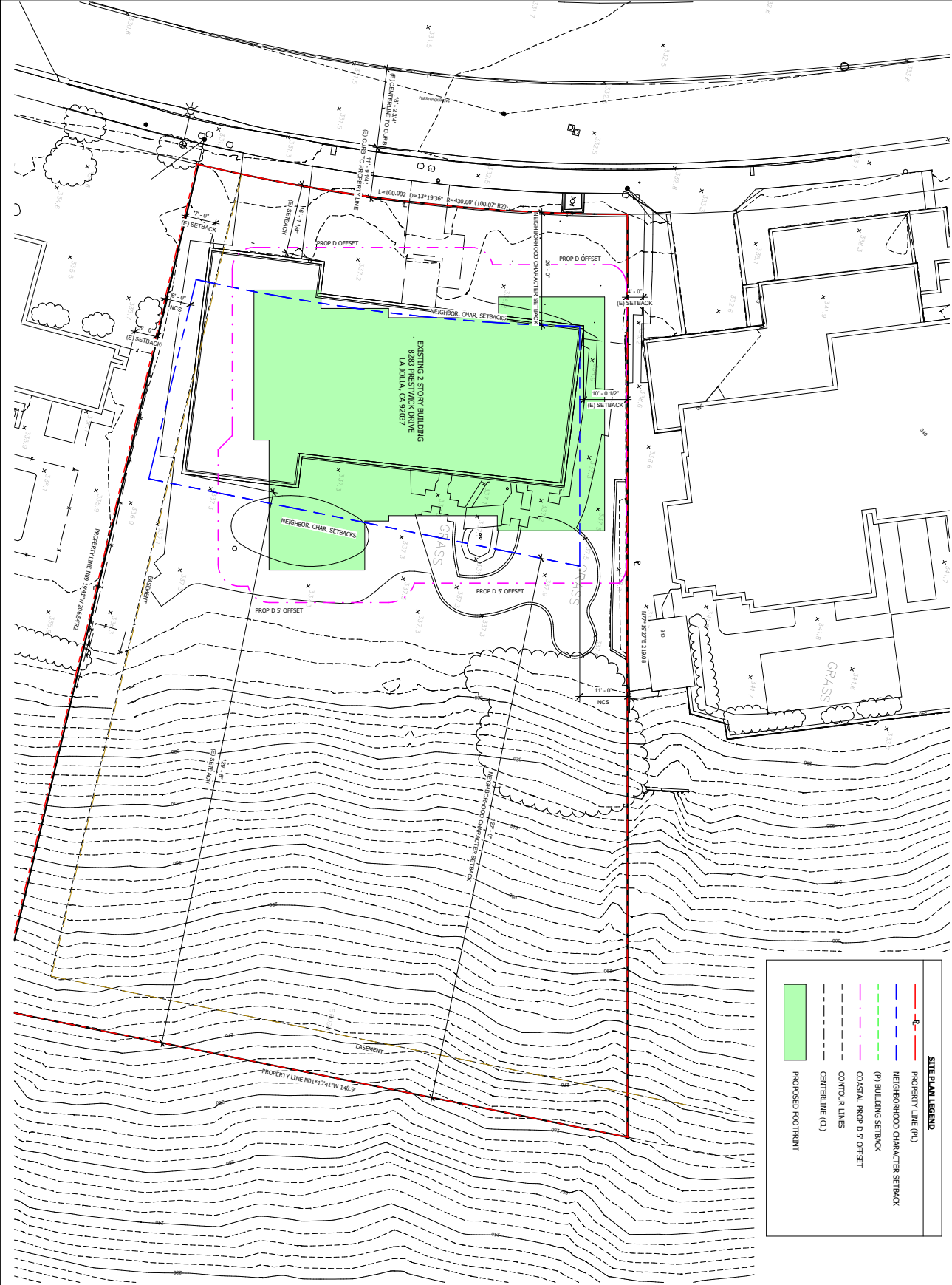
NEIGHBORHOOD SETBACKS



EXISTING/PROPOSED LAYOUT

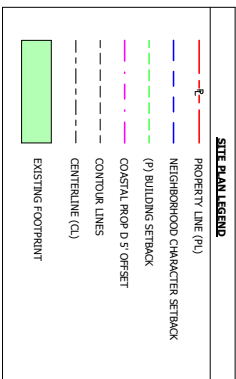


7757 Girard Avenue
La Jolla, California, 92037
P: 858.459.0805
F: 858.459.1350



SITE PLAN LEGEND

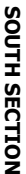
- PL — PROPERTY LINE (PL)
- BS — NEIGHBORHOOD CHARACTER SETBACK
- B — BUILDING SETBACK
- CO — COASTAL PROPOSED 5' OFFSET
- CL — CENTERLINE (CL)
- PROPOSED FOOTPRINT



8283 Prestwick Drive, La Jolla, CA 92037



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8283 Prestwick Drive, La Jolla, CA 92037



Benton
& Benton
ARCHITECTS

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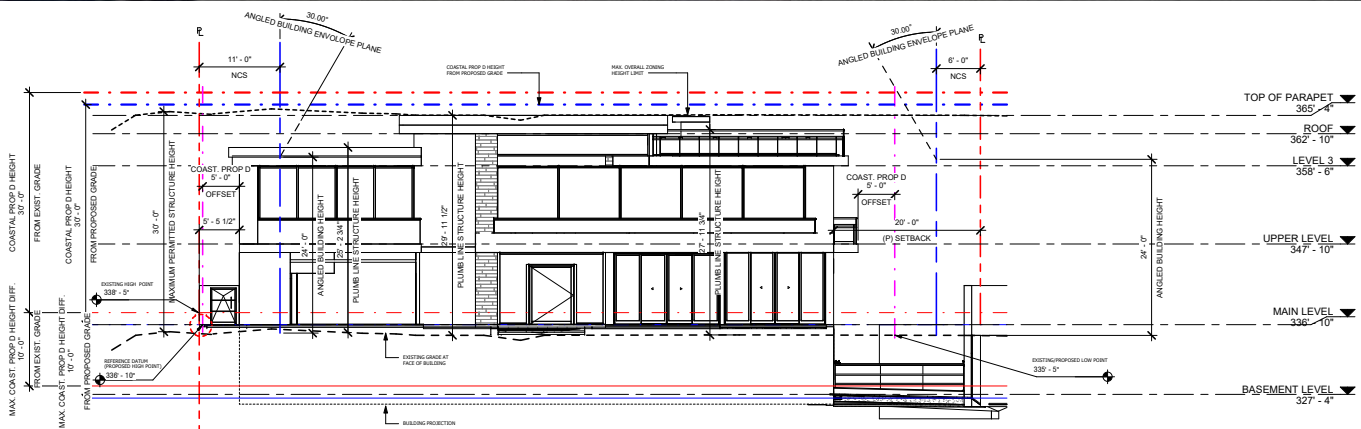
ELEVATIONS

Design/ Drawing

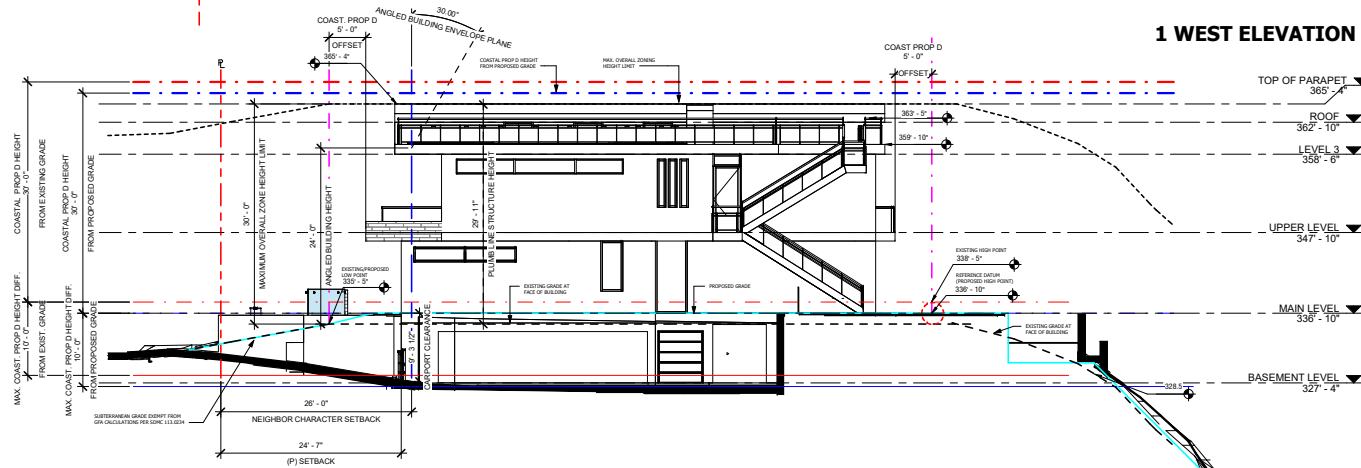
PFB/AMS

B-6

**WEST ELEVATION
PRESTWICK DRIVE**



1 WEST ELEVATION



2 SOUTH ELEVATION



PRESTWICK

8283 Prestwick Drive, La Jolla, CA 92037



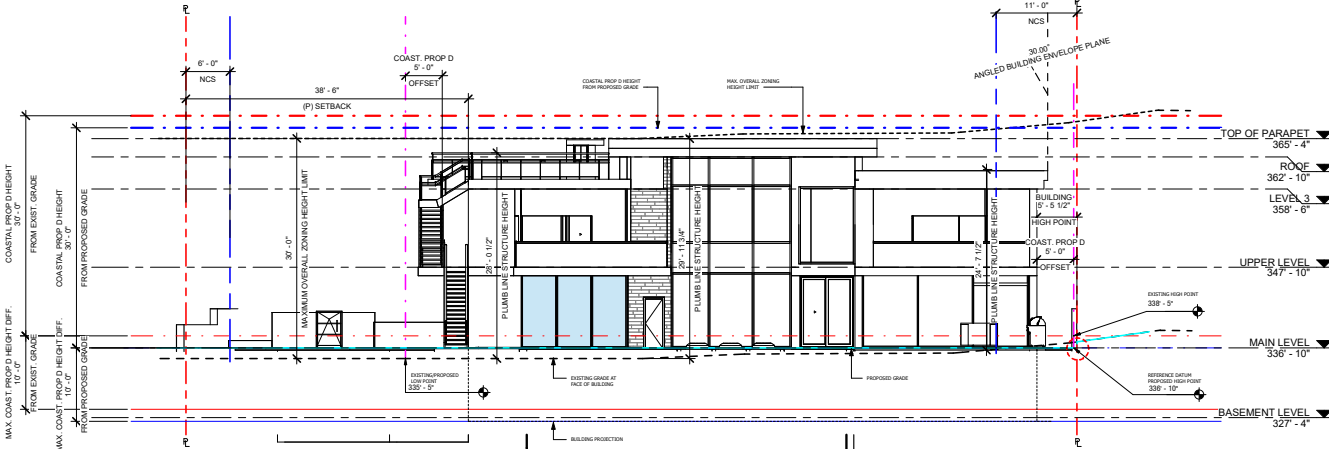
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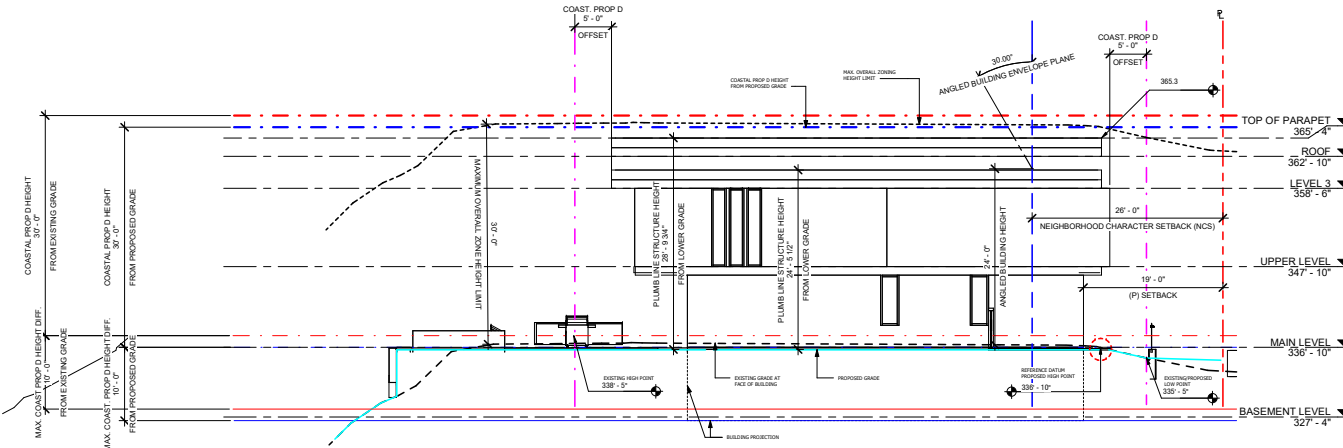
ELEVATIONS

Design/ Drawing PFB/AMS

B-7



1 EAST ELEVATION



2 NORTH ELEVATION



PRESTWICK

8283 Prestwick Drive, La Jolla, CA 92037



7757 Girard Avenue
La Jolla, California, 92037

p: 858.459.0805
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FLOOR PLANS

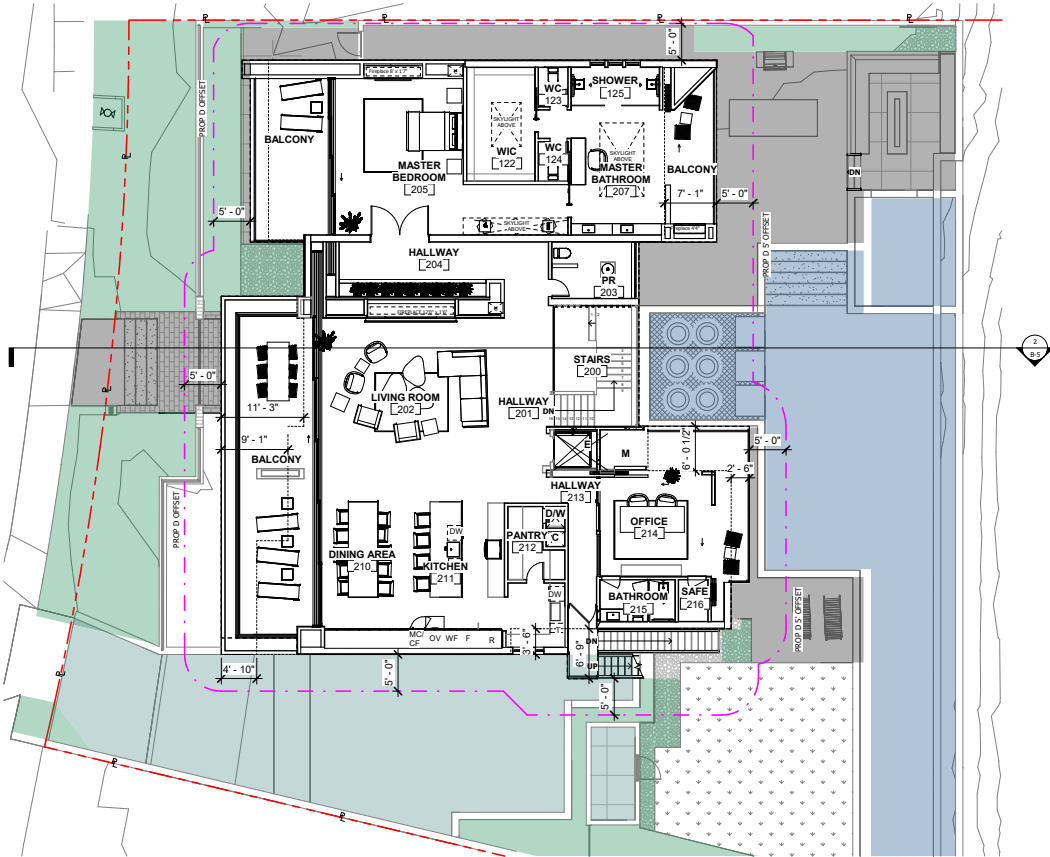
Design/ Drawing PFB/AMS

B-8

LEGEND	
	LANDSCAPE
	PERMEABLE HARDSCAPE
	IMPERMEABLE HARDSCAPE
	COASTAL PROP D 5' OFFSET
	BRUSH MANAGEMENT ZONE 2
	PROJECTION OF UPPER LEVEL
	PROJECTION OF MAIN LEVEL
	POOL & SPA



MAIN LEVEL PLAN



UPPER LEVEL PLAN

PRESTWICK

8283 Prestwick Drive, La Jolla, CA 92037



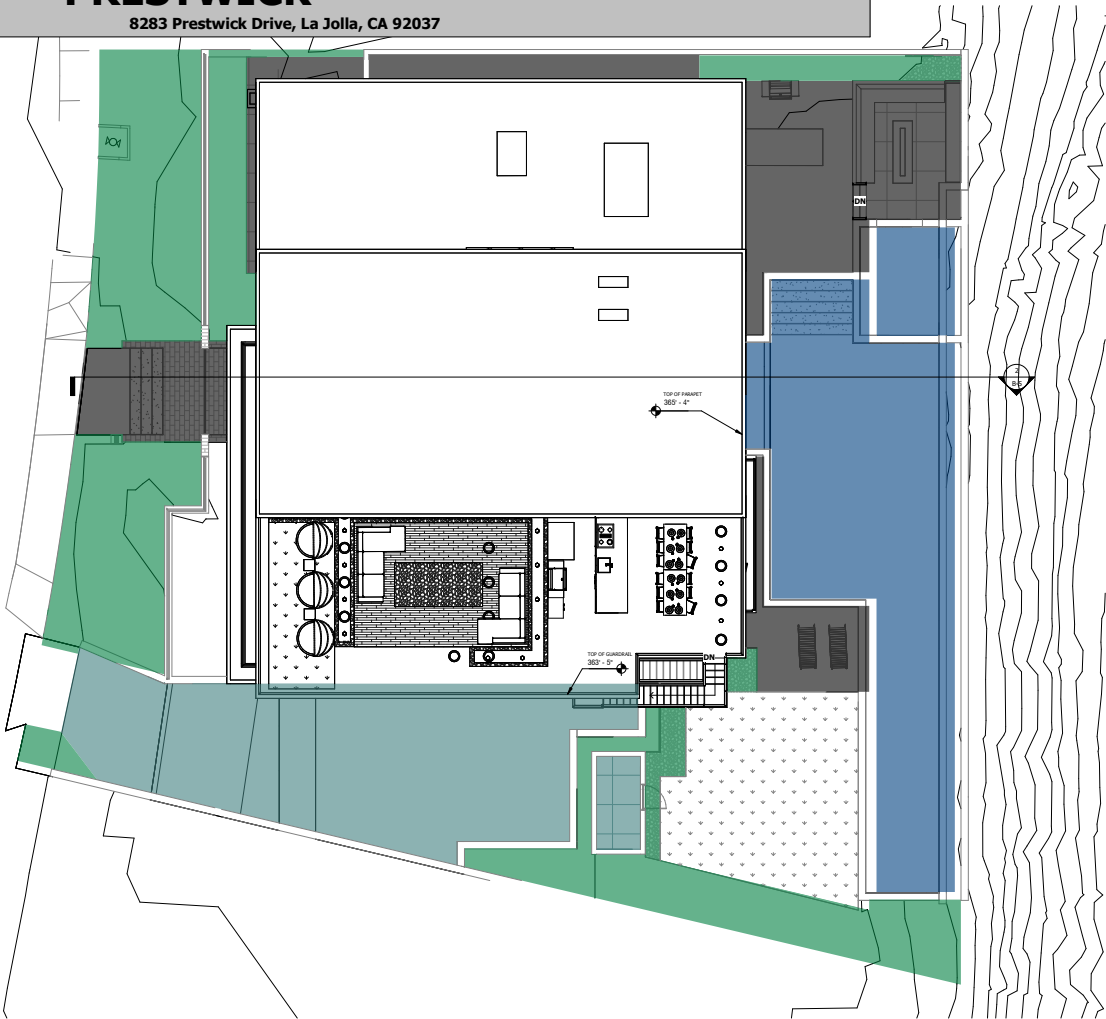
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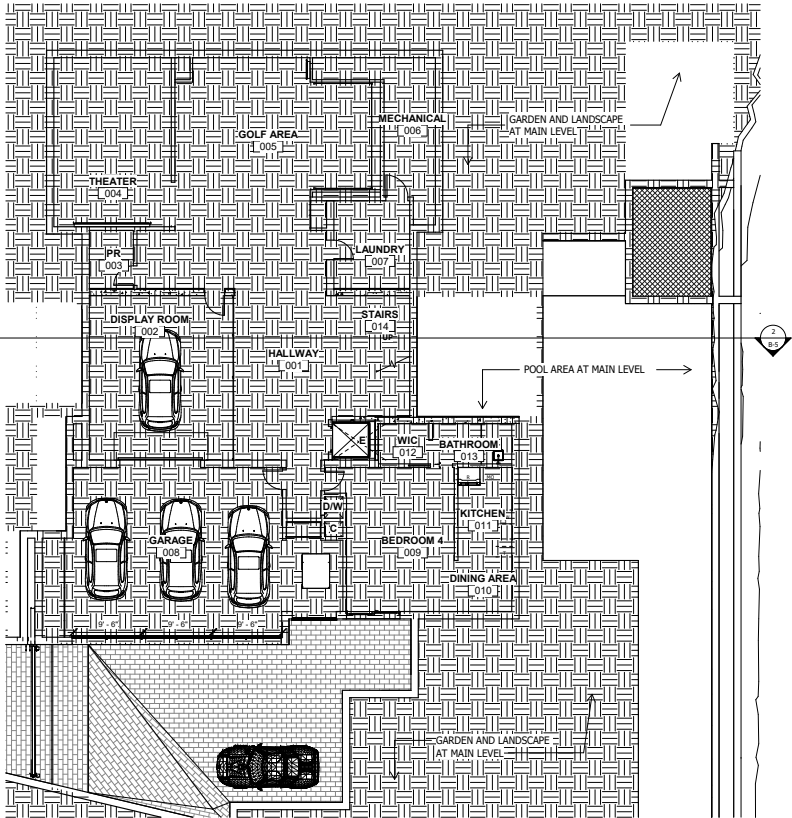
FLOOR PLANS

Design/ Drawing PFB/AMS

B-9



ROOF LEVEL PLAN



BASEMENT LEVEL PLAN



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 10, 2025 REPORT NO. HO-25-036

HEARING DATE: September 17, 2025

SUBJECT: 8283 PRESTWICK DRIVE, Process Three Decision

PROJECT NUMBER: [PRJ-1074569](#)

OWNER/APPLICANT: 8283 Prestwick, LLC, a California Limited Liability Company, Owner / Paul Benton, Architect, Applicant

SUMMARY

Issue(s): Should the Hearing Officer approve an application to demolish an existing, two-story single-family dwelling unit and construct a new, two-story single-family dwelling unit with a basement, attached garage and a terrace with an outdoor kitchen and the vacation of a public utility easement located at [8283 Prestwick Drive](#), within the [La Jolla Community Planning area](#)?

Proposed Actions:

1. Approve Coastal Development Permit No. [PMT-3190142](#)
2. Approve Site Development Permit No. [PMT-3190143](#)
3. Approve Public Utility Easement Vacation No. [PMT-3333357](#)

Fiscal Considerations: All costs associated with the processing of this application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: There is no active code enforcement case on this project.

Housing Impact Statement: The project proposes the demolition of an existing, two-story single-family dwelling unit and the development of a new, two-story single-family dwelling unit with a basement, attached garage and a terrace with an outdoor kitchen, which supports the goal of the Housing Element of the City of San Diego's General Plan to "Promote the replacement of substandard housing units that cannot feasibly be rehabilitated" (Housing Element, Objective G, Policy HE-G.3), by replacing the existing older structure with new construction that would conform to current building code regulations including sustainable building design in accordance with the regulations of the California Green Building Standards Code (CALGreen) which includes regulations for energy efficiency, water efficiency and conservation, material conservation and resource

efficiency, environmental quality and other standards aimed at reducing the environmental impact of buildings.

La Jolla Shores Permit Review Committee: On June 15, 2023, the La Jolla Shores Planned District Advisory Board voted 6-0-1 to recommend approval (Attachment 6).

Community Planning Group Recommendation: On July 6, 2023, the La Jolla Community Planning Association made a motion to recommend approval of the project, the motion was approved, with a vote of 17-0-1 (Attachment 5).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302, Replacement or Reconstruction. The environmental exemption determination for this project was made on March 25, 2025, and the opportunity to appeal that determination ended on April 9, 2025. There were no appeals to the environmental determination. The scope of the subject hearing only includes the project, and not the environmental determination.

BACKGROUND

The 0.58-acre project site is located at 8283 Prestwick Drive, approximately 3,500 feet east of the Pacific Ocean. (Attachment 1). The existing two-story 5,128-square-foot residence was built in 1966. The surrounding neighborhood is a mix of one and two-story single-family dwelling units that form a well-established residential neighborhood (Attachment 2). The project site is located in the La Jolla Planned District – Single-Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone, the Very High Fire Hazard Severity Zone, Complete Communities Mobility Zone 4, the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), and Review Area 2 of the Airport Influence Area for MCAS Miramar within the [La Jolla Community Plan and Local Coastal Program Land Use Plan \(LJCP\)](#).

DISCUSSION

The project proposes to demolish an existing, two-story single-family dwelling unit and construct a new, two-story single-family dwelling unit with a basement, attached garage and a terrace with an outdoor kitchen. The project also includes a public service easement vacation for an existing public service easement located along the southern property line, which contains an existing abandoned water line. The proposed easement vacation would be for a 10-foot-wide, 1,905-square-foot (0.0437-acre) portion of the existing easement. The water line for which the easement was originally acquired has been abandoned and is no longer in use; therefore, the easement is no longer required. Redevelopment of the property is currently being proposed to include the construction of a new single-dwelling unit and associated site improvements. Removal of the existing easement will allow for maximized utilization of the project site for the proposed project. The public will benefit from the public service easement vacation because the vacation will eliminate unnecessary and unproductive encumbrances on the subject property.

The project complies with all required setbacks: front yard setback of 15 feet, side setbacks of seven feet and four feet, and rear setback of 110 feet, consistent with the pattern of development in the

established neighborhood. The proposed floor area ratio (FAR) of 0.32 (8,185 square feet [SF]/25,265 SF) is within the maximum allowed FAR of 0.45. The proposed single-family dwelling unit consists of a 4,392-square-foot lower-level basement with an attached garage (below grade), a 4,286-square-foot main floor and a 3,899-square-foot upper floor, for a total of 12,577 SF, of which 8,185 SF (4,286 SF + 3899 SF) is counted toward FAR on a 0.58-acre property. The basement floor area is excluded from the FAR calculation in accordance with SDMC Section 113.0234, where the distance between the adjacent grade and the finish floor elevation above does not exceed five feet. The proposed residence will be approximately 29 feet and 11 3/4 inches tall, thus shall be in conformance with the 30-foot coastal height limit. The project will also comply with SDMC Section 1510.0304(d) Maximum Lot Coverage by proposing a lot coverage of 17 percent, where the maximum allowable lot coverage is sixty percent.

Per San Diego Municipal Code (SDMC) [Section 143.0212](#), all projects impacting a parcel that contains a structure older than 45 years must be reviewed to determine whether a potentially significant historical resource exists on the site prior to issuance of a permit. On March 1, 2024, the Development Services Department staff evaluated the structure and concluded that it is not significant, nor eligible for historic designation under local, state or federal criteria (Attachment 7).

Permits Required:

1. Coastal Development Permit per SDMC [Section 126.0702](#) for the proposed demolition and construction on property with the Coastal Overlay Zone.
2. Site Development Permit is required per [SDMC Section 143.0110](#) for development on a premise containing Environmentally Sensitive Lands (ESL) in the form of Sensitive Vegetation and Steep Hillsides.
3. Public Service Easement Vacation for an existing ten-foot-wide, 1,905-square-foot (0.0437-acre) public service easement along the southern property line, which contains an existing abandoned water line.

Community Plan Analysis:

The project site is zoned LJSPD-SF within the La Jolla Shores Planned District, which implements the objectives of the LJCP in La Jolla Shores. The Community Plan designates the site as Very Low Density Residential (0-5 DU/AC, Attachment 3). The project proposes the demolition of a single dwelling unit and its replacement on a 0.58-acre site. (LJCP, Figure 16). This designation range is characterized by large, single-dwelling unit estate homes built on 10,000 to 40,000-square-foot parcels with steep slopes and/or open space areas (LJCP, pg. 75). The proposed project is consistent with the prescribed land use and density.

The project supports the following Residential Land Use policies of the LJCP:

1. Designation of Residential Densities:

- a. Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density (LJCP, pg.70).

The project maintains the existing land use of one house on one lot in a single dwelling unit zone and plan designation. Although the La Jolla Shores Planned District (LJSPD) Ordinance does not contain quantifiable development standards for building setbacks, lot size, and floor area ratio, the project will conform to the "character of the area and design principles" in accordance with SDMC Section 1510.0304(b)(4).

2. Community Character:

- a. The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures (LJCP, pg. 70).

The project will be in conformance with SDMC Section 1510.0304(d) Maximum Lot Coverage by proposing a lot coverage of seventeen percent when the maximum is sixty percent. Surrounding structures consist of one- and two-story homes. The proposed project will be designed as a two-story structure with a below-grade basement level with an attached garage.

- b. The City should ensure that new residential development within La Jolla complies with the landscape and streetscape guidelines that are identified in this element and in Appendix E of this plan (LJCP, pg. 70).

The project has been reviewed against and complies with the listed guidelines, to include the City of San Diego Land Development Manual Landscape Standards, for the proposed planting, irrigation, and landscape-related improvements as shown in Exhibit 'A'. Furthermore, the project proposes landscape improvements within the public right-of-way along Prestwick Drive by installing four street trees. The project proposes a total landscape area of fifty-five percent (excluding 712 SF of synthetic turf) of the lot area, when the minimum required is thirty percent. The project would also include 11,684 SF of existing Diegan Coastal Sage Scrub to remain, protected in place and maintained in accordance with the City of San Diego Brush Management Zone 2 requirements.

The proposed project will observe setbacks to all property lines consistent with other properties in the vicinity and implement a project design that is well established and distinctive to the character of the La Jolla community, which supports the City of San Diego General Plan's Urban Design Element Goal to "design buildings that contribute to a positive neighborhood character and relate to neighborhood and community context" (UD-A.5).

The proposed public service easement vacation is consistent with the goals and policies of the General Plan and the La Jolla Community Plan (LJCP) in that the vacation would allow the development of the project site consistent with the residential land use designation of the General Plan, the LJCP Residential land use designation and the La Jolla Shores Planned District Ordinance Single-Family zoning designation. The easement vacation would remove an existing encumbrance from the project site and allow for maximized utilization of the project site consistent with the applicable land use and zoning designations.

The project site does not provide physical access to the coast because it is located an approximate half mile east of the shore and east of La Jolla Shores Drive, outside of any Physical Access Subarea as defined on Figure 6 of the LJCP (LJCP, pg. 23). Sections of Prestwick Drive have been identified as a Public Vantage Point for Intermittent or Partial Vista per the LJCP, as shown on Figure 9 (LJCP, pg. 35-36). Public views from identified vantage points, to and from La Jolla's community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons shall be retained and enhanced for public use.

The project would protect public views by conforming to the required 30-foot Coastal Height Limit, with a proposed structure height of 29 feet, 11.75 inches. The proposed single-dwelling unit would be located predominantly within the same footprint as the existing single-dwelling unit.

Project-Related Issues:

STEEP HILLSIDES

The proposed development is located on an existing lot characterized by a nearly level area fronting the westerly boundary of this lot and the east side of Prestwick Drive, which is the site of the proposed development. A geotechnical report was prepared by TerraPacific Consultants, Inc., which addressed potential geologic hazards for the 8283 Prestwick Drive project site. The geotechnical investigation evaluated the subsurface conditions, and the report determined that the proposed construction is feasible from a geological standpoint, provided the recommendations presented in the report are adopted and incorporated.

The primary geotechnical conditions affecting the project site are steep slopes located on the easterly portion of the site. The proposed development is in the nearly level westerly portion of the project site that is not identified as Environmentally Sensitive Lands (ESL) and in the general location of the existing dwelling unit and previous site improvements.

BIOLOGICAL RESOURCES

A Biological Resources Technical Report (Biological Report) was prepared by Cadre Environmental c/o BFS Environmental Services, which addressed potential environmentally sensitive lands (ESL). The Report considered a complete range of environmental impacts to biological resources, including Sensitive Plants, Sensitive Wildlife, Regional Connectivity/Wildlife Movement Corridors, Vegetation Communities, Federal Migratory Bird Treaty Act, Wetlands & Jurisdictional Resources, and related matters.

The Biological Report identified the steep slope areas to the east of the site, extending to and fronting the dedication area of Torrey Pines Road, as potentially ESL and identified project design features to minimize the impacts to this area. Neither the La Jolla Shores Planned District Ordinance nor the certified Local Coastal Program proposes nor requires restrictions on development of the relatively level portion of the site due to the relationship of the development area to potentially environmentally sensitive lands.

The proposed development will remove an existing Torrey Pine tree located on the easterly portion of the project site. The required biological resources investigation determined that the removal of the Torrey Pine, and the overall project, will have a less than significant impact in accordance with the City of San Diego's Biological Guidelines. Therefore, no mitigation measures are warranted.

FIRE HAZARDS

The City of San Diego has identified a risk of fire hazards due to the potential for fuel growth in relatively undeveloped and steep slope areas at the eastern portion of the site. The proposed development will include a Brush Management Plan, fire sprinklers within the building, and building design features that will reduce the risk of fire hazards.

CONCLUSION

This proposed project is designed to comply with the development regulations of the LJSPD-SF zone, the Environmentally Sensitive Lands regulations, and the La Jolla Community Plan and La Jolla Coastal Program Land Use Plan. Staff supports a determination that the project is in conformance with the applicable sections of the San Diego Municipal Code and has provided draft findings and conditions of approval. Staff recommends that the Hearing Officer approve Coastal Development Permit No. PMT-3190142 and Site Development Permit No. PMT-3190143, as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3190142, Site Development Permit No. PMT-3190143 and Public Service Easement Vacation No. PMT-3333357, with modifications.
2. Deny Coastal Development Permit No. PMT-3190142, Site Development Permit No. PMT-3190143 and Public Service Easement Vacation No. PMT-3333357, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Martin R. Mendez
Development Project Manager

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Community Planning Group Recommendation
5. La Jolla Shores Permit Review Committee Recommendation
6. Draft Resolution with Findings
7. Draft Permit with Conditions
8. Draft Easement Vacation Resolution with Findings
9. Environmental Notice of Right to Appeal
10. Ownership Disclosure Statement
11. Project Plans

DRAFT

EXHIBIT "A"
LEGAL DESCRIPTION
SEWER, WATER, DRAINAGE, & PUBLIC UTILITIES EASEMENTS VACATION

THAT PORTION OF LOT 36 OF PRESTWICK ESTATES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4392, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 13, 1959, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 10.00 FEET OF AFOREMENTIONED LOT 36.

EXCEPTING THEREFROM THE EASTERLY 10.00 FEET.

CONTAINING AN AREA OF 1,904.07 SQUARE FEET (0.0437 ACRE, MORE OR LESS).

ATTACHED HERETO IS A DRAWING NO. 102170 -B AND BY THIS REFERENCE MADE A PART HEREOF.



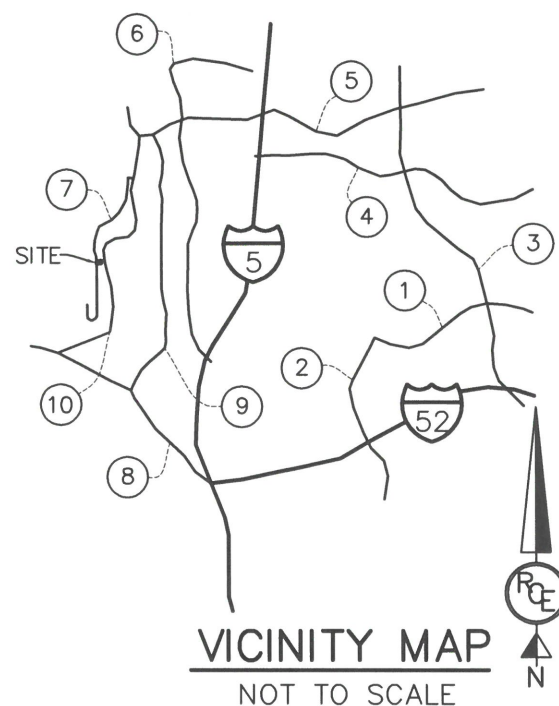
PREPARED BY:
RANCHO COASTAL ENGINEERING & SURVEYING, INC.

Jake D. Logan, PLS 9042

5-22-2025

Date

PRJ NO.: 1074569
PMT NO.: 3333357
DRAWING NO.: 102170-B

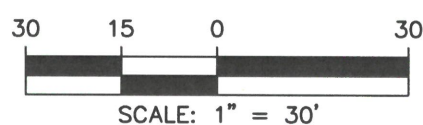



- ① GOVERNOR DR.
- ② REGENTS RD.
- ③ GENESEE AVE.
- ④ NOBEL DR.
- ⑤ LA JOLLA VILLAGE DR.
- ⑥ GILMAN DR.
- ⑦ PRESTWICK DR.
- ⑧ LA JOLLA PKWY.
- ⑨ LA JOLLA SCENIC DR. N
- ⑩ TORREY PINES RD.

THE BASIS OF BEARINGS FOR THIS
PROJECT IS THE SOUTHERLY LINE OF LOT
36 OF MAP No. 4392.
i.e. S 89°23' E

A diagram showing a lens with focal length f and an object at distance z . The lens is represented by a circle with a horizontal line through its center. To the left of the lens is an object, represented by a vertical line with a semi-circle at the top. To the right of the lens is a screen, represented by a vertical line with a semi-circle at the top. The distance from the object to the lens is labeled z , and the distance from the lens to the screen is labeled f .

() DENOTES RECORD DATA PER MAP 4392



 INDICATES PORTION OF THE 10-FT WIDE SEWER, WATER, DRAINAGE & PUBLIC UTILITIES EASEMENTS GRANTED PER MAP NO. 4392, VACATED HEREON
AREA = 1,904.07 SQ.FT. (0.0437 ACRE)

MAP No. 4392

RANCHO COASTAL ENGINEERING &
SURVEYING, INC.
310 VIA VERA CRUZ, #205
SAN MARCOS, CA 92078
(760) 510-3152

Jacob D. Logan 5-22-2025
JACOB D. LOGAN P.L.S. 9042 DATE



RESOLUTION NO. _____

ADOPTED _____

DOCUMENT NO. _____

RECORDED _____

PORTION OF LOT 36 OF PRESTWICK ESTATES UNIT NO. 1, MAP NO. 4392

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA		PRJ NO.: 1074569	
					SHEET 1 OF 1 SHEET		PMT NO.: 3333357	
							1892-6253	
					FOR CITY LAND SURVEYOR		CCS 83 COORDINATES	
					DATE		252-1693	
							LAMBERT COORDINATES	
STATUS						DWG NO.: 102170-B		B001

BIOLOGICAL RESOURCES TECHNICAL REPORT FOR THE 8283 PRESTWICK DRIVE PROJECT

**LA JOLLA
SAN DIEGO, CALIFORNIA**

Project No. PRJ-1074569

Submitted to:

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

Prepared for:

**Anthony M. Dubreville
8283 Prestwick Drive
La Jolla, California 92037**

Prepared by:

**Ruben S. Ramirez
Cadre Environmental
c/o BFSA Environmental Services,
a Perennial Company
14010 Poway Road, Suite A
Poway, California 92064**

September 14, 2024



Biological Resources Technical Report

8283 Prestwick Residence- Project No. 1074569

City of San Diego, California

FINAL REPORT



Prepared for:

BFSA Environmental Services

14010 Poway Road, Suite A

Poway, California 92064

Contact: Brian F. Smith (858) 484-0915

Prepared by:

Cadre Environmental

701 Palomar Airport Road, Suite 300

Carlsbad, California 92011

Contact: Ruben Ramirez (949) 300-0212

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

A handwritten signature in black ink, appearing to read 'Ruben Ramirez'.

September 2024

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ACRONYMS

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

The 0.58-acre proposed redevelopment of one (1) custom home in the Community of La Jolla within the City of San Diego, California is located completely within the Multiple Species Conservation Program (MSCP). The Project Site is not located within or adjacent to a Multi-Habitat Planning Area (MHPA). Therefore, no conservation or land use adjacency guidelines (Section 1.4.3) are applicable. The Project Site is located within the Coastal Overlay Zone, designated as Steep Hillside and compliance with Environmentally Sensitive Lands (ESL) regulations are applicable.

A total of 0.34-acre of vegetation communities outside of the MHPA would be directly impacted as a result of the proposed redevelopment of one (1) custom home and Brush Management Zone (BMZ) 1 clearing as summarized in Table 4, *Vegetation Community Impacts*, illustrated on Figure 8, *Vegetation Communities Impact Map* and detailed in Appendix A – Site Plan. The proposed project would result in direct impacts to 0.04-acre Torrey Pine (Tier I), 0.16-acre of Urban/Developed (no Tier) and 0.14-acre of Ornamental Landscaping (Tier IV). Urban/Developed and Tier IV habitats are not sensitive, and no impacts to sensitive biological resources would result. Impacts to 0.04-acre of Tier I habitat as a result of the removal of the Torrey Pine would be less than significant, as Biology Guidelines (City of San Diego 2018) state “[t]otal upland impacts (Tiers I-III B) less than 0.10-acre are not considered significant and do not require mitigation.”

BMZ 2, extending east from the custom home and BMZ 1, would include impacts to 0.07-acre of Ornamental Landscaping (Tier IV). Impacts within BMZ 2 would also impact 0.05-acre of Diegan coastal sage scrub (Tier II) and 0.06-acre of lemonade berry scrub (Tier II, all designated as ESL. The effects of establishing and maintaining BMZ 2 within the on-site ESL are considered “impact neutral” (City of San Diego 2018) and less than significant. No habitat mitigation is required

No City of San Diego MSCP Subarea Plan narrow endemic plant species were detected or are expected to occur onsite based on a lack of detection and lack of suitable soils/vegetation respective of individual plant species. No mitigation is warranted.

One (1) California Native Plant Society (CNPS) California Rare Plant Rank (CRPR) List 1B.2 sensitive species, Torrey pine is located within the Project Site, as illustrated in Figure 8, *Vegetation Communities Impact Map*. Torrey pine is one of the rarest pines in the United States located exclusively along the San Diego coast and Channel Islands (Santa Rosa and San Miguel) within coastal sage scrub. The proposed project development would result in direct and permanent impact to 0.04-acre of Torrey Pine (Tier I). Impacts to 0.04-acre of Tier I (Torrey pine) as a result of the development would be less than significant and not result in an adverse impact, as Biology Guidelines (City of San Diego 2018) state “[t]otal upland impacts (Tiers I-III B) less than 0.10-acre are not considered significant and do not require mitigation.”

No wetlands, jurisdictional resources, wetland dependent vegetation, riparian habitat or vernal pools regulated by the United States Army Corps of Engineers, California Department of Fish and Wildlife, and Regional Water Quality Control Board or meeting the definition of wetlands as defined by the under the Land Development Code were

documented within the Project Site. Vernal Pool Habitat Conservation Plan (VPHCP) requirements do not apply. No mitigation measures proposed.

The proposed development is located on an existing lot that is characterized by a nearly level area fronting the westerly boundary of this lot and the east side of Prestwick Drive, which is the site of the proposed development. The environmentally sensitive lands are located in a relatively steeper slope area to the east of that proposed development area, extending to and fronting the dedication area of Torrey Pines Road. The proposed development will result in minimum disturbance to these environmentally sensitive lands, by avoiding placement of improvements in the environmentally sensitive lands, and minimizing stormwater runoff to these environmentally sensitive lands. The proposed development is also consistent with the siting and development of the existing previously-approved single family residence, thereby avoiding alteration to the existing pattern of uses and development on the site resulting in the site being physically suitable in terms of biology and drainage.

INTRODUCTION

The following biological resources technical report describes a detailed assessment of potentially sensitive natural resources located within and immediately adjacent to the proposed 8283 Prestwick Residential Redevelopment Project No.1074569 (Project Site). Specifically, the report has been prepared to support the California Environmental Quality Act (CEQA), California Natural Communities Conservation Planning (NCCP) Act of 1992 City of San Diego Subarea Plan, and Environmentally Sensitive Lands Regulations (ESL) compliance review process conducted by the City of San Diego, California. As discussed below, the assessment included a thorough literature review, site reconnaissance characterizing baseline conditions including floral, faunal, and dominant vegetation communities, sensitive species observations, impact analysis, and proposed mitigation measures.

PROJECT LOCATION

The 0.58-acre Project Site is located in the Community of La Jolla within the City of San Diego, California extending east of Prestwick Drive as shown in Figure 1, *Regional Location Map*, and Figure 2 *Project Site Map*. The Project Site includes Assessor Parcel Number (APN) 346-212-01.

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

Multi-Habitat Planning Area

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

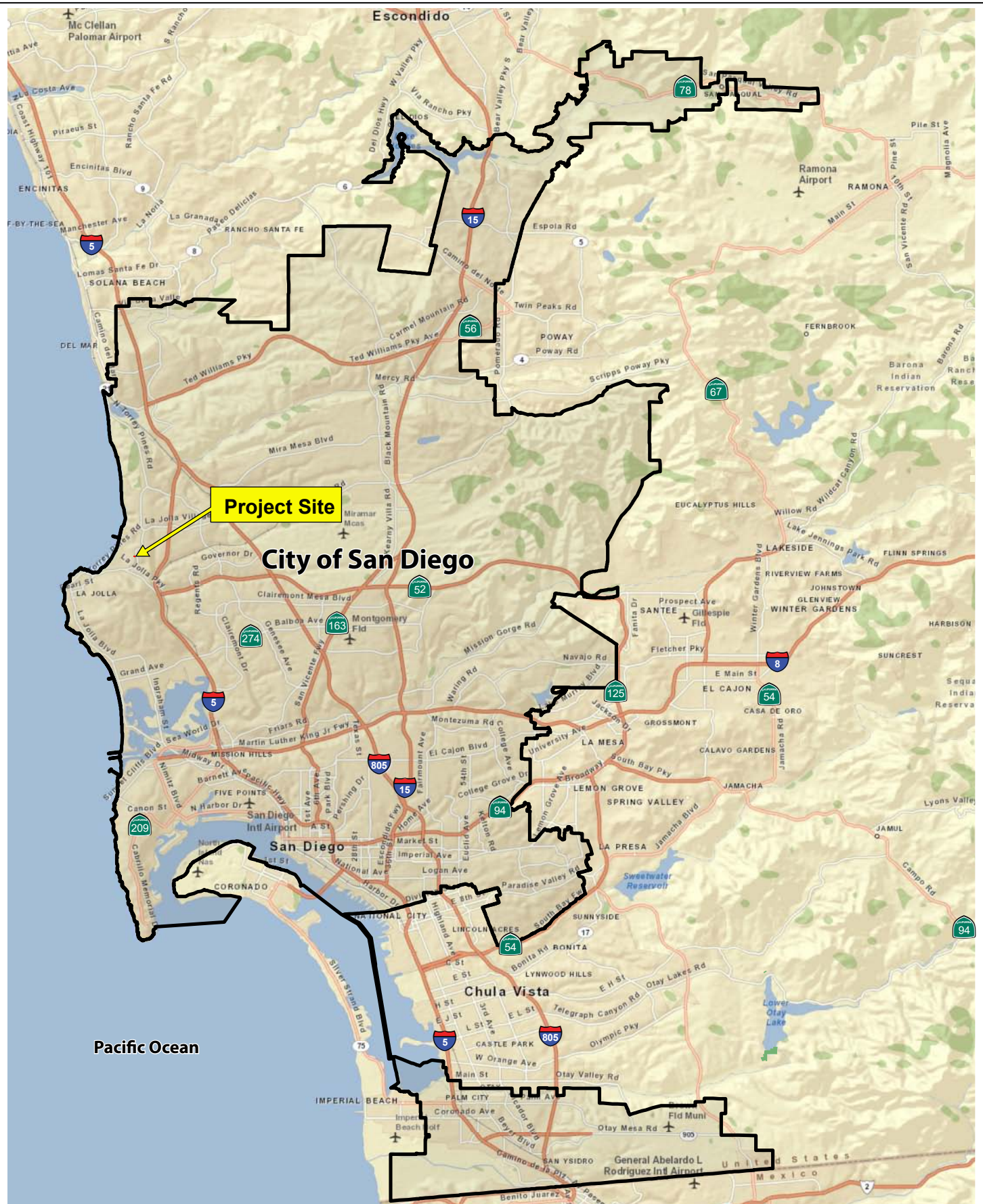
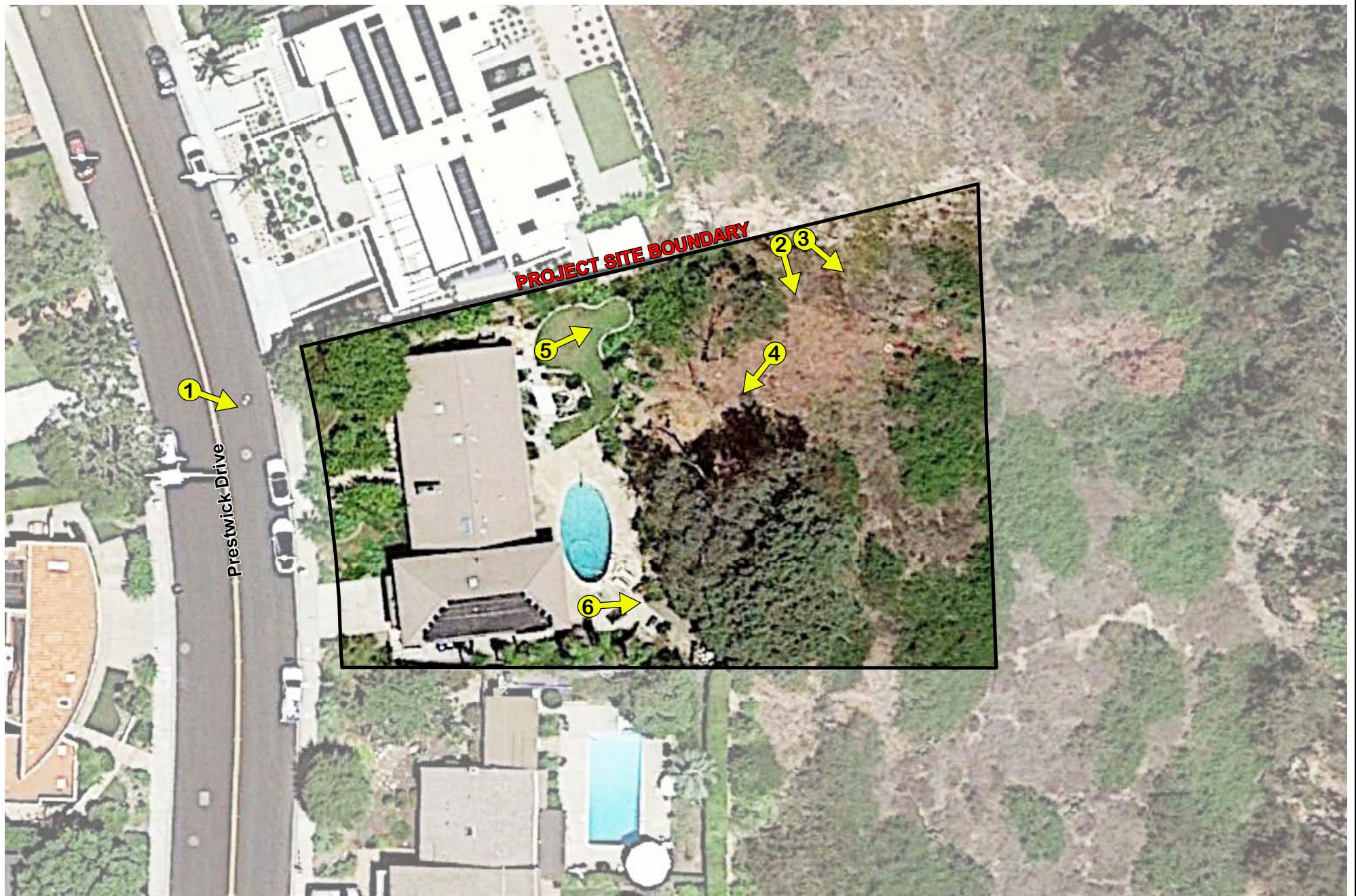


Figure 1 - Regional Location Map
Biological Resources Technical Report
 8283 Prestwick Residence - Project No. 1074569



Project Site Boundary - APN 346-212-01

→ Photo Point & Direction

Figure 2 - Project Site Map

Biological Resources Technical Report

8283 Prestwick Residence - Project No. 1074569



Coastal Overlay Zone

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

Wetlands

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

Steep Hillsides

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

PROJECT DESCRIPTION

The proposed project includes the demolition of an existing one-story residence and redevelopment of a two-story residence totaling 8,219 Square Feet (SF). To protect property loss associated with potential wildfire, the project includes the establishment and maintenance of Brush Management Zone (BMZ) 1 and 2, as required by the City of San Diego. The project would have alternative compliance measures because of a reduced BMZ 1. The alternative compliance measures which need to be agreed upon by the fire department involve architectural modifications such as double pane windows, box eaves, etc. Specifically, a BMZ 1 extends east from the proposed residence 32.5 feet to a retaining wall. The BMZ 1 includes hardscaping and ornamental plantings.

The BMZ 2 will extend 67.5 feet east of BMZ 1, the retaining wall, and would be considered “impact neutral” as described in detail in the following report (City of San Diego 2018).

METHODOLOGY

LITERATURE REVIEW

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

- Special Animals (CDFW 2024b);
- State and Federally Listed Endangered/Threatened Animals (CDFW 2024c);
- Endangered, Threatened, and Rare Plants of California (CDFW 2024d), and;
- Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species (CDFW 2023g)
- Bumble bees of North America occurrence database (Leif Richardson, Paul Williams, Robbin Thorp and Sheila Colla, et al. 2022)

FIELD SURVEYS

A reconnaissance survey of the Project Site was conducted on April 18th 2023 by Ruben Ramirez of Cadre Environmental (USFWS permit 780566-14, CDFW permit S-210270008) in order to characterize and identify potential sensitive plant and wildlife habitats, and to establish the accuracy of the data identified in the literature search. Geologic and soil maps were examined to identify local soil types that may support sensitive taxa. Aerial photograph, topographic maps, vegetation and rare plant maps prepared for previous studies in the region were used to determine community types and other physical features that may support sensitive plants/wildlife, uncommon taxa, or rare communities that occur within or adjacent to the Project Site. Habitat assessments were conducted for, but not limited to the following target species/groups.

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

Vegetation Communities/Habitat Classification Mapping

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

Floristic Plant Inventory

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

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

Wildlife Resources Inventory

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

habitats on the site, combined with known habitat preferences of regionally occurring wildlife species.

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

Regional Connectivity/Wildlife Movement Corridors

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

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

Jurisdictional Resources Assessment

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

REGIONAL AND REGULATORY SETTING

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

LOCAL

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

The City of San Diego's MSCP Subarea Plan (City of San Diego 1997a) was prepared pursuant to the general outline developed by USFWS and CDFW to meet the

requirements of the California Natural Communities Conservation Planning Act of 1992. It serves as the Natural Communities Conservation Plan necessary under the Endangered Species Act for the issuance of an Incidental Take Permit for MSCP "covered" species. The MSCP Subarea Plan identifies certain species as considered "covered," that is adequately conserved, within the MHPA. The MSCP Subarea Plan specifies conditions of coverage for each covered species that must be applied when those species occur in a project area. In addition, through the Biology Guidelines in the Land Development Code (City of San Diego 2018), the City regulates development activities according to project location, within or outside of the MHPA. Upon project compliance with the MSCP Subarea Plan and the Biology Guidelines, the City is able to issue "take" authorization for covered species. Prior to the adoption of the MSCP Subarea Plan, this "take" authorization would have required project-by-project review with the regulatory agencies. Thus, the MSCP Subarea Plan provides for the preservation of a network of habitat and open space, protecting biodiversity, and enhancing the region's quality of life. The plan is designed to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. By identifying priority areas for conservation and other areas for future development, the MSCP Subarea Plan streamlines permit procedures for development projects that impact habitat. It also provides an economic benefit by reducing constraints on future development and decreasing the costs of compliance with federal and state laws that protect biological resources. In addition to the City of San Diego's MSCP Subarea Plan, other local planning policy documents include the City of San Diego Guidelines for Conducting Biology Surveys (City of San Diego 2002) and the City's Biology Guidelines (City of San Diego 2018), referenced above. Within these guidelines, the City of San Diego established Environmentally Sensitive Land (ESL) regulations to ensure protection of resources consistent with CEQA and the City of San Diego's MSCP Subarea Plan. ESLs include lands within the MHPA, wetlands, sensitive vegetation communities, habitat for listed species, lands supporting narrow endemics, steep slopes, coastal beaches sensitive coastal bluffs and 100-year flood plains. The regulations encourage avoidance and minimization of impacts to ESLs. The City's Biology Guidelines define the survey and impact assessment methodologies and mitigation requirements for unavoidable impacts (City of San Diego 2018).

Environmentally Sensitive Lands Regulations

As stated by the City of San Diego:

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

1. *The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;*
2. *The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, and fire hazards; [This finding is primarily applicable to sites that contain steep hillsides; refer to Steep Hillside Guidelines]*
3. *The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;*
4. *The proposed development will be consistent with the City of San Diego MSCP Subarea Plan.*
5. *The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.*

FEDERAL

Federal Endangered Species Act

The MSCP and City of San Diego SubArea Plan serve as a Habitat Conservation Plan (HCP) pursuant to Section 10(a)(1)(B) of the FESA of 1973, allowing participating jurisdictions to authorize "take" of plant and wildlife species. The MSCP has been issued under this Section and provides incidental take for all covered species.

The Federal Endangered Species Act of 1973 (FESA) defines an endangered species as "any species that is in danger of extinction throughout all or a significant portion of its range..." Threatened species are defined as "any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range." Under provisions of Section 9(a)(1)(B) of the FESA it is unlawful to "take" any listed species. "Take" is defined as follows in Section 3(18) of the FESA: "...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Further, the USFWS, through regulation, has interpreted the terms "harm" and "harass" to include certain types of habitat modification as forms of a "take." These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a federal agency for an action that could affect a federally listed plant and animal species, the property owner and agency are required to consult with USFWS. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants. Recently, the USFWS instituted changes in the listing status of former candidate species. Former C1 (candidate) species are now referred to simply as candidate species and represent the only candidates for listing. Former C2 species (for which the USFWS had insufficient evidence to warrant listing at this time) and C3 species (either extinct, no longer a valid taxon or more abundant than was formerly believed) are no longer considered as candidate species. Therefore, these species are no longer maintained in list form by the USFWS, nor are they formally protected. However, some USFWS field offices have issued memoranda stating that former C2 species are henceforth to be

considered Federal Species of Concern. This term is employed in this document, but carries no official protections. All references to federally protected species in this report (whether listed, proposed for listing or candidate) include the most current published status or candidate category to which each species has been assigned by USFWS.

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

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

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

Federal Migratory Bird Treaty Act

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

Clean Water Act

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

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

As stated by the USACE: “(a) The term *waters of the United States* means, (1) all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow

of the tide; (2) all interstate waters including interstate wetlands; and (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters” (33 C.F.R. § 328.3).

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

STATE

California Endangered Species Act

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

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

Article 3, Sections 2080 through 2085, of CESA addresses the taking of threatened or endangered species by stating "No person shall import into this state, export out of this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided..." Under CESA, "take" is defined as "...hunt, pursue, catch, capture, or kill, or attempt to hunt,

pursue, catch, capture, or kill.” Exceptions authorized by the state to allow “take” require “...permits or memorandums of understanding...” and can be authorized for “...endangered species, threatened species, or candidate species for scientific, educational, or management purposes.” Sections 1901 and 1913 of the California Fish and Game Code provide that notification is required prior to disturbance.

Native Plant Protection Act

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

Porter-Cologne Water Quality Control Act

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

Streambed Alteration Agreement

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

State Protection and Classification

Some sensitive mammals and birds are protected by the State as Fully Protected Mammals or Fully Protected Birds, as described in the California Fish and Game Code, Sections 4700 and 3511, respectively. CSC (“special” animals and plants) listings include

special status species, including all state and federal protected and candidate taxa, Bureau of Land Management (BLM) and US Forest Service (USFS) sensitive species, species considered to be declining or rare by the CNPS or National Audubon Society, and a selection of species which are considered to be under population stress but are not formally proposed for listing. This list is primarily a working document for the CDFW's CNDDDB project. Informally listed taxa are not protected per se, but warrant consideration in the preparation of biotic assessments. For some species, the CNDDDB is only concerned with specific portions of the life history, such as roosts, rookeries, or nest sites. For the purposes of this assessment, the following acronyms are used for State status species:

SE	State Endangered
ST	State Threatened
SCE	State Candidate Endangered
SCT	State Candidate Threatened
SFP	State Fully Protected
SP	State Protected
SR	State Rare
SSC	California Species of Special Concern
SWL	California Watch List

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

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in the State. This organization has compiled an inventory comprised of the information focusing on geographic distribution and qualitative characterization of rare, threatened, or endangered vascular plant species of California (Tibor 2001). The list serves as the candidate list for listing as threatened and endangered by CDFW. The CNPS has developed five categories of rarity (CRPR):

CRPR 1A	Presumed extinct in California
CRPR 1B	Rare, threatened, or endangered in California and elsewhere

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

As stated by the CNPS:

“Threat Rank is an extension added onto the California Rare Plant Rank and designates the level of endangerment by a 1 to 3 ranking with 1 being the most endangered and 3 being the least endangered. A Threat Rank is present for all California Rare Plant Rank 1B's, 2's, 4's, and the majority of California Rare Plant Rank 3's. California Rare Plant Rank 4 plants are seldom assigned a Threat Rank of 0.1, as they generally have large enough populations to not have significant threats to their continued existence in California; however, certain conditions exist to make the plant a species of concern and hence be assigned a California Rare Plant Rank. In addition, all California Rare Plant Rank 1A (presumed extinct in California), and some California Rare Plant Rank 3 (need more information) plants, which lack threat information, do not have a Threat Rank extension.” (CNPS 2010)

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

SURROUNDING LAND USES/TOPOGRAPHY/SOILS

The 0.58-acre Project Site is dominated by a developed (residence) ornamental landscaping and Diegan coastal sage scrub vegetation communities which are described in this report, illustrated in Figure 3, *Vegetation Communities Map*, Figures 4 to 6, *Current Project Site Photographs*, and tabulated in Table 1, *Project Site Vegetation Community Acreages*. The western region of the Project Site is bordered to the north, south and west by high density residential development. The eastern region of the Project Site is bordered by open space undeveloped habitats. The Soil Conservation Service (SCS)¹ and Soil Survey of the San Diego Area has the following soils mapped within the boundary of the property as illustrated in Figure 7, *Soils Association Map*: Carlsbad-Urban land complex, 2 to 9 percent slopes (CcC), Corralitos loamy sand, 5 to 9 percent slopes (CsC), and Altamont clay, 30 to 50 percent slopes (AtF).

VEGETATION COMMUNITIES

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

Developed

The western region of the Project Site is characterized as an existing residence including front and backyard hardscaping and swimming pool.

Ornamental Landscaping

Ornamental landscaping is located adjacent to the existing residence and extends east into the undeveloped slopes within the Project Site. Species include but are not limited to hottentot fig (*Carpobrotus edulis*), house holly fern (*Crytimum falcatum*), red valerian (*Cantranthus ruber*), Indian hawthorn (*Rhaphiolepis indica*), African iris (*Dietes bicolor*), strawberry tree (*Arbutus unedo*), foxtail agave (*Agave attenuate*), Pygmy date palm (*Phoenix roebelenii*), Eucalyptus trees (*Eucalyptus* sp.) and acacia (*Acacia* sp.). Scattered non-native grass and invasive species are scattered in the understory and include ripgut grass (*Bromus diandrus*), foxtail chess (*Bromus madritensis* ssp. *rubens*), Russian thistle (*Salsola tragus*), prickly lettuce (*Lactuca serriola*), sow thistle (*Sonchus oleraceus*), and horseweed (*Erigeron canadensis*).

Diegan Coastal Sage Scrub

Diegan coastal sage scrub is located within the eastern region of the Project Site on the undeveloped slope. Dominant species documented within this vegetation community include coastal sage brush (*Artemisia californica*), deerweed (*Acmispon glaber*), California brittlebush (*Encelia californica*), and California buckwheat (*Eriogonum fasciculatum*).

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

Lemonade Berry Scrub (Coastal Sage Scrub)

Lemonade berry scrub vegetation is located within the eastern region of the Project Site. This vegetation community is characterized almost exclusively by lemonade berry (*Rhus integrifolia*) and a few scattered sage scrub species as previously described.

Torrey Pine

The single mature Torrey pine (*Pinus torreyana* ssp. *torreyana*), California Rare Plant Rank (CRPR 1B.2), is located onsite southeast of the existing residential development hardscaped area on the east facing slope.

Table 1.
Project Site Vegetation Community Acreages

Vegetation Community	City of San Diego MSCP Tier	Project Site (ac)
Developed (Residential)	N/A	0.16
Ornamental Landscaping	IV	0.21
Diegan Coastal Sage Scrub	II	0.08
Lemonade Berry Scrub (Coastal Sage Scrub)	II	0.09
Torrey Pine (Single Mature Tree)	I	0.04
TOTAL		0.58

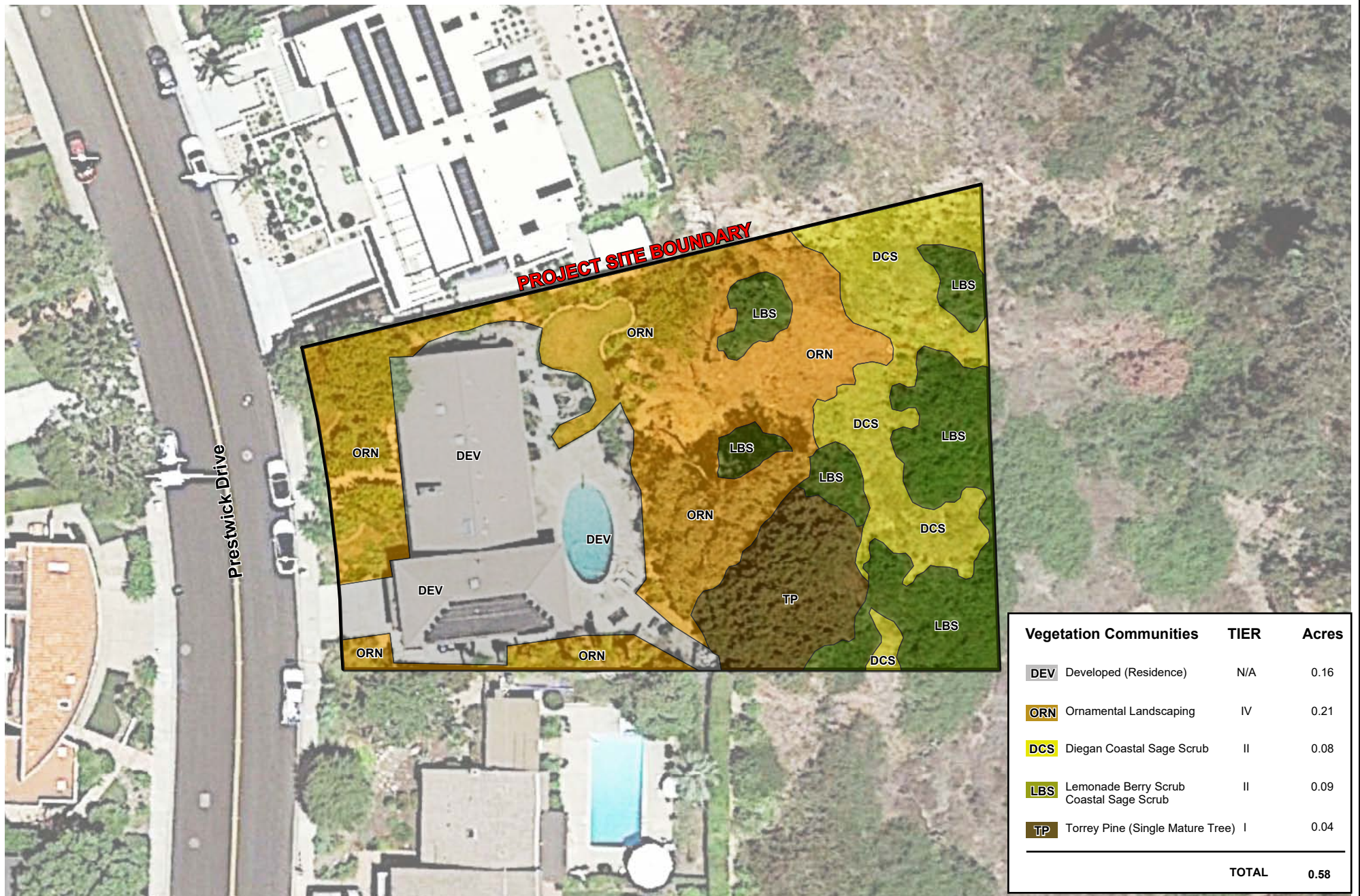
Source: Cadre Environmental 2023.

GENERAL PLANT & WILDLIFE SPECIES

A complete list of plant species documented within the Project Site are presented in the previous section. General wildlife species documented onsite or within the vicinity during the site assessment include mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), bushtit (*Psaltiriparus minimus*), California towhee (*Melospiza crissalis*), black phoebe (*Sayornis nigricans*), American crow (*Corvus brachyrhynchos*), yellow-rumped warbler (*Setophaga coronata*), lesser goldfinch (*Spinus psaltria*), and house finch (*Haemorrhous mexicanus*).

JURISDICTIONAL RESOURCES ASSESSMENT

No jurisdictional wetlands or resources regulated by the USACE, CDFW, RWQCB, and City of San Diego under the Land Development Code are located within or adjacent to the Project Site.



Project Site Boundary - APN 346-212-01

Figure 3 - Vegetation Communities Map

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PHOTOGRAPH 1

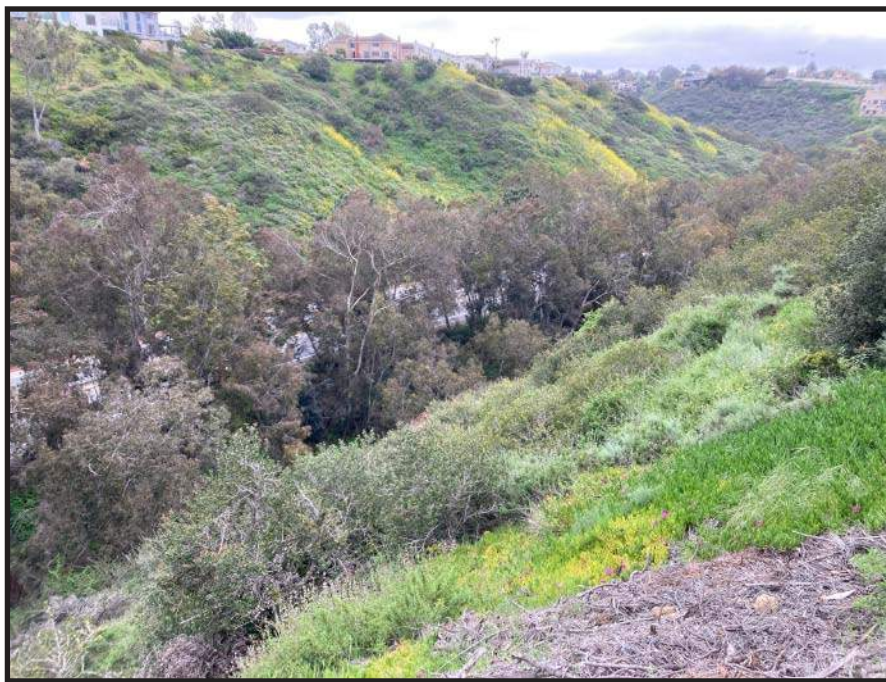


PHOTOGRAPH 2

Figure 4 - Current Project Site Photographs

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PHOTOGRAPH 3



PHOTOGRAPH 4

Figure 5 - Current Project Site Photographs

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PHOTOGRAPH 5



PHOTOGRAPH 6

Figure 6 - Current Project Site Photographs

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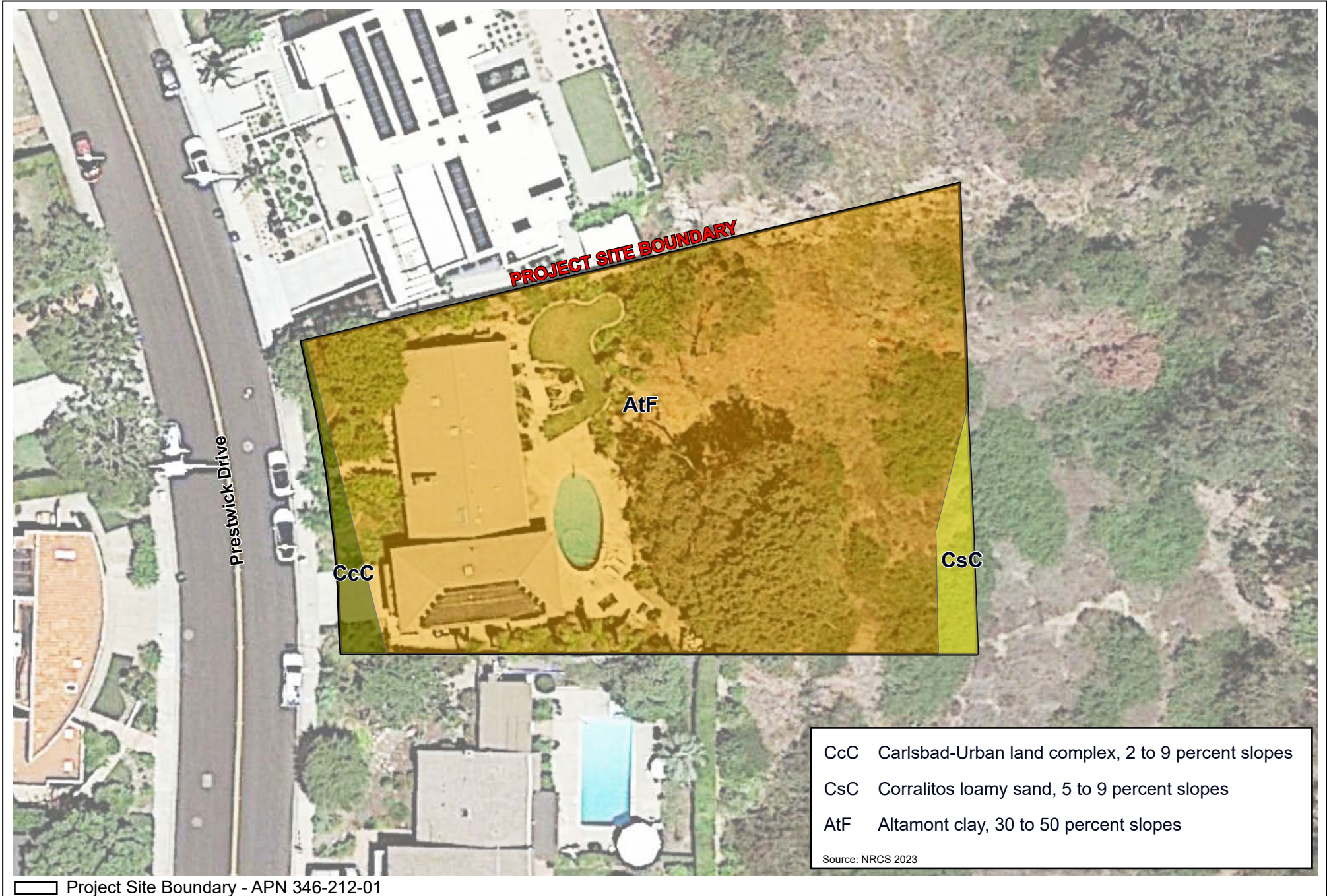


Figure 7 - Soils Association Map

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SENSITIVE BIOLOGICAL RESOURCES

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

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

Plants: City of San Diego MSCP Subarea Plan (1997b), USFWS (2023), CNDDDB (CDFW 2023a), CDFW (2023d, 2023e), CNPS (2023), and Skinner and Pavlik (1994),

Wildlife: City of San Diego MSCP Subarea Plan (1997b), California Wildlife Habitat Relationships (2008), USFWS (2023), CNDDDB (CDFW 2023a), CDFW (2023b, 2023c, 2023g), Leif Richardson, Paul Williams, Robbin Thorp and Sheila Colla, et al. (2022).

Habitats: City of San Diego MSCP Subarea Plan (1997b), CNDDDB (CDFW 2023a, 2023f).

SENSITIVE PLANTS

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

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

Common Name <i>Scientific Name</i>	Listing Status	Comments
Aphanisma <i>Aphanisma blitoides</i>	CRPR 1B.2 NE	<u>No Potential</u> Not detected or expected to occur onsite based on lack of suitable habitat. Occurs in sandy or gravelly substrates within coastal bluff scrub or dune habitats and generally blooms from February to June.
California Orcutt Grass <i>Orcuttia californica</i>	FE/SE CRPR 1B.1 NE	<u>No Potential</u> Not detected or expected to occur onsite based on lack of suitable habitats.
Coastal Dunes Milk Vetch <i>Astragalus tener</i> var. <i>titi</i>	CRPR 1B.1 NE	<u>No Potential</u> Not detected or expected to occur onsite based on lack of suitable habitat. Occurs in vernal mesic areas within coastal bluff scrub, dunes and prairie habitats and generally blooms from March to May.
Encinitas Baccharis <i>Baccharis vanessae</i>	FT/SE CRPR 1B.1 NE	<u>No Potential – Perennial Species Not Detected</u> Not expected to occur onsite based on lack of suitable habitat. Occurs in sandstone maritime chaparral habitat.
Otay Mesa Mint <i>Pogogyne nudiuscula</i>	FE/SE CRPR 1B.1 NE	<u>No Potential</u> Not detected or expected to occur onsite based on lack of suitable habitat. Occurs in vernal pools.
Otay Tarplant <i>Deinandra conjugens</i>	FT/SE CRPR 1B.1 NE	<u>No Potential</u> Not detected or expected to occur onsite based on lack of suitable habitat. Occurs in clay substrates in association with coastal scrub and grassland habitats.
San Diego Ambrosia <i>Ambrosia pumila</i>	FE CRPR 1B.1 NE	<u>No Potential – Perennial Species Not Detected</u> Occurs in sandy loam or clay substrates within chaparral, coastal sage scrub, vernal pool and grassland habitats.

Common Name <i>Scientific Name</i>	Listing Status	Comments
San Diego Button-Celery <i>Eryngium aristulatum</i> var. <i>parishii</i>	FE/SE CRPR 1B.1 NE	<u>No Potential</u> Not detected or expected to occur onsite based on lack of suitable habitat. Occurs within mesic coastal scrub, grassland and vernal pool habitats.
San Diego Mesa Mint <i>Pogogyne abramsii</i>	FE/SE CRPR 1B.1 NE	<u>No Potential</u> Not detected or expected to occur onsite based on lack of suitable habitat. Occurs in vernal pools.
San Diego Thorn-mint <i>Acanthomintha ilicifolia</i>	FT/SE CRPR 1B.1 NE	<u>No Potential</u> Not detected or expected to occur onsite based on lack of suitable habitat. Occurs in clay substrates within chaparral, coastal scrub, grassland and vernal pool habitats.
Shaw's agave <i>Agave shawii</i> var. <i>shawii</i>	2B.1 NE	<u>No Potential</u> Perennial succulent blooming from September to May within Maritime succulent scrub and coastal sage scrub habitats. Not detected onsite.
Short-leaf Live Forever <i>Dudleya blochmaniae</i> ssp. <i>brevifolia</i>	CRPR 1B.1 NE	<u>No Potential</u> Not detected or expected to occur onsite based on lack of suitable habitat. Occurs in Torrey sandstone substrates within maritime chaparral and coastal scrub habitats.
Variegated Dudleya <i>Dudleya variegata</i>	CRPR 1B.2 NE	<u>No Potential</u> Not detected or expected to occur onsite based on lack of suitable habitat. Occurs in clay substrates within chaparral, coastal scrub, grassland and vernal pool habitats.
Snake Cholla <i>Cylindropuntia californica</i>	CRPR 1B.1 NE	<u>No Potential</u> Perennial succulent occurring in chaparral and coastal scrub habitat.

Common Name <i>Scientific Name</i>	Listing Status	Comments
Spreading Navarretia <i>Navarretia fossalis</i>	FT CRPR 1B.1 NE	<u>No Potential</u> Not detected or expected to occur onsite based on lack of suitable habitat. Occurs within marsh, playa and vernal pool habitats.
California Native Plant Society (CNPS): California Rare Plant Rank (CRPR) CRPR 1A – plants presumed extinct in California CRPR 1B – plants rare, threatened, or endangered in California, but more common elsewhere CRPR 2A – plants presumed extirpated in California but common elsewhere CRPR 2B – plants rare, threatened, or endangered in California but more common elsewhere CRPR 3 – plants about which we need more information, a review list CRPR 4 – plants of limited distribution, a watch list .1 – Seriously endangered in California .2 – Fairly endangered in California .3 – Not very endangered in California Federal (USFWS) Protection and Classification FE – Federally Endangered FT – Federally Threatened FC – Federal Candidate for Listing State (CDFW) Protection and Classification SE – State Endangered ST – State Threatened NE - City of San Diego MSCP Narrow Endemic Species		

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

One (1) CNPS CRPR List 1B.2 sensitive species, Torrey pine (*Pinus torreyana* ssp. *torreyana*) copy cover (drip line) extends over the Project Site, as illustrated in Figure 7, *Sensitive Species Occurrences*. Torrey pine is one of the rarest pines in the United States located exclusively along the San Diego coast and Channel Islands (Santa Rosa and San Miguel) within coastal sage scrub vegetation.

SENSITIVE WILDLIFE

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

Table 3
Sensitive Wildlife Species with the Potential for Occurrence

Common Name <i>Scientific Name</i>	Listing Status	Comments
INVERTEBRATES		
Crotch's bumble bee <i>(Bombus crotchii)</i>	SCE	<p><u>Moderate Potential.</u> The Diegan coastal sage scrub provides suitable foraging habitat for the species. The remaining ornamental and developed areas of the site do not provide significant foraging resources for this species considering they do not include substantial flowering/food plants.</p> <p><u>Low Potential.</u> The site does not include cavities, small mammal burrows or natural bare dirt areas that would be suitable for bumble bee nesting.</p> <p>Range extends from southern to northern California within a variety of habitats including grassland, scrub, chaparral and desert habitats. Food plants include but are not limited to the following genera: <i>Antirrhinum</i>, <i>Phacelia</i>, <i>Clarkia</i>, <i>Cordylanthus</i>, <i>Dendromecon</i>, <i>Eschscholzia</i>, <i>Eriogonum</i>, <i>Hypericum</i>, <i>Lantana</i>, <i>Lupinus</i>, <i>Salvia</i>, <i>Asclepias</i>, <i>Cirsium</i>, <i>Monardella</i>, <i>Keckiella</i>, <i>Acmispon</i>, <i>Euthamia</i>, <i>Ehrendorferia</i>, <i>Vicia</i>, and/or <i>Trichostema</i>.</p>
Riverside Fairy Shrimp <i>Streptocephalus woottoni</i>	FE MC	<p><u>No Potential</u></p> <p>Not expected to occur onsite based on lack of suitable habitat.</p> <p>Occurs in vernal pools and seasonal depressions.</p>
San Diego Fairy Shrimp <i>Branchinecta sandiegoensis</i>	FE MC	<p><u>No Potential</u></p> <p>Not expected to occur onsite based on lack of suitable habitat.</p> <p>Occurs in vernal pools and seasonal depressions.</p>

Common Name <i>Scientific Name</i>	Listing Status	Comments
AMPHIBIANS/REPTILES		
Orange-throated Whiptail <i>Aspidoscelis hyperythra</i>	SSC MC	<u>Low Potential</u> - based on scattered patches of scrub, adjacent disturbances and steepness of slope. Occurs in coastal sage scrub and chaparral habitats.
San Diego Horned Lizard <i>Phrynosoma coronatum blainvillei</i>	SSC MC	<u>No Potential</u> Not expected to occur onsite based on lack of suitable open substrates. Occurs in open coastal sage scrub and chaparral habitats in association with sandy substrates.
Southwestern Pond Turtle <i>Actinemys marmorata pallida</i>	SSC MC	<u>No Potential</u> Not expected to occur onsite based on lack of suitable habitat. Occurs within and adjacent to creeks and open water.
Western Spadefoot <i>Spea hammondi</i>	SSC MC	<u>No Potential</u> Not expected to occur onsite based on lack of suitable breeding habitat. Breeds within vernal pools and seasonal depressions – aestivates in adjacent grassland habitats.
BIRDS		
Burrowing Owl <i>Athene cunicularia hypuaea</i>	SSC MC	<u>No Potential</u> No potential burrows documented within or adjacent to Project Site.
Coastal Cactus Wren <i>Campylorhynchus brunneicapillus sandiegensis</i>	SSC MC	<u>No Potential</u> Not expected to occur onsite based on lack of suitable habitat. Occurs within cactus scrub vegetation.
California Least Tern <i>Sterna antillarum browni</i>	FE/SE/SWL SFP MC	<u>No Potential</u> Not expected to occur onsite based on lack of suitable habitat. Feeds and breeds in shallow estuaries or lagoons.

Common Name <i>Scientific Name</i>	Listing Status	Comments
Coastal California Gnatcatcher <i>Poliophtila californica californica</i>	FT/SSC MC	<u>Low Potential</u> – based on scattered patches of scrub, site disturbance, and adjacent disturbances. Occurs within coastal sage scrub and coastal sage scrub/chaparral habitat types.
Cooper's Hawk <i>Accipiter cooperi</i>	SWL MC	<u>Low Potential</u> – Based on lack of adjacent riparian habitats. May occasionally forage and nest within the mature Eucalyptus trees.
Least Bell's Vireo <i>Vireo bellii pusillus</i>	FE/SE MC	<u>No Potential</u> Not expected to occur onsite based on lack of suitable habitat. Occurs within riparian scrub, forest and woodland habitats.
Northern Harrier <i>Circus cyaneus</i>	SSC MC	<u>No Potential</u> Not expected to occur onsite based on lack of suitable habitat.
Southern California Rufous-crowned Sparrow <i>Aimophila ruficeps canescens</i>	CWL MC	<u>Low Potential</u> - based on scattered patches of scrub. Occurs within coastal sage scrub and coastal sage scrub/chaparral habitat types
Southwestern Willow Flycatcher <i>Empidonax traillii extimus</i>	FE/SE MC	<u>No Potential</u> Not expected to occur onsite based on lack of suitable habitat. Occurs within riparian scrub, forest and woodland habitats.
Tri-colored blackbird <i>Agelaius tricolor</i>	SSC/SPE MC	<u>No Potential</u> Not expected to occur onsite based on lack of suitable habitat. Occurs within freshwater marsh habitat dominated by cattails and bulrush habitat associations.

Common Name <i>Scientific Name</i>	Listing Status	Comments
Western Snowy Plover <i>Charadrius alexandrinus nivosus</i>	FT/SSC MC	<u>No Potential</u> Not expected to occur onsite based on lack of suitable habitat. Nests on beaches and banks of lagoons and estuaries.
MAMMALS		
American Badger <i>Taxidea taxus</i>	SSC MC	<u>No Potential</u> No potential burrows were detected. Species not expected to occur onsite. Occurs in open scrub and grassland habitat types.
Mountain Lion <i>Felis concolor</i>	MC	<u>No Potential</u> Not expected to occur onsite due to a lack of connectivity with large open space lands.
Southern mule deer <i>Odocoileus hemionus</i>	MC	<u>No Potential</u> Not expected to occur onsite due to a lack of connectivity with large open space lands.
Federal (USFWS) Protection and Classification FE – Federally Endangered FC – Federal Candidate for Listing State (CDFW) Protection and Classification SE – State Endangered SCE – State Candidate Endangered SSC – State Species of Special Concern CWL – California Watch List SFP – State Fully Protected MC - MSCP Covered		

The Diegan coastal sage scrub provides suitable foraging (moderate potential) habitat for the Crotch's bumble bee (*Bombus crotchii*) – State Proposed Endangered species based on the presence of deerweed and California buckwheat. The remaining ornamental and developed areas of the site do not provide significant foraging resources for this species considering they do not include substantial flowering/food plants. The site does not include cavities, small mammal burrows or natural bare dirt areas (low potential) that would be suitable for bumble bee nesting. The closest observation of the species includes 1.8 miles south at Kate Sessions Memorial Park and 2.7 miles north near the confluence of Interstate 5 and Sorrento Valley Boulevard (Inaturalist.org accessed July 26 2024).

Orange-throated whiptail, coastal California gnatcatcher and southern California rufous-crowned sparrow have a low potential to occur onsite within the Diegan coastal sage scrub and lemonade berry scrub vegetation communities that occur within the eastern region of the Project Site based on scattered patches of scrub, adjacent disturbances and

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

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

REGIONAL CONNECTIVITY/WILDLIFE MOVEMENT CORRIDORS

Overview

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

Corridors mitigate the effects of habitat fragmentation by:

- (1) allowing animals to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic diversity;
- (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction; and
- (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs (Noss 1983; Fahrig and Merriam 1985; Simberloff and Cox 1987; Harris and Gallagher 1989).

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

terms and facilitate the discussion on wildlife movement in this study, these terms are defined as follows:

Travel Route: A landscape feature (such as a ridge line, drainage, canyon, or riparian strip) within a larger natural habitat area that is used frequently by animals to facilitate movement and provide access to necessary resources (e.g., water, food, cover, den sites). The travel route is generally preferred because it provides the least amount of topographic resistance in moving from one area to another; it contains adequate food, water, and/or cover while moving between habitat areas; and provides a relatively direct link between target habitat areas.

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

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

Wildlife Movement within Project Site

The Project Site extends east of a 1-mile reach of open space land (east facing slope extending north and south of property) ranging in width from 100 to 300 feet and is not located adjacent to an MHPA. The open space land is bordered by high density residential development to the west, north, south and a high traffic roadway (Torrey Pines Road) to the east. The open space land located onsite and extending north and south of the property does not represent an unrestricted wildlife movement route, corridor or linkage area connecting additional open space habits within the region.

ENVIRONMENTAL IMPACTS

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

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

THRESHOLD OF SIGNIFICANCE

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

- Lands that have been included in the Multi-Habitat Planning Area as identified in the City of San Diego Multiple Species Conservation Program Subarea Plan (City of San Diego, 1997).
- Wetlands (as defined by the Municipal Code, Section 113.0103).
- Lands outside the MHPA that contain Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the Biology Guidelines of the Land Development manual.
- Lands supporting species or subspecies listed as rare, endangered, or threatened.
- Lands containing habitats with narrow endemic species as listed in the Biology Guidelines of the Land Development manual.
- Lands containing habitats of Covered Species as listed in the Biology Guidelines of the Land Development manual.

Impacts to biological resources may result in a significant adverse impact if one or more of the following conditions would result from implementation of the proposed project (City of San Diego CEQA checklist 2022).

- A substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in the MSCP or other local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- A substantial adverse impact on any Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the Biology Guidelines of the Land Development manual or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or USFWS.
- A substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pool, riparian, etc.) through direct removal, filling, hydrological interruption, or other means.
- Interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites.
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan, either within the MSCP plan area or in the surrounding region.
- Introducing land use within an area adjacent to the MHPA that would result in adverse edge effects.
- A conflict with any local policies or ordinances protecting biological resources.
- An introduction of invasive species of plants into a natural open space area.

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

DIRECT IMPACTS

Vegetation Communities

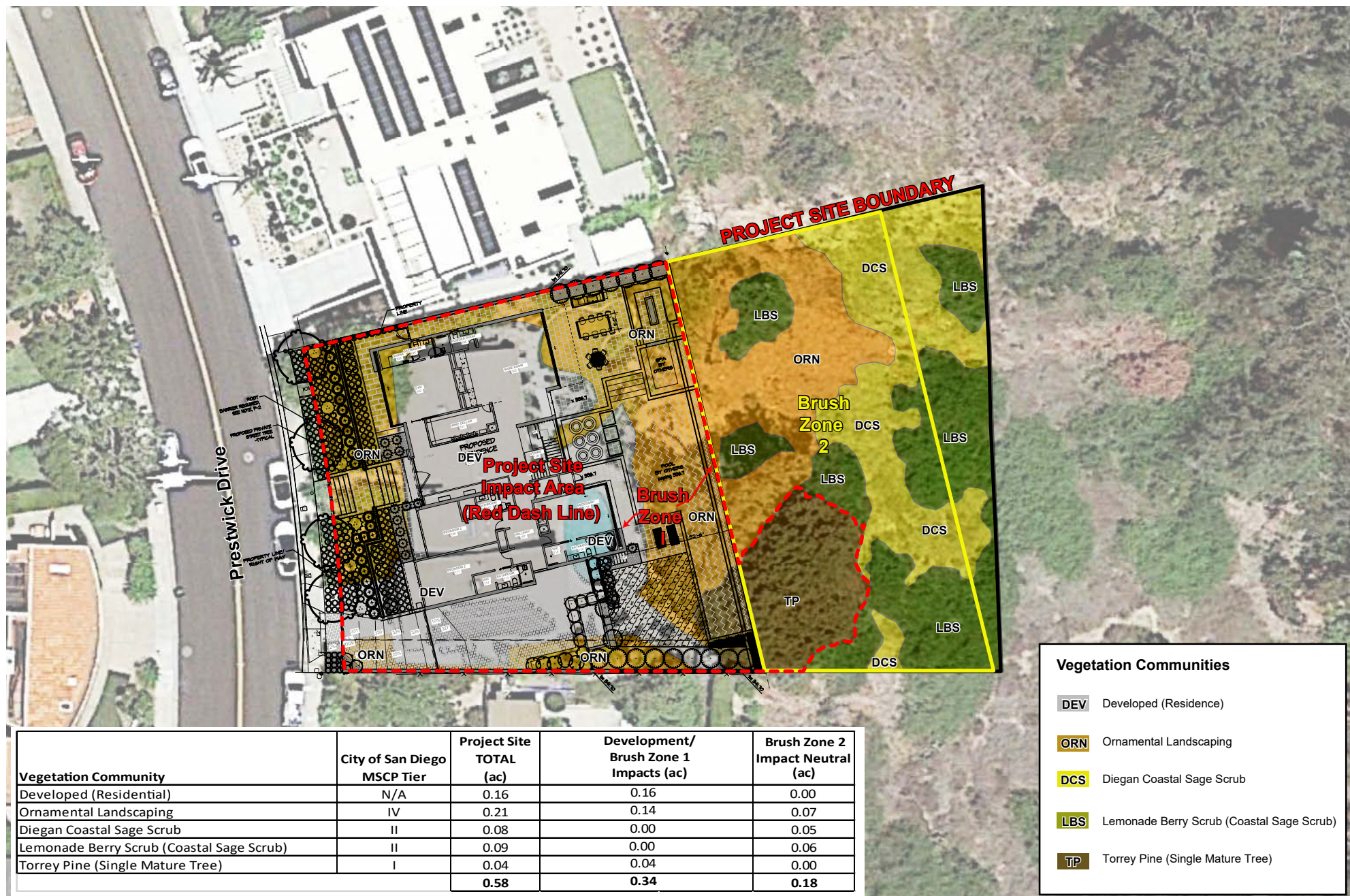
A total of 0.34-acre of vegetation communities outside of the MHPA would be directly impacted as a result of the proposed redevelopment of one (1) custom home and BMZ 1 clearing as summarized in Table 4, *Vegetation Community Impacts*, illustrated on Figure 8, *Vegetation Communities Impact Map* and detailed in Appendix A – Site Plan. The proposed project would result in direct impacts to 0.04-acre Torrey Pine (Tier I), 0.16-acre of Urban/Developed (no Tier) and 0.14-acre of Ornamental Landscaping (Tier IV). Urban/Developed and Tier IV habitats are not sensitive, and no impacts to sensitive biological resources would result. Impacts to 0.04-acre of Tier I habitat (Torrey Pine) as a result of the development and BMZ 1 clearing would be less than significant, as Biology Guidelines (City of San Diego 2018) state “[t]otal upland impacts (Tiers I-III B) less than 0.10-acre are not considered significant and do not require mitigation.”

BMZ 2, extending east from the custom home and BMZ 1, would include impacts to 0.07-acre of Ornamental Landscaping (Tier IV). Impacts within BMZ 2 would also impact 0.05-acre of Diegan coastal sage scrub (Tier II) and 0.06-acre of lemonade berry scrub (Tier II), all designated as ESL. The effects of establishing and maintaining BMZ 2 within the on-site ESL are considered “impact neutral” (City of San Diego 2018) and less than significant. All remaining ESL on the property would be placed within a Covenant of Easement to ensure preservation in perpetuity in accordance with the San Diego Municipal Code. No habitat mitigation is required

Table 4. Vegetation Community Impacts

Vegetation Community	City of San Diego MSCP Tier	Project Site (ac)	Project Impacts (ac)		Brush Zone 2 (Impact Neutral)
			Development Footprint/Brush Zone 1	Total Impacts	
Developed (Residential)	N/A	0.16	0.16	0.16	0.00
Ornamental Landscaping	IV	0.21	0.14	0.14	0.07
Diegan Coastal Sage Scrub	II	0.08	0.00	0.00	0.05
Lemonade Berry Scrub	II	0.09	0.00	0.00	0.06
Coastal Sage Scrub					
Torrey Pine (Single Mature Tree)	I	0.04	0.04	0.04	0.00
TOTAL		0.58	0.34	0.34	0.18

Source: Cadre Environmental 2024.



Project Site Boundary - APN 346-212-01

Figure 8 - Vegetation Communities Impact Map

Biological Resources Technical Report

8283 Prestwick Residence - Project No. 1074569

Sensitive Plants

No City of San Diego MSCP Subarea Plan narrow endemic plant species were detected or are expected to occur onsite based on a lack of detection and lack of suitable soils/vegetation respective of individual plant species. The proposed project development including impacts within BMZ 1 would not result in direct impacts to narrow endemic plant species. No habitat mitigation is required.

One (1) CNPS CRPR List 1B.2 sensitive species, Torrey pine (covered species) is located within the Project Site, as illustrated in Figure 8, *Vegetation Communities Impact Map*. Torrey pine is one of the rarest pines in the United States located exclusively along the San Diego coast and Channel Islands (Santa Rosa and San Miguel) within coastal sage scrub. The proposed project development would result in direct and permanent impact to 0.04-acre of Torrey Pine (Tier I). Impacts to 0.04-acre of Tier I (Torrey pine) as a result of the development would be less than significant and not result in an adverse impact, as Biology Guidelines (City of San Diego 2018) state “[t]otal upland impacts (Tiers I-III B) less than 0.10-acre are not considered significant and do not require mitigation.”

Sensitive Wildlife

The Diegan coastal sage scrub provides suitable foraging (moderate potential) habitat for the Crotch’s bumble bee (*Bombus crotchii*) – State Proposed Endangered species based on the presence of deerweed and California buckwheat. The remaining ornamental and developed areas of the site do not provide significant foraging resources for this species considering they do not include substantial flowering/food plants. The site does not include cavities, small mammal burrows or natural bare dirt areas – nesting habitat (low potential) that would be suitable for bumble bee nesting. A total of 0.05-acre of Diegan coastal sage scrub and 0.06-acre lemonadeberry scrub (coastal sage scrub) habitat is located within BMZ-2 and would require brush thinning. A total of 0.06-acre of Diegan coastal sage scrub extends west of the BMZ-2 boundary and would not be impacted. A total of 0.11-acre of brush thinning in BMZ-2 would not result in a significant impact to the species and no mitigation is required. To ensure potential impacts to the species would be less than significant, all remaining ESL on the property within which Diegan coastal sage scrub is located, would be placed within a Covenant of Easement to ensure preservation in perpetuity in accordance with the San Diego Municipal Code.

Orange-throated whiptail, coastal California gnatcatcher and southern California rufous-crowned sparrow have a low potential to occur onsite within the Diegan coastal sage scrub and lemonade berry scrub vegetation communities. Direct impacts to the orange-throated whiptail, southern California rufous-crowned sparrow, and coastal California gnatcatcher (covered species), not located within an MHPA would not conflict with the City of San Diego MSCP Subarea plan reserve design, long-term protection for these species or represent a significant impact. Impacts would be less than significant. No mitigation is required.

Federal Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (MBTA) makes it unlawful to “take” any migratory bird or part, nest, or egg of such bird listed in wildlife protection treaties between the

United States and Great Britain, the Republic of Mexico, Japan, and the Union of Soviet States. For purposes of the MBTA, “take” is defined as to pursue, hunt, capture, kill, or possess or attempt to do the same.

To avoid any direct impacts to any species identified as listed, candidate, sensitive, or special status in the MSCP, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1st to September 15th). For this project, sensitive bird species that may occur on or adjacent to the site includes nesting and foraging Cooper’s hawk (*Accipiter cooperii*). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a preconstruction survey to determine the presence or absence of nesting for these three sensitive bird species on the proposed area of disturbance. The preconstruction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the preconstruction survey to the City’s Development Services Department for review and approval prior to initiating any construction activities. If nesting activities for any of the abovementioned three sensitive bird species are detected, a letter report or mitigation plan in conformance with the City’s Biology Guidelines and applicable state and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City’s MMC Section or Resident Engineer, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

Wetlands & Jurisdictional Resources

No wetlands, jurisdictional resources, wetland dependent vegetation, riparian habitat or vernal pools regulated by the United States Army Corps of Engineers, California Department of Fish and Wildlife, and Regional Water Quality Control Board or meeting the definition of wetlands as defined by the under the Land Development Code were documented within the Project Site. No mitigation measures are required.

As warranted, the project would comply with all applicable water quality regulations, including obtaining and complying with those conditions established in State Waste Discharge Requirements (WDRs) and National Pollutant Discharge Elimination System (NPDES) permits. Both of these permits include the treatment of all surface runoff from paved and developed areas, the implementation of applicable Best Management Practices (BMPs) during construction activities and the installation and proper maintenance of structural BMPs to ensure adequate long-term treatment of water before entering into any stream course or offsite conservation areas.

Wildlife Movement within Project Site

The Project Site extends east of a 1-mile reach of open space land (east facing slope extending north and south of property) ranging in width from 100 to 300 feet and is not located adjacent to an MHPA. The open space land is bordered by high density residential

development to the west, north, south and a high traffic roadway (Torrey Pines Road) to the east. The open space land located onsite and extending north and south of the property does not represent an unrestricted wildlife movement route, corridor or linkage area connecting additional open space habitats within the region. No impact would occur to wildlife movement.

Environmentally Sensitive Lands Regulations

As stated by the City of San Diego:

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

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

A total of 0.34-acre of vegetation communities outside of the MHPA would be directly impacted as a result of the proposed redevelopment of one (1) custom home and BMZ 1 clearing as summarized in Table 4, *Vegetation Community Impacts*, illustrated on Figure 8, *Vegetation Communities Impact Map* and detailed in Appendix A – Site Plan. The proposed project would result in direct impacts to 0.04-acre Torrey Pine (Tier I), 0.16-acre of Urban/Developed (no Tier) and 0.14-acre of Ornamental Landscaping (Tier IV). Urban/Developed and Tier IV habitats are not sensitive, and no impacts to sensitive biological resources would result. Impacts to 0.04-acre of Tier I habitat (Torrey Pine) as a result of the development and BMZ 1 clearing would be less than significant, as Biology Guidelines (City of San Diego 2018) state “[t]otal upland impacts (Tiers I-III B) less than 0.10-acre are not considered significant and do not require mitigation.”

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The proposed development is located on an existing lot that is characterized by a nearly level area fronting the westerly boundary of this lot and the east side of Prestwick Drive, which is the site of the proposed development. The environmentally sensitive lands are

located in a relatively steeper slope area to the east of that proposed development area, extending to and fronting the dedication area of Torrey Pines Road. The proposed development will result in minimum disturbance to these environmentally sensitive lands, by avoiding placement of improvements in the environmentally sensitive lands, and minimizing stormwater runoff to these environmentally sensitive lands. The proposed development is also consistent with the siting and development of the existing previously-approved single family residence, thereby avoiding alteration to the existing pattern of uses and development on the site resulting in the site being physically suitable in terms of biology and drainage.

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

Project design and grading plans will be submitted to the City of San Diego for review, approval, and compliance with the steep hillside guidelines.

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

A total of 0.34-acre of vegetation communities outside of the MHPA would be directly impacted as a result of the proposed redevelopment of one (1) custom home and BMZ 1 clearing as summarized in Table 4, *Vegetation Community Impacts*, illustrated on Figure 8, *Vegetation Communities Impact Map* and detailed in Appendix A – Site Plan. The proposed project would result in direct impacts to 0.04-acre Torrey Pine (Tier I), 0.16-acre of Urban/Developed (no Tier) and 0.14-acre of Ornamental Landscaping (Tier IV). Urban/Developed and Tier IV habitats are not sensitive, and no impacts to sensitive biological resources would result. Impacts to 0.04-acre of Tier I habitat (Torrey Pine) as a result of the development and BMZ 1 clearing would be less than significant, as Biology Guidelines (City of San Diego 2018) state “[t]otal upland impacts (Tiers I-III B) less than 0.10-acre are not considered significant and do not require mitigation.”

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

The proposed custom residential project would be designed to remain in compliance with all MSCP, City of San Diego MSCP Subarea Plan conservation goals and guidelines, and steep hillside guidelines. Project design and grading plans will be submitted to the City of San Diego for review and approval.

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

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

INDIRECT IMPACTS

The following section addresses potential indirect impacts associated with proposed development adjacent to existing or proposed open space areas, conserved lands or MHPA lands.

The Project Site is not located within or adjacent to existing or proposed conserved lands or an MHPA. Land Use Adjacency Guidelines in Section 1.4.3 of the City of San Diego's MSCP Subarea Plan do not apply. No Impact.

CUMULATIVE IMPACTS

According to the City's Biology Guidelines, "the MSCP was designed to compensate for the regional loss of biological resources. Projects that conform with the MSCP as specified by the Subarea Plan, and implementing ordinance (ESL Regulations) are not expected to result in a significant cumulative impact for those biological resources adequately covered by the MSCP." Therefore, the proposed action would not constitute a significant cumulative effect on biological resources.

The final proposed project would be designed to remain in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines, Steep Hillside Guidelines, and therefore would not result in an adverse cumulative impact.

MITIGATION MEASURE

The proposed project would be in compliance with all MSCP and City of San Diego MSCP Subarea Plan conservation goals and guidelines. Project impacts would be less than significant, as detailed in the above section. No mitigation measures are warranted.

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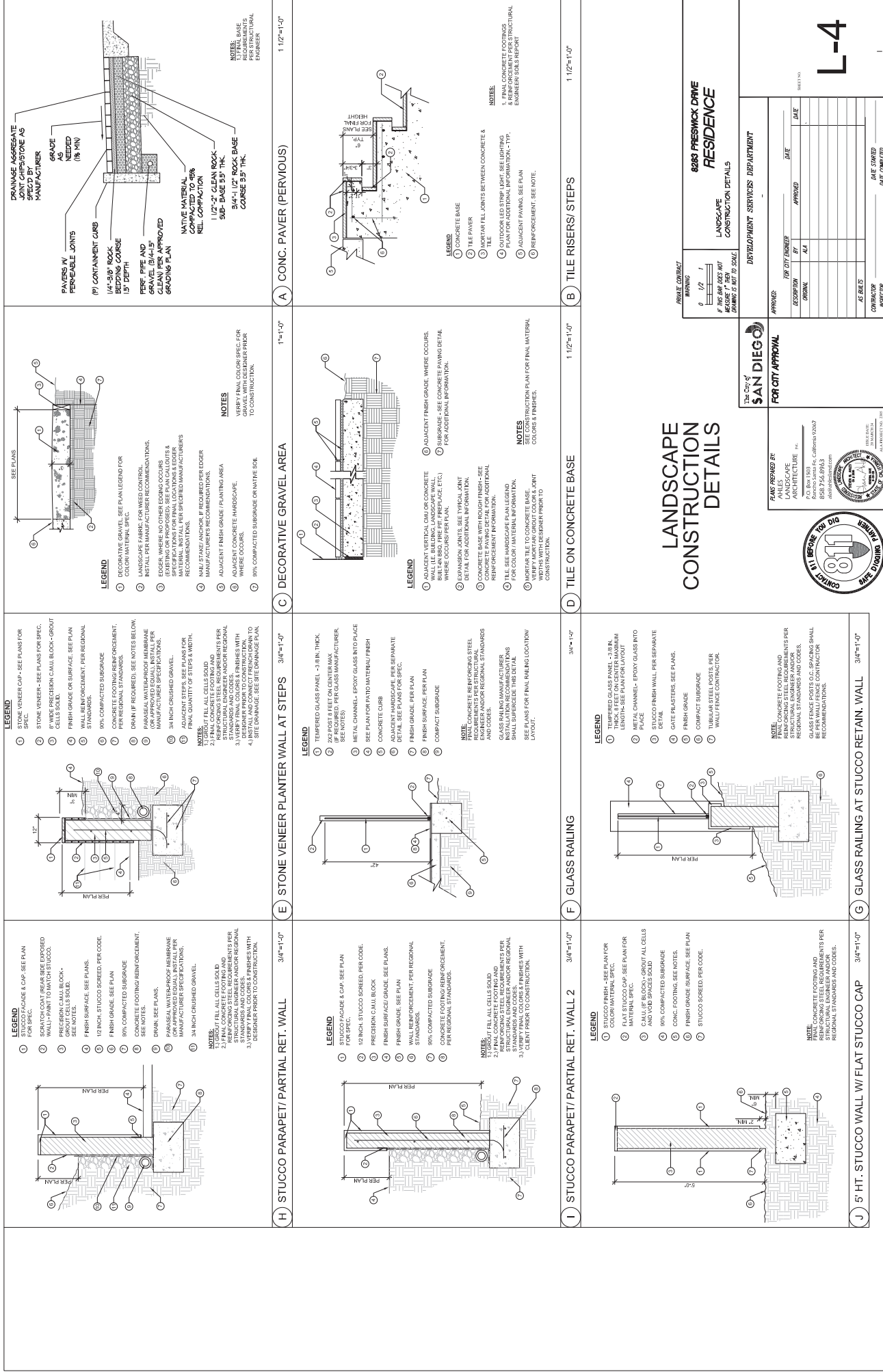
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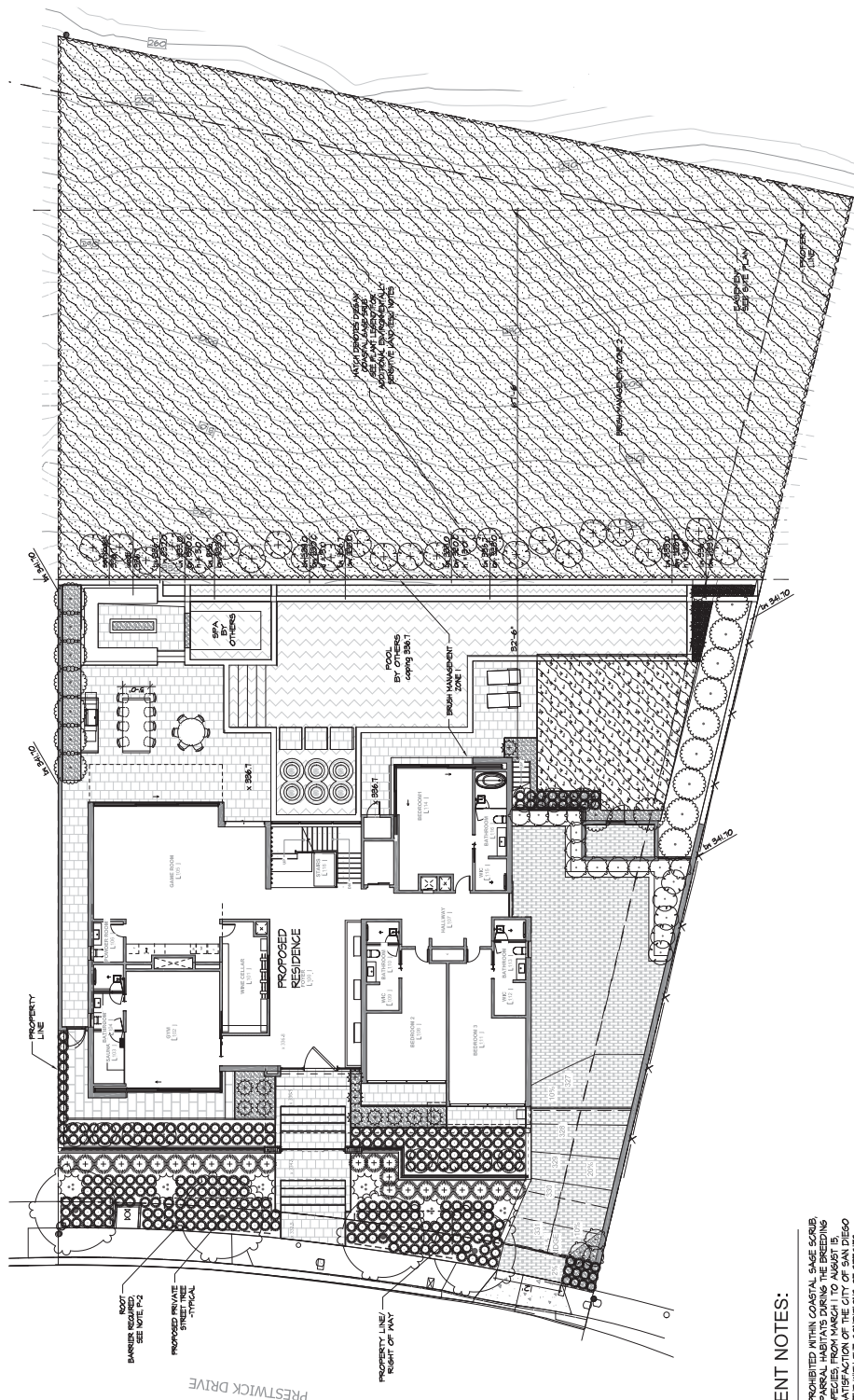
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BRUSH MANAGEMENT NOTES:

BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SAGUARO, AND CHAPARRAL HABITATS DURING THE BREEDING SEASONS OF THESE SPECIES. THE BREEDING SEASONS FOR THESE SPECIES ARE DOCUMENTED IN THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S HSCP SEBASTIA PLAN. THE OWNER/FERMITTEE SHALL SCHEDULE A PRE-CONSTRUCTION MEETING ON SITE WITH THE CONTRACTOR AND THE DEVELOPMENT SERVICES TO DISCUSS AND OUTLINE THE IMPLEMENTATION OF THE BRUSH MANAGEMENT PROGRAM.

OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS FOR FUEL-LOAD MAINTENANCE ISSUES. CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR - BRUSH / NEED COMPLAINT LINE AT: (619) 555-4444.

SITE/ LANDSCAPE CALCS

PROPOSED LANDSCAPE AREA - 13,840 SF (EXCLUDES SYNTHETIC TURF)
TOTAL LOT SIZE - 25,265 SF
CALCULATION: $\frac{13,840 \text{ SF (P.A.)}}{25,265 \text{ SF (SITE AREA)}} = 54.8 \%$
CALCULATION DOES NOT INCLUDE PLANTING AREAS IN R.O.A.



PLANTING PLAN

SEE SHEET P-2 FOR GENERAL PLANTING LEGEND & NOTES
SEE SHEET P-5 FOR CITY BRZ NOTES

PLANS PREPARED BY:
AHLES
LANDSCAPE ARCHITECTURE
1000 LA JOLLA VILLAGE DRIVE, SUITE 100
SAN DIEGO, CALIFORNIA 92161
858.756.8963
www.ahleslandscape.com

PLANTING PLAN
BRUSH MANAGEMENT NOTES
DRAWING 5 NOT TO SCALE

APPROVED: _____ DATE: _____
DESIGNED BY: _____ DATE: _____
CHECKED BY: _____ DATE: _____
AS BUILT: _____ DATE: _____
CONTRACTOR: _____ DATE: _____

THE CITY OF SAN DIEGO
FOR CITY APPROVAL

SEAL OF THE CITY OF SAN DIEGO
COUNTY OF SAN DIEGO, CALIFORNIA
JULY 16, 2014

8883 PRESTWICK DRIVE
RESIDENCE

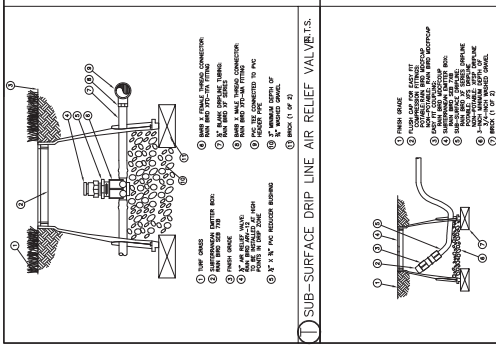
PRIVATE CONTRACT
DRAWING 5 NOT TO SCALE

DEVELOPMENT SERVICES DEPARTMENT

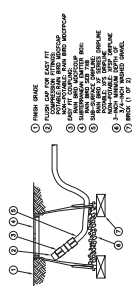
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IRRIGATION SCHEDULE

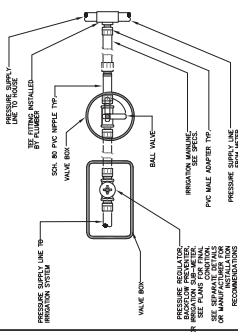
SYMBOL	MANUFACTURER/MODEL	QTY	ASG	PSE	GRD	EQDUS	IRIGATION LATERAL LINE PVC CLASS 200 SCH 641.4 L.F.
A	HANTER PDS ON 5" NIPED RISER	1	360	30	0.25	9"	2793 L.F.
B	HANTER RDS-180-V 25	7	360	40	0.25	9"	
C	HANTER RDS-180-V 25	32	190	30	0.2	1x10"	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY					
D	HANTER RDS-180-V 25	32					
E	LOW FLOW DRIP CONTROL KIT 3/4" LOW FLOW	3					
F	VALVE 3/4" PRESSURE REGULATING REY FILTER	3					
G	VALVE 3/4" PRESSURE REGULATING REY FILTER	3					
H	PFE TRANSITION POINT	3					
I	PVC TO DRIP TUBING	3					
J	RAIN BND MOUNTCAP	3					
K	RAIN BND MOUNTCAP	3					
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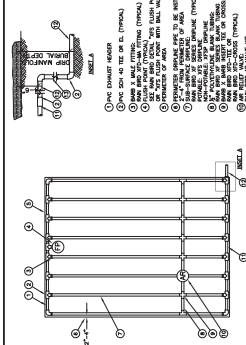
1 SUB-SURFACE DRIP LINE AIR RELIEF VALVE R.T.S.



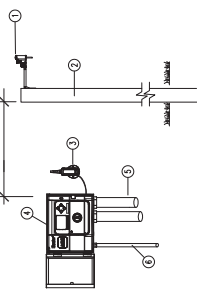
NOTE:
1. ALLOW A MINIMUM OF 4-INCHES OF PIPELINE TURNING IN VALVE BOX AS CENTER TO CENTER DISTANCE BETWEEN ADJACENT VALVES.



① P.O.C N.T.S.



SUB-SURFACE DRIPLINE LAYOUT (END FEED)

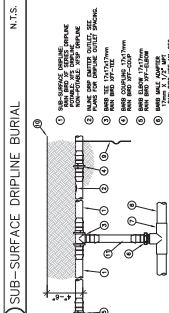
 WIRELESS SOLUTIONS SYSTEMS

12" Spacing Screw Size (mm)	12" Spacing Screw Size (mm)		24" Spacing Screw Size (mm)	
	Number of Screws	Number of Screws	Number of Screws	Number of Screws
0.6	0.6	0.6	0.6	0.6
1.5	256	184	353	273
16	230	220	408	312
30	350	246	494	378
40	398	302	560	428
50	424	333	614	470
60	434	333	614	470

NOTES:

1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE MAIN BID'S DEFINITE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LOWEST GRAPE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RETRY VALVE TO BE INSTALLED AT HIGH POINT OF AREA.

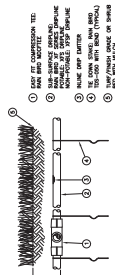
- 1. MODEL RESON: WIRELESS SOLAR SENSING SENSORS MOUNT UP TO 800' FROM RECEIVER
- 2. SATIABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN. IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERNS
- 3. WIRELESS SOLAR SENSING RECEIVER MOUNTED ON THE WALL ADJACENT TO THE CONTROLLER
- 4. JUMPER AAC-C CONTROLLER
- 5. VALVE CONTROL WIRE CONDUIT
- 6. POWER SOURCE



SUB-SURFACE DRIPLINE RISER ASSEMBLY N.T.S.

NOTES:

1. PLACE THE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE THE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.



NOTES:

1. PLUG TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM AND FIVE FEET IN CLAY.
2. AT LOCATIONS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INJECTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE THE

SUB-SURFACE DRIPLINE BURIAL



PLANS PREPARED BY:
AHLES
LANDSCAPE
ARCHITECTURE

P.O. Box 1503
Rancho Santa Fe, California 92067
858 756 8943
ahles@ahlesland.com

150-E DATE:
19-MARCH-24

ALTA PROJECT NO. 23



COMPANY PROFILE

2024

Cadre Environmental is an environmental consulting firm specializing in conducting natural history research for threatened and endangered species throughout California. The managing Owner/Research Biologist of the firm, Mr. Ruben Ramirez, has over 29 years of experience in the industry conducting wildlife surveys/research, developing biological technical reports, and creating Geographic Information System (GIS) databases. Mr. Ramirez founded Cadre Environmental in June 2002. Since its inception the firm has worked on over 550 public and private sector projects in northern and southern California providing the following services:

- Literature and Background Research
- General Habitat Assessments for Sensitive Species/Constraints Analysis
- Focused Threatened and Endangered Species Surveys
- Endangered Species Research Design and Implementation
- GIS Management, Development, Analysis, and Map Production
- Biological Assessment, Technical and Research Documents
- Riverside County MSHCP Compliance Surveys and Documentation
- United States Fish and Wildlife Service Emergency Consultation
- Endangered Species Act Permitting (Section 7 and 10a)
- Tribal Government Environmental Consultation
- Environmental Compliance Construction Monitoring
- Mitigation Bank Assessment and Development
- Expert Testimony
- GIS and Environmental Compliance Training

Southern California Office

701 Palomar Airport Road, Suite 300, Carlsbad, CA 92011

P: 949-300-0212

E: info@cadreenvironmental.com



**PROFESSIONAL
EXPERIENCE**

**2002 - Present Cadre Environmental, Carlsbad California
Owner/Research Biologist**

As Owner/Research Biologist for Cadre Environmental, I am responsible for all aspects of the business. These responsibilities include business development, client/agency interaction and coordination, project initiation and research, documentation, and mapping . I personally conduct all surveys for federal and state listed species for Cadre Environmental. Specifically, I have and continue to conduct focused survey programs for the arroyo toad, California red-legged frog, coastal California gnatcatcher, San Bernardino kangaroo rat and Pacific pocket mouse. I am currently conducting amphibian natural history research for both federal and private clients throughout Southern California. Clients include the Fallbrook Naval Weapons Station, United Water Conservation District, Rancho Mission Viejo, Rancho Las Flores Limited Partnership, and the Pechanga Indian Reservation. In addition to conducting sensitive species research, I am also responsible for developing Geographic Information System (GIS) databases including creation, database development, and map production.

I served as a member of Los Angeles County Significant Ecological Areas Technical Advisory Committee (SEATAC) from 2004-2006.

**1997 - 2002 PCR Services Corporation, Irvine California
Principal Wildlife Biologist/GIS Specialist**

As a Principal Wildlife Biologist for PCR Services Corporation, I conducted surveys for federal and state listed species with an emphasis on amphibians. I conducted amphibian natural history research for both federal and private clients on project sites totaling over 30,000 acres throughout Southern California. These clients included the United States Forest Service, United States Fish and Wildlife Service, Caltrans, Summit Valley Ranch, and Rancho Mission Viejo. In addition to conducting research, I served as a liaison between private landowners and the federal and state agencies providing assistance and strategic guidance throughout the permitting process. Some of the clients included AeraEnergy, LLC a division of Shell, The City of San Diego, Palmdale Water District, Woodside Homes, Pacific Century Homes, Communities Southwest, West San Bernardino Water District, Coussoulis Development, and KHovnanian Companies of California. Responsibilities also included a continued commitment to the identification of mitigation lands and participation in all stages of conducting baseline studies, agency coordination and documentation (technical reports, mitigation bank agreements, management plans). Mitigation bank projects included Viejo Substation (Southern California Edison), Hidden Ranch (Ecological Capital Corporation), Four Seasons (KHovnanian), Summit Valley (Caltrans), and Sonny Meadows (Taylor Family).

PROFESSIONAL EXPERIENCE

1995 - 1997

Michael Brandman Associates, Tustin California Wildlife Biologist/GIS Specialist

As a Wildlife Biologist for an environmental consulting firm, I conducted biological constraints analyses for both private and public clients throughout Southern California. These reconnaissance level surveys led to recommendations on strategies for addressing federal, state, and local regulations specific to the projects. This involved the preparation of proposals which included the development of scope of works, budgets, and schedules. Due to my experience with federal and state listed species and GIS, I was directly involved in all aspects of the projects I managed relating to biological resources. These included conducting focused surveys, developing GIS databases, conducting alternative analyses, and preparing documentation specific to the permit process. Six months after joining the Michael Brandman Associates Biological Services Division, I was promoted to Wildlife Biologist/GIS Specialist and was made the GIS Manager for the 10,000 acre Foothill Transportation South, Transportation Corridor Agencies, Corridor Project and have remained involved to the present time.

1994 - 1996

United States Forest Service, Angeles National Forest Wildlife Biologist

As a Wildlife Biologist, I conducted focused surveys for federal and state listed flora and fauna occurring throughout the Forest. Specifically I conducted an inventory/monitoring study for the California spotted owl throughout the Forest. I was also responsible for the documentation of the surveys which included recommendations for improving management practices specific to preventing impacts to sensitive species. As a biologist for the Forest Service, I also developed GIS coverages for those sensitive resources I documented during focused surveys. Tasks included the development of coverages, databases, and map production using ArcInfo and ArcView.

EDUCATION

2000

M.S., California State Polytechnic University, Pomona
Biological Sciences
Thesis: Arroyo Toad Upland Habitat Utilization and Movement Patterns

1993

B.A., California State University, Fullerton
Biological Sciences

Contact: Ruben S. Ramirez, Jr. 949-300-0212, r.ramirez@cadreenvironmental.com

February 21, 2025

VIA EMAIL: abby@benton-benton.com

Abby Sanchez
Benton and Benton Architects
7757 Girard Avenue
La Jolla, CA 92037

Subject: 8283 Prestwick Assessment Letter; Project No. PRJ-1074569; IO #: 24009412;

Dear Yunuen:

Your project is processing one or more [discretionary permits](#). As your Development Project Manager, I will coordinate all communications and schedule meetings directly with you. Please notify me if a different Point of Contact should be assigned while I am managing this project.

The Development Services Department has completed the 4th review of the project as described below:

Demolition of an existing 5128-square-foot single-family dwelling unit and the construction of a 12,479-square-foot two-story single-family dwelling unit with an attached garage, a basement level, a terrace with an outdoor kitchen, [a public utilities easement vacation](#) and associated site improvements. The 0.58-acre project site is located at 8283 Prestwick Drive (Assessor's Parcel Number 346-212-0100) in the Single Family (SF) zone of the La Jolla Shores Planned District within the La Jolla Community Plan. The site is zoned LJSPD-SF (La Jolla Shores Planned District - Single Family) with overlay zones including Airport Land Use Compatibility Overlay Zone for Marine Corps Air Station (MCAS) Miramar, Airport Influence Area Review Area 2 for MCAS Miramar, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Coastal Impact). Council District 1. (LEGAL DESCRIPTION: Lot 36 of Prestwick Estates Unit No. 1, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 4392, Filed in the Office of the County Recorder of San Diego County, November 13, 1959.

The project requires a Coastal Development Permit (CDP) in accordance with SDMC Section 126.0704(a)(5) as the proposed demolition will be 50-percent or more of the existing exterior walls; a Site Development Permit (SDP) in accordance with SDMC 143.0110, Table 143-01A as environmentally sensitive lands are present on the site and there is no exemption, regardless of impact, and also due to SDMC 1510.0201(a) for development within the La Jolla Shores Planned District; [and a public utility easement vacation in accordance with SDMC 125.1030\(b\) for a public utility easement that is no longer serving a public purpose.](#)

The CDP requires a Process Two decision in accordance with SDMC Section 126.0707(a); the SDP requires a Process Three decision in accordance with SDMC Section 126.0502(a)(1)(B) and the Public Utility Easement Vacation requires a Process Two decision in accordance with SDMC Section 125.1030(b). Consolidation of Processing regulations (SDMC 112.0103) mandates that all actions be consolidated and processed at the highest decision level. At this time, the decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer, with appeal rights to the Planning Commission.

At a minimum, a formal recommendation to the Hearing Officer will be prepared for your project only after the completion of the following milestones:

- All City staff review comments have been adequately addressed;
- A City Council recognized Community Planning Group has provided a formal project recommendation;
- An environmental determination has been made and that determination is in its final stages.

SIGNIFICANT PROJECT ISSUES: Carefully review the attached Project Issues Report, which contains review comments from staff representing various City reviewing disciplines, outside agencies, and the community planning group. All issues in the report must be addressed to move forward to a decision. Please provide a formal written response to all City Staff Review Comments.

RESUBMITTAL REQUIREMENTS: Incomplete submittals will result in review delays. At this time, additional documents and information are required. See the attached resubmittal requirements report for needed documents for the next review.

Note: SDMC Section [126.0115](#) requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days of receiving this letter, or **May 21, 2025**. Closed projects cannot be "reactivated". Once closed, the applicant shall be required to submit a new development permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

- **Accessing Digital Comments** - At this time, additional documents and information are required to continue the review process. Please visit Accela Citizen Access, log into your account and check both the Project Issues Report and the Submittal Requirements Report for the next time documents identified by each review discipline. If you have questions, please refer to the [DSD Online Permit Application Help Guide](#) for support or contact your Development Project Manager. Please keep track of any review comments that are marked as 'Conditions,' as these will become conditions of approval for your discretionary permit.
- **Uploading Resubmittal Documents** - Accela puts resubmittals into review automatically, but only if ALL required resubmittal documents are uploaded as individual files and at the same submittal session. **Incomplete submittals do not go into review until everything on the submittal report is uploaded.** It is your responsibility to upload everything that is

required. I am not alerted of incomplete submittals and I am not responsible for project delays caused by improper submittals. Once you have uploaded all your documents, please email me to confirm that you are in review. Failure to do so may result in additional delays.

Please refer to the

- ✓ DSD and Online Permit [Application Help Guide](#).
 - ✓ DSD [Training Videos](#) on Rechecks Required and Submitting Plans and Sheet Numbering Resubmitted.
- **Applicant Response to Project Issues Report:** Please prepare a cover letter or matrix/spreadsheet that specifically describes how you have addressed each of the comments. Please reference the plan, sheet number, report, or page number as appropriate to assist staff in providing the fastest review possible. If it is not feasible to address a particular issue, please indicate the reason. A response to each comment from the reviewers is necessary for staff to complete their review and greatly reduces the amount of work necessary to evaluate resubmittals as we tackle rising demands and workloads in our department.

FINANCIAL INFORMATION:

- Our most recent records show that there is a balance of **\$5,773.71** in the deposit account for your project. However, please be advised that the cost of this review has not been posted to your account and it may take four to six weeks to post these charges to the account. Deposit Account statements are mailed to the Financially Responsible Party on file with the breakdown of staff charges. Please contact me for assistance if you have not received your statement for the previous two months.

Please be advised that the [minimum required balance](#) for each approval type must be maintained throughout the process. Your project currently requires a minimum balance of **\$11,100.00**. Therefore, a deposit is required with your next submittal. Payments can be made in person at 1222 First Avenue on the third floor by scheduling an appointment using the following [link](#) or on the [Accela Citizen Access portal](#). Please note that **reviews will be immediately halted on any deposit account that is in deficit or goes into collections.**

- Environmental Document Filing Fees (due after decision hearing):
 - A California Environmental Quality Act (CEQA) Notice of Determination/Exemption (NOD/NOE) must be filed with the County of San Diego after the project's approval and after all appeal periods have been exhausted. This filing must be accompanied by a \$50 document handling fee. Provide a check for \$50 made out to **"San Diego County Clerk."**

Please mail to:
Development Services Department
1222 First Avenue, MS-501
San Diego CA 92101
Attn: Martin R. Mendez

Please include your project number: **PRJ-1074569** in the memo section of the check.

- California Department of Fish and Wildlife (CDFW) Filing Fee: The amount of the fee is dependent on the final environmental determination and would be a minimum of \$50 if the project is exempt. Please see the [CDFW](#) webpage for their fee schedule.

Meetings with Staff: Upon your review of the attached Project Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please contact me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met to facilitate the review of your proposal and to project a potential timeline for a hearing date, if needed.

PROJECT ISSUE RESOLUTION CONFERENCE: For more information see this [link](#).

SECOND OPINION GUARANTEE: For more information, see this [link](#).

SATISFACTION GUARANTEE: Although neutral to the outcome of any project, I am here to help guide you through the process and effectively communicate your questions and concerns within our department. My goal is to respond to any communication within 48 hours and provide updates and next steps in a timely manner. If you feel I am not meeting these expectations, please reach out to my manager, Travis Cleveland at 619-446-5407 or tcleveland@san Diego.gov.

I look forward to working with you and your team. I may be reached at 619-446-5309 or mrmendez@san Diego.gov.

Sincerely,

Martin R. Mendez
Development Project Manager

Enclosures:

1. Project Issues Report
2. Submittal Requirements Report
3. Invoice No 478432

cc: File
Harry Bubbins, Chair of the La Jolla Community Planning Association



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Project Address

Project Type Discretionary Project

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Other

DSD-Engineering Review

Hoss Florezabihi
FlorezabihiH@sandiego.gov
(619) 446-5348

[Comment 00023 | Page | Closed]

The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision.

[Comment 00024 | Page | Closed]

The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. The current Storm Water Development Regulations became effective on February 16, 2016 and this project will be subject to those regulations.

[Comment 00025 | Page | Closed]

While project description calls for demo existing single family residence and construct a new residence , Architectural scope of work calls for second story addition to existing. Please confirm and revise for consistency.

[Comment 00026 | Page | Closed]

Revise the Site Plan or add a Conceptual Grading Plan. Show the existing and proposed grading contours and spot elevations. Add a Grading Data Table with cut/fill and import/export quantities, plus the depths of cut and fill. If the quantity is ZERO, add that value to the required Data Table. Add pervious /impervious quantities in both Existing and Proposed condition , Add surface drainage flow patterns and slope gradient, and the collection and discharge points, for all site and roof drains. Show site drainage conveyance to public drainage system.

[Comment 00027 | Page | Closed]

Your Site/Conceptual Grading Plan must clearly show all existing and proposed improvements within public right of way along with their corresponding dimensions/sizes and call out driveway slope to the garage (profile ?). Propose to



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relocate existing mail box out of sidewalk area.

[Comment 00028 | Page | Closed]

Please note Municipal Code 142.0610(a) requires all public improvements and dedications (adjacent to the site) be up to current City Standards prior to issuance of building permit.

[Comment 00029 | Page | Closed]

Is there an existing recorded EMRA on this site ? If so provide a copy for review. Please note all private improvements within public right of way requires EMRA which is subject to City Engineer' s review /approval.

[Comment 00030 | Page | Closed]

Please note driveway's curb opening must be separated from property line by at least 3' per 142.0521(d).

[Comment 00031 | Page | Closed]

Grading Permit requirements -- Please note vertical fill or cut of 5' or more requires Grading permit and while cut underneath of building is exempt from Grading permit requirements "fill " is not. Provide building section and clearly show elevation difference existing and proposed grade. Determination will be made once review comments are addressed.

[Comment 00032 | Page | Closed]

The applicant did not complete the Storm Water Requirements Applicability Checklist correctly. This project is subject to permanent BMP s. The correct response to Part F is YES on either Item No. 1 or 2 . Submit a revised checklist on the next submittal. A determination will be made once requested info. is received.

[Comment 00033 | Page | Closed]

Revise Site plan and add the following Note :

Project is located within ASBS area and Owner/Applicant will be responsible to comply with all ASBS requirements accordingly.

[Comment 00034 | Page | Closed]

Revise the Site Plan and add a note that states: 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.

[Comment 00035 | Page | Closed]

Please list Coastal Development Permit No. 3190142 and Site Development Permit No.3190143 on Cover Sheet as part of project's title.

[Comment 00036 | Page | Closed]

Please provide a detail written response to all comments regardless you agree or not and in case of disagreement express your reasoning.

[Comment 00096 | Page | Closed]



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Please note this is Entitlement Review and not a Construction permit set , as such construction notes/details and construction BMP notes are not relevant and should not be part of Site Development Plan . Please remove sheet A 002 from the set (DS-560 is completed wrong and Construction BMP notes are not relevant).

[Comment 00097 | Page | Closed]

Please provide sections for retaining wall along west side of the property and show existing and proposed elevations , the difference between the two elevations (height of fill) and top and bottom of the wall (measured from footing).

[Comment 00098 | Page | Closed]

Please note existing mail box must be relocated out of sidewalk as it restrict pedestrian path of travel . It is preferable to be placed within private property.

[Comment 00099 | Page | Closed]

Circling back to comment #30 , revise Site and Grading plan to call out & show minimum 3' separation between property line and driveway's wing (curb opening). Also call out driveway width to be 12' (Max. allowable within Parking Impact Overlay zone).

[Comment 00100 | Page | Closed]

Regarding Grading Permit requirements (comment #31 of previous review) a determination will be made once wall section info. requested in comment # 97 is received.

[Comment 00101 | Page | Closed]

Storm Water Requirements

Per DS-560 this is a Standard project and is subject to LIDs.

Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable.

A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from:

https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf

[Comment 00102 | Page | Closed]

Please provide a detail written response to all comments regardless you agree or not and in case of disagreement express your reasoning.

[Comment 00107 | Page | Closed]

Sheet C- - While driveway's width is shown 12', call out on centerline of d/w is 16.5' . Correct/revise for consistency (12').

[Comment 00108 | Page | Closed]

Circling back to comment # 28 , right of way is under City Engineer's jurisdiction not post office, while City Engineer does not allow mailbox to be within pedestrian path of travel in sidewalk , typically mailbox can be placed within parkway portion of right of way while meeting post office requirements .

[Comment 00109 | Page | Closed]



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Regarding previous comment if you still have questions/concerns regarding mail box location you can get a second opinion from Deputy City Engineer Mr. Eric Mosolgo.

[Comment 00110 | Page | Closed]

Back to review comment #101 , while the response indicates Form I-4 & I-5 are completed , Could not find them uploaded to review.

[Comment 00111 | Page | Closed]

Unchecked comments of previous review are still standing and need to addressed.

[Comment 00112 | Page | Closed]

Please provide a detailed written response as how and where comments are addressed regardless you agree or not and in case of disagreement express your reasoning.

[Comment 00131 | Page | Conditional]

Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond, the closure of existing driveway and construct a new 12 ft driveway per current City Standards, adjacent to the site on Prestwick Drive.

[Comment 00132 | Page | Closed]

Prior to the issuance of any building permit the Owner/Permittee shall assure, by permit and bond, the closure of existing driveway and construct a new 12 ft driveway per current City Standards, adjacent to the site on Prestwick Drive.

[Comment 00133 | Page | Conditional]

Prior to the issuance of any building permit , the Owner/Permittee Shall relocate existing mail box out of public right of way on Prestwick Drive to satisfaction of the City Engineer.

[Comment 00134 | Page | Conditional]

Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrains , Private walk / Pavers and trees , landscaping /irrigations within Prestwick Drive public right of way.

[Comment 00135 | Page | Conditional]

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.

[Comment 00136 | Page | Closed]

Review Architectural Site plan, landscaping plan and Civil Site plan for consistency and revise accordingly (While the first two show pavers in portion of driveway, the civil sheet show standard driveway (within right of way/ between sidewalk and property line) the Civil sheets .



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Xiomara Rosenblatt-Dailey
xrosenblatt@sanidiego.gov

[Comment 00001 | Page | Closed]

Information Only (No response required)

Please note, the addendum/update letter requested in this review must be uploaded with the "Geotechnical Report Addendum" PDF file option only. The requested geotechnical report must be uploaded with the "Geotechnical Investigation Report" PDF file option only. Please note, geotechnical documents that are uploaded incorrectly are unacceptable as record documents.

References Reviewed:

Geotechnical Investigation, Proposed Dubreville Residence, 8283 Prestwick Drive, La Jolla, California, prepared by TerraPacific, dated October 19, 2022 (their project no. 22-171)

10/25/23- DSD-Geology Project Issues Report, 8283 Prestwick Residence, San Diego, California, prepared by TerraPacific, dated May9, 2023 (their project no. 22-171)

Site Development Plans: 8283 Prestwick Residence, 8283 Prestwick Drive, La Jolla, California, prepared by Benton & Benton, dated September 12, 2022.

[Comment 00002 | Page | Closed]

Submit a geotechnical addendum or update letter that specifically addresses the proposed development for the purposes of environmental review and the following:

[Comment 00003 | Page | Closed]

The project's geotechnical consultant must provide a professional opinion that existing and proposed slopes will have a factor-of-safety of 1.5 or greater regarding global and surficial stability following project completion.

[Comment 00004 | Page | Closed]

The project's geotechnical consultant should provide a conclusion regarding if the proposed development will destabilize or result in settlement of adjacent property or the Right-of-Way.

[Comment 00005 | Page | Closed]

According to the San Diego Seismic Safety Study Geologic Hazard Maps, the site is located in geologic hazard category 26, indicating unfavorable geologic structure. The project's geotechnical consultant must indicate if the geologic structure is favorable or unfavorable for the proposed development and clarify if adverse geologic structure will impact the proposed project.

[Comment 00006 | Page | Closed]

The geotechnical consultant must indicate if the site is suitable for the proposed development as designed or provide recommendations to mitigate the geologic hazards to an acceptable level.

[Comment 00007 | Page | Closed]

If remedial grading is recommended, show the limits of the recommended remedial grading on an updated geologic/geotechnical map. **Note, the geotechnical consultant should determine if the limits of grading may impact environmental resources on the site.**

10/25/2023- please address the bolded sentence of the comment. The updated map provided was acceptable.



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[Comment 00008 | Page | Closed]

The Architect of work must show the limits of grading on the grading plan. The limits of grading must encompass the limits of recommended remedial grading provided by the project's geotechnical consultant.

10/25/23- The limits are not shown on sheets C-01 and C-02 as indicated in the applicant response.

The limits must be clearly shown with a line symbol or labeled "Limits of Grading." The limits must encompass the area of remedial grading recommended by the project's geotechnical consultant and circumscribe the proposed grading in its entirety.

[Comment 00079 | Page | Closed]

The submitted Addendum and Original Geotechnical Investigation have not be properly authenticated. The geotechnical consultant must submit a **signed** and **stamped** Original report and addendum (see referenced reports comment 001).

[Comment 00106 | Page | Conditional]

INFORMATION ONLY:(no corrections required): The Geology Section has reviewed the submitted development plans and geotechnical documents. Based on that review, the project's geotechnical consultant has adequately addressed the geologic site conditions for the purposes of environmental review of the proposed development. The Geology Section has no additional comments currently and has no geology required conditions for the project.

DSD-Planning Review

Kyle Goossens
KGoossens@sandiego.gov
(619) 446-5475

[Comment 00077 | Page | Conditional]

Mitigation may include any of the following, as appropriate to the nature and extent of the impact:

(A) Dedication in fee title to the City of San Diego; or

(B) Dedication of a covenant of easement in favor of the City of San Diego, the California Department of Fish and Wildlife and

the U.S. Fish and Wildlife Service for either:

(i) An off-site location with long-term viability and biological values equal to or greater than the impacted site, and with limited right of entry for habitat management, as necessary;

Sensitive biological resources that are outside of the allowable development area on a premises, or are acquired as off-site mitigation as a condition of permit issuance, are to be left in a natural state and used only for those passive activities allowed as a condition of permit approval. If the land is not dedicated in fee to the City, identification of permissible passive activities and any other conditions of the permit shall be incorporated into a covenant of easement that shall be recorded against title to the property, in accordance with procedures set forth in Section 143.0152. The U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife are to be named as third party beneficiaries to any covenant of easement recorded pursuant to this section.

LDR-Environmental

Dawna Marshall



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dmarshall@sandiego.gov

[Comment 00050 | Page | Closed]

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. [Informational Item]

[Comment 00051 | Page | Closed]

Resubmittal Requirements

Applicant written response to all staff comment is required with each resubmittal. Any technical report requiring revisions must be submitted in a WORD strikeout/underline (SOUL) format. The City's expectation is that the applicant/consultant respond to comments and text edits; revisions are carried through the technical report as necessary; a thorough quality control/assurance is provided (i.e. complete read through of document beyond specific edits/comments). Failure to resubmit a SOUL format or complete revisions may extend the review of the technical study. [Informational Item]

[Comment 00052 | Page | Closed]

Environmental Determination

Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies.

Once issues raised, by EAS and other reviewing disciplines have been resolved, EAS will make a determination as to the appropriate environmental document based on all reviewed and submitted information. [\[Informational Item\]](#)

[Comment 00053 | Page | Closed]

Project Scope

A request for a COASTAL DEVELOPMENT PERMIT and a SITE DEVELOPMENT PERMIT for the demolition of an existing two-story 5,128 square feet single-family residence and to construct a two-story 12,479 square feet single-family residence with attached garage, basement level, and terrace with outdoor kitchen. The 0.58 acre project site is located at 8283 Prestwick Drive (Assessor's Parcel Number 346-212-0100) in the Single Family (SF) zone of the La Jolla Shores Planned District. Additionally, the project site is within the Airport Overlay Zone, Airport Air Influence Area (AIA) Review Area 2, Coastal Height Limitation Overlay Zone (CHLOZ), and Parking Impact Overlay Zone (Coastal). Council District 1. (LEGAL DESCRIPTION: Lot 36 of Prestwick Estates Unit No. 1, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 4392, Filed in the Office of the County Recorder of San Diego County, November 13, 1959.)

[Informational Item]

[Comment 00054 | Page | Closed]



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Land Use

General Plan/Community Plan/Land Development Code - EAS defers to LDR Planning Review on Land Development Code, community plan issues and CAP Checklist Steps 1 and 2 as applicable; refer to their comments for further information and/or clarification. EAS will coordinate with the LDR Planning.

[[Comment 00055](#) | [Page](#) | [Closed](#)]

Transportation

Based on the expected trip generation, the project would not require a Local Mobility Analysis or a Vehicle Miles Travelled (VMT) analysis. As the project meets the criteria to be considered a Small Project per the City of San Diego Transportation Study Manual (2022), VMT impacts would be less than significant. All pertinent information will be included within the appropriate environmental documents. No further comment is required.

[[Comment 00056](#) | [Page](#) | [Closed](#)]

Air Quality

Considering the scope of the proposed project, surrounding area, and zoning, the project is expected to conform to air quality standards. No air quality report is required. All pertinent information will be included within the appropriate environmental document. No further comment is required.

[[Comment 00057](#) | [Page](#) | [Closed](#)]

Biological Resources

The project site is an existing developed site within an urbanized residential area. Review of aerial and street level photography appears to show that the project site may contain some sensitive and potentially sensitive vegetation. Before a definitive determination of impacts to these resources can be made, and to what level of significance, an identification and quantification of biological resources must be established for the site. As indicated in EAS BMZ comment, BMZ 1 is considered an impact and BMZ 2 is impact neutral. Please provide a biological report which must be prepared in accordance with the City of San Diego's Biology Guidelines.

[[Comment 00058](#) | [Page](#) | [Closed](#)]

Geologic Conditions

The site is located within Geological Hazard Category 26, which is considered a slide-prone formation, Ardath: with unfavorable geologic structure.

EAS has received Geotechnical Investigation, Proposed Dubreville Residence, prepared by TerraPacific Consultants, Inc., dated October 19, 2022. Geology Review staff has requested additional information. EAS defers to Geology Review regarding geologic conditions; please refer to Geology Review comments for additional information and/or clarification.

[[Comment 00059](#) | [Page](#) | [Closed](#)]



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Greenhouse Gas Emissions (GHG)

EAS staff has reviewed the submitted Climate Action Plan (CAP) Consistency Checklist (Cycle 1). The following issues have been identified:

[Comment 00060 | Page | Closed]

GHG cont.

1. Contact Information, Project No./Name: Please include the project number along with the project name.

[Comment 00061 | Page | Closed]

GHG Cont.

2. Step 1 Land Use Consistency: Provide an explanation of how the project is consistent with the existing General Plan and Community Plan land use and zoning designations in the box provided.

"The project proposed is consistent with the General Plan which identifies the site for XXXX; additionally, the project is inconsistent with the XXXX Community Plan which designates the site for XXXX. Lastly, the project is consistent with the requirements of the XXXX zone."

The response must also explain how the project is meeting the intent of the General Plan, community plan, and zone designations. Please note that any question answered with a "no" could mean that your project has a significant unmitigated impact and would require the preparation of an environmental impact report.

[Comment 00062 | Page | Closed]

GHG Cont.

3. Strategy 1 Energy & Water Efficient Buildings, No. 1, Cool/Green Roofs: State exactly what the project proposes to implement consistent with the requirements of Strategy 1 within the response box. For example, "The project shall include roofing materials...consistent with CAP Consistency Checklist requirements." If the text cannot fit within the response box, state "Refer to attached response sheet."

[Comment 00063 | Page | Closed]

GHG Cont.

4. Strategy 1 Energy & Water Efficient Buildings, No. 2, Plumbing fixtures and fittings: State exactly what project proposes to implement consistent with the requirements of Strategy 1 within the response box. For example, "The project shall install ... consistent with CAP Consistency Checklist requirements." If the text cannot fit within the response box, state "Refer to attached response sheet."



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[Comment 00064 | Page | Closed]

GHG cont.

5. Revise the attached response sheet accordingly. Please note that any question answered with a “no” could mean that your project has a significant unmitigated impact and would require the preparation of an environmental impact report.

[Comment 00065 | Page | Closed]

GHG cont.

Additional reviewers are also required to review the CAP checklist, including LDR – Planning Review, Long Range and LDR- Transportation. EAS highly recommends the applicant coordinate with LDR Planning Review to ensure the checklist is responded to appropriately. Also, any Step 2 features that are required to be implemented by the project must be shown on the project plans. The response in the CAP Consistency Checklist must also state what plan sheet these features are located. Until all issues have been resolved EAS cannot provide a sign-off on the CAP Checklist.

[Comment 00066 | Page | Closed]

Health and Safety

Airport

The project is MCAS Miramar Airport Land Use Compatibility Overlay Zone. The site is in Airport Influence Area (AIA) Review Area 2 and Federal Aviation Administration Part 77 Notification Area, but outside the 60dB CNEL noise contour and Safety Zones (MCAS Miramar Airport Land Use Compatibility Plan, Airport Land Use Commission, San Diego County, 2011). EAS defers to both LDR Planning and Airport Planning staff. EAS will continue to work directly with the applicant through the project review process. Information related to this issue will be included within the appropriate document.

[Comment 00067 | Page | Closed]

BMZ

Landscape staff review has provided comments regarding consistency with Brush Management Regulations. Refer to Landscape staff comments. Should Landscape staff require revisions to the brush management zones, the biological technical report will need to reflect this.

Should alternative compliance be utilized as part of the project design, please provide a description of what would be utilized. Coordination between Landscape and Fire Review would be required in order to allow alternative compliance. Please refer to Landscape comments for additional information and/or clarification.

[Comment 00068 | Page | Closed]

Hazmat

The project site is not listed as a hazardous materials site in public records databases (i.e., Envirostor, Geotracker). Therefore, the project would not create a significant hazard to the public or the environment. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue.

[Comment 00069 | Page | Closed]

Historical Resources

Archaeology



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A record search of the California Historic Resources Information System (CHRIS) digital database was reviewed by qualified archaeological City staff to determine the presence or absence of potential resources within the project site. According to the CHRIS search, no sites are mapped within the project site.

No additional archaeological evaluation is recommended based upon the project location, site, photographs, scope of work, previously disturbed nature of the site, and negative CHRIS search. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue.

[Comment 00070 | Page | Closed]

Built Environment

The City of San Diego reviews projects requiring the demolition of structures 45 years or older for historic significance in compliance with the California Environmental Quality Act (CEQA). CEQA Section 21084.1 states that "A project that may cause a substantial adverse change in the significance of an historical resource is a project that may cause a significant effect on the environment." The existing single dwelling unit was potentially built prior to 1966 based on a historical aerial review, which makes the dwelling potentially over 45 years old and subject to evaluation for historical significance. Additional information is needed to determine the age of the building on the premise. Please submit the "Supplemental Submittal Requirements" documents per Information Bulletin 580 and a historical resources review will be started next cycle. (IB 580: <https://www.sandiego.gov/sites/default/files/dsdib580.pdf>)

[Comment 00071 | Page | Closed]

Hydrology/Drainage

EAS defers to Engineering Review on hydrology/drainage issues. Engineering Review staff has requested additional information; please refer to Engineering Review comments for additional information and/or clarification.

[Comment 00072 | Page | Closed]

Noise

Considering the scope of the proposed project, surrounding area, and zoning, the project is expected to conform to the City's construction noise and operational property line noise limits. No noise report required. All pertinent information will be included within the appropriate environmental document. No further comment is required.

[Comment 00073 | Page | Closed]

Tribal Cultural Resources

This project may be subject to Tribal Consultation under AB 52. If needed, EAS staff will distribute notification to those Native American Tribes that formally engaged in the AB 52 process with the City for possible consultation on this project. Please note that a request for consultation must be submitted by the Native American Tribes within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed.

[Comment 00074 | Page | Closed]

Paleontological Resources



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According to the Geology of the San Diego Metropolitan Area, California (1975) published by the California Division of Mines and Geology, the project site appears to be underlain by Ardath Shale (Geotechnical Investigation, TerraPacific Consultants, 2022) which is assigned a high sensitivity rating for paleontological resources.

Paleontological monitoring during grading activities may be required if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating). Please be aware that monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface.

At this time, grading quantities were not provided. Upon next submittal, please provide the total amount of grading and/or disturbance (import/export, amount of fill, and depth of cut from existing grade etc.) in a grading table as required as part of project submittal requirements.

[Comment 00075 | Page | Closed]

Water Quality

EAS defers to Engineering Review on water quality issues. Engineering Review staff has requested additional information; please refer to Engineering Review comments for additional information and/or clarification

Kelli Rasmus
KRasmus@sandiego.gov

[Comment 00137 | Page | Closed]

Biological Resources

EAS has received and reviewed the submitted BTR by Cadre Environmental (January 2024). Comments on the BTR were sent to the DPM to relay to the applicant biologist on July 19 , 2024.

[Comment 00138 | Page | Closed]

ENVIRONMENTAL DETERMINATION:

It appears that this project may qualify to be exempt from CEQA. However, additional information is required before an environmental review can be completed. The issues identified above and in any other discipline review comments must be addressed before an environmental determination can be made on this project.

[Comment 00139 | Page | Closed]

Biology:

LDR-EAS has reviewed the revised biological technical report prepared by Cadre Environmental (July 26, 2024) and has no further comment.

[Comment 00140 | Page | Open]



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The proposed activity is exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction) of the State CEQA Guidelines. This determination is preliminary until the Notice of Right to Appeal is posted. The date of the posting of the NORA represents the official environmental determination date.

Marissa Mariscal
mmariscal@sandiego.gov

[[Comment 00084](#) | [Page](#) | [Closed](#)]

Resubmittal Requirements

Applicant written response to all staff comment is required with each resubmittal. Any technical report requiring revisions must be submitted in a WORD strikeout/underline (SOUL) format. The City's expectation is that the applicant/consultant respond to comments and text edits; revisions are carried through the technical report as necessary; a thorough quality control/assurance is provided (i.e. complete read through of document beyond specific edits/comments). Failure to resubmit a SOUL format or complete revisions may extend the review of the technical study. [Informational Item]

[[Comment 00085](#) | [Page](#) | [Closed](#)]

Land [Use](#)

[EAS defers to LDR Planning Review on Land Development Code and General/community plan issues. As indicated in their comments, LDR-Planning Review has cleared all comments. The proposed project would be consistent with the land use and zoning, and no environmental impacts related to land use conflicts would occur. All pertinent information will be included within the appropriate environmental document. No further comment is required.](#)

[[Comment 00086](#) | [Page](#) | [Closed](#)]

[Biological Resources](#)

[As requested in the previous review, the applicant submitted the Biological Technical Report for the project prepared by Cadre Environmental \(April 21, 2023\). Redlines will be sent under separate cover.](#)

[[Comment 00087](#) | [Page](#) | [Closed](#)]

[Geologic Conditions](#)

[EAS defers to Geology Review regarding geologic conditions; refer to Geology Review comments for additional information and/or clarification.](#)

[[Comment 00088](#) | [Page](#) | [Closed](#)]

[Greenhouse Gas Emissions \(GHG\)](#)

[EAS has reviewed the resubmitted Climate Action Plan Consistency Checklist and all issues have been addressed. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue.](#)

[[Comment 00089](#) | [Page](#) | [Closed](#)]

[Health and Safety](#)



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Airport

As indicated previously, EAS defers to Planning Review regarding consistency with airport and related planning requirements. Planning Review has identified no airport-related issues. All pertinent information will be included in the environmental document. EAS has no further comments related to this issue.

[[Comment 00090](#) | [Page](#) | [Closed](#)]

Health and Safety

As indicated in the previous review, EAS defers to Landscape Review regarding consistency with Brush Management Regulations. The biological technical report will need to be updated to describe revisions to brush management zones and alternative compliance. Refer to Landscape comments for additional information and/or clarification.

[[Comment 00091](#) | [Page](#) | [Closed](#)]

Historical Resources

EAS defers to Historic Review regarding significant historical resources; refer to Historic Review comments for additional information and/or clarification.

[[Comment 00092](#) | [Page](#) | [Closed](#)]

Hydrology/Drainage

EAS defers to Engineering Review on hydrology/drainage issues; refer to Engineering Review comments for additional information and/or clarification.

[[Comment 00093](#) | [Page](#) | [Closed](#)]

Tribal Cultural Resources

This project may be subject to Tribal Consultation under AB 52. If needed, EAS staff will distribute notification to those Native American Tribes that formally engaged in the AB 52 process with the City for possible consultation on this project. Please note that a request for consultation must be submitted by the Native American Tribes within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed.

[[Comment 00094](#) | [Page](#) | [Closed](#)]

Paleontological Resources

Paleontological monitoring during grading activities may be required if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating). Based on a review of the plans (Sheet C-2; 9/21/23), the project would involve more than 1,000 cubic yards of cut and more than 10 feet of cut depth. As such, paleontological monitoring would be required as part of Land Development Code Compliance SDMC Section 142.0151. EAS has no further comment. All pertinent information will be included within the appropriate environmental document.

[[Comment 00095](#) | [Page](#) | [Closed](#)]

Water Quality



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1222 1st Avenue, San Diego, CA 92101

[EAS defers to Engineering Review on water quality issues; refer to Engineering Review comments for additional information and/or clarification.](#)

[[Comment 00125](#) | [Page](#) | [Closed](#)]

[Biological Resources](#)

[EAS has received and reviewed the submitted BTR by Cadre Environmental \(January 2024\). Redlines were sent to biologist April 26, 2024, with DPM copied.](#)

[[Comment 00126](#) | [Page](#) | [Closed](#)]

[Health and Safety](#)

[BMZ](#)

[***2nd Request***](#)

[As indicated previously, EAS defers to Landscape Review regarding consistency with Brush Management Regulations. The biological technical report will need to be updated to describe revisions to brush management zones and alternative compliance. Refer to Landscape comments for additional information and/or clarification.](#)

[[Comment 00127](#) | [Page](#) | [Closed](#)]

[Historical Resources](#)

[Built Environment](#)

[As indicated in previous comments, EAS defers to Historic Review regarding significant historical resources. Historic Review determined on March 1, 2024, that the project did not meet local designation criteria as an individually significant resource under any adopted Historic Resources Board criteria. This determination is good for five years from the date of review. As such, the site does not include a significant historic resource and the project would result in no impact to a significant historic resource. All pertinent information will be included within the appropriate environmental document. No further comment is required.](#)

[[Comment 00128](#) | [Page](#) | [Closed](#)]

[Hydrology/Drainage](#)

[EAS defers to Engineering Review on hydrology/drainage issues; refer to Engineering Review comments for additional information and/or clarification.](#)

[[Comment 00129](#) | [Page](#) | [Closed](#)]

[Water Quality](#)

[EAS defers to Engineering Review on water quality issues; refer to Engineering Review comments for additional information and/or clarification.](#)

[MCAS Miramar](#)

Martin Mendez
MRMendez@sandiego.gov
(619) 446-5309



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

[\[Comment 00105 | Page | Closed \]](#)

[Proxy review for Kristin M. Camper, MCAS Miramar Community Plans and Liaison Manager.](#)

[DEVELOPMENT SERVICES DEPARTMENT](#)
[CITY OF SAN DIEGO](#)
[1222 FIRST AVENUE, MS-501](#)
[SAN DIEGO, CA 92101](#)
[ATTN: MARTIN MENDEZ](#)

[Dear Mr. Mendez,](#)

[This comment letter is in reference to the proposed project located at 8283 Prestwick Drive within the La Jolla Community Planning Area. The project proposes the demolition of a single-family residential unit and the construction of a new 12,479-square-foot single-family residential unit on a 0.58-acre site.](#)

[The project is consistent with Marine Corps Air Station \(MCAS\) Miramar's Air Installations Compatible Use Zones \(AICUZ\) noise and safety criteria. This location is outside of any Accident Potential Zones, but is located under multiple flight corridors and will experience noise from operations. MCAS Miramar can operate 24 hours per day, 7 days per week. Actual hours of operation reflect fiscal and manpower constraints and efforts to reduce noise impacts to the surrounding community, but are driven by mission requirements.](#)

[Thank you for the opportunity to comment on this proposal. If you have any questions, please contact my office at \(858\) 307-6603.](#)

[Site Development Plans PRJ-1074569.pdf](#)

[Community Planning Group](#)

[Martin Mendez](#)
MRMendez@san Diego.gov
[\(619\) 446-5309](#)

[\[Comment 00076 | Sheet A000 | Closed \]](#)

[The proposed project is located within the La Jolla Community Planning Area and the La Jolla Shores Planned District. The La Jolla Community Planning Group and the La Jolla Shores Planned District Ordinance Advisory Board are the officially recognized community group for the area to provide project recommendations to the City.](#)

[Development Services Department \(DSD\) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" provides additional information about the advisory role of the Community Planning Groups and is available at:](#)

<https://www.sandiego.gov/sites/default/files/dsdib620.pdf>

[Council Policy 600-24 provides guidance to the Community Planning Groups and is available at:](#)

https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

[Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended but not required part of the project review process. You may contact the Chair of the La Jolla Community Planning Board and the Chair of the La Jolla](#)



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Shores Planned District Ordinance Advisory Board to schedule your project for a presentation before their groups at their next available meeting.

Community Planning Group contact information is available at:

<https://www.sandiego.gov/planning/community/contacts>

Submit the IB 620 Community Planning Committee Distribution Form online and/or provide minutes from the meeting which includes the vote count for your project.

[Comment 00103 | Sheet A000 | Conditional]

The proposed project is located within the La Jolla Community Planning Area and the La Jolla Shores Planned District. The La Jolla Community Planning Group and the La Jolla Shores Planned District Ordinance Advisory Board are the officially recognized community group for the area to provide project recommendations to the City.

Development Services Department (DSD) Information Bulletin #620, "Coordination of Project Management with Community Planning Committees" provides additional information about the advisory role of the Community Planning Groups and is available at:

<https://www.sandiego.gov/sites/default/files/dsdib620.pdf>

Council Policy 600-24 provides guidance to the Community Planning Groups and is available at:

https://docs.sandiego.gov/councilpolicies/cpd_600-24.pdf

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended but not required part of the project review process. You may contact the Chair of the La Jolla Community Planning Board and the Chair of the La Jolla Shores Planned District Ordinance Advisory Board to schedule your project for a presentation before their groups at their next available meeting.

Community Planning Group contact information is available at:

<https://www.sandiego.gov/planning/community/contacts>

Submit the IB 620 Community Planning Committee Distribution Form online and/or provide minutes from the meeting which includes the vote count for your project.

Contacts:

LA JOLLA COMMUNITY PLANNING ASSOCIATION: info@lajollacpa.org

Project was presented to the La Jolla Community Planning Association / LA JOLLA SHORES PERMIT REVIEW COMMITTEE AGENDA on June 15, 2022 and received a vote to recommend approval with a vote of 6-0-1, MOTION: HAAS-COURTNEY

DSD-Historic



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Alvin Lin
AMLin@sandiego.gov

[**Comment 00104** | **Sheet A000** | **Closed**]

The property located at 8283 Prestwick Dr, APN 346-212-0100, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required.)

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website:

<http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf> (Informational Only; No Response or Action Required)

More information regarding this review process can be found in Information Bulletin 580:

<http://www.sandiego.gov/development-services/pdf/industry/info/bulletin/ib580.pdf> (Informational Only; No Response or Action Required)

If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required.)

If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required.)

Staff has reviewed the photos, Assessor's Building Record, notice of completion (not available), water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination:

The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required)

Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required.)

DSD-Landscape Review

Clare Gamelin
CGamelin@sandiego.gov
(619) 446-5228

[**Comment 00037** | **Sheet I102** | **Closed**]

Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact



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reviewer at: cgamelin@sandiego.gov

Refer to the following link for DSD's user guide on electronic submittals:

<https://www.sandiego.gov/sites/default/files/opensdsd-user-guide-pts-projects.pdf>

[Comment 00038 | Sheet I102 | Closed]

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[Comment 00039 | Sheet I102 | Closed]

Development requirements, Landscape Plan: Per La Jolla Shores Plan District Ordinance, SDMC [§1510.0304(h)(i)] a minimum of 30% of the total parcel area shall be landscaped. Provide Landscape Plans that identify the ornamental landscape, native material, and hardscape areas. Label all trees by species and caliper size. If existing landscape areas area to remain, notate so on the plans.

[Comment 00040 | Sheet I102 | Closed]

Water Conservation: If any alterations to the landscape areas exceed 500sf, then water budget calculations for MAWA and ETWU will be required, along with a hydrozone diagram.

[Comment 00041 | Sheet I102 | Closed]

Street Trees [SDMC §142.0610]: Street Trees are required as part of the public improvements at a rate of one 24-inch box tree per 30' of street frontage. Parcel is located in Tree District 3, as identified in Appendix E of the La Jolla Community Plan (LJCP).

[Comment 00042 | Sheet I102 | Closed]

Species Legend: List 2-3 plant species per plant symbol on legend, consistent with the Land Development Manual: Project Submittal Requirements Section 4 - Item 11.1.4 (available online,) in order to allow for flexibilities in design on future construction plans. Plant species listed per symbol should have similar maintenance and growth attributes.

[Comment 00043 | Sheet I101 | Closed]

Brush Management Zones [§142.0412]: Typical Brush Management Zones consists of a 35-ft Zone 1 and a 65-ft Zone 2; However, for the project at hand non-standard zones apply, Zone 1 shall extend from the rear of the residence to the retaining wall and top of slope, and Zone 2 will extend from the retaining wall and top of slope towered the property line together equaling 100 feet of defensible space.

[Comment 00044 | Sheet I101 | Closed]

Brush Management Alternative Compliance: Development will require alternative compliance measures as mitigation for the reduced brush management zones. Identify brush management zones on plans and then submit to Landscape. After landscape reviews plans staff will forward to the Deputy Fire Marshal (Fire-Plan Review) for approval. Landscape cannot signoff of project until Fire-Plan review has approved.

[Comment 00045 | Sheet I101 | Closed]



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Irrigation Information: If there is an existing irrigation system in Zone 1, show the location of the controller and valves. If there is no existing irrigation system, identify the location of all hose-bibs, required within 50-ft of all Zone One areas. Provide this information on the Brush Management Plan.

[[Comment 00046](#) | [Sheet I101](#) | [Closed](#)]

Please add the following note per FPB Policy B-08-1: "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 the satisfaction of the City of San Diego that the thinning would be consistent with the conditions of species coverage described in the City of San Diego's MSCP Subarea Plan."

[[Comment 00047](#) | [Sheet I101](#) | [Closed](#)]

Environmentally Sensitive Lands (ESLs): Please label all existing sensitive slope vegetation at "Diegan Coastal Sage Scrub" consistent with City mapping. This area is to be maintained protected in brush management zone 2 conditions.

[[Comment 00048](#) | [Sheet I101](#) | [Closed](#)]

Provide the following note on the Brush Management Plan: "The Owner/Permittee shall schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

[[Comment 00049](#) | [Sheet I101](#) | [Closed](#)]

Adjacent Properties – Include the following note: 'Offsite brush management shall be the responsibility of adjacent property owners. For fuel-load maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor – Brush/Weed Complaint line at: (619) 533-4444.'

[[Comment 00080](#) | [Sheet I101](#) | [Closed](#)]

Brush Management Zones: Brush Management zones on sheet I101 are incorrect. Please refer to comment number 43 (previous review) for correct dimensions for BM zone one and two. Please show the distance dimension for zone one on the BM plan.

[[Comment 00081](#) | [Sheet I102](#) | [Closed](#)]

Landscape Calculation for LJSPD: Please remove area calculation for synthetic turf from overall landscape calculation. Synthetic turf is considered hardscape not landscape.

[[Comment 00082](#) | [Sheet I102](#) | [Closed](#)]

Street Trees: Per SDMC 142.0409 proposed street trees shall be "24-inch box canopy form tree for every 30 linear feet of street frontage, excluding curb cuts and required clearances for designated bus stops." Palm tree species are not canopy trees and do not help achieve the goals of San Diego Climate Action Plan. Please reselect a canopy tree from La Jolla community plan (district 3).

[[Comment 00083](#) | [Sheet I102](#) | [Closed](#)]

Screening – Retaining Walls: Provide landscape screening in all locations where proposed retaining wall exceed 5' in height. Include a plant legend that identifies 2-3 plant species per plant symbol, and indicates the container size and the mature spread and height of proposed species.



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[Comment 00113 | Sheet LL-1 | Conditional]

Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water 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.

[Comment 00114 | Sheet LL-1 | Conditional]

Prior to issuance of any construction permit for public 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 which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

[Comment 00115 | Sheet LL-1 | Conditional]

In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

[Comment 00116 | Sheet LL-1 | Conditional]

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 another entity approved by the Development Services Department. 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.

[Comment 00117 | Sheet LL-1 | Conditional]

If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction plans is damaged or removed, 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 Certificate of Occupancy

[Comment 00118 | Sheet LL-1 | Conditional]

Brush Management Program

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.

[Comment 00119 | Sheet LL-1 | Conditional]

The Brush Management Program shall be based on a standard Zone One of 35-ft. in width and a Zone Two of 65-ft. in width, exercising the Zone Two reduction option and Alternative Compliance measures set forth under §142.0412(f), §142.0412(i), and §142.0412(j). Zone One shall range from 32-ft. to 40-ft. in width with a corresponding Zone Two of 57.5-ft. to 67 -ft. in width, extending out from the habitable structures towards the native/naturalized vegetation as shown on Exhibit "A." Where the full brush management zones cannot be provided, openings along the brush side of the habitable structures, plus a 10-ft. perpendicular return along adjacent wall faces, shall be upgraded to dual-glazed, dual-tempered panes as alternative compliance for the reduced brush management zones.



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[Comment 00120 | Sheet LL-1 | Conditional]

Radiant Heat Wall shall be 6ft high, 1-hr fire-rated, located along the outer edge of Zone One. Upgraded openings shall be dual-glazed, dual-tempered panes, brush side of the structure plus a 10-ft perpendicular return along adjacent wall faces.

[Comment 00121 | Sheet LL-1 | Conditional]

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

[Comment 00122 | Sheet LL-1 | Conditional]

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

[Comment 00123 | Sheet LL-1 | Conditional]

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

[Comment 00124 | Sheet LL-1 | Conditional]

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

[Comment 00130 | Sheet P-1 | Closed]

Brush Management Plans: There are currently two sets on brush management plans in the site development plans. Please remove sheets L-100-L-102 and keep P1-P3. Brush management zones shall be taken from structure to rear wall (zone one) Zone two taken from rear wall toward the property line. Please note, NO irrigation can occur in zone 2.

DSD-Planning Review

Kyle Goossens
KGoossens@sandiego.gov
(619) 446-5475

[Comment 00009 | Sheet A000 | Closed]

The proposed project is a Site Development Permit and Coastal Development Permit to demolish an existing single dwelling unit and construct a new two-story single dwelling unit.

The project site is located at 8283 Prestwick Dr within the La Jolla Community Plan. The site is zoned LJSPD-SF with overlay zones including Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area (MCAS Miramar Review Area 2), Coastal Height Limit Overlay Zone, and Coastal Overlay Zone (Non-Appealable Area 2).

The public health, safety, and welfare require that property in La Jolla Shores shall be protected from impairment in value and that the distinctive residential character and the open seascape orientation of the La Jolla Shores Area shall be retained and enhanced.



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The development of land in La Jolla Shores should be controlled so as to protect and enhance the area's unique ocean-oriented setting, architectural character and natural terrain and enable the area to maintain its distinctive identity as part of one of the outstanding residential areas of the Pacific Coast. The proper development of La Jolla Shores is in keeping with the objectives and proposals of the General Plan for the City of San Diego, of the La Jolla Community Plan, and of the La Jolla Shores Precise Plan.

[Comment 00010 | Sheet A000 | Closed]

The Coastal Development Permit is required per SDMC 126.0704(a)(5) as the proposed demolition will be 50% or more of the exterior walls. The Site Development Permit is required due to SDMC 143.0110(c)(1) as environmentally sensitive lands are present on the site and there is no exemption, regardless of impact, and also due to SDMC 1510.0201(a). The CDP and SDP will be decided in accordance with Process Three. The decision may be appealed to the Planning Commission.

Finding for all Coastal Development Permits

(1) 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;

(2) The proposed coastal development will not adversely affect environmentally sensitive lands; and

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

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

A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings and the supplemental findings that are applicable to the proposed development.

(a) Findings for all Site Development Permits

(1) The proposed development will not adversely affect the applicable land use plan;

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

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

Supplemental Findings--Environmentally Sensitive Lands

A Site Development Permit required in accordance with Section 143.0110 because of potential impacts to environmentally sensitive lands may be approved or conditionally approved only if the decision maker makes the following supplemental findings.

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



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

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

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

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

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

Provide Draft Findings at resubmittal.

[Comment 00011 | Sheet A000 | Closed]

La Jolla Residential Land Use Goal Provide a high quality residential environment in La Jolla that respects its relationship to the sea, to hillsides and to open space. Project will meet this goal by providing an updated dwelling unit that respects the relationship to the sea, hillsides and open space by adhering to all base zone and environmentally sensitive lands regulations.

La Jolla Residential Land Use Goal Promote the development of a variety of housing types and styles in La Jolla. Project meets this goal by providing an updated single dwelling unit with a different architectural style that will add to the eclectic nature of the community.

La Jolla Residential Land Use Goal Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. As stated above, the project will meet this goal by providing an updated dwelling unit that will adhere to the base zone and environmentally sensitive lands regulations, which assist in regulating bulk and scale, protects natural features, and protects the relationship between new and existing structures.

La Jolla Residential Policy Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density. The La Jolla Community Plan identifies the land use and density at Very Low Density Residential (0-5 du/ac). The replacement of an existing SDU will not change the density of the area and will adhere to this policy.

La Jolla Residential Policy The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures. The La Jolla Shores PDO assists in controlling bulk and scale of new development, and the adherence to the PDO will be an adherence to this policy.

The City should ensure that new residential development within La Jolla complies with the landscape and streetscape guidelines that are identified in this element and in Appendix E of this plan. Landscape Staff will ensure adherence to this policy.

La Jolla Residential Policy All development and redevelopment projects should be subject to the policies and recommendations outlined under the Visual Resources, Coastal Bluffs, and Public and Shoreline Access Sections of the Natural Resources and Open Space System Element. Project is not within a public view corridor as identified in the community plan, and adherence to the ESL regulations will be adherence to the Open Space System Element policies and recommendations of the community plan.



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La Jolla Residential Recommendation In order to regulate the scale of new development, apply development regulations to all residential properties in La Jolla that proportionally relate the building envelope to the existing lot dimensions. Apply minimum side and rear yard setback requirements that separate structures from adjacent properties in order to prevent a wall effect along the street face as viewed from the public right-of-way. Side yard setbacks should be incrementally increased for wider lots. Project will acknowledge this recommendation by adhering to the PDO regulations.

La Jolla Residential Recommendation In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements. Project provides visual relief by providing recessed and projecting balconies, offsetting planes, and varying rooflines, acknowledging this recommendation.

La Jolla Residential Recommendation For large lots in single dwelling unit areas, apply development regulations that will limit the perceived bulk and scale differences relative to surrounding lots. Apply a sliding scale for floor area ratios that will decrease building scale as the lot size increases. The floor area ratio for La Jolla Shores is not yet applicable within the Coastal Overlay Zone, however the project will be subject to the maximum 60% lot coverage of the area. The bulk and scale will be regulated through the lot coverage and will still acknowledge this recommendation.

La Jolla Residential Recommendation 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. While the proposed structure does not contain a "wedding cake" like appearance, the project will acknowledge this recommendation by adhering to the height limits, providing articulation, and avoiding a box-like structure.

La Jolla Residential Recommendation For all residential projects, consider the structures site design and solar orientation in order to maximize energy efficiency. The project will be subject to solar photovoltaic systems as a part of Title 24 and CRC requirements at the construction permit phase, acknowledging this policy.

Present this project to the La Jolla Community Planning Group(s) and La Jolla Shores Planned District Advisory Group. The recommendation from the La Jolla Shores Planned District Advisory Group is required per 1510.0201. Provide comments, concerns, and/or recommendations upon resubmittal.

[Comment 00012 | Sheet A101 | Closed]

Show, label and dimension the 15 foot established front yard setback on the site plan. Ensure that the setback is labeled as established.

[Comment 00013 | Sheet A300 | Closed]

Show, label, and dimension Plumb line measurement on all elevations. The structure height is measured from all points on top of a structure to existing grade or proposed grade, whichever is lower, directly below each point. This measurement is taken vertically through the structure at each point where structure height is being measured.

[Comment 00014 | Sheet A300 | Closed]

Show, label, and dimension the Overall Height Measurement on all elevations. The overall structure height is measured from the lowest point of existing grade or proposed grade within 5 feet of the structure's perimeter (building wall, balcony, bay window, or similar architectural projection) or at the property line, whichever is closer, to the highest point of the structure, projected horizontally to directly above this lowest point of grade. The overall structure height shall not exceed the maximum permitted structure height of the applicable zone plus an amount equal to either the maximum



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grade differential within the structure's footprint or 10 feet, whichever is less. The structure height shall not exceed the maximum allowed by the applicable zone at any one point.

[Comment 00015 | Sheet A300 | Closed]

Show, label and dimension the Coastal Height Limit on all elevations. The base of the measurement shall be taken from finished grade in accordance with the 1970 Uniform Building Code. The height shall be measured from the highest adjoining sidewalk or ground surface within 5 feet of the structure, provided that the height measured from the lowest adjoining surface shall not exceed such maximum height by more than 10 feet.

[Comment 00016 | Sheet A101 | Closed]

Building and structure setbacks shall be in general conformity with those in the vicinity. Staff believes the proposed structure is in general conformity with the surrounding area for setback purposes.

[Comment 00017 | Sheet A300 | Closed]

Identify the exterior walls materials on the elevations. Exterior wall materials shall be limited to wood siding, wood shingles, adobe and concrete blocks, brick, stucco, concrete or natural stone. White and natural earth colors should predominate. Primary colors may be used for accent.

[Comment 00018 | Sheet A202 | Closed]

Dimension the parking spaces in the proposed garage and ensure conformance with the minimum dimensions in Table 142-05K. The garage must have at least two off-street parking spaces.

[Comment 00019 | Sheet A100 | Closed]

The site contains ESL in the form of steep hillsides and sensitive biological resources as mapped in City GIS systems. Provide a biological letter at resubmittal for staff to determine how the project will be in conformance to the sensitive biological resources regulations. Staff is aware that the project does not encroach into these areas, however the project is not exempted from ESL regulations.

DSD-Water and Sewer

Irina Itkin
litkin@sandiego.gov
(619) 446-5422

[Comment 00141 | Sheet C-2 | Closed]

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[Comment 00142 | Sheet C-2 | Closed]



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On sheets C-1 and C-2, show and label the existing 8" AC water main on Prestwick Drive, per 7964-D improvement drawing number.

[[Comment 00143](#) | [Sheet C-2](#) | [Closed](#)]

On sheets C-1 and C-2, show and label the existing 8" VC sewer main on Prestwick Drive, per 7964-D improvement drawing number.

[[Comment 00144](#) | [Sheet C-2](#) | [Closed](#)]

All existing water services should be shown from the existing 8" AC water main on Prestwick Drive, to the subject property. Please revise.

[[Comment 00145](#) | [Sheet C-2](#) | [Open](#)]

Show the location of backflow preventer.

[[Comment 00146](#) | [Sheet C-2](#) | [Closed](#)]

According to our record it is no existing water meter in this location, please verify.

[[Comment 00147](#) | [Sheet C-2](#) | [Closed](#)]

Show the existing sewer lateral from the subject property to the point of connection to the existing 8" VC sewer main on Prestwick Drive.

[[Comment 00148](#) | [Sheet C-2](#) | [Closed](#)]

For the existing sewer lateral, please indicate whether the lateral to be remained or to be plugged at property line. If the existing sewer lateral needs to be plugged at property line, show the proposed sewer lateral from the subject property to the point of connection to the existing sewer main.

[[Comment 00149](#) | [Sheet C-2](#) | [Open](#)]

BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. Please relocate the existing Backflow preventer to comply with the above requirement.

[[Comment 00150](#) | [Sheet C-2](#) | [Open](#)]

On sheets C-1 and C-2, show and label the existing 10" AC water main on Prestwick Drive, per 7964-D improvement drawing number.

[[Comment 00151](#) | [Sheet C-2](#) | [Open](#)]

The existing 10" AC water main in the easement has been submitted to the Water Operation Section. The Water Operation section should confirm if the existing 10" AC water main in the easement in use or abandoned.

Fire-Plan Review



THE CITY OF SAN DIEGO
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1222 1st Avenue, San Diego, CA 92101

Nathaniel Boyle
natebu@sanidiego.gov
619-533-4481

[Comment 00020 | Sheet I101 | Closed]

Brush Management: Provide a Brush Management Plan per Landscape and Fire requirements as the project is in VHFSZ. Show mitigation applied to structure as a note on the Brush Management Plan. Refer to Landscape comments for information to be provided on Brush Management Plan. Fire will review for Alternative Compliance mitigation due to reduced defensible space prior to Landscape sign-off. See FPB Policy B-18-01 https://www.sandiego.gov/sites/default/files/f-18-1.policy_0.pdf.

[Comment 00021 | Sheet I101 | Closed]

Hose Pull: Per section 503.1.1 of 2019 CFC, all portions of the exterior perimeter of new buildings shall be within 150' (non-sprinklered) or 200' (sprinklered) of a fire access road. Show hose pull on plans.

[Comment 00022 | Sheet I101 | Closed]

Please address Fire Plan Reviews comments so they can be closed out.

Thank you.

PSM-Discretionary PM

Martin Mendez
MRMendez@sanidiego.gov
(619) 446-5309

[Comment 00078 | Sheet A000 | Closed]

1. Ensure all sheet numbers are provided on the lower right hand corner of all plans. Sheet numbers should not be in the middle of the sheet. Not providing a clearly recognizable sheet number in the lower right hand corner of each sheet will cause delays in the review of the plans.

2. Plans are to be uploaded as "Site Development Plans" document type, do not upload plans as "Building Plans" as that document type is reserved for "Building Construction Plans" to be reviewed during ministerial/building permit plan check.

3. Two rendering pages/material boards (PDF) were uploaded with the Site Development Plans, ensure these two exhibits have a sheet number. For reference they were assigned as R-1 and R-2 in our system. Please label those two exhibits with sheet number R-1 and R-2 to ensure consistency.



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Project Address: 8283 Prestwick Dr, San Diego, CA 92037 **Project Type:** Discretionary Project
Primary Contact: abby@benton-benton.com

Upload any additional/optional documents prior to submitting the required documents.
Do not use documents with volume #'s unless specifically requested below, volume #'s should only be used for multi volume plan submittals not for use with single volume sets.

Required Documents:

Applicant Response to Issues	DSD-Water and Sewer
Draft Findings	DSD-Planning Review
Easement Drawing	DSD-Map Check
Legal Description - Proposed	DSD-Map Check
Map Reference Material	DSD-Map Check
Site Development Plans	DSD-Water and Sewer
Title Report	DSD-Map Check
Traverses	DSD-Map Check



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1222 1st Avenue, San Diego, CA 92101

Project Address

Project Type Discretionary Project

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Easement Drawing PRJ-1074569.pdf

DSD-Map Check

Antonio Arcillas
AArcillas@sandiego.gov
(619) 687-5951

[Comment 00160 | Sheet B001 | Open]

EXHIBIT 'B' - TITLE BLOCK

Please add the following project reference information to all B-Sheet title blocks:

PRJ NO.: 1074569

PMT NO.: 3333357

NAD 27 COORDINATES: 252-1693

CCS 83 COORDINATES: 1892-6253

DRAWING NO.: 102170-B

(Please note, individual Drawing sheet number specified in two sheet locations: (1) "SHEET X OF X SHEETS" format located at center of title block under City of San Diego, and (2) numerical "B" number located in lower right-corner box (ie., "B001," "B002," etc.).

[Comment 00161 | Sheet B001 | Open]

EXHIBIT 'B' - PROJECT TITLE

Please label the project title with the following two title elements: (1) easement title label coincident to Exhibit 'A' easement title displayed in large bold text font located at top center title block; and, (2) abbreviated project site legal description displayed in smaller (half-size easement label text) bold text font located beneath easement title label.

Please revise the title to read' "SEWER, WATER, DRAINAGE, AND PUBLIC UTILITIES EASEMENTS VACATION - PORTION OF LOT 36 OF PRESTWICK ESTATES UNIT NO. 1, MAP NO. 4392"

[Comment 00162 | Sheet B001 | Open]

Please add the following inside the title block:

RESOLUTION NO. _____

ADOPTED _____



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[Comment 00163 | Sheet B001 | Open]

Please revise the description of the proposed vacation as follows:

"INDICATES PORTION OF THE 10-FT WIDE SEWER, WATER, DRAINAGE & PUBLIC UTILITIES EASEMENTS GRANTED PER MAP NO. 4392, VACATED HEREON

AREA = 1904.07 SQ. FT. (0.0437 ACRE)"

[Comment 00164 | Sheet B001 | Open]

Please add/insert "(R)" for radial. Typical

[Comment 00165 | Sheet B001 | Open]

Show/indicate the project site in the vicinity map.

[Comment 00166 | Sheet B001 | Open]

Please revise the call out as follows:

"10' WIDE SEWER, WATER, DRAINAGE, AND PUBLIC UTILITIES EASEMENTS GRANTED PER MAP NO. 4392"

[Comment 00167 | Sheet B001 | Open]

EXHIBIT 'B' - ADJOINING LAND MAPPING REFERENCES

Please identify record mapping information on all adjoining project land parcels as displayed within this Exhibit "B" plat drawing.

Please display adjoining record mapping information with legible "shadow" text font identifying record parcel description and map reference.

Please see City "Mapping & Land Title Document Preparation Manual," Pg. 30, for information and reference requirements: <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf>

[Comment 00168 | Sheet B001 | Open]

EXHIBIT 'B' - PUBLIC STREET REFERENCE INFORMATION

Please delineate and identify public street right-of-way limits consistent with current public records and location for all public streets shown on this Exhibit "B" plat drawing.

Please annotate right-of-way width dimensions and record source dedication information for all displayed public street right-of-way as displayed on plat drawing.

Please see City "Mapping & Land Title Document Preparation Manual," Pg. 30, for information and reference requirements: <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/mapmanual.pdf>

For street dedication information, see Development Services Department (DSD) Right-of-Way Book: <https://www.sandiego.gov/ecp/edocref/dsdrowbook>



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Legal Description - Proposed PRJ-1074569.pdf

DSD-Map Check

Antonio Arcillas
AArcillas@sandiego.gov
(619) 687-5951

[Comment 00169 | Sheet P1 | Open]

EXHIBIT 'A' – LEGAL DESCRIPTION TITLE

Please format the legal description title to include the following three title labels located at the top-center page location in order of descending page line spaces: "Exhibit 'A';" "Legal Description,;" and, "[Easement Title identifying easement interest to be vacated]".

[Comment 00170 | Sheet P1 | Open]

Please state the specific type of the easement that matches the drawing and the underlying map, i.e. "SEWER, WATER, DRAINAGE, & PUBLIC UTILITIES EASEMENTS VACATION"

[Comment 00171 | Sheet P1 | Open]

EXHIBIT 'A' – LEGAL DESCRIPTION PLAT REFERENCE

Please include the following plat reference statements appended below the legal description body:

"CONTAINING AN AREA OF 1,904.07 SQUARE FEET (0.0437 ACRE), MORE OR LESS."

"ATTACHED HERETO IS A DRAWING NO. 102170 -B AND BY THIS REFERENCE MADE A PART HEREOF."

[Comment 00172 | Sheet P1 | Open]

EXHIBIT 'A' – LEGAL DESCRIPTION PRJ, PMT, AND DRAWING REFERENCE

Please include the following reference below the Surveyor signature/stamp/date at the lower left corner.

PRJ NO.: 1074569



THE CITY OF SAN DIEGO
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1222 1st Avenue, San Diego, CA 92101

PMT NO.:3333357
DRAWING NO.: 102170-B

Other

DSD-Map Check

Antonio Arcillas
AArcillas@sandiego.gov
(619) 687-5951

[[Comment 00173](#) | [Page](#) | [Open](#)]

GENERAL INFO] - PRELIMINARY TITLE REPORT

Please provide a Preliminary Title Report, issued and dated within a 3-month time period, covering the underlying land encumbered by the proposed subject easement vacation.

[[Comment 00174](#) | [Page](#) | [Open](#)]

[GENERAL INFO] - VESTING DEED

Please provide the record vesting deed document for the proposed subject easement vacation land for purposes of confirming vacating owner interests.

[[Comment 00175](#) | [Page](#) | [Open](#)]

[GENERAL INFO] – RECORDING OF EASEMENT VACATIONS

When all other review disciplines have cleared issues, please coordinate with the Development Project Manager for Deputy City Land Surveyor approval of the B sheet drawing.

Per San Diego Municipal Code §125.1050 if the vacation is approved, the City shall provide the resolution and any accompanying documents, i.e. quitclaim deed, to the County Recorder for recordation. If the resolution contains conditions, it shall not be provided to the County Recorder for recordation until the City Engineer has determined that all conditions have been met.



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Project Address

Project Type Discretionary Project

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Site Development Plans PRJ-1074569.pdf

DSD-Historic

Alvin Lin
AMLin@sandiego.gov

[Comment 00104 | Sheet A000 | Closed]

The property located at **8283 Prestwick Dr, APN 346-212-0100**, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required.)

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website:

<http://www.sandiego.gov/planning/programs/historical/pdf/201102criteriaguidelines.pdf> (Informational Only; No Response or Action Required)

More information regarding this review process can be found in Information Bulletin 580:

<http://www.sandiego.gov/development-services/pdf/industry/info/bulletin/ib580.pdf> (Informational Only; No Response or Action Required)

If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required.)

If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required.)

Staff has reviewed the photos, Assessor's Building Record, notice of completion (not available), water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination:

The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for



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designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required)

Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required.)



La Jolla Shores Planned District Survey
Project # 1074569

La Jolla Shores Planned District: Survey

For the property located at:
8283 Prestwick Drive,
La Jolla, California 92037



La Jolla Shores Planned District Survey
Project # 1074569

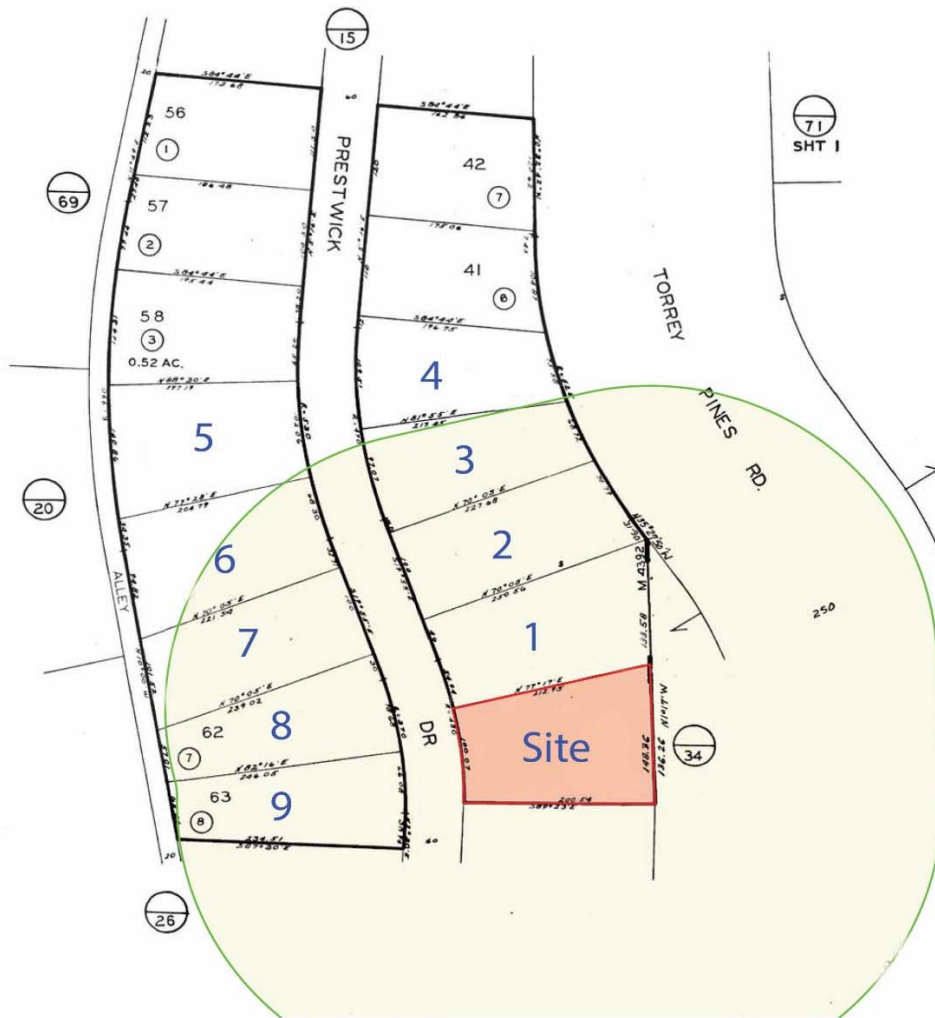
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La Jolla Shores Planned District Survey
Project # 1074569

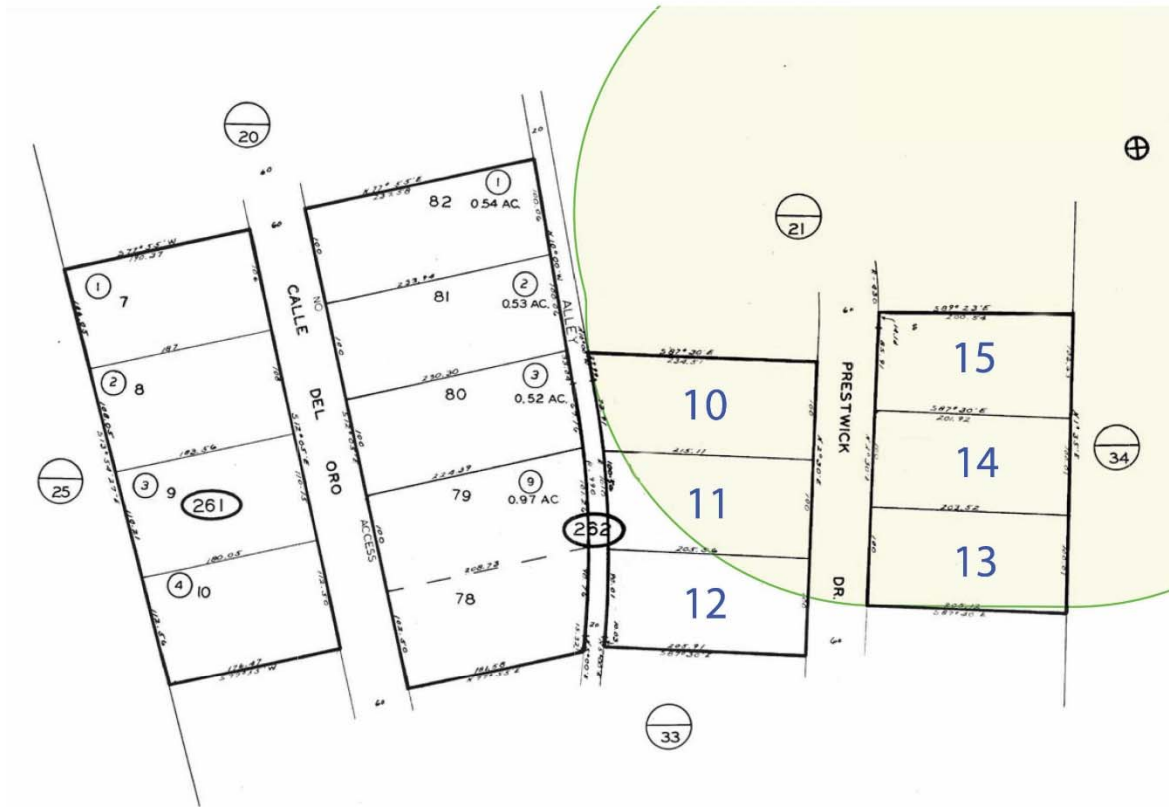
Map



Note: Numbers above align with numbers at the bottom of the following pages.



La Jolla Shores Planned District Survey
Project # 1074569



Note: Numbers above align with numbers at the bottom of the following pages.



La Jolla Shores Planned District Survey
Project # 1074569



1. 8295 Prestwick Drive

APN: 346-212-02-00

Lot Size (sf): 26,572

Building Size (sf): 3,366

Side Setbacks (ft): 8

Side Setbacks (ft): 4

Front Setback (ft): 25

Rear Setback (sf): 137



La Jolla Shores Planned District Survey
Project # 1074569



2. 8303 Prestwick Drive

APN: 346-212-03-00

under construction

Lot Size (sf): 23,958

Building Size (sf): 2,203

Side Setbacks (ft): 7

Side Setbacks (ft): 6

Front Setback (ft): 15

Rear Setback (sf): 178



La Jolla Shores Planned District Survey
Project # 1074569



3. 8317 Prestwick Drive

APN: 346-212-04-00

Lot Size (sf): 20,909

Building Size (sf): 2,412

Side Setbacks (ft): 5

Side Setbacks (ft): 10

Front Setback (ft): 26++

Rear Setback (sf): 162



La Jolla Shores Planned District Survey
Project # 1074569



4. 8335 Prestwick Drive

APN: 346-212-05-00

Lot Size (sf): 19,602

Building Size (sf): 3,122

Side Setbacks (ft): 4

Side Setbacks (ft): 23

Front Setback (ft): 32

Rear Setback (sf): 140



La Jolla Shores Planned District Survey
Project # 1074569



5. 8330 Prestwick Drive

APN: 346-211-04-00

Lot Size (sf): 25,265

Building Size (sf): 2,276

Side Setbacks (ft): 8

Side Setbacks (ft): 14

Front Setback (ft): 54

Rear Setback (sf): 114



La Jolla Shores Planned District Survey
Project # 1074569



6. 8316 Prestwick Drive

APN: 346-211-05-00

Lot Size (sf): 24,829

Building Size (sf): 4,647

Side Setbacks (ft): 8

Side Setbacks (ft): 6

Front Setback (ft): 20

Rear Setback (sf): 114



La Jolla Shores Planned District Survey
Project # 1074569



7. 8302 Prestwick Drive

APN: 346-211-06-00

Lot Size (sf): 23,087

Building Size (sf): 2,975

Side Setbacks (ft): 8

Side Setbacks (ft): 9

Front Setback (ft): 37

Rear Setback (sf): 114



La Jolla Shores Planned District Survey
Project # 1074569



8. 8294 Prestwick Drive

APN: 346-211-07-00

Lot Size (sf): 10,890

Building Size (sf): 2,714

Side Setbacks (ft): 9

Side Setbacks (ft): 4

Front Setback (ft): 52

Rear Setback (sf): 134



La Jolla Shores Planned District Survey
Project # 1074569



9. 8268 Prestwick Drive

APN: 346-211-08-00

Lot Size (sf): 20,473

Building Size (sf): 3,083

Side Setbacks (ft): 7

Side Setbacks (ft): 10

Front Setback (ft): 20

Rear Setback (sf): 108



La Jolla Shores Planned District Survey
Project # 1074569



10. 8258 Prestwick Drive

APN: 346-262-08-00

Lot Size (sf): 21,780

Building Size (sf): 3,056

Side Setbacks (ft): 9

Side Setbacks (ft): 8

Front Setback (ft): 18

Rear Setback (sf): 111



La Jolla Shores Planned District Survey
Project # 1074569



11. **8244 Prestwick Drive**

APN: 346-262-07-00

Lot Size (sf): 21,780

Building Size (sf): 4,478

Side Setbacks (ft): 8

Side Setbacks (ft): 8

Front Setback (ft): 20

Rear Setback (sf): 108



La Jolla Shores Planned District Survey
Project # 1074569



12. 8230 Prestwick Drive

APN: 346-262-06-00

Lot Size (sf): 20,038

Building Size (sf): 4,067

Side Setbacks (ft): 4

Side Setbacks (ft): 8

Front Setback (ft): 15

Rear Setback (sf): 86



La Jolla Shores Planned District Survey
Project # 1074569



13. 8243 Prestwick Drive

APN: 346-263-03-00

Lot Size (sf): 20,909

Building Size (sf): 2,825

Side Setbacks (ft): 11

Side Setbacks (ft): 7

Front Setback (ft): 27

Rear Setback (sf): 135



La Jolla Shores Planned District Survey
Project # 1074569



14. 8257 Prestwick Drive

APN: 346-263-02-00

Lot Size (sf): 19,602

Building Size (sf): 3,202

Side Setbacks (ft): 5

Side Setbacks (ft): 14

Front Setback (ft): 20

Rear Setback (sf): 125



La Jolla Shores Planned District Survey
Project # 1074569



15. 8271 Prestwick Drive

APN: 346-263-01-00

Lot Size (sf): 20,473

Building Size (sf): 2,769

Side Setbacks (ft): 6

Side Setbacks (ft): 12

Front Setback (ft): 22

Rear Setback (sf): 129