THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 30, 2026 REPORT NO. HO-26-054

HEARING DATE: October 7, 2026

SUBJECT: LA JOLLA SOLEDAD WEST SLOPE REPAIR Process Three Decision

PROJECT NUMBER: PRJ-1126464

OWNER/APPLICANT: La Jolla Soledad West, Inc., Owner
Coffey Engineering, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit and a Site Development Permit to repair a 0.03-acre manufactured, eroded slope in a privately managed, designated open space lot located adjacent to 7440 Caminito Bassano West within the La Jolla Community Plan area?

Proposed Actions:

1. APPROVE Coastal Development Permit No. PMT-3336487 and Site Development Permit No. PMT-3336488.

Fiscal Considerations: None. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None. There are no pending code enforcement actions for this site.

Housing Impact Statement: None. The subject parcel is owned by a Homeowners' Association and designated as Open Space. There are no residential dwelling units on-site.

Community Planning Group Recommendation: On June 5, 2025, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of the proposed project without conditions.

Environmental Impact: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines Section 15301, Existing Facilities. The environmental determination for this project was made on July 23, 2026, and the opportunity to appeal that determination ended August 6, 2026. No appeals of the environmental determination were filed within the appeal period, and this project is not pending an appeal of the environmental determination.

BACKGROUND

The 6.01-acre project premises (APN: 352-730-1500) was established per Map No. 7278 as part of the La Jolla Soledad West Unit 3 subdivision. Owned and maintained by the La Jolla Soledad West, Inc. homeowner's association (HOA), the parcel is an undeveloped lot zoned RS-1-1 (Residential – Single Unit) and designated as "Park, Open Space, and Recreation" per Figure 7 of the La Jolla Community Plan and Local Coastal Program. It lies within the Coastal (non-appealable) Overlay Zone.

The area of work within the project premises is located immediately east of and adjacent to an existing single-dwelling-unit development at 7440 Caminito Bassano West. Similar single-dwelling-unit development characterizes the surrounding area. City mapping also identifies the premises as an Environmentally Sensitive Area, an area of Special Biological Significance, containing Steep Hillsides and within the Very High Fire Hazard Severity Zone. Portions of the parcel are mapped within the City's Multi-Habitat Planning Area (MHPA). However, the development footprint for the area of work is not within the MHPA and is located approximately 150 feet away. Due to the project's adjacency to the MHPA, the project would be subject to applicable MHPA Land Use Adjacency Guidelines of the City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan.

In October 2023, a slope failure occurred measuring approximately 50 feet in length and 45 feet in width, and up to 8 feet in depth. A geotechnical investigation by Terra Pacific Consultants, Inc. identified the cause of the failure as soil saturation resulting from a leak from the pool at the private residence at 7440 Caminito Basano West. Per the Geotech investigation, the failure is limited to a previously graded, manufactured slope entirely within fill soil. Following the failure of the slope, the landscape contractor for the HOA extended a 3-inch PVC drain outlet further downslope and into a perforated pipe dissipater system.

A biological survey performed by Vince Scheidt, Inc, Biological Consultant, identified two MSCP Tier IV plant communities within the area of the slope failure: 0.02 acres of Disturbed Habitat and 0.01 acres of Ornamental Plantings. Outside of the area of slope failure, the Open Space parcel is characterized by 0.36 acres of MSCP Tier IV Disturbed Habitat, 2.78 acres of MSCP Tier IV Ornamental Plantings, and 2.67 acres of MSCP Tier 1 Southern Maritime Chaparral located approximately 200 feet from the slope failure site within the MHPA.

DISCUSSION

Project Description:

The proposed project seeks a Coastal Development Permit and Site Development to repair a 0.03-acre manufactured, eroded slope in a privately managed, designated open space lot.

Within the 2,500-square-foot limit of work, the project consists of 0.03 acres of restoration and erosion control measures as described below.

The project will excavate below the existing ground failure surface to horizontally install 12-foot-long

geogrid fabric at 24-inch vertical intervals between layers of on-site and/or imported soil compacted to 90 percent. The finished proposed slope will match the existing 1.3:1 manufactured slope and will be topped with a poly jute mat as a temporary erosion-control measure during the vegetation establishment period.

To further prevent future erosion, subsurface geo-composite chimney drain mats will be installed below the compacted fill to intercept subsurface water and channel it into collector pipes toward three discharge points that daylight into riprap. As the slope itself is being reconstructed to a pre-failure condition with the addition of subsurface stabilization and drainage measures, the project will not increase runoff or negatively impact adjacent properties.

Revegetation of the finished grade within the 0.03-acre restoration area will consist of a combination of native hydroseed mix and native 1-gallon container stock as required per Table 142-04F in Chapter 14, Article 2, Division 4 (Landscape Regulations) of the San Diego Municipal Code (SDMC). The restoration area is approximately 150 feet away from the MHPA and is consistent with the MHPA Land Use Adjacency Guidelines of the MSCP Subarea Plan.

A formal Brush Management Program will be implemented within the HOA open space lot in accordance with SDMC 142.0412, maintaining a Zone Two of approximately 97-feet as measured from the property line of the adjacent property at 7440 Caminito Bassano West.

No deviations are requested for the processing of these development permits.

Permits Required :

- A Site Development Permit per SDMC section 126.0502(c)(6) is required where environmentally sensitive lands are present for development of manufactured slopes at a gradient steeper than twenty-five percent (four horizontal feet to one vertical foot) and a height of twenty-five feet or more as described in SDMC section 142.0103.

- A Coastal Development Permit per SDMC Section 126.0702(a) is required for development within the Coastal Overlay Zone that contains environmentally sensitive lands.

Community Plan Analysis:

The project site is designated Park, Open Space, and Recreation in the La Jolla Community Plan. The proposed repair of a previously graded, manufactured slope within a privately managed open-space parcel is consistent with this designation because it restores existing open-space conditions and does not introduce new development intensity.

The project is consistent with key policies of the Natural Resources and Open Space System Element, including Policy 1.a and Policy 1.f, which require protection and preservation of designated open space and limiting encroachment to maintain scenic, habitat, and open-space values. The proposed repair restores slope stability, prevents continued erosion, and employs native revegetation,

consistent with these directives.

Although the project site is a manufactured slope, the project complies with Steep Hillside Development Policies (e.g., Policies 5.c and 5.e), which call for minimizing grading, restoring disturbed slopes with native vegetation, and implementing drainage controls to reduce erosion and geologic hazards. The proposed geogrid stabilization and subsurface drainage improvements directly implement these policies.

Biological findings confirm that only Tier IV Disturbed Habitat and Ornamental Plantings are present within the disturbed area, and the nearest Tier I habitat occurs approximately 200 feet away and will not be impacted. There are no biological impacts; no mitigation is required.

The project does not introduce structures or grading that would affect public views or scenic open-space resources, consistent with Visual Resource Policies 2.a and 2.c.

Conclusion:

The project implements slope stabilization, erosion control, drainage improvements, native revegetation, and open-space preservation consistent with applicable La Jolla Community Plan goals and policies. The project is consistent with the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project is in compliance with all regulations of the SDMC and requires no deviations. Staff, therefore, recommend approval of Coastal Development Permit No. PMT-3336487 and Site Development Permit No. 3336488.

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3336487 and Site Development Permit No. 3336488, with modifications.

2. Deny Coastal Development Permit No. PMT-3336487 and Site Development Permit No. 3336488, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Daniel Neri
Development Project Manager
Development Services Department

Attachments:

1. Location Map
2. Aerial Image

3. Zoning Map
4. Community Plan Land Use Map
5. Draft Permit with Conditions
6. Draft Permit Resolution with Findings
7. Notice of Right to Appeal
8. Ownership Disclosure Statement
9. Community Planning Group Recommendation
10. Project Plans

ATTACHMENT 1



The City of SAN DIEGO

Location Map

La Jolla Soledad West Slope Repair
Project No. PRJ-1126464

North

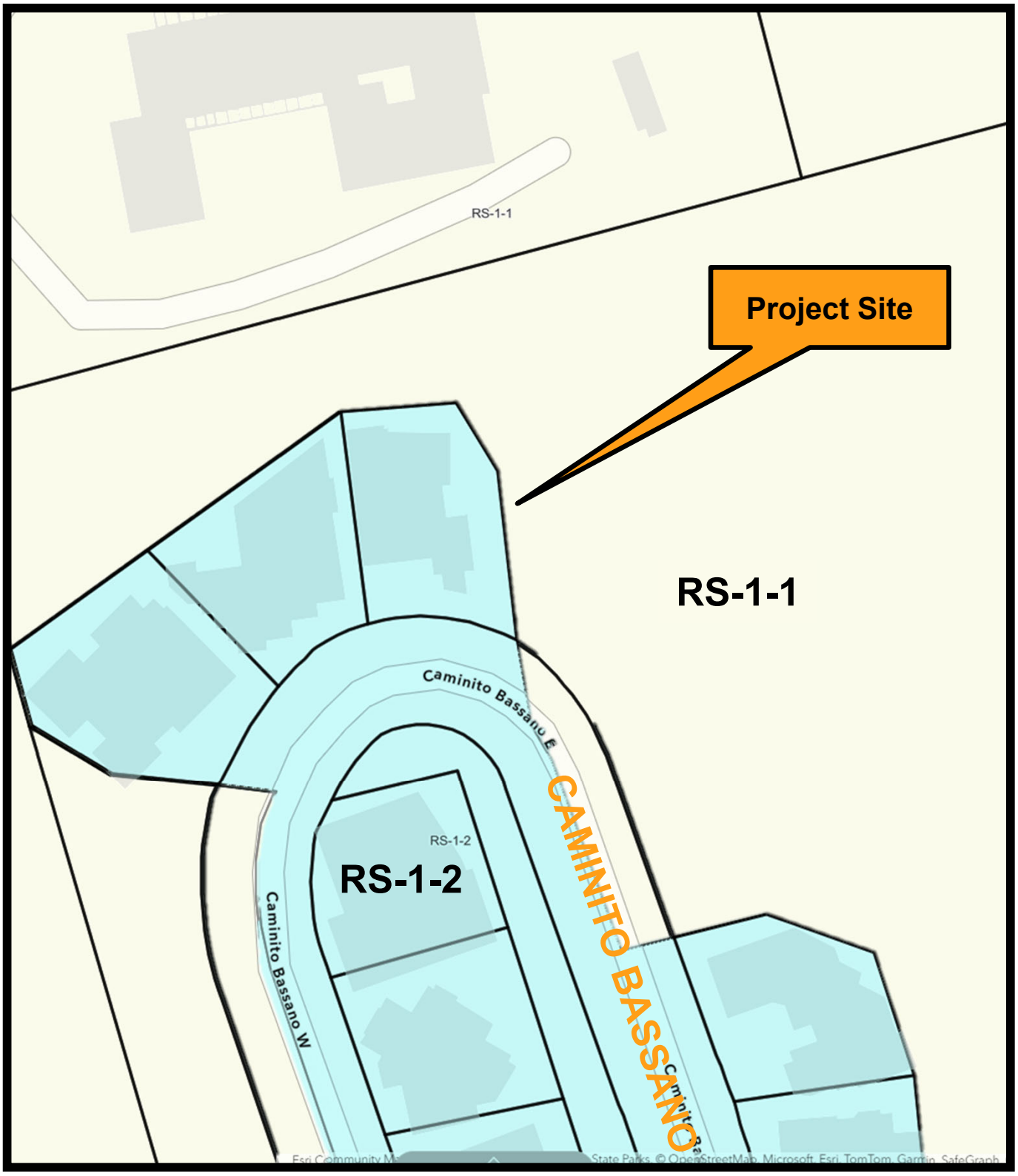


The City of SAN DIEGO

Aerial Image

La Jolla Soledad West Slope Repair
Project No. PRJ-1126464

North

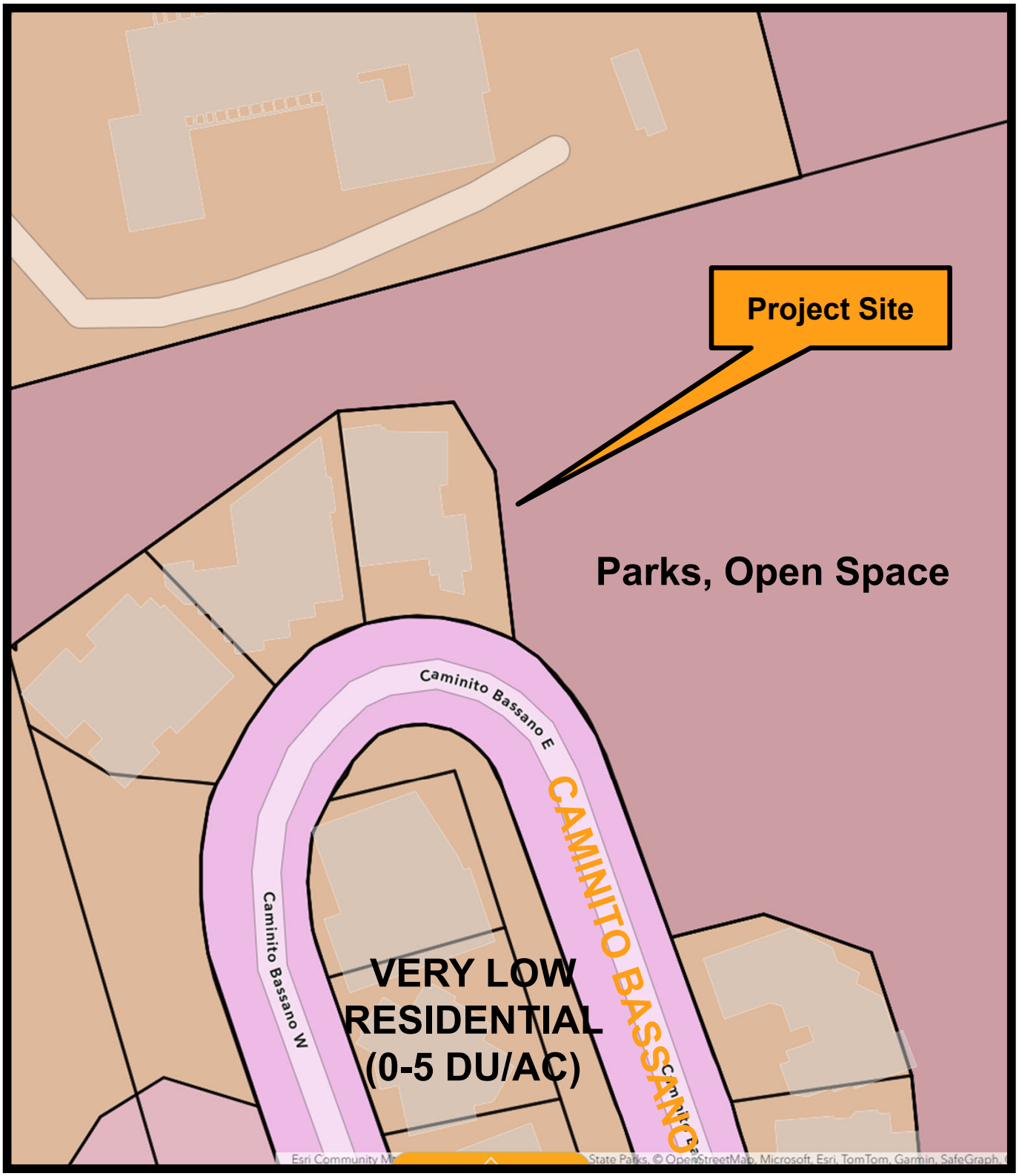


The City of SAN DIEGO

Zoning Map

La Jolla Soledad West Slope Repair
Project No. PRJ-1126464

North



The City of SAN DIEGO

Land Use Map

La Jolla Soledad West Slope Repair
Project No. PRJ-1126464

North

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24010097 SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3336487
SITE DEVELOPMENT PERMIT NO. PMT-3336488
LA JOLLA SOLDEDAD WEST SLOPE REPAIR - PROJECT NO. PRJ-1126464
HEARING OFFICER

This Coastal Development Permit No. PMT-3336487 and Site Development Permit No. PMT-3336488 is granted by the Hearing Officer of the City of San Diego to La Jolla Soledad West, Inc., Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0505. The 6.01-acre site is located in a vacant, Open Space designated lot between Caminito Bassano East and Hillside Drive in the RS-1-1 (Residential - Single Unit) zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limit Overlay Zone, a Multiple Habitat Planning Area, an Environmentally Sensitive Area, an area of Special Biological Significance, the Very High Fire Hazard Severity Zone, and Steep Hillsides, of the La Jolla Community Plan. The project site is legally described as: LOT 188-A OF LA JOLLA SOLEDAD WEST UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7278 FILED IN THE OFFICE OF THE COUNTY RECORDED OF SAN DIEGO COUNTY ON MAY 5, 1972.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to repair a slope with severe erosion damage described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 7, 2026, on file in the Development Services Department.

The project shall include:

a. Repair of 0.03 acres of a manufactured, eroding slope with 12-foot-long geogrid at 24-inch height intervals with 90 percent compacted on-site soils;

b. Landscaping (planting, irrigation, drainage, and landscape-related improvements);

c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 22, 2029.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

   a. The Owner and Permittee sign and return the Permit to the Development Services Department; and

   b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to

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comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

GEOLOGY REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for the proposed drainage improvements to be installed within the existing Open Space easement in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

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13. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate all necessary construction Best Management Practices (BMPs) into the construction plans or specifications to ensure compliance with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code (SDMC), to the satisfaction of the City Engineer.

14. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall comply with the requirements of the City of San Diego Municipal Code, to the satisfaction of the City Engineer.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall comply with all permanent stormwater requirements set forth in Municipal Stormwater Permit No. 2013-0001, or any subsequent order, as well as the current version of the City of San Diego's Stormwater Standards Manual.

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

17. All pool overflows from APN # 352-730-09 shall be directed away from the slope and either into an existing public storm drain system or sewer system with the appropriate permits. Pool overflows shall be appropriately collected and discharged in order reduce, control, and mitigate erosion of the adjacent slope, to the satisfaction of the City Engineer.

LANDSCAPE REQUIREMENTS:

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

19. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department. The Brush Management Program shall consist of a modified Zone One ranging from 3 feet to 17 feet in width, with a corresponding Zone Two ranging from 78 feet to 97 feet in width, based on existing site conditions. Zone One shall extend outward from the habitable structure toward the property line. Zone Two shall begin at the outer edge of Zone One and extend outward to the limits shown on Exhibit 'A.

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

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

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

PLANNING REQUIREMENTS:

23. Prior to the commencement of any work or activity authorized by this permit, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement, in a form and content acceptable to the Development Services Department Director, or designated representative which shall provide:

a. That the applicant understands that all development occurring in steep hillsides shall comply with the design standards identified in the Steep Hillside Guidelines in the Land Development Manual for the type of development proposed (as illustrated on approved plan Exhibit "A," dated TBD, on file in the office of the Development Services Department; and

b. That the applicant understands that the site may be subject to extraordinary hazard from steep hillside erosion and the applicant assumes the liability from such hazards; and

c. That the applicant unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land, binding upon all successors and assigns.

MHPA LAND USE ADJACENCY REQUIREMENTS:

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

- **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

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if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate.

- **Landscaping**
  No invasive non-native plant species shall be introduced into areas adjacent to the MHPA. Please include the plant species to be used in the seed slurry on the construction plans.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on October 7, 2026 and [Approved Resolution Number].

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Coastal Development Permit No. PMT-3336487
Site Development Permit No. PMT-3336488
Date of Approval: October 7, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
DANIEL NERI
Development Project Manager

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

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

LA JOLLA SOLEDAD WEST, INC.
Owner/Permittee

By _____
JEFFREY F. SCOTT
CHIEF EXECUTIVE OFFICER

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

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HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. PMT-3336487
SITE DEVELOPMENT PERMIT NO. PMT-3336488
LA JOLLA SOLEDAD WEST SLOPE REPAIR - PROJECT NO. 1126464

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. LA JOLLA SOLEDAD WEST, INC., Owner/Permittee, submitted an application to the City of San Diego for a Coastal Development Permit and a Site Development Permit for the repair of an eroding slope (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the La Jolla Soledad West Slope Repair project (Project).

B. The 6.01-acre site is located between Caminito Bassano East and Hillside Drive (APN: 352-730-1500) within the La Jolla Community Plan in the RS-1-1 (Residential Single Dwelling Unit) zone, the Coastal (Non-Appealable) Overlay Zone, the Coastal Height Limit Overlay Zone, a Multiple Habitat Planning Area, an Environmentally Sensitive Area, an area of Special Biological Significance, the Very High Fire Hazard Severity Zone, and Steep Hillsides. The project site is legally described as LOT 188-A OF LA JOLLA SOLEDAD WEST UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7278 FILED IN THE OFFICE OF THE COUNTY RECORDED OF SAN DIEGO COUNTY ON MAY 5, 1972.

C. On July 23, 2026, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301, Existing Facilities, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (SDMC) Section 112.0520;

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D. On October 7, 2026, the Hearing Officer considered Coastal Development Permit No. PMT-3336487 and Site Development Permit PMT-3336488 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to Coastal Development Permit No. PMT-3336487 and Site Development Permit PMT-3336488:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708(a)

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

The project site is located 0.7 miles inland from the coast, between Caminito Bassano East and Hillside Drive within the RS-1-1 zone of the La Jolla Community Plan (LJCP) area. The approximately 2,500-square-foot area of work is located in a 6.01-acre homeowner's association lot, which is encumbered by an Open Space Easement immediately east and adjacent to an existing single-dwelling unit development at 7440 Caminito Bassano West. Although not explicitly identified in the La Jolla Community Plan and Local Coastal Program (LJCP), a portion of Hillside Drive, approximately 350 feet east and downslope of the project site, is a gated pedestrian trail. The project does not encroach upon any existing physical accessway or any proposed public accessway that is legally used by the public.

Per Figure 9 of the LJCP, this site is located upslope and across from an identified public vantage point (Rue Adriane at Hillside Drive). While the home adjacent to the project site is visible from this vantage point, the slope failure project site is not visible due to the dense vegetation along the hillside. Nevertheless, the proposed repairs will be revegetated with a native plant palette to blend in with the slope. From the Caminito Bassano right-of-way, the repair is downslope and eastward. Therefore, the project does not affect public views to and along the ocean, or other scenic coastal areas.

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

The total area of work comprises approximately 2,500 square feet. The site contains Environmentally Sensitive Lands (ESL) for steep hillsides as described in SDMC

Section §142.0103. The existing face of the slope failure is approximately 0.03-acres and characterized as disturbed habitat surrounded by ornamental, non-native vegetation, neither of which are considered sensitive vegetation communities by the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. A biological field survey conducted by the biological consultant Vince Scheidt, Inc. examined habitats, plants, animals, and any sensitive species; no sensitive species were detected in the project area. The area of slope repair is outside of the Multi-Habitat Planning Area (MHPA) by over 150 feet and poses no wildlife movement impacts. The project is also consistent with the MHPA Land Use Adjacency Guidelines.

The LJCP outlines this area as containing hillsides with a 25-percent slope or greater (LJCP, Fig. 4), and slide-prone formations (LJCP, Fig. 5). Although the slope in the area of work has been deemed manufactured, it is the intent of the LJCP to revegetate and restore steep hillsides, when possible, to protect public safety. (LJCP, p. 32) As required by the ESL regulations and as conditioned by the permit, the scope of work consists of erosion repair along a manufactured hillside adjacent to an existing Single Dwelling Unit, thereby implementing the revegetation and public safety goals of the certified Local Coastal Program land use plan.

Revegetation will consist of a combination of native hydroseed mix and native 1-gallon container stock, in accordance with the revegetation standards in Table 142-04F in Chapter 14, Article 2, Division 4 (Landscape Regulations) of the SDMC. The drainage study by Coffey Engineering Inc. determined that no changes in drainage from the original drainage pattern pre-slope failure are expected to occur with project implementation, and no runoff would adversely affect the MHPA.

Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The proposed Coastal Development is located within a "Park, Open Space, and Recreation" land use designation, as per Figure 7 of the La Jolla Community Plan and Local Coastal Program. As the project focuses on slope repair, stabilization, and revegetation, there is no proposed change in land use.

The project is conditioned to comply with the ESL regulations and all grading regulations, and to incorporate Best Management Practices in conformance with Chapter 14, Article 2, Division 1 (Grading Regulations) and the Revegetation requirements of Chapter 14, Article 2, Division 4 (Landscape Regulations) of the SDMC.

In addition, the project will implement a Brush Management Program to ensure that existing and new vegetation are maintained in accordance with the Land

Development Manual and the Brush Management Regulations of the Land Development Code.

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

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

Located 0.7 miles inland from the coast, the project does not lie between the nearest public road and the sea, or the shoreline of any body of water located within the Coastal Overlay Zone. Furthermore, as stated in Finding A.1. above, incorporated herein by reference, the project does not encroach upon any existing or proposed public physical accessway, in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

B. <u>SITE DEVELOPMENT PERMIT [SDMC Section 126.0505(a)]</u>

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

Incorporating Finding A.III. by reference, the proposed development will not adversely affect the applicable land use plan.

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

The proposed development is a slope repair and revegetation of a manufactured slope adjacent to an existing single-dwelling-unit residence. Repair of the failed slope is intended to protect public safety, in support of the goals of LJCP as stated in Finding A.II, incorporated herein by reference. In addition, a comprehensive brush management program will be adopted in conformance with the Brush Management Regulations of the Land Development Code, implementing a Zone Two in the Open Space lot, up to 97-feet as measured from the property line of the adjacent Single Dwelling Unit. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

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

The permits requested are for the repair and stabilization of a failed, previously manufactured slope; no new development or structures are proposed. No deviations or variances are requested or required for the processing of the permits. The project

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has been reviewed by City staff and found to be consistent with the recommended land use designation and conforms with the applicable regulations of the Land Development Code.

C. SITE DEVELOPMENT PERMIT – ENVIRONMENTALLY SENSITIVE LANDS [SDMC Section 126.0505(b)]

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

The approximately 2,500-square-foot area of work is located in a 6.01-acre homeowner's association lot, which is encumbered by an Open Space Easement immediately east and adjacent to an existing single-dwelling unit development at 7440 Caminito Bassano East. The 0.03-acre face of the slope failure is characterized as disturbed habitat, surrounded by ornamental, non-native vegetation, neither of which is considered a sensitive biological resource as defined in Chapter 11, Article 3, Division 1 of the SDMC. A biological field survey conducted by the biological consultant Vince Scheidt, Inc., examined habitats, plants, animals, and any sensitive species; no sensitive species were detected in the project area. The area of slope repair is over 150 feet outside the MHPA and has no impact on wildlife movement. The project is consistent with the MHPA Land Use Adjacency Guidelines. The scope of work consists of erosion repair using a 12-foot-long geogrid at 24-inch height intervals, with 90 percent compaction of on-site and/or imported, approved soils, along with surface revegetation on a manufactured hillside adjacent to an existing Single Dwelling Unit. No new structures or other development are proposed. Therefore, the site is physically suitable for the proposed slope repair and will not result in any disturbance to environmentally sensitive lands.

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

The repair of the previously manufactured slope will not alter any natural landforms. Based on the Geotechnical Report prepared by Geowest Consultants, Inc., the repaired slope will achieve factors of safety greater than 1.5 for both surficial and gross stability, meeting typical engineering safety thresholds. Although the site appears within mapped landslide-susceptible zones, field investigation found no evidence of a deep-seated landslide, and the encountered slope-wash material was not identified as landslide debris. This minimizes concern for deeper geologic instability that could undermine repairs. The reconstruction includes Geogrid-reinforced on-site and/or imported select fill, as well as features which increase shear strength, limit water infiltration, and improve subdrainage. Based on the report, the project will not result in undue risk from geologic or erosional forces because it incorporates robust slope stabilization methods, drainage control measures, and maintenance practices.

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The drainage study prepared by Coffey Engineering, Inc. indicates that the site and nearby parcels are not within a mapped FEMA floodplain or floodway. The site is located in FEMA Flood Zone X, which is classified as an area of minimal flood hazard. The drainage study determined that no changes in drainage from the original drainage pattern pre-slope failure are expected to occur with project implementation, and no runoff would adversely affect the MHPA. As a slope repair only, the project will not place structures within a 100-year flood hazard area, nor will it obstruct or redirect flood flows. These factors confirm that the project poses no adverse flood risk to the site or surrounding properties.

Finally, a comprehensive Brush Management Plan has been established to reduce fire hazards by implementing a brush management program up to 97-feet as measured from the property line of the adjacent Single Dwelling Unit. The application of maintenance procedures in accordance with the City's Land Development Manual and Brush Management Regulations for all areas of native and/or naturalized vegetation.

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

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

Incorporating Finding C.I. above, the proposed development will be sited on previously disturbed land and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The area of slope repair is over 150 feet outside the MHPA and poses no impacts on wildlife movement. The project is consistent with the MHPA Land Use Adjacency Guidelines. A biological field survey conducted on June 11, 2025, examined habitats, plants, animals, and any sensitive species; no sensitive species were detected in the project area. A total of 29 plant species and 4 common animal species were recorded onsite; all are typical and non-sensitive for the area. No sensitive plant or wildlife species are expected within the work area due to its urbanized, disturbed, and landscaped condition. A habitat assessment found a low likelihood of Crotch's Bumble Bee within the remediation zone, and therefore, no focused surveys were recommended. The project must comply with the Migratory Bird Treaty Act, which requires avoiding grading from January through August; otherwise, a nesting bird survey is required. The project is located outside the MHPA, has no impacts on wildlife movement, and is consistent with the ESL regulations and MHPA Land Use Adjacency Guidelines. Therefore, the proposed slope repair will be consistent with the City of San Diego MSCP Subarea Plan.

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

The 6.01-acre site is located within an Open Space lot approximately 0.7 miles inland from the coast, between Caminito Bassano East and Hillside Drive. The project is not located near a public beach and will not contribute to the erosion of the same, nor adversely impact local shoreline sand supply.

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

Incorporating Finding C.1. above by reference, the 0.03-acre area of repair is over 150 feet outside the MHPA and has no impact on wildlife movement. The project is also consistent with the Land Use Adjacency Guidelines. Incorporating Finding C.IV. above, no sensitive flora or fauna were detected in the project area. As the project creates no new impacts to environmentally sensitive lands, no mitigation is required for the project.

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

3. Based on these findings adopted by the Hearing Officer, Coastal Development Permit No. PMT-3336487 and Site Development Permit No. PMT-3336488 are granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. PMT-3336487 and Site Development Permit No. PMT-3336488, a copy of which is attached to and made a part of this Resolution by this reference.

Daniel Neri
Development Project Manager
Development Services

Adopted on: October 7, 2026

IO#: 24010097

DRAFT

THE CITY OF SAN DIEGO

DATE OF NOTICE: July 23, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010097

PROJECT NAME / NUMBER: Slope Repair Caminito Bassano/ PRJ 1126464
COMMUNITY PLAN AREA: La Jolla Community Plan
COUNCIL DISTRICT: 1
LOCATION: Located immediately east of 7440 Caminito Bassano West, La Jolla, CA 92037

PROJECT DESCRIPTION: Coastal Development Permit (CDP) and Site Development Permit (SDP) to repair a damaged, eroded slope to a prior condition within a designated open space lot located between Caminito Bassano East and Hillside Drive. The slope would be back-filled with soil and rip-rap/erosion control based on geotechnical recommendations and revegetated with native container plants and hydroseed mix. The 6.01-acre site is in the RS-1-1 Base Zone, Coastal Overlay Zone (Non-Appealable), Coastal Height Limit Overlay Zone, Very High Fire Hazard Severity Zone, within the La Jolla Community Plan Area. LEGAL DESCRIPTION: Lot 188-A of La Jolla Soledad West Unit No. 3, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 7278, Filed in the Office of the County Recorder of San Diego County, May 5, 1972, APN 352-730-1500.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301, Existing Facilities.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301. Class 1 of CEQA Section 15301 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures (public or private), facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project proposes to repair and stabilize 0.03-acre of an existing slope (topographical feature) that had eroded caused by a leaking pool from the adjacent property. The slope repair does

not involve the expansion of the existing slope area or change the existing open space use. Further, the project proposes to repair the slope with native plants and hydroseed mix to its former condition; therefore, this slope repair meets the criteria of this exemption. Finally, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; and the project is not adjacent to a scenic highway. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Daniel Neri
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 687-5967/ DNeri@sandiego.gov

On July 23, 2026, the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (August 6, 2026) . Appeals to the City Clerk must be filed by email or in-person as follows:

1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form DS-3031can be obtained at https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.

2) Appeals filed in person: Environmental Determination Appeal Application Form DS-3031 can be obtained at https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf. Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

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

POSTED ON THE CITY'S CEQA WEBSITE
POSTED: 7/23/2026
REMOVED: 8/6/2026
POSTED BY: Leilani Phillips

SD Development Services

FORM DS-318 May 2024

Ownership Disclosure Statement

Permit/Approval Type: *Check appropriate box for permit/approval and type(s) requested (See Project Submittal Manual):*

■ **Development Permit:** Coastal Development Permit, Site Development Permit

❑ **Subdivision Approval:** _____

❑ **Policy Approval:** _____

Project Title: Caminito Bassano Slope Repair **Project No. *For City Use Only*:** _____

Project Location/Address/Accessor's Parcel Number: VACANT LOT 188A OF MAP NO. 7278, LA JOLLA, CA 92037

APN 352-730-1500

Specify Form of Ownership/Legal Status (please check):

❑ Individual ❑ Partnership ■ Corporation ❑ Limited Liability -or- ❑ General – What State? _____

Corporate Identification No.: 0638970 ❑ Trust - Date of Trust: _____

❑ City of San Diego/Asset Management Department: _____

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

Property Owner/Authorized Agent (Per SDMC 112.0102)

❑ Owner ■ Authorized Agent ❑ Member ❑ Trustee ❑ Tenant/Lessee ❑ Successor Agency

Name of Individual:
Tim Kelly - Chief Financial Officer

On behalf of: La Jolla Soledad West, Inc.

Street Address: 9665 Chesapeake Dr #300

City: San Diego State: CA Zip: 92121

Phone No.: 858-735-3731 Email: timkelley@nethere.com

Signature: TC Kelley Date: 8/8/24

Additional pages attached: ❑ Yes ■ No

Applicant ❑ Check if Same as Property Owner/Authorized Agent (Per SDMC 112.0102)

❑ Owner ■ Authorized Agent ❑ Member ❑ Trustee ❑ Tenant/Lessee ❑ Successor Agency

Name of Individual:
Daniel Valdez

On behalf of: Coffey Engineering Inc.

Street Address: 9666 Businesspark Ave #210

City: San Diego State: CA Zip: 92123

Phone No.: 858-831-0111 Email: Dan@coffeyengineering.com

Signature: Date: 8/8/24

Additional pages attached: ❑ Yes ■ No

Other Financially Interested Persons ■ Check if N/A

❑ Owner ❑ Authorized Agent ❑ Member ❑ Trustee ❑ Tenant/Lessee ❑ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City: State: Zip:

Phone No.: Email:

Signature: Date:

Additional pages attached: ❑ Yes ❑ No

BA20261481000

STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION AND STATEMENT BY COMMON INTEREST DEVELOPMENT CA NONPROFIT CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20261481000

Date Filed: 7/21/2026

Entity Details

Corporation Name	LA JOLLA SOLEDAD WEST, INC.
Entity No.	0638970

Street Address of California Principal Office of Corporation

Street Address of California Office	9665 CHESAPEAKE DR SUITE 300 SAN DIEGO, CA 92123

Mailing Address of Corporation

Mailing Address	P O BOX 803555 DALLAS, TX 75380
Attention	

Officers

Officer Name	Officer Address	Position(s)
Jeff Scott	9665 CHESAPEAKE DR SUITE 300 SAN DIEGO, CA 92123	Chief Executive Officer
■ Penny Coughlin	9665 CHESAPEAKE DRIVE SUITE 300 SAN DIEGO, CA 92123	Secretary
■ John Driscoll	9665 CHESAPEAKE DRIVE SUITE 300 SAN DIEGO, CA 92123	Chief Financial Officer

Additional Officers

Officer Name	Officer Address	Position	Stated Position
None Entered			

Agent for Service of Process

California Registered Corporate Agent (1505)	CORPORATION SERVICE COMPANY WHICH WILL DO BUSINESS IN CALIFORNIA AS CSC - LAWYERS INCORPORATING SERVICE Registered Corporate 1505 Agent

Statement by Common Interest Development Association

The corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act (California Civil Code section 4000, et seq.) or under the Commercial and Industrial Common Interest Development Act (California Civil Code section 6500, et seq.).

The Association is formed to manage a Common Interest Development under the	Davis-Stirling Common Interest Development Act.

Street Address of the Business or Corporate Office of the Association

Business or Corporate Office Address	9665 CHESAPEAKE DRIVE SUITE 300 SAN DIEGO, CA 92123
Business or Corporate Office Telephone Number	(866) 473-2573

Street Address of Association's Onsite Office

B4853-8353 07/21/2026 6:54 AM Received by California Secretary of State

Street Address of Onsite Address	9665 CHESAPEAKE DRIVE SUITE 300 SAN DIEGO, CA 92123
Onsite Address Telephone Number	(866) 473-2573

☒ Check the box if the Onsite Office Address is the same as the Responsible Officer's address.

President of Association

President Name	[redacted]
President Address	
President Email Address	

Association's Managing Agent

Managing Agent Name	Walters Management
Address	9665 CHESAPEAKE DRIVE SUITE 300 SAN DIEGO, CA 92123
Managing Agent Telephone Number	(866) 473-2573

Physical Location of the Common Interest Development

Front Street:	Caminito Valverde
Nearest Cross Street:	Bassano
City:	La Jolla
County or Counties:	San Diego

Type(s) of Common Interest Development Managed by the Association

Type(s) of Common Interest Development:	Planned Development

Separate Interests

Number of Separate Interests in the Development:	142

Email Notifications

Opt-in Email Notifications	No, I do NOT want to receive entity notifications via email. I prefer notifications by USPS mail.

Electronic Signature

☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.

Laura Jones	*07/21/2026*
Signature	Date

B4853-8354 07/21/2026 6:54 AM Received by California Secretary of State

Community Planning Committee Distribution Form

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Project Name: La Jolla Soledad West Slope Repair	Project Number: 1126464
Community: La Jolla	

For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.

Select "Search for Project Status" and input the Project Number to access project information.

● Vote to Approve ❒ Vote to Approve with Conditions Listed Below ❒ Vote to Approve with Non-Binding Recommendations Listed Below ❒ Vote to Deny	Date of Vote: June 05, 2025

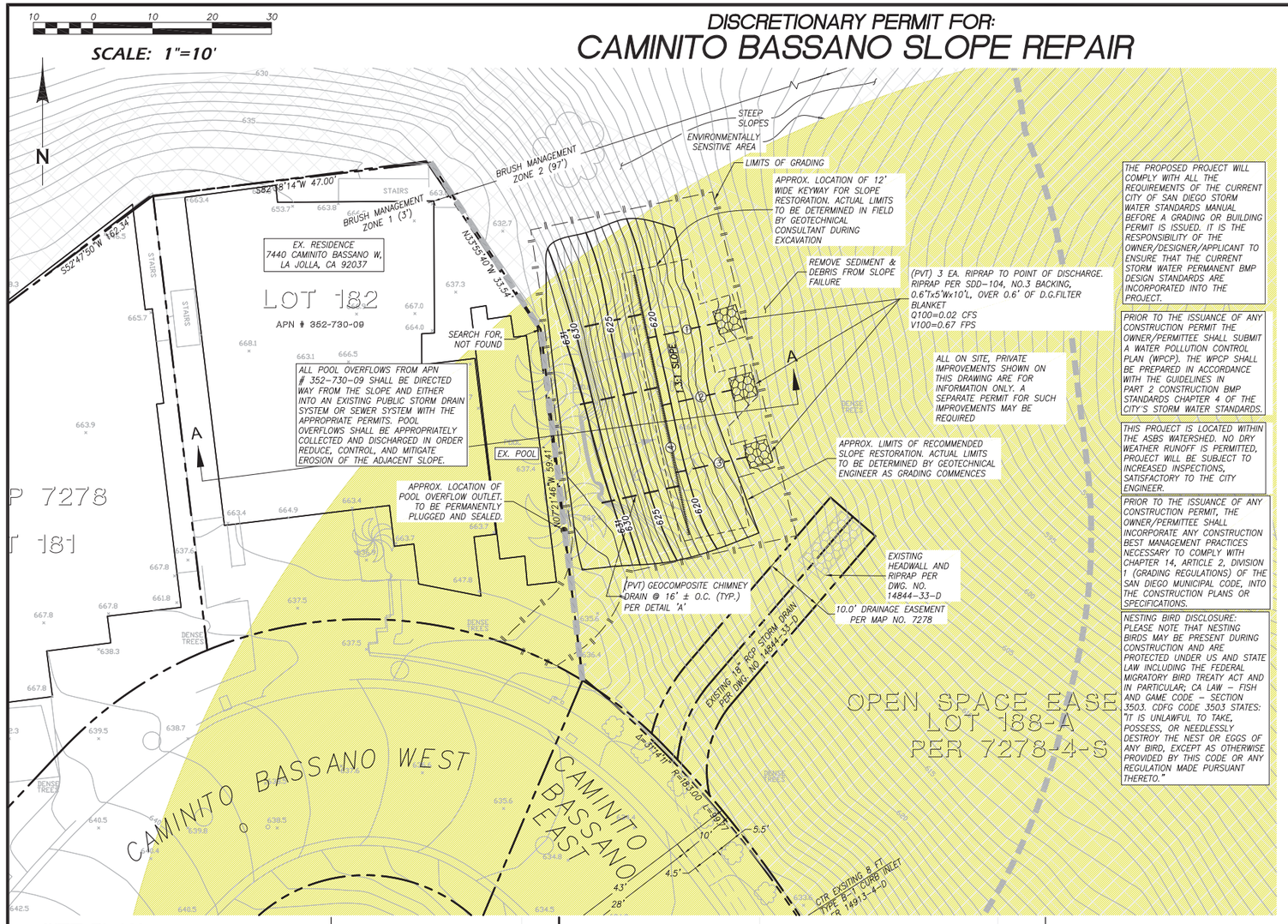
# of Members Yes	# of Members No	# of Members Abstain
15	0	1

Conditions or Recommendations:

❒ No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: ADRIAN FERAL	
TITLE: SECRETARY	DATE: November 21, 2025

DISCRETIONARY PERMIT FOR:
CAMINITO BASSANO SLOPE REPAIR



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.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

THIS PROJECT IS LOCATED WITHIN THE ASBS WATERSHED. NO DRY WEATHER RUNOFF IS PERMITTED, PROJECT WILL BE SUBJECT TO INCREASED INSPECTIONS, SATISFACTORY TO THE CITY ENGINEER.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

NESTING BIRD DISCLOSURE: PLEASE NOTE THAT NESTING BIRDS MAY BE PRESENT DURING CONSTRUCTION AND ARE PROTECTED UNDER US AND STATE LAW INCLUDING THE FEDERAL MIGRATORY BIRD TREATY ACT AND IN PARTICULAR; CA LAW – FISH AND GAME CODE – SECTION 3503. CDFG CODE 3503 STATES: "IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO."

SCOPE OF WORK

DISCRETIONARY (COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT FOR THE REPAIR OF A DAMAGED SLOPE TO PRIOR CONDITION. SLOPE LIES ON AN UNDEVELOPED LOT DEDICATED TO OPEN SPACE.

SITE ADDRESS

THE OPEN SPACE LOT IMMEDIATELY EAST OF
7440 CAMINITO BASSANO W,
LA JOLLA, CA 92037

APN

352-730-15-00

LEGAL DESCRIPTION

LOT 188-A OF LA JOLLA SOLEDAD WEST UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7278, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 5, 1972.

LOT SIZE

ACREAGE 6.01 ACRES

PRIOR DEVELOPMENT APPROVAL

NONE

OWNER

LA JOLLA SOLEDAD WEST INC
9665 CHESAPEAKE DR #300
SAN DIEGO CA 92123
(858) 495-0900

PROJECT TEAM

CIVIL ENGINEER
COMPANY: COFFEY ENGINEERING INC
NAME: ADDRESS: 9666 BUSINESSPARK AVE #210 SAN DIEGO, CA 92131
PHONE NUMBER: 858-831-0111
EMAIL:

GEOTECHNICAL ENGINEER
COMPANY: TERRAPACIFIC CONSULTANTS
NAME:
ADDRESS: 4010 Morena Boulevard, Suite 108 San Diego, CA 92117 PHONE NUMBER: 858-521-1190
EMAIL:

SHEET INDEX

PDF NO.	SHEET NO.	DESCRIPTION
1	CS-001	COVER SHEET
1	CS-002	PLANTING PLAN
1	CS-003	PLANTING DETAIL & NOTES

TOPOGRAPHY SOURCE

CHRISTIANSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
(858)271-9901
SOURCE METHOD – AERIAL TOPOGRPAHY
TOPO SOURCE DATE – 11/8/2023

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED ON THE NORTHEASTERLY CORNER OF CAMINITO BASSANO WEST, 150' NORTHERLY OF CAMINITO VALVERDE. ELEVATION 687.92' MEAN SEA LEVEL (N.G.V.D. 1929).

PROJECT INFORMATION

BASE ZONE – RS 1-1

YEAR BUILT – NONE

OVERLAY ZONE DESIGNATIONS

COASTAL OVERLAY ZONE	– N-APP-1
COASTAL HEIGHT OVERLAY	– 30'
VHFSZ REQUIREMENTS	– YES
FAA REQUIREMENTS	– NO
GEOHAZARD CATEGORY	– 21 & 27
AIRPORT INFLUENCE	– YES_____ NO__X_ AIRPORT
NOISE OVERLAY ZONE	– YES_____ NO__X_ TYPE____
HISTORIC DESIGNATED	– YES_____ NO__X_ HRB NO._____ IF APPLICABLE
HISTORIC DESIGNATED DISTRICT	– YES_____ NO__X_ DISTRICT_
FEMA FLOOD HAZARD ZONE	– YES_____ NO__X_ MAP:____WATERSHED:_____

SETBACK

EXISTING: FRONT__25' REAR__25' SIDEYARD__25'/____ STREET SIDEYARD__26'

PARKING CALCULATIONS

STANDARD PARKING TOTAL:	_____ N/A
COMPACT PARKING SPACES:	_____ N/A
CLEAN AIR VEHICLE TOTAL:	_____ N/A
TOTAL PARKING REQUIRED:	_____ N/A
TOTAL PARKING PROVIDED:	_____ N/A

FLOOR AREA SUMMARY

FOR NEW CONSTRUCTION AND ADDITIONS, PROVIDE THE GROSS FLOOR AREA (EXISTING AREA TO REMAIN, NEW AREA, AND TOTAL AREA) PER FLOOR.

EXISTING GROSS FLOOR AREA	= N/A
SITE AREA	= N/A
ALLOWABLE FAR	= N/A
PROPOSED FAR	= N/A
TOTAL GROSS AREA	= N/A

CODES & REGULATIONS

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING GOVERNING CODES WHEN APPLICABLE:
2024 CALIFORNIA BUILDING CODE
2024 CALIFORNIA RESIDENTIAL CODE
2024 CALIFORNIA MECHANICAL CODE
2024 CALIFORNIA ELECTRICAL CODE
2024 CALIFORNIA PLUMBING CODE
2024 CALIFORNIA GREEN BUILDING CODE
2024 CALIFORNIA ENERGY CODE
2024 CALIFORNIA EXISTING BUILDING CODE

REGISTERED PROFESSIONAL ENGINEER DANIEL J. VALDEZ No. C076074 CIVIL STATE OF CALIFORNIA

SITE WORK INFORMATION

DISTURBANCE QUANTITIES TABLE

TOTAL DISTURBANCE AREA:	_____ 0.034 ACRES
EXISTING AMOUNT OF IMPERVIOUS AREA:	_____ 0
PROPOSED AMOUNT OF REPLACED IMPERVIOUS AREA:	_____ 0
PROPOSED AMOUNT OF NEW IMPERVIOUS AREA:	_____ 0
TOTAL IMPERVIOUS AREA:	_____ 0
LANDSCAPE AREA:	_____ 1,480 SF

EARTHWORK QUANTITIES TABLE

CUT QUANTITIES:	_____ 165 CYD
FILL QUANTITIES:	_____ 335 CYD
IMPORT/EXPORT:	_____ 170 CYD
MAX CUT DEPTH UNDER THE BUILDING FOOTPRINT:	_____ N/A
MAX FILL DEPTH UNDER THE BUILDING FOOTPRINT:	_____ N/A
MAX CUT DEPTH OUTSIDE THE BUILDING FOOTPRINT	_____ 8 ft.
MAX FILL DEPTH OUTSIDE THE BUILDING FOOTPRINT:	_____ 5 ft.

FYI: 5 FEET OR MORE OF CUT/FILL MEASURED VERTICALLY THAT IS NOT DIRECTLY UNDER THE FOOTPRINT/ENVELOPE OF THE PROPOSED STRUCTURE REQUIRES A SEPARATE GRADING PERMIT. (PER SDMC 129.0602)

EXPORT QUANTITIES NOTE:

THE PROJECT PROPOSES TO EXPORT ____0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

USES CATEGORY

EXISTING – OPEN SPACE
PROPOSED – OPEN SPACE

TYPE OF CONSTRUCTION (EXAMPLE – VB)

NUMBER OF STORIES

EXISTING – N/A
PROPOSED – N/A
HEIGHT – N/A

OCCUPANCY GROUPS / CLASSIFICATION(S)

(EXISTING AND PROPOSED, PER THE CALIFORNIA BUILDING / RESIDENTIAL CODE)
EXISTING – N/A – OPEN SPACE
PROPOSED – N/A – OPEN SPACE

LEGEND

PROPOSED IMPROVEMENTS

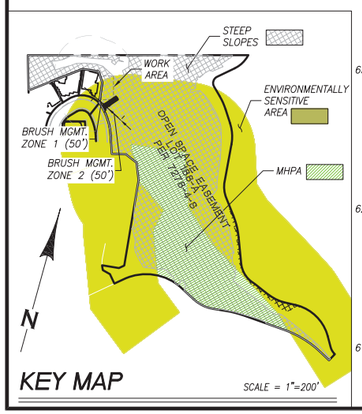
IMPROVEMENT	SYMBOL
PROPOSED CONTOUR	90
RIP RAP	
LIMIT OF GRADING / DAYLIGHT LINE	
(PVT) 6" SD TIGHT LINE	TL
(PVT) 4" PERFORATED UNDERDRAIN	
(PVT) CHIMNEY DRAIN	

EXISTING IMPROVEMENTS

IMPROVEMENT	SYMBOL
PROPERTY LINE	N45°45'45"W
SPOT ELEVATION (EX / PR)	×100.00 100.00
EXISTING CONTOUR	90
DIRECTION OF FLOW	

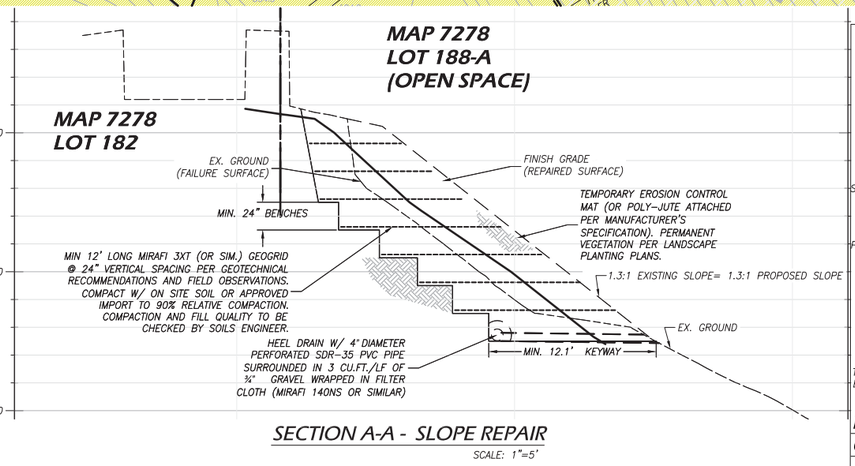
SITE PLAN

SCALE = 1"=10'



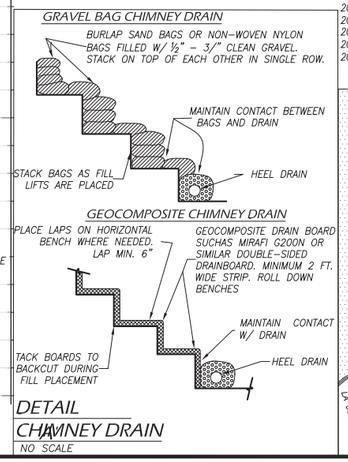
KEY MAP

SCALE = 1"=200'

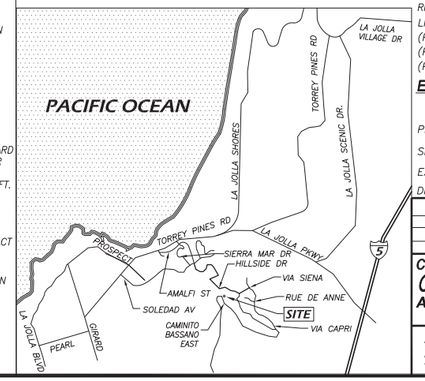


SECTION A-A - SLOPE REPAIR

SCALE: 1"=5'



DETAIL
CHIMNEY DRAIN
NO SCALE



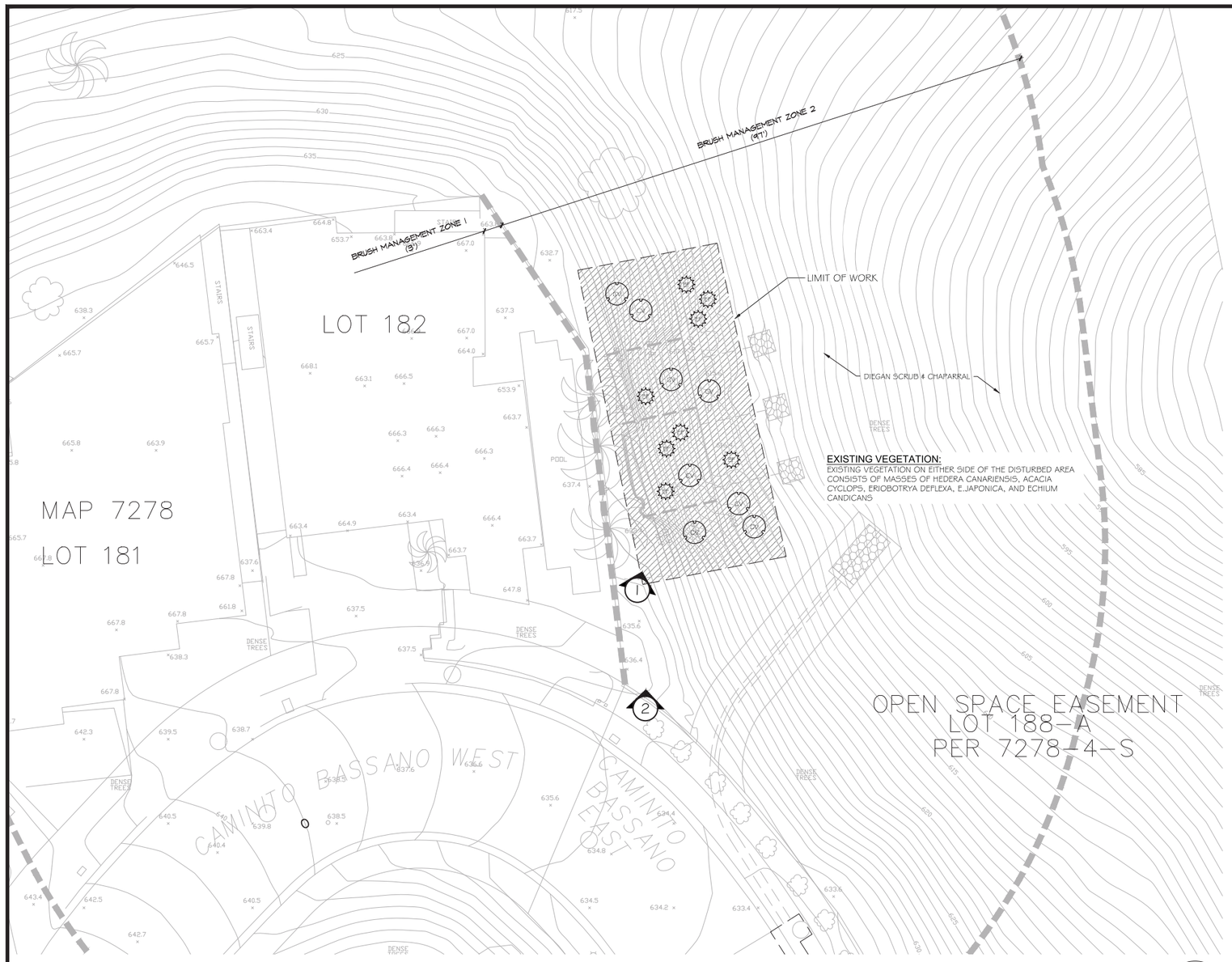
REVISIONS TABLE

NO.	DATE	REVISION/ISSUE
1	7/14/25	ORIGINAL DRAWING PREPARATION DATE

COVERSHEET-DISCRETIONARY PERMIT:
CAMINITO BASSANO SLOPE REPAIR
ADDRESS:LOT 188A OF MAP NO. 7278 LA JOLLA, CALIFORNIA

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
SHEET 1 OF 2 SHEETS

PROJECT NO.:PRJ-1126464
SHEET TITLE: COVER



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	HEIGHT	QTY
SHRUBS						
CV	CEANOTHUS MARITIMUS 'VALLEY VIOLET' PURPOSE: SOIL STABILIZATION	VALLEY VIOLET MARITIME CEANOTHUS	1 GAL	LOW	2`	8
EF	ERIOGONUM FASCICULATUM PURPOSE: SOIL STABILIZATION	CALIFORNIA BUCKWHEAT	1 GAL	LOW	3`-4`	8
GROUND COVERS						
	HYDROSEED MIX		SEED	LOW		1,462 SF
	NON-IRRIGATED HYDROSEED MIX FOR SOIL AND WIND EROSION		SEED			1,462 SF

NATIVE HYDROSEED MIX

Species	Common Name	Bulk Lbs/Acre
Acmispon glaber	Deerweed	2.0
Acmispon heermannii	Heermans Lotus	3.0
Bromus carinatus	California Brome	4.0
Camissoniopsis cheiranthifolia	Beach Primrose	1.0
Cryptantha intermedia	Cyptantha	1.0
Diplacus puniceus	Red Monkey Flower	3.0
Encelia californica	Bush Sunflower	4.0
Eschscholzia californica	California Poppy	2.0
Festuca microstachys	Pacific Fescue	6.0
Layia platyglossa	Tidy Tips	1.0
Melica imperfecta	Coast Melic	2.0
Sisyrinchium bellum	Blue Eyed Grass	1.0
Trifolium willdenovii	Tomcat Clover	4.0

NON-IRRIGATED NATIVE HYDROSEED MIX FOR SOIL AND WIND EROSION

Species	Common Name	Bulk Lbs/Acre
Bromus carinatus	California Brome	8.0
Festuca microstachys	Pacific Fescue	14.0
Trifolium willdenovii	Tomcat Clover	4.0
Eschscholzia californica	California Poppy	2.0
Phacelia cicutaria	Tansy Phacelia	1.0
Muhlenbergia microsperma	Little Muhly	2.0

APPLICATION PROCEDURES

A) SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.

B) FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.

C) A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS.

D) EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

E) GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.

IRRIGATION NOTE

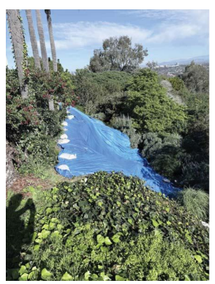
A TEMPORARY, AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
SLOPE TO BE IRRIGATED WITH FLOW MP ROTATORS.

MAINTENANCE REQUIREMENTS

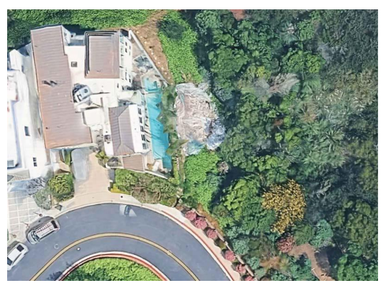
1. PERMANENTLY IRRIGATED SLOPES SHALL BE MAINTAINED FOR A PERIOD NO LESS THAN 90 DAYS.
2. NONPERMANENTLY IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 25 MONTHS.
3. ALL REVEGETATED AREAS SHALL BE MAINTAINED BY THE PERMITTE UNTIL FINAL APPROVAL BY THE CITY MANAGER. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY MANAGER.
4. PRIOR TO FINAL APPROVAL, THE CITY MANAGER MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO, REPLANTING, THE PROVISION OR MODIFICATION OF IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE.



1 FAILED SLOPE PHOTO 1



2 FAILED SLOPE PHOTO 2



GOOGLE IMAGE OF FAILED SLOPE

0 10 20 30 feet
SCALE: 1" = 10'

NORTH

LICENSED LANDSCAPE ARCHITECT
Timothy Michael Smith 5466
Signature
2-28-27
Renewal Date
1-22-26
Date
STATE OF CALIFORNIA

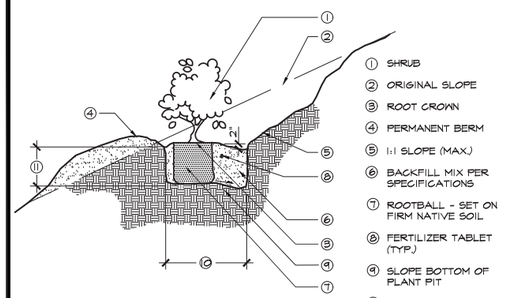
WYNN-SMITH LANDSCAPE ARCHITECTURE INC.
13319 POWAY RD, SUITE 150
POWAY, CA 92064
TEL. 858.513.0030

NO.	DATE	REVISION/ISSUE

PLANTING PLAN-DISCRETIONARY PERMIT:
CAMINITO BASSANO SLOPE REPAIR
ADDRESS: **LOT 188A OF MAP NO. 7278 LA JOLLA, CALIFORNIA**

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
SHEET 2 OF 3 SHEETS

PROJECT NO.: PRJ-1126464
SHEET TITLE: PLANTING PLAN



1 SHRUB PLANTING ON SLOPE

1/4" = 1'-0" P-22-SMI-05

ZONE TWO REQUIREMENTS

(h) Zone Two Requirements

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

(2) [No change.]

(3) Within Zone Two, 50 percent of the plants over 24 inches in heigh shall be reduced to a height of 6 inches. Non-native plants shall be reduced in height before native plants are reduced in height.

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

(5) The following standards shall be used where Zone Two is in an area previously *graded* as part of legal *development* activity and is proposed to be planted with new plant material instead of *clearing* existing native or naturalized vegetation:

(A) All new plant material for Zone Two shall be native non-irrigated, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing *sensitive biological resources*.

(B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable *structures* and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.

(C) All new Zone Two plantings shall be irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

(D) [No change.]

6) Zone Two shall be maintained on a regular basis by pruning and thinning plants 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.

BRUSH MANAGEMENT ZONE 2 - PROGRAM NOTES

A) BRUSH MANAGEMENT PROGRAM, EXCERPTS FROM THE CODE AND STANDARDS

1. ZONE TWO REDUCTION NOTE [142.0412F] IF APPLICABLE. SEE THIS SHEET.
2. NOTES FROM SECTION III OF THE LANDSCAPE STANDARDS MANUAL (PAGES 27-28). SEE THIS SHEET.
3. ZONE TWO REQUIREMENTS [142.0412H]. SEE THIS SHEET.

B) BRUSH MANAGEMENT PROGRAM, ADDITIONAL MAINTENANCE NOTES

1. 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.
2. BRUSH MANAGEMENT ZONE 1 ~ THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTING 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.
3. 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.
4. LONG-TERM MAINTENANCE RESPONSIBILITY ~ ALL LANDSCAPING / BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF OWNERS. 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.

LANDSCAPE STANDARDS MANUAL - SECTION III (PAGES 27-28)

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

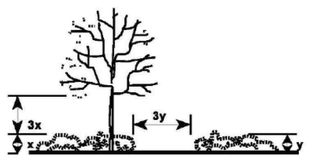
3.2-1 Basic requirements – All Zones

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



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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.

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ZONE TWO REDUCTION NOTE

(f) The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width up to a maximum reduction of 30 feet of Zone Two width .

PLANTING NOTES

1. THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS. PRIOR TO PLANTING, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND DIRECT ADJUSTMENTS.
2. PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT IF SUBSTANDARD IN SIZE, QUALITY AND HEALTH. PROVIDE WATERPROOF SPECIES IDENTIFICATION TAGS ON ONE PLANT PER SPECIES PER GROUPING.
3. PLANT COUNTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON THE PLAN.
4. IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS THOROUGHLY SOAKED PRIOR TO PLANTING.
5. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM ALL BUILDINGS AND FINISH GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION. FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW FINISH SURFACE OF PAVING AND A MINIMUM OF 6" BELOW BUILDING STUCCO SCREED.
6. LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, TRASH, CLIPPINGS, ROCK AND OTHER DEBRIS IN PLANTING AREAS. RAKE AND FINE GRADE ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
7. PLANTING PITS SHALL BE PER PLANTING DETAILS.
8. PLANTING PITS AND PLANTERS SHALL BE BACKFILLED PER SOIL TEST REPORT FOR PLANTING. CONTRACTOR SHALL PROVIDE RESULTS OF AN AGRONOMIC SOILS TEST TO THE OWNER. CONTRACTOR SHALL ADD AMENDMENTS TO THE PLANTING AREAS PER SOILS TESTING RECOMMENDATIONS.
9. STAKE 15 GALLON AND LARGER TREES PER DETAILS. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE STABILITY DURING LENGTH OF THE GUARANTEE PERIOD.
10. VERIFY TREE PIT DRAINAGE WITH 24 HOUR WATER FILL TEST PRIOR TO PLANTING. ALL BOXED TREES NOT DRAINING ARE TO HAVE A 4" DIAMETER AUGER HOLE DRILLED THROUGH ANY HARDPAN OR COMPACTED EARTH AS REQUIRED TO PROVIDE DRAINAGE IN 24 HOUR PERIOD.
11. POST PLANTING FERTILIZATION SHALL BE PERFORMED BY CONTRACTOR AT 30, 60, & 90 DAYS AFTER PLANTING.
12. PLANTS SHALL NOT BE PLACED WITHIN 12" OF SPRINKLER HEADS.
13. SHRUBS AND TREES SHALL BE UNDERPLANTED WITH GROUND COVER AS SHOWN BY ADJACENT SYMBOL.
14. GROUNDCOVER SHALL BE PLANTED USING TRIANGULAR SPACING AS NOTED IN DETAIL UNLESS OTHERWISE NOTED.
15. PROVIDE 3" LAYER OF "WALK-ON BARK" FOR ALL NON-TURF PLANTING AREAS WITH SLOPES LESS STEEP THAN 3:1. SHREDDED BARK MULCH MUST BE SHREDDED AND DERIVED FROM TREES. THE MULCH MUST BE A BLEND OR LOOSE, LONG, THINK WOOD OR BARK PIECES. SHREDDED MULCH MUST CONTAIN AT LEAST 95% WOOD STRANDS BY VOLUME WITH A WIDTH AND THICKNESS OF 1/8" TO 1 1/2" IN ANY DIRECTION AND 2" TO 8" IN LENGTH. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT.
16. BASINS TO TREATED WITH SHREDDED WOOD MULCH OR EQUIVALENT TO THE CALTRANS SPECIFICATIONS FOR MULCH REQUIREMENTS.
17. LOCATION OF TREES SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL JURISDICTION WITH REGARD TO SETBACKS FROM UTILITIES, STREET SIGNAGE AND RIGHT-OF-WAYS. IF TREES ON PLANS ARE IN VIOLATION OF SUCH CODES, CONTRACTOR SHALL INFORM LANDSCAPE ARCHITECT PRIOR TO INSTALLING TREES.
18. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF NINETY (90) DAYS AFTER FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. ALL AREAS SHALL BE KEPT CLEAN, WATERED AND WEED-FREE. ALL DEAD OR DYING PLANTS THAT ARE WATERED SHALL BE REPLACED WITHIN TWO (2) WEEKS. CONTRACTOR SHALL NOTIFY OWNER IN WRITING WHEN CONTRACTOR IS BEGINNING THE MAINTENANCE PERIOD AND WHAT DATE WILL TERMINATE THE MAINTENANCE PERIOD.
19. CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY AS FOLLOWS: TREES - ONE YEAR; SHRUBS AND GROUNDCOVER - THREE MONTHS. IF MAINTENANCE PERIOD ENDS DURING PERIOD OF PLANT DORMANCY, CONTRACTOR SHALL REPLACE ANY PLANTS THAT DO NOT GROW BACK DURING THE NEXT PLANTING SEASON.
20. WHERE TREE TRUNKS ARE WITHIN 6' OF CURBS, WALLS, SIDEWALKS OR OTHER HARDSCAPE, CONTRACTOR SHALL INSTALL ROOT BARRIER BY BIO-BARRIER. ROOT BARRIERS ARE TO BE LINEAR (24" DEEP MINIMUM) WITH A MINIMUM LENGTH OF 10 FEET PER TREE. LOCATE THE BARRIER AT THE PERIMETER EDGE OF THE PLANTER CENTERED ON THE TREE.
21. CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT PLANS OF IRRIGATION CLEARLY INDICATING LOCATION OF ALL VALVES, MAINLINES AND MODIFICATIONS TO HEAD LAYOUT.
22. PROVIDE JUTE NETTING TO ALL SLOPES OF 3:1 OR GREATER.
23. PRIOR TO PLANTING, CONTRACTOR SHALL REMOVE ALL WEEDS WITH SYSTEMIC HERBICIDE (ROUND-UP) AND APPLY A PRE-EMERGENT HERBICIDE AFTER PLANTING.
24. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.
25. IF VEGETATION STABILIZATION (PLANTING OR HYDROSEEDING) IS PROPOSED FOR EROSION CONTROL MAY BE INSTALLED BETWEEN MAY 1ST AND AUGUST 15TH. SLOPE IRRIGATION IS IN PLACE AND NEEDS TO BE OPERABLE FOR SLOPES >3 FEET. VEGETATION MUST BE WATERED AND ESTABLISHED PRIOR TO OCTOBER 1ST. THE OWNER MUST IMPLEMENT A CONTINGENCY PHYSICAL BMP BY AUGUST 15TH IF VEGETATION ESTABLISHMENT DOES NOT OCCUR BY THAT DATE. IF LANDSCAPE IS PROPOSED, EROSION CONTROL MEASURES MUST ALSO BE USED WHILE LANDSCAPING IS BEING ESTABLISHED. ESTABLISHED VEGETATION MUST HAVE A SUBSURFACE MAT OF INTERTWINED MATURE ROOTS WITH A UNIFORM VEGETATIVE COVERAGE OF 70 PERCENT OF THE NATURAL VEGETATIVE COVERAGE OR MORE ON ALL DISTURBED AREAS.

LICENSED LANDSCAPE ARCHITECT
TIMOTHY MICHAEL SMITH LARCH 6064
Signature
2-28-24
Renewal Date
1-22-26
Date
STATE OF CALIFORNIA

WSLA
WYNN-SMITH LANDSCAPE ARCHITECTURE INC.
13319 POWAY RD, SUITE 150
POWAY, CA 92064
TEL. 858.513.0030

NO.	DATE	REVISIONS TABLE REVISION/ISSUE

PLANTING PLAN–DISCRETIONARY PERMIT:
CAMINITO BASSANO SLOPE REPAIR
ADDRESS: **LOT 188A OF MAP NO. 7278**
LA JOLLA, CALIFORNIA

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
SHEET 3 OF 3 SHEETS

PROJECT NO.: PRJ-1126464
SHEET TITLE:
PLANTING DETAIL & NOTES