



Development Services Department

Project Submittal & Management Division

March 11, 2026

Via Email: ian@sdpermitco.com

Ian Harris:
PO BOX 124979
San Diego, CA 92112

Tobias Harris
100 S Eola Drive
Orlando, FL 3281

Subject: Digital- Senn Way Residence Tenth Review Assessment Letter; Review Cycle Issue Report, Excel Spreadsheet with Responses, Required Submittal Document, and **Due Invoice #598659**; Project No. PRJ-0692097; Internal Order No. 24008916; La Jolla Community Plan

Dear Ian Harris:

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 **11th review** of the project as described below:

LA JOLLA (Process 3) CDP and SDP to construct a 2-story, 18,436-sf single-family residence over a basement/garage, a detached 3,462-sf gym, pool/spa, and a 2,670-sf outdoor basketball court on a vacant lot at 7792 Senn Way. The 5.4-acre site contains ESL (MHPA Subarea 114, Steep Hillsides, & sensitive vegetation) and is in the LJSPD-SF Zone, Coastal (Non-App. Area 1) Overlay Zone, Coastal Height Limit. OZ, Fire Brush Zones, and High Fire Severity Zone within La Jolla CP, and CD 1.

A Site Development Permit is required in accordance with Section [143.0110](#) because of potential impacts to environmentally sensitive lands and may be approved or conditionally approved only if the decision maker makes the following supplemental findings and a major development within the La Jolla Shores Planned District.

The construction and grading of the site will require a Coastal Development Permit. CDP Findings, SDMC Section [126.0708](#).

NOTE: To avoid further Subsequent submittals beyond the **12th Review**, please thoroughly review and address all outstanding open review comments.

NOTE: If major modifications to the project scope, submittal requirements, or questions regarding any of the above are needed, please contact me as soon as possible.

The Consolidation of Processing regulations (SDMC 112.0103) mandate that all actions be consolidated and processed at the highest decision level. At this time, the Hearing Officer will make the decision to approve, conditionally approve, or deny the project, with appeal rights available 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; however, I have identified the following significant issues that are critical for your project:

- a) **Please review all remaining outstanding comments and provide the required information, corrections and/or documentation.**
- b) **Until the requested information has been provided, staff are not able to complete the environmental review in accordance with CEQA, and the environmental processing timeline will be held in abeyance.**
- c) **See also and address any remaining open issues made by Plan-MSCP. PLEASE NOTE, Plan-MSCP is waiting on outstanding edits and response to comments to be addressed from the previous Biology Report, Fourth Revision, March 31, 2025.**
- d) **In your next submittal, please e-mail EAS, MSCP and the DPM a strikeout/underline (track changes) version of the report with responses to staff comments in both MS Word and PDF. A clean version of the PDF, which includes figures and attachments, must also be submitted via Accela.**
- e) **EAS and MSCP has provide redline revisions to the Development Project Manager. See also and address any remaining open issues made by Plan-MSCP.**
- f) **MSCP Staff have reviewed the biology report dated January 21, 2026, prepared by Vince Scheidt, Inc. and have identified outstanding comments from past reviews that need to be addressed in the report before finalization.**

TIMELINE: How Long Will It Take to Process My Discretionary Approval? The DSD processes a wide range of discretionary approvals as applicants seek to change land-use entitlements. Approvals range from small single-family home additions to master-planned communities spanning several hundred acres. There is no reliable way to forecast exactly how long an application will take to process, as time frames vary depending on many unpredictable factors, such as the project

complexity, the quality of information received, and demand set by market conditions. However, on average, discretionary approvals require 10-12 months to process. Simple small-scale projects with no environmental or land use issues, positive community support, and a responsive applicant can be processed in as little as 4-6 months; on the other hand, projects with significant environmental impacts, land use issues, neighborhood opposition, and/or a non-responsive applicant or consultant team can take multiple years to complete.

RESUBMITTAL REQUIREMENTS: Incomplete submittals will result in review delays. Currently, additional documents and information are required.

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 **June 9, 2026**. 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** - Currently, 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 resubmittals do not enter review until all items on the submittal report have been uploaded.** It is your responsibility to upload all required materials. I am not notified of incomplete submittals, and I am not responsible for project delays resulting from improper submittals. Once you have uploaded all your documents, please email me to confirm that you are under 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.
- ✓ For support, contact the Development Services Department Help line at 619-446-5000.

- **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 possible review. 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, as it greatly reduces the amount of work required to evaluate resubmittals. This is particularly important as we tackle rising demands and workloads in our department.

FINANCIAL INFORMATION:

- Please pay the attached invoice prior to resubmitting your project. Invoices can be paid in person at 7650 Mission Valley Road, MS# DSD-1A, San Diego, CA 92108 by scheduling an appointment using the following [link](https://www.sandiego.gov/development-services/virtual-appointments) <https://www.sandiego.gov/development-services/virtual-appointments>, or on the [Accela Citizen Access portal](#). Please notify me when the invoice has been paid, as the system will not alert me.
- **Please pay the attached invoice immediately to avoid project interruptions and freezes. Our most recent records indicate a deficit balance of \$298.84** in the deposit account for your project, and currently, **\$8298.84 is due**. However, please be advised that the cost of this review has not been posted to your account, and it may take 4 to 6 weeks to post these charges. 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, totaling \$8,000.00**, must be maintained throughout the process. If you wish to make a payment toward the deposit account, please let me know, and an invoice can be provided; payments can be made in person at 7650 Mission Valley Road, MS# DSD-1A, San Diego, CA 92108 by scheduling an appointment using the following [link](#) or on the [Accela Citizen Access portal](#). Please note that **reviews will be halted immediately on any deposit account that is in deficit or is in collections.**

- Environmental Document Filing Fees:
 - 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: DSD, Attn: Ollie Shepherd, 7650 Mission Valley Road, MS# DSD-1A, San Diego, CA 92108. Please include your project number, PRJ-0692097, 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. If these fees are required, I will notify you.

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Ian Harris

March 11, 2026

Meetings with Staff: Upon reviewing 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 would like to schedule a meeting with our 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 hearing date, if needed.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Ollie Shepherd".

Ollie Shepherd

Development Project Manager

Enclosures: 11th Review Assessment Letter, Cycle Issue Report, Excel Spreadsheet, and Required Submittal Document and Due invoice 598659.

cc: File



7792 SENN WAY

COASTAL DEVELOPMENT & SITE DEVELOPMENT PERMIT

VICINITY MAP



CODES

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO, THE REQUIREMENTS OF THE FOLLOWING: AND ANY OTHER LOCAL AND STATE CODES HAVING JURISDICTION.

BUILDING:	2019 CALIFORNIA BUILDING CODE
MECHANICAL:	2019 CALIFORNIA MECHANICAL CODE
PLUMBING:	2019 CALIFORNIA PLUMBING CODE
ELECTRICAL:	2019 CALIFORNIA ELECTRICAL CODE
FIRE:	2019 CALIFORNIA FIRE CODE
ENERGY:	2019 CALIFORNIA ENERGY CONSERVATION CODE
GREEN BUILDING:	2019 CALIFORNIA GREEN BUILDING STANDARDS
ACCESSIBILITY:	2019 CALIFORNIA BUILDING CODE & ADA

OTHER STATUTES, ORDINANCES, LAWS, REGULATIONS, RULES, ORDERS AND CODES SPECIFIED IN OTHER SECTIONS OF THE SPECIFICATIONS OR BEARING ON THE WORK INCLUDING REGULATIONS OF OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) UNLESS SUPERSEDED BY STATE STATUTE OR LOCAL LAW.

JURISDICTION INFORMATION

PLANNING DEPT:	1222 First Ave., San Diego, CA 92101 T: (619) 446-5300
BUILDING DEPT:	1222 First Ave., San Diego, CA 92101 T: (619) 446-5300
FIRE DEPT:	1222 First Ave., San Diego, CA 92101 T: (619) 446-5300

PROJECT INFORMATION

PROJECT ADDRESS:	7792 SENN WAY LA JOLLA, CA 92037
OWNER:	Seebolt 505 LLC 1117 N SHERBOURNE WEST HOLLYWOOD, CA 90069 CONTACT: MEHDI RAFATY T: 310.734.8477 E: mehdi@tagfront.com
ARCHITECT & INTERIORS:	TAG FRONT 1117 N SHERBOURNE WEST HOLLYWOOD, CA 90069 CONTACT: MEHDI RAFATY T: 310.734.8477 E: mehdi@tagfront.com
SOILS ENGINEER:	TERRAPACIFIC CONSULTANTS INC. 4010 MORENA BLVD. STE. 108 SAN DIEGO, CA 92117 CONTACT: CRISTOPHER C. O'HERN T: 858.521.1190 E: crio@terrapac.net
CIVIL ENGINEER:	NASLAND 4740 RUFFNER ST. SAN DIEGO, CA 92111 CONTACT: Lawrence P. Thornburgh T: 858.292.7770 E: cltin@nasland.com
STRUCTURAL ENGINEER:	KNA ENGINEERING, INC. 30423 CANWOOD STREET, SUITE 223 AGOURA HILLS, CA 91301 CONTACT: KAMRAN KARAGHI-ARANI P: 818-865-2026 F: 818-865-1889
BIOLOGICAL ENGINEER:	VINCENT SCHEIDT 3158 OCCIDENTAL ST SAN DIEGO, CA 92122 CONTACT: VINCENT SCHEIDT T: 858.336.7106 E: VINCE.SCHEIDT@GMAIL.COM
LANDSCAPE ARCHITECT:	PHIL MAY LANDSCAPE ARCHITECTURE 2532 WALLACE AVE FULLERTON, CA 92831 CONTACT: ROSALIO SERNA T: 909.373.1959 E: pmay@philmaydesign.com
EXPEDITOR:	SD PERMIT CO. Po Box 124979 San Diego, CA 92112 CONTACT: Ian Harris T: 619.395.7275 E: ian@sdpermitco.com

UNDER SEPARATE PERMIT

- GRADING/CIVIL:
- SHORING:
- RETAINING WALLS:
- SWIMMING POOL:
- FIRE SPRINKLERS:
FIRE SPRINKLER / ALARM WORK REQUIRED. THE GENERAL CONTRACTOR SHALL EMPLOY A LICENSED SPRINKLER / ALARM CONTRACTOR TO DESIGN, PREPARE DRAWINGS. COMPLETE PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ALL HEADS SHALL BE FULLY RECESSED W/ POP-OFF COVERS.
- MECHANICAL/PLUMBING/ELECTRICAL:
TO BE SUBMITTED TO BUILDING DEPT. UNDER SEPARATE PERMITS
- SOLAR
TO BE SUBMITTED TO BUILDING DEPT. UNDER SEPARATE PERMITS

PROJECT DATA

LEGAL DESCRIPTION:

PARCEL "A" OF PARCEL MAP NO. 141, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 25, 1969.

APN:	353-150-21
ZONE:	LSPD-SF
STREET FRONTAGE:	-
CONSTRUCTION TYPE:	TYPE V - B
OCCUPANCY:	R-3 & U
USE OF BLDG:	SINGLE FAMILY RESIDENCE
STORIES:	3
BUILDING ENVELOPE: (PLUMB LINE)	30'-0"
BUILDING ENVELOPE: (OVERALL HEIGHT)	40'-0"
BUILDING HEIGHT: (MAIN BUILDING)	36'-6"
BUILDING HEIGHT: (JOIN & POOL)	39'-6"
BUILDING HEIGHT: (BASKETBALL COURT)	38'-8"
LOT SIZE:	IRREGULAR
LOT AREA:	235,182 sf (5.4 acres)

LOT COVERAGE:

LOT AREA	235,182 sf (5.4 acres)
MAIN BUILDING AREA	13,096 sf
POOL & WELLNESS	6,510 sf
BASKETBALL COURT AREA	2,670 sf
	22,276 sf
PROPOSED FOOTPRINT =	22,276 / 235,182 = 9.5%

SETBACKS:

	REQ.	PROVIDED
SIDE YARD	5'-0"	5'-0"
FRONT YARD	X'-X"	X'-X"
BACK YARD	15'-0"	15'-0"

SCOPE OF WORK:

CONSTRUCTION OF NEW 3 STOREY SINGLE FAMILY DWELLING ON A VACANT DOWNHILL LOT. DWELLING INCLUDES ATTACHED 5 CAR GARAGE, 6 BEDROOMS, 10 BATHROOMS, SEPARATE POOL / SPA AND GYM, SEPARATE BASKETBALL COURT DECK, WITH CONSIDERATION OF MHPA ZONE LOCATED ALONG SOUTHEAST PROPERTY LINE AND SENSITIVE VEGETATION WITHIN THE PROPERTY.

RESIDENTIAL AREA:

REFER TO SHEET A-100 FOR FLOOR PLAN AREA CALC PLANS

LOCATION	ZONING	GFA
FLOOR PLAN SF		
BASEMENT FLOOR	3,280 sf	3,280 sf
FIRST FLOOR	6,113 sf	6,113 sf
SECOND FLOOR	5,582 sf	5,582 sf
GARAGE (ATTACHED BASEMENT)	2,462 sf	0 sf
WELLNESS SUITE (DETACHED)	3,230 sf	3,230 sf
BUILDING OVERHANGS	1,732 sf	0 sf
TOTALS	22,399 sf	18,205 sf

SHEET INDEX

PROJECT INFORMATION

T1	TITLE SHEET
A 001	BUILDING DEPT. NOTES & ABBREVIATIONS

CIVIL

	SLOPE ANALYSIS
C-100	EXISTING CONDITIONS / DEMO PLAN
C-200	PRELIMINARY GRADING PLAN
C-300	BMP PLAN
C-400	DRIVEWAY PROFILE DETAIL
C-500	EROSION CONTROL PLAN

ARCHITECTURAL

AS 100	OVERALL SITE PLAN
AS 101	ENLARGED PROPOSED SITE PLAN
AS 102	SITE REFERENCE CALC PLANS
AS 501	SITE DETAILS
AS 502	SITE DETAILS
AS 503	SITE DETAILS
A 100	GFA CALC REFERENCE PLANS
A 101a	FLOOR PLAN - BASEMENT & WELLNESS
A 101b	DIMENSION WALL PLAN - BASEMENT & WELLNESS
A 102a	FLOOR PLAN - FIRST FLOOR
A 102b	DIMENSION WALL PLAN - FIRST FLOOR
A 103a	FLOOR PLAN - SECOND FLOOR
A 103b	DIMENSION WALL PLAN - SECOND FLOOR
A 104	ROOF PLAN
A 201	EXTERIOR ELEVATIONS
A 202	EXTERIOR ELEVATIONS
A 203	EXTERIOR ELEVATIONS
A 301	BUILDING SECTIONS
A 302	BUILDING SECTIONS
A 303	BUILDING SECTIONS
A 304	BUILDING SECTIONS
A 305	BUILDING SECTIONS
A 306	BUILDING SECTIONS
A 307	BUILDING SECTIONS
A 601	DOOR SCHEDULE
A 602	WINDOW SCHEDULE

LANDSCAPE

L-1	TITLE PLAN
L-2	BRUSH MANAGEMENT NOTES
L-3	BRUSH MANAGEMENT PLAN
L-4	PLANTING PLAN
L-5	PLANTING PLAN - SECOND FLOOR
L-6	IRRIGATION PLAN
L-7	IRRIGATION PLAN

SENN WAY RESIDENCE

7792 SENN WAY
LA JOLLA, CALIFORNIA 92037

SENN WAY RESIDENCE

ISSUE	DATE
Review Submitted	6/20/2021
Planning ReSubmittal	9/08/2021
Planning ReSubmittal	4/15/2022
Planning ReSubmittal	1/15/2023
Planning ReSubmittal	11/20/2023
Planning ReSubmittal	4/10/2025

REVISION	DATE
Δ LDR-Environmental	2.24.23
Δ LDR-Engineering	5.15.23
Δ LDR-Community Planning	5.9.23
Δ LDR-Landscape	3.28.23
Δ LDR-Geology	2.24.23
Δ LDR-MSCP	2.8.23

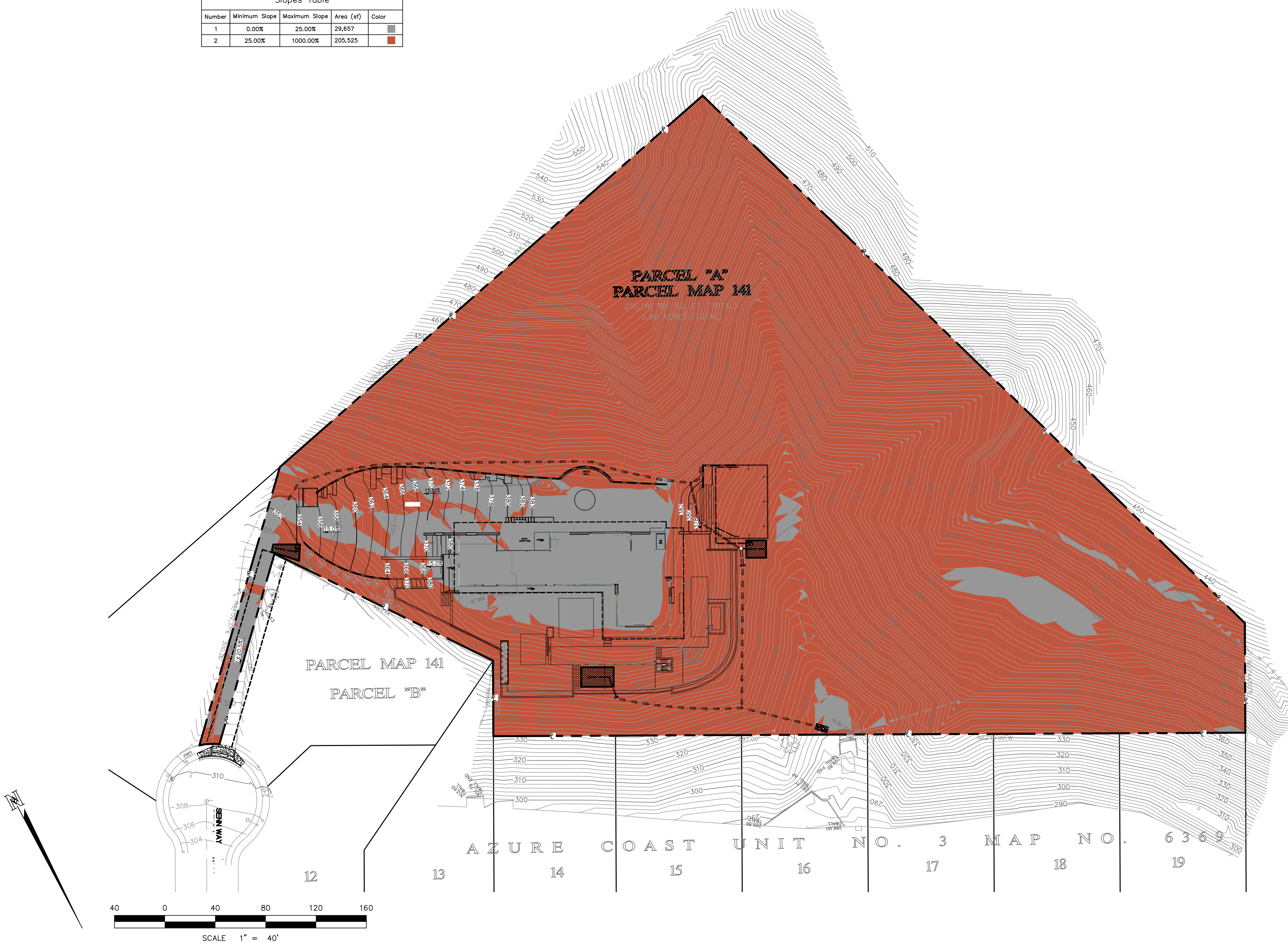
PROJECT #
692097

SCALE:

T 1

TITLE
SHEET

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area (sf)	Color
1	0.00%	25.00%	29,657	■
2	25.00%	1000.00%	205,525	■



SLOPE ANALYSIS

7792 SENN WAY
LA JOLLA, CA 92307



Civil Engineering
Surveying
Land Planning

T (858) 292-7770
F (858) 571-3241
4740 Ruffner Street
San Diego, CA 92111
nasland.com

LEGEND

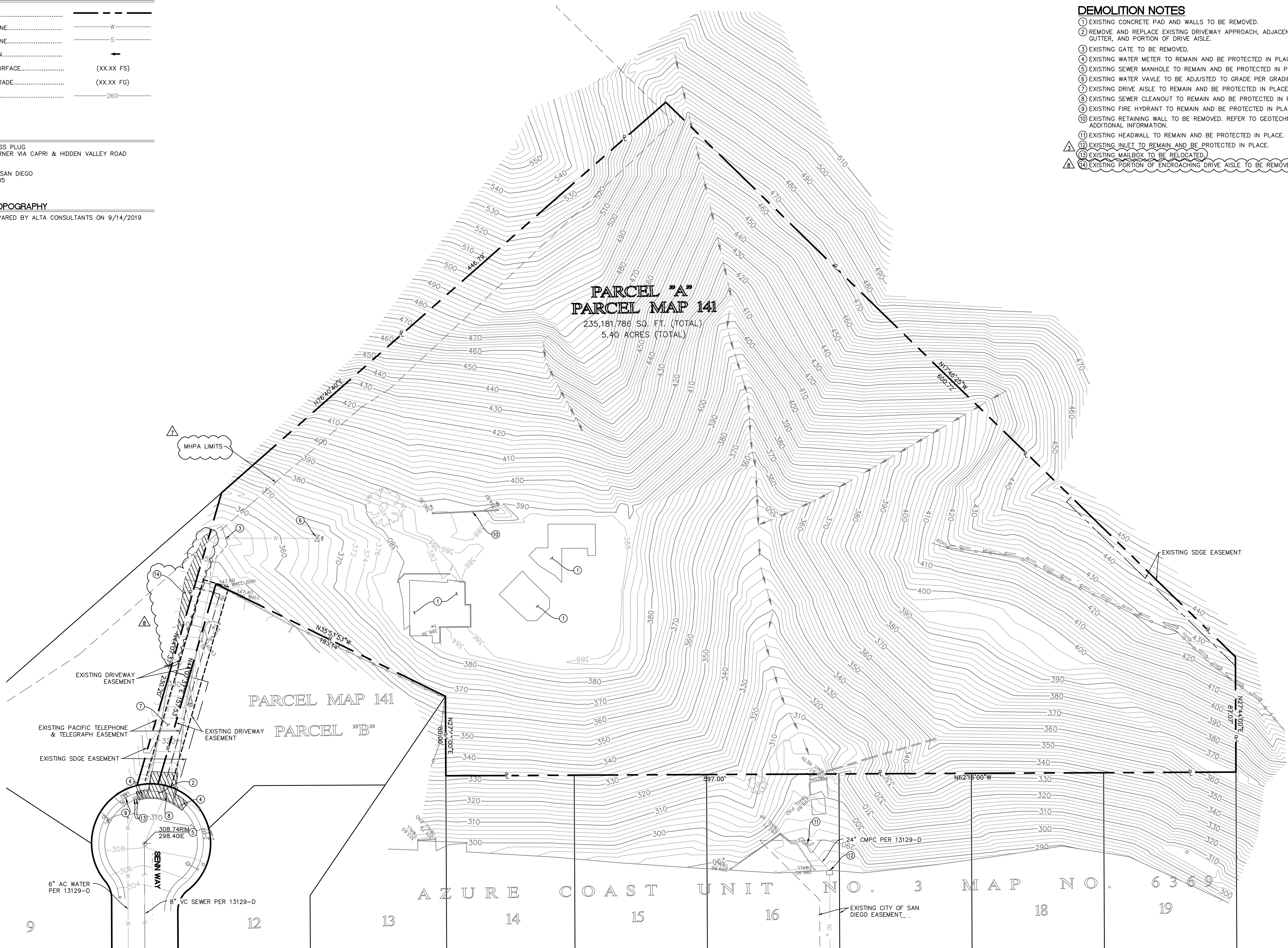
PROPERTY LINE.....	---
EXISTING WATER LINE.....	—W—
EXISTING SEWER LINE.....	—S—
DRAINAGE PATTERN.....	←
EXISTING FINISH SURFACE.....	(XX.XX FS)
EXISTING FINISH GRADE.....	(XX.XX FG)
EXISTING CONTOUR.....	260

BENCHMARK

DESCRIPTION: BRASS PLUG
LOCATION: NW CORNER VIA CAPRI & HIDDEN VALLEY ROAD
NORTHING: 2483
EASTING: 16934
RECORD: CITY OF SAN DIEGO
ELEVATION: 250.485
DATUM: MSL

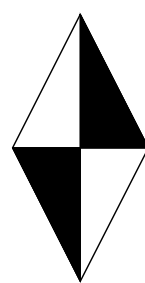
SOURCE OF TOPOGRAPHY

TOPOGRAPHY PREPARED BY ALTA CONSULTANTS ON 9/14/2019



DEMOLITION NOTES

- EXISTING CONCRETE PAD AND WALLS TO BE REMOVED.
- REMOVE AND REPLACE EXISTING DRIVEWAY APPROACH, ADJACENT SIDEWALK, CURB AND GUTTER, AND PORTION OF DRIVE AISLE.
- EXISTING GATE TO BE REMOVED.
- EXISTING WATER METER TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING SEWER MANHOLE TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING WATER VAVLE TO BE ADJUSTED TO GRADE PER GRADING PLAN.
- EXISTING DRIVE AISLE TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING SEWER CLEANOUT TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING FIRE HYDRANT TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING RETAINING WALL TO BE REMOVED. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
- EXISTING HEADWALL TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING INLET TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING MAILBOX TO BE RELOCATED.
- EXISTING PORTION OF ENCRANCHING DRIVE AISLE TO BE REMOVED.



Nasland

Civil Engineering • Surveying • Land Planning
4740 Ruffner Street, San Diego, CA 92111
(858) 292-7770 • nasland.com

NE: 120-122.3



**SENN WAY
RESIDENCE**

7792 SENN WAY
LA JOLLA, CALIFORNIA 92037

**SENN WAY
RESIDENCE**

ISSUE	DATE
Review Submittal	6/30/2021
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△ LDR-Landscape	3/28/2023
△ LDR-Geology	2/24/2023
△ LDR-MSCP	2/08/2023
△ LDR-Engineering	4/10/2025

**PROJECT #
692097**

Sheet Title
EXISTING CONDITIONS/DEMOLITION PLAN

Sheet

C-100

Scale
1" = 30'

LEGEND

PROPOSED CONCRETE.....	
PROPOSED LANDSCAPE AREA.....	
PROPOSED DRIVEWAY.....	
PROPOSED POOL.....	
PROPOSED BIOFILTRATION BMP.....	
PROPOSED STORM DRAIN.....	
PROPOSED CATCH BASIN.....	
PROPOSED RETAINING WALL.....	
PROPERTY LINE.....	
PROPOSED BROW DITCH.....	
PROPOSED RIP RAP ENERGY DISSIPATOR.....	
EXISTING WATER LINE.....	—W—
EXISTING SEWER LINE.....	—S—
DIRECTION OF FLOW.....	1.0%
DRAINAGE PATTERN.....	
PROPOSED FINISH SURFACE.....	XX.XX FS
PROPOSED FINISH GRADE.....	XX.XX FG
PROPOSED TOP OF WALL.....	XX.XX TW
EXISTING FINISH SURFACE.....	(XX.XX FS)
EXISTING FINISH GRADE.....	(XX.XX FG)
PROPOSED CONTOUR.....	—260—
EXISTING CONTOUR.....	—260—

EARTHWORK QUANTITIES

CUT QUANTITIES: 10,235 CY
FILL QUANTITIES 115 CY
EXPORT: 10,120 CY
MAX CUT DEPTH UNDER BUILDING FOOTPRINT: 20 FT
MAX CUT DEPTH OUTSIDE BUILDING FOOTPRINT: 11 FT
MAX FILL DEPTH UNDER BUILDING FOOTPRINT: 4 FT
MAX FILL DEPTH OUTSIDE BUILDING FOOTPRINT: 4 FT

NOTES:

1. AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATERS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
2. MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
3. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.
4. ANY INCREASE IN RUNOFF RESULTING FROM THE DEVELOPMENT OF THE SITE SHALL BE DIRECTED AWAY FROM ANY STEEP HILLSIDE AREAS AND EITHER INTO AN EXISTING OR NEWLY IMPROVED PUBLIC STORM DRAIN SYSTEM OR ONTO A STREET DEVELOPED WITH A GUTTER SYSTEM OR PUBLIC RIGHT-OF-WAY DESIGNATED TO CARRY SURFACE RUNOFF.
5. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREAS SHALL EXCEED 3 FEET IN HEIGHT, PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
6. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
7. ROOF, DECK, AND BALCONY DRAINS TO CONNECT TO BMPS PER PLUMBING PLAN AS SHOWN IN FINAL BUILDING PERMIT DURING MINISTERIAL REVIEW.
8. EARTHWORK QUANTITIES DO NOT REFLECT ANY SPECIAL CONDITIONS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION OR SPECIFIED IN THE SOILS REPORT AND ARE FOR REFERENCE ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES.
9. THIS PROJECT IS LOCATED WITHIN THE ASBS WATERSHED. THE APPLICANT/PERMITEE WILL BE REQUIRED TO COMPLY WITH ALL ASBS WATERSHED REQUIREMENTS ACCORDINGLY.

CONSTRUCTION NOTES

1. PROPOSED DRIVE AISLE.
2. PROPOSED LANDSCAPE DECK AREA PER STRUCTURAL PLANS.
3. PROPOSED POOL TO BE CONSTRUCTED PER SEPARATE PERMIT.
4. PROPOSED RETAINING WALL PER SEPARATE PERMIT.
5. PROPOSED BIOFILTRATION BMP.
6. PROPOSED BROW DITCH PER SDD-106.
7. PROPOSED HEADWALL.
8. PROPOSED WATER LATERAL.
9. PROPOSED SEWER LATERAL.
10. PROPOSED RIP-RAP ENERGY DISSIPATOR PER SDD-104.
11. PROPOSED GRATED INLET.
12. PROPOSED STORM DRAIN CLEANOUT.
13. PROPOSED SEWER CLEANOUT.
14. PROPOSED 8" MIN TRENCH DRAIN.
15. CONNECT TO EXISTING SEWER LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
16. CONNECT TO EXISTING WATER LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION.
17. CONSTRUCT DRIVEWAY PER SDG-162.
18. PROPOSED MAILBOX.
19. EXISTING DRIVEWAY TO REMAIN AND BE PROTECTED IN PLACE.
20. PROPOSED SIDEWALK PER SDG-155.
21. PROPOSED CURB AND GUTTER PER SDG-151.
22. CONNECT TRENCH DRAIN TO PROPOSED STORM DRAIN.
23. PROPOSED TYPE F INLET PER SDD-119.
24. PROPOSED CURB OUTLET PER D-25A.
25. RELOCATE EXISTING MAILBOX.
26. EXISTING PORTION OF DRIVEWAY ENCRoACHING ONTO ADJACENT PROPERTY TO BE REMOVED.
27. PROPOSED 8" PVC STORM DRAIN.

PARCEL "A"
PARCEL MAP 141

235,181,788 SQ. FT. (TOTAL)
5.40 ACRES (TOTAL)

SENN WAY
RESIDENCE

ISSUE	DATE
Review Submittal	6/30/2021
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PROJECT #
692097

Sheet Title
PRELIMINARY GRADING PLAN

Sheet

C-200

Scale
1" = 30'

LEGEND

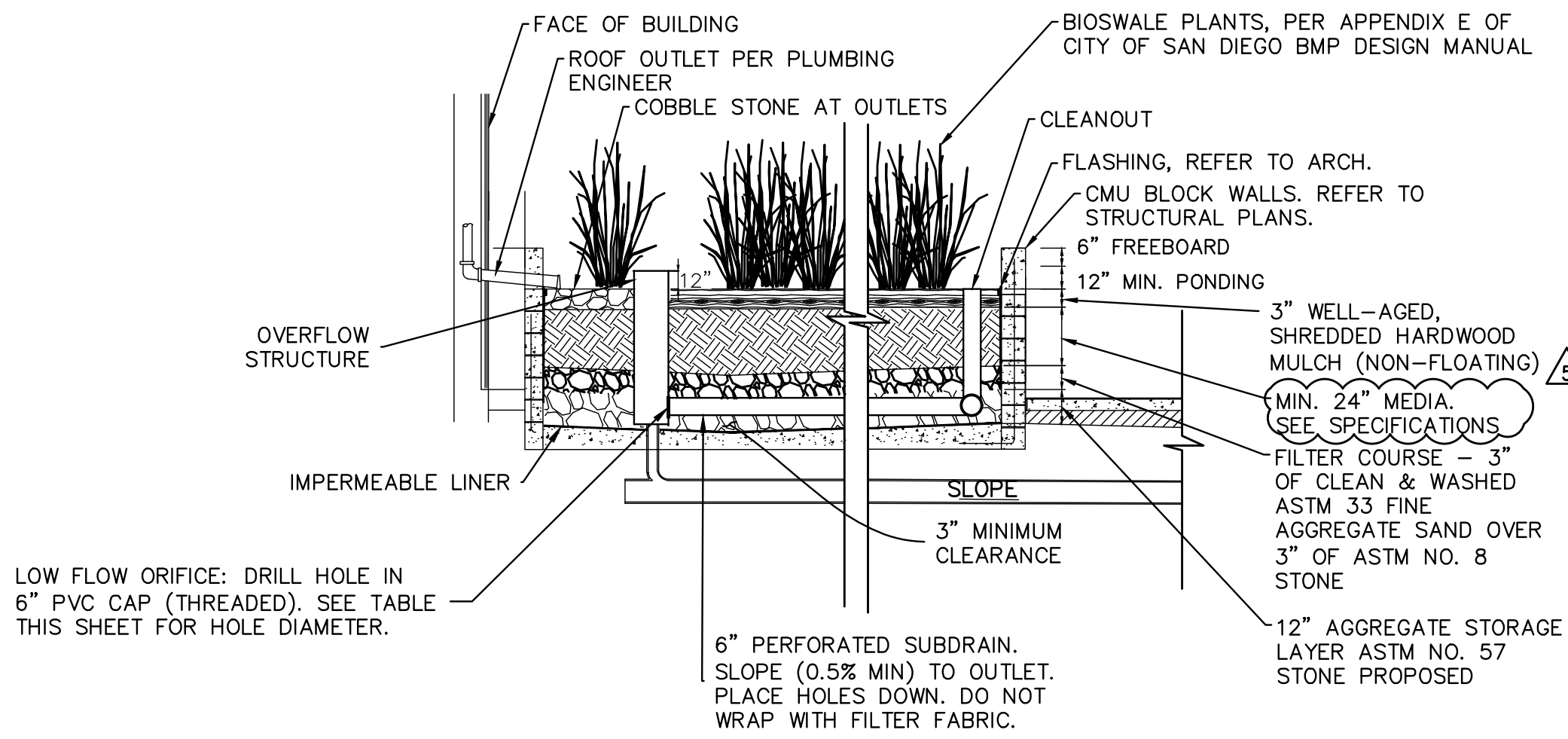
PROPOSED CONCRETE.....	
PROPOSED LANDSCAPE AREA.....	
PROPOSED DRIVEWAY.....	
PROPOSED POOL.....	
PROPOSED BIOFILTRATION BMP.....	
PROPOSED STORM DRAIN.....	
PROPOSED CATCH BASIN.....	
PROPOSED RETAINING WALL.....	
PROPOSED CURB.....	
PROPERTY LINE.....	
PROPOSED BUILDING FOOTPRINT.....	
EXISTING WATER LINE.....	
EXISTING SEWER LINE.....	
DIRECTION OF FLOW.....	
DRAINAGE PATTERN.....	
PROPOSED FINISH SURFACE.....	XX.XX FS
PROPOSED FINISH GRADE.....	XX.XX FG
PROPOSED CONTOUR.....	-260
EXISTING CONTOUR.....	-260
DMA LIMIT.....	
ONSITE STORM DRAIN INLETS.....	SC-A
INTERIOR PARKING GARAGES.....	SC-C
LANDSCAPE/OUTDOOR PESTICIDE USE....	SC-D2
POOLS, SPAS, AND OTHER WATER FEATURES.....	SC-E
PLAZAS, SIDEWALKS, AND PARKING LOTS	SC-P
MISCELLANEOUS DRAIN OR WASH WATER..	SC-O
MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES.....	SD 4.3.1
CONSERVE NATURAL AREAS, SOILS, AND VEGETATION.....	SD 4.3.2
MINIMIZE IMPERVIOUS AREA.....	SD 4.3.3
LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES.....	SD 4.3.7

NOTES

1. ALL DMAS ARE HYDROLOGIC SOIL GROUP D
2. GROUNDWATER IS AT A DEPTH OF GREATER THAN 20 FEET BGS
3. DMAS 7 THROUGH 12 ARE CLASSIFIED AS SELF MITIGATING AREAS
4. DMA 5 IS CLASSIFIED AS A DE MINIMIS AREA. IT INCLUDES A SHARED DRIVEWAY THAT IS NOT FEASIBLE TO TREAT FOR POLLUTANTS.
5. DMA 6 IS A POOL AND IS CONNECTED TO THE SEWER PER SC-E.

TOTAL DISTURBANCE AREA: 235,182 SF
EXISTING AMOUNT OF IMPERVIOUS AREA: 6,076 SF
PROPOSED AMOUNT OF IMPERVIOUS AREA: 27,268 SF
AMOUNT OF REPLACED IMPERVIOUS AREA: 4,426 SF
EXISTING AMOUNT OF PERVIOUS AREA: 229,106 SF
TOTAL IMPERVIOUS AREA: 31,694 SF
IMPERVIOUS PERCENT INCREASE: 522%

NOTE: IMPERVIOUS AREA SHALL INCLUDE: ROOF, SIDEWALK, PARKING AREA, WALKWAYS, POOLS, POOL DECKS ETC.



BIO-FILTRATION BASIN DETAIL (PLANTER BOX) (PVT.)

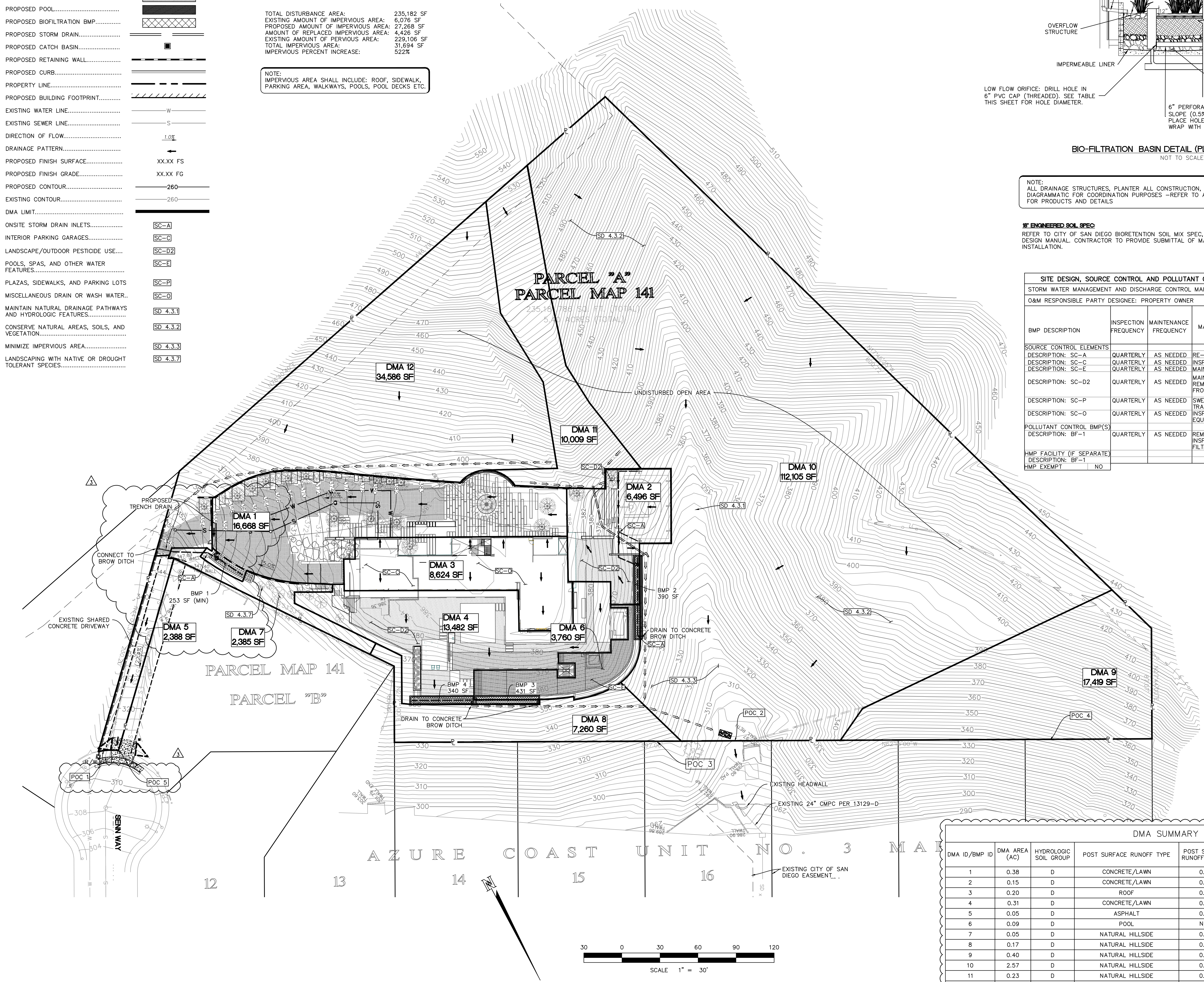
NOT TO SCALE

NOTE: ALL DRAINAGE STRUCTURES, PLANTER ALL CONSTRUCTION, AND WATERPROOFING ARE DIAGRAMMATIC FOR COORDINATION PURPOSES -REFER TO ARCHITECTURAL AND PLUMBING FOR PRODUCTS AND DETAILS

8" ENGINEERED SOIL SPEC:
REFER TO CITY OF SAN DIEGO BIORETENTION SOIL MIX SPEC, PER APPENDIX F.3 OF THE BMP DESIGN MANUAL. CONTRACTOR TO PROVIDE SUBMITTAL OF MATERIAL FOR APPROVAL BEFORE INSTALLATION.

BMP TABLE	
BMP NAME	ORIFICE DIAMETER (IN)
1	0.20
2	0.25
3	0.40
4	0.33

SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION & MAINTENANCE PROCEDURE						
STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.:						
O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER						
BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	INCLUDED IN O&M MANUAL	SHEET NUMBER(S)
SOURCE CONTROL ELEMENTS						
DESCRIPTION: SC-A	QUARTERLY	AS NEEDED	RE-STENCIL AS NEEDED	ALL INLETS	YES	C200, C300
DESCRIPTION: SC-C	QUARTERLY	AS NEEDED	INSPECT DRAINS	ALL INLETS	YES	A 101A
DESCRIPTION: SC-E	QUARTERLY	AS NEEDED	MAINTAIN SEWER SYSTEM		YES	C200, C300
DESCRIPTION: SC-D2	QUARTERLY	AS NEEDED	MAINTAIN PLANTING. REMOVE TRASH AND DEBRIS FROM LANDSCAPE AREA.	ALL LANDSCAPE AREAS AND SIDEWALKS	YES	C200, C300
DESCRIPTION: SC-P	QUARTERLY	AS NEEDED	SWEEP REGULARLY. REMOVE TRASH AND DEBRIS.	ALL CONCRETE COURTYARDS	YES	C200, C300
DESCRIPTION: SC-O	QUARTERLY	AS NEEDED	INSPECT ROOFTOP MOUNTED EQUIPMENT RUNOFF		YES	C200, C300
POLLUTANT CONTROL BMP(S)						
DESCRIPTION: BF-1	QUARTERLY	AS NEEDED	REMOVE TRASH AND DEBRIS, INSPECT INLET, REPLACE FILTER MEDIA AS NEEDED.	4	YES	C200, C300
HMP FACILITY (IF SEPARATE)					YES	C200, C300
DESCRIPTION: BF-1						
HMP EXEMPT	NO					



SWQMP ATTACHMENT 1A/2A

DMA SUMMARY							
DMA ID/BMP ID	DMA AREA (AC)	HYDROLOGIC SOIL GROUP	POST SURFACE RUNOFF TYPE	POST SURFACE RUNOFF FACTOR	SITE DESIGN DCV (FT³)	BMP TYPE	DRAINS TO (POC ID)
1	0.38	D	CONCRETE/LAWN	0.46	326	BF-1	253
2	0.15	D	CONCRETE/LAWN	0.55	153	BF-1	390
3	0.20	D	ROOF	0.90	331	BF-1	431
4	0.31	D	CONCRETE/LAWN	0.48	278	BF-1	340
5	0.05	D	ASPHALT	0.90	N/A	N/A	N/A
6	0.09	D	POOL	N/A	N/A	N/A	N/A
7	0.05	D	NATURAL HILLSIDE	0.30	N/A	N/A	N/A
8	0.17	D	NATURAL HILLSIDE	0.30	N/A	N/A	N/A
9	0.40	D	NATURAL HILLSIDE	0.30	N/A	N/A	N/A
10	2.57	D	NATURAL HILLSIDE	0.30	N/A	N/A	N/A
11	0.23	D	NATURAL HILLSIDE	0.30	N/A	N/A	N/A
12	0.79	D	NATURAL HILLSIDE	0.32	N/A	N/A	N/A



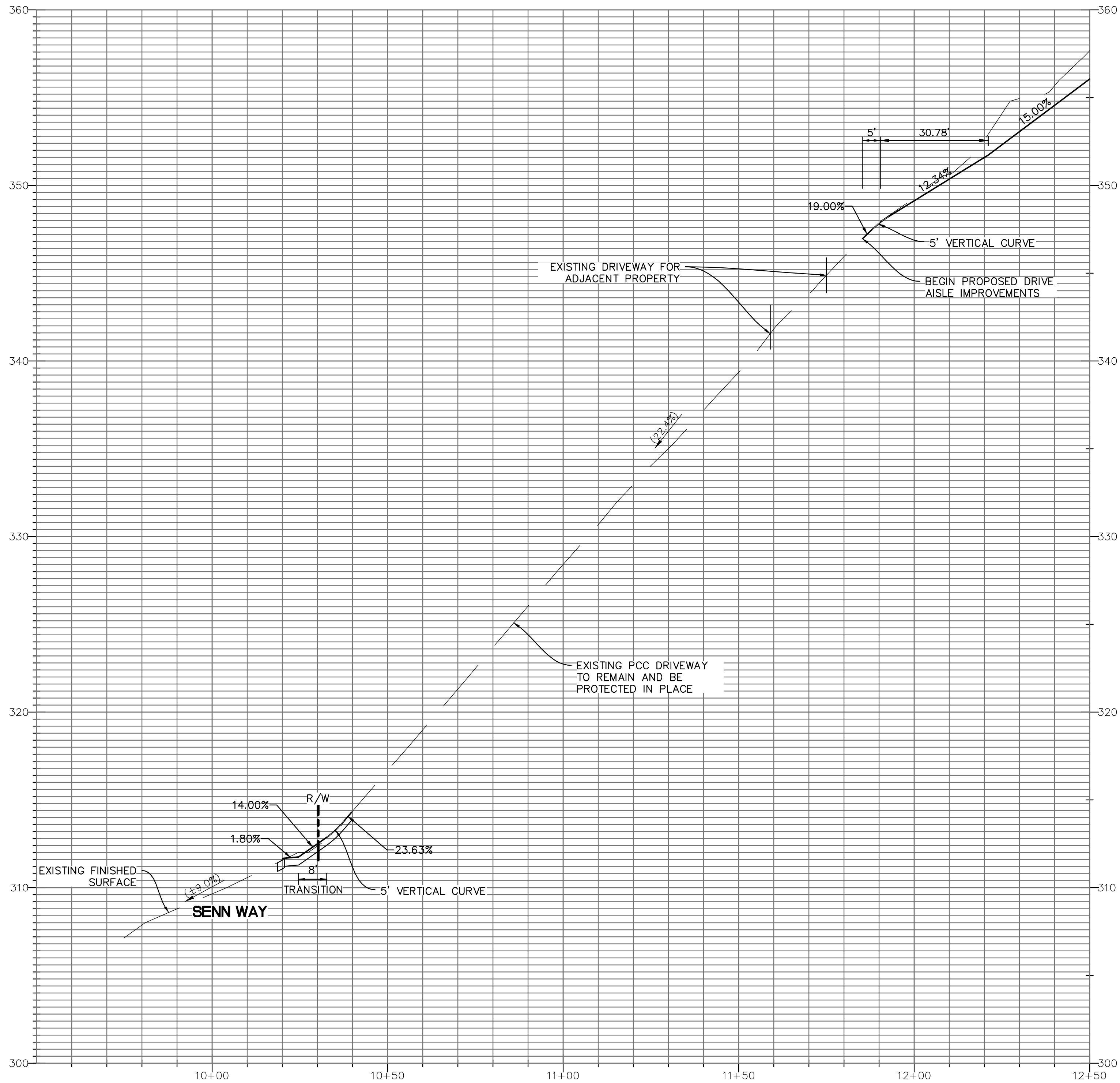
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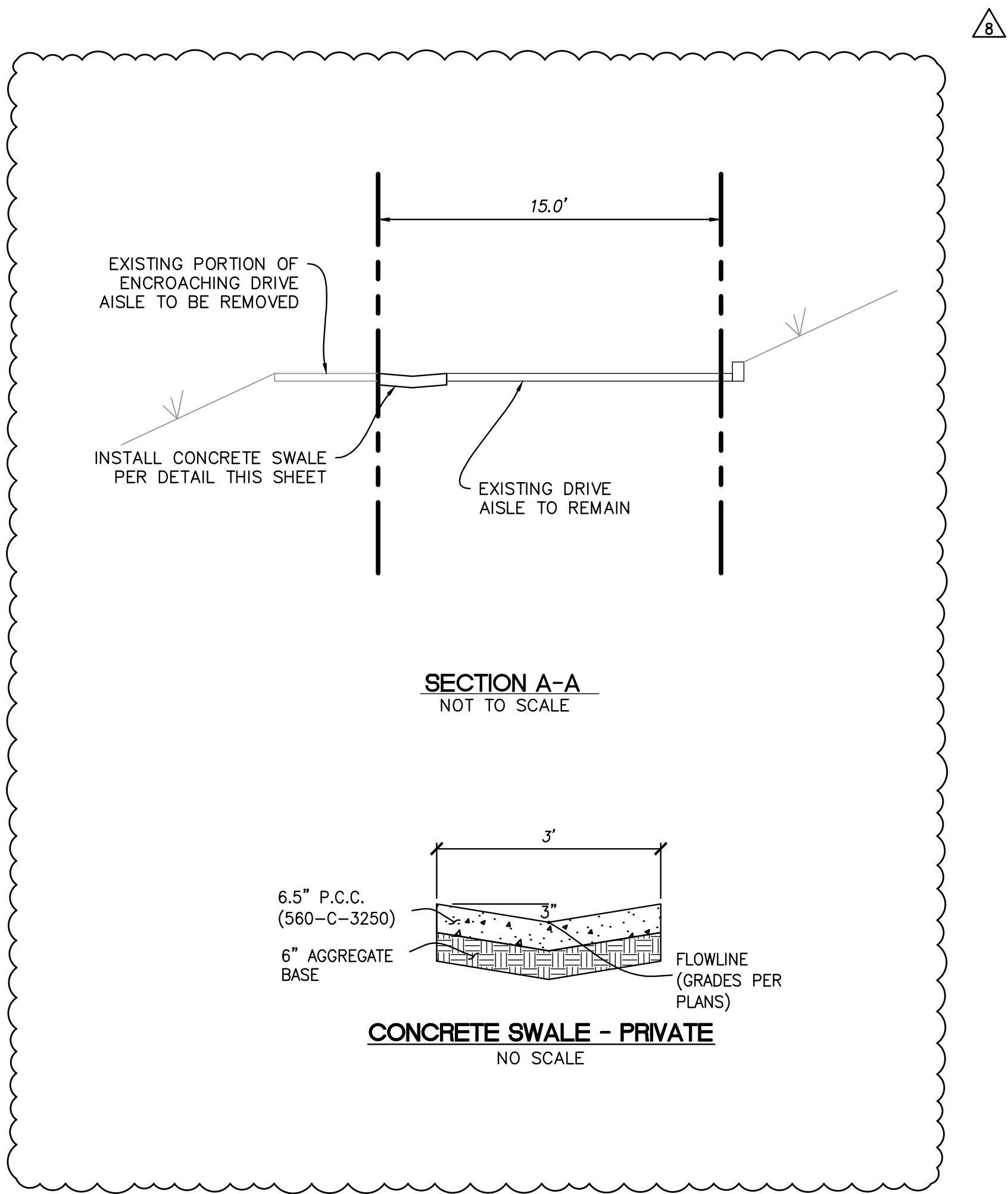


**SENN WAY
RESIDENCE**

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LA JOLLA, CALIFORNIA 92037



DRIVEWAY PROFILE
SCALE HORIZ: 1" = 20'
SCALE VERT: 1" = 4'



**SENN WAY
RESIDENCE**

7792 SENN WAY
LA JOLLA, CALIFORNIA 92037

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692097**

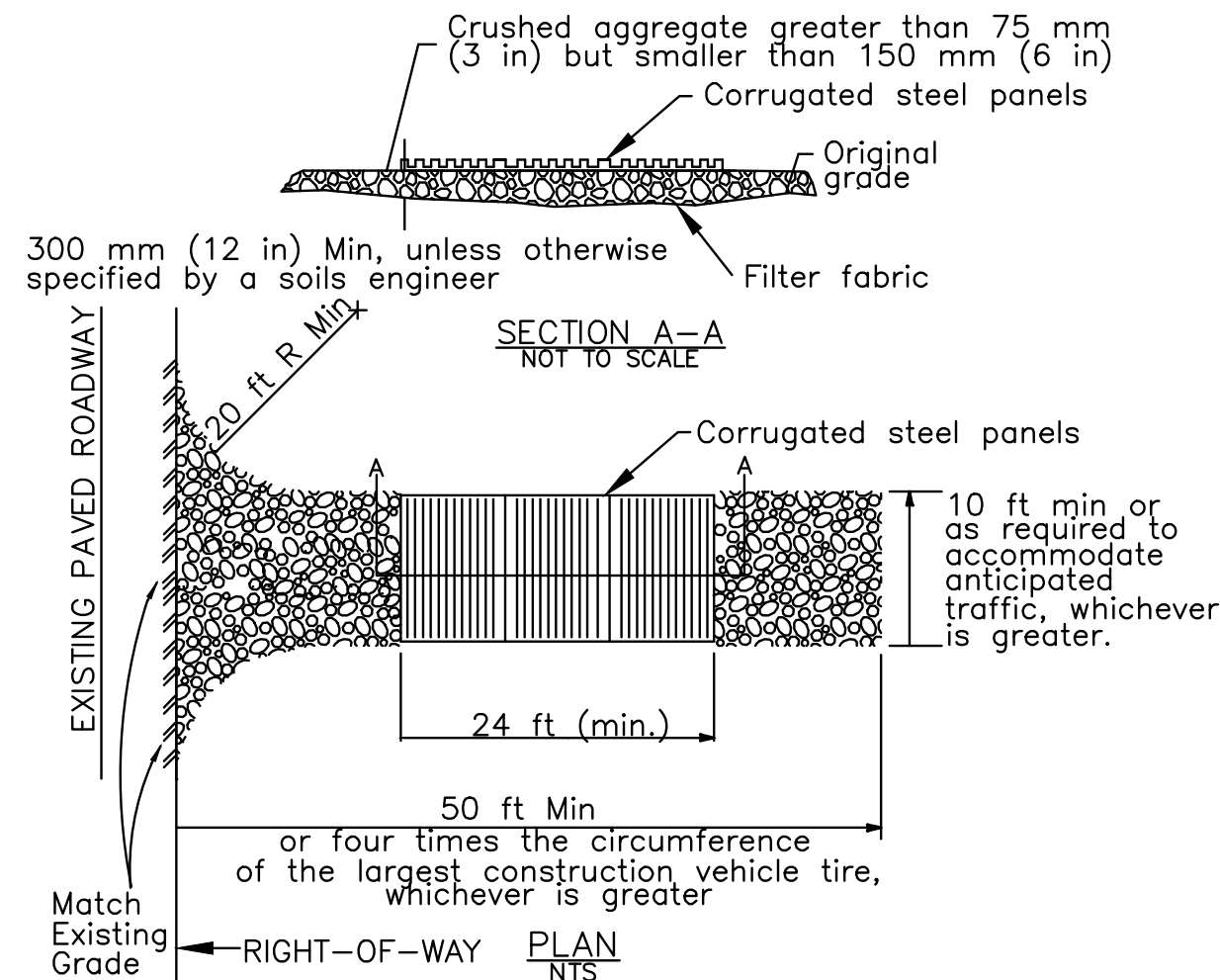
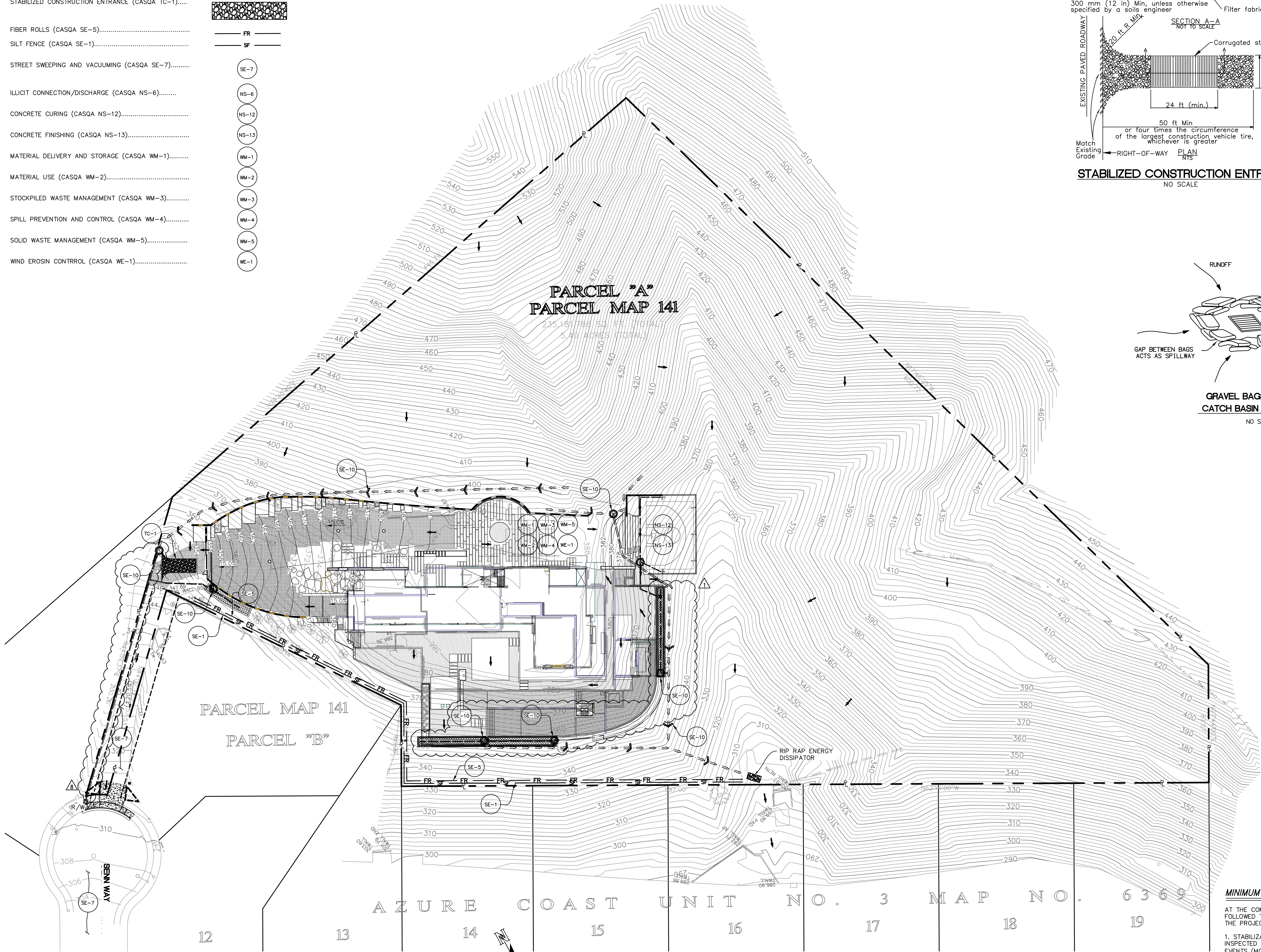
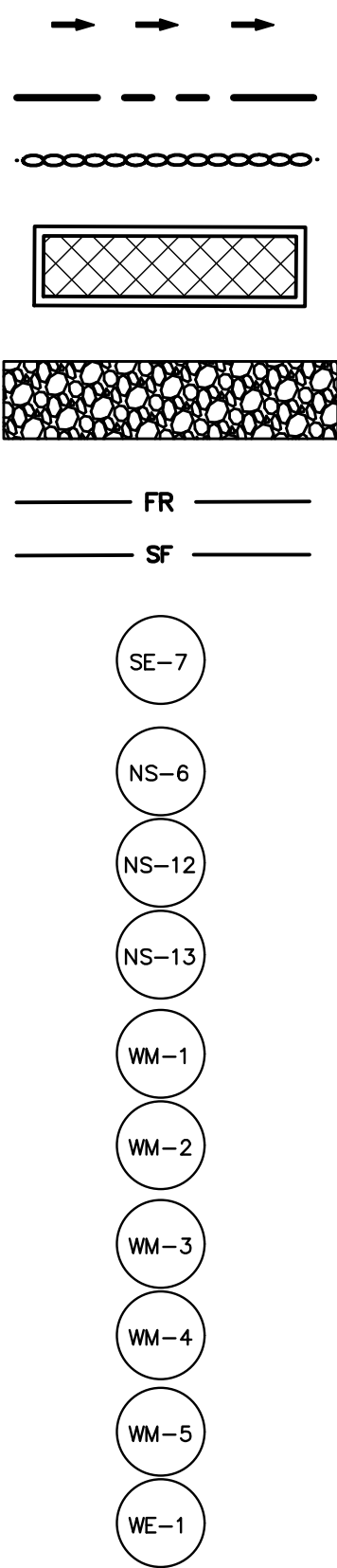
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DETAILS

Sheet

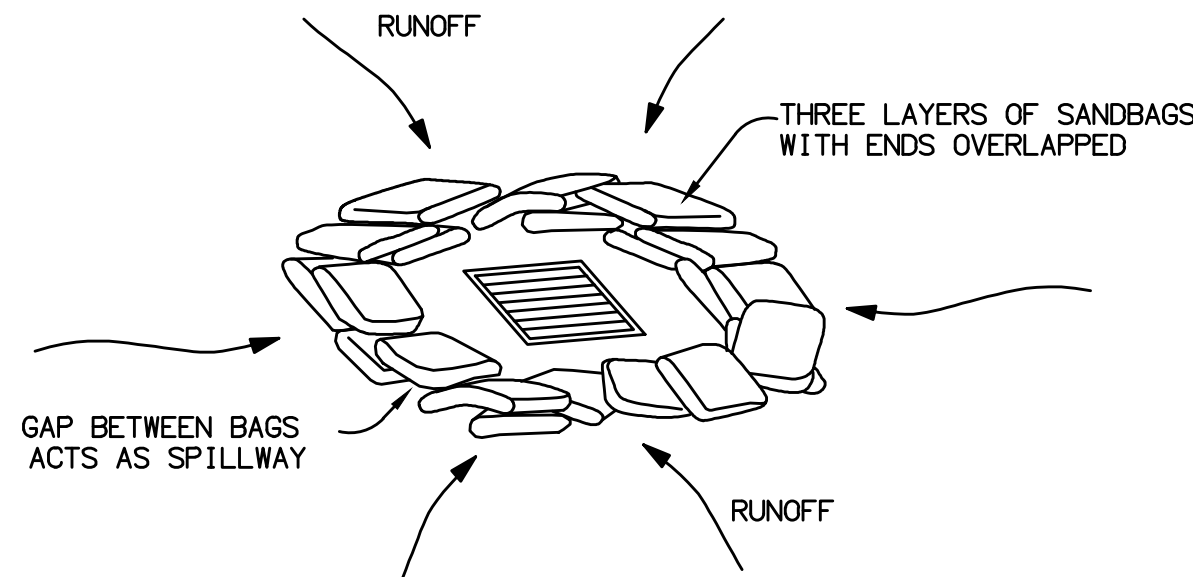
C-400

Scale
SEE PLAN

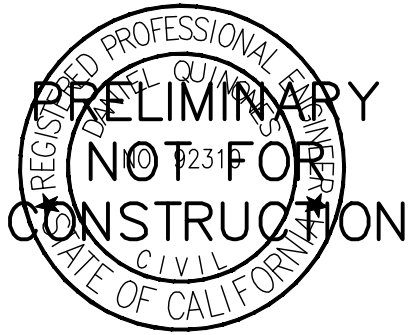
- LEGEND**
- FLOW DIRECTION.....
- PROPERTY LINE.....
- GRAVEL BAGS (CASQA SE-10).....
- BIOFILTRATION BMP.....
- STABILIZED CONSTRUCTION ENTRANCE (CASQA TC-1)....
- FIBER ROLLS (CASQA SE-5).....
- SILT FENCE (CASQA SE-1).....
- STREET SWEEPING AND VACUUMING (CASQA SE-7).....
- ILLCIT CONNECTION/DISCHARGE (CASQA NS-6).....
- CONCRETE CURING (CASQA NS-12).....
- CONCRETE FINISHING (CASQA NS-13).....
- MATERIAL DELIVERY AND STORAGE (CASQA WM-1).....
- MATERIAL USE (CASQA WM-2).....
- STOCKPILED WASTE MANAGEMENT (CASQA WM-3).....
- SPILL PREVENTION AND CONTROL (CASQA WM-4).....
- SOLID WASTE MANAGEMENT (CASQA WM-5).....
- WIND EROSION CONTROL (CASQA WE-1).....



STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



GRAVEL BAGS FOR 24'x24' CATCH BASIN AND SMALLER
NO SCALE



SENN WAY RESIDENCE
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MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.

2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.

3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

PROJECT # 692097

Sheet Title
EROSION CONTROL PLAN

Sheet

C-500

Scale
1" = 30'



+ city + + + +

+ project + + + +

SENN WAY RESIDENCE

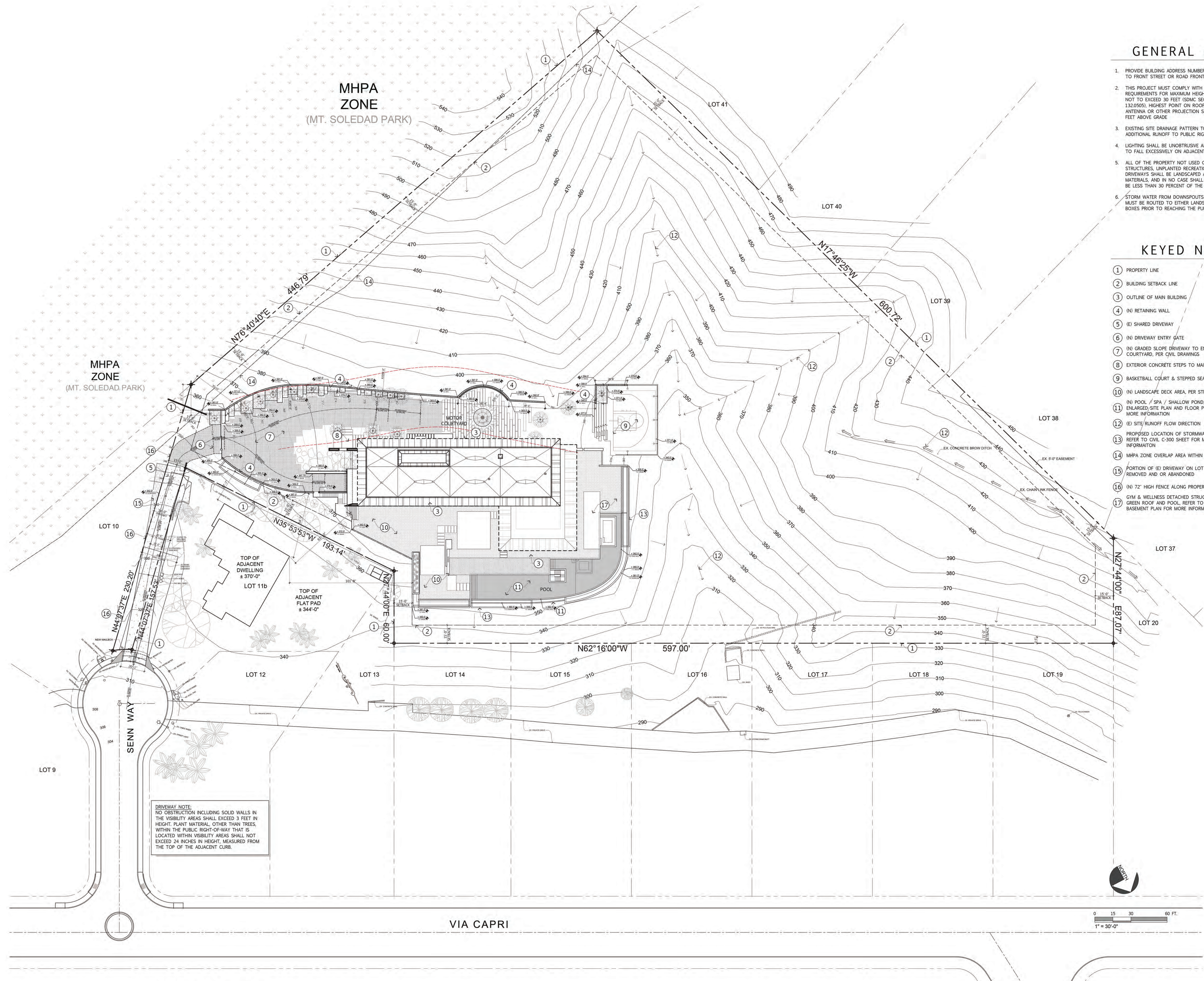
7792 SENN WAY
LA JOLLA, CALIFORNIA 92037

GENERAL NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE TO FRONT STREET OR ROAD FRONTING THE PROPERTY
2. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC SECTIONS 131.0444 AND 132.0555). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE
3. EXISTING SITE DRAINAGE PATTERN TO REMAIN. NO ADDITIONAL RUNOFF TO PUBLIC RIGHT OF WAY
4. LIGHTING SHALL BE UNOBTRUSIVE AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES
5. ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS; AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA
6. STORM WATER FROM DOWNSPOUTS AND IMPERVIOUS AREAS MUST BE ROUTED TO EITHER LANDSCAPE AREAS OR PLANTER BOXES PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM

KEYED NOTES

- 1 PROPERTY LINE
- 2 BUILDING SETBACK LINE
- 3 OUTLINE OF MAIN BUILDING
- 4 (N) RETAINING WALL
- 5 (E) SHARED DRIVEWAY
- 6 (N) DRIVEWAY ENTRY GATE
- 7 (N) GRADED SLOPE DRIVEWAY TO ENTRY MOTOR COURT/COURTYARD, PER CIVIL DRAWINGS
- 8 EXTERIOR CONCRETE STEPS TO MAIN ENTRY
- 9 BASKETBALL COURT & STEPPED SEATING
- 10 (N) LANDSCAPE DECK AREA, PER STRUCTURAL
- 11 (N) POOL / SPA / SHALLOW POND, REFER TO ENLARGED SITE PLAN AND FLOOR PLANS FOR MORE INFORMATION
- 12 (E) SITE/RUNOFF FLOW DIRECTION
- 13 PROPOSED LOCATION OF STORMWATER BMP, REFER TO CIVIL C-300 SHEET FOR MORE INFORMATION
- 14 MHPA ZONE OVERLAP AREA WITHIN PROJECT SITE
- 15 PORTION OF (E) DRIVEWAY ON LOT 10 TO BE REMOVED AND/OR ABANDONED
- 16 (N) 72" HIGH FENCE ALONG PROPERTY LINE
- 17 GYM & WELLNESS DETACHED STRUCTURE BELOW GREEN ROOF AND POOL, REFER TO SHEET A101a BASEMENT PLAN FOR MORE INFORMATION



1 OVERALL SITE PLAN

1" = 30'-0"

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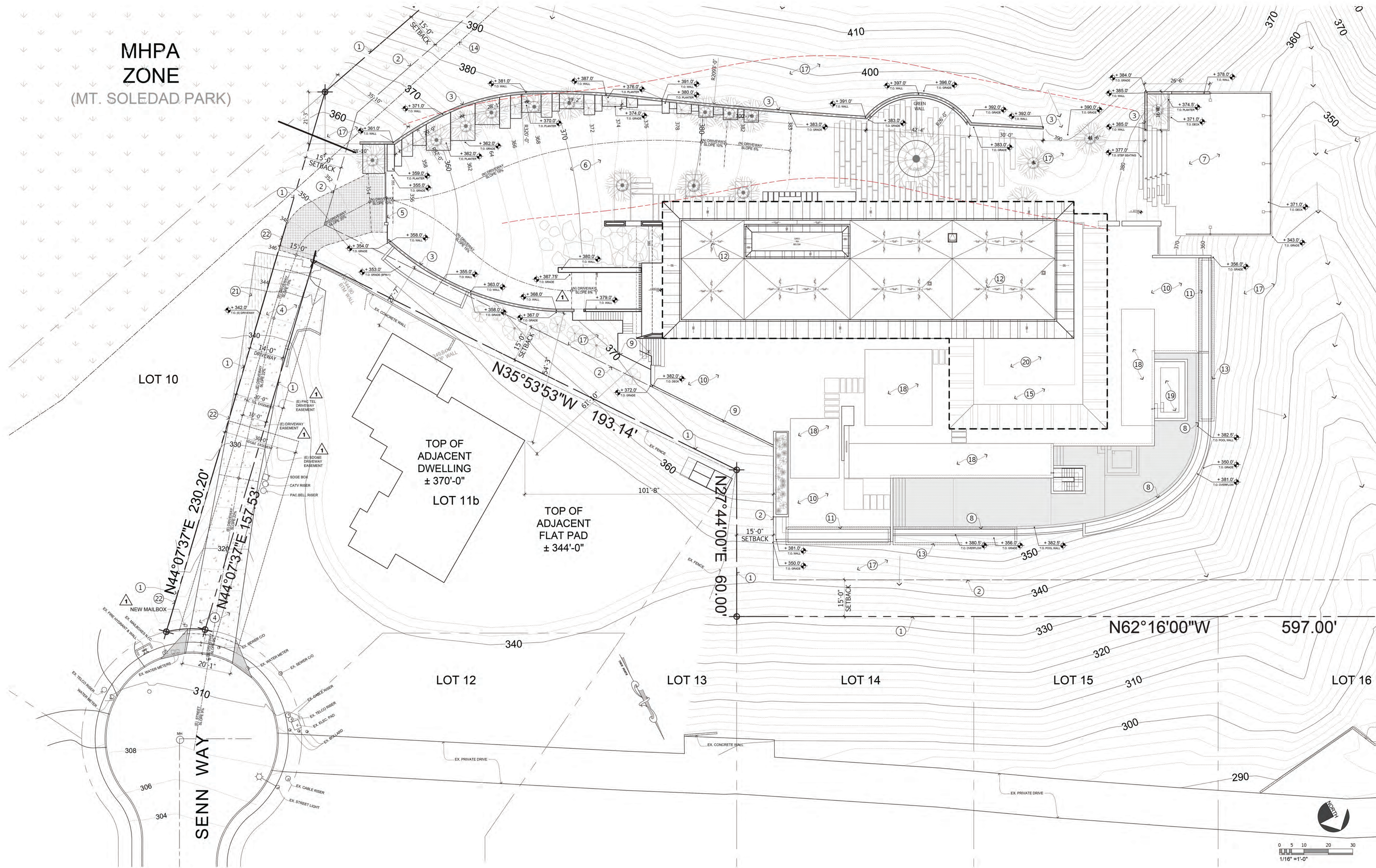
PROJECT #
692097

SCALE: 1" = 30'-0"

AS 100

OVERALL
SITE PLAN

MHPA
ZONE
(MT. SOLEDAD PARK)



1 ENLARGED SITE PLAN

GENERAL NOTES

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APURTANCES, ETC.) OR TO A LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL SHORING WORK INCLUDING SLOT-CUT (SEC. 1701.5)
- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN NOVEMBER 1 AND APRIL 15
- RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER
- PROVIDE A GUARDRAIL (42" MIN.) ON TOP OF WALLS FOR YARD AREAS WHICH DROP MORE THAN 30"
- CONCENTRATED DRAINAGE TO BE DISCHARGED INTO AN APPROVED LOCATION. PROVIDE OPEN "Y" DRAIN BEHIND RETAINING WALL TO DIRECT WATER TO STREET
- FOR NEW POOL ON SITE. PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME IS REQUIRED FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL, AND SPA FOR SINGLE FAMILY DWELLINGS PER THE ASSEMBLY BILL (AB) NO. 2977.
- ALL PORTIONS OF REQUIRED FRONT YARD NOT USED FOR NECESSARY DRIVEWAYS AND WALKWAYS, INCLUDING DECORATIVE WALKWAYS SHALL BE USED FOR PLANTING AND SHALL NOT BE PAVED. (12.21C101A)(2)
- WHERE THERE IS EXCAVATION OF A GREATER DEPTH THAN ARE THE WALLS OF FOUNDATION OF AN ADJOINING BUILDING OR STRUCTURE AND LOCATED CLOSER TO THE PROPERTY LINE THAN THE DEPTH OF THE EXCAVATION, THE OWNER SHALL PROVIDE THE DEPARTMENT OF BUILDING AND SAFETY WITH EVIDENCE THAT THE ADJACENT PROPERTY OWNER(S) HAVE BEEN GIVEN A 30-DAY WRITTEN NOTICE OF SUCH INTENT TO MAKE AN EXCAVATION AND WHEN IT WILL COMMENCE. THIS NOTICE SHALL BE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.

KEYED NOTES

- PROPERTY LINE
- BUILDING SETBACK LINE
- (N) RETAINING WALL
- (E) SHARED DRIVEWAY W/ LOT 11b, REFER TO ENLARGED DRIVEWAY PLAN SHEET A502
- (N) DRIVEWAY SECURITY GATE
- (N) GRADED SLOPE PERMEABLE DRIVEWAY TO ENTRY MOTOR COURTYARD, PER CIVIL DRAWINGS, REFER TO ENLARGED PLAN DETAIL SHEET A502
- BASKETBALL COURT W/ CONCRETE BENCH SEATING
- INFINITY EDGE POOL & OVER-FLOW BASIN
- EXTERIOR GLASS RAILING 42" AFF. PER CODE
- LANDSCAPE ROOF DECK AREA, WELLNESS GYM BELOW, WITH 12" LIVING ROOF PLANTING DEPTH, REFER TO SHEET A101a BASEMENT PLAN FOR MORE INFORMATION
- LANDSCAPE DECK EDGE VIEWING BALCONY
- ROOF DRAINS CONNECTED TO 4" DRAIN PIPE RUN TO STORM WATER PLANTER, G.C. & PLUMBING SUB TO COORDINATE LAYOUT WITH ARCHITECT DURING CONSTRUCTION
- STORM WATER COLLECTION PLANTER BOX, SEE TYP. PLANTER BOX DETAIL ON SHEET AS 501, REFER TO CIVIL AND STRUCTURAL FOR ADDITIONAL DETAILS
- MHPA ZONE OVERLAP AREA WITHIN PROJECT SITE
- LIVING GREEN ROOF, REFER TO DETAIL SPECS ON SHEET AS 501
- LOCATION OF FUTURE SOLAR PANEL, 250wf MIN., REFER TO ROOF PLAN FOR MORE INFORMATION
- NEW LANDSCAPE AREA, REFER TO 'L' SHEETS FOR MORE INFORMATION
- LEVEL SEATING AREA
- RECESSED SEATING AREA
- MASTER ROOF DECK
- PORTION OF (E) DRIVEWAY TO BE REMOVED AND OR ABANDONED ON LOT 10
- (N) 72" HIGH FENCE ALONG DRIVEWAY AT PROPERTY LINE

SENN WAY
RESIDENCE

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1 LDR-Eng Review	9.01.21

0 5 10 20 30
1/16" = 1'-0"

1/16" = 1'-0"

1/16" = 1'-0"

1/16" = 1'-0"

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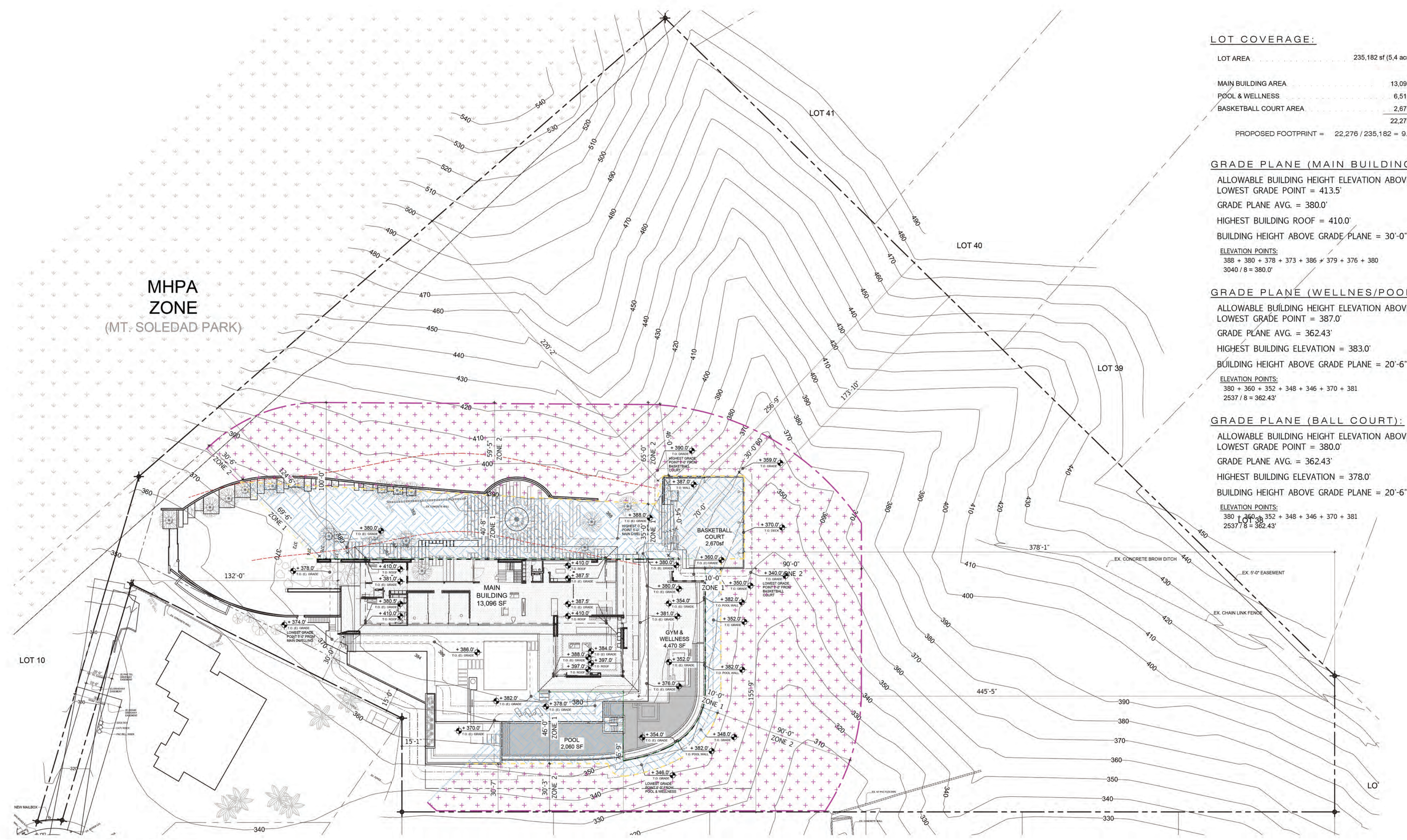
1/16" = 1'-0"

1/16" = 1'-0"

1/16" = 1'-0"

1/16" = 1'-0"

1/16" = 1'-0"



LOT COVERAGE:

LOT AREA	235,182 sf (5.4 acres)
MAIN BUILDING AREA	13,096 sf
POOL & WELLNESS	6,510 sf
BASKETBALL COURT AREA	2,670 sf
	22,276 sf
PROPOSED FOOTPRINT =	22,276 / 235,182 = 9.5%

GRADE PLANE (MAIN BUILDING):

ALLOWABLE BUILDING HEIGHT ELEVATION ABOVE LOWEST GRADE POINT = 413.5'

GRADE PLANE AVG. = 380.0'

HIGHEST BUILDING ROOF = 410.0'

BUILDING HEIGHT ABOVE GRADE PLANE = 30'-0"

ELEVATION POINTS:

388 + 380 + 378 + 373 + 386 + 379 + 376 + 380
3040 / 8 = 380.0'

GRADE PLANE (WELLNES/POOL):

ALLOWABLE BUILDING HEIGHT ELEVATION ABOVE LOWEST GRADE POINT = 387.0'

GRADE PLANE AVG. = 362.43'

HIGHEST BUILDING ELEVATION = 383.0'

BUILDING HEIGHT ABOVE GRADE PLANE = 20'-6"

ELEVATION POINTS:

380 + 360 + 352 + 348 + 346 + 370 + 381
2537 / 8 = 362.43'

GRADE PLANE (BALL COURT):

ALLOWABLE BUILDING HEIGHT ELEVATION ABOVE LOWEST GRADE POINT = 380.0'

GRADE PLANE AVG. = 362.43'

HIGHEST BUILDING ELEVATION = 378.0'

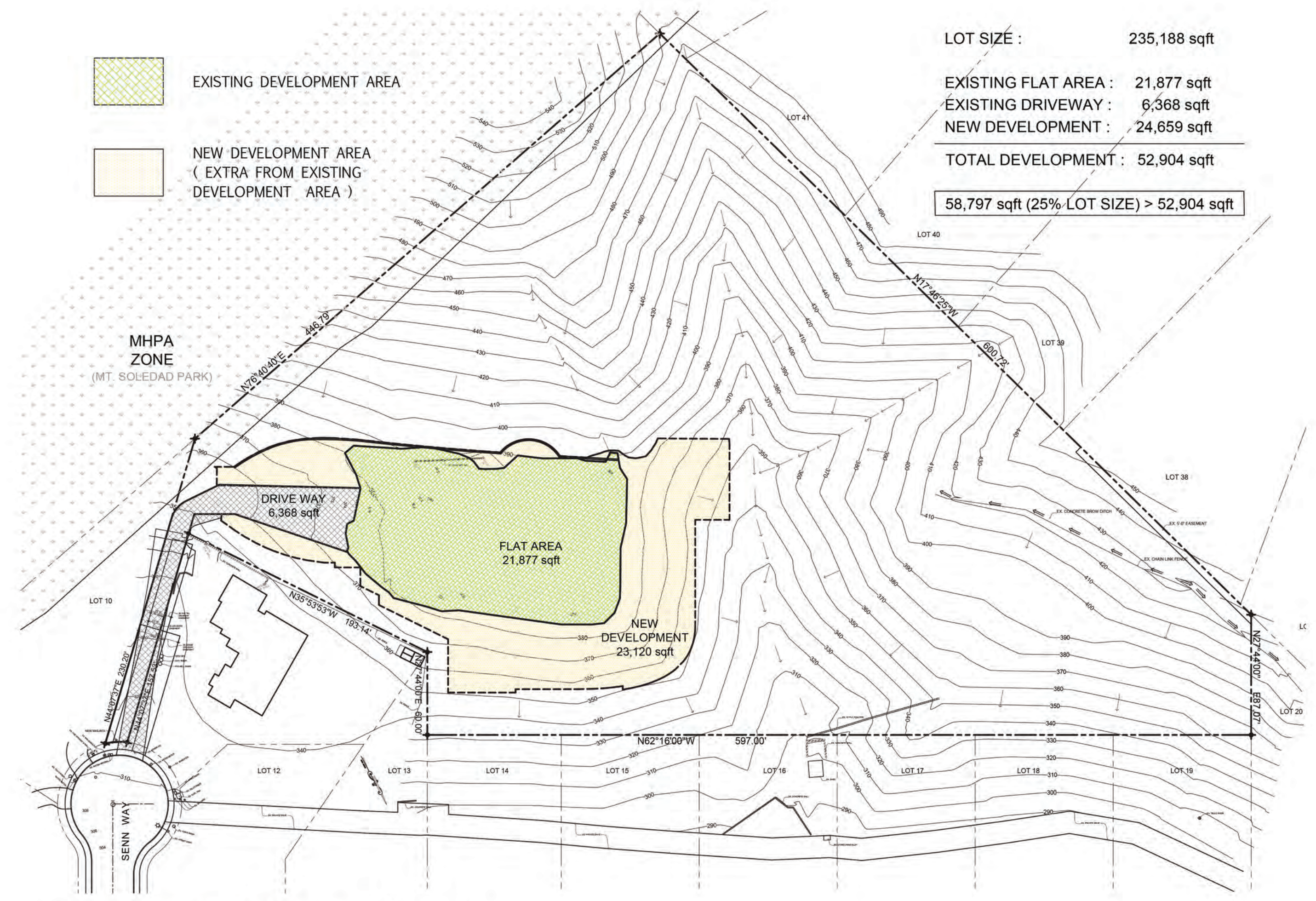
BUILDING HEIGHT ABOVE GRADE PLANE = 20'-6"

ELEVATION POINTS:

380 + 360 + 352 + 348 + 346 + 370 + 381
2537 / 8 = 362.43'

1 LOT COVERAGE CALC PLAN

1/32" = 1'-0"



LOT SIZE : 235,188 sqft

EXISTING FLAT AREA : 21,877 sqft

EXISTING DRIVEWAY : 6,368 sqft

NEW DEVELOPMENT : 24,659 sqft

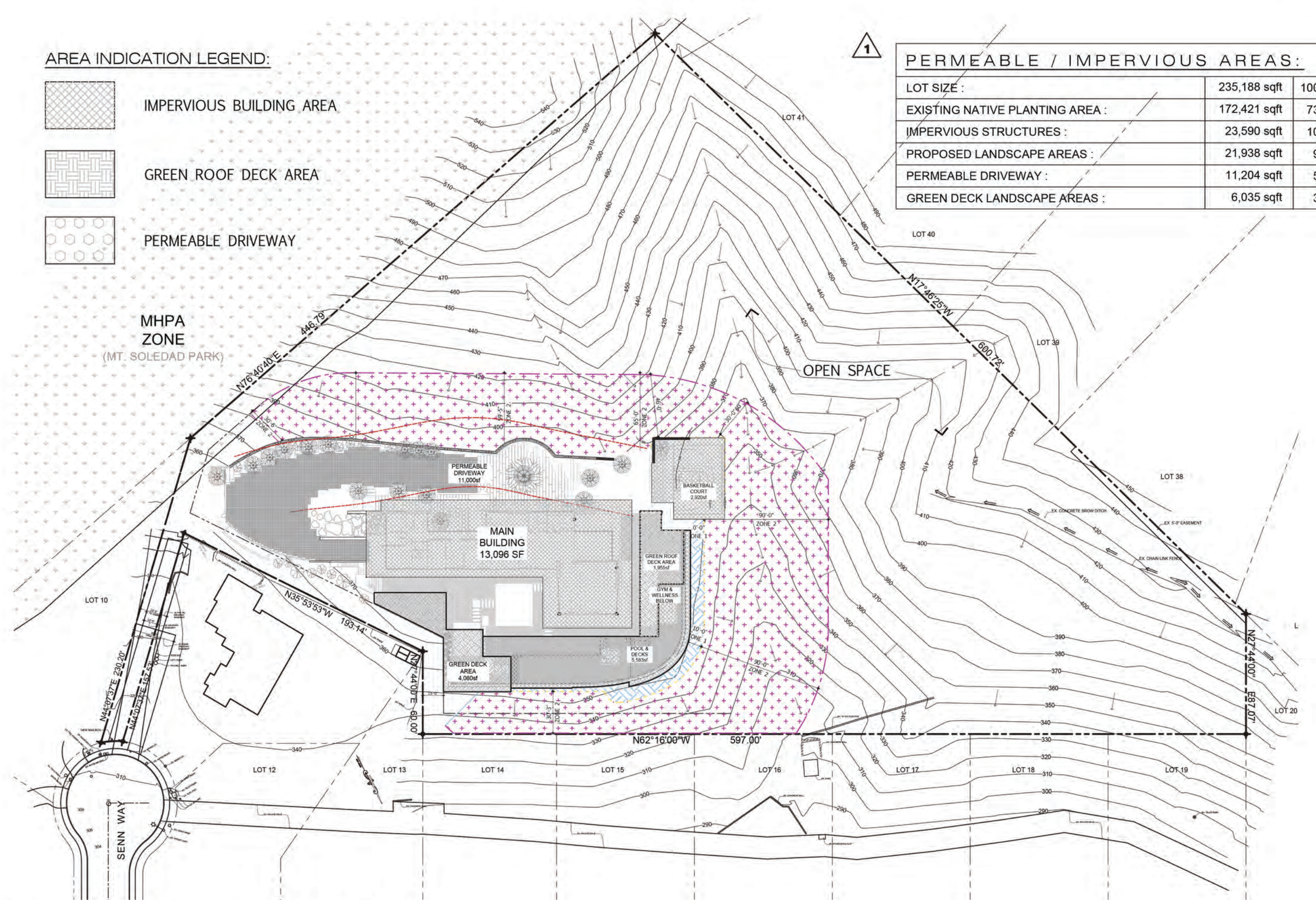
TOTAL DEVELOPMENT : 52,904 sqft

58,797 sqft (25% LOT SIZE) > 52,904 sqft

- EXISTING DEVELOPMENT AREA
- NEW DEVELOPMENT AREA (EXTRA FROM EXISTING DEVELOPMENT AREA)

3 NEW DEVELOPMENT AREA CALC PLAN

1/16" = 1'-0"



- AREA INDICATION LEGEND:**
- IMPERVIOUS BUILDING AREA
- GREEN ROOF DECK AREA
- PERMEABLE DRIVEWAY

PERMEABLE / IMPERVIOUS AREAS:

LOT SIZE :	235,188 sqft	100%
EXISTING NATIVE PLANTING AREA :	172,421 sqft	73%
IMPERVIOUS STRUCTURES :	23,590 sqft	10%
PROPOSED LANDSCAPE AREAS :	21,938 sqft	9%
PERMEABLE DRIVEWAY :	11,204 sqft	5%
GREEN DECK LANDSCAPE AREAS :	6,035 sqft	3%

2 HARDSCAPE / SOFTSCAPE AREAS

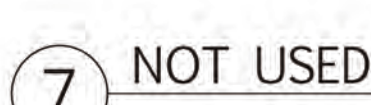
1/64" = 1'-0"

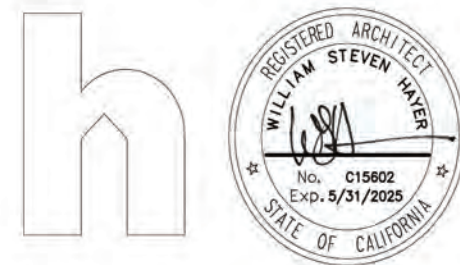
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1 LDR-Eng Review	9.01.21
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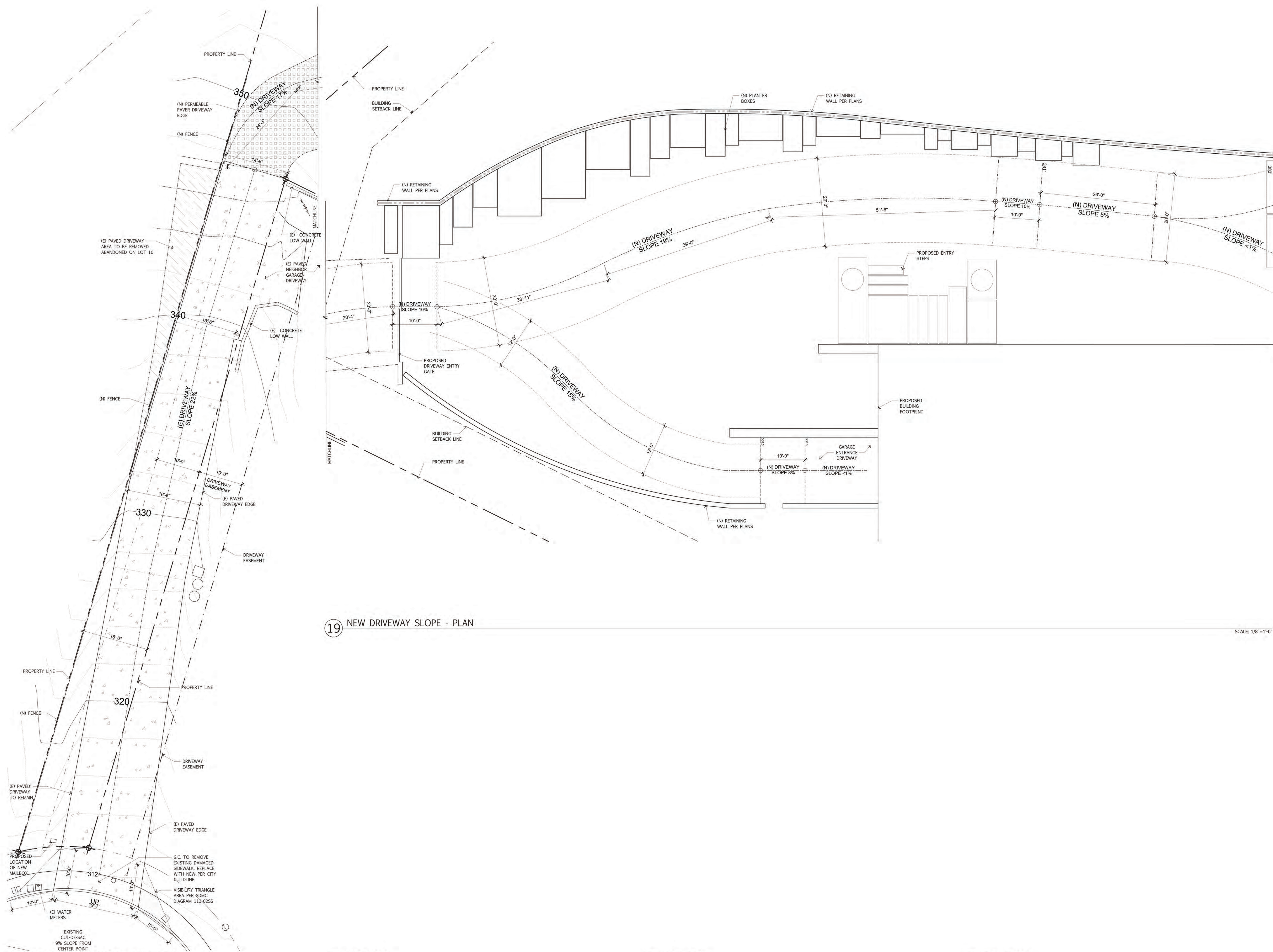
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PROJECT #
692097

SCALE: AS NOTED

AS 502

SITE
DETAILS



19 NEW DRIVEWAY SLOPE - PLAN

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

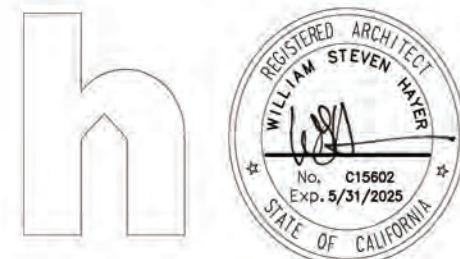
24 EXISTING SHARED DRIVEWAY - PLAN

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

23 NOT USED

22 NOT USED

21 NOT USED



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SCALE: AS NOTED

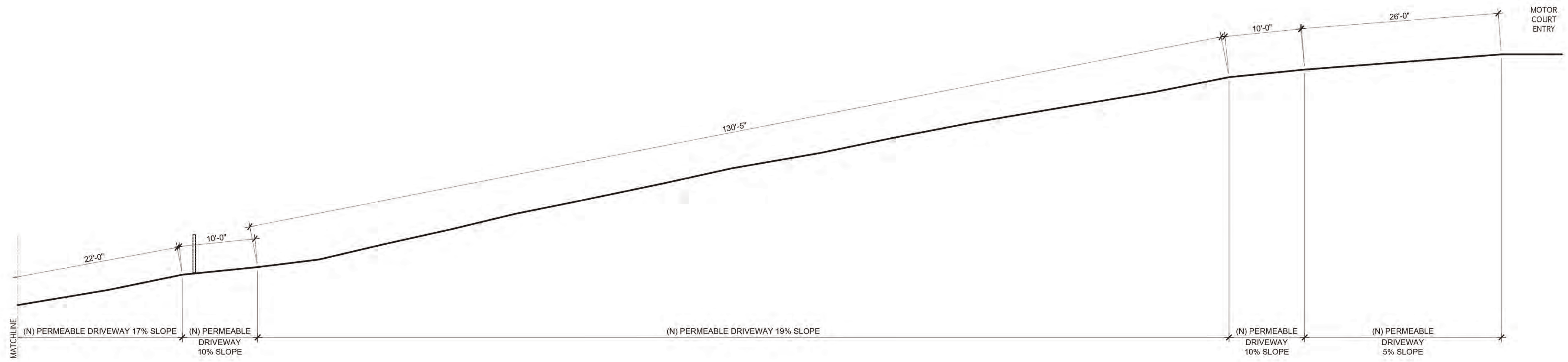
AS 503

SITE
DETAILS



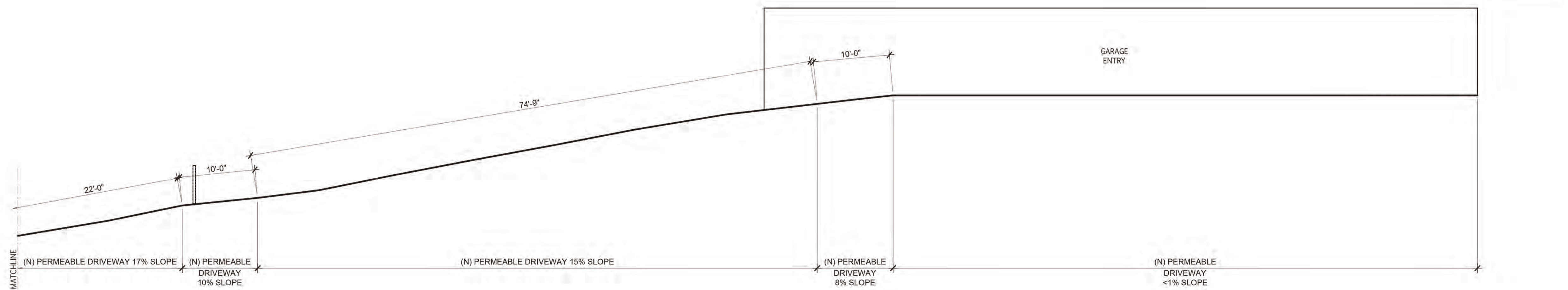
27 EXISTING SHARED DRIVEWAY SLOPE - DIAGRAM SECTION

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



31 NEW DRIVEWAY SLOPE @ MOTOT COURT ENTRY - DIAGRAM SECTION

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



35 NEW DRIVEWAY SLOPE @ GARAGE ENTRANCE - DIAGRAM SECTION

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

28 NOT USED

32 NOT USED

36 NOT USED



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

A 101a

FLOOR PLAN -
BASEMENT

FUTURE EVSE NOTE

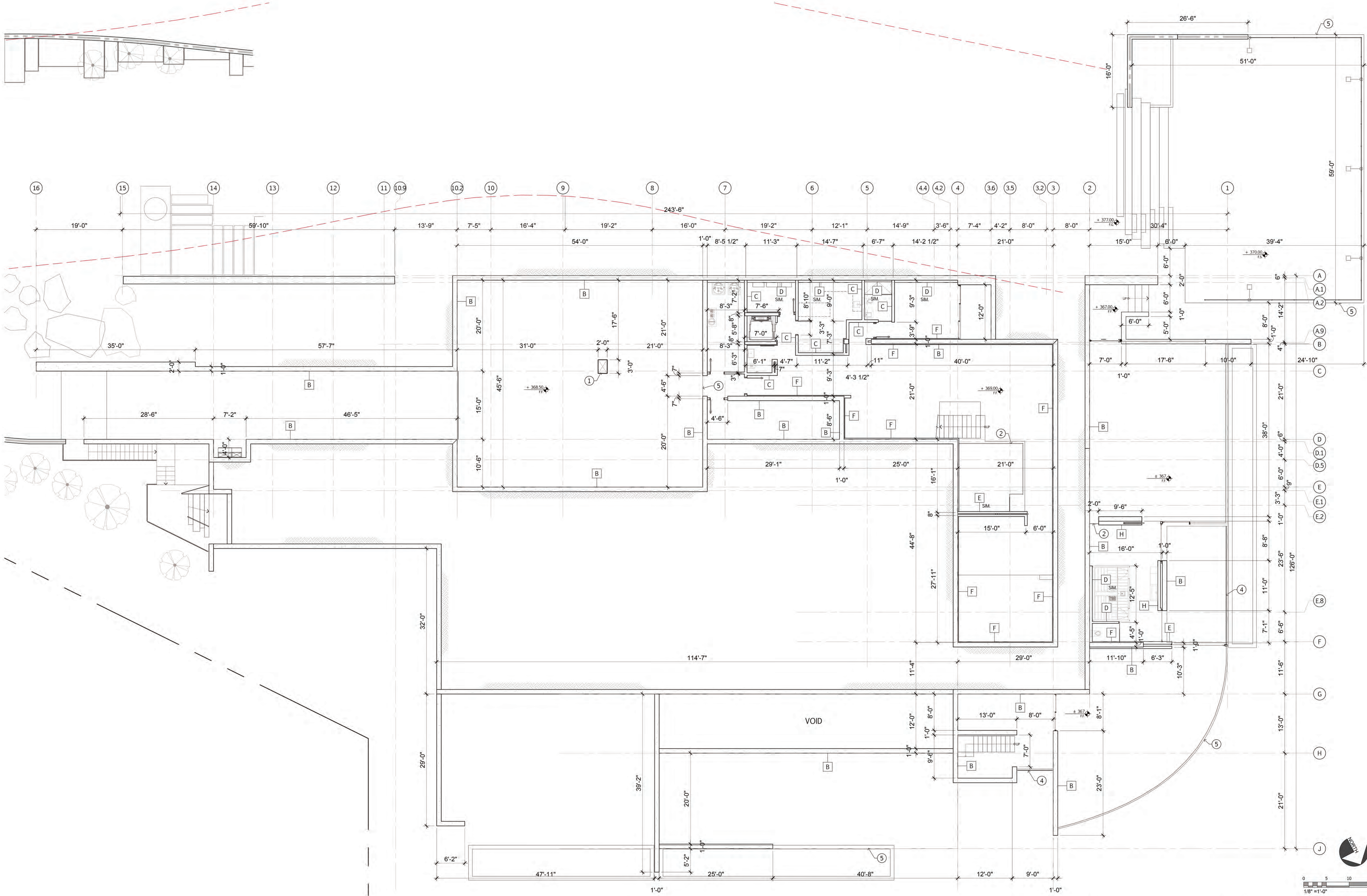
- FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) IN EACH DWELLING.
 - INSTALL A 1" MIN LISTED RACEWAY TO ACCOMMODATE A DEDICATED 200/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
 - THE SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVEL 2 EVSE.
 - A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.
- REFER TO SHEET A-001 FOR BUILDING NOTES.
 - REFER TO SHEET A-006 FOR GREEN BUILDING NOTES.
 - REFER TO SHEET A 601 FOR DOOR SCHEDULE.
 - REFER TO SHEET A 602 FOR WINDOW SCHEDULE.
 - G.C. TO COORDINATE ALL DIMENSIONS W/ MILLWORK SUB CONTRACTORS AND SUPPLIERS.
 - EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AND AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
 - PROVIDE A MIN 42" HIGH RAILING WITH 4" MAX CLEAR SPACE OPENING BETWEEN RAILS (R312).

GENERAL NOTES

- FOR GLASS RAILINGS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEMS SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF IBC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4" INCH (D047).
- ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD. IF THE DOOR DOES NOT SWING OVER THE LANDING, THE LANDING SHALL NOT BE MORE THAN 7 3/4" BELOW THE THRESHOLD. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36".
- STAIR DIMENSIONS AND CONSTRUCTION:
 - 7.5" MAX. & 4" MIN. RISE W/ 10" MIN. RUN
 - MIN. 6'-8" HEADROOM
 - MIN. 36" CLEAR WIDTH
 - HANDRAILS 34" TO 38" HIGH A.F.F.
 - PROVIDE STAIRWAY ILLUMINATION MIN. 1 FOOT-CANDLE AT TREAD RUN
- STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) MUST BE PROVIDED. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF SEC 314.
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
- BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:
 - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
 - FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - 50CFM MIN.
- PROVIDE R-19 MIN. INSULATION AT ALL EXTERIOR WALLS. R-30 MIN. INSULATION IN ATTIC SPACES. REFER TO TITLE 24 FOR MORE INFORMATION. INSULATE AROUND PLUMBING AND PIPES.
- BUILDING SHALL BE FULLY SPRINKLERED PER NFPA 13-R. THE SPRINKLER SYSTEM SHALL BE AUTOMATIC TYPE AND APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
- PROVIDE A MIN. 1/4" PER 1'-0" SLOPE FOR DECK DRAINAGE OR DESIGN TO SUPPORT ACCUMULATED WATER.
- GARAGE FLOOR SURFACE SHALL BE OF NONCOMBUSTIBLE MATERIALS OR ASPHALTIC PAVING MATERIALS. GARAGE WALLS AND CEILING SHALL BE 1-HR RATED.

KEYED NOTES

- PROPERTY LINE
- BUILDING SETBACK LINE
- SLOPED DRIVEWAY
- EXTERIOR GLASS RAILING 42" HIGH AFF., PER CODE
- EXTERIOR IMPACT GLASS WALL 96" HIGH
- NOT USED
- STORMWATER PLANTER, REFER TO SITE PLANS & CIVIL PLANS FOR MORE INFORMATION
- PROPOSED LOCATION OF ELECTRICAL MAIN METER PANEL, FINAL LOCATION TO BE VERIFIED WITH LOCAL ELECTRICAL COMPANY
- PROPOSED LOCATION OF ELECTRICAL PANEL & SUBPANELS
- LINE OF FLOOR TO CEILING INTERIOR GLAZING PANELS MOUNTED IN RECESSED TOP AND BOTTOM CHANNELS
- EXTERIOR ENTRY STEPS, ON GRADE
- ELEVATED DECKING AREA INSTALLED ON BUZZON LEVELERS, WITH DECK DRAINS BELOW CONNECTED TO STORMWATER PLANTERS
- LINE OF DECK OR POOL ABOVE, SHOWN DASHED FOR REFERENCE
- LINE OF STRUCTURE ABOVE, SHOWN DASHED FOR REFERENCE
- RETAINING WALL, REFER TO CIVIL AND SITE PLAN SHEETS FOR MORE INFORMATION
- LINE OF RETAINING WALL ABOVE SHOWN DASHED FOR REFERENCE
- CONCRETE BLEACHER SEATING AND STEPS ON GRADE



WALL TYPE LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A	NEW EXTERIOR WOOD STUD FRAMING: 2x6 WOOD STUDS 12" O.C. WITH EXTERIOR SCRATCH COAT AND STONE FINISH PER ELEVATIONS, G.C. TO INSTALL 5/8" TYPE 'X' GYP. BD. ON INTERIOR SIDE, PREP FOR SCHEDULED FINISHES. R-13 INSULATION WHERE REQUIRED, VERIFY WITH STRUCTURAL FOR SHEAR WALL REQUIREMENTS	E	NEW DOUBLE WALL, POCKET DOOR FULL HEIGHT PARTITION (NON-RATED): 2x6 WOOD STUDS EXTERIOR, 2x4 WOOD STUDS INTERIOR, ANCHORED TO DECK OR SLAB, AT 16" O.C. W/ 5/8" TYPE 'X' GYP. BOARD ON INTERIOR SIDE TO GYP. CEILING / SOFFIT. PREP FOR FINISHES PER PLANS.
B	CONCRETE WALL: 8" CONCRETE WALL - U.O.N. WHERE EXPOSED TO EXTERIOR, PREP FOR PLASTER OR STONE FINISH AS PER ELEVATIONS, INTERIOR - SEE WALL TAG 'F' FOR FURRED WALL LOCATIONS.	F	NEW INTERIOR FURRING WALL: 16 GA. METAL HAT CHANNELS, VERIFY DEPTH, ATTACHED TO FACE OF CONCRETE WALL, AT 16" O.C. W/ 5/8" TYPE 'X' GYP. BOARD TO GYP. CEILING / SOFFIT. PREP FOR FINISHES PER PLANS.
C	NEW INTERIOR FULL HEIGHT PARTITION WALL (NON-RATED): 2x4" WOOD STUDS, ANCHORED TO DECK OR SLAB, AT 16" O.C. TO UNDERSIDE OF STRUCTURE ABOVE, W/ 5/8" TYPE 'X' GYP. BOARD ON BOTH SIDES TO GYP. CEILING / SOFFIT. PREP FOR FINISHES PER PLANS.	G	NEW INTERIOR PARTIAL HEIGHT PARTITION WALL (NON-RATED): 2x4" WOOD STUDS, ANCHORED TO DECK OR SLAB, AT 16" O.C. TO ELEVATION INDICATED IN INTERIOR ELEVATIONS, W/ 5/8" TYPE 'X' GYP. BOARD ON BOTH SIDES, PREP FOR FINISHES PER PLANS.
D	NEW INTERIOR FULL HEIGHT PARTITION WALL (NON-RATED): 2x4" WOOD STUDS, ANCHORED TO DECK OR SLAB, AT 16" O.C. TO UNDERSIDE OF STRUCTURE ABOVE, W/ 5/8" TYPE 'X' GYP. BOARD ON BOTH SIDES TO GYP. CEILING / SOFFIT. PREP FOR FINISHES PER PLANS.	H	NEW POCKET DOOR FULL HEIGHT FURRING PARTITION (NON-RATED): 2x4" WOOD STUDS, ANCHORED TO DECK OR SLAB, AT 16" O.C. TO UNDERSIDE OF STRUCTURE ABOVE, W/ 5/8" TYPE 'X' GYP. BOARD ON INTERIOR SIDE TO GYP. CEILING / SOFFIT. PREP FOR FINISHES PER PLANS.

KEYED NOTES

- STRUCTURAL COLUMN, REFER TO STRUCTURAL SHEETS FOR MORE INFORMATION AND DETAILS
- INTERIOR FLOOR TO CEILING GLASS PANELS
- INTERIOR GLASS RAILING 42" HIGH A.F.F., PER CODE
- EXTERIOR GLASS RAILING 42" HIGH A.F.F., PER CODE
- SLAB EDGE OR FLOOR LEVEL TRANSITION LINE

GENERAL NOTES

- PRIOR TO START OF CONSTRUCTION, THE G.C. AND SUBS MUST INSPECT THE PROJECT SITE LOCATION AND REPORT, IN WRITING, ANY PROBLEMS OR CONFLICTS ENCOUNTERED.
- ALL DIMENSIONS ON WALL CONSTRUCTION PLANS ARE FROM CENTERLINE OF WALL FRAMING.
- GENERAL CONTRACTOR TO ENSURE THAT ALL NEW WALLS ARE PLUMB AND STRAIGHT AS NECESSARY FOR INSTALLATION OF NEW FINISHES AND MILLWORK.
- GENERAL CONTRACTOR & THEIR SUBCONTRACTORS MUST ENSURE THAT ANY PENETRATIONS FOR ELECTRICAL CONDUITS, WATER LINES, WASTE LINES AND OTHER ANNULAR SPACES AROUND PIPES SHALL BE WATER TIGHT.
- REFER TO STRUCTURAL SHEETS FOR STRUCTURAL STEEL AND CONCRETE INFORMATION.

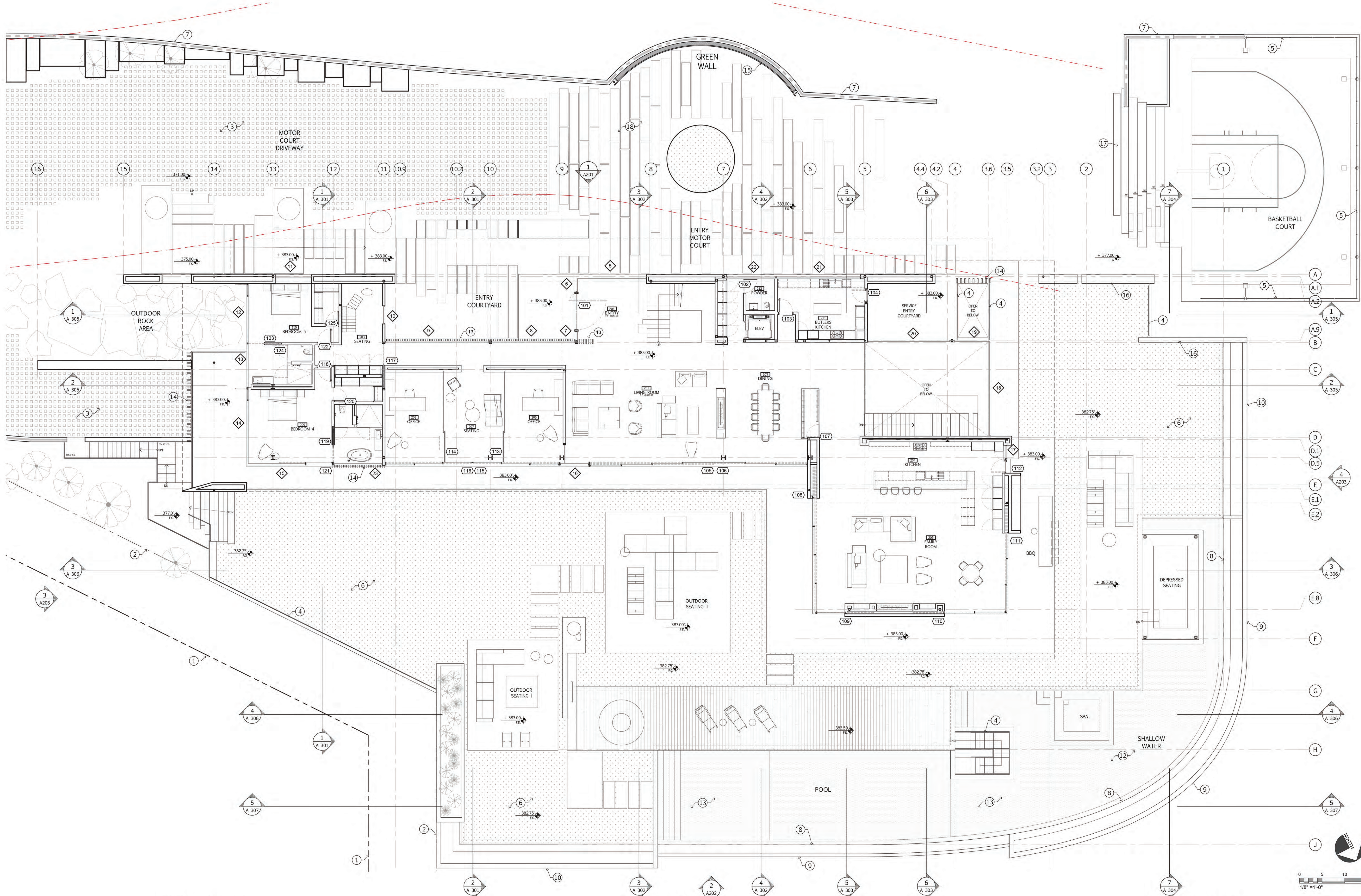


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POOL NOTES

1. NO GROUND WATER SHALL BE ABOVE ANY PORTION OF THE POOL CONSTRUCTION
2. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE POOL
3. ELECTRICAL INSPECTION SHALL APPROVE GROUNDING OF REINFORCING, PLUMBING AND CONDUIT PRIOR TO THE APPROVAL OF REINFORCING STEEL FOR POURING OF CONCRETE OR GUNITE
4. THE NOISE LEVEL FROM THE POOL EQUIPMENT LOCATED LESS THAN 10 FEET FROM A PROPERTY LINE OF AN ADJOINING PROPERTY, SHALL NOT EXCEED AMBIENT NOISE LEVEL BY MORE THAN FIVE DECIBELS
5. CONTINUOUS INSPECTION IS REQUIRED FOR SHOTCRETE/GUNITE POOLS
6. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL ACTIVATE WITHIN 7 SECONDS AND SOUND A CONTINUOUSLY FOR A MIN OF 30SEC WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15SEC MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR
7. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED ACCORDANCE WITH ANSI / APSP-7 (3109.5)
8. POOL COVER TO BE INSTALLED TO REDUCE EVAPORATION OF WATER

GENERAL NOTES

1. REFER TO SHEET A-001 FOR BUILDING NOTES
2. REFER TO SHEET A-006 FOR GREEN BUILDING NOTES
3. REFER TO SHEET A 601 FOR DOOR SCHEDULE
4. REFER TO SHEET A 602 FOR WINDOW SCHEDULE
5. G.C. TO COORDINATE ALL DIMENSIONS W/ MILLWORK SUB CONTRACTORS AND SUPPLIERS
6. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AND AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL
7. PROVIDE A MIN 42" HIGH RAILING WITH 4" MAX CLEAR SPACE OPENING BETWEEN RAILS (R312)
8. FOR GLASS RAILINGS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEMS SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF IBC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4" INCH (2047)
9. ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2' BELOW THE THRESHOLD. IF THE DOOR DOES NOT SWING OVER THE LANDING, THE LANDING SHALL NOT BE MORE THAN 7 3/4" BELOW THE THRESHOLD. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36"
10. STAIR DIMENSIONS AND CONSTRUCTION:
 - 10.1. 7.75" MAX. & 4" MIN. RISE W/ 10" MIN. RUN
 - 10.2. MIN. 6'-8" HEADROOM
 - 10.3. MIN. 36" CLEAR WIDTH
 - 10.4. HANDRAILS 34" TO 38" HIGH A.F.F.
 - 10.5. PROVIDE STAIRWAY ILLUMINATION MIN. 1 FOOT-CANDLE AT TREAD RUN
11. STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) MUST BE PROVIDED. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF SEC 314.
12. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES
13. BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:
 - 13.1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING
 - 13.2. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL
 - 13.3. 50CFM MIN.
14. PROVIDE R-19 MIN. INSULATION AT ALL EXTERIOR WALLS. R-30 MIN. INSULATION IN ATTIC SPACES. REFER TO TITLE 24 FOR MORE INFORMATION. INSULATE AROUND PLUMBING AND PIPES
15. BUILDING SHALL BE FULLY SPRINKLERED PER NFPA 13-R. THE SPRINKLER SYSTEM SHALL BE AUTOMATIC TYPE AND APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION
16. PROVIDE A MIN. 1/4" PER 1'-0" SLOPE FOR DECK DRAINAGE OR DESIGN TO SUPPORT ACCUMULATED WATER
17. ROOF DRAINAGE MUST BE CONNECTED TO CITY APPROVED DRAINAGE DEVICE. ALL RAIN WATER MUST BE DIRECTED TO STREET APPROVED OUTLET
18. NO OBSTACLE SHALL PREVENT WATER FLOW TO ROOF DRAINS AND WATER PUDDLE ON ANY PART OF THE ROOF WILL NOT BE ALLOWED
19. PROVIDE CLASS 'A' FIRE RETARDANT ROOF COVERING AND WALKING DECK

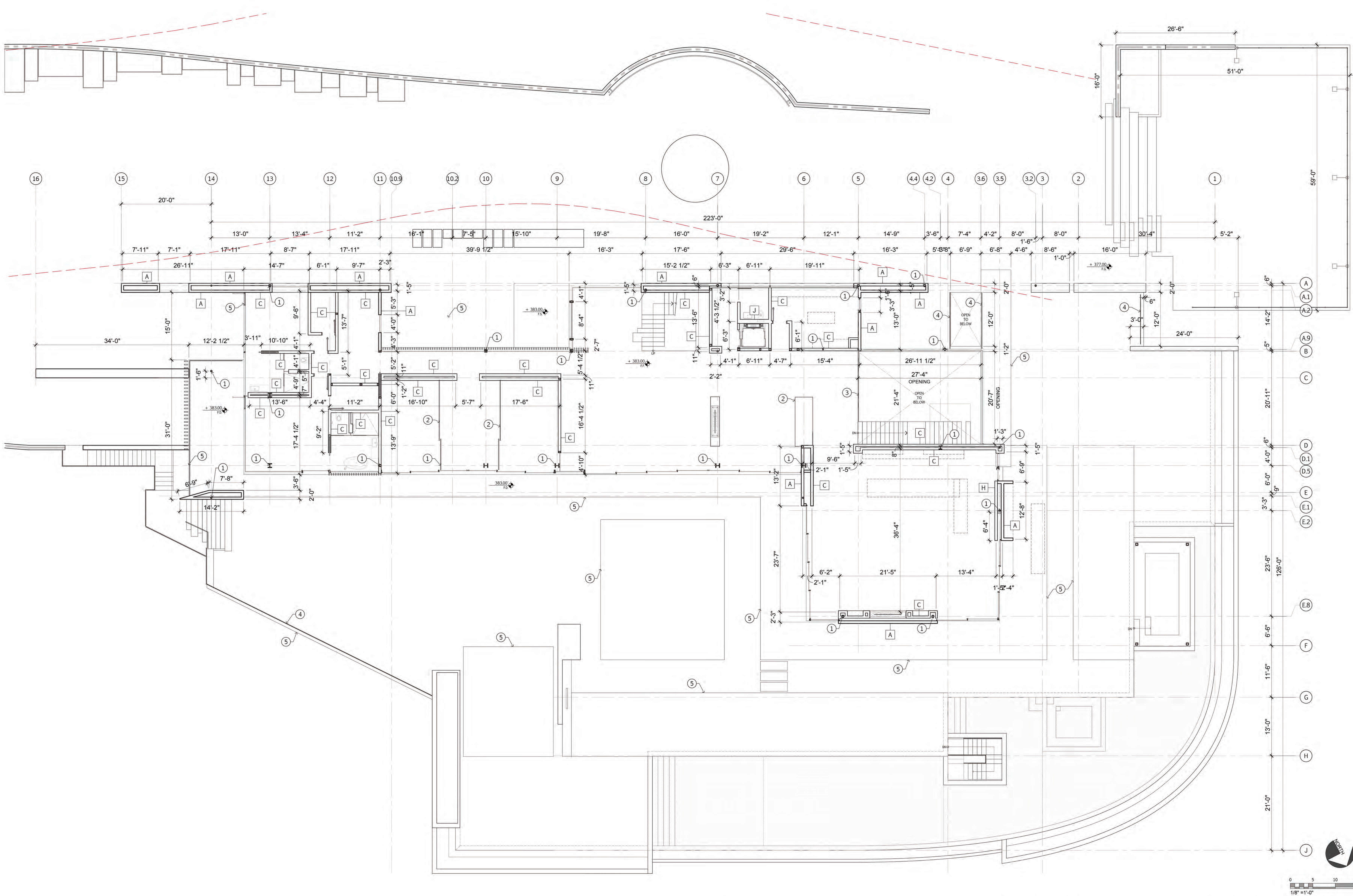
KEYED NOTES

- 1 PROPERTY LINE
- 2 BUILDING SETBACK LINE
- 3 SLOPED DRIVEWAY W/ PERMEABLE PAVERS
- 4 EXTERIOR GLASS RAILING 42" HIGH A.F.F., PER CODE
- 5 EXTERIOR IMPACT GLASS WALL 96" HIGH
- 6 LIVING DECK AREA, 12" PLANTING BASE O/ CONCRETE DECK
- 7 (N) RETAINING WALL, REFER TO CIVIL AND SITE PLANS
- 8 LINE OF POOL INFINITY EDGE
- 9 POOL OVERFLOW TROUGH
- 10 LINE OF VIEWING SEATING BALCONY, REFER TO DETAIL XX/XX
- 11 ELEVATED DECKING AREA INSTALLED ON BUZZON LEVELERS, WITH DECK DRAINS BELOW CONNECTED TO STORMWATER PLANTERS
- 12 BAJA POOL AREA, 12" DEEP MAX
- 13 POOL, DEPTH VARIES 42" TO 84" DEEP
- 14 DECORATIVE WOOD SLATS
- 15 LIVING GREEN WALL SYSTEM
- 16 42" HIGH CONCRETE WALL, ABOVE LIVING DECK FINISH GRADE
- 17 CONCRETE BLEACHER SEATING AND STEPS ON GRADE
- 18 DRIVEWAY PERMEABLE PAVERS ON GRADE



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WALL TYPE LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A	NEW EXTERIOR WOOD STUD FRAMING: 2x6 WOOD STUDS 12" O.C. WITH EXTERIOR SCRATCH COAT AND STONE FINISH PER ELEVATIONS, G.C. TO INSTALL 5/8" TYPE 'X' GYP. BD. ON INTERIOR SIDE, PREP FOR SCHEDULED FINISHES. R-13 INSULATION WHERE REQUIRED, VERIFY WITH STRUCTURAL FOR SHEAR WALL REQUIREMENTS	E	NEW DOUBLE WALL, POCKET DOOR FULL HEIGHT PARTITION (NON-RATED): 2x6 WOOD STUDS EXTERIOR, 2x4 WOOD STUDS INTERIOR, ANCHORED TO DECK OR SLAB, AT 16" O.C. TO UNDERSIDE OF STRUCTURE ABOVE, EXTERIOR SHEATHING ON ONE SIDE, W/ 5/8" TYPE 'X' GYP. BOARD ON INTERIOR SIDE TO GYP. CEILING / SOFFIT. PREP FOR FINISHES PER PLANS.
B	CONCRETE WALL: 8" CONCRETE WALL - U.O.N. WHERE EXPOSED TO EXTERIOR, PREP FOR PLASTER OR STONE FINISH AS PER ELEVATIONS, INTERIOR - SEE WALL TAG 'F' FOR FURRED WALL LOCATIONS.	F	NEW INTERIOR FURRING WALL: 16 GA. METAL HAT CHANNELS, VERIFY DEPTH, ATTACHED TO FACE OF CONCRETE WALL, AT 16" O.C. W/ 5/8" TYPE 'X' GYP. BOARD TO GYP. CEILING / SOFFIT. PREP FOR FINISHES PER PLANS.
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D	NEW INTERIOR FULL HEIGHT PARTITION WALL (NON-RATED): 2x4" WOOD STUDS, ANCHORED TO DECK OR SLAB, AT 16" O.C. TO UNDERSIDE OF STRUCTURE ABOVE, W/ 5/8" TYPE 'X' GYP. BOARD ON BOTH SIDES TO GYP. CEILING / SOFFIT. PREP FOR FINISHES PER PLANS.	H	NEW POCKET DOOR FULL HEIGHT FURRING PARTITION (NON-RATED): 2x4" WOOD STUDS, ANCHORED TO DECK OR SLAB, AT 16" O.C. TO UNDERSIDE OF STRUCTURE ABOVE, W/ 5/8" TYPE 'X' GYP. BOARD ON INTERIOR SIDE TO GYP. CEILING / SOFFIT. PREP FOR FINISHES PER PLANS.

KEYED NOTES

- STRUCTURAL COLUMN, REFER TO STRUCTURAL SHEETS FOR MORE INFORMATION AND DETAILS
- INTERIOR FLOOR TO CEILING GLASS PANELS
- INTERIOR GLASS RAILING 42" HIGH A.F.F., PER CODE
- EXTERIOR GLASS RAILING 42" HIGH A.F.F., PER CODE
- SLAB EDGE OR FLOOR LEVEL TRANSITION LINE

GENERAL NOTES

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- GENERAL CONTRACTOR TO ENSURE THAT ALL NEW WALLS ARE PLUMB AND STRAIGHT AS NECESSARY FOR INSTALLATION OF NEW FINISHES AND MILLWORK.
- GENERAL CONTRACTOR & THEIR SUBCONTRACTORS MUST ENSURE THAT ANY PENETRATIONS FOR ELECTRICAL CONDUITS, WATER LINES, WASTE LINES AND OTHER ANNULAR SPACES AROUND PIPES SHALL BE WATER TIGHT.
- REFER TO STRUCTURAL SHEETS FOR STRUCTURAL STEEL AND CONCRETE INFORMATION.

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RESIDENCE**

7792 SENN WAY
LA JOLLA, CALIFORNIA 92037

**SENN WAY
RESIDENCE**

ISSUE	DATE
Review Submittal	6/20/2021
Planning ReSubmittal	9/08/2021
Planning ReSubmittal	4/15/2022
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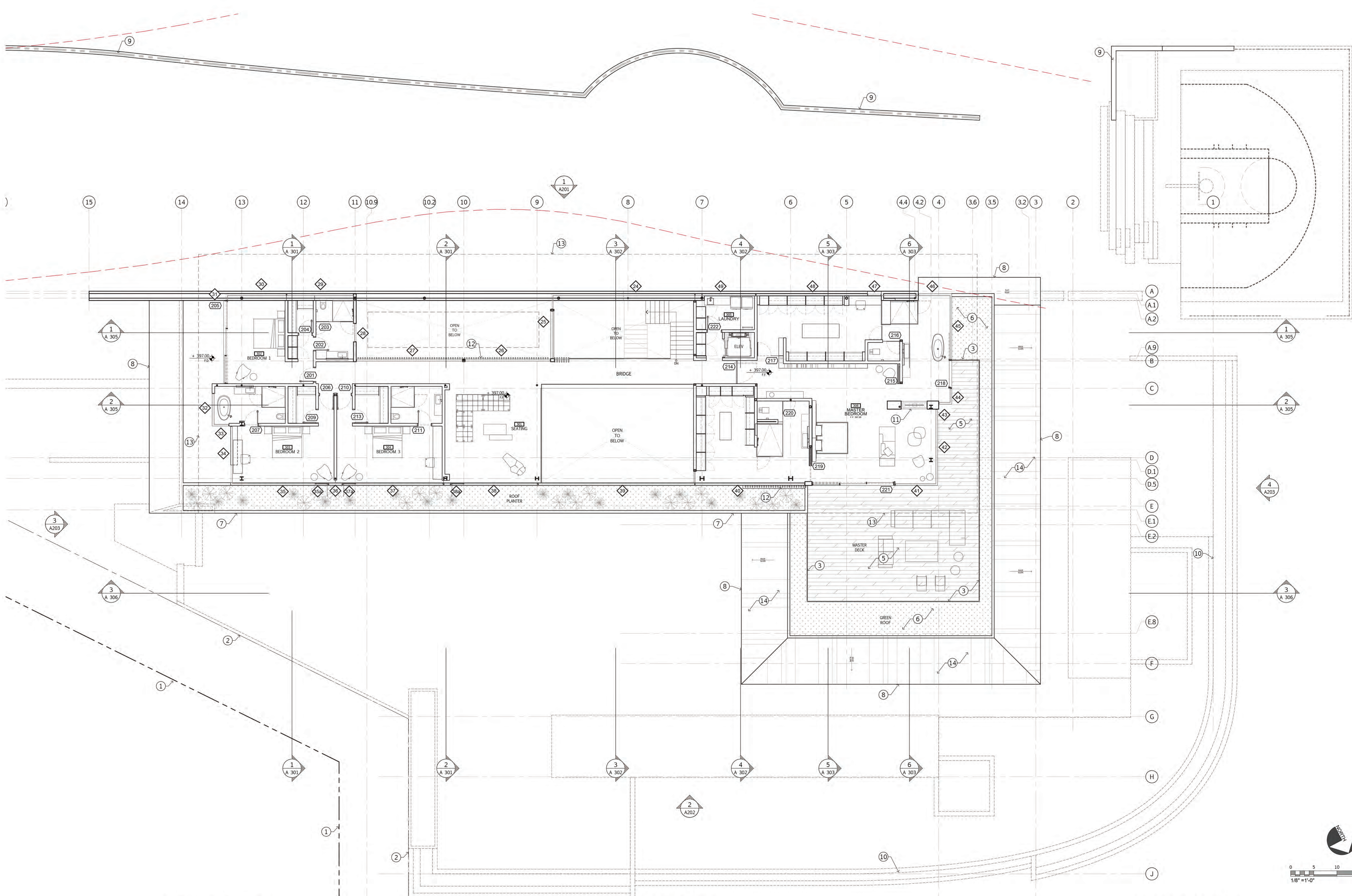
REVISION	DATE
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PROJECT #
692097

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

A 102b

DIMENSION
WALL PLAN -
FIRST FLOOR



ROOFING SPEC

MFG: SIKA
PRODUCT: SARNAFIL G410 - 60MIL FELT BACK ENERGYSMART
COLOR: WHITE (SRI 104)
THE MEMBRANE ROOF SYSTEM WILL BE A 20-YR ASSEMBLY THAT IS TO GUARANTEED FOR 15 YEARS THAT HAS A CLASS 'A' FIRE RATING. ALL MATERIALS WILL BE OF PREMIUM QUALITY FROM THE MANUFACTURES LISTED, NO SECONDS WILL BE ALLOWED
MFG: TAYLOR METAL PRODUCTS
PRODUCT: SLIM LOCK STANDING SEAM, NO ACCENT RIBS
COLOR: DARK BRONZE (SRI-22)
THE ROOF SYSTEM IS GUARANTEED FOR 40 YEARS, HAS A CLASS 'A' FIRE RATING. ALL MATERIALS WILL BE OF PREMIUM QUALITY FROM THE MANUFACTURES LISTED, NO SECONDS WILL BE ALLOWED
UL 580 Class 90 with Wind Uplift Rated
UL 790 Class A Fire Rated with Wind Uplift Assemblies
UL 2218 Class 4 Impact (hail) rated
UL Construction No. 589

GENERAL NOTES

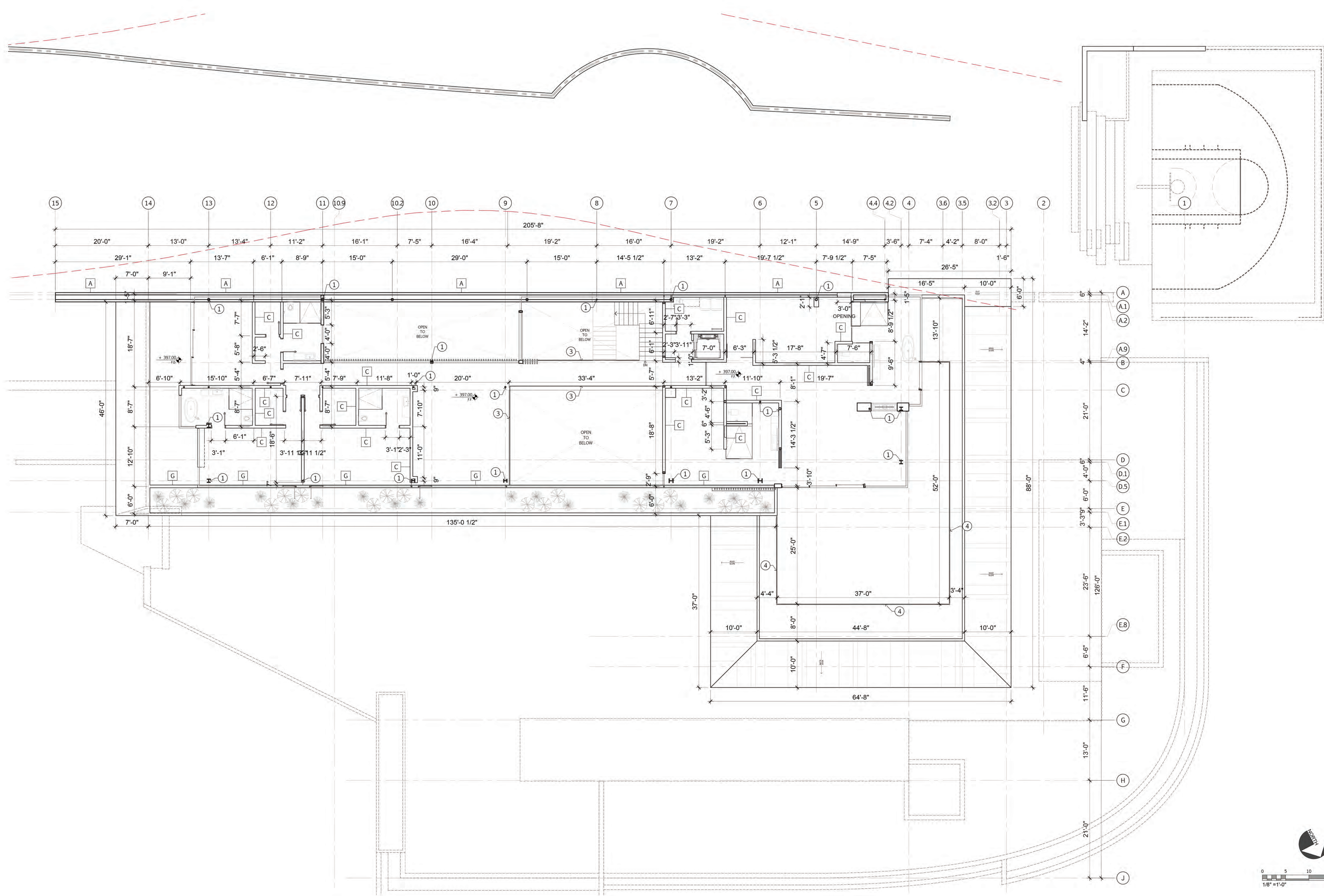
- REFER TO SHEET A-001 FOR BUILDING NOTES
- REFER TO SHEET A-006 FOR GREEN BUILDING NOTES
- REFER TO SHEET A 601 FOR DOOR SCHEDULE
- REFER TO SHEET A 602 FOR WINDOW SCHEDULE
- G.C. TO COORDINATE ALL DIMENSIONS W/ MILLWORK SUB CONTRACTORS AND SUPPLIERS
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AND AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL
- PROVIDE A MIN 42" HIGH RAILING WITH 4" MAX CLEAR SPACE OPENING BETWEEN RAILS (R312)
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES
- ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD. IF THE DOOR DOES NOT SWING OVER THE LANDING, THE LANDING SHALL NOT BE MORE THAN 7 3/4" BELOW THE THRESHOLD. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36"
- STAIR DIMENSIONS AND CONSTRUCTION:
 - 7.75" MAX. & 4" MIN. RISE W/ 10" MIN. RUN
 - MIN. 6'-8" HEADROOM
 - MIN. 36" CLEAR WIDTH
 - HANDRAILS 34" TO 38" HIGH A.F.F.
 - PROVIDE STAIRWAY ILLUMINATION MIN. 1 FOOT-CANDLE AT TREAD RUN
- STATE FIRE MARSHALL APPROVED SMOKE ALARMS (DETECTORS) MUST BE PROVIDED. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF SEC 314
- BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:
 - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING
 - FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL
 - 50CFM MIN.
- PROVIDE R-19 MIN. INSULATION AT ALL EXTERIOR WALLS. R-30 MIN. INSULATION IN ATTIC SPACES. REFER TO TITLE 24 FOR MORE INFORMATION. INSULATE AROUND PLUMBING AND PIPES
- BUILDING SHALL BE FULLY SPRINKLERED PER NFPA 13-R. THE SPRINKLER SYSTEM SHALL BE AUTOMATIC TYPE AND APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION
- ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 2% TOWARD DRAINS
- PROVIDE A MIN. 1/4" PER 1'-0" SLOPE FOR DECK DRAINAGE OR DESIGN TO SUPPORT ACCUMULATED WATER
- ROOF DRAINAGE MUST BE CONNECTED TO CITY APPROVED DRAINAGE DEVICE. ALL RAIN WATER MUST BE DIRECTED TO STREET APPROVED OUTLET
- DOME WIRE BASKET AT EACH DOWNSPOUT AND ROOF DRAIN MUST BE PROVIDED
- NO OBSTACLE SHALL PREVENT WATER FLOW TO ROOF DRAINS AND WATER PUDDLE ON ANY PART OF THE ROOF WILL NOT BE ALLOWED
- PROVIDE CLASS 'A' FIRE RETARDANT ROOF COVERING AND WALKING DECK

KEYED NOTES

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXTERIOR GLASS RAILING 42" HIGH A.F.F., PER CODE
- NOT USED
- ELEVATED DECKING AREA INSTALLED ON BUZON LEVELERS, WITH DECK DRAINS BELOW CONNECTED TO STORMWATER PLANTERS LOCATED BELOW BY VILLAS. REFER TO SHEET A105
- LIVING GREEN ROOF
- ROOF PLANTER BOX. TOP OF PLANTER 42" A.F.F.
- FIRST FLOOR ROOF OVERHANG EDGE TRANSITION
- (N) RETAINING WALL
- LINE OF POOL EDGE, BELOW AT FIRST FLOOR
- FIREPLACE, "DAVINCI - BAY", VENTED TO ROOF ABOVE
- DECORATIVE WOOD SLATS
- LINE OF ROOF ABOVE, SHOWN DASHED FOR REFERENCE
- SLOPED STANDING SEAM ROOF, SEE SPEC LISTED ON THIS SHEET
-
-
-
-
-

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WALL TYPE LEGEND

SYMBOL	DESCRIPTION
A	NEW EXTERIOR WOOD STUD FRAMING: 2x6 WOOD STUDS 12" O.C. WITH EXTERIOR SCRATCH COAT AND STONE FINISH PER ELEVATIONS, G.C. TO INSTALL 5/8" TYPE 'X' GYP. BD. ON INTERIOR SIDE, PREP FOR SCHEDULED FINISHES. R-13 INSULATION WHERE REQUIRED, VERIFY WITH STRUCTURAL FOR SHEAR WALL REQUIREMENTS
B	CONCRETE WALL: 8" CONCRETE WALL - U.O.N. WHERE EXPOSED TO EXTERIOR, PREP FOR PLASTER OR STONE FINISH AS PER ELEVATIONS, INTERIOR - SEE WALL TAG 'F' FOR FURRED WALL LOCATIONS.
C	NEW INTERIOR FULL HEIGHT PARTITION WALL (NON-RATED): 2x6" WOOD STUDS, ANCHORED TO DECK OR SLAB, AT 16" O.C. TO UNDERSIDE OF STRUCTURE ABOVE, W/ 5/8" TYPE 'X' GYP. BOARD ON BOTH SIDES TO GYP. CEILING / SOFFIT. PREP FOR FINISHES PER PLANS.
D	NEW INTERIOR FULL HEIGHT PARTITION WALL (NON-RATED): 2x4" WOOD STUDS, ANCHORED TO DECK OR SLAB, AT 16" O.C. TO UNDERSIDE OF STRUCTURE ABOVE, W/ 5/8" TYPE 'X' GYP. BOARD ON BOTH SIDES TO GYP. CEILING / SOFFIT. PREP FOR FINISHES PER PLANS.

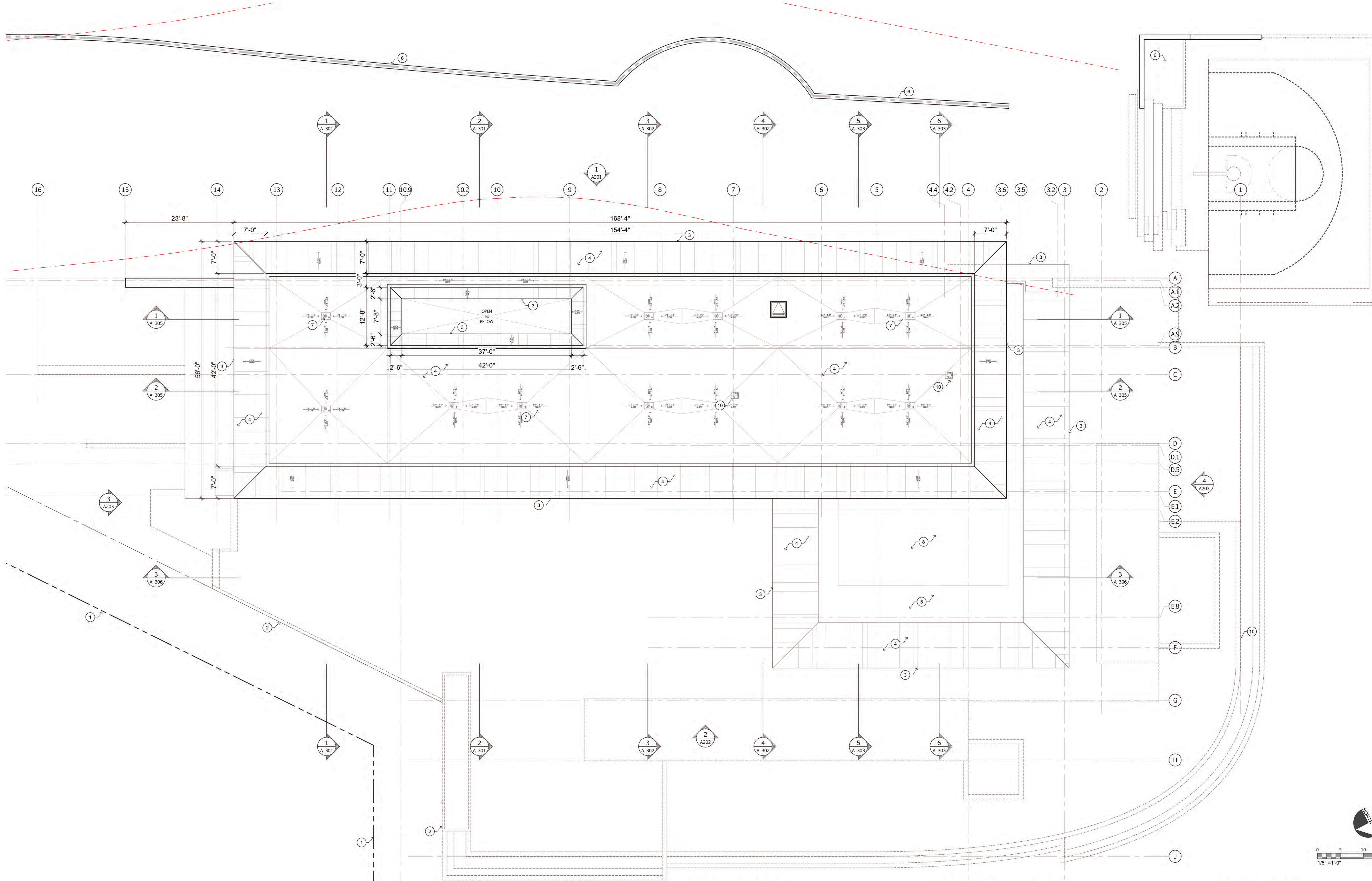
SYMBOL	DESCRIPTION
E	NEW DOUBLE WALL, POCKET DOOR FULL HEIGHT PARTITION (NON-RATED): 2x6 WOOD STUDS EXTERIOR, 2x4 WOOD STUDS INTERIOR, ANCHORED TO DECK OR SLAB, AT 16" O.C. TO UNDERSIDE OF STRUCTURE ABOVE, EXTERIOR SHEATHING ON ONE SIDE, W/ 5/8" TYPE 'X' GYP. BOARD ON INTERIOR SIDE TO GYP. CEILING / SOFFIT. PREP FOR FINISHES PER PLANS.
F	NEW INTERIOR FURRING WALL: 16 GA. METAL HAT CHANNELS, VERIFY DEPTH, ATTACHED TO FACE OF CONCRETE WALL, AT 16" O.C. W/ 5/8" TYPE 'X' GYP. BOARD TO GYP. CEILING / SOFFIT. PREP FOR FINISHES PER PLANS.
G	NEW INTERIOR PARTIAL HEIGHT PARTITION WALL (NON-RATED): 2x6" WOOD STUDS, ANCHORED TO DECK OR SLAB, AT 16" O.C. TO ELEVATION INDICATED IN INTERIOR ELEVATIONS, W/ 5/8" TYPE 'X' GYP. BOARD ON BOTH SIDES, PREP FOR FINISHES PER PLANS.
H	NEW POCKET DOOR FULL HEIGHT FURRING PARTITION (NON-RATED): 2x4" WOOD STUDS, ANCHORED TO DECK OR SLAB, AT 16" O.C. TO UNDERSIDE OF STRUCTURE ABOVE, W/ 5/8" TYPE 'X' GYP. BOARD ON INTERIOR SIDE TO GYP. CEILING / SOFFIT. PREP FOR FINISHES PER PLANS.

KEYED NOTES

- STRUCTURAL COLUMN, REFER TO STRUCTURAL SHEETS FOR MORE
INFORMATION AND DETAILS
- INTERIOR FLOOR TO CEILING GLASS PANELS
- INTERIOR GLASS RAILING 42" HIGH A.F.F., PER CODE
- EXTERIOR GLASS RAILING 42" HIGH A.F.F., PER CODE
- SLAB EDGE OR FLOOR LEVEL TRANSITION LINE

GENERAL NOTES

- PRIOR TO START OF CONSTRUCTION, THE G.C. AND SUBS MUST INSPECT
THE PROJECT SITE LOCATION AND REPORT, IN WRITING, ANY PROBLEMS
OR CONFLICTS ENCOUNTERED.
- ALL DIMENSIONS ON WALL CONSTRUCTION PLANS ARE FROM CENTERLINE
OF WALL FRAMING.
- GENERAL CONTRACTOR TO ENSURE THAT ALL NEW WALLS ARE PLUMB
AND STRAIGHT AS NECESSARY FOR INSTALLATION OF NEW FINISHES AND
MILLWORK.
- GENERAL CONTRACTOR & THEIR SUBCONTRACTORS MUST ENSURE THAT
ANY PENETRATIONS FOR ELECTRICAL CONDUITS, WATER LINES, WASTE
LINES AND OTHER ANNULAR SPACES AROUND PIPES SHALL BE WATER
TIGHT.
- REFER TO STRUCTURAL SHEETS FOR STRUCTURAL STEEL AND CONCRETE
INFORMATION.



ROOFING SPEC

MFG: Sika
PRODUCT: SARNAFIL C410 - 60MIL FELT BACK ENERGYSMART
COLOR: WHITE (SR1 104)

THE MEMBRANE ROOF SYSTEM WILL BE A 20-YR ASSEMBLY THAT IS TO GUARANTEED FOR 15 YEARS THAT HAS A CLASS 'A' FIRE RATING. ALL MATERIALS WILL BE OF PREMIUM QUALITY FROM THE MANUFACTURES LISTED, NO SECONDS WILL BE ALLOWED

MFG: TAYLOR METAL PRODUCTS
PRODUCT: SLIM LOCK STANDING SEAM, NO ACCENT RIBS
COLOR: DARK BRONZE (SR1-22)

THE ROOF SYSTEM IS GUARANTEED FOR 40 YEARS, HAS A CLASS 'A' FIRE RATING. ALL MATERIALS WILL BE OF PREMIUM QUALITY FROM THE MANUFACTURES LISTED, NO SECONDS WILL BE ALLOWED

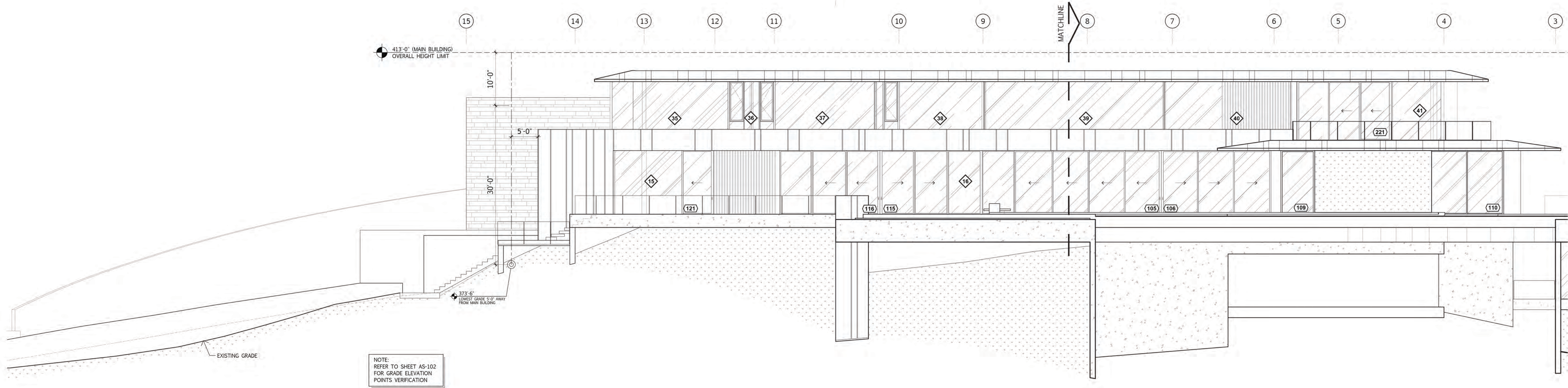
UL 580 Class 90 with Wind Uplift Rated
UL 790 Class A Fire Rated with Wind Uplift Assemblies
UL 2218 Class 4 Impact (hail) rated
UL Construction No. 589

GENERAL NOTES

- REFER TO SHEET A-001 FOR BUILDING NOTES
- REFER TO SHEET A-005 FOR GREEN BUILDING NOTES
- ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN
- ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 2% TOWARD DRAINS
- TOP OF CHIMNEY'S SHALL EXTEND 2'-0" MIN. ABOVE ANY PART OF THE BUILDING WITHIN 10'-0" AND SHALL HAVE A U.L. APPROVED SPARK ARRESTOR
- VENTILATION IS NOT REQUIRED IN AREAS WHERE ROOF INSULATION IS INSTALLED BETWEEN RAFTERS WITH NO AIR SPACE BETWEEN INSULATION AND EXTERIOR SHEATHING
- ATTIC VENTILATION SHALL BE CROSS-VENTILATED AND SHALL BE A MIN. OF 1/150 OF THE AREA TO BE VENTILATED. LOUVERS SHALL BE PLACED BETWEEN ROOF RAFTERS
- UNLESS SPECIFIED OTHERWISE, COLOR OF EXPOSED VENTS AND ROOF STACKS MUST MATCH ADJACENT ROOF MATERIAL COLOR
- WATERPROOFING, 1602 FLASHING AND COUNTER FLASHING AT ALL ROOF PENETRATIONS MUST BE PROVIDED. ALL JOINTS AT SHEET METAL SHALL BE CAULKED
- ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS
- ROOF DRAINAGE MUST BE CONNECTED TO CITY APPROVED DRAINAGE DEVICE. ALL RAIN WATER MUST BE DIRECTED TO STREET APPROVED OUTLET
- DOVE WIRE BASKET AT EACH DOWNSPOUT AND ROOF DRAIN MUST BE PROVIDED
- NO OBSTACLE SHALL PREVENT WATER FLOW TO ROOF DRAINS AND WATER PUDDLE ON ANY PART OF THE ROOF WILL NOT BE ALLOWED
- PROVIDE CLASS 'A' FIRE RETARDANT ROOF COVERING; SEE SPECS ON THIS PAGE
- PROVIDE R-19 MIN. INSULATION AT ALL EXTERIOR WALLS. R-30 MIN. INSULATION IN ATTIC SPACES, REFER TO TITLE 24 FOR MORE INFORMATION. INSULATE AROUND PLUMBING AND PIPES

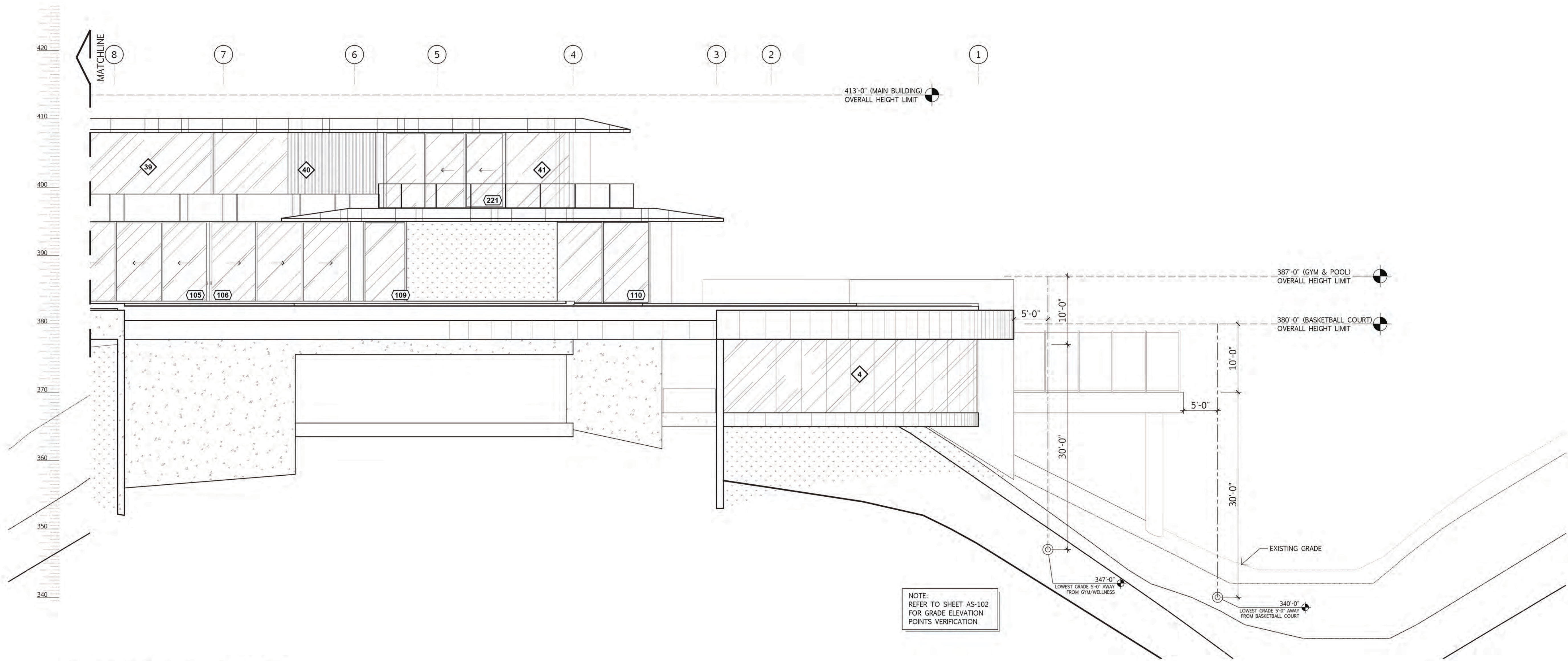
KEYED NOTES

- PROPERTY LINE
- BUILDING SETBACK LINE
- ROOF EDGE TRANSITION
- ROOFING MATERIAL, REFER TO SPEC ON THIS SHEET
- LIVING GREEN ROOF AREA
- (N) RETAINING WALL, PER STRUCTURAL
- ROOF DRAINS W/ OVERFLOW, PLUMBING CONTRACTOR TO SIZE AND LOCATE DRAINS AS REQUIRED, CONNECT TO STORMWATER PLANTERS, REFER TO SHEET AS102
- ELEVATED DECKING AREA INSTALLED ON BUZON LEVELERS, WITH DECK DRAINS BELOW CONNECTED TO STORMWATER PLANTERS, REFER TO SHEET AS102
- ROOF CRICKET, TYP.
- FIREPLACE ROOF VENT



2a BUILDING ELEVATION - NORTH

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



2b BUILDING ELEVATION - NORTH

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

KEYED NOTES

- 1
- 2
- 3
- 4
- 5

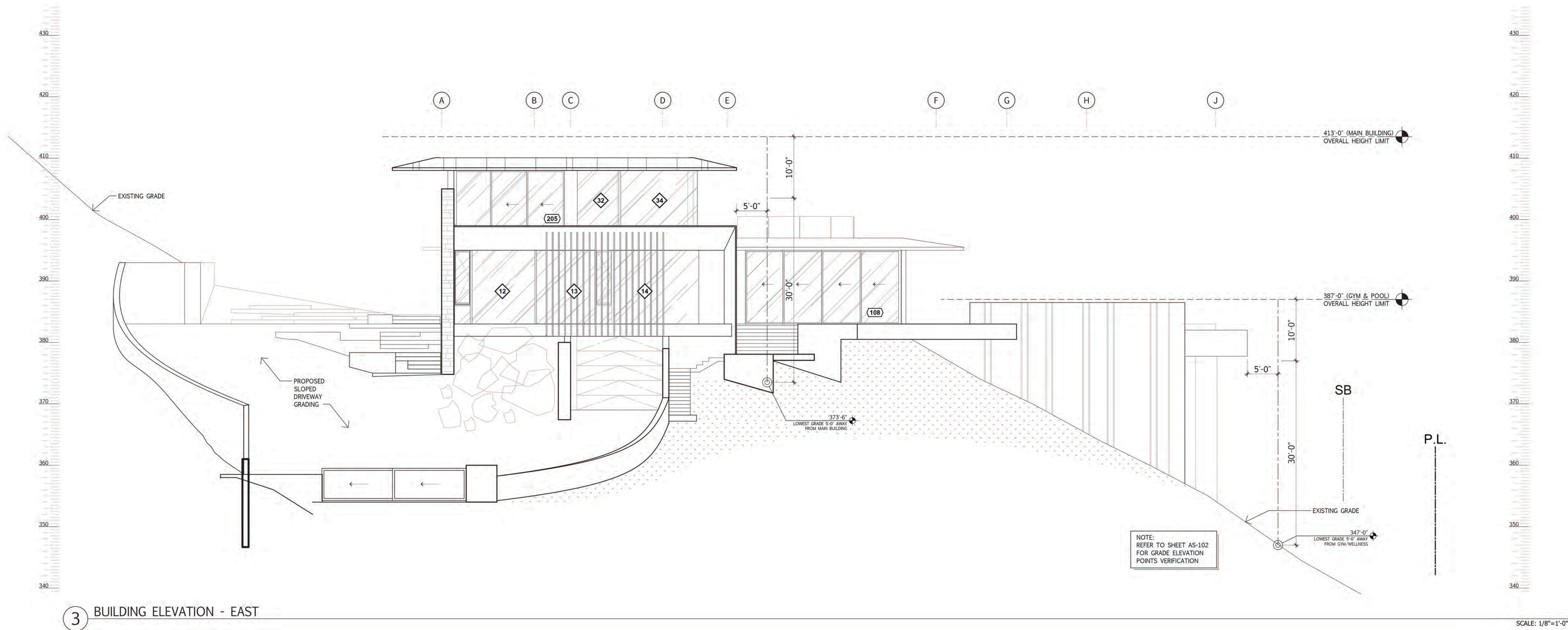
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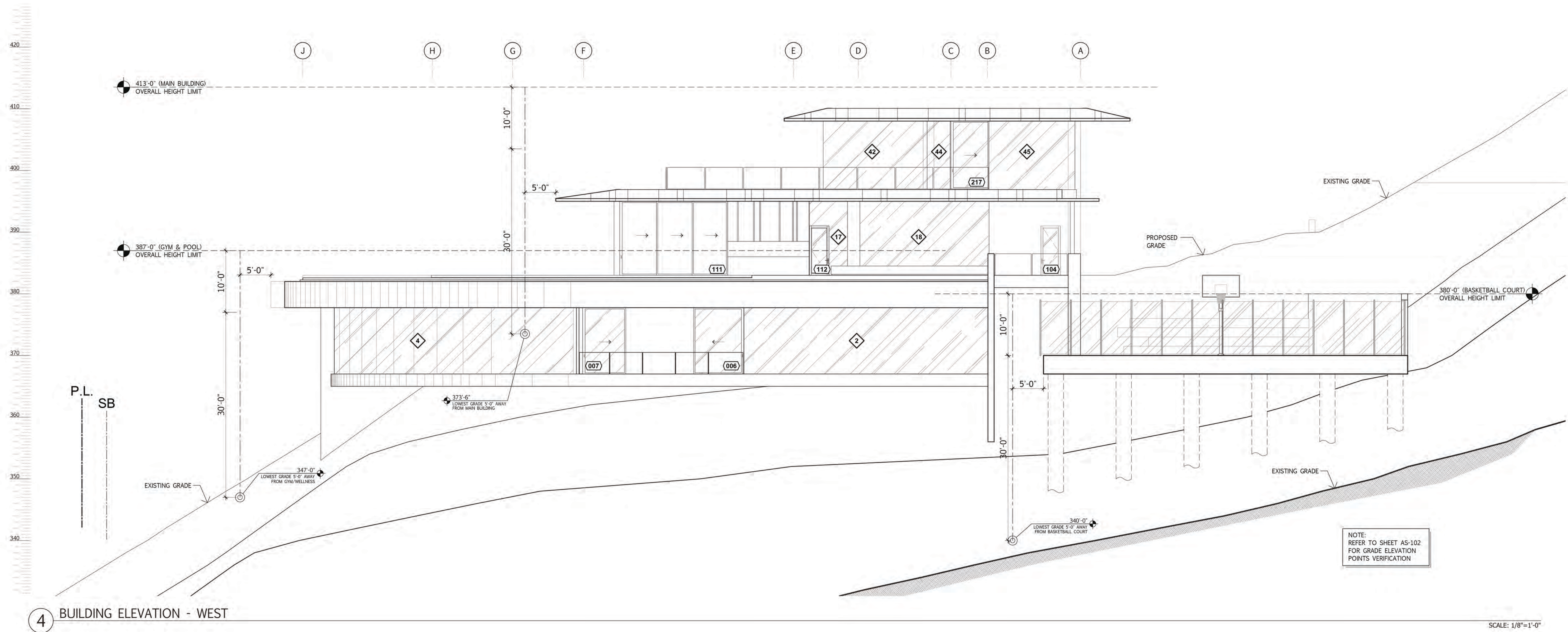
EXTERIOR FINISH KEY	
ST-1	EXTERIOR STONE
MT-1	EXTERIOR METAL FASCIA
MT-2	EXTERIOR METAL SCREEN
MT-3	EXTERIOR METAL PANEL
PL-1	EXTERIOR PLASTER
WD-2	EXTERIOR WOOD SLATS
CONC	CONCRETE FINISH
* REFER TO SHEET A-600 FOR FINISH SPECS	

PROJECT #
692097
SCALE: 1/8" = 1'-0"
A 202

EXTERIOR
ELEVATIONS



3 BUILDING ELEVATION - EAST



4 BUILDING ELEVATION - WEST

KEYED NOTES

- 1
- 2
- 3
- 4
- 5

EXTERIOR FINISH KEY	
ST-1	EXTERIOR STONE
MT-1	EXTERIOR METAL FACIA
MT-2	EXTERIOR METAL SCREEN
MT-3	EXTERIOR METAL PANEL
PL-1	EXTERIOR PLASTER
WD-2	EXTERIOR WOOD SLATS
CONC	CONCRETE FINISH
* REFER TO SHEET A-600 FOR FINISH SPECS	

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692097

SCALE: 3/32" = 1'-0"

A 203

EXTERIOR
ELEVATIONS



+ city + + +

+ project + + +

**SENN WAY
RESIDENCE**

7792 SENN WAY
LA JOLLA, CALIFORNIA 92037

1 BUILDING SECTION

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

2 BUILDING SECTION

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

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

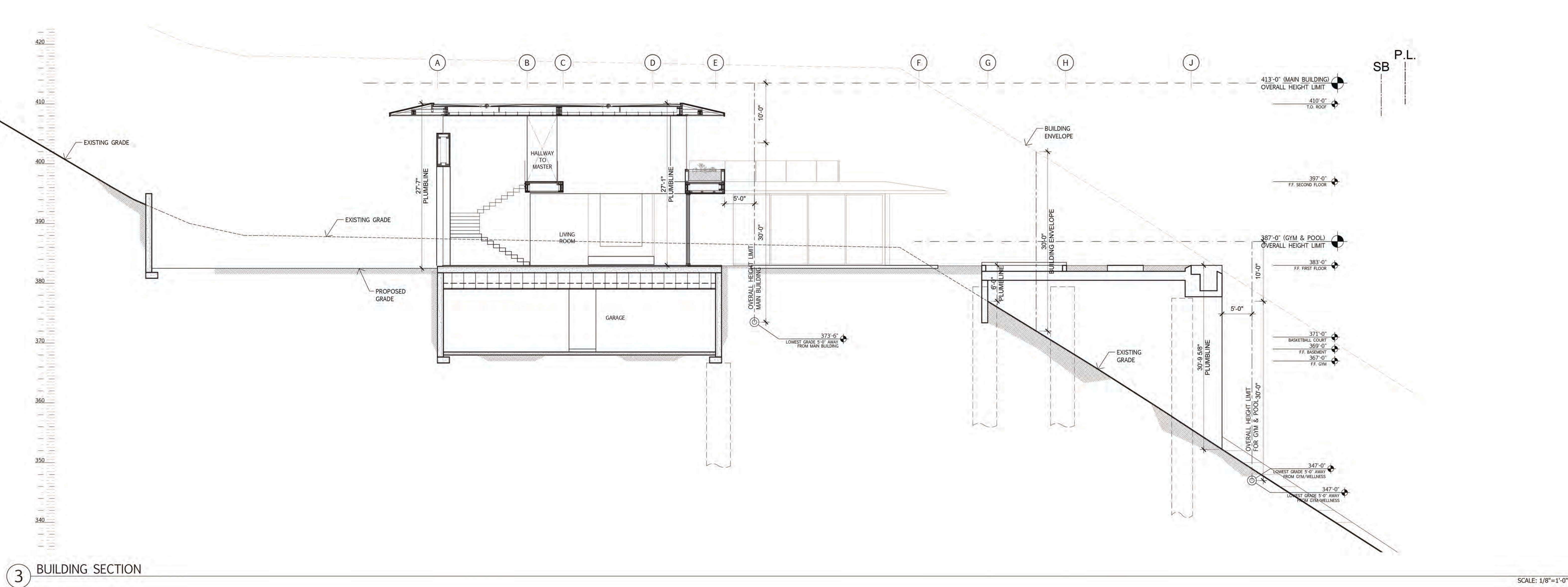
A 301

BUILDING
SECTIONS



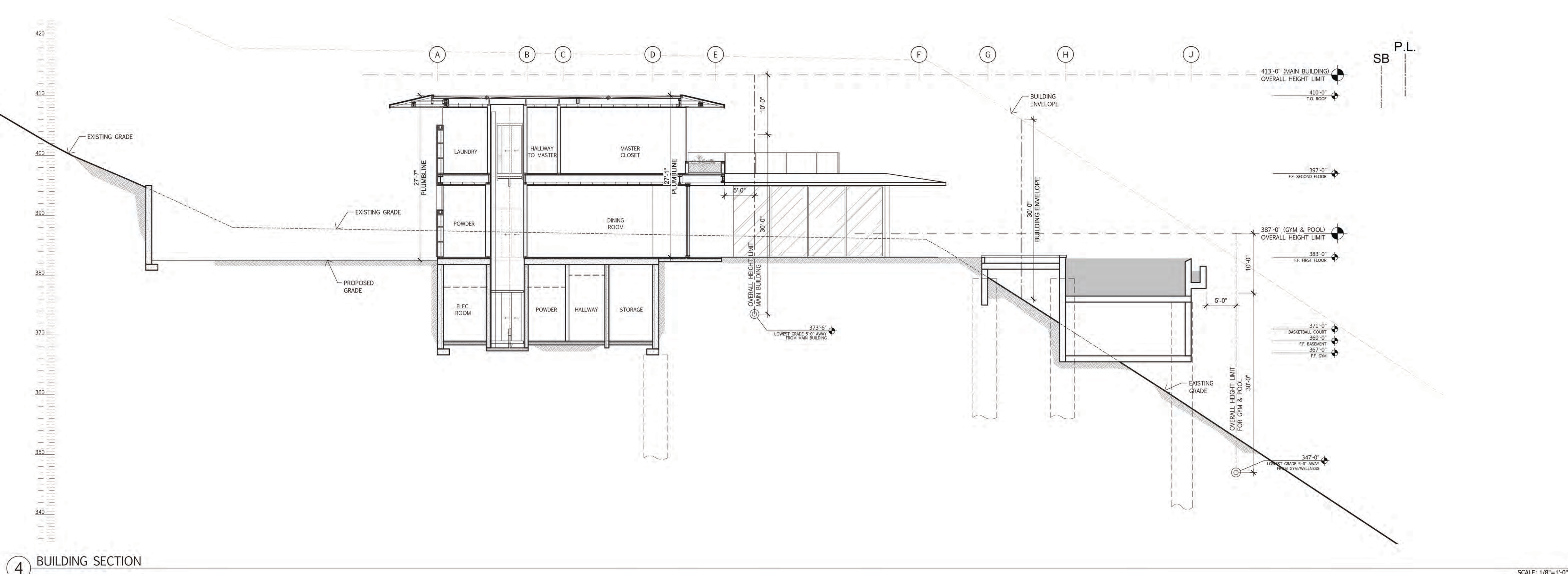
**SENN WAY
RESIDENCE**

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LA JOLLA, CALIFORNIA 92037



3 BUILDING SECTION

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



4 BUILDING SECTION

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

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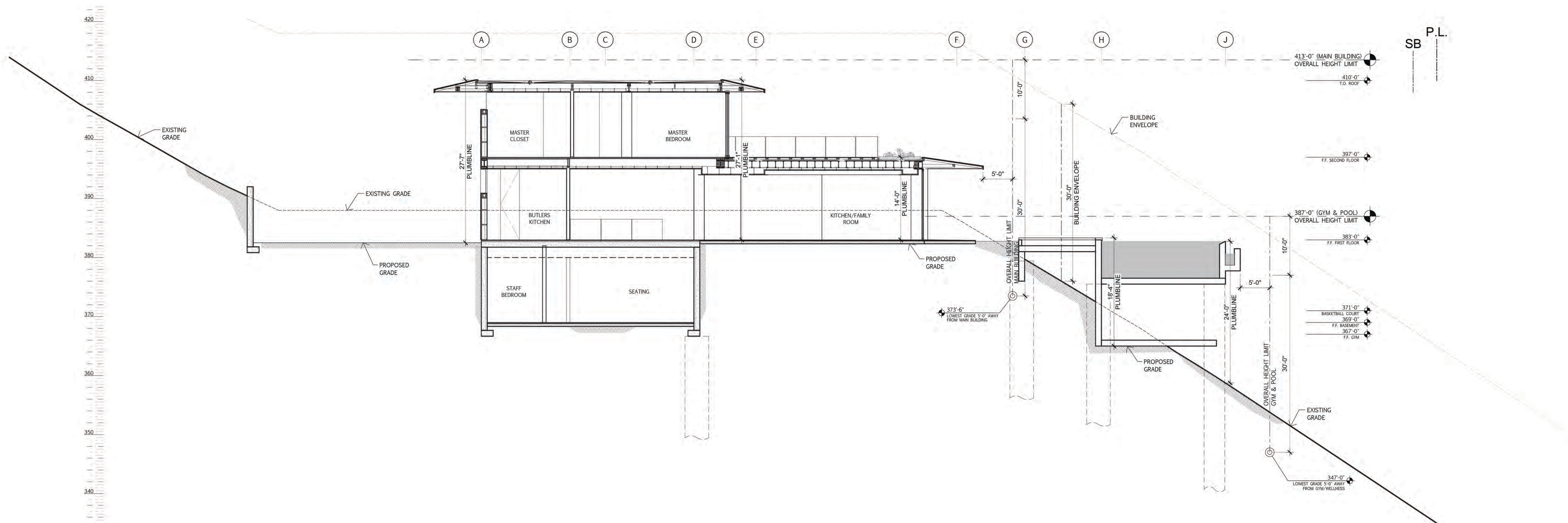
PROJECT #
692097
SCALE: 1/8" = 1'-0"
A 302

BUILDING
SECTIONS



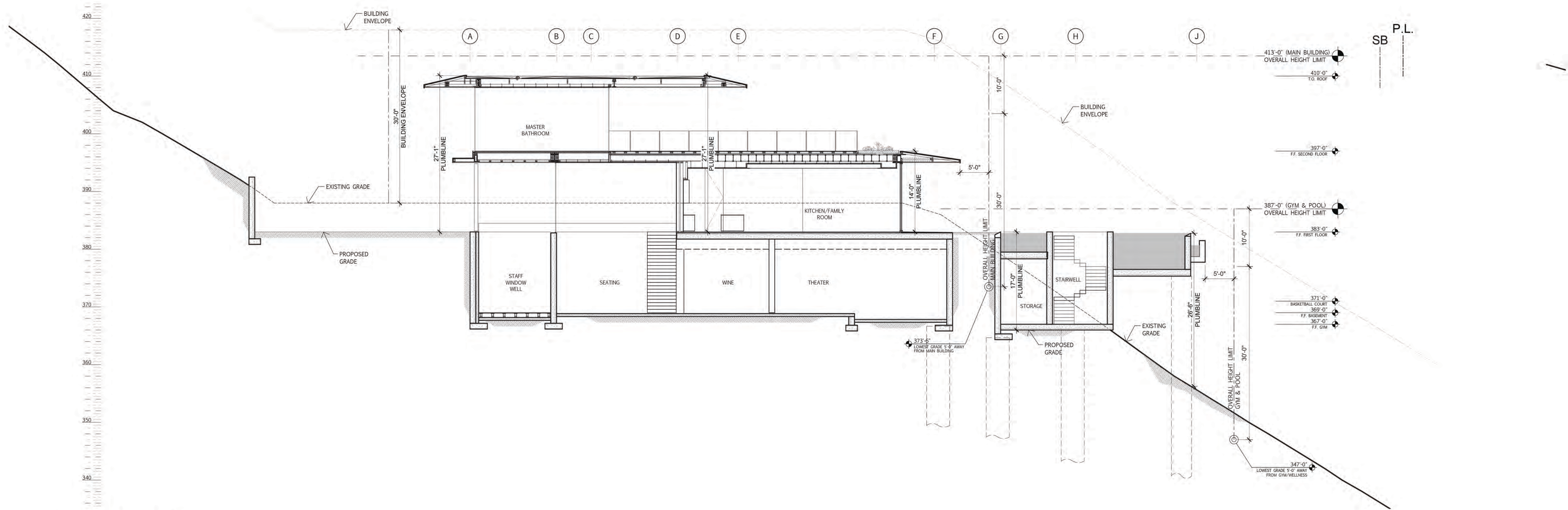
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LA JOLLA, CALIFORNIA 92037



5 BUILDING SECTION

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



6 BUILDING SECTION

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

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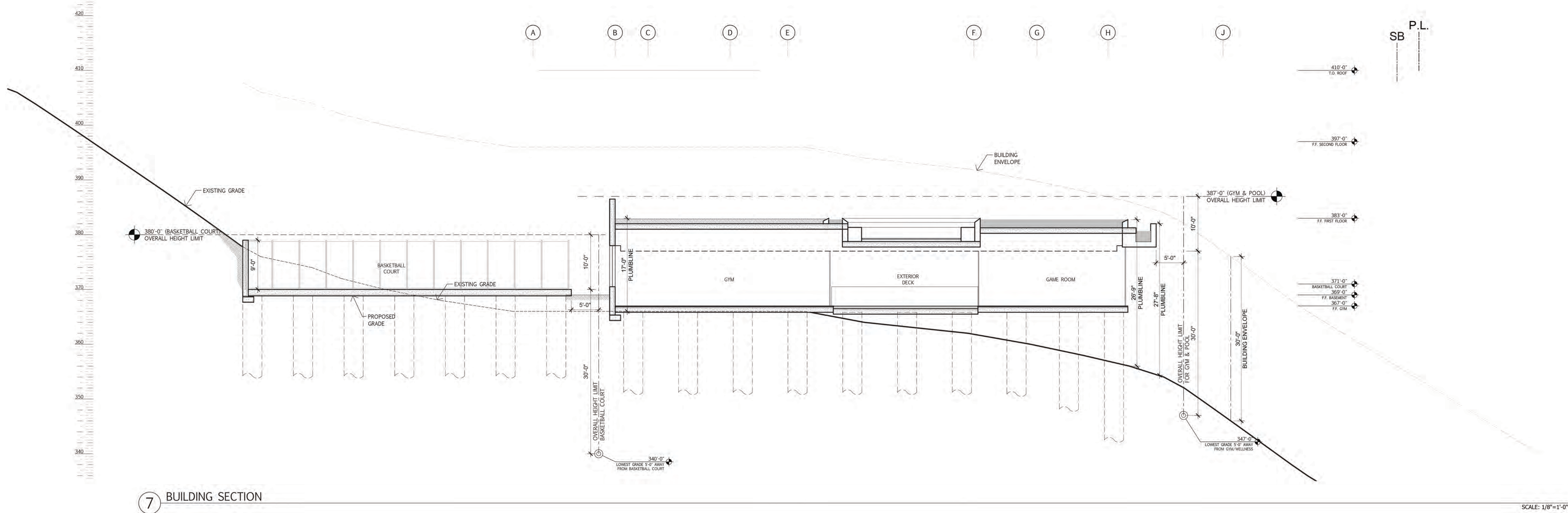
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SCALE: 1/8" = 1'-0"

A 303

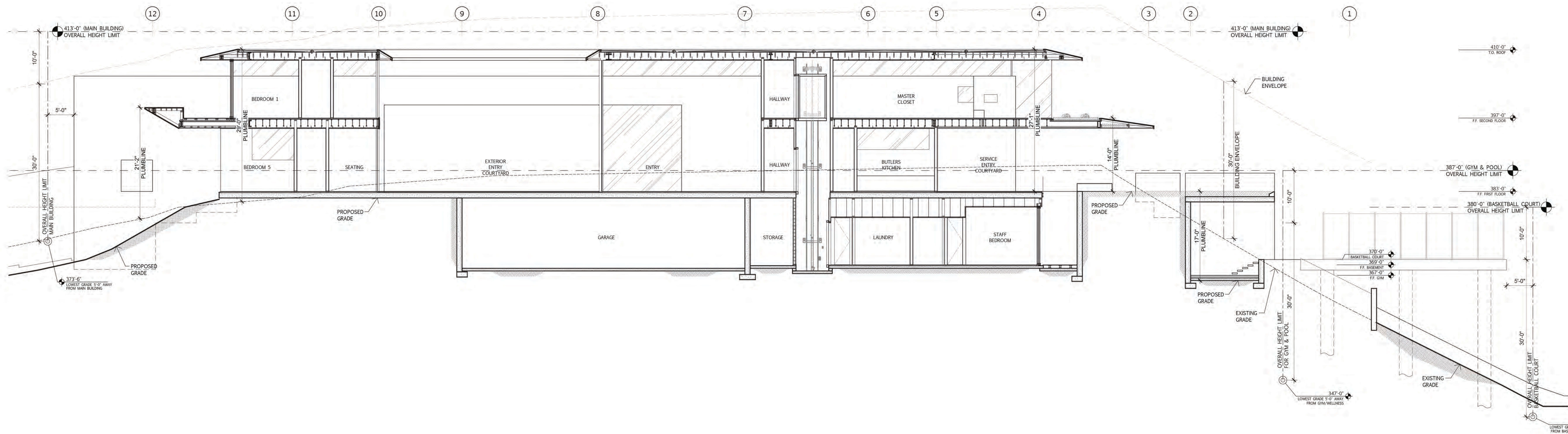
BUILDING
SECTIONS



7 BUILDING SECTION

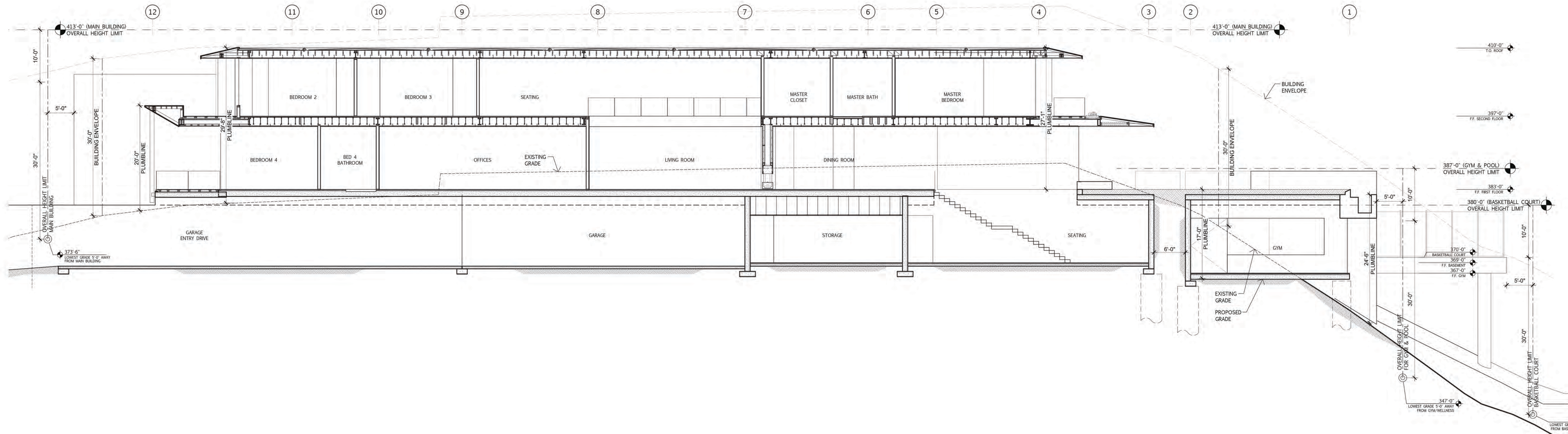
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1 BUILDING SECTION

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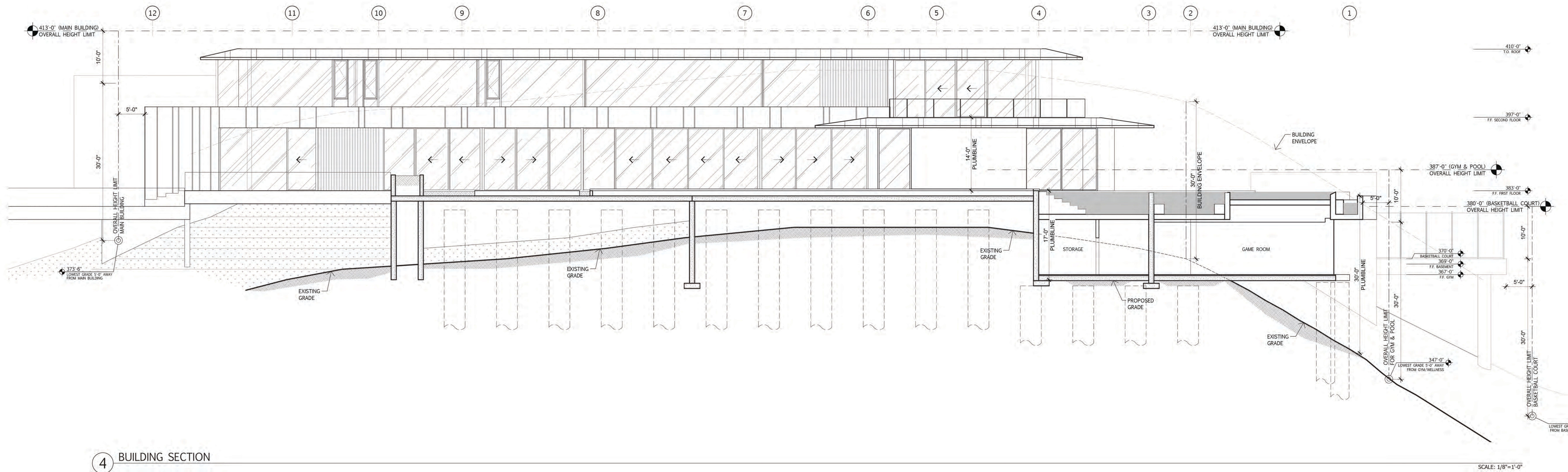
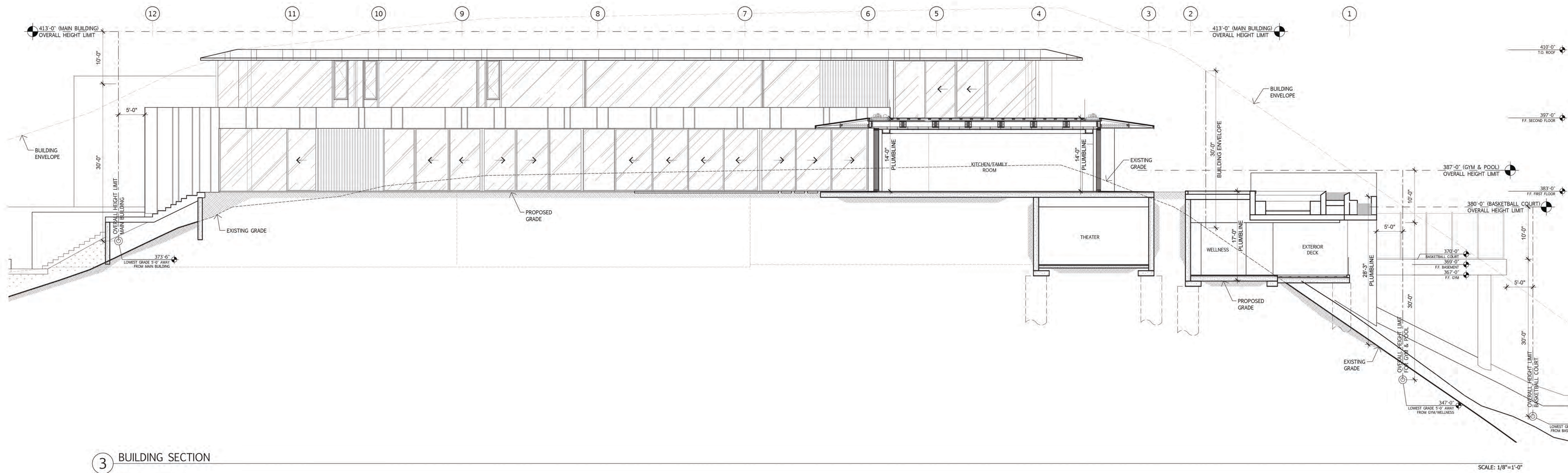


2 BUILDING SECTION

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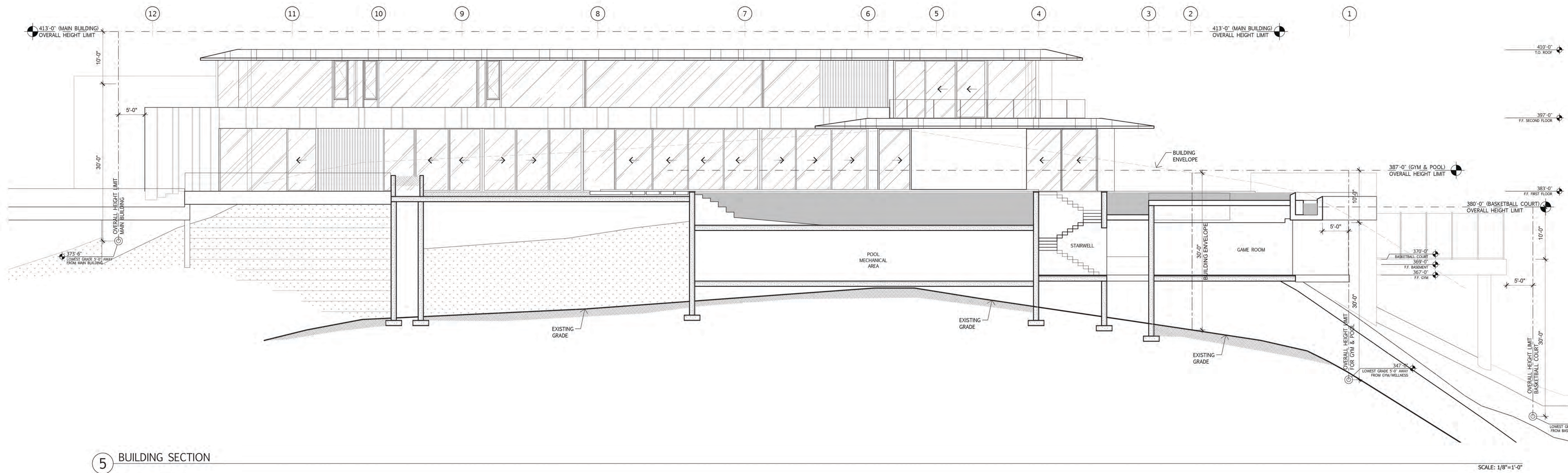
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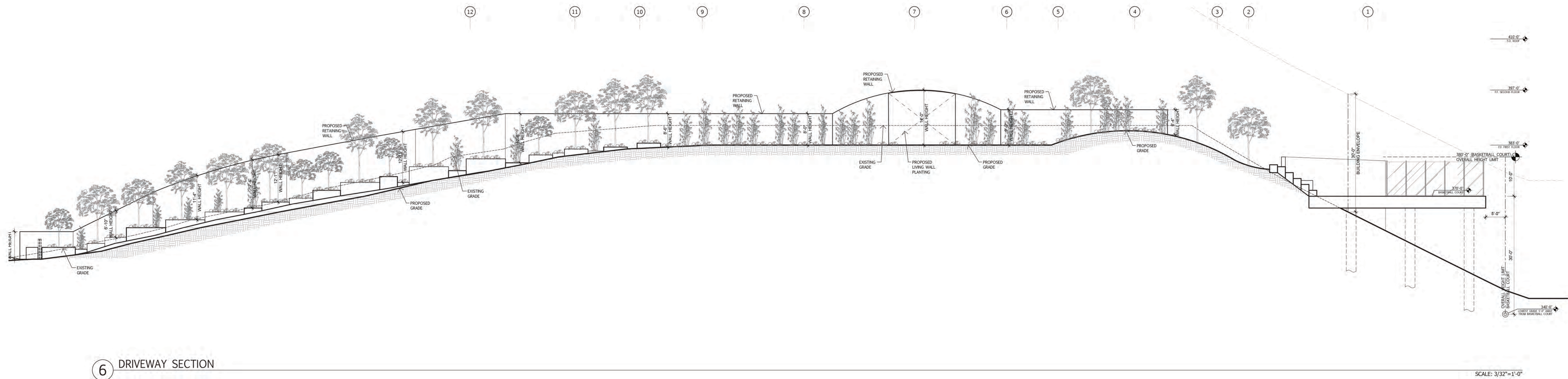


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5 BUILDING SECTION



6 DRIVEWAY SECTION

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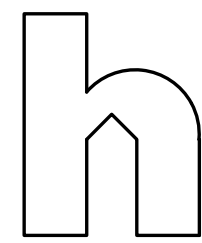
LANDSCAPE ARCHITECTURAL PLANS

NEW RESIDENCE
7792 Senn Way
La Jolla, CA 92037

- 1 PROPERTY LINE
- 2 BUILDING SETBACK LINE
- 3 OUTLINE OF MAIN BUILDING
- 4 (N) RETAINING WALL
- 5 (E) SHARED DRIVEWAY
- 6 (N) DRIVEWAY ENTRY GATE
- 7 (N) GRADED SLOPE DRIVEWAY TO ENTRY MOTOR COURTYARD, PER CIVIL DRAWINGS
- 8 EXTERIOR CONCRETE STEPS TO MAIN ENTRY
- 9 BASKETBALL COURT & STEPPED SEATING
- 10 (N) LANDSCAPE DECK AREA, PER STRUCTURAL
- 11 (N) POOL / SPA / SHALLOW POND SEE SHEET AS 101 FOR MORE INFORMATION
- 12 (E) SITE RUNOFF FLOW DIRECTION
- 15 MHPA & MSCP ZONE
- 16 MHPA BOUNDARY LINE
- 17 BRUSH MANAGEMENT BOUNDARY LINE
- 18 EXISTING EASEMENTS
- 19 RAISED PLANTERS
- S (N) SEWER LINE
- W (N) WATER LINE

- BMZ - 1
- BMZ - 2
- COVENANT OF EASEMENT OPEN SPACE

hayer
architecture
445 Marine View AVE
Suite 280
Del Mar, CA 92014
1858 792 2800
1858 792 2802
arch@hayerarchitecture.com



+ city + + +

project
SENN WAY RESIDENCE
7792 SENN WAY
LA JOLLA, CALIFORNIA 92037



Phil May Landscape Architecture
215 N. 2nd Avenue, Suite C
Upland, CA 91786
909-373-1959
pmay@philmaydesign.com

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LDR-Environmental	2/24/2023
LDR-Engineering	5/15/2023
LDR-Community Planning	5/09/2023
LDR-Landscape	5/28/2023
LDR-Design	5/24/2023
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+ status + + +

- NOT FOR CONSTRUCTION
- Concept
 - Preliminary
 - Design Dev.
 - Review
 - Plan Check

- FOR CONSTRUCTION
- Construction
 - Review
 - Plan Check
 - Other

+ key map + + +

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.

(2) The landscape design and water use calculations for the property located at 7792 Senn Way

(3) (provide street address or parcel number(s)) were prepared by me or under my supervision.

(4) The landscape design and water use calculations for the identified property comply with the requirements of the City of San Diego Water Efficient Landscape Ordinance (Municipal Code Chapter 13.18) and the City of San Diego Water Efficient Landscape Guidelines.

(5) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of San Diego Water Efficient Landscape Guidelines.

PHIL MAY
Print Name
Date 06-24-2025
Signature
License Number 3104
Address 1937 W/ 9 TH. STREET UPLAND, CA 91786
Telephone (909) 373-1959
E-mail Address pmay@philmaydesign.com
Landscape Design Professional's Stamp

LOT COVERAGE:

LOT AREA = 235,182 sf (5.4 acres)
MAIN BUILDING AREA = 13,096 sf

HARDSCAPE AREAS

POOL & WELLNESS = 6,510 sf
BASKETBALL COURT = 2,670 sf
SIDEWALKS & PAVING = 5,885 sf
TOTAL = 15,065 sf = 6.4 %

LANDSCAPE AREAS

NEW LANDSCAPE = 11,009 sf
NEW LAWN AREA = 7,158 sf
(E) NATIVE LANDSCAPE = 188,854 sf
TOTAL = 207,021 sf = 88 %

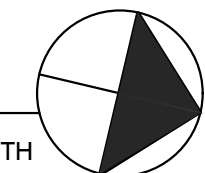
SHEET INDEX	
SHEET No.	DESCRIPTION
L-1	TITLE PLAN
L-2	BRUSH MANAGEMENT NOTES PLAN
L-3	BRUSH MANAGEMENT PLAN
L-4	PLANTING PLAN
L-5	PLANTING PLAN - SECOND LEVEL
L-6	IRRIGATION PLAN

MAINTENANCE NOTE:
PROPOSED LANDSCAPE WILL BE MAINTAIN BY OWNER.

NOTE:
NO RECLAIMED OR RECYCLE WATER FOR THIS PROPERTY.

NOTE:
CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ANY FOUND SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF SAN DIEGO.

TITLE PLAN
SCALE: 1" = 30'-0"



PROJECT #
692097

+ sheet title + + +

TITLE PLAN

+ sheet + + +

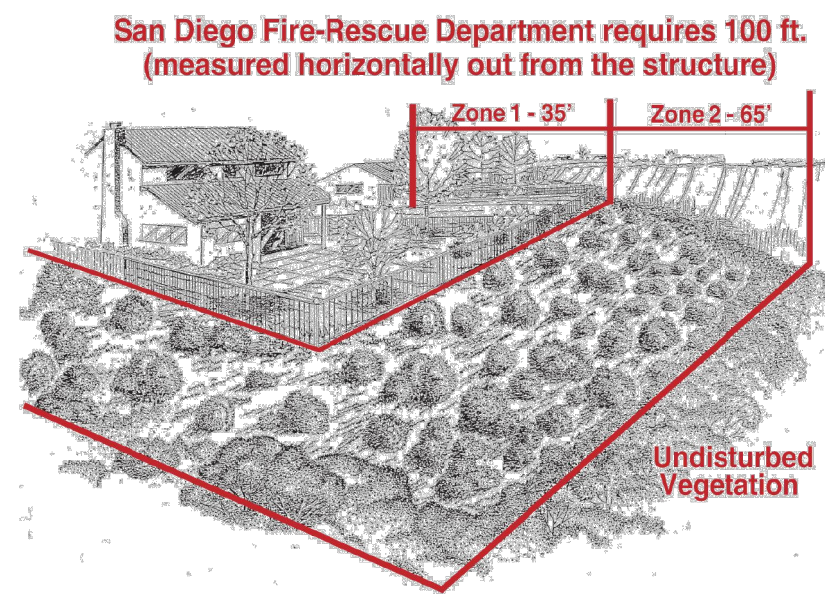
L-1

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San Diego Municipal Code
§142.0412 - Brush Management

Table 142-04H

	Standard Width	Provided Width
Zone One	35-feet	
Zone Two	65-feet	



- (f) The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.

(g) Zone One Requirements

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

(h) Zone Two Requirements

- The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable *structure*, to the edge of undisturbed vegetation.
- No *structures* shall be constructed in Zone Two.
- Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- The following standards shall be used where Zone Two is in an area previously *graded* as part of legal *development* activity and is proposed to be planted with new plant material instead of *clearing* existing native or naturalized vegetation:
 - All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing *sensitive biological resources*.
 - New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable *structures* and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

- (D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.

- (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
- (7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on *premises* with existing *structures*, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.
- (i) An *applicant* may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:
- The proposed alternative compliance provides sufficient defensible space between all *structures* on the *premises* and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed *development*.
 - The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around *structures* and provide an effective fire break.
 - The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
- (j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a *development permit*, or noted in the permit file if approved as part of a *construction permit*.
- (k) For existing *structures*, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.
- (l) Brush management for existing *structures* shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the *structure* being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.

San Diego Landscape Standards
Section III - Brush Management

3-1 BRUSH MANAGEMENT – DESCRIPTION

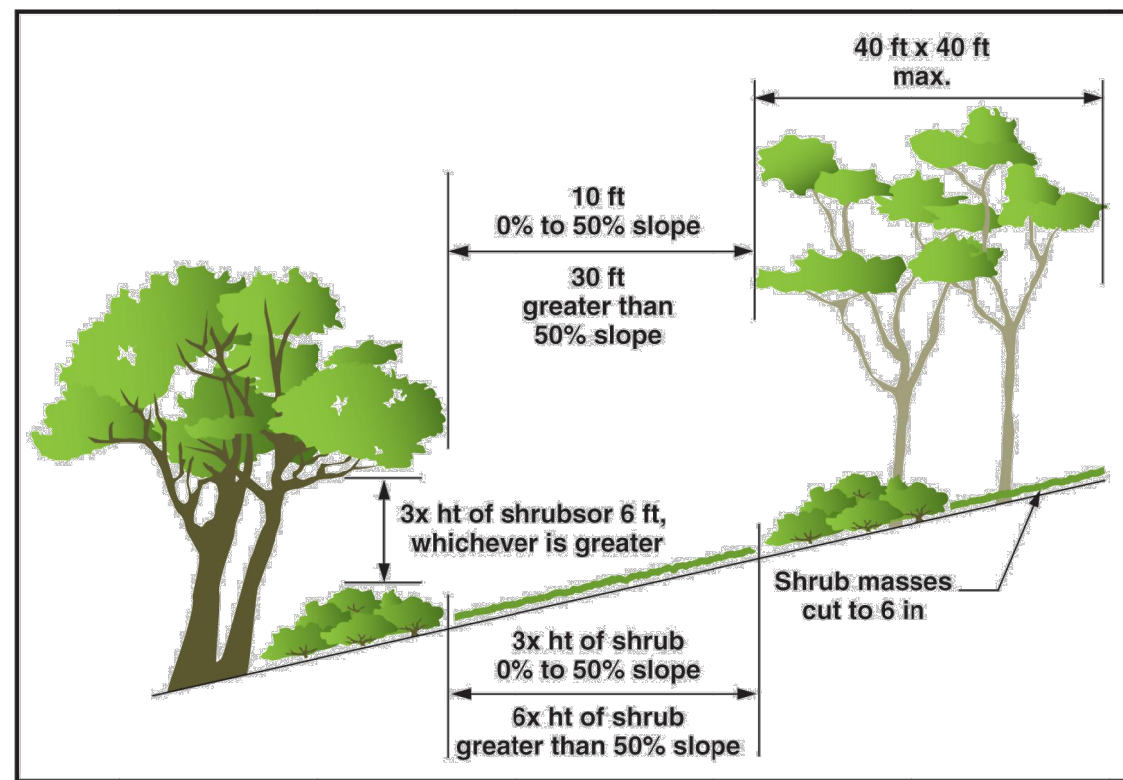
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements – All Zones

- 3.2-1.01 For zone two, plants shall not be cut below six inches.
- 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (**Figure 3-1**). Dead and excessively twiggy growth shall also be removed.

Figure 3-1
Pruning Trees to Provide Clearance for Brush Management



- 3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (**Figure 3-1**).
- 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements - All Structures

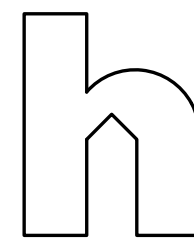
- 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see **Appendix "B"**).
- 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
- 3.2-2.03 Maintain all plantings in a succulent condition.
- 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements – All Structures

- 3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

- General Maintenance ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
- Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of _____ [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.



- NOT FOR CONSTRUCTION
- ☐ Concept
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 - ☐ Review
 - ☒ Plan Check

- ☐ FOR CONSTRUCTION
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 - ☐ Other

BRUSH MANAGEMENT REQUIREMENTS (SDMC Section 142.0412)

Any property containing a habitable structure and native or naturalized vegetation is required to provide 100 feet of brush management in two distinct zones: Zone 1 and Zone 2. Special requirements may apply (i.e. pre-1989 development). Check with Fire-Rescue or DSD before you begin brush management work.

Brush Management **Zone 1** typically extends 35 feet out from the habitable structure towards flammable vegetation, and occurs on the level portion of a property.

- **Zone 1** must be maintained on a regular basis by thinning and pruning trees and plants, controlling weeds, and maintaining irrigation systems.
- No habitable structures are permitted. New construction (i.e. fences, walls, palapas, play structures, gazebos, and decks) must be non-combustible and/or have a minimum 1-hour fire resistance rating. Previously conforming structures (legally constructed prior to ordinance) may remain unless they constitute a distinct danger to life or property.
- Plants should be primarily low-growing (less than 4 feet in height), low-fuel, and fire-resistant.
- All portions of trees, other than the trunk, which extend within ten feet of a structure or the outlet of any chimney, must be cut back.
- Trees adjacent to or overhanging any building must be free of dead wood.
- Roof and rain gutters must be free of leaves, needles, or other dead vegetative growth.

Brush Management **Zone 2** is the remaining 65 feet that extends beyond Zone 1, typically comprised of undisturbed vegetation on a slope subject to sensitive biological resource protections.

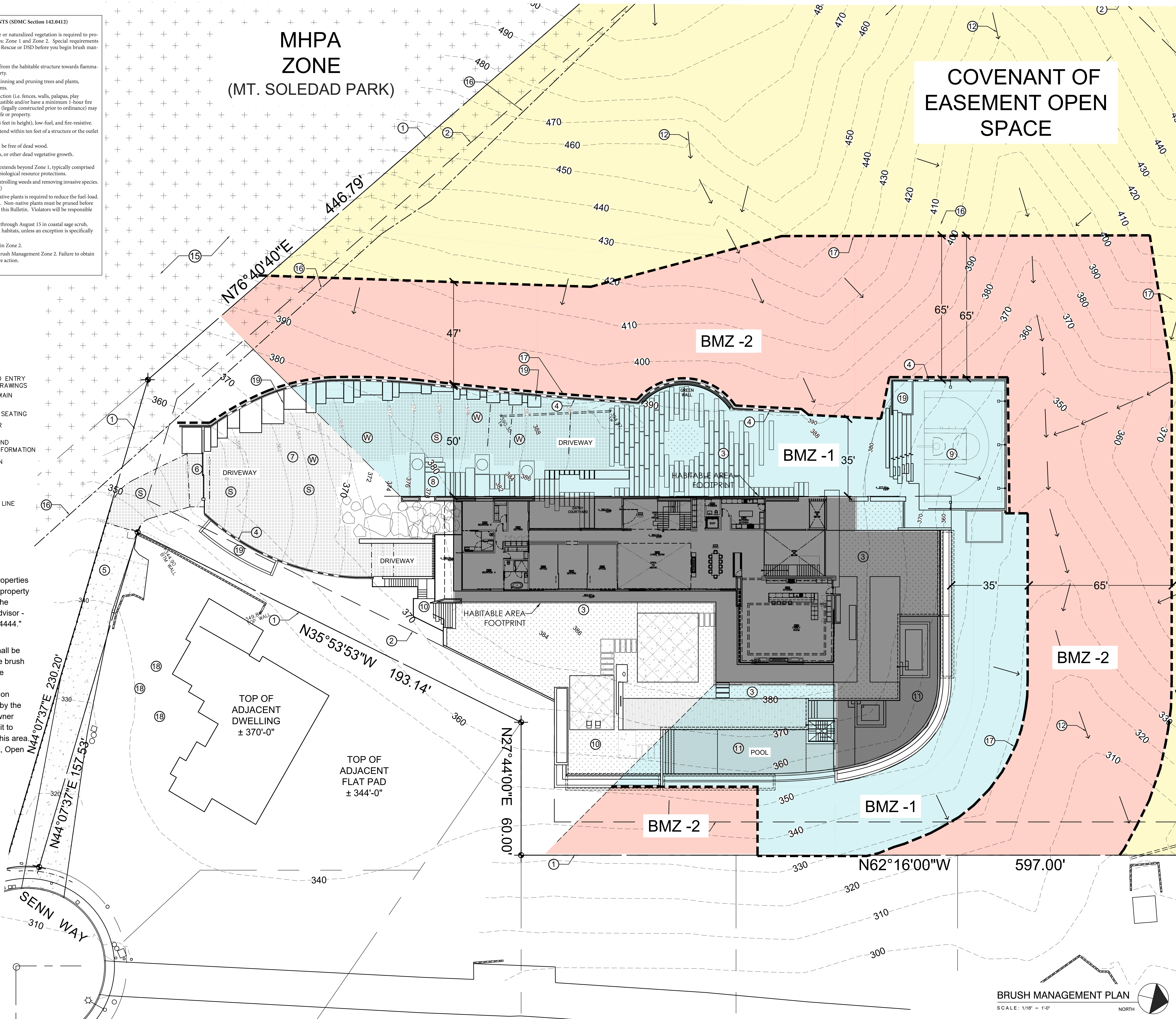
- **Zone 2** must be maintained on a regular basis by controlling weeds and removing invasive species. (See back of Bulletin under additional information.)
- Selective thinning and pruning of native and non-native plants is required to reduce the fuel-load. Do not grade or grub native plants, soils or habitats. Non-native plants must be pruned before native plants. See detailed instructions provided in this Bulletin. Violators will be responsible for restoration and mitigation costs as applicable.
- Brush management activity is not allowed March 1 through August 15 in coastal sage scrub, maritime succulent scrub, or coastal sage-chaparral habitats, unless an exception is specifically granted.
- NO structures or permanent irrigation are allowed in Zone 2.
- A permit is required to re-vegetate or reconfigure Brush Management Zone 2. Failure to obtain the required permits could result in costly corrective action.

- ① PROPERTY LINE
- ② BUILDING SETBACK LINE
- ③ OUTLINE OF MAIN BUILDING
- ④ (N) RETAINING WALL
- ⑤ (E) SHARED DRIVEWAY
- ⑥ (N) DRIVEWAY ENTRY GATE
- ⑦ (N) GRADED SLOPE DRIVEWAY TO ENTRY MOTOR COURTYARD, PER CIVIL DRAWINGS
- ⑧ EXTERIOR CONCRETE STEPS TO MAIN ENTRY
- ⑨ BASKETBALL COURT & STEPPED SEATING
- ⑩ (N) LANDSCAPE DECK AREA, PER STRUCTURAL
- ⑪ (N) POOL / SPA / SHALLOW POND SEE SHEET AS 101 FOR MORE INFORMATION
- ⑫ (E) SITE RUNOFF FLOW DIRECTION
- ⑮ MHPA & MSCP ZONE
- ⑯ MHPA BOUNDARY LINE
- ⑰ BRUSH MANAGEMENT BOUNDARY LINE
- ⑱ EXISTING EASEMENTS
- Ⓢ RAISED PLANTERS
- Ⓝ (N) SEWER LINE
- Ⓦ (N) WATER LINE

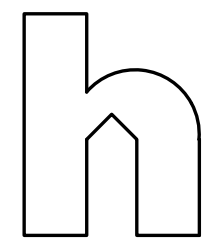
Note: "Brush Management on adjacent properties shall be the responsibility of the adjacent property owner. For maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor - Brush/Weed complaint line at: (619) 533-4444."

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

- BMZ - 1
- BMZ - 2
- COVENANT OF EASEMENT OPEN SPACE



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SENN WAY RESIDENCE
7792 SENN WAY
LA JOLLA, CALIFORNIA 92037



Phil May Landscape Architecture
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Upland, CA 91786
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pmay@philmaydesign.com

ISSUE	DATE
Review Submittal	6/30/2021
Planning ReSubmittal	8/09/2021
Planning ReSubmittal	8/09/2021
Planning ReSubmittal	4/15/2022
Planning ReSubmittal	11/02/2023

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key map

PROJECT #
692097

BRUSH MANAGEMENT PLAN

L-3

CITY NOTES

"All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards."

"Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will NOT wrap around the root ball." Please clearly identify the installation of root barriers in the locations subject to these 3 conditions. per SDMC§ 142.0403(b).

"If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage."

"All required landscape areas as shown on these plans, including in the right-of-way, shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced within 30 days and prior to final landscape inspection.

All areas of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than 30 percent of the total parcel area. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual as stipulated within the La Jolla Shores Planned District Ordinance, SDMC §1510.0304(h)(1)."

PLANTING NOTES

- Contractor is to review plans, verify site conditions and plant quantities prior to installation. Contractor shall take sole responsibility for any cost incurred due to damage of existing utilities. Plant material quantities are listed for the convenience of the Contractor. Actual number of symbols shall have priority over quantity designated. Conflicts between the Owner and these plans or within these plans shall be brought to the attention of the Landscape Designer prior to landscape installation. Any deviation(s) from the plans or specifications will require written approval from the Owner and/or Landscape Designer. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- The Contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick-up work.
- The Contractor shall receive site graded within 0.10 foot of finish grade. Commencement of work indicates Contractor's acceptance of existing grades and conditions. Final grades shall be adjusted by Contractor as directed by Owner's representative. All grading shall be completed prior to commencement of planting operation.
- The Contractor shall furnish and pay for all container grown trees, shrubs, vines, seeded/sodded turf, hydromulches, and flatted groundcovers. The Contractor shall also be responsible for and pay for planting, staking, and guarantee of all plant materials. See planting details for planting and staking/guying requirements.
- The Landscape Designer and/or Owner shall approve plant material placement by Contractor prior to installation.
- Fertilizer for all lawn areas shall be a slow-release, high-nitrogen fertilizer incorporated into the soil during planting.
- After all grading has been completed and planting areas established. Before planting Landscape Contractor to provide Agronomical Soils Report for soil amendments.
- The planting pits for trees shall be dug twice the diameter of the root ball and two inches shallower than the rootball. Planting pits for shrubs and perennials shall be dug twice the original root ball width, and one-and-a-half times as deep as the rootball. Planting pits for groundcovers shall be dug one-and-a-half times the original root ball size in all directions.
- Provide root barriers to all new trees planted within five(5) feet of paved areas. The root barrier shall be installed per manufacture specifications. For trees planted in square or circular tree wells; the root barrier shall be install around entire perimeter edge of the well planter.
- Provide jute netting on all slopes 4:1 or greater.
- The Landscape Contractor shall maintain all planted areas shown on the plans, including (but not limited to) watering, pruning, edging, and mowing, for a period of thirty (30) days after completion of project and acceptance by Owner.
- The Landscape Contractor shall warranty and replace any plant material that shows signs of lack of vigor or other unhealthy appearance within ninety (90) days of completion of contract. Trees that have been topped or otherwise improperly pruned by the Contractor shall be removed and replaced by the Contractor at no cost to the Owner.

MINIMUM TREE SEPARATION DISTANCE

Traffic signals / stop signs - 20 feet

Underground utility lines - 5 feet (10' for sewer)

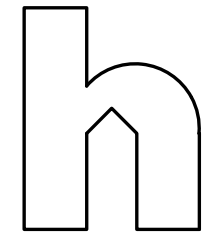
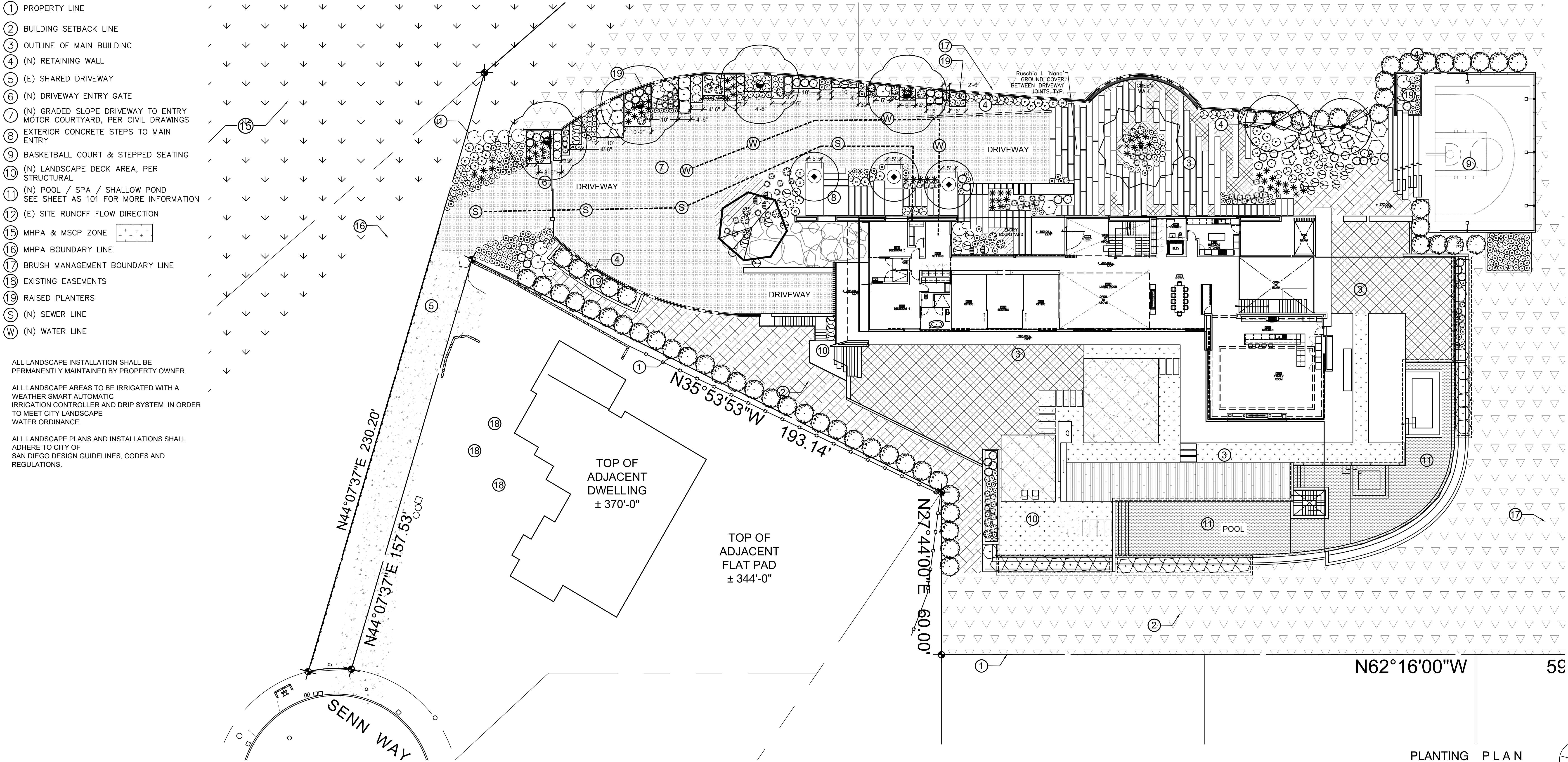
Above ground utility structures - 10 feet

Driveway (entries) - 10 feet (5' for residential streets < 25mph)

Intersections (intersecting curb lines of two streets) - 25 feet

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS FACTOR	REMARKS	CANOPY TREE GAIN
TREES							
	Arbutus 'Marina'	Marina arbutus	36" box	5	L	multi trunk	3,290 s.f.
	Dracaena draco	Dragon Tree	36" box	4	L	multi trunk	1,260 s.f.
	Quercus agrifolia	Coast Live Oak	24" box	1	L	multi trunk	3,290 s.f.
	Pinus thunbergii	Japanese Black Pine	36" box	1	L	multi trunk	350 s.f.
	Prosopis chilensis	Chilean Mesquite	36" box	4	L	multi trunk	2,840 s.f.
SHRUBS							
	Acacia Cousin Itt	Cousin Itt Acacia	5 gal	37	L		
	Agave attenuata	Foxtail Agave	5 gal	47	L		
	Agave x. 'Blue Flame'	Blue Flame Agave	5 gal	64	L		
	Juniperus procumbens 'Nana'	Dwarf Japanese Juniper	5 gal	24	L		
	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	5 gal	8	L		
	Phormium 'Yellow Wave'	Yellow Wave Flax	5 gal	8	L		
	Podocarpus henkelii	Long Leaf Yellow-wood	5 gal	60	L		
	Leucodendron 'Safari Sunset'	Safari Conebush	5 gal	12	L		
	Westringia f. 'Blue Gem'	Blue Gem Westringia	5 gal	30	L		
	Westringia fruticosa 'Smokey'	Dwarf Coastal Rosemary	5 gal	35	L		
PERENNIALS							
	Aloe striata	Coral Aloe	5 gal	24	L		
	Aeonium 'Sunburst' (Aeonium)	Sunburst' Aeonium	1 gal	48	L		
	Clamagrostis a. 'Karl Forester'	Feather Reed Grass	1 gal	32	L		
	Dianella r. 'Little Rev'	Little Rev Flax Lily	1 gal	89	L		
	Dianella r. 'Silver Streak'	Silver Streak Flax Lily	1 gal	47	L		
	Lamandra confertifolia 'Dwarf'	Shorty Mat Rush	1 gal	5	L		
	Chodropetalum tectrum	Cape Rush	1 gal	103	L		
	Sesleria autumnalis	Moor Grass	1 gal	70	L		
GROUNDCOVER							
	Corissa m. 'Emerald Blanket'	Emerald Blanket	1 gal	63	L	plant @ 12" o.c.	
	Ruschia lineolata 'Nana'	Dwarf Carpet of Stars	flats	3	L	plant @ 12" o.c.	
	Ophiopogon japonica	Mondo Grass	flats	3	L	plant @ 4" o.c.	
	Synthetic turf install per manufacturer guidelines.						
	MHPA area consisting of Chaparral & Diegan Coastal Sage Scrub Vegetation.						
	Existing native vegetation to remain in place.						



+ city + + +

+ project + + +
**SENN WAY
RESIDENCE**
7792 SENN WAY
LA JOLLA, CALIFORNIA 92037



Phil May Landscape Architecture
215 N. 2nd Avenue, Suite C
Upland, CA 91786
909-373-1959
pmay@philmaydesign.com

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PROJECT #
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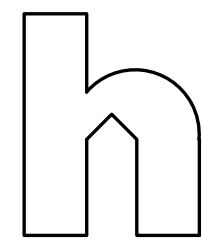
+ sheet title + + +

PLANTING PLAN

+ sheet + + +

L-4

+ + + +



+ city + + +

+ project + + +
**SENN WAY
RESIDENCE**
7792 SENN WAY
LA JOLLA, CALIFORNIA 92037



Phil May Landscape Architecture
215 N. 2nd Avenue, Suite C
Upland, CA 91786
909-373-1959
pmay@philmaydesign.com

ISSUE	DATE
Review Submittal	6/30/2021
Planning ReSubmittal	8/10/2021
Planning ReSubmittal	4/15/2022
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▲ LDR-Landscape	3/28/2023
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▲ LDR-MSCP	2/08/2023

+ + + +

+ status + +

- NOT FOR CONSTRUCTION
- Concept
 - Preliminary
 - Design Dev.
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 - Other

+ key map + + +

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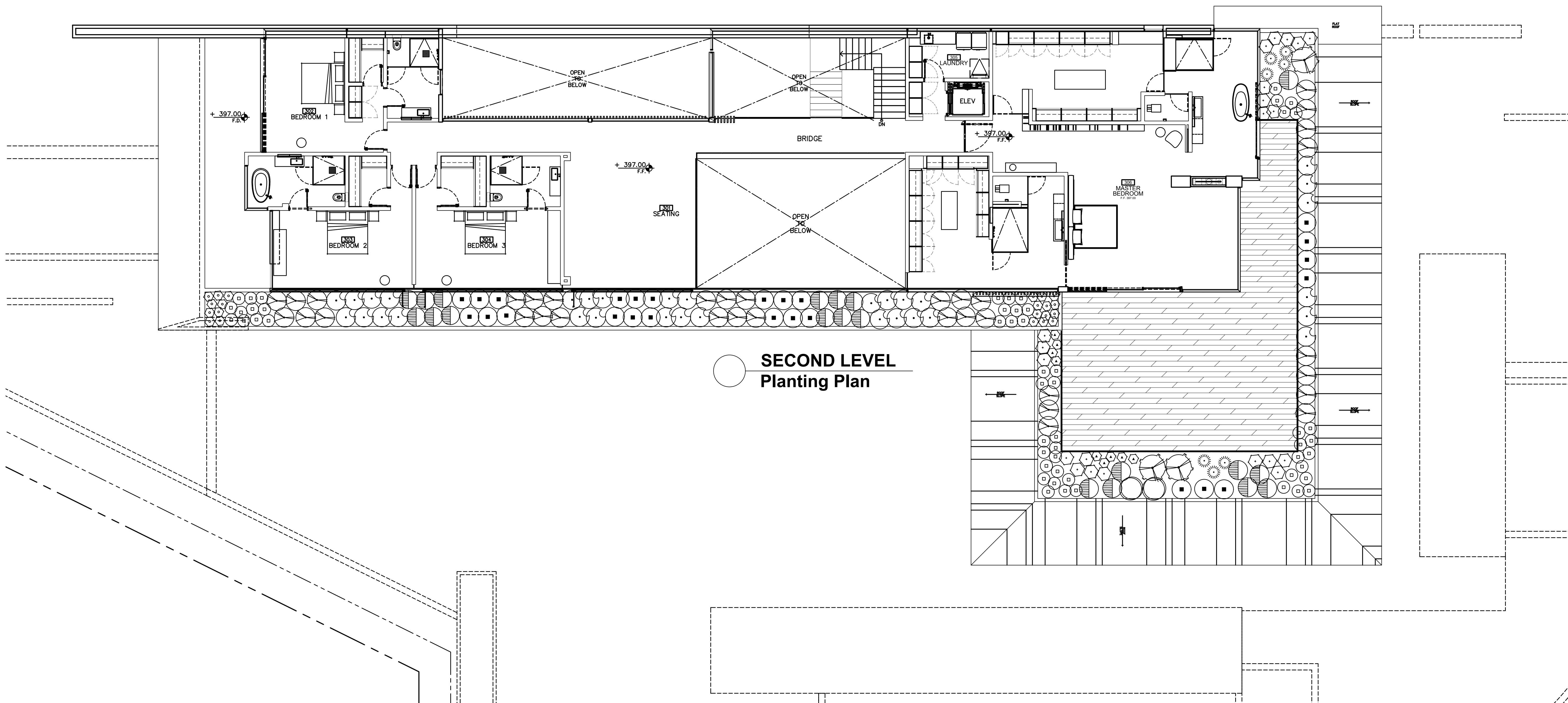
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PLANTING PLAN
(SECOND LEVEL)

+ sheet + + +
L-5

+ + + +

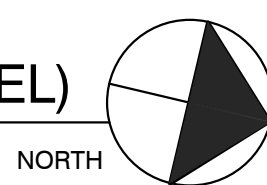
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS FACTOR	REMARKS
SHRUBS						
◐	Acacia Cousin Itt	Cousin Itt Acacia	5 gal	3	M	
◑	Asparagus d. 'Sprengerii Compacta'	Dwarf Asparagus Fern	5 gal	32	M	
◒	Cordyline x 'JURred'	Festival Cordyline	5 gal	25	M	
◓	Westringia fruticosa 'Smokey'	Dwarf Coastal Rosemary	5 gal	20	M	
◔	Phormium Yellow Wave	Yellow Wave Flax	5 gal	2	M	
◕	Philodendron xanadu	Xanadu philodendron	1 gal	35	M	
PERENNIALS						
▲	Aeonium 'Sunburst'	Aeonium 'Sunburst'	1 gal	9	M	
☼	Aloe striata	Coral Aloe	5 gal	7	M	
+	Carex Pansa	California Meadow Sedge	1 gal	1	M	
◻	Dianella t Variegata	Variegated Flax Lily	1 gal	54	M	
◌	Heuchera x Frosted Violet	Frosted Violet Coral Bells	1 gal	15	M	
◍	Lomandra confertifolia 'Dwarf'	Shorty Mat Rush	1 gal	21	M	



PLANTING P L A N (SECOND LEVEL)

SCALE: 1" = 10'-0"



RECOMMENDED MINIMUM LANDSCAPE MAINTENANCE SCHEDULE												
WEEKLY TASKS												
• Check all irrigation equipment and adjust/ align as required. • Repair irrigation equipment with originally specified materials as needed. • Inspect all landscape areas for pests/ pathogens. • Weed all shrub/ groundcover areas as needed. • Remove landscape debris. • Aerating and dethatching turf areas. • Repair planting well and/ or grade around plants to eliminate runoff. • Perform corrective pruning to eliminate hazards and damage to plant after 2nd Year of Growth.												
MINIMUM RECOMMENDED YEARLY MAINTENANCE SCHEDULE												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Adjust Irrigation Schedule	√	√	√	√	√	√	√	√	√	√	√	√
Inspect Tree Staking	√	√	√	√	√	√	√	√	√	√	√	√
Flush Drip Valves			√			√			√			√
Add Mulch (Maintain 3" Layer)			√			√			√			√

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET _o)		46.5 (La Jolla)		ETWU requirement		MAWA requirement		ETWU requirement		a minimum of twice the amount of water used under present conditions
Hydrozone/Planting Description		ETWU requirement (PF)	ETWU requirement (Irrigation Method)	ETWU requirement (Irrigation Efficiency (IE))	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)		
Regular Landscape Areas										
1) low water use plants		0.2	Drip	0.81	0.247	6,404	1,581.33	45,587		
2) low water use plants		0.2	Overhead Spray	0.75	0.267	1,657	441.87	12,739		
4) Water features		0.7	Overhead Spray	0.7	1.000	2,948	2,948.00	84,991		
						11,009		4,971.10	143,317	
Special Landscape Areas (SLA): Recycled Water										
1) low water use plants				1		0		0	0	
2) medium water use plants				1		0		0	0	
3) medium water use plants				1		0		0	0	
				Totals		0		0	0	
								Estimated Total Water Use (ETWU)	143,317	
								Maximum Allowed Water Allowance (MAWA)	174,564	

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed) = (Eto) (0.62) (ETAF x LA) + ((1-ETAF) x LA)

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft. SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	4,971
Total Area	11,009
Average ETAF	0.45
Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	

All Landscape Areas	
Total ETAF x Area	4,971
Total Area	11,009
Sitewide ETAF	0.45

Irrigation Schedule (Establishment Period)

Water Pressure at meter or at pressure reducer: 85 PSI

Irrigation Controller Brand: HUNTER

Valve No.	Hydrozone type- high, med., low	Irrigation type (drip, low flow, etc.)	Mfr rated flow GPH	Application time period (minutes/day)	Total gallons = (GPH) x (1hr/60min) x (#minutes)	Days per week Summer	Days per week Winter
1	LOW	DRIP	.60	35	.35	7	4
2	LOW	DRIP	.60	35	.35	7	4
3	LOW	DRIP	.60	35	.35	7	4
4	LOW	SPRAY	42	15	11.25	7	4
5	LOW	BUBBLER	30	5	2.5	7	4
6	LOW	DRIP	.60	35	.35	7	4
7	LOW	BUBBLER	30	5	2.5	7	4
8	LOW	DRIP	.60	35	.35	7	4
9	LOW	DRIP	.60	35	.35	7	4
10	LOW	DRIP	.60	35	.35	7	4
11	LOW	DRIP	.60	35	.35	7	4
12	LOW	SPRAY	42	15	11.25	7	4
13	LOW	BUBBLER	30	5	2.5	7	4
14	LOW	DRIP	.60	35	.35	7	4
15	LOW	DRIP	.60	35	.35	7	4
16	LOW	DRIP	.60	35	.35	7	4

Irrigation Schedule (Established - Mature Planting)

Water Pressure at meter or at pressure reducer: 85 PSI

Irrigation Controller Brand: HUNTER

Valve No.	Hydrozone type- high, med., low	Irrigation type (drip, low flow, etc.)	Mfr rated flow GPH	Application time period (minutes/day)	Total gallons = (GPH) x (1hr/60min) x (#minutes)	Days per week Summer	Days per week Winter
1	LOW	DRIP	.60	35	.35	4	2
2	LOW	DRIP	.60	35	.35	4	2
3	LOW	DRIP	.60	35	.35	4	2
4	LOW	SPRAY	42	15	11.25	4	2
5	LOW	BUBBLER	30	5	2.5	4	2
6	LOW	DRIP	.60	35	.35	4	2
7	LOW	BUBBLER	30	5	2.5	4	2
8	LOW	DRIP	.60	35	.35	4	2
9	LOW	DRIP	.60	35	.35	4	2
10	LOW	DRIP	.60	35	.35	4	2
11	LOW	DRIP	.60	35	.35	4	2
12	LOW	SPRAY	42	15	11.25	4	2
13	LOW	BUBBLER	30	5	2.5	4	2
14	LOW	DRIP	.60	35	.35	4	2
15	LOW	DRIP	.60	35	.35	4	2
16	LOW	DRIP	.60	35	.35	4	2

GENERAL IRRIGATION NOTES

- It is the responsibility of the irrigation Contractor to familiarize himself with all grade differences, location of wall, retaining walls, structures and utilities. The Contractor shall repair or replace, at no additional cost to the owner, all items damaged by his work. The Contractor shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
- The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in the area dimension exist that might not have been addressed in the design of the irrigation system. Such obstructions or differences shall be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any necessary alterations to the work.
- The Contractor shall obtain, coordinate, and pay for any and all inspections as required.
- The Contractor shall be responsible and liable for any encroachment into adjacent property, R.O.W.'s easements setbacks or any other legal property restrictions either marked or unmarked.
- The irrigation system design is based on a minimum operation pressure of 40 PSI and a maximum flow demand of 10.0 GPM. The Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Landscape Architect.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The Contractor shall locate all valves in shrub or groundcover areas.
- Trenching within the dripline of large existing trees shall be performed by hand, and with extreme care not to sever roots 1-1/2" in diameter and larger. Where roots 1-1/2" in diameter and larger are encountered, the Contractor shall tunnel under said roots. Exposed roots that have been tunneled under shall be wrapped in wet burlap and kept moist while the trench is open.
- All Main line piping, lateral line piping, and control wires under all paving shall be installed in Schedule 40 PVC sleeves at a minimum depth of 18". Sleeves shall be installed before paving is in place. All sleeve sized shall be a minimum of twice the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving.

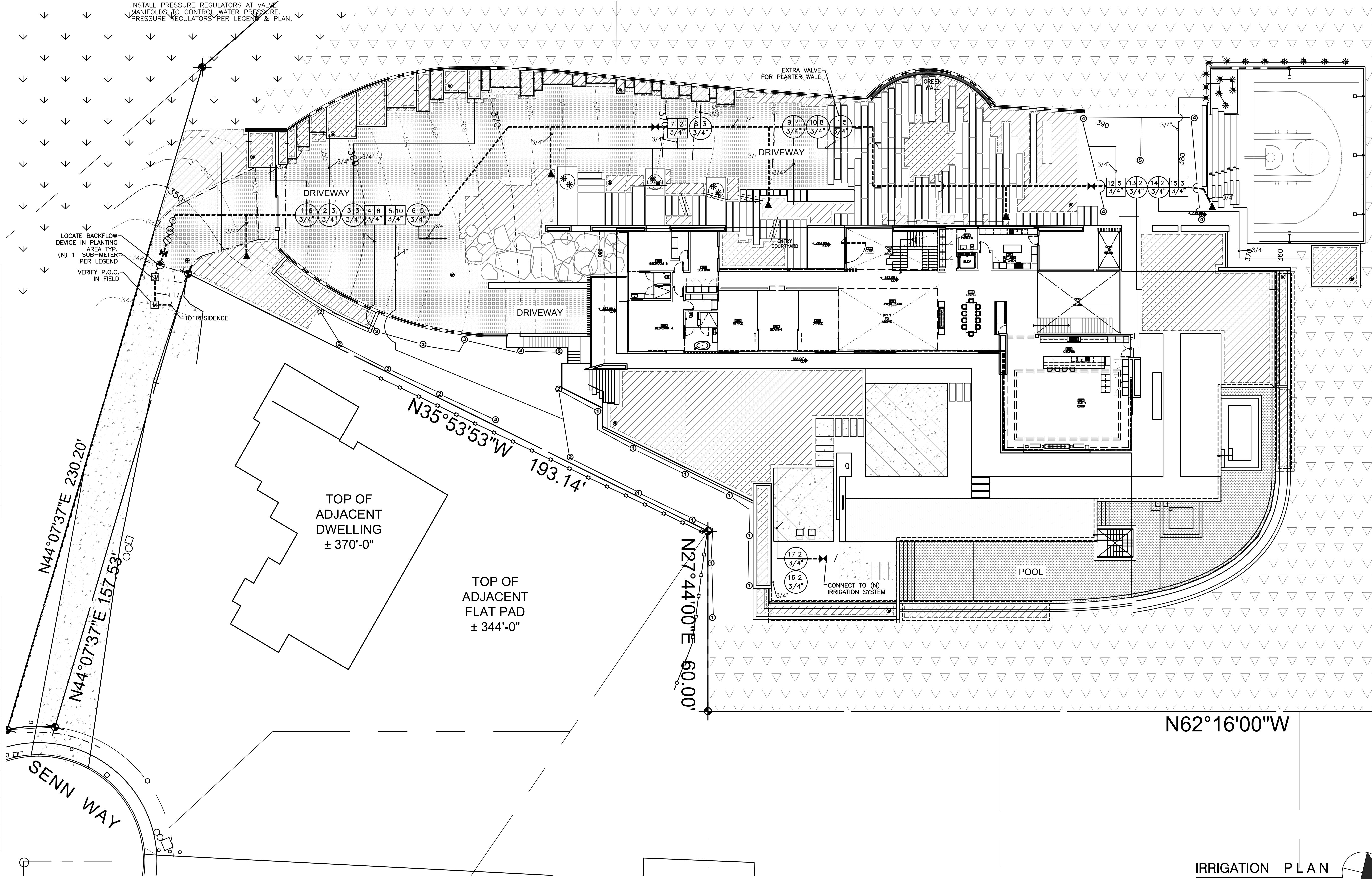
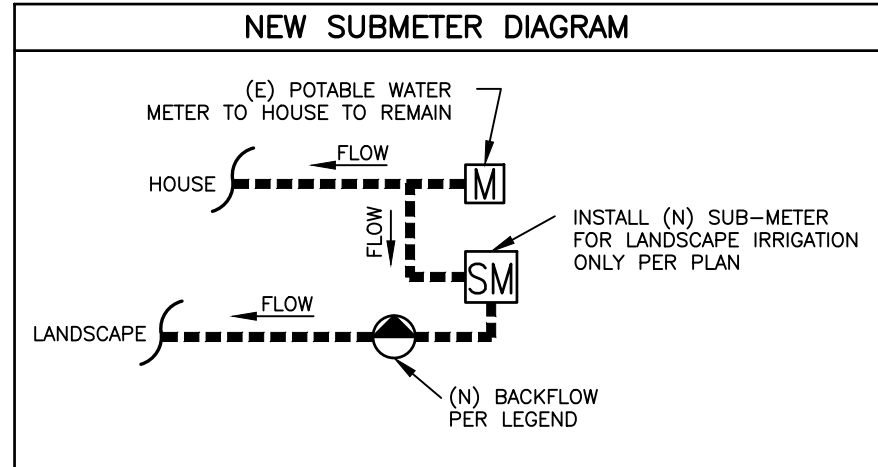
PRESSURE LOSS CALCULATIONS.	
MAXIMUM GPM DEMAND [10] VALVE= #5	
85 =STATIC PSI@ METER	
0.50 =PSI LOSS - METER(1")	
11.00 =PSI LOSS - BACKFLOW DEVICE(1.25")	
0.00 =PSI LOSS - FLOW SENSOR(1.5")	
2.23 =PSI LOSS - MASTER VALVE(1")	
1.35 =PSI LOSS - MAINLINE(1.25")	
4.00 =PSI LOSS - VALVE(1")	
5.00 =PSI LOSS - LATERAL LINES	
2.00 =8% RESIDUAL PRESSURE	
26.08 =SUBTOTAL	
58.92 =REMAINING STATIC PRESSURE	
40 =WORKING PRESSURE REQUIRED	

NOTE: INSTALL PRESSURE REGULATORS AT VALVE MANIFOLDS TO CONTROL WATER PRESSURE. PRESSURE REGULATORS PER LEGEND & PLAN.

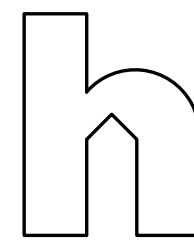
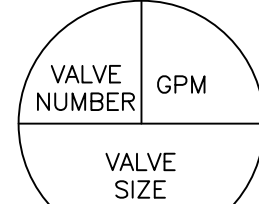
Note: "Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected."

NOTE: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Phil May, Landscape Architect Date



IRRIGATION LEGEND							
SYMBOL	MFG	MODEL DESCRIPTION	PATH	GPM	PSI	RAO	DET
1	HUNTER	MPR40-06-CV-MP800-90 12" POP-UP	90-210	0.37	30	8'	A
2	HUNTER	MPR40-06-CV-MP1000-90 12" POP-UP	90-210	0.29	30	15'	A
3	HUNTER	MPR40-06-CV-MP2000-90 12" POP-UP	90-210	0.48	30	20'	A
4	HUNTER	MPR40-06-CV-MP3000-90 12" POP-UP	90-210	.75	30	30'	A
5	HUNTER	MPR40-06-CV-MP3000-90 12" POP-UP		.360	1.5	30	A
RANBIRD	RWS	GRATE-P-B-C-1402 INSTALL PER MANUFACTURER SPECS.		0.5	40	--	B
NETAFIM		MANUAL FLUSH VALVE IN 6" VALVE BOX MODEL #1150V					C
C	HUNTER	WEATHER BASED CONTROLLER: MODEL: PRO-C VERIFY LOCATION W/ GENERAL CONTRACTOR(G.C.) NOTE: CONTROLLER TO BE INSTALLED ON A DEDICATED CIRCUIT AND GROUNDED PER LOCAL CODES.					F
HUNTER		MODEL: SOLAR-SYNC-SEN, MOUNT TO ROOF EAVE PER MANUFACTURER SPECS. VERIFY LOCATION W/ G.C.					G
	ANY APPROVED	PVC SCHEDULE 40 SLEEVING, INSTALL UNDERGROUND (AT LEAST TWICE LINE SIZE)					F
	ANY APPROVED	PVC SCHEDULE 40 LATERAL LINE SIZE AS INDICATED ON PLAN					T
	ANY APPROVED	PVC SCHEDULE 40 MAIN LINE, SIZE AS INDICATED ON PLAN NOTE: USE CLASS 315 PVC FOR LINES 2" AND LARGER					T
NETAFIM		TECHLINE MODEL: TLHCVKRS-12		0.53	GPM	40	H
NETAFIM		CONTROL ZONE VALVE KIT MODEL: LVC110075-WHP, FLOW RATE 0.25-4.4 GPM					J
IRRITROL		700 ULTRA FLOW SERIES AUTOMATIC IN-LINE VALVE BRASS CONSTRUCTION, SIZE 45 INDICATED ON PLAN					I
NIBCO		BRASS BALL VALVE, MODEL: T-580-A LINE SIZE					K
ZURN WILKINS		REDUCED PRESSURE ASSEMBLY, MODEL 975XL 1.25" SIZE, WITH 1/2" TYPE STRAINER BRONZE WITH 20 MESH SS. PROVIDE METAL ENCLOSURE BY V.I.T. PRODUCTS, MODEL: SBRC-450R ASSEMBLY AND ENCLOSURE SHALL BE PAINTED FOREST GREEN.					L
ZURN WILKINS		Model 500XL-HLR, 1 1/4" SIZE, BRONZE, SET AT 40PSI, INSTALL IN VALVE BOX - BELOW GRADE					R
SM	RAINBIRD	FMD SERIES LANDSCAPE SUB-WATER METERS MODEL: FM100B, SIZE 1", INSTALL PER MANUFACTURER SPECIFICATIONS AND LOCAL CODES					-
CHAMPION		3/4" BRASS HOSE BIB					E



+ city + + +

+ project + + +

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IRRIGATION PLAN

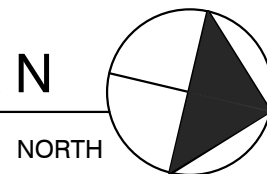
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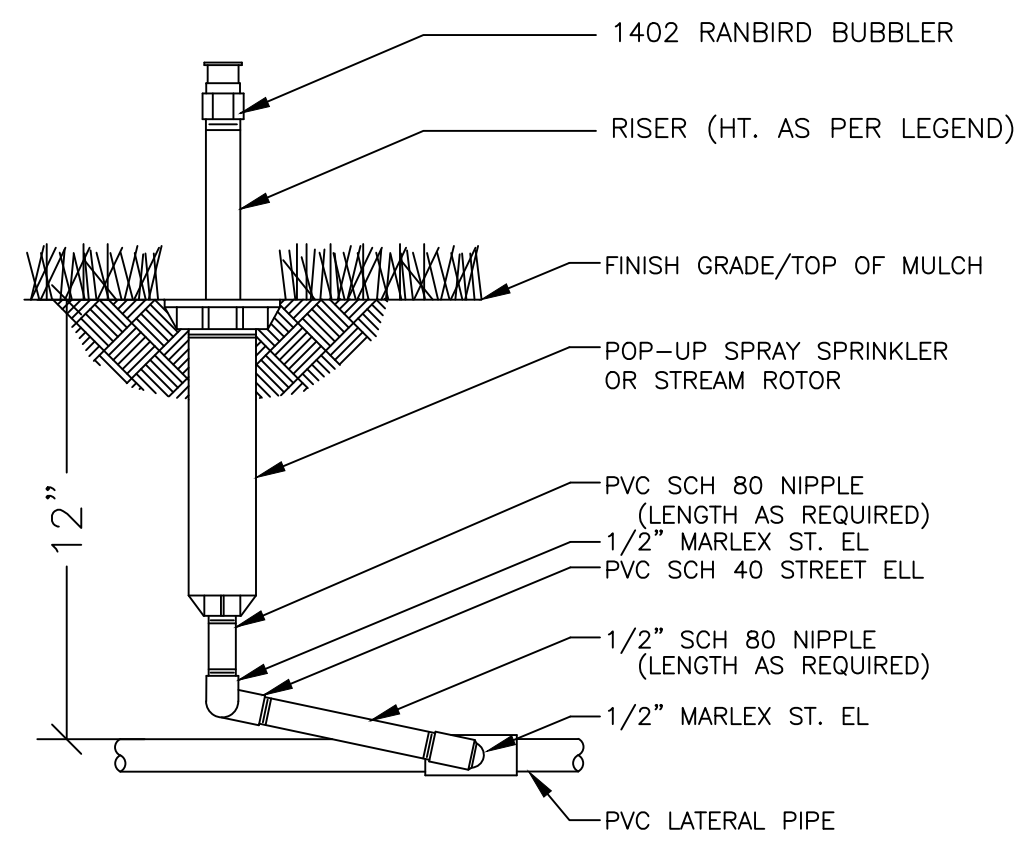
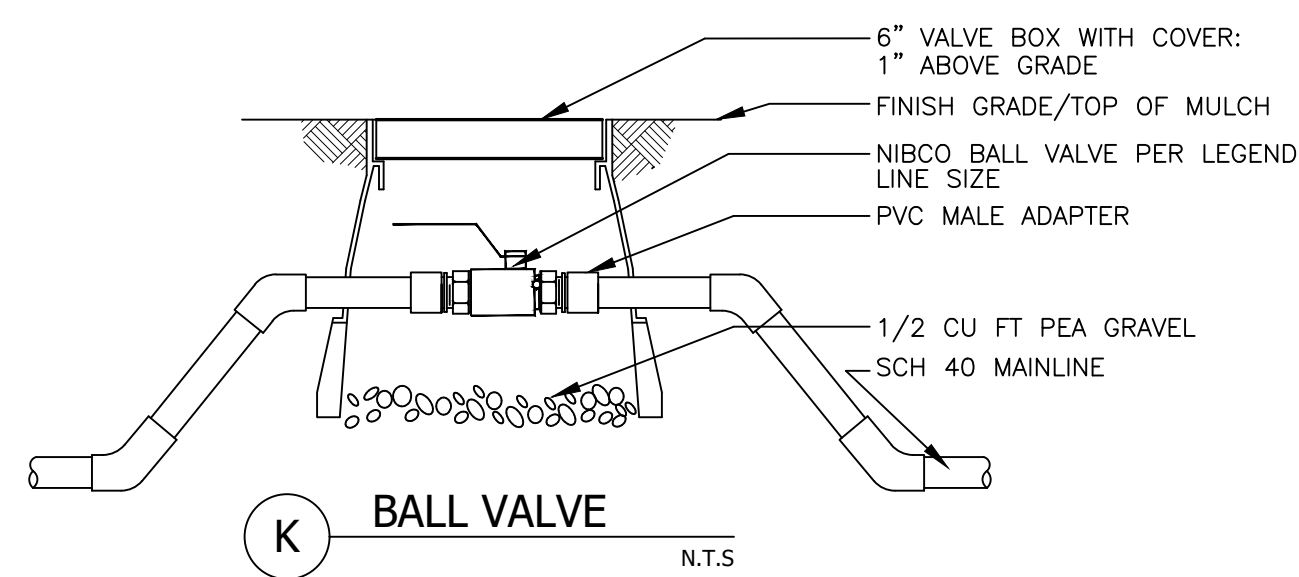
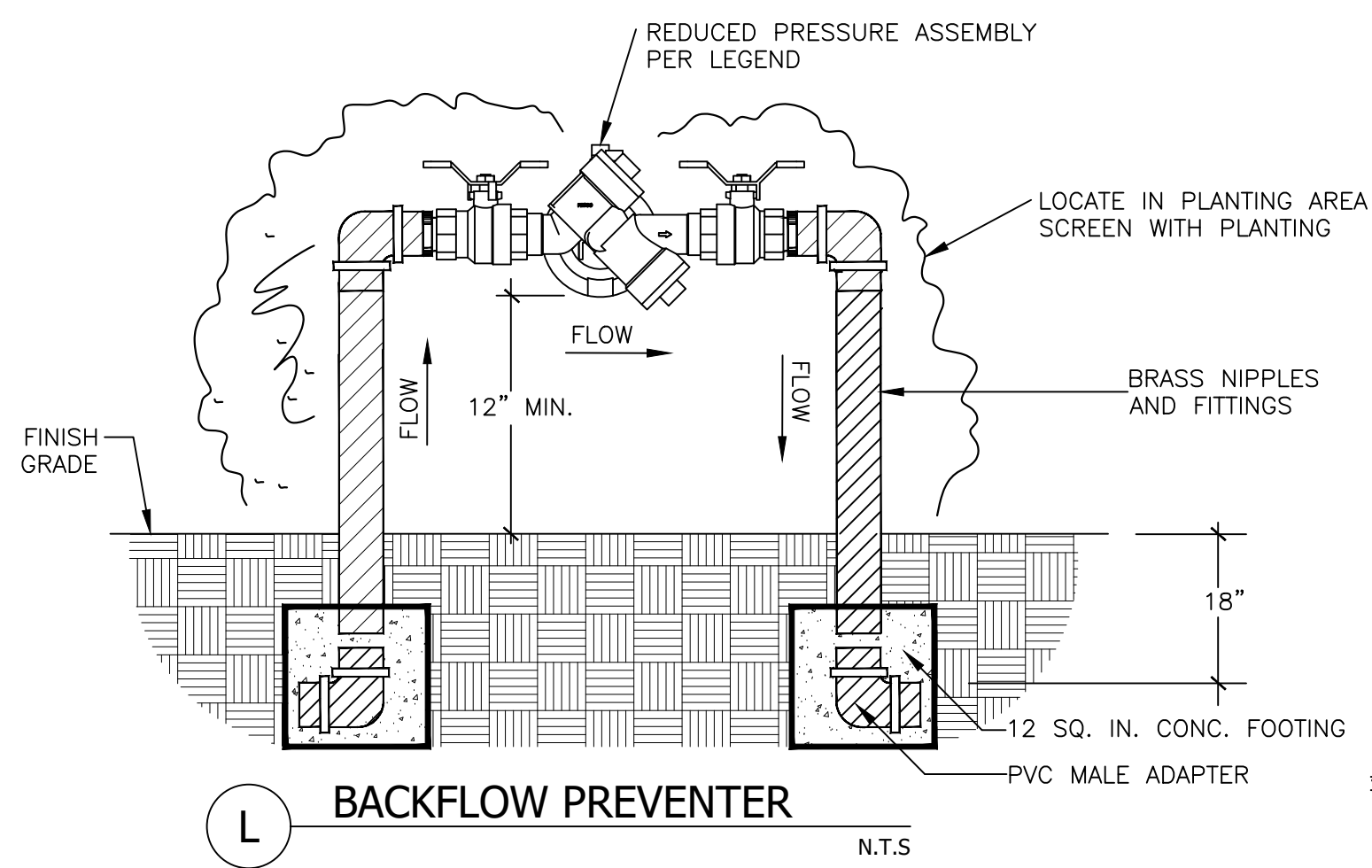
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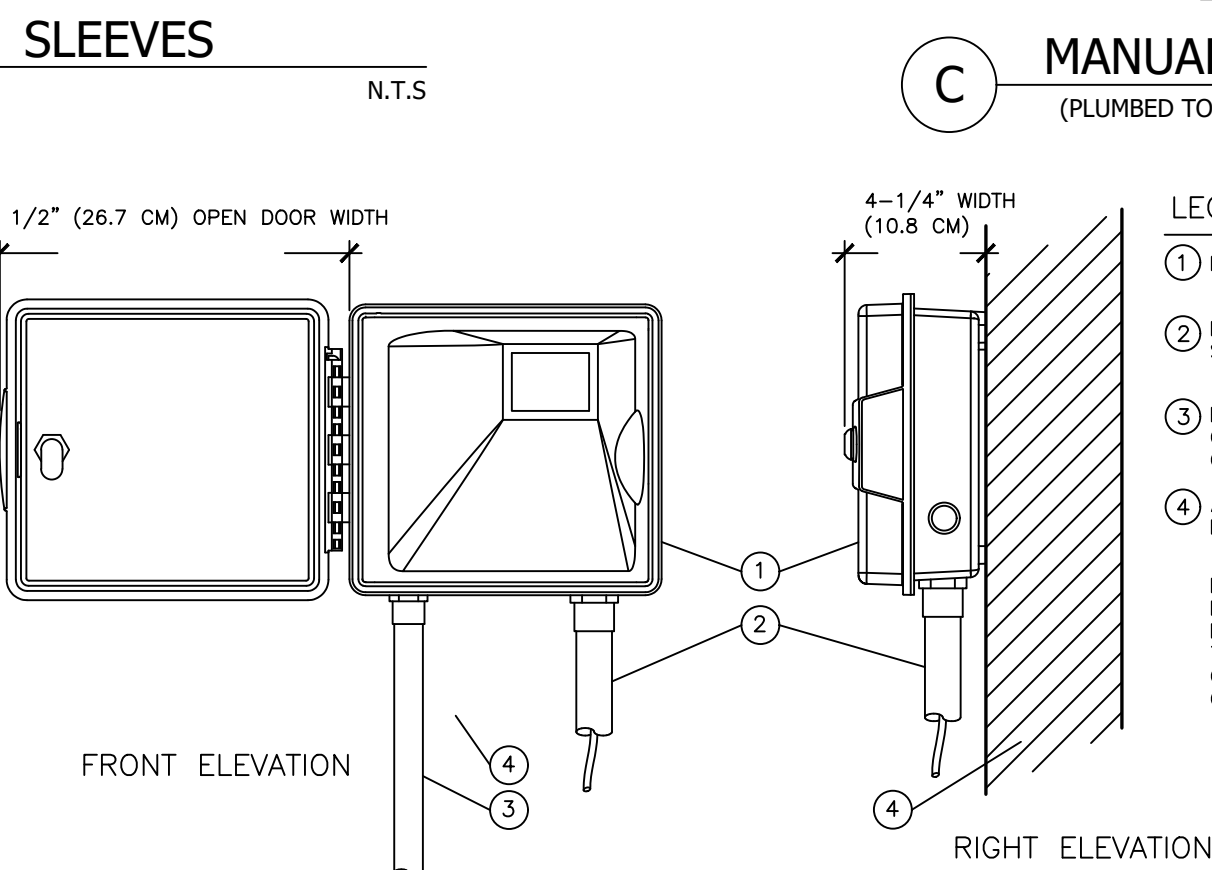
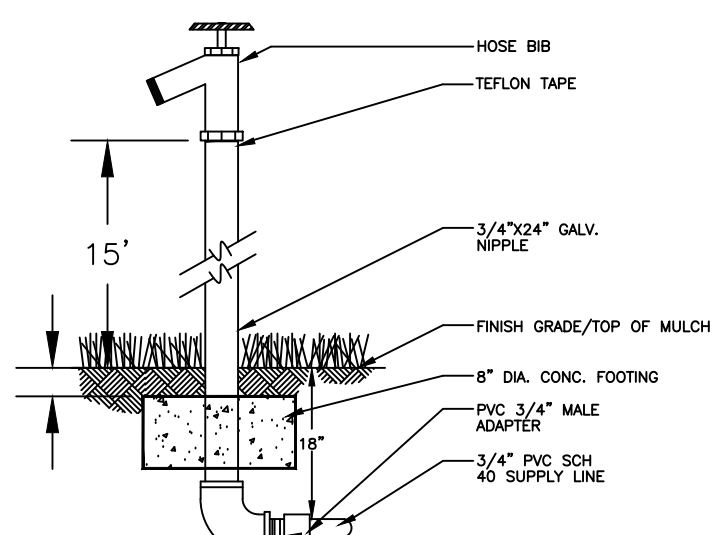
IRRIGATION PLAN

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

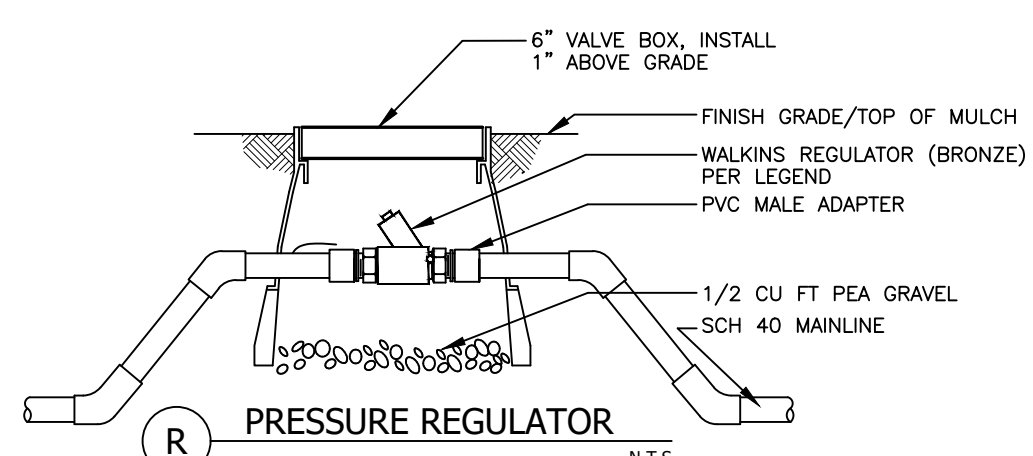




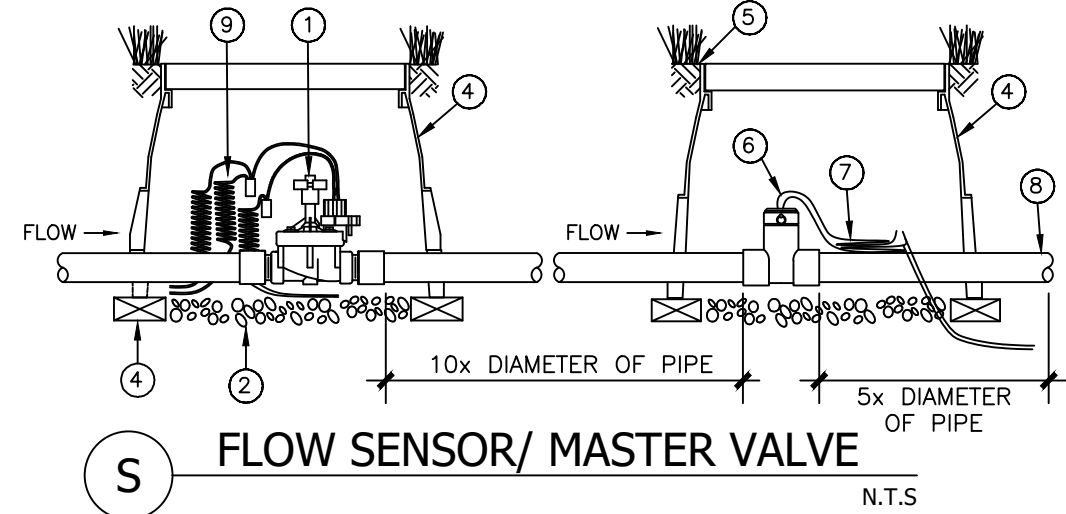
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NO SCALE



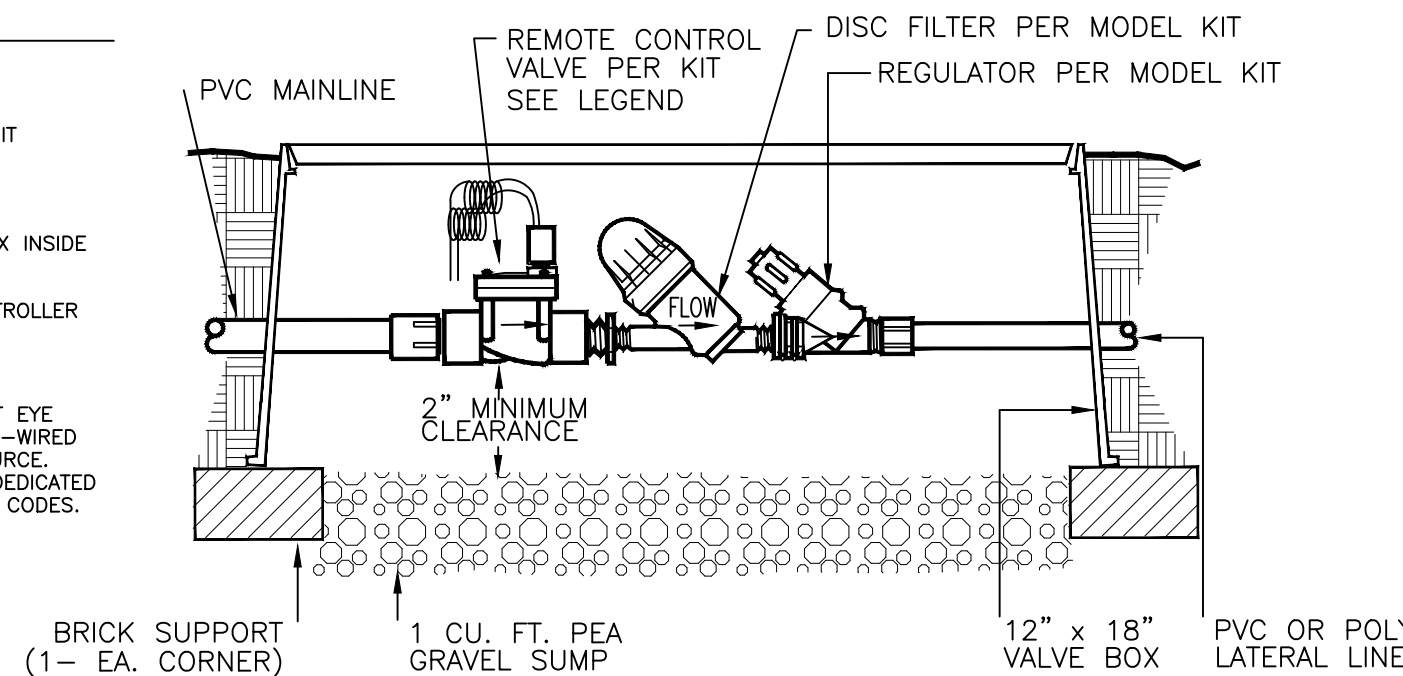
F HUNTER IRRIGATION CONTROLLER
N.T.S.



C MANUAL LINE FLUSHING VALVE TISOV
(PLUMBED TO POLY) N.T.S.



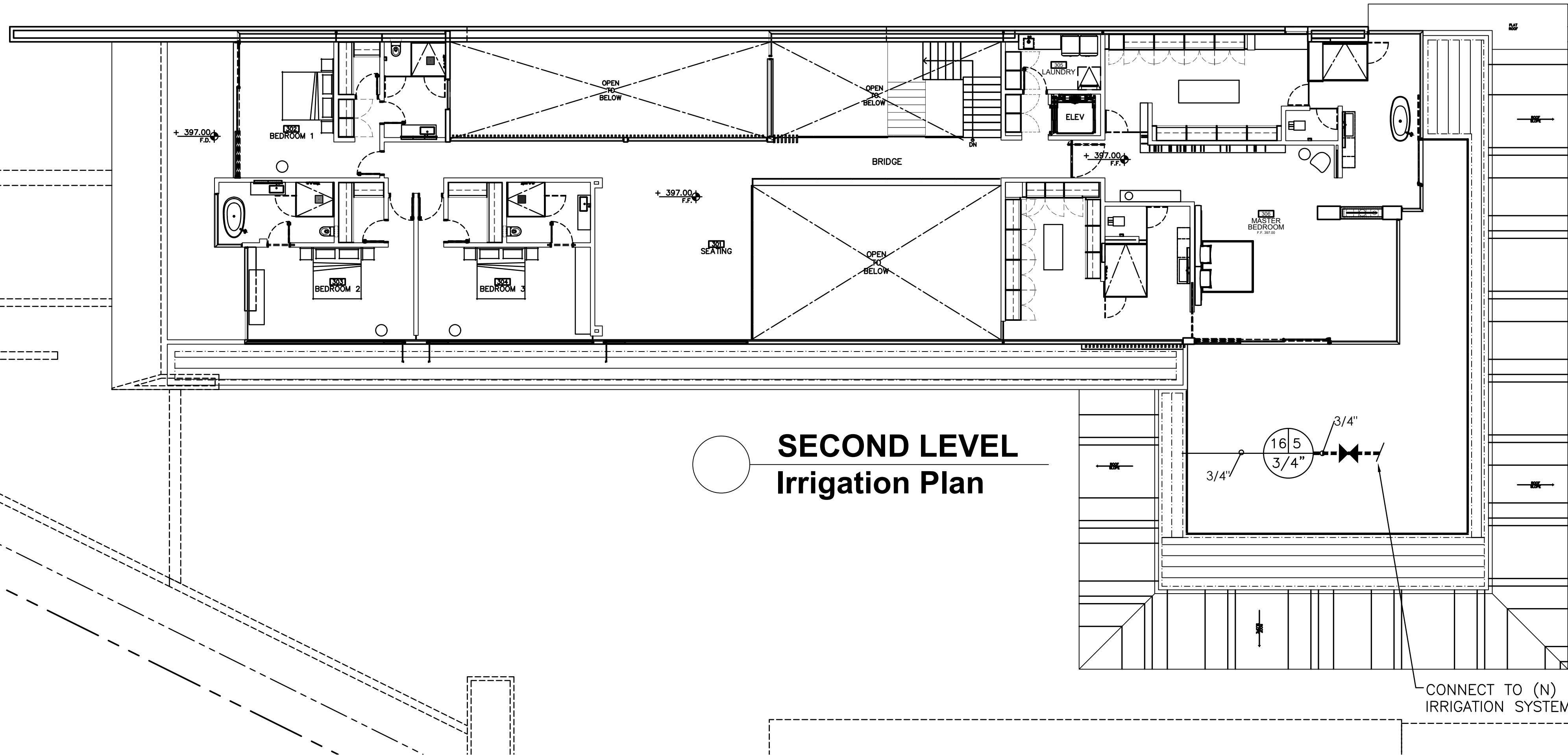
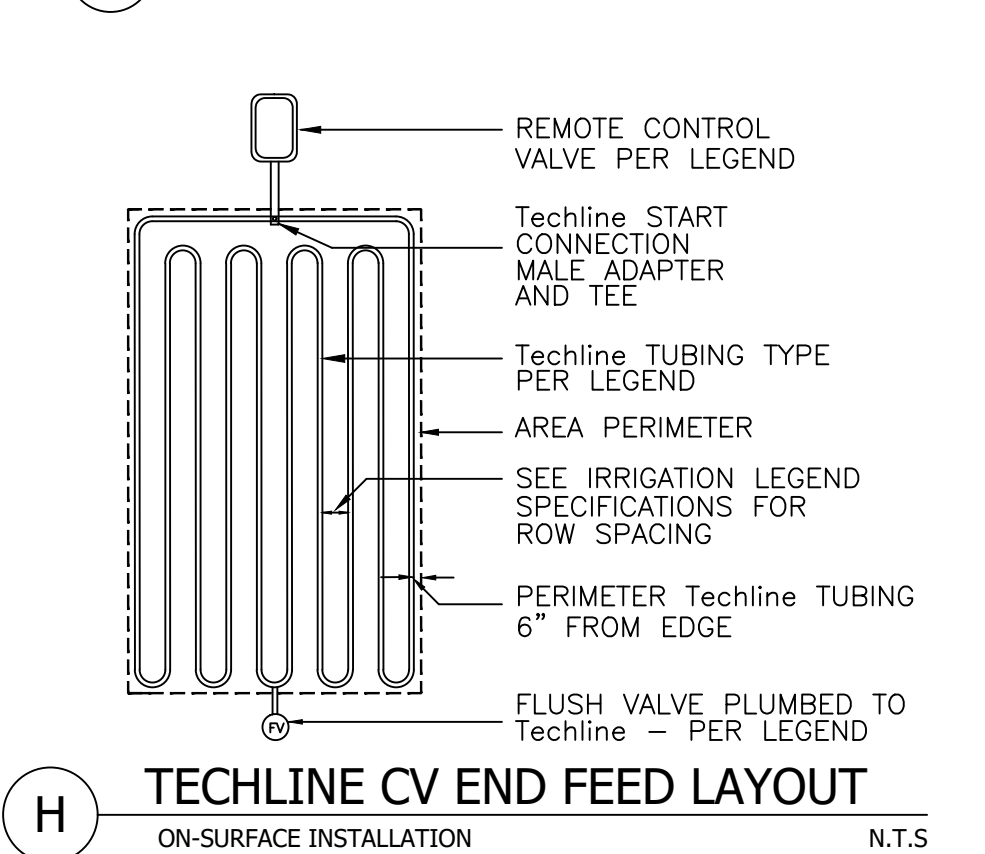
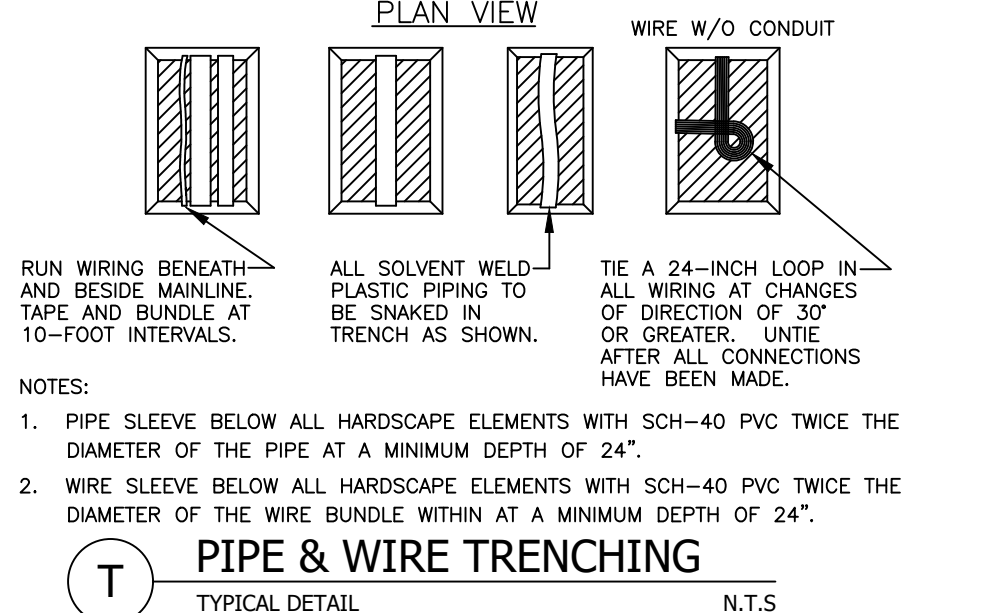
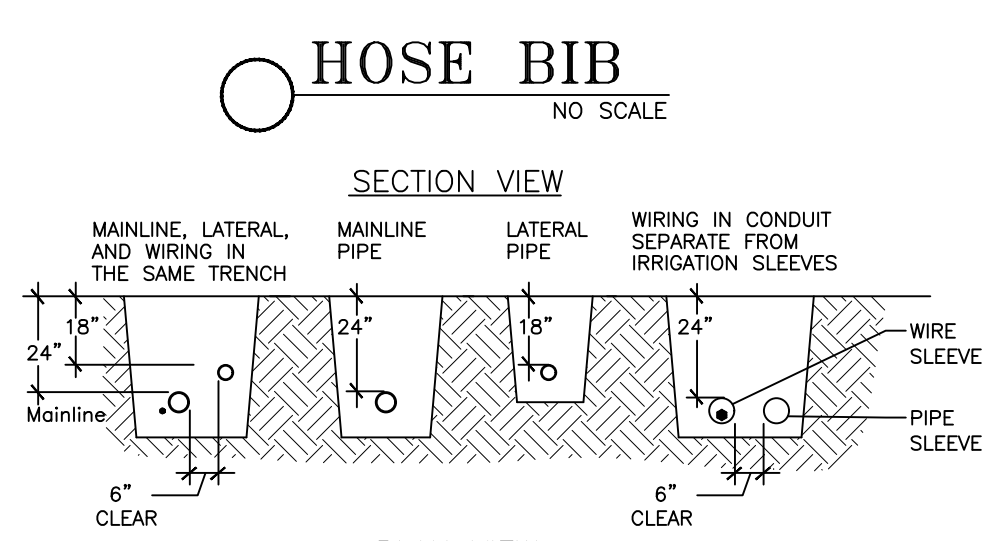
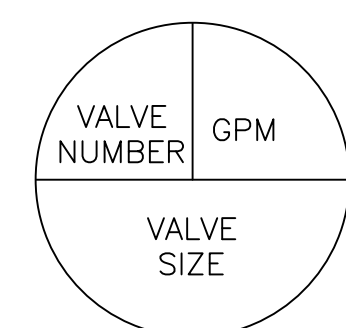
A POP-UP DETAIL
N.T.S.



J LOW FLOW CONTROL ZONE ASSEMBLY
HIGH=4.5 - 17.6 GPM OR LOW= 0.25 - 4.4 GPM N.T.S.

- 1 MASTER VALVE PER LEGEND
- 2 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 3 BRICK (1 OF 4)
- 4 VALVE BOX WITH COVER - SIZE AS REQUIRED
- 5 FINISH GRADE
- 6 FLOW SENSOR PER LEGEND
- 7 LENGTH OF COILED PE-CABLE AS REQUIRED
- 8 FIRST FITTING
- 9 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION

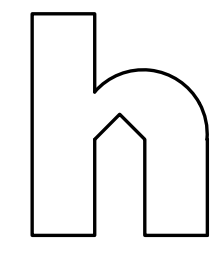
IRRIGATION LEGEND									
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2	HUNTER	MPR40-06-CV-MP1000-90 12" POP-UP	90-210	0.25	30	15'	A		
3	HUNTER	MPR40-06-CV-MP2000-90 12" POP-UP	90-210	0.45	30	20'	A		
4	HUNTER	MPR40-06-CV-MP3000-90 12" POP-UP	90-210	.75	30	30'	A		
5	HUNTER	MPR40-06-CV-MP3000-90 12" POP-UP	360	1.5	30	30'	A		
	RAINBIRD	RWS-GRATE-P-B-C-1402 INSTALL. PER MANUFACTURE SPECS.		0.5	40	--	B		
	NETAFIM	MANUAL FLUSH VALVE IN 6" VALVE BOX MODEL #TISOV					C		
	HUNTER	WEATHER BASED CONTROLLER: MODEL: PRO-C VERIFY LOCATION W/ GENERAL CONTRACTOR(G.C.) NOTE: CONTROLLER TO BE INSTALL ON A DEDICATED CIRCUIT AND GROUNDED PER LOCAL CODES.					F		
	HUNTER	MODEL: SOLAR-SYNC-SEN, MOUNT TO ROOF EAVE PER MANUFACTURE SPECS. VERIFY LOCATION W/ G.C.					F		
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	NETAFIM	TECHLINE MODEL: TLHCVR5-12 LINES LAYOUT @ 18" O.C.		0.53	GPH	40	H		
	NETAFIM	CONTROL ZONE VALVE KIT MODEL: LVCS8010075-1F, FLOW RATE 0.25-4.4 GPM MODEL: LVCS10075-HFHP, FLOW RATE 4.5-17.6 GPM					J		
	IRRITROL	700 ULTRA FLOW SERIES AUTOMATIC INLINE VALVE BRASS CONSTRUCTION, SIZE AS INDICATED ON PLAN					I		
	NIBCO	BRASS BALL VALVE, MODEL: T-580-A LINE SIZE					K		
	ZURN WILKINS	REDUCED PRESSURE ASSEMBLY, MODEL 975XL 1.25" SIZE, WITH "Y" TYPE STRAINER-BRONZE WITH 20 MESH SS. PROVIDE METAL ENCLOSURE BY V.I.T. PRODUCTS, MODEL: SBBC-45CR. ASSEMBLY AND ENCLOSURE SHALL BE PAINTED FOREST GREEN.					L		
	ZURN WILKINS	Model 500XL-HLR, 1 1/4" SIZE, BRONZE, SET AT 40psi, INSTALL IN VALVE BOX- BELOW GRADE					R		
	RAINBIRD	FMD SERIES LANDSCAPE SUB-WATER METERS MODEL: FM100B, SIZE 1", INSTALL PER MANUFACTURE SPECIFICATIONS AND LOCAL CODES					-		
	CHAMPION	3/4" BRASS HOSE BIB					E		



SECOND LEVEL Irrigation Plan

IRRIGATION PLAN (SECOND LEVEL)

SCALE: 1" = 10'-0"



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+ project + + +
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IRRIGATION PLAN (SECOND LEVEL)

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Mr. Tobias Harris
c/o Ian Harris, President
San Diego Permit Company, Inc.
PO Box 124979
San Diego, CA 92112

April 15, 2021
Final May 11, 2026

RE: Results of Biological Resources Survey of the 7792 Senn Way Residential Project, La Jolla

Dear Mr. Harris:

INTRODUCTION

This Biological Resources Letter Report presents the results of a biological resources study of the 7792 Senn Way Residential Project (PTS #673887). The subject project is located southwest of the terminus of Senn Way in the Hidden Valley/La Jolla area of the City of San Diego (Figure 1). The property (APN 353-150-21) totals approximately 5.40 acres. The Senn Way project proposes the construction of a single-family residence on the vacant lot and other associated onsite improvements including a driveway and residential landscaping. The project site is located within the boundaries of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Planning Area, and is adjacent to and partially covered by a sliver of the City's Multi-Habitat Planning Area (MHPA). The discretionary permits associated with the 7792 Senn Way project require compliance with various state, federal, and City statutes and ordinances, including the California Environmental Quality Act (CEQA), the City's Land Development Code (LDC) and Environmentally Sensitive Lands (ESL) ordinance, the California and Federal Endangered Species Acts (CESA, ESA), the federal Migratory Bird Treaty Act (MBTA), and the California Fish and Game Code (CFGC).

METHODS

Field surveys of the Senn Way property were conducted by myself on 7 August 2020, 5 April 2021, and briefly on 28 June 2023. The purpose of these surveys was to identify and delineate the onsite habitats and note any sensitive species of plants or animals encountered. Weather conditions were conducive to site surveying on both these survey days, with clear to partially overcast skies, temperatures in the mid 60's to 70's, and no significant wind.

An updated field survey to verify site conditions in conjunction with a focused Crotch's Bumble Bee presence/absence survey was completed in June and July of 2024. This was repeated in April and May of 2026 as part of an updated (2026) Crotch's Bumble Bee survey, per the requirements of City of San Diego Staff.

All accessible areas of the property were directly examined in the field during each survey. Much of the property, beyond the limits of the proposed development footprint, is very steep and inaccessible. These areas were examined with binoculars. Vascular plants and animals encountered during the surveys were identified (Table 3), and the specific plant communities onsite were defined and mapped (Figure 6) using recent aerial photographs of the property.

Vegetation nomenclature used in this report follows Hickman (1993) and Holland (1996, as updated). Sensitive plant status follows CNPS (2026), California Department of Fish and Wildlife (2026), and U.S. Fish and Wildlife Service (2020). Animal nomenclature is taken from Stebbins (2003) for reptiles and amphibians, American Ornithologist's Union (1998, as updated) for birds, and Jones, *et. al* (1992) for mammals. Online resources, such as the California Natural Diversity Database (CNDDB), were referenced prior to site surveys.

Site Description

The Senn Way property generally slopes to the west with a ravine running through the northern half in a west-to-east direction. Elevations onsite range between approximately 314 and 423 feet MSL. Two soil-types are found onsite: Terrace escarpments (TeF) in the development area and Altamont clay (AtF) to the west. These soil types are not known to support specific edaphic rare or endangered plant species. Development is restricted to the eastern portion of the property which was disturbed many years ago by grading and incomplete development.

RESULTS

Habitats

The property supports three relatively discrete plant communities, as described below and as shown on Figure 6.

Diegan Coastal Sage Scrub (Holland Code 32500) – 3.22 acres – MSCP Tier II

The remote slopes of the property support a dense cover of sage scrub vegetation with limited chaparral influences. This habitat best qualifies as Diegan Coastal Sage Scrub (CSS), and although it has elements of an ecotone between CSS and Southern Maritime Chaparral (SMC), it contains insufficient SMC indicators to qualify the habitat as Tier I. This vegetation is indicated by a diversity of native shrubs, including Lemonadeberry (*Rhus integrifolia*) and Laurel Sumac (*Malosma laurina*) - both indicators of CSS - along with chaparral indicators such as Black Sage (*Salvia mellifera*) and Smooth Mountain Mahogany (*Cercocarpus minutiflorus*). Many other native species are present in the vegetation as indicated in Table 3. Because of the proximity of homes downslope from the habitat, there is also a degree of disturbance to the vegetation as indicated by the presence of non-natives such as Tree Tobacco (*Nicotiana glauca*) in some parts of the habitat. Nevertheless, this vegetation is a significant resource in the City of San Diego, of high habitat value. The vegetation in this area of the site is definitively CSS, which is an Upland Tier II habitat-type in the City of San Diego (Biology Guidelines, 2018).

Disturbed Habitat (Holland Code 11300) – 0.70 acre – MSCP Tier IV

The proposed home development area supports an existing driveway, old graded pad, and parts of an abandoned foundation, all of which qualify as supporting Disturbed Habitat (DH). This area supports mostly urban weeds such as Bur Clover (*Medicago polymorpha*), Garland Daisy (*Glebionis coronaria*), Ripgut Brome (*Bromus diandrus*), Common Stork's-bill (*Erodium cicutarium*), and many others. DH is an MSCP Upland Tier IV habitat-type in the City of San Diego (Biology Guidelines, 2018).

Ornamental Plantings (Holland Code 11000) – 1.48 acres – MSCP Tier IV

The slopes immediately adjoining the graded pad qualify as supporting Ornamental Plantings (OP) per the City's LDC. These areas were graded in the late 1970s when development was first proposed on the site. Ornamental Plantings also qualifies as Non-native Vegetation (NNV) under the Holland vegetation coding system. These slopes currently support Sugar Gum Eucalyptus (*Eucalyptus cladocalyx*), Western Coastal Wattle (*Acacia cyclops*), and rock-rose (*Cistus creticus*, *C. salviifolius*), and other landscape plants, all of which were clearly planted in those areas. Occasional native shrubs have recruited onto some of these slopes, although the predominance of the vegetation is clearly old landscaping. As mentioned above, the CSS conversely supports some non-native plants that have recruited into that habitat. OP is an MSCP Upland Tier IV habitat-type in the City of San Diego (Biology Guidelines, 2018).

Plants

Seventy plant species were observed during the survey. These plant species typify the diversity normally found in this part of the City of San Diego in association with DH, NNV, and scrub/chaparral habitats. A list of the vascular plants observed onsite is found in Table 3, attached. All of the plants detected are locally common.

Animals

Twelve species of vertebrate animals and 20 species of flying invertebrates were detected onsite during the field surveys. All of these are locally-common, tolerant of urban settings, and relatively abundant in the site's vicinity. Animals observed are listed in Table 3, attached.

Sensitive Vegetation Communities

Sensitive vegetation communities consist of: (1) those recognized as "sensitive" by the City of San Diego's Multiple Species Conservation Program (MSCP; City of San Diego, 1997); (2) those which are known to be rare within the region; (3) those which are known to support populations of sensitive animal or plant species; (4) and/or those which serve as important wildlife corridors.

CSS is considered to be a sensitive vegetation community by the City of San Diego. Impacts to this habitat-type are regulated by the City and other agencies. Neither the Disturbed Habitat nor the Ornamental Plantings constitute sensitive vegetation communities in San Diego.

Sensitive Species

For purposes of this report, "sensitive species" are plants and animals (including invertebrates) listed as rare, endangered, threatened, or otherwise noteworthy by the City of San Diego (MSCP; City of San Diego, 1997), the City of San Diego Biology Guidelines (2018), the California Department of Fish and Wildlife (CDFW), the U.S. Fish and Wildlife Service (USFWS), the California Native Plant Society (CNPS), the National Audubon Society, or other conservation agencies or NGOs.

No sensitive plants or animals were detected onsite during the surveys and none would be expected on the project site given the mostly non-native and disturbed nature of the habitat that would be impacted as proposed. A number of sensitive plant species are known to occur in the vicinity of the site, including showy perennials, such as Coast White Lilac (*Ceanothus verrucosus*) and Nuttall's Scrub Oak (*Quercus dumosa*) as well as various ephemeral annuals or seasonally-detectable perennial geophytes, such as Long-spined Spineflower (*Chorizanthe polygonoides* var. *longispina*), Orcutt's Brodiaea (*Brodiaea orcuttii*), Palmer's Grapplinghook (*Harpagonella palmeri*), and others. Likewise, a number of sensitive animals are known from the area, such as various native bats (*Eumops*, *Nyctinomops*, others), fossorial reptiles (e.g.: *Diadophis*), and wide-ranging raptors, such as Red-shouldered Hawk (*Buteo lineatus*). Some of these could occur in the remote area of the property, but given the limitations of the onsite habitat, however, no significant populations of any sensitive animals are anticipated to be present onsite. Several sensitive species have a moderate potential to occur on the site based on habitat suitability and species ecology, including California Gnatcatcher (*Poliophtila californica*), Cooper's Hawk (*Accipiter cooperii*), Monarch (*Danaus plexippus*), Orange-throated Whiptail (*Cnemidophorus hyperythrus*), and Western Bluebird (*Sialia mexicana*).

California Gnatcatcher has a moderate potential to occur due to the presence of intact Coastal Sage Scrub onsite. The majority of the project site is located outside the MHPA, and construction would not occur within designated MHPA lands. No gnatcatchers were observed during site surveys.

Cooper's Hawk is a wide-ranging raptor that may forage within the project vicinity. No nests were observed onsite during surveys, and the project has only a handful of mature trees that could support nesting.

Orange-throated Whiptail has a moderate potential to occur due to the presence of suitable habitat. While individuals may occur onsite, no whiptails were observed during site surveys.

Western Bluebird may forage or roost within open areas of the site or nearby trees. However, no suitable nesting areas were observed within the project development area, and the species is not expected to nest on-site.

Monarch may forage on flowering shrubs or ground cover within the site. However, there is no suitable habitat present onsite that would provide essential habitat for Monarch overwintering and/or breeding.

Therefore, none of these species would depend on this property for any critical element of the species' life history.

Crotch's Bumble Bee Surveys

A directed presence/absence field survey for Crotch's Bumble Bee, a candidate California Endangered Species, was conducted in June of 2024 and repeated in April and May of 2026. The details and results of those surveys are attached (Attachment B). Crotch's Bumble Bee was not detected as present on the subject property either foraging

or nesting during the survey

Attachment A lists sensitive plants and animals that are known from the area, including MSCP Covered and State and Federally listed species reported from within a few miles of the site. Certain sensitive species listed in Attachment A have a moderate potential to occur onsite, on an occasional basis or in remote areas of the site.

Narrow Endemics

The City of San Diego recognizes a variety of “narrow endemics” within the MSCP, including the following: San Diego Thorn-mint (*Acanthomintha ilicifolia*), Shaw’s Agave (*Agave shawii*), San Diego Ambrosia (*Ambrosia pumila*), Aphanisma (*Aphanisma blitoides*), Coastal Dunes Milk Vetch (*Astragalus tener* var. *titi*), Short-Leaved Dudleya (*Dudleya brevifolia*), Variegated Dudleya (*Dudleya variegata*), Otay Tarplant (*Hemizonia conjugens*), Prostrate Navarretia (*Navarretia fossalis*), Snake Cholla (*Opuntia serpentina*), California Orcutt Grass (*Orcuttia californica*), San Diego Mesa Mint (*Pogogyne abramsii*), San Diego Button Celery (*Eryngium aristulatum* var. *parishii*), Encinitas Baccharis (*Baccharis vanessae*), and Otay Mesa Mint (*Pogogyne nudiuscula*). Most of these occur in habitats, such as vernal pools, maritime succulent scrub, coastal dunes, etc., not found on this property. Some can occur in CSS or disturbed areas, but these would have been detected if present. No narrow endemics are anticipated to occur on the subject property and none are identified as occurring in the nearby vicinity. Narrow Endemics and Sensitive Species reported from the Vicinity are presented in Attachment A.

PROJECT IMPACTS

Development of the Senn Way Residential Project, as proposed, could directly impact the following biological resources/habitats (Table 1):

Table 1. Project Habitat Acreages

Habitat	Existing Acres		Impact Acres ¹		Potential Acres in COE	
	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA
CSS - Tier II	3.22	0.01	0.88	none	2.33	0.01
DH - Tier IV	0.70	0.03	0.69	0.01	none	none
OV - Tier IV	1.48	0.02	0.98	0.04	0.36	0.10
Total	5.40	0.06	2.55	0.05	2.69	0.11

¹ Includes Brush Management Zone II areas.

Impacts to DH and Ornamental Plantings/NNV are considered “less than significant” and require no mitigation. Impacts to CSS are considered “significant” and thus require actions to mitigate impact levels to “less than significant”. As a Condition of Approval, any ESL that are outside of the allowable development area shall be left in a natural state and used only for those passive activities allowed through the dedication of a Covenant of Easement (COE) (Figure 7) consistent with the SDMC Section 143.0140. A 2.80-acre portion of the site to be conserved on-site can be set aside to mitigate for direct impacts to CSS. The conserved on-site habitat is contiguous with adjacent preserved CSS, is not

isolated, and will function as part of a larger block of habitat.

Indirect impacts associated with site development are expected to be less than significant with compliance with the MSCP MHPA Land Use Adjacency Guidelines (LUAGs). Because all of the property to the south is fully developed, noise, lighting, and other related indirect impacts to onsite or adjoining-area biological resources are anticipated to be at a minimum. With the implementation of LUAGs, impacts to potential sensitive, wide-ranging species, such as Cooper's Hawk, Western Bluebird, Monarch or others which could utilize this property on an occasional basis would be less than significant. Potential resident species, such as California Gnatcatcher and Orange-throated Whiptail would be conserved in the COE, which nearly all of the potential habitat adequately protected this way, Species that have a moderate or high likelihood of occurring onsite are listed in Attachment A.

According to Section 15130(a) of the State CEQA Guidelines, cumulative impacts must be discussed when project impacts, even though individually limited, are "cumulatively considerable". Cumulatively considerable means the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, other current projects, and probable future projects. Cumulative impacts could theoretically be anticipated when multiple impacts, such as from several development projects within an area are combined, may be cumulatively significant. Implementation of the proposed Project would contribute to the incremental loss of native habitats occurring within the City; however, cumulative impacts to biological resources would not be significant because the impacts of the Project occur outside the MHPA, will be fully mitigated per City Biology Guidelines (2018), are in compliance with MHPA LUAGs, and are in compliance with the City's MSCP Subarea Plan (1997) that was designed to mitigate cumulative impacts from development outside of the MHPA.

Environmentally Sensitive Lands

The Senn Way property supports Environmentally Sensitive Lands (ESL). The property supports a sensitive native vegetation type (CSS) and natural steep slopes, both of which qualify as ESL. The development footprint, however, minimizes impacts to ESL with only minor encroachment from grading and Brush Management Zone 1 (Figure 7). Brush Management Zone 2 is considered "impact neutral".

Conformance with the MSCP and MHPA

As mentioned above, the nearest MHPA lands are located mostly offsite to the south of the property (Figure 5), with a sliver crossing onto the edge of the lot. Due to the proposed project's adjacency to the MHPA, the project must comply with the Land Use Adjacency Guidelines (LUAGs) contained in Section 1.4.3 of the City's MSCP Subarea Plan. In particular, lighting, drainage, landscaping, grading, noise, and access must not adversely affect the MHPA. To that end, the following recommendations are provided to reduce potentially significant indirect impacts to the MHPA. Implementation and compliance of the MHPA LUAGs including California Gnatcatcher Conditions of Coverage will be made a condition of project approval and LUAGs would be included in the Site Development Permit. Please note that these are not mitigation measures, but rather design elements intended to avoid impacts rather than mitigate them:

- 1. Drainage.** *All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that may adversely affect the adjacent MHPA. Instead, runoff should flow into sedimentation basins, grassy swales or mechanical trapping devices prior to draining into the MHPA. Storm water systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate. The project must comply with current stormwater regulations designed to preclude any runoff issues,*

such as erosion or siltation. To that end, best management practices will be utilized onsite to avoid, reduce, contain, and clean up storm water run-off and prevent it from contaminating groundwater. Any anticipated stormwater will be diverted into sedimentation basins, landscaped areas/bio- swales, or mechanical trapping devices. Stormwater systems will be maintained approximately once a year, or as often as needed, to ensure proper functioning. The project will not direct any drainage into the COE or the MHPA. Existing drainage and proposed drainage improvements are shown in Figure 7 and on the project's Landscape Plan.

2. **Toxins.** *Land uses, such as recreation and agriculture, that use chemicals or generate by-products such as manure, that are potentially toxic or impactful to wildlife, sensitive species, habitat, or water quality shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided.* The project will not contain recreational or agricultural uses that would generate toxins nor any manure.
3. **Lighting.** *Lighting of all developed areas adjacent to the MHPA should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.* The project will direct lighting away from the MHPA. The basketball court is to be above a portion of the proposed COE, which could contribute to adverse light exposure. Therefore, all lighting will be contained on the basketball court and no upslope lighting will be utilized. The lighting design for this feature has been designed to prevent nuisance lighting and completely shield all downward-facing lighting. Therefore, lighting impacts to the COE and ultimately the MHPA are not anticipated.
4. **Landscaping.** *No invasive non-native plant species shall be introduced into areas adjacent to the MHPA. No invasive, non-native prohibited species per the Municipal Code Landscape Standards - Section 1.3 shall be utilized anywhere onsite.*
5. **Grading.** *Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA. Grading associated with this project is minimal, as the project site is constrained by its small size and configuration. Because the onsite development area site is mostly within an existing disturbed area, no extensive grading impacts to sensitive species or habitats are anticipated. No grading shall extend into the MHPA.*
6. **Barriers.** *Development adjacent to the MHPA shall provide barriers where appropriate (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation. Future access into the MHPA will not be facilitated by site development. Pedestrian access into the MHPA does not currently exist and development will not modify that access due to the configuration of the property. The MHPA on and adjoining this property is associated with very steep and inaccessible slopes that will be blocked by a private gate in the future, forming a natural barrier to entry. Domestic animals will not be allowed to leave the development footprint to the extent as regulated pursuant to applicable City of San Diego Enforcement Provisions SEC. 62.661 of the San Diego Municipal Code.*
7. **Brush Management.** *All Zone 1 brush management areas must be included within the development footprint and outside the MHPA. Brush management Zone 2 may be permitted within the MHPA (considered impact neutral) but cannot be used as mitigation. The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with Municipal Code §142.0412 and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party. All Zone 1 brush management areas are included in the development footprint and outside the MHPA. Brush management Zone 2 is also outside of the MHPA and the COE area.*
8. **Noise.** *Uses in or adjacent to the MHPA should be designed to minimize noise impacts. Berms or walls should be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife utilization of the MHPA. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise reduction measures and be curtailed during the breeding season of sensitive species. Adequate noise reduction measures should also be incorporated for the remainder of the year.* Construction noise that exceeds the maximum levels allowed (60 dB or the ambient at the beginning edge of the

habitat, whichever is higher) shall be avoided during the breeding seasons for the following: CA Gnatcatcher (3/1-8/15). If construction is proposed within or adjacent to suitable habitat within the MHPA during the breeding season for CA Gnatcatcher, U.S. Fish and Wildlife Service protocol surveys will be required in order to determine species presence/absence. If the species is/are not identified within the MHPA, no additional measures will be required. If present, measures to minimize indirect noise impacts shall be required and shall include temporary noise walls/berms if necessary to prevent noise levels at the edge of occupied habitat from exceeding either 60 dB or greater the ambient at the beginning edge of the habitat, whichever is higher. If a survey is not conducted and construction is proposed during the species' breeding season, presence would be assumed and a temporary wall/berm would be required if noise levels will exceed 60 dB or the ambient at the beginning edge of the habitat, whichever is higher. Noise levels from construction activities during the bird breeding season should not exceed 60 dBA hourly LEQ at the edge of the occupied habitat within the MHPA, or the ambient noise level if noise levels already exceed 60 dBA hourly LEQ. If construction is proposed during the breeding season for the species the following measures are required:

CALIFORNIA GNATCATCHER (Federally Threatened)

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

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE ENVIRONMENTAL DESIGNEE:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE CALIFORNIA GNATCATCHER. SURVEYS FOR THE CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

1. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

- II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE

ENVIRONMENTAL DESIGNEE AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

- III AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

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

- B. IF CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE ENVIRONMENTAL DESIGNEE AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

Area Specific Management Directives

As a part of species evaluation for coverage under the MSCP, area specific management directives were developed

for preserve areas. These include specific guidelines for managing and monitoring covered species and their habitats, including following best management practices. Edge effects may include (but are not limited to) trampling, dumping, vehicular traffic, competition with invasive species, parasitism by cowbirds, predation by domestic animals, noise, collecting, recreational activities, and other human intrusion.

The Senn Way project site is not known to support any MSCP covered species. Therefore, no area specific management directives apply to this project.

MITIGATION PROGRAM

The project proposes to implement a plan of action to reduce significant impacts to less than significant. The Mitigation Program will consist of three required elements: 1) Mitigation Element, 2) Protection and Notice Element, and 3) Management Element. The following language has been modified from templates provided by the City:

Mitigation Element

The 3.22 acres of CSS vegetation onsite is a Tier II habitat in the City of San Diego. Impacts to 0.88 acre of this habitat-type require mitigation at a 1.5:1 ratio if impacts occur outside of the MHPA and mitigation occurs outside the MHPA (which applies to this case). Therefore, to adequately mitigate for impacts to CSS, the project shall preserve at least 1.32 acres of CSS habitat onsite within a Covenant of Easement in compliance with the requirements of City of San Diego Biology Guidelines (2018). For impacts to Tier II, III A and III B habitats, the mitigation could (1) occur within the MHPA portion of Tiers I – III (out-of-kind) or (2) occur in-kind outside of the MHPA. The current project design can preserve 2.33 acres of Tier II CSS, which is in excess of the minimal requirement (Table 2).

Table 2. Project Impacts and Mitigation Requirements

Habitat	Existing Acres		Impact Acres		BMZ II Impact Neutral Acres ¹		Mitigation Ratio (Impact Outside MHPA)	Mitigation Acres Required (Mitigation Outside MHPA)	Acreage Provided in Onsite Covenant of Easement	
	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA			Outside MHPA	Inside MHPA
CSS - Tier II	3.22	0.01	0.88	none	0.40	none	1.5:1 ²	1.32	2.33	0.01
DH - Tier IV	0.70	0.03	0.69	0.01	0.05	none	0:1	n/a	n/a	n/a
OP - Tier IV	1.48	0.02	0.98	0.04	0.32	0.02	0:1	n/a	0.36	0.10
Total	5.40	0.06	2.55	0.05	0.77	0.02	-	1.32	2.69	0.11

¹ Impacts within Brush Management Zone 2 are considered impact neutral and do not require mitigation.

² This mitigation ratio assumes that mitigation will be provided onsite, outside of the MHPA. Impacts are also outside of the MHPA.

A Covenant of Easement shall be required to be recorded against the title of the property for the remainder area, with the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife named as third party beneficiaries. Per the City's LDC, impacts due to fire clearing in Brush Management Zone 2 are considered impact neutral and do not require mitigation. These Brush Management Zone 2 areas will also not be considered acceptable as a mitigation area.

As a Condition of Approval, the property owner shall be responsible for the long-term management and maintenance of all areas preserved under the COE. A Mitigation Monitoring and Reporting Program (MMRP) shall be prepared to set aside 1.32 acres to mitigate impacts to coastal sage scrub. In addition, the remaining ESL onsite not used for mitigation, shall be placed under the COE.

Protection and Notice Element

The Protection and Notice Element provides assurances that areas offered for mitigation will be adequately protected from future development. Adequate notice shall be recorded against the title of the mitigation property to memorialize the status of mitigation. The Protection Element identifies the specific actions to protect any areas offered as mitigation. These actions include dedicating the land in fee title to the City or recording a COE to the City, with the USFWS and the CDFW named as third-party beneficiaries, against the title of the property as discussed above. The COE to be recorded against the title of the property will cover the on-site mitigation land and ESL onsite. The COE will legally bind the property owner with respect to future use of the land, identify permissible passive activities, and other conditions, and will run with the land. The COE will grant the City with limited right of entry to the area covered by the COE to verify the private property owner's compliance with brush management requirements, MHPA LUAGs, and maintenance of the biological resources in perpetuity.

Management Element

The Management Element provides assurances that areas offered for mitigation will be adequately managed and monitored in a manner consistent with Section 1.5 (Preserve Management) of the City's MSCP Subarea Plan. The Management Element identifies how the objectives of the MSCP Preserve Management recommendations will be met for the COE area, as well as provide any additional management recommendation resulting from site-specific information. If dedicated to the City, management of the COE lands would be conducted by the City of San Diego consistent with Section 1.5, Management Framework Plan of the MSCP Subarea Plan. If placed under a private COE, the property owner would need to either identify a third-party long-term habitat manager that would be responsible for the management of the COE along with a funding mechanism to pay for management of the Open Space in perpetuity; or, agree to perform the required management themselves. The COE will provide the City with limited right of entry to verify the private property owners' have maintained the COE to protect sensitive resources in perpetuity in accordance with the MSCP Framework Management Plan as modified by the Area Specific Management Directives per Section III.B.3a of the City's Land Development Code Biology Guidelines. Per the assessment of potential impacts to sensitive species described above, Area Specific Management Directives must address edge effects for Cooper's Hawk, Orange-throated Whiptail, California Gnatcatcher, and Western Bluebird must include maintenance of dynamic processes, such as fire, to perpetuate open spaces of coastal sage scrub with herbaceous components. The property owner shall be responsible for ensuring the maintenance of brush management areas (BMZ 1 and 2) and compliance with the MHPA LUAGs within those areas, as identified above. The City will have limited right of entry to monitor compliance and maintenance of the biological resources within the COE in perpetuity.

Conclusion of Indirect, Direct, and Cumulative impacts

Implementation of the above Mitigation Program measures will reduce all indirect, direct, and cumulative impacts to less than significant as defined by CEQA, and ensure that implementation of MHPA LUAGs, MSCP species with moderate to high potential conditions of coverage, and COE requirements (i.e., construction plans, permit conditions, COE recorded before grading permit issuance) are met.

Thank you for the opportunity to provide this biological survey and letter report. Please contact us if you have any questions.

Sincerely,



Vincent N. Scheidt
Certified Biological Consultant

Attachments: Bibliography
 Report Preparer Qualifications

Table 1. Project Habitat Acreage

Table 2. Project Impacts and Mitigation Requirements

Table 3. Flora and Fauna

Figure 1. Regional Location Showing Other Regional Municipalities

Figure 2. Regional Location on USGS Quadrangle

Figure 3. 800-foot Scale Map Showing Survey Boundaries

Figure 4. Aerial Photo of Project Location

Figure 5. Limits of Property in relation to City's MHPA

Figure 6. Vegetation on Site Plan

Figure 7. Vegetation, Area of Impact, Brush Management, and Covenant of Easement Open Space on Site Plan

Attachment A. Sensitive Species known from the Vicinity

Attachment B. Crotch's Bumble Survey Report

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M.A. Biology, University of
California, Los Angeles

B.S. Zoology, San Diego State
University

Biological Consultant:

- Baseline Biology Surveys
- Zoological Surveys and Inventories
- Botanical Surveys and Inventories
- Endangered Species Surveys
- Forensic Vegetation Surveys
- Focused Survey Coordination
- Technical Study Reports
- Revegetation Planning
- Habitat Management Planning
- Habitat Mapping
- Open Space Management
- Aquatic Resource Delineations

Applicable Experience:

- Has extensive practical experience in various biologically-related projects in San Diego, Orange, Riverside, Imperial, San Bernardino and Los Angeles Counties. Additional biological studies in northern California.
- Has conducted focused surveys for numerous sensitive species of plants and animals over the last thirty years.
- Has prepared baseline biological surveys, habitat delineations, and natural community viability analyses on a continuous basis since 1980.
- Has conducted biological surveys for private individuals, corporations, partnerships, the military, and numerous public organizations throughout California.
- Has authored more than 4,800 biological technical reports and professional papers.

Mr. Scheidt has over a decade of experience in the formation of conservation and mitigation banks in California, including all aspects of bank planning from feasibility analysis and concept development through implementation. He has overseen the establishment of both upland and wetland banks through the preparation of all necessary documents, including the Prospectus, the Development Plan, the Bank Enabling Instrument (Instrument), the Interim Management Securities Analysis and Schedule, the Mitigation Account Disbursement & Invoice Schedule, the Credit Purchase Agreement and Receipt, the Bank Closure Plan, and all associated attachments and exhibits. These attachments have included such documents as Habitat Management Plans, Conservation Grazing Management Plans, Habitat Restoration Plans, Wetland Establishment Plans, and others.

In the mid 1990s, Mr. Scheidt completed several studies including a vegetative analysis of the biota of the 4,350-acre Monte Vista Ranch property in Central San Diego County. This study defined seventeen discrete habitats occurring on this property. Preliminary definitions were prepared for each plant association. This habitat delineation allowed eventual species complex modeling and biologically-based conservation planning.

Another major project, prepared under contract to HDR Engineering in 2000-2002, involved comprehensive field surveying of a proposed 155 mile fiber-optic line through several southern California counties. Numerous sensitive species surveys were conducted as a part of this study, including Least Bell's Vireo, Arroyo Toad, Willow Flycatcher, Desert Tortoise, Flat-tailed Horned Lizard, and other directed surveys.

Mr. Scheidt completed a number of biology general and focused studies associated with the City of National City's General Plan Update under contract to DC&E Planning in 2009-2011. Included in the scope of work were three project-specific studies for proposed city redevelopment projects. Comprehensive biology surveys were conducted as a part of this study, including floral and faunal inventories and habitat evaluations for special status species.

Mr. Scheidt's professional affiliations include: Executive Director, Board Member, and Vice President of California Native Plant Society (2008-2025); the San Diego Herpetological Society; others.

Mr. Scheidt possesses federal Section 10(a) 1(a) Recovery Permit #TE788133-7 to allow focused field surveying for California Gnatcatcher and Quino Checkerspot Butterfly.

Table 3. Plants and Animals Observed - 7792 Senn Way SFR property, La Jolla

<u>Scientific Name</u>	<u>Common Name</u>	<u>Vegetation Indicator</u>
Plants		
<i>Acacia cyclops</i> *	Western Coastal Wattle	OP
<i>Achnatherum miliaceum</i> *	Smilo Grass	DH
<i>Acmispon glaber</i>	Deerweed	DH
<i>Acourtia microcephala</i>	Sacapellote	CSS
<i>Adenostoma fasciculatum</i>	Chamise	CSS
<i>Artemisia californica</i>	California Sagebrush	CSS
<i>Asparagus asparagoides</i> *	Cape Smilax	OP
<i>Astragalus trichopodus lonchus</i>	Southern California Milkvetch	DH
<i>Avena barbata</i> *	Slender Wild Oat	DH
<i>Baccharis sarothroides</i> x <i>pilularis</i>	Baccharis 'Centennial'	DH
<i>Baccharis sarothroides</i>	Desert Broom	DH
<i>Brachypodium distachyon</i> *	Purple False-Brome	DH
<i>Bromus diandrus</i> *	Ripgut Brome	DH
<i>Bromus hordeaceus</i> *	Common Soft Brome	DH
<i>Bromus rubens</i> *	Red Brome	CSS
<i>Carpobrotus chilensis</i> *	Chilean Sea Fig	OP
<i>Centaurea melitensis</i> *	Maltese Star-Thistle	DH
<i>Cercocarpus minutiflorus</i>	Smooth Mountain Mahogany	CSS
<i>Cistus creticus</i> creticus ¹² <i>reticus</i> *	Hoary Rock-Rose	OP
<i>Cistus salviifolius</i> *	Sage-Leaved Rock-Rose	OP
<i>Cortaderia jubata</i> *	Purple Pampas Grass	OP
<i>Crassula ovata</i> *	Jade Plant	OP
<i>Cynodon dactylon</i> *	Bermuda Grass	DH
<i>Diplacus x australis</i>	San Diego Monkeyflower	CSS
<i>Erigeron canadensis</i> *	Horseweed	DH
<i>Eriogonum fasciculatum</i>	California Buckwheat	CSS
<i>Erodium cicutarium</i> *	Common Stork's-Bill	DH
<i>Eucalyptus cladocalyx</i> *	Sugar Gum Eucalyptus	OP
<i>Eucrypta chrysanthemifolia</i>	Common Eucrypta	CSS
<i>Freesia alba</i> x <i>leichtlinii</i> *	Ornamental Freesia	OP
<i>Galium angustifolium</i> *	Narrow-Leaved Bedstraw	CSS
<i>Gazania linearis</i> *	Striped Treasureflower	OP
<i>Glebionis coronaria</i> *	Garland Daisy	DH
<i>Hedynois rhagadioloides</i> *	Cretanweed	DH
<i>Heteromeles arbutifolia</i>	Toyon	CSS
<i>Heterotheca grandiflora</i>	Telegraphweed	DH
<i>Hirschfeldia incana</i> *	Shortpod Mustard	DH
<i>Hypochaeris glabra</i> *	Smooth Cat's Ear	DH
<i>Keckiella cordifolia</i>	Heartleaf Keckiella	CSS
<i>Lactuca serriola</i> *	Prickly Lettuce	DH
<i>Lepidium didymum</i> *	Lesser Swine-Cress	DH
<i>Leymus condensatus</i>	Giant Wild Rye	CSS
<i>Lobularia maritima</i> *	Sweet Alyssum	DH
<i>Logfia gallica</i> *	Narrowleaf Cottonrose	DH
<i>Lolium multiflorum</i> *	Italian Ryegrass	DH
<i>Lonicera subspicata denudata</i>	Johnston's Honeysuckle	CSS
<i>Lotus corniculatus</i> *	Bird's-Foot Trefoil	DH

Table 3. Plants and Animals Observed - 7792 Senn Way SFR property, La Jolla

<u>Scientific Name</u>	<u>Common Name</u>	<u>Vegetation Indicator</u>
Plants (cont)		
<i>Lupinus truncatus</i>	Collared Annual Lupine	DH
<i>Malacothamnus fasciculatus</i>	Chaparral Bush-Mallow	CSS
<i>Medicago polymorpha</i> *	Bur Clover	DH
<i>Melilotus albus</i> *	White Sweetclover	DH
<i>Melilotus indicus</i> *	Small Melilot	DH
<i>Myoporum laetum</i> *	Ngaio	OP
<i>Nicotiana glauca</i> *	Tree Tobacco	DH
<i>Opuntia</i> sp. *	Prickly Pear	CSS
<i>Oxalis pes-caprae</i> *	Bermuda Buttercup	DH
<i>Plantago lanceolata</i> *	Ribwort Plantain	DH
<i>Plumbago auriculata</i> *	Blue Plumbago	OP
<i>Polypogon monspeliensis</i> *	Rabbitfoot Grass	DH
<i>Pseudognaphalium biolettii</i>	Two-Color Rabbit Tobacco	DH
<i>Pseudognaphalium californicum</i>	California Cudweed	CSS
<i>Rhus integrifolia</i>	Lemonade Berry	CSS
<i>Ribes speciosum</i>	Fuchsiaflower Gooseberry	CSS
<i>Sisymbrium irio</i> *	London Rocket	DH
<i>Sonchus asper</i> *	Prickly Sowthistle	DH
<i>Sonchus oleraceus</i> *	Common Sow-Thistle	DH
<i>Stephanomeria virgata</i>	Rod Wirelettuce	CSS
<i>Tamarix ramosissima</i> *	Saltcedar	DH
<i>Urtica urens</i> *	Dwarf Nettle	DH
<i>Vicia sativa</i> *	Common Vetch	DH
Birds		
<i>Archilochus anna</i>	Anna's Hummingbird	--
<i>Carpodacus mexicanus</i>	Housefinch	--
<i>Carduelis psaltria</i>	Lesser Goldfinch	--
<i>Corvus corax</i>	Common Raven	--
<i>Mimus polyglottos</i>	Mockingbird	--
<i>Pipilo crissalis</i>	California Towhee	--
<i>Zenaida macroura</i>	Mourning Dove	--
Mammals		
<i>Canis latrans</i>	Coyote	--
<i>Sylvilagus audubonii</i>	Desert Cottontail	--
<i>Thomomys bottae</i>	Valley Pocket Gopher	--
Reptiles		
<i>Sceloporus occidentalis</i>	Western Fence Lizard	--
<i>Uta stansburiana</i>	Side-blotched Lizard	--
Invertebrates		
<i>Allograpta obliqua</i>	Oblique Streaktail	--
<i>Apis mellifera</i>	Western Honey Bee	--
Asilinae	Robber Fly	--
<i>Bombus vosnesenskii</i>	Yellow-faced Bumble Bee	--

Table 3. Plants and Animals Observed - 7792 Senn Way SFR property, La Jolla

<u>Scientific Name</u>	<u>Common Name</u>	<u>Vegetation Indicator</u>
Invertebrates (cont)		
<i>Caenurgia togataria</i>	Togate Looper Moth	--
<i>Copestylum mexicanum</i>	Mexican Cactus Fly	--
<i>Hylephila phyleus</i>	Fiery Skipper	--
Ichneumonidae	Ichneumonid Wasp	--
<i>Junonia grisea</i>	Gray Buckeye	--
<i>Lachesilla</i> sp.	Lachesilla Barklice	--
<i>Leptotes marina</i>	Marine Blue	--
<i>Paratiphia</i> sp.	Paratiphia Flower Wasp	--
<i>Pepsis</i> sp.	Tarantula-hawk Wasp	--
<i>Perdita rhois</i>	Rhus Fairy Bee	--
<i>Pieris rapae</i>	Cabbage White Butterfly	--
Pompilidae	Spider Wasp	--
<i>Sceliphron caementarium</i>	Yellow-legged Mud-dauber Wasp	--
<i>Toxomerus marginatus</i>	Margined Calligrapher	--
<i>Vespula pensylvanica</i>	Western Yellowjacket	--
<i>Villa lateralis</i>	Banded Bee Fly	--

CSS = Diegan Coastal Sage Scrub

DH = Disturbed Habitat

OP = Ornamental Plantings

Attachment A. Sensitive Species Known from the Vicinity & City MSCP-covered Species - 7792 Senn Way SFR property

[illegible]

Attachment A. Sensitive Species Known from the Vicinity & City MSCP-covered Species - 7792 Senn Way SFR property

[illegible]

Probability of Occurrence Codes:

L – Low Probability; rare species in area, and no significant habitat (animals); *or* distinctive perennial that would not have been missed if present onsite (plants). **M** – Moderate Probability; could be expected to occur onsite on at least an occasional basis, based on habitat quality (animals); *or* could occur onsite, but very rare, and/or poorly known (plants). **H** – High Probability; nearly certain to occur onsite on a regular basis (animals), but cryptic; *or* ephemeral species known from the immediate vicinity, but seasonal in occurrence (plants). **O** – Observed; see report.

Factual Basis for Determination:

- 1a - no significant habitat (animal or plant)
 1b - distinctive perennial that would not have been missed if present onsite (plant)
 1c – obvious species that would have been seen or otherwise detected if present (animal)
 2a - can be expected to occur onsite on at least an occasional basis, based on habitat quality (animal)
 2b - could occur onsite, but very rare, and/or poorly known (plant)
 3a - nearly certain to occur onsite on a regular basis, but cryptic, seasonal, or otherwise difficult to detect (animal)
 3b - ephemeral species known from the immediate vicinity, but seasonal in occurrence (plant)

Figure 1. Regional Location Showing Other Regional Municipalities - 7792 Senn Way Single-Family Residential Project

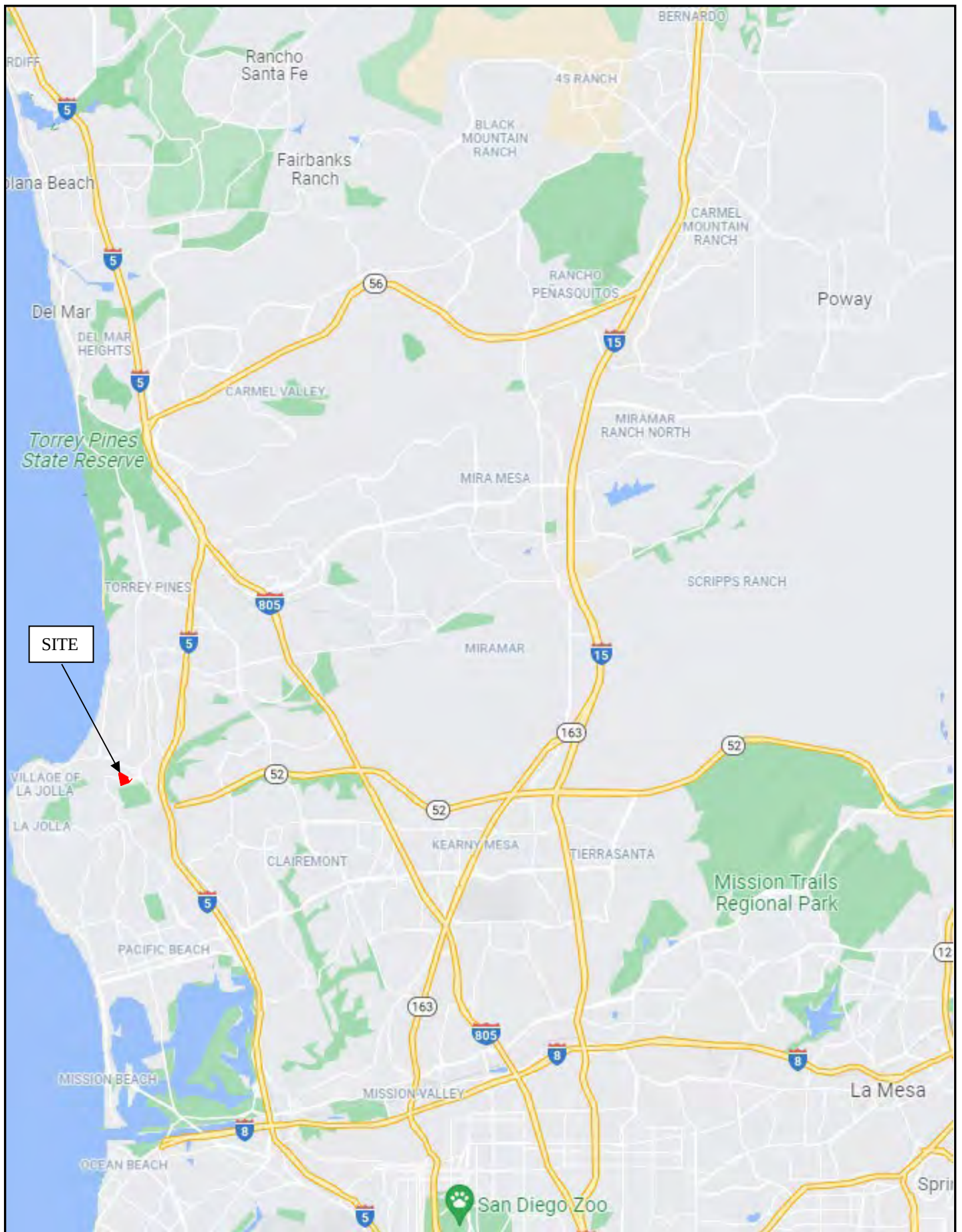


Figure 2. Regional Location on U.S.G.S. Quadrangle- 7792 Senn Way Single-Family Residential Project

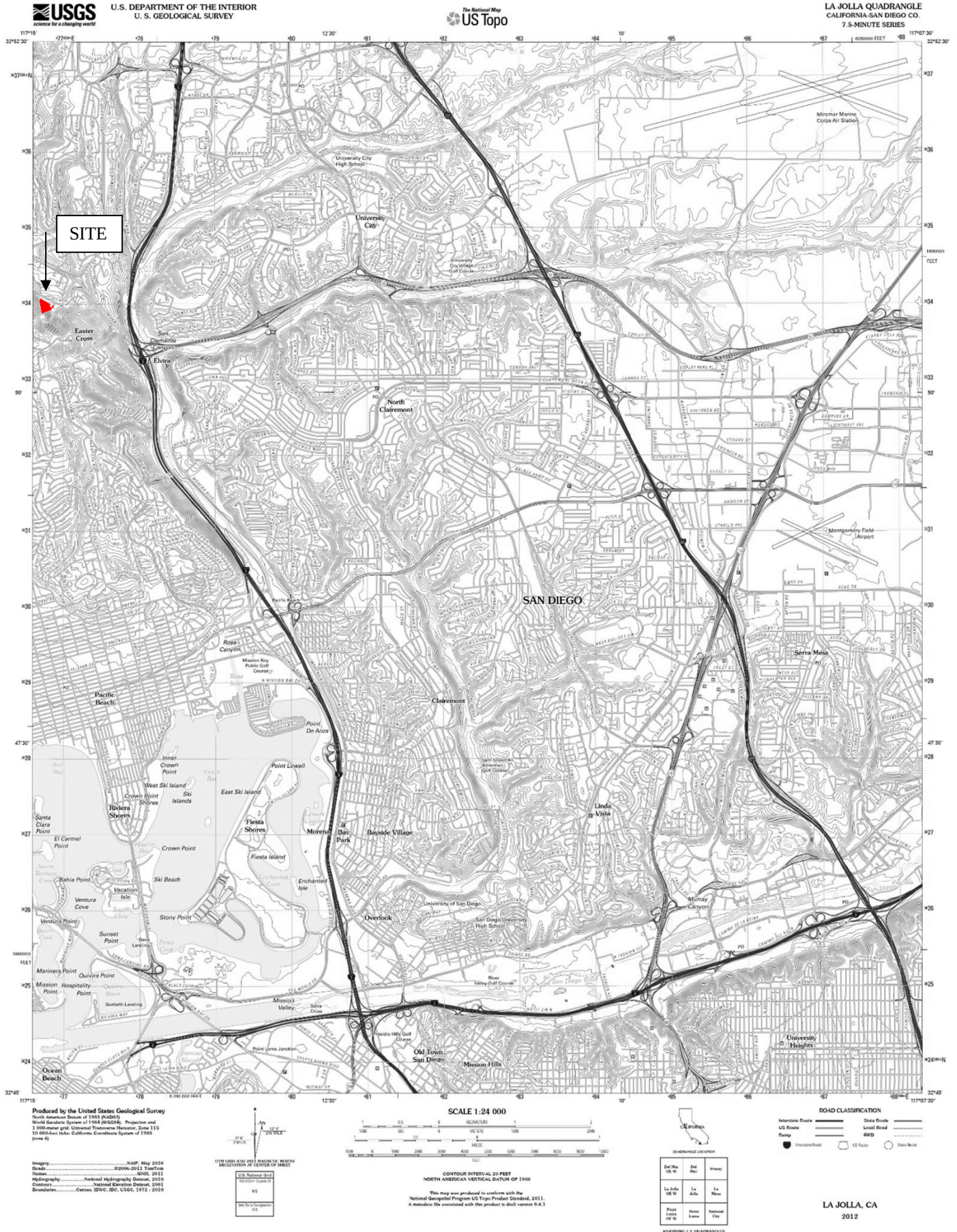


Figure 3. 800-foot Scale Map Showing Survey Boundaries - 7792 Senn Way Single-Family Residential Project

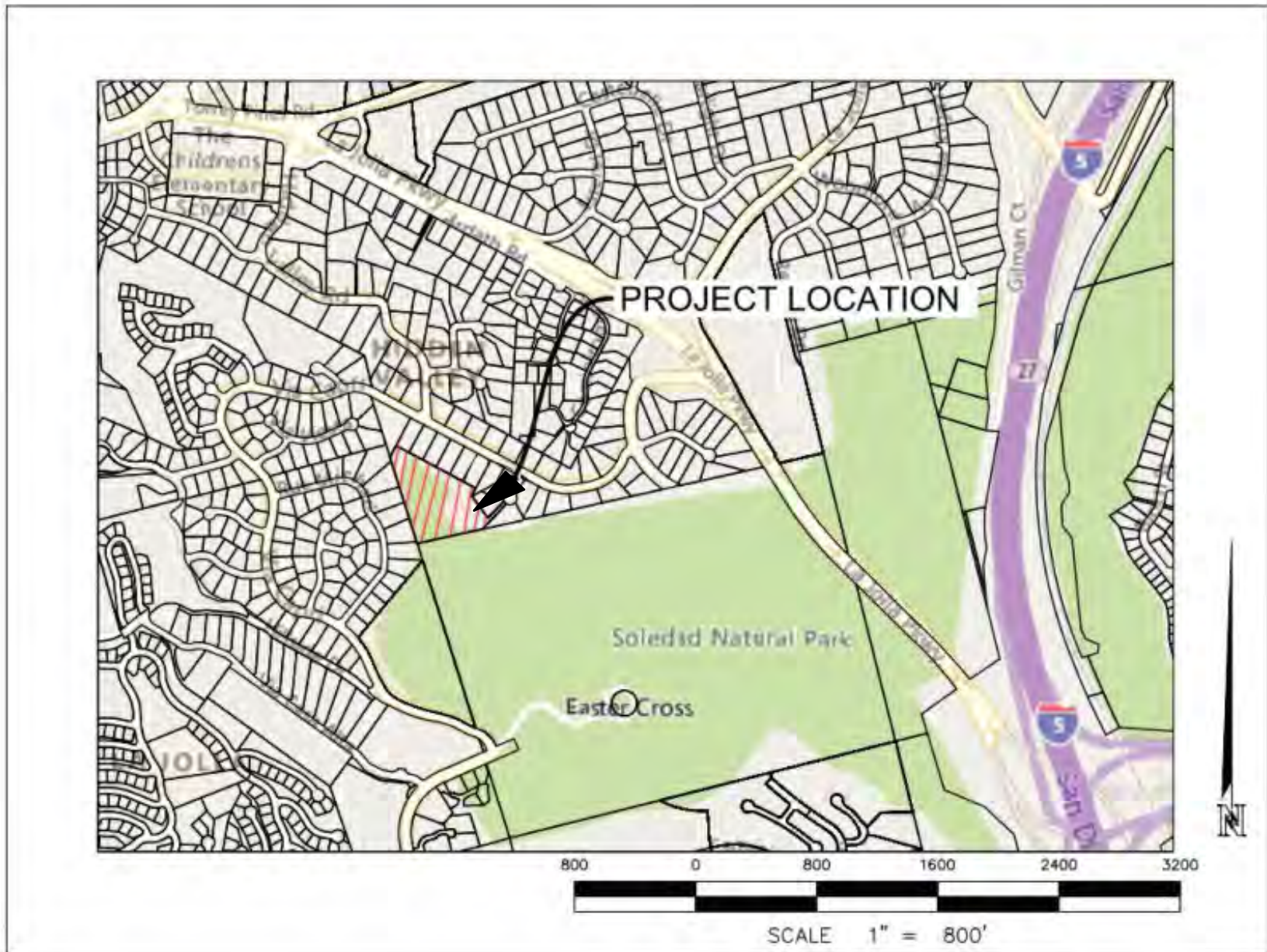


Figure 4. Aerial Photo of Project Location - 7792 Senn Way Single-Family Residential Project

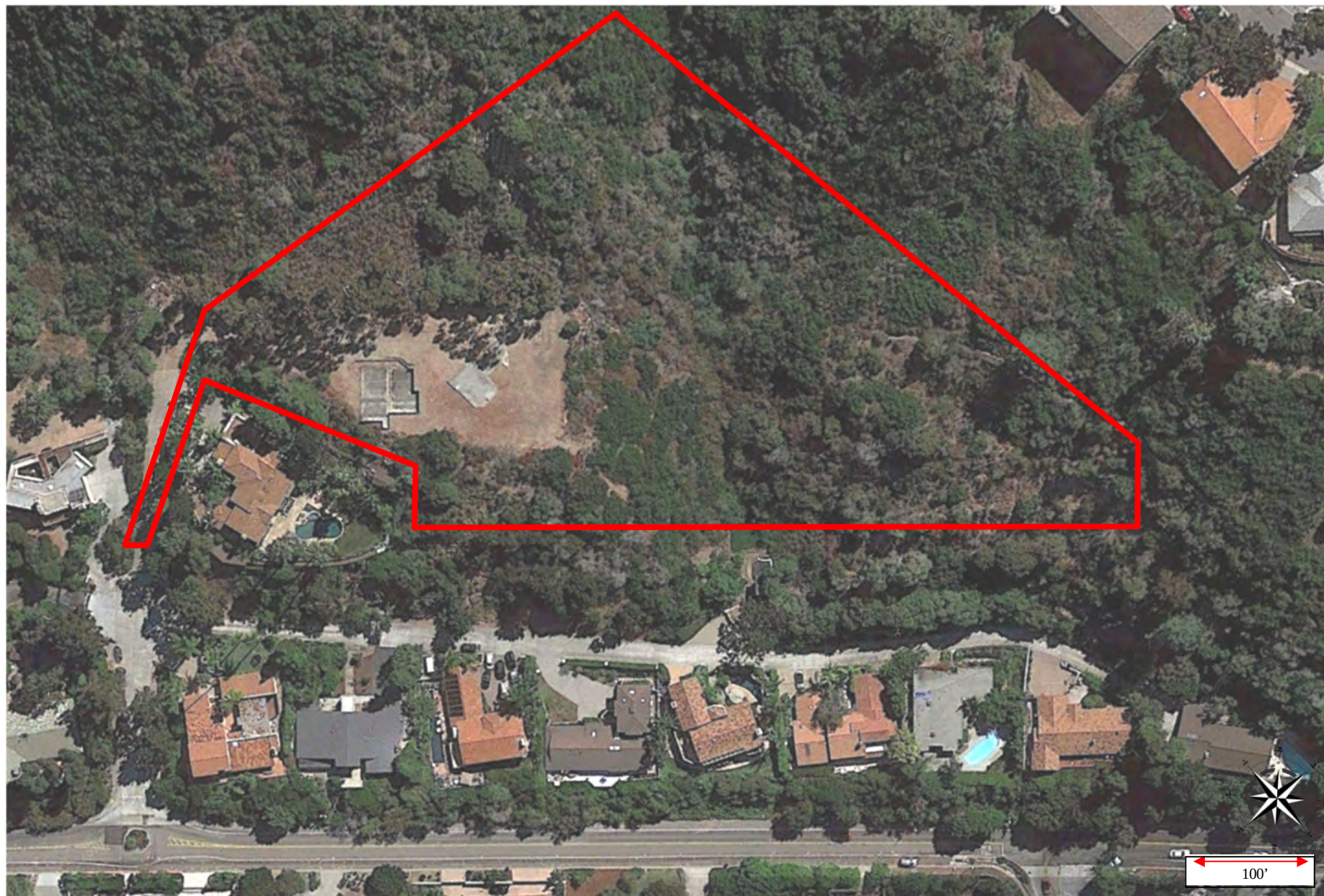


Figure 5. Limits of Property in relation to City's MHPA - 7792 Senn Way Single-Family Residential Project



Figure 6. Existing Vegetation on Site Plan - 7792 Senn Way Single-Family Residential Project

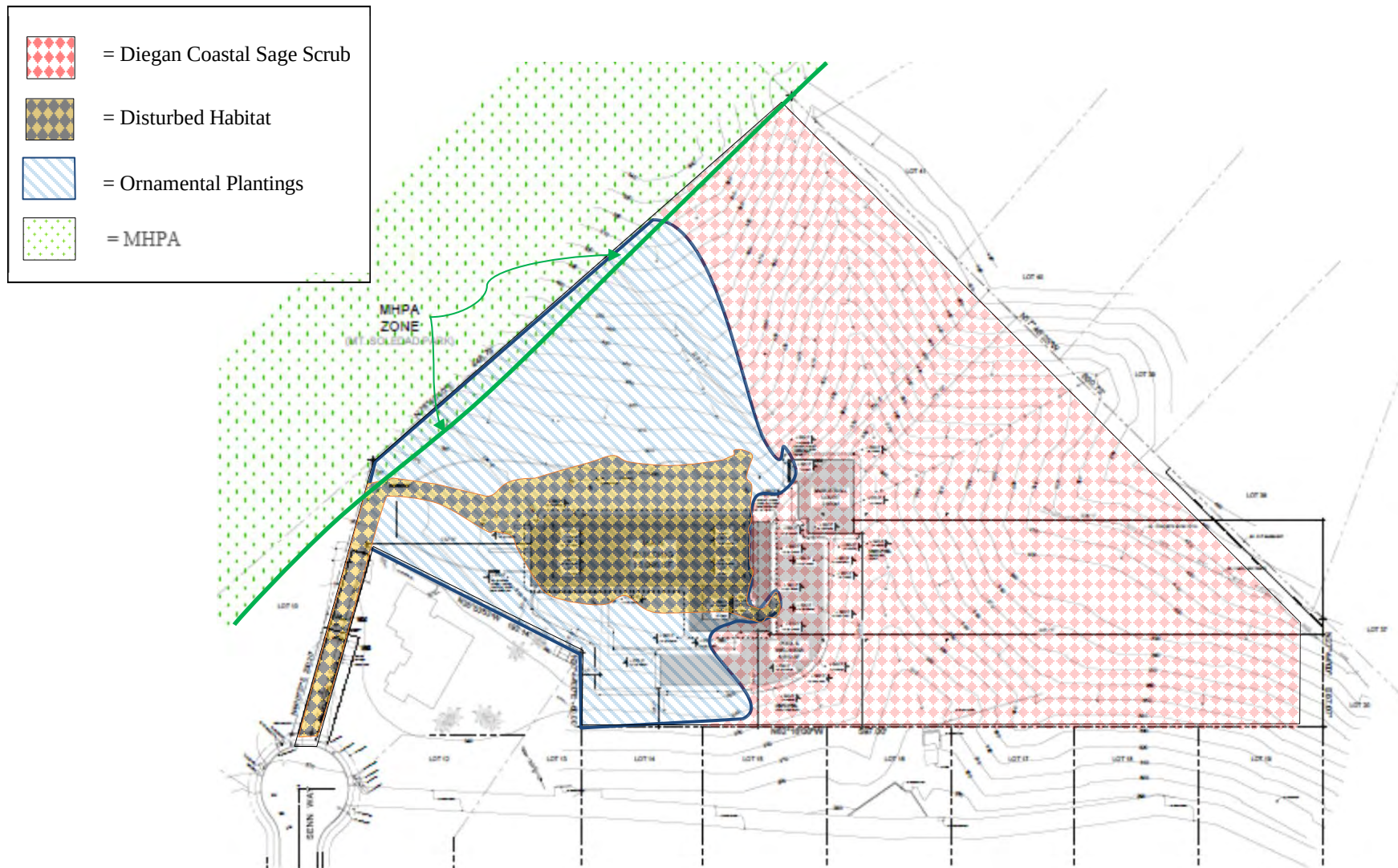
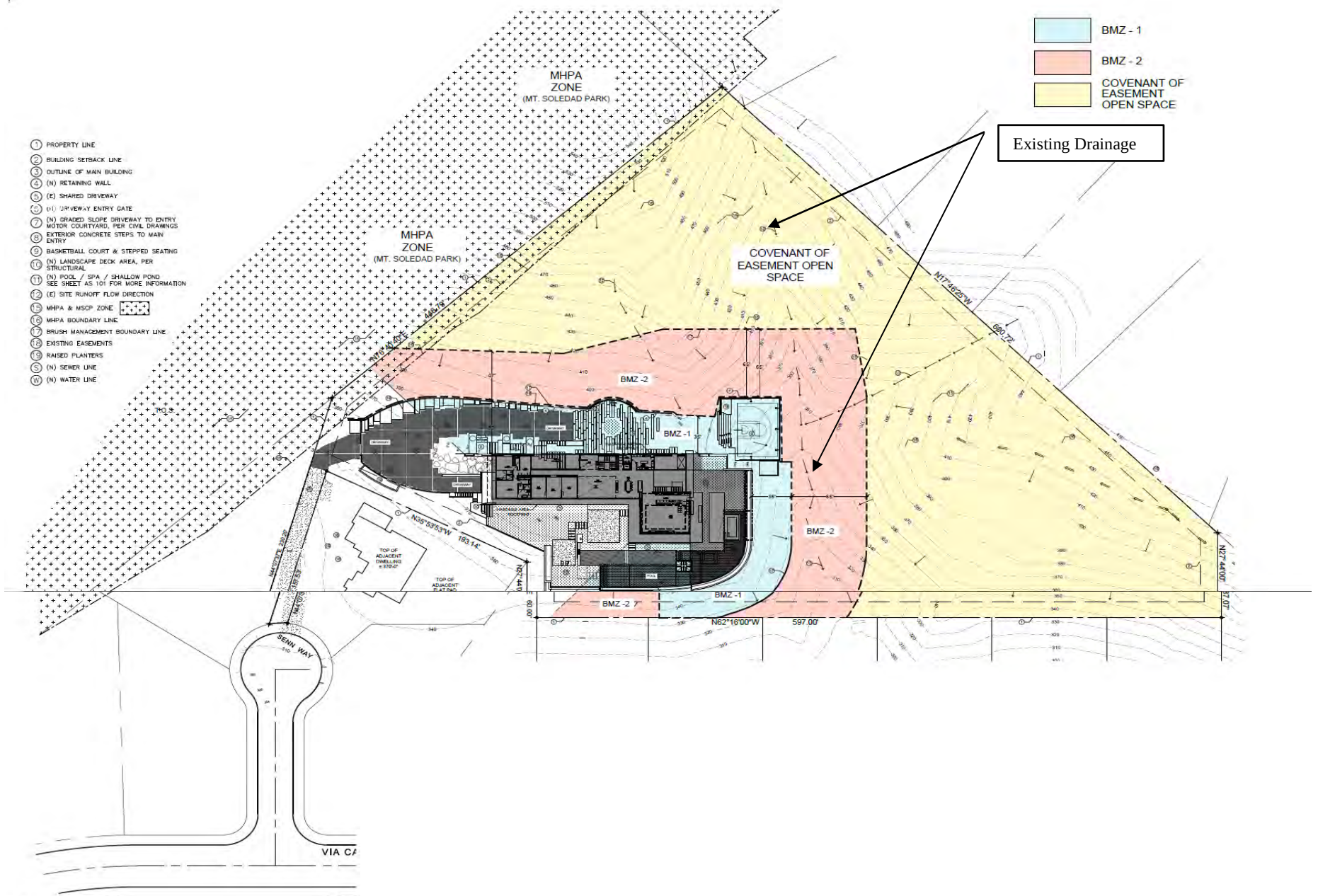


Figure 7. Area of Impact, Brush Management, and Covenant of Easement Open Space on Site Plan - 7792 Senn Way Single-Family Residential Project



Attachment B.
Crotch's Bumble Bee Survey Report

**REPORT OF A FOCUSED FIELD SURVEY
FOR**

**CROTCH'S BUMBLE BEE
(*Bombus crotchii*)**

7792 Senn Way Residential Project (PTS #673887)
San Diego, California

Prepared for

Mr. Tobias Harris

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Updated May 2026
July 2024



Vincent N. Scheidt, MA
Biological Consultant

INTRODUCTION

This report presents the results of two directed field surveys for Crotch's Bumble Bee (*Bombus crotchii*), a candidate for state endangered species listing, on the 7792 Senn Way Residential Project site (City Project PTS #673887). The project site is located southwest of the terminus of Senn Way in the Hidden Valley/La Jolla area of the City of San Diego (Figure 1). The project proposes the construction of a single family home with associated improvements on an existing graded pad. The project site is located within the boundaries of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Planning Area, and is adjacent to and partially covered by a sliver of the City's Multi-habitat Planning Area (MHPA).

Crotch's Bumble Bee occurs in a diversity of habitats, with a distribution ranging from Ensenada, Mexico in the south to the outskirts of Redding in northern California. Its ecological niche encompasses a variety of habitats, including open grasslands, shrublands, chaparral, and desert margins. The bees also occur in semi-urban and rural settings, apparently being able to thrive in human-altered environments. Crotch's Bumble Bees use abandoned rodent burrows or sometimes debris piles, rock piles, or cavities in trees to nest. Worker bees are active from April to August with the peak of worker activity between May and June. Male bees generally forage from May to September, and queens are active for only two months - from March until May - with maximum activity typically in April.

In June of 2019, the California Fish and Game Commission classified Crotch Bumble Bee as a Candidate for listing under the California Endangered Species Act (CESA). Although a final decision has not been made as to whether or not to list Crotch's Bumble Bee under CESA, the species' status as a Candidate requires that it be evaluated and treated as if it had been formally listed at this time.

The 7792 Senn Way Residential Project Site is within the known range of Crotch's Bumble Bee and it supports habitat that is potentially suitable for this species. Therefore, the site was surveyed for the presence or absence of this rare Bumble Bee.

GOAL OF STUDY

The goal of this study was to determine whether the 7792 Senn Way Residential Project Site supports Crotch's Bumble Bee. Any other sensitive species detected during the surveys would also be documented. This study is being provided in response to internal discussions between the City of San Diego environmental staff and the California Department of Fish and Wildlife. For the reasons above, the Department recommends that presence/absence surveys be conducted where suitable habitat is present. This study has been provided in response to that recommendation.

METHODS

Although no formal survey protocol for Crotch's Bumble Bee has been developed, the California Department of Fish and Wildlife provided "Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species" in June of 2023. These considerations were used as general guidelines in designing this study. Fieldwork associated with the study consisted of a series of three directed field surveys, completed on the dates and under the weather conditions listed in Table 1. All field surveys were conducted by the author. Surveys were completed by slowly walking the survey area (Figure 2 and access driveway focusing on flowering resources and other

potential bumble bee habitat. Much of the property beyond the existing pad area is extremely steep and inaccessible. These areas were examined with binoculars to the extent feasible. Any bumble bees encountered of uncertain identification were captured with a net, transferred into a sterile vial, and then transferred to cooler to allow subsequent identification, when needed. The bumble bee was then removed from the cooler and vial, and then photographed after spending no more than 15 minutes in the cooler to slow them down. No mortality was recorded, and all specimens netted were observed to recover and fly away within a few minutes. Weather conditions were conducive to Crotch's Bumble Bee field surveying on each of the selected dates, which was during a period of high flying-insect activity (Table 2). Most survey time was spent in areas that had the highest probability of supporting Crotch's Bumble Bee (Figure 3), although 100 percent of the proposed development area of the site was examined during each of the surveys.

Table 1. 2024 and 2026 Field Survey Data – 7792 Senn Way Residential Project

<u>Date</u>	<u>Hours</u>	<u>Conditions</u>
18 June 2024	09:00 – 10:30	clear skies; light westly wind; temps in the low to high 60°s
25 June 2024	10:00 – 11:30	clear skies; no wind; temps in the low 70°s
8 July 2024	10:30 – 11:30	overcast skies; light westerly wind; temps in the low 70°s
8 April 2026	09:00 – 11:00	clear, sunny; light westerly wind; mid to high 60°s
22 April 2026	10:30 – 11:30	clear, sunny; light westerly wind; high 60°s to low 70°s
6 May 2026	09:30 – 11:00	clear, sunny; light westerly wind; mid to high 60°s

RESULTS

Crotch's Bumble Bee Habitat Assessment

The 7792 Senn Way Residential Project Site supports an older, finished residential pad and abandoned foundation surrounded by scattered annual forbs, many of which were flowering and visited by bumble bees during the survey period. The most common nectar-source flowers being foraged were Deerweed (*Acmispon glaber*) and Narrow-leaf Bird's-foot Trefoil (*Lotus tenuis*). This area supported most of the flying insect activity during the study, including the location where all bumble bees were observed. The flowering annuals in this location provide pollen and nectar that bumble bees were collecting as a food source. The slopes immediately adjoining the survey area support Sugar Gum Eucalyptus (*Eucalyptus cladocalyx*), Sage-leaved and Hoary Rock-Rose (*Cistus creticus*, *C. salviifolius*), and other landscape plants. These areas did not support any visible bumble bee activity during the survey period except for occasional foraging by Western Honey Bea (*Apis mellifera*). With respect to Crotch's Bumble Bee occupancy, the quality of the potential onsite foraging habitat in the study area is considered moderate, warranting presence/absence surveys.

Crotch's Bumble Bee Surveys

Crotch's Bumble Bee was not observed onsite during any of the field surveys. On both years (2024 and 2026) only a single species of bumble bee was observed: the Yellow-faced Bumble Bee (*Bombus vosnesenskii*), a very common species. Yellow-faced Bumble Bees were observed on every survey day, with the most specimens (15+) on the first day in 2024. At least 45 Yellow-faced Bumble Bee observations were made during site surveys. Because Crotch's Bumble Bee was not detected during a period of high insect activity, the property is considered "unoccupied" by this species.

Table 2. Flying Insect Species Detected – 3800 Canyon de Oro Residential Project Site

<u>Scientific Name</u>	<u>Common Name</u>
<i>Allograpta obliqua</i>	Oblique Streaktail
<i>Apis mellifera</i>	Western Honey Bee
Asilinae	Robber Fly
<i>Bombus vosnesenskii</i>	Yellow-faced Bumble Bee
<i>Caenurgina togataria</i>	Togate Looper Moth
<i>Copestylum mexicanum</i>	Mexican Cactus Fly
<i>Hylephila phyleus</i>	Fiery Skipper
Ichneumonidae	Ichneumonid Wasp
<i>Junonia grisea</i>	Gray Buckeye
<i>Lachesilla</i> sp.	Lachesilla Barklice
<i>Leptotes marina</i>	Marine Blue
<i>Paratiphia</i> sp.	Paratiphia Flower Wasp
<i>Pepsis</i> sp.	Tarantula-hawk Wasp
<i>Perdita rhois</i>	Rhus Fairy Bee
<i>Pieris rapae</i>	Cabbage White Butterfly
Pompilidae	Spider Wasp
<i>Sceliphron caementarium</i>	Yellow-legged Mud-dauber Wasp
<i>Toxomerus marginatus</i>	Margined Calligrapher
<i>Vespula pensylvanica</i>	Western Yellowjacket
<i>Villa lateralis</i>	Banded Bee Fly

Figure 1. Regional Location – 7792 Senn Way Residential Project Site

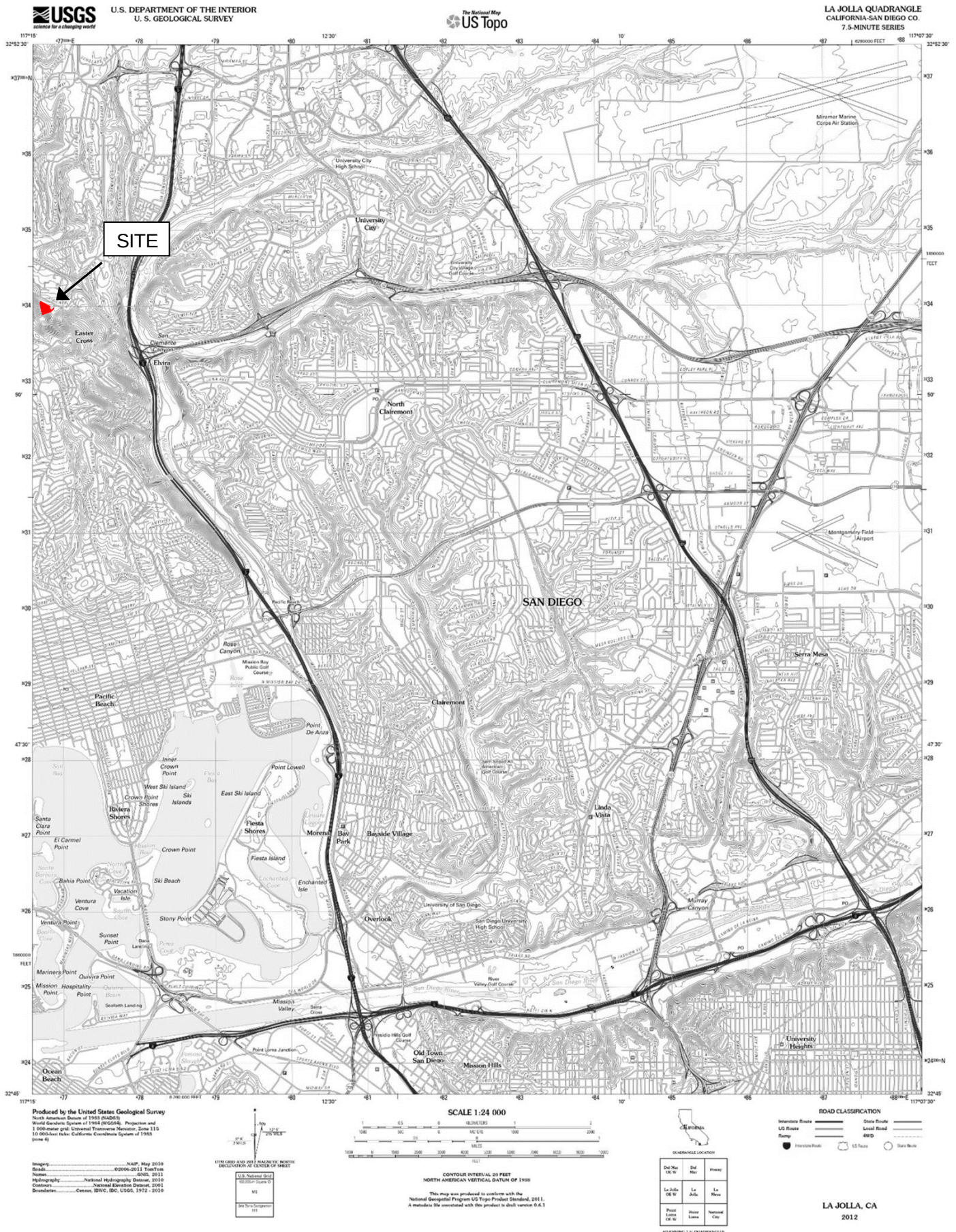


Figure 2. Bumble Bee Survey Area – 7792 Senn Way Residential Project



Figure 3. Area Surveyed showing Potential Bumble Bee Foraging Habitat
7792 Senn Way Residential Project



= Bumble Bee Foraging Habitat



Photo 1. Yellow-faced Bumble (*Bombus vosnesenskii*) collected onsite on May 6, 2026 while foraging on Deerweed (*Acmispon glaber*) near the northern edge of the survey area. Note yellow facial hairs clearly visible between the antennae and the yellow band on the 4th tergal. This specimen was released immediately after being photographed.



THE CITY OF SAN DIEGO

Verification of Posting Public Notice

Senn Way Residence - Project Number 692097

This is to verify that a *Notice of Application* has been posted at **7792 Senn Way, PROJECT NUMBER PTS 692097**, within five business days of receipt of the mailed notice as required in the Land Development Code, Section 112.0304. I understand that no more than three *Notice of Application* signs will be posted and will be spaced at a maximum of 200 feet apart on the real property.

Signature

07/01.2026 reposted

Date Notice Posted

After signing this verification, please email a copy within 5 business days of posting date to **Xavier Del Valle, Development Project Manager** at xdelvalle@sandiego.gov.





THE CITY OF SAN DIEGO

DATE OF NOTICE: August 15, 2024

POSTED NOTICE OF APPLICATION DEVELOPMENT SERVICES DEPARTMENT

Please be advised that an application has been filed with the City of San Diego for a Process 3 Coastal Development Permit and Site Development Permit to construct a two-story, 18,470-square-foot single-family residence with a detached 2,462-square-foot garage, poolhouse, and a 2,670-square-foot outdoor multiple-use building on a vacant lot at 7750 San Diego Way. The 3-acre site has been designated as a Single-Family Planned Community Single-Family Zone, Coastal Zone, and is located within the La Jolla Coastal Zone, Fire District 1, High Fire Severity Zone, and is located within the La Jolla Coastal Zone, Fire District 1, High Fire Severity Zone, and is located within the La Jolla Coastal Zone, Fire District 1, High Fire Severity Zone. The application was filed on June 15, 2024.

PROJECT NO: 000001
PROJECT NAME: 6000 SAN DIEGO
PROJECT TYPE: COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT, PROCESS 3
APPLICANT: PALANSHAW & ASSOCIATES
COMMUNITY PLAN AREA: LA JOLLA
COUNCIL DISTRICT: 5
CITY PROJECT MANAGER: Xavier Del Valle, Development Project Manager
PHONE NUMBER/EMAIL: (619) 557-7643 / xdelvalle@palanshaw.com

The decision to approve or deny this application will be made at a public hearing.

Please note that the Community Planning Group provides citizens with an opportunity for involvement in reviewing the City's land use planning. Community Planning Group representatives are a non-voting, advisory part of the project review process. Please contact Clara Kato, Chair of the La Jolla Community Planning Association at (619) 419-1400 or by email at clarkato@lajollaplanning.org to receive more information about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, please contact the City Development Project Manager listed above.

This information will be made available in alternative formats upon request.

Internal Order No. J4000015



THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Project Address 7792 Senn

Project Type Discretionary Project

Instructions

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

Scope of Work

Digital- Senn Way Residence

Site Development Plans PRJ-0692097.pdf

Planning-MSCP

Tara Ash-Reynolds
Tashreynolds@sandiego.gov
619-533-6492

[[Comment 00007](#) | [Sheet L-11](#) | [Open](#)]

THIRD COMMENT. Revise to "**Proposed** Covenant of Easement".

[[Comment 00088](#) | [Sheet L-4](#) | [Open](#)]

There is no MHPA Boundary Line depicted here.

[[Comment 00089](#) | [Sheet L-4](#) | [Open](#)]

The legend does not match the depiction. MHPA is indicated as a downward arrow instead of a plus sign. The downward arrow appears to signify that the applicant is proposing turf in the MHPA. Please correct legend on resubmittal.

Other

LDR-Environmental

Kristy Blodgett
KBlodgett@sandiego.gov

[[Comment 00044](#) | [Page](#) | [Open](#)]



THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Environmental Determination:

Until the requested information has been provided, staff is not able to complete the environmental review in accordance with CEQA 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 our 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 CEQA determination on the appropriate environmental document -or- no further documentation is required consistent with CEQA Section 15162, or tiering/consistency using a previously certified/adopted environmental document would be appropriate based on all reviewed and submitted information.

Project Scope:

Coastal Development Permit (CDP) and Site Development Permit (SDP) to construct a new 18,436-square-foot two-story single-family residence over basement with a detached 3,462-square-foot gym, a 2,670 square-foot basketball court, and a pool/spa located at 7792 Senn Way. The 5.4-acre site is designated Very Low Density Residential (0-5 du/ac) per the La Jolla Community Plan and is subject to the LJSPD-SF zoning requirements. The project is also subject to the Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable Area 1), Fire Brush Zones, High Fire Severity Zone, and Council District 1.

[[Comment 00045](#) | [Page](#) | [Open](#)]

Biological Resources:

EAS has reviewed the Biological Resources Survey (Vincent Scheidt, Revised March 31, 2025). Additional information is required to ensure the report has been prepared in conformance with the City's Biology Guidelines and appropriately mitigates potential impacts to biological resources. EAS will provide redline revisions to the Development Project Manager by May 13, 2025. In your next submittal, please e-mail EAS and the DPM a ~~strikeout~~/underline (track changes) version of the report with responses to staff comments in both MS Word and PDF. A clean version of the PDF which includes figures and attachments, must also be submitted via Accela. See also and address remaining open issues made by Plan-MSCP on any comments regarding MHPA LUAG language. EAS will clear this issue area once all comments with their review have been cleared.

Review due 10/27/25:

EAS has reviewed the Biological Resources Survey (Vincent Scheidt, Revised September 15, 2025). Additional information is required to ensure the report has been prepared in conformance with the City's Biology Guidelines and appropriately mitigates potential impacts to biological resources. EAS will provide redline revisions to the Development Project Manager by November 3, 2025. See also and address any remaining open issues made by Plan-MSCP. PLEASE NOTE, Plan-MSCP is waiting on outstanding edits and response to comments to be addressed from the previous Biology Report, Fourth Revision, March 31, 2025.

In your next submittal, please e-mail EAS, MSCP and the DPM a ~~strikeout~~/underline (track changes) version of the report with responses to staff comments in both MS Word and PDF. A clean version of the PDF which includes figures and attachments, must also be submitted via Accela.

8th Review, 2/27/26:

EAS has reviewed the Biological Resources Survey (Vincent Scheidt, Revised January 21, 2026). Additional information is required to ensure the report has been prepared in conformance with the City's Biology Guidelines and appropriately mitigates potential impacts to biological resources. EAS will provide redline revisions to the Development Project Manager. See also and address any remaining open issues made by Plan-MSCP.



THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

In your next submittal, please e-mail EAS, MSCP and the DPM a ~~strikeout~~/underline (track changes) version of the report with responses to staff comments in both MS Word and PDF. A clean version of the PDF which includes figures and attachments, must also be submitted via Accela.

Planning-MSCP

Tara Ash-Reynolds
Tashreynolds@sandiego.gov
619-533-6492

[Comment 00093 | Page | Open]

MSCP Staff have reviewed the biology report dated January 21, 2026 prepared by Vince Scheidt, Inc. and have identified outstanding comments from past reviews that need to be addressed in the report before finalization.