THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 4, 2026 REPORT NO. PC-26-028

HEARING DATE: November 19, 2026

SUBJECT: Coast Walk Lots 2 & 17, Process Three Decision Appeal

PROJECT NUMBER: PRJ-1074172

OWNER/APPLICANT: Heritage Bridge LLC and Falcon Cove LLC

SUMMARY

Issue: Should the Planning Commission grant or deny an appeal of the Hearing Officer's approval of a Coastal Development Permit and Site Development Permit to demolish a portion of an existing tennis court, and construct a new two-story single dwelling unit and a new detached accessory dwelling unit with a garage located on lots 2 and 17 of Coast Walk, in the Residential—Single Unit (RS-1-7) Zone, Coastal Height Limit Overlay Zone, and Coastal Overlay Zone (Appealable Area) of the La Jolla Community Plan Area?

Proposed Actions:

1. Deny the appeal and uphold the Hearing Officer's decision to approve Coastal Development Permit No. PMT-3183306 and Site Development Permit No. PMT-3183307, with modifications.

Fiscal Considerations: None. The applicant funds a deposit account that recovers all costs associated with processing the application.

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

Housing Impact Statement: The project will result in the construction of a new 5,478 square-foot Single Dwelling Unit (SDU) and a new 440 square-foot Accessory Dwelling Unit. The La Jolla Community Plan (LJCP) designates the site and surrounding area as Low Density Residential (5-9 dwelling units/acre). While the LJCP would allow up to two SDUs as well as two ADUs, the project is proposing one new SDU and one ADU on the two combined lots.

Community Planning Group Recommendation: On December 7, 2023, the La Jolla Community Planning Group (CPG) voted 12-0-1 to recommend approval of the project without conditions (Attachment 6).

Environmental Impact: Mitigated Negative Declaration No. 1074172/SCH No. 2025080815 was prepared in accordance with the California Environmental Quality Act Statute and Guidelines. A Mitigation Monitoring and Reporting Program for Historical Resources (Archaeology) and Tribal Cultural Resources will be implemented to reduce impacts to below a level of significance (Attachment 7).

An appeal of the CEQA determination was filed by Tom Rushfeldt and Brenda Fake on December 4, 2025. The appeal was denied, and the Environmental Decision was upheld by City Council in a public hearing on July 6, 2026. (Attachment 14)

The scope of this subject hearing includes only the project, not the environmental determination.

BACKGROUND

The 0.45-acre project site is located within Lot 2 and Lot 17 in Block 46 of La Jolla Park Map (adjacent to Coast Walk) in the Residential-Single Unit (RS-1-7) Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Appealable Area), Sensitive Coastal Bluff Overlay Zone, and Transit Priority Area of the La Jolla Community Plan area. The site frontage faces northwest towards the Pacific Ocean, while Torrey Pines Road is to the southeast. Both neighboring properties on either side of the project site are fully developed with existing residential homes. Lot 2 is completely undeveloped, but Lot 17 has been developed with a tennis court that will be demolished as part of this development.

Environmental Analysis:

A Mitigated Negative Declaration (MND) No. PRJ-1074172/SCH No. 2025080815 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines.

Development Services Department staff (staff) conducted a California Historical Resources Information System (CHRIS) search of the project site and determined the parcel to be located in very close proximity to a significant archaeological site, known as Spindrift. Staff has determined that the proposed grading could potentially uncover buried resources that may not have been mapped. Therefore, staff will require archaeological monitoring to be incorporated into a Mitigation, Monitoring and Reporting Program (MMRP) included in the MND.

The project site is located within an area of La Jolla that requires special considerations due to the area's archeological sensitivity with respect to the Spindrift archeological site. Implementation of the MMRP would reduce impacts to a level below significance in the following categories: Historical Resources (Archaeology) and Tribal Cultural Resources.

DISCUSSION

Project Description:

The project proposes a Site Development Permit (SDP) and Coastal Development Permit (CDP) to demolish a portion of an existing tennis court and site improvements (hardscape and landscape) and construct a two-story, 5,478 square foot Single Dwelling Unit with garage parking for two vehicles, and a 1-story detached Accessory Dwelling Unit (ADU) with garage parking for two vehicles. The site is immediately adjacent to the Pacific Ocean to the north. Coastal bluffs border the northern area of the site.

The project is north of, and located below, a Scenic Roadway (Torrey Pines Road) as shown within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP, Figure 6, pg. 23). The site is located in the subarea "D" Coast Walk – Visual Access of the LJCP. Figure D indicates that the easterly portion of Coast Walk at Torrey Pines Road is considered a view corridor that shall be protected (LJCP, pg. 145). The Project is adjacent to a coastal bluff; however, the proposed home will be more than 25 ft from the coastal bluff edge as required by the San Diego Municipal Code (SDMC).

A Geotechnical Investigation Report was required to analyze the proposed development on a site with Environmentally Sensitive Lands (ESL) in the form of coastal bluffs. The submitted geotechnical report considered the development's structural stability and concluded that the conditions of the site and the development footprint can support the project as proposed, and no impacts to any ESL would result from the proposed project.

The Project site has a residential land use designation and is zoned RS-1-7. The proposed project complies with the land use and development standards for the property in the LJCP and the City of San Diego's General Plan. The project also conforms to the development regulations of the existing RS-1-7 zone.

The proposed project complies with the applicable SDMC setback and height requirements, as summarized in the table below.

Development Standard	SDMC Requirement	Proposed Project
Side Yard Setback	4 ft minimum	4 ft to 23 ft 1 in, with a maximum of 28 ft 9 in
Front Yard Setback	15 ft minimum	24 ft to 81 ft 2 in
Rear Yard Setback	13 ft minimum	35 ft 2 in to 38 ft 3 in
Building Height	30 ft maximum	18 ft 6 in to 29 ft 6 in

The proposed project meets or exceeds the required setbacks and remains below the maximum permitted height of 30 feet. As such, the project conforms to the maximum 30-foot Coastal Height Limit, as well as the Proposition D Height Limit, and has been designed so as not to adversely affect any public views.

The development footprint will maintain a setback of approximately 65 feet from the bluff edge, more than the required 25 feet from the edge of the bluff required by SDMC Section 143.0143(f)(1) (Development Regulations for Sensitive Coastal Bluffs).

Permits Required

- A Site Development Permit per SDMC Section 143.0110(a)(4) is required since the site contains Environmentally Sensitive Lands (Sensitive coastal bluffs); and
- A Coastal Development Permit per SDMC Section 126.0702 is required for development within the Coastal Overlay (Appealable) Zone.

These permits were consolidated for a decision by the Hearing Officer per SDMC Section 112.0103, with appeal rights to the Planning Commission.

Modifications

The Project Plans (Attachment 10) have been modified to exclude the unpaved portion of Coast Walk as reflected on Map No. 352 (Attachment 11) and noted in the following table.

	Hearing Officer November 19, 2025	Planning Commission November 19, 2026
Total Gross Lot Size	19,559	19,559
Total Net Lot Size	18,979	18,706
Total Gross Floor Area	6,860	6,860
Total FAR	0.36	0.36

The RS-1-7 Zone contains a maximum allowed FAR of 0.45. The Project will have an FAR of 0.36.

Appeal

On November 19, 2025, the Hearing Officer for the City of San Diego Development Services Department approved Coastal Development Permit No. PMT-3183306 and Site Development Permit No. PMT-3183307.

On November 25, 2025, Kristen Churchill filed a project appeal (Attachment 12) to the Notice of Decision, citing factual error, findings not supported, and new information.

Community Plan Analysis:

The proposed development is consistent with the Low Residential (5-9 DU/acre) land use designation and density range established by the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP).

The LJCP designates the 0.45-acre site and surrounding area as Low Density Residential (5-9 DU/acre). This designation would allow for up to 2 dwelling units and 2 ADUs on the Project site. The Project is proposing one new SDU and ADU on the two combined lots. As such, the proposal meets the density allowance within the LJCP.

A primary goal of the LJCP states to “Protect the environmentally sensitive resources of La Jolla’s open areas, including its coastal bluffs, sensitive steep hillside slopes, canyons, native plant life and wildlife habitat linkages.” (LJCP, Page 29). A Covenant of Easement, prohibiting development, will be recorded to protect the environmentally Sensitive Coastal Bluff that is seaward of the paved Coast Walk.

A recommendation in the LJCP (Page 76) states, “In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment, and variations within front yard setback requirements.”

The homes in the surrounding neighborhood sit on bluff-tops and steeply sloped parcels above the Pacific Ocean, giving expansive coastal views. They tend toward modern or contemporary architectural styles, especially in recent builds or major remodels — clean lines, minimal ornament, large expanses of glass, flat or gently pitched roofs. Because of the dramatic setting, many of the houses respond with elevated terraces, large windows facing the ocean, and architectural orientation that maximizes view/cross-breeze opportunities. The neighborhood is part of the broader bluff-and-coastline context of La Jolla's scenic trails and historic coastal footpaths (the nearby Coast Walk Trail).

The building design conforms with the Community Character policies of the LJCP. The Plan states on page 68, in Community Character: "Single dwelling unit residential development in La Jolla covers a spectrum of densities and architectural styles and expressions. One of the more critical issues associated with the single dwelling unit is the relationship between the bulk and scale of infill development to existing single dwelling units."

As viewed from Torrey Pines Road, Coast Walk, and the public trails adjacent to the site, the proposed new home over basement and ADU conforms with each of the design guidelines and policies as contained within the LJCP including community character, dealing with the avoidance of extreme and intrusive changes to residential scale, bulk, the design, and harmony of the visual relationship in transitions between newer and older structures, landscape, and streetscape, and sensitive design. Consistent with the LJCP recommendations and the community character standards as contained within pages 67 and 68, the proposed new home and ADU satisfy the recommendations addressing issues such as bulk and scale, height, transitions, street landscape, design, articulation, and offsetting planes, and the treatment and variation with the front, side, and rear yard setback.

PROJECT APPEAL DISCUSSION

The Appellant's appeal issues (Attachment 8) are summarized below, along with Staff's responses.

Appeal Issue #1:
Teall Edds controls and/or owns six parcels on Coast Walk: Lots 2, 17, 18, and 19. Each of the six lots is held as a separate LLC, all of which Teall Edds is the manager. Conflicting representation have been made about what portion, if any, Teall Edds owns.

Response to Issue #1:
The 0.45-acre project site is located within Lot 2 and Lot 17 in Block 46 of La Jolla Park Map (adjacent to Coast Walk). According to the Correction Quitclaim Deed dated March 22, 2022, Heritage Bridge LLC is the owner of Lot 2 in Block 46, and Falcon Cove, LLC is the owner of Lot 17 in Block 46. Teall Edds and Carolyn Edds are Managing Members of Heritage Bridge, LLC and Falcon Cove, LLC.

Appeal Issue #2:
Teall Edds is applying for a permit on Coast Walk involving extensive remodel of 1585 Coast Walk (Lot 20, seeking to join it with Lot 19. The two projects were initially presented to the La Jolla Planning Committee.

Response to Issue #2:
Lots 19 and 20 are not part of the project scope for the appeal of the Hearing Officer's decision and the community planning group's recommendation. The project proposes a Coastal Development Permit and a Site Development Permit to demolish a portion of an existing tennis court and to construct a new 2-story single-family dwelling unit and a new detached accessory dwelling unit with a garage on Lots 2 and 17 of Coast Walk.

Appeal Issue #3:
Applicant, Heritage Bridge, LLC, is currently in litigation with the City of San Diego along with two other lots controlled by Teall Edds on Coast Walk (San Diego Superior Court Case No. 25CU023010C). In this case the developer (through the three LLCs) seeks to own from each property northward to "the mean high tide line" rather than currently drawn boundaries. This case is not resolved.

Response to Issue #3:
Coast Walk Cottage LLC vs City of San Diego (San Diego Superior Court Case No. 25CU023010C) is a civil matter and not part of the proposed actions.

The applicant submitted Record of Survey No. 24382 (File No. 2022-7000322), a private survey filed with the County Surveyor's Office, displaying the rear property line extended to the Mean High Tide Line. The Mean High Tide Line determination is reflective of California Civil Code 830, which states that when the owner of the upland borders on tide waters, the property extends to the Mean High Tide. The private Record of Survey delineates and notes information pertaining to Coast Walk inconsistent with City public street status and was not used as a basis for project review. Additionally, Coast Walk has been removed from the project's floor area ratio calculations. The project site calculations have been modified as described above to reflect this.

Appeal Issue #4:
On November 19, 2025, the Hearing Officer heard comments for and against the project, including some similar comments provided in the appeal of the project. The Hearing Officer overruled the objections and granted the proposed development permit.

Response to Issue #4:
On November 19, 2025, the Hearing Officer for the City of San Diego Development Services Department approved Coastal Development Permit No. PMT-3183306 and Site Development Permit No. PMT-3183307. On November 25, 2025, Kristen Churchill filed a project appeal (Attachment 12), citing factual error, findings not supported, and new information.

Appeal Issue #5:
"The project must not access the subject property solely by the 10-foot public driveway at the entrance of Coast Walk. The 10-foot driveway is narrower than City or County requirements for multiple home access, is in substantial disrepair and was constructed more than 65 years ago with thin concrete and no rebar."

Response to Issue #5:
The subject property is accessed via an existing paved access that runs parallel to Torrey Pines Road. Coast Walk has a single public entrance from Torrey Pines Road, and the paved access is reached through that entrance. Permit Condition No. 13 requires the property owner to construct a new 10.6-foot-wide non-standard driveway with an Encroachment Maintenance and Removal Agreement (EMRA) per City of San Diego Standard Drawing No. SDG-162 that would lead to the existing paved access. The non-standard driveway would be allowed via the EMRA.

Appeal Issue #6:
"Applicant misrepresented the public driveway as private"

Response to Issue #6:
The paved access is not a private driveway; it is an existing paved access where a portion of it is subject to a recorded joint maintenance agreement recorded on November 26, 2024 (DOC #2024-0329488) among the benefiting property owners (Attachment 13).

Appeal Issue #7:
"The public driveway does not meet residential driveway or fire-rescue department's Fire Apparatus Access Roadway Requirements and California Regulations"

Response to Issue #7:
The existing paved access has been reviewed by the City Engineer and Fire-Rescue Department and has been determined to comply with all fire access requirements. As a condition of approval, the permit requires the property owner to construct a new 10.6-foot-wide non-standard driveway that would lead to the existing paved access.

The paved access will not be used for emergency vehicle access. Emergency access will be achieved from Coast Walk. The project site is more than 200 feet away from the nearest fire apparatus access road and will be required to submit an Alternate Means and Methods Report during ministerial review to comply with California Fire Code Section 503.1.1. Accordingly, the City's determination is based on compliance with the applicable codes and regulations following technical review by the appropriate departments.

Appeal Issue #8:
"The public driveway is an alley and therefore cannot be the primary access to a property where an alternative is available"

Response to Issue #8:
The existing paved access is not classified as an alley because a portion of it is covered by an existing private access easement (Attachment 13) that serves only a limited number of residential properties for ingress and egress. It does not function as a secondary access route serving adjoining lots. Instead, it operates as a shared paved access, with the private access easement portion providing access exclusively to the benefited properties.

Appeal Issue #9:
"All safety studies must be conducted again, and reevaluated to comply with public road safety standards due to the misrepresentation"

Response to Issue #9:
The project's access, traffic, and emergency vehicle access were reviewed by the applicable City departments, including the Fire-Rescue Department, as part of the permit review process. Based on that review, no additional traffic study was identified as necessary, and the proposed access was determined to comply with applicable City requirements. Additionally, Permit Condition No. 13 requires construction of a new 10.6-foot-wide non-standard driveway to the satisfaction of the City Engineer.

Appeal Issue #10:
"Applicant misrepresented public access in relation to the property, therefore, findings of section A(1)(a) of attachment 4 – proposed hearing officer resolution regarding encroachment are erroneous. The project manager must re-evaluate this statement using correct, current boundaries."

Response to Issue #10:
The Finding for all Coastal Development Permits in SDMC Section 126.0708(1)(a) states the following: "The proposed *coastal development* will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a *Local Coastal Program land use plan*; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the *Local Coastal Program land use plan*;"

The 0.45-acre project site is located within Lot 2 and Lot 17 in Block 46 of La Jolla Park Map (adjacent to Coast Walk) and within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP). The property line is bounded by Lot 18 and 1555 Coast Walk to the north, an existing paved access running parallel to Torrey Pines Road to the east, 1599 and 1535 Coast Walk to the south, and extends to the mean high tide line on the west.

According to LJCP Figure 6, the proposed project is within Subarea D: Coast Walk. Within the Coast Walk Subarea, the public has shoreline access off Torrey Pines Road to Coast Walk and the Coast Walk Trail. The project site will not encroach upon Torrey Pines Road, Coast Walk, or Coast Walk

Trail. Visual access to the ocean and shoreline includes a view corridor from Coast Walk, a major viewshed at the Coast Walk Trails, and a scenic roadway (Torrey Pines Road). The project site is located southeast of the view corridor and major viewshed. The proposed project will enhance and protect public views by providing a visual corridor of not less than the required 4-foot side yard setbacks and running the full depth of the premises (Permit Condition No. 24).

Appeal Issue #11:
"Because applicants do not recognize any public right-of-way from the existing street to the proposed development, any development permit must include a recorded deed condition to maintain the view corridor. The properties have enormous hedges on the public right-of-way. San Diego Municipal Code Section 142.0409(b)(2) requires that plant material, other than trees, located within visibility areas or the adjacent public right-of -way shall not exceed 36 inches in height measured from the lowest grade abutting the plant material."

Response to Issue#11:
SDMC Section 142.0409(b)(2) does not apply to the visual corridor. The visual corridor does not meet the definition of visibility area under SDMC Section 113.0103. The plans do not currently show any vegetation that conflicts with SDMC Section 132.0403(e), nor with the language of the view corridor easement. Permit Condition No. 24 requires a deed restriction preserving a visual corridor of not less than the required 4-foot side yard setbacks running the full depth of the property.
Existing or proposed vegetation located within Coast Walk right-of-way is subject to the 36" height limit of SDMC Section 142.0409(b)(2).

Appeal Issue #12:
"Applicants must not be permitted to place trash cans at the top of the public driveway"

Response to Issue #12:
Per the Environmental Services Department's General Refuse Collection Information and Rules, "Containers should be stored in a secured location that is not visible from the public right of way. To ensure collection, all containers must be placed at the curb in front of your home or alleyway by 6 a.m. on your scheduled collection day.".

Appeal Issue #13:
"A Study must be conducted to assess the impact of additional traffic on the public driveway"
9a. The driveway's proximity to Torrey Pines Road makes adding traffic to it dangerous
9b. Emergency Vehicle Access is Inadequate

Response to Issue #13:
Permit Condition No. 13 requires construction of a new 10.6-foot-wide non-standard driveway to the satisfaction of the City Engineer. This driveway will be reconstructed at the existing location with an EMRA.

Coast Walk is an existing, nonconforming roadway used for emergency access. Therefore, the applicant must submit an Alternative Means and Methods Request (AMMR) pursuant to CFC Section 104.2.3 during building-permit review, identifying the deviation and proposing equivalent fire- and

life-safety measures. Final acceptance is subject to Fire-Rescue Department approval of the AMMR and incorporation of all required measures into the construction documents. Discretionary entitlement approval does not constitute approval of the AMMR.

Appeal Issue #14:
"Elevation raising affecting our property." Appellant is concerned about potential flooding of the home at 1595 Coast Walk with any elevation that exceeds 104.5 feet above sea level.

Response to Issue #14:

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According to the hydrology letter (Pasco Laret Suiter & Associates), "all runoff from the subject properties overland flows northerly into Coast Walk where it is collected via street flow and directed to the existing storm drain inlet and 24-inch Corrugated Metal Pipe (CMP) on Coast Walk per Drawing No. 19861-D. This 24-inch CMP then runs north to the existing rip-rap, discharging directly to the Pacific Ocean. Thus, the entirety of the downstream infrastructure appears to consist of hardened, engineered channels and will function to adequately intercept, contain, and convey flow from a 100-year storm event to the ultimate discharge in San Diego Bay."

Permit Condition No. 15 requires the applicant to obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of San Diego Municipal Code Section 129.0602 in a manner satisfactory to the City Engineer. The project's drainage will be reviewed again during the ministerial review process.

Appeal Issue #15:
"A study must be conducted to determine the permissible weight of the construction vehicles on the public driveway or coast walk"

Response to Issue #15:
Construction vehicle access, protection of public improvements, and compliance with applicable engineering requirements are addressed through subsequent construction permits and inspections.

Appeal Issue #16:
"Applicant should be required to re-pave the public driveway to Caltrans specifications in either concrete or asphalt."

Response to Issue #16:
The project was reviewed by the applicable City departments for compliance with the City's development regulations. The pavement is not in disrepair; therefore, repaving the access road is not required. Permit Condition No. 13 requires the construction of a new non-standard 10.6-foot driveway adjacent to the site on Coast Walk, satisfactory to the City Engineer.

Conclusion:
Staff has reviewed the project plans and documents, and all the necessary findings can be made to deny the appeal and approve the Project as discussed above and demonstrated in the resolution of approval (Attachment 4 and 5). Staff recommends that the Planning Commission deny the appeal and approve Coastal Development Permit No. PMT-3183306 and Site Development Permit No. PMT-3183307.

ALTERNATIVES

1. Deny the appeal and uphold the Development Services Department's decision to approve Coastal Development Permit No. PMT-3183306 and Site Development Permit No. PMT-3183307 with modifications.

2. Grant the appeal and deny the Development Services Department's decision to approve Coastal Development Permit No. PMT-3183306 and Site Development Permit No.PMT-3183307.

Respectfully submitted,

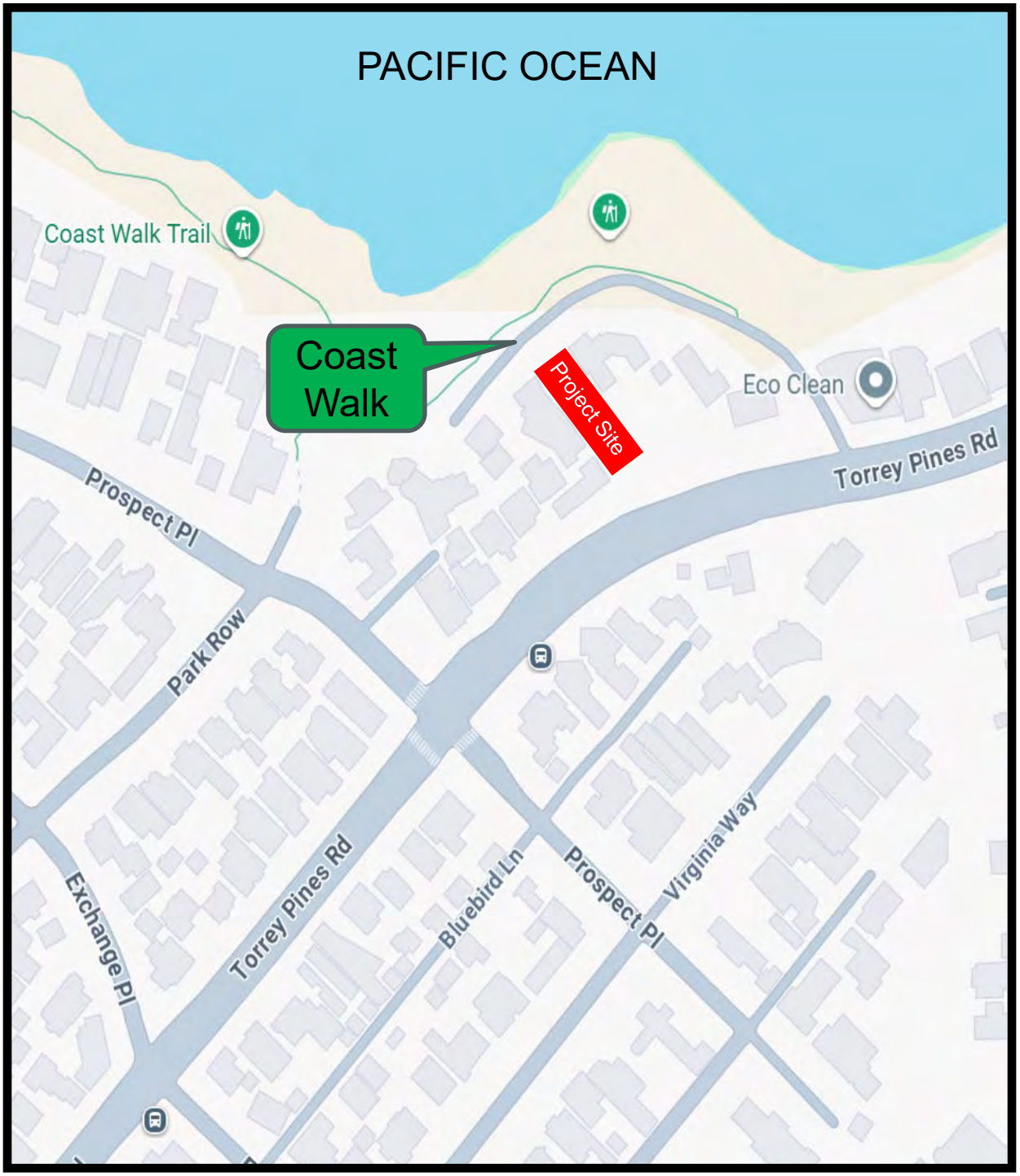
Michael Prinz

Michael Prinz
Assistant Deputy Director
Development Services Department

Andrew Murillo
Development Project Manager
Development Services Department

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. La Jolla Community Planning Group Recommendation
7. Draft Environmental Resolution with MMRP
8. Environmental Document - Mitigated Negative Declaration
9. Ownership Disclosure
10. Project Plans
11. Map No. 352
12. Neighborhood Survey
13. Project Appeal Application
14. Private Driveway Mutual Access and Utility and Drainage Easement and Maintenance Agreement
15. City Council Appeal Report and Determination

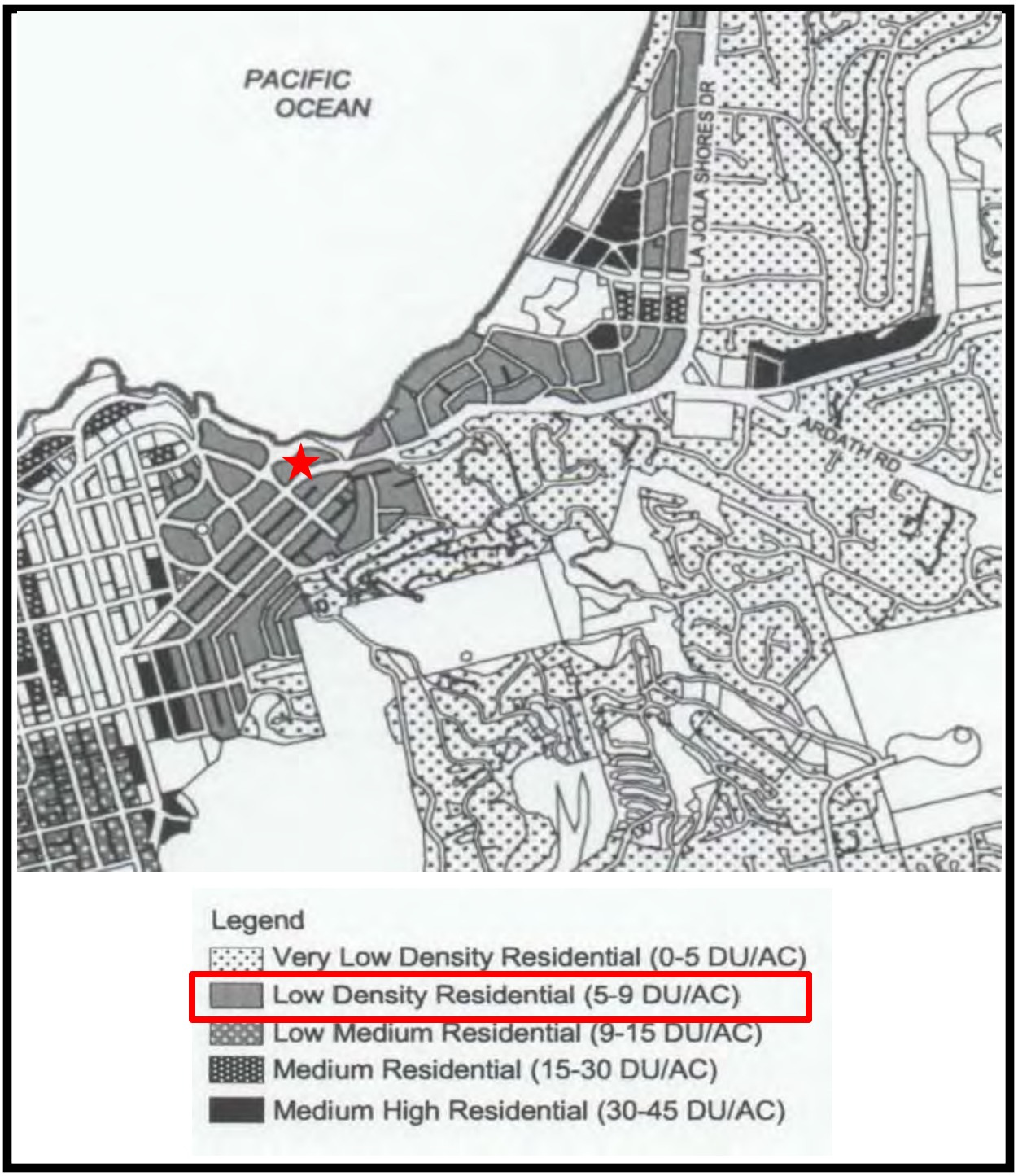


The City of SAN DIEGO

Project Location

Lots 2 & 17 Coast Walk
Project No. PRJ-1074172

North



The City of SAN DIEGO

Land Use Plan

Lots 2 & 17 Coast Walk
Project No. PRJ-1074172

North



The City of SAN DIEGO

Aerial Photo

Lots 2 & 17 Coast Walk
Project No. PRJ-1074172

North

HEARING OFFICER RESOLUTION NO. HO-25-046
COASTAL DEVELOPMENT PERMIT PMT-3183306
SITE DEVELOPMENT PERMIT PMT-3183307
COAST WALK PROJECT NO. PRJ-1074172

WHEREAS, Heritage Bridge LLC and Falcon Cove LLC, as Owners and Permittees, filed an application with the City of San Diego for a permit to demolish a portion of an existing tennis court, and construct a new 2-story single dwelling unit and a new detached accessory dwelling unit with a garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. PMT-3183306 and PMT-3183307), on portions of a 0.45-acre site;

WHEREAS, the project site is located on lots 2 and 17 of Coast Walk (APN #350-13102-00 and APN #350-131-29-00), within the Residential--Single Unit (RS-1-7) zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Appealable Area), Sensitive Coastal Bluff Overlay Zone, and Transit Priority Area, of the La Jolla Community Planning area;

WHEREAS, the project site is legally described as Lots 2 and 17 in Block 46 of La Jolla Park, in the city of San Diego, County of San Diego, State of California, according to map thereof No. 352;

WHEREAS, on November 19, 2025, the Hearing Officer of the City of San Diego issued Coastal Development Permit PMT-3183306 and Site Development Permit PMT-3183307 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit PMT-3183306 and Site Development Permit PMT-3183307:

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

a. The proposed coastal development will not encroach upon any existing physical access way 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 proposes to demolish a portion of an existing, privately owned tennis court and related site improvements (hardscape and landscape); construct a 2-story home over a basement, and an Accessory Dwelling Unit (ADU) with a garage, and parking for 2 vehicles; and a Lot Tie Agreement for Lots 2 and 17 (Project). The gross site area of lots 2 and 17 is 19,559 square feet (SF), and the net site area (excluding paved Coast Walk roadway) is 18,979 SF. The project is located within Lot 2 and Lot 17 in Block 46 of the La Jolla Park Map (adjacent to Coast Walk), RS-1-7 zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Appealable Area), Sensitive Coastal Bluff Overlay Zone, and Transit Priority Area, of the La Jolla Community Planning area.

The Project will not encroach on any existing or proposed physical accessway legally utilized by the public. The only existing physical access that is used legally by the public is within the paved area of Coast Walk and the scenic Coast Walk trail seaward of the paved roadway. Outside of and landward of the paved Coast Walk, there is no public access identified in the Local Coastal Program on or through the site.

The vehicular access to the Project will be along the existing private driveway that is parallel to, and just north of, Torrey Pines Road. No new vehicular access will be added to Coast Walk. The project provides garaged parking spaces for the new home and ADU. As such, there will be no additional impact on any public access along and across Coast Walk.

The Project is north of, and located below, a Scenic Roadway (Torrey Pines Road) as shown within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP). The site is located in the subarea "D" Coast Walk – Visual Access of the LJCP. Figure D indicates that the easterly portion of Coast Walk at Torrey Pines Road is considered a view corridor that shall be protected (LJCP pg. 145). The corner of Torrey Pines Road and Coast Walk is considered to have "Views of La Jolla Shores from Torrey Pines Road". This view corridor is identified in the LJCP with an arrow pointing from Torrey Pines Road down Coast Walk in a northerly direction. The proposed development will not adversely affect the designated view corridor. There are also no public viewing opportunities within the existing side yards through or across the site.

Per Visual Resource Recommendation 2(a) of the LJCP, and in accordance with Section 132.0403(a) of Municipal Code – Supplemental Regulations of the Coastal Overlay Zone, both side yards will be restricted with 4-foot-wide view easements, which will serve to preserve, enhance, and restore public views of the ocean and shoreline. The side yard setbacks will have the benefit of a recorded view easement protecting the side yard views in perpetuity. As such, the proposed development has

been designed and sited in such a manner as not to adversely affect any designated public view, partially obstructed or otherwise.

The proposed project will not encroach on any existing designated public views. As designed, the Project will not obstruct any coastal or scenic views from any public vantage point.

Therefore, the proposed coastal development will not encroach upon any existing physical access way 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.

b. The proposed coastal development will not adversely affect Environmentally Sensitive Lands.

The project site is located within an existing urbanized Single-Family neighborhood and is not located within or adjacent to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program.

Mitigated Negative Declaration (MND) No. 1074172/SCH No. 2025080815 was prepared in accordance with the California Environmental Quality Act Statute and Guidelines. A Mitigation Monitoring and Reporting Program (MMRP) for Historical Resources (Archaeology) and Tribal Cultural Resources will be implemented to reduce impacts to below a level of significance.

The project site is located within an area of La Jolla that requires special considerations due to the area's archaeological sensitivity with respect to the Spindrift archaeological site. Given the project's location and historical sensitivity, the MND requires Archaeological and Native American monitoring during grading activities to identify, evaluate, and recover any cultural materials that might be revealed during earthwork (cite). The MMRP also outlines specific procedures to be implemented should any resources, including human remains and potentially significant artifacts, be discovered. A final monitoring report would also be prepared to document the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. Implementation of the Historical Resources (Archaeology) and Tribal Cultural Resources MMRP measures would reduce potential impacts to cultural resources.

The Project is adjacent to a coastal bluff. However, the proposed home will be more than 50 ft from the coastal bluff edge where a 25-foot bluff edge setback is required. The Geotechnical report concluded that the project will not be subject to, nor cause any geologic instability.

Drainage from the developed portion of the site will be collected, treated, and then directed toward the public storm drain system. This development does not propose to encroach on any undisturbed or natural habitat areas.

Therefore, the proposed development will not adversely affect Environmentally Sensitive Lands.

c. The proposed coastal development is in conformity with the Certified Local Coastal Program Land Use Plan and complies with all regulations of the Certified Implementation Program.

The LJCP designates the site and surrounding area as Low Density Residential (5-9 dwelling units/acre). While the LJCP would allow up to 2 SDUs as well as 2 ADUs, the project is proposing one new SDU and one ADU on the two combined lots. As such, the proposal meets the density allowance within the LJCP.

A primary goal stated in the LJCP is to "Protect the environmentally sensitive resources of La Jolla's open areas, including its coastal bluffs, sensitive steep hillside slopes, canyons, native plant life and wildlife habitat linkages." (LJCP, 29) A Covenant of Easement will be recorded to protect the environmentally Sensitive Coastal Bluff that is seaward of the paved Coast Walk, in accordance with SDMC Section 143.0143(k).

A recommendation in the LJCP says, "In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment, and variations within front yard setback requirements." (LJCP, 76)

The height, scale, design, and proposed building materials are all consistent with the varied architecture, design, and character of existing single-family development in the surrounding area, the theme of the Community Plan Residential design guidelines, visually compatible with the varied design themes, setbacks, parking layout and character of the existing one-, two-, and three-story single-family homes of the surrounding area.

The Project site is designated as RS-1-7 by the SDMC. The SDMC requires a 4' minimum side yard setback. The proposed side yard setbacks will range from 4' to 23' 1" and up to a maximum of 28' 9". The SDMC requires a minimum 15' front yard setback. The proposed home will have a front yard setback that ranges from 24' to 81' 2". A rear yard setback of 13ft is required by the SDMC. The proposed project will have a rear yard setback that ranges from 35' 2" to 38' 3".

The ridge heights of the new home will range from 18'6" to 29'6", which is below the maximum permitted height of 30 feet. As such, the project conforms to the maximum 30 feet Coastal Height Limit, as well as the Proposition D Height Limit, and has been designed so as not to adversely affect any public viewings.

The building design conforms with the Community Character policies of the LJCP. The LJCP states on page 68, in Community Character: "Single dwelling unit residential development in La Jolla covers a spectrum of densities and architectural styles and expressions. One of the more critical issues associated with the single dwelling unit

is the relationship between the bulk and scale of infill development to existing single dwelling units."

As viewed from Torrey Pines Road, Coast Walk, and the public trails, the proposed new home over basement and ADU address each of the design guidelines and policies contained within the LCP including community character; avoiding extreme and intrusive changes to residential scale, bulk, and design; and harmonious transitions in the visual relationships between newer and older structures, landscape, and streetscape. Consistent with the LCP recommendations and the community character standards as contained within pages 67 and 68, the proposed new home and ADU satisfy the recommendations addressing design and regulatory issues such as bulk and scale, height, transitions, street landscape, design, articulation and offsetting planes, and the treatment and variation with the front, side, and rear yard setbacks.

Therefore, the proposed development would be in conformity with the Certified Local Coastal Program Land Use Plan and comply with all regulations of the Certified Implementation Program

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

The Project proposes to demolish a portion of an existing privately owned tennis court and related site improvements; construct a 2-story home over a basement, an ADU with a garage, and parking for 2 vehicles; and a Lot Tie Agreement for Lots 2 and 17. The 0.45-acre project site is located between the First Public Roadway and the sea or shoreline. It is situated north of Torrey Pines Road and adjacent to the Pacific Ocean.

The only existing physical access that is used legally (or otherwise) by the public is within the paved area of Coast Walk and the scenic Coast Walk trail seaward of the paved Roadway. Chapter 3 of the California Coastal Act (CCA) states that new development projects shall provide public access to the shoreline where it does not exist. Coast walk already provides public access, and the Project is not proposing any alterations to the existing access on or across the site. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

B. SITE DEVELOPMENT PERMIT [SDMC Section126.0504(a)]

1. Findings for all Site Development Permits:

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

See Section A.1.c incorporated by reference.

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

The proposed development includes several public improvements that will positively affect public safety and welfare. The Project would be designed and constructed pursuant to all applicable zoning and building codes and inspected for compliance with all applicable building standards.

Implementation of the project will include compliance with the City's exacting Brush Management requirements. The Brush Management Program has been reviewed by the Fire Marshall and the Landscape Section of Development Services and deemed to meet the requirements of the SDMC.

The permits controlling the development and continued use of the project contain conditions addressing the project's compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations, along with permit conditions and implementation of project design features, will result in a project that will not be detrimental to the public health, safety, and welfare.

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

The Project site is designated as RS-1-7 by the SDMC. The SDMC requires a 4' minimum side yard setback. The proposed side yard setbacks will range from 4' to 23' 1" and up to a maximum of 28' 9". The SDMC requires a minimum 15' front yard setback. The proposed home will have a front yard setback that ranges from 24' to 81' 2". A rear yard setback of 13ft is required by the SDMC. The proposed project will have a rear yard setback that ranges from 35' 2" to 38' 3".

The ridge heights of the new home will range from 18'6" to 29'6", which is below the maximum permitted height of 30ft. As such, the project conforms with the maximum 30 ft. Coastal Height Limit as well as the Proposition D Height Limit and has been designed so as to not adversely affect any public viewings.

The RS-1-7 Zone also contains a maximum allowed FAR of 0.45. The Project will have an FAR of 0.36 and a lot coverage of only 23%.

The proposed project complies with all applicable provisions of the Land Development Code and no deviations or variances are required or requested.

2. <u>Supplemental Findings – Environmentally Sensitive Lands</u>

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

The Project site is located within an existing urbanized residential neighborhood and is not located within or adjacent to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program. The Project was found not to have a significant adverse effect on the environment.

The Project is adjacent to a coastal bluff. However, the proposed home will be more than 50 ft from the coastal bluff edge where a 25-foot bluff edge setback is required. The Geotechnical report concluded that the project will not be subject to, nor cause any geologic instability.

Drainage from the developed portion of the site will be collected, treated, and then directed toward the public storm drain system. This development does not propose to encroach on any undisturbed or natural habitat areas.

The project site is located within an area of La Jolla that requires special considerations due to the area's archaeological sensitivity with respect to the Spindrift archaeological site. Given the project's location and historical sensitivity, the MMRP requires Archaeological and Native American monitoring during grading activities to identify, evaluate, and recover any cultural materials that might be revealed during earthwork (cite). The MMRP also outlines specific procedures to be implemented should any resources, including human remains and potentially significant artifacts, be discovered. A final monitoring report would also be prepared to document the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. Implementation of the Historical Resources (Archaeology) and Tribal Cultural Resources MMRP measures would reduce potential impacts to cultural resources.

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

According to the technical reports prepared for this project (*Geotechnical Evaluation, Proposed Residential Development ("Cove House"). GeoSoils, Inc., Revised August 23, 2022* and *Infiltration Feasibility Condition Letter, Proposed Residential Development ("Cover House"). GeoSoils, Inc., Revised August 24, 2022)*, the project site is within Geologic Hazard Category 53 (Level or sloping terrain with unfavorable geologic structure, low to moderate risk) and 43 (Generally unstable coastal bluffs due to unfavorable jointing and local high erosion rates) on the City of San Diego Seismic Safety Study – Geologic Hazards and Faults maps. DSD-Geology requested a geotechnical addendum or update letter that specifically addresses potential issues related to

remedial grading, destabilization of the adjacent property and/or Right-of-Way, determination of the coastal bluff edge and its recession rates, and other clarifications related to the proposed development. Based on the analysis of the site, there is no undue risk from geologic and other forces.

The project is within Zone X on the Federal Emergency Management Agency (FEMA) Map. Zone X on a FEMA map indicates an area with minimal to moderate flood risk. It is not classified as a Special Flood Hazard Area.

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

As referenced in Section A.1.b, MND No. 1074172/SCH No. 2025080815 was prepared in accordance with the CEQA Statute and Guidelines. An MMRP for Historical Resources (Archaeology) and Tribal Cultural Resources will be implemented to reduce impacts to below a level of significance.

The Project is adjacent to a coastal bluff. However, the proposed home will be more than 50 ft from the coastal bluff edge where a 25-foot bluff edge setback is required. The Geotechnical report concluded that the project will not be subject to, nor cause any geologic instability. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The project site is located in a developed residential neighborhood and is currently developed with ornamental landscaping and a portion of an existing tennis court. The project site does not contain any sensitive biological resources, nor does it contain any candidate, sensitive, or special status species. The project site is not located within or adjacent to the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). The project site does not contain any vernal pools and is not within or adjacent to the City's Vernal Pool Habitat Conservation Plan (VPHCP) area. As the project site does not contain any such resources, the project is consistent with both the MSCP and VPCHP, as no resources will be impacted.

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

See Section B.2.b incorporated by reference.

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

As stated in the Mitigated Negative Declaration, the project avoids or mitigates the potentially significant environmental effects on Historical Resources (Archaeology) and Tribal Cultural Resources through the implementation of a Mitigation Monitoring and Reporting Program (MMRP), as detailed within Section V of the Mitigated Negative Declaration.

Mitigation measures include, but are not limited to, the following:

1. Monitor(s) shall be Present During Grading/Excavation/Trenching

2. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.

3. No soil shall be exported off-site until a determination can be made regarding the significance of the resource, specifically if Native American resources are encountered.

The MMRP was developed, modified, reviewed, and approved by the applicant team, City staff, and the San Pasqual Band of Mission Indian's representatives, and the mitigation included is reasonably related to, and calculated to alleviate impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit PMT-3183306 and Site Development Permit PMT-3183307 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits,

terms, and conditions as set forth in Permit Nos. PMT-3183306 and PMT-3183307, a copy of which is attached hereto and made a part hereof.



Andrew Murillo
Development Project Manager
Development Services

Adopted on: November 19, 2025

IO#: 24009398

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009398 SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT PMT-3183306
SITE DEVELOPMENT PERMIT PMT-3183307
COAST WALK PROJECT NO. PRJ-1074172
HEARING OFFICER

This Coastal Development Permit PMT-3183306 and Site Development Permit PMT-3183307 are granted by the Hearing Officer of the City of San Diego to Heritage Bridge LLC and Falcon Cove LLC, as Owners and Permittees, pursuant to San Diego Municipal Code [SDMC] sections 126.0505 and 126.0708. The 0.45-acre site is located on lots 2 and 17 of Coast Walk (APN #350-13102-00 and APN #350-131-29-00), within the Residential--Single Unit (RS-1-7) zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Appealable Area), Sensitive Coastal Bluff Overlay Zone, and Transit Priority Area, of the La Jolla Community Planning area. The project site is legally described as: Lots 2 and 17 in Block 46 of La Jolla Park, in the city of San Diego, County of San Diego, State of California, according to map thereof, No. 352.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to demolish a portion of an existing tennis court, and construct a new 2-story single dwelling unit and a new detached accessory dwelling unit with a garage described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 19, 2025, on file in the Development Services Department.
The project shall include:

a. Construction of a new 2-story, 5,478-square-foot single-family residence and related sited improvements;

b. Construction of a new 440-square-foot detached Accessory Dwelling Unit with a garage;

c. Demolition of a portion of an existing tennis court and a fence;

d. 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 December 4, 2028.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.

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. 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.

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

10. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

11. The mitigation measures specified in the MMRP and outlined MITIGATED NEGATIVE DECLARATION, NO. 1074172/State Clearinghouse (SCH) No. 2025080815 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

12. The Owner/Permittee shall comply with the MMRP as specified MITIGATED NEGATIVE DECLARATION, NO. 1074172/SCH No. 2025080815, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Historical Resources (Archaeology)
- Tribal Cultural Resources

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new non-standard 10.6-foot driveway adjacent to the site on Coast Walk, satisfactory to the City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for a 10.6-foot-wide Non-Standard driveway and curb outlet in the Coast Walk Right-of-Way.

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

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's Storm Water Standards.

17. Since the project is located in the Area of Special Biological Significance (ASBS) watershed, no dry weather flows are allowed, including over-irrigation.

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

19. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

PLANNING/DESIGN REQUIREMENTS:

20. The Accessory Dwelling Unit shall not be used for a rental term of less than 31 consecutive days.

21. The Accessory Dwelling Unit may not be sold or conveyed separately from the primary dwelling unit.

22. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the buildings under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

23. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement, in accordance with the requirements of the San Diego Municipal Code, Section 143.0143, against title to the affected premises and executed in favor of the City. The Covenant of Easement shall contain a description of the premises affected by the permit, with a description of the development area and the Environmentally Sensitive Lands that shall be preserved.

24. Prior to the issuance of construction permits, a visual corridor of not less than the required 4-foot side yard setbacks and running the full depth of the premises shall be preserved as a deed restriction.

25. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

26. All automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES REQUIREMENTS:

27. Prior to any Certificate of Occupancy being issued, all proposed water and sewer facilities within the public ROW and/or public easement (as detailed on the Project's City approved Exhibit 'A' or within the Project's PUD approved Water and Sewer Studies) shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

28. Prior to any certificate of occupancy being issued, all existing and proposed public water lines serving this development (including domestic, irrigation, and fire) must pass through a permitted, private, above ground, backflow prevention device (BFPD); or, the design engineer must include the following note on the site plan: "This single-family residential development project will have a combined domestic/fire protection water service which utilizes a passive purge design and is therefore exempt from the requirement for a backflow prevention device."

29. Prior to any Certificate of Occupancy being issued, any domestic, irrigation, or fire water service lines serving this development must pass through a permitted, private, above-ground, BFPD, or the following note must be provided on the Title Sheet of the development's associated Building Construction Plans:

30. This single-family residential development utilizes a combined domestic/fire protection water service, which uses a passive purge style of design. It is therefore exempt from the requirement for a backflow prevention device.

31. Prior to any Certificate of Occupancy being issued, any damages caused to the City of San Diego's public water or sewer facilities, which are due to the activities associated with this project,

shall be repaired or reconstructed, in a manner satisfactory to the Public Utilities Director and the City Engineer, in accordance with Municipal Code section 142.0607.

32. Prior to any Certificate of Occupancy being issued, any private improvements which lie within a public ROW fronting the development or within a public easement within the development which could inhibit the City's right to access, maintain, repair, or replace its public water and sewer facilities (as determined by the Public Utilities Director or the City Engineer) must be removed unless the Owner/Permittee has obtained a City approved/County Recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific encroachment at that specific location.

33. Prior to, or concurrently with, any Grading or Building Construction Permit being issued, the Owner/Permittee is required to develop (to the satisfaction of the Public Utilities Director) and record any public easements proposed within the project's approved Exhibit 'A'.

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 final inspection of completed buildings.

APPROVED by the Hearing Officer of the City of San Diego on November 19, 2025, and HO-25-046.

Coastal Development Permit PMT-3183306
Site Development Permit PMT-3183307
Date of Approval: November 19, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Andrew Murillo
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.

Heritage Bridge LLC
Owner/Permittee

By _____
NAME
TITLE

Falcon Cove LLC
Owner/Permittee

By _____
NAME
TITLE

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

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

Community Planning Committee Distribution Form

Project Name:	Project Number:
Coast Walk Lots 2 and 17	10741072

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: December 07,

# of Members Yes	# of Members No	# of Members Abstain
12	0	1

Conditions or Recommendations:

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

NAME: Suzanne Baracchini

TITLE: LJCPA Trustee/Secretary

DATE: December 11, 2023

Attach additional pages if necessary (maximum 3 attachments).

MND RESOLUTION (Land Use Permit) (R-20[Reso Code])

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HEARING OFFICER OF THE CITY OF SAN DIEGO ADOPTING MITIGATED NEGATIVE DECLARATION NO. 1074172/SCH NO. 2025080815 AND ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM FOR COAST WALK LOTS 2 & 17 PROJECT NO. PRJ-1074172.

RECITALS

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

A. On October 20, 2022, Heritage Bridge LLC and Falcon Cove LLC submitted an application to the Development Services Department for a Coastal Development Permit and Site Development for the Coast Walk Lots 2 & 17 (Project).

B. On November 19, 2025, the Hearing Officer of the City of San Diego considered Mitigated Negative Declaration No. 1074172/SCH No. 2025808015 adopted of the Mitigated Negative Declaration (MND), adoption of the Mitigation, Monitoring, and Reporting Program (MMRP), and approval of the Project.

C. The matter was set for a public hearing and heard by the Hearing Officer of the City of San Diego on November 19, 2025. At the hearing, the Hearing Officer of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 1074172/SCH No. 2025080815 (Declaration) prepared for this Project.

ACTION ITEMS

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

1. It is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000, *et seq*.), as amended, and the State CEQA Guidelines (California Code of Regulations Title 14,

DRAFT

Chapter 3, section 15000, *et seq*.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency, and that the information contained in the Declaration, together with the report and any comments received during the public review process, has been reviewed and considered by the Hearing Officer of the City of San Diego in connection with the approval of the Project.

2. The Hearing Officer of the City of San Diego finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, the Declaration is adopted.

3. Pursuant to California Public Resources Code section 21081.6, the Hearing Officer of the City of San Diego adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this Hearing Officer of the City of San Diego in order to mitigate or avoid significant effects on the environment. A copy of the Mitigation Monitoring and Report Program is attached to this Resolution as Exhibit A.

4. The Development Services Department staff, or designee, is directed to file a Notice of Determination in accordance with CEQA with the San Diego County Clerk's Office and the State Clearinghouse in the Office of Land Use and Climate Innovation regarding the Project.

DRAFT

By: _____

Andrew Murillo, DEVELOPMENT PROJECT MANAGER

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

EXHIBIT A
MITIGATION MONITORING AND REPORTING PROGRAM
COASTAL DEVELOPMENT PERMIT NO. PMT-3183306,
SITE DEVELOPMENT PERMIT NO. PMT-3183307
PROJECT NO. PRJ-1074172

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies, at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Development Services Department, 7650 Mission Valley Road, San Diego, CA 92108. All mitigation measures contained in the Mitigated Negative Declaration No. PRJ-1074172/SCH NO. 2025080815 shall be made conditions of COASTAL DEVELOPMENT PERMIT NO. PMT-3183306 and SITE DEVELOPMENT PERMIT NO. PMT-3183307 as may be further described below.

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

1. Prior to the issuance of any construction permits, such as demolition, grading or building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve construction documents (CD) (plans, specification, details, etc.) to ensure the applicable MMRP requirements are incorporated into the design and/or construction documents.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS**."

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City of San Diego (City) website: https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY:** The DSD Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent, and the following consultants:

   Qualified Native American Monitor
   Qualified Archaeological Monitor

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

   CONTACT INFORMATION:
   a) **The PRIMARY POINT OF CONTACT is the RE at the Field Engineering Division and can be reached at (858) 627-3200**
   b) **For Clarification of ENVIRONMENTAL REQUIREMENTS, contact call RE and MMC at (858) 627-3360**

2. **MMRP COMPLIANCE:** This Project, PRJ-1074172 and /or Environmental Document PRJ-107417 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and the location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, monitoring times, methodology, etc.)

   Note: The Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans, notes, or changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency.

   Not Applicable

4. **MONITORING EXHIBITS:** All consultants are required to submit to RE and MMC, a monitoring exhibit on an 11x17 reduction of the appropriate construction plan, such

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as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

Note: Surety and Cost Recovery: When deemed necessary by the DSD Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist		
Issue Area	**Document Submittal**	**Associated Inspection/Approvals/Notes**
General	Consultant Qualification Letters	Prior to the Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at the Preconstruction Meeting
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Tribal Cultural Resources	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined

in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
   a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
   a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
   b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
   b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site

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graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed or emailed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.

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a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in Guidelines Section, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

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

A. Notification
1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site
1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains ARE determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Guidelines Section 15064.5(e), the California Public Resources and Health & Safety Codes.

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4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
   a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
   b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
   c. To protect these sites, the landowner shall do one or more of the following:
      (1) Record the site with the NAHC;
      (2) Record an open space or conservation easement; or
      (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract
   1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
   2. The following procedures shall be followed.
      a. No Discoveries
         In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
      b. Discoveries
         All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
      c. Potentially Significant Discoveries
         If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
      d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction
   1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
   2. The RE, or BI, as appropriate, shall notify MMC immediately.

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C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report
   1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
      a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
      b. Recording Sites with State of California Department of Parks and Recreation The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
   2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
   3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
   4. MMC shall provide written verification to the PI of the approved report.
   5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts
   1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
   2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
   3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification
   1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution or a specified location. This shall be completed in consultation with MMC and the Native American representative, as applicable. If any artifacts found are kept within the project site, the dimensions of this area shall be determined in consultation with the Native American representative.
   2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

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3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)
   1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
   2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

TRIBAL CULTURAL RESOURCES

Impacts to Tribal Cultural Resources would be reduced to a level below significance with implementation of mitigation measures outlined under Historical Resources (Archaeology).

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THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

Project No. 1074172
SCH No. 2025080815

SUBJECT: **COAST WALK LOTS 2 & 17**: COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to demolish a portion of an existing tennis court and site improvements (hardscape and landscape) to construct a new two-story, 5,478 square-foot single-family residence with a 491 square-foot garage and a new single-story 440 square foot detached accessory dwelling unit (ADU) with a 451-square foot garage. The 0.45-acre (19,599 square feet) project site is located within Lot 2 (APN 350-130-02) and Lot 17 (APN 350-131-29) in Block 17 of La Jolla Park on Coast Walk, between 1555 Coast Walk and 1535 Coastal Walk. The site is zoned RS-1-7 (Residential-Single Unit) Zone and designated for Low Density Residential (5-9 dwelling units/acre) within the La Jolla Community Plan. The project is also within the following overlay zones: Coastal (Appealable Area), Coastal Height Limitation, Sensitive Coastal, Transit Area, Transit Priority Area and Parking Impact Overlay Zone (Beach Impact). LEGAL DESCRIPTION: Lots 2 and 17 in Block 46 of La Jolla Park.) APPLICANT: Patrick Vercio.

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): **Historical Resources (Archaeology) and Tribal Cultural Resources**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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

1. Prior to the issuance of any construction permits, such as demolition, grading or building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve construction documents (CD) (plans, specification, details, etc.) to ensure the applicable MMRP requirements are incorporated into the design and/or construction documents.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS**."

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City of San Diego (City) website: https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY:** The DSD Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent, and the following consultants:

Qualified Native American Monitor
Qualified Archaeological Monitor

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

CONTACT INFORMATION:

a) **The PRIMARY POINT OF CONTACT is the RE at the Field Engineering Division and can be reached at (858) 627-3200**
b) **For Clarification of ENVIRONMENTAL REQUIREMENTS, contact call RE and MMC at (858) 627-3360**

2. **MMRP COMPLIANCE:** This Project, PRJ-1074172 and /or Environmental Document PRJ-107417 shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and the location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, monitoring times, methodology, etc.)

   Note: The Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans, notes, or changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

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   Not Applicable

4. **MONITORING EXHIBITS:** All consultants are required to submit to RE and MMC, a monitoring exhibit on an 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORICAL RESOURCES (ARCHAEOLOGY)

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1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.

3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

    a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

    a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored

including the delineation of grading/excavation limits.

b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

   b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

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A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.

3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed or emailed by the CM to the RE the first day of monitoring, the last day of monitoring,

monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.

2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.

3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.

    a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.

    b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in Guidelines Section, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

    c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

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

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.

2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.

2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.

3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains ARE determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.

2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.

3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Guidelines Section 15064.5(e), the California Public Resources and Health & Safety Codes.

4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.

5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:

    a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;

    b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN

    c. To protect these sites, the landowner shall do one or more of the following:

        (1) Record the site with the NAHC;

        (2) Record an open space or conservation easement; or

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

V. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

2. The following procedures shall be followed.

    a. No Discoveries

        In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.

    b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.

d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

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

a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.

b. Recording Sites with State of California Department of Parks and Recreation

The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

3. The PI shall submit revised Draft Monitoring Report to MMC for approval.

4. MMC shall provide written verification to the PI of the approved report.

5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued

2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution or a specified location. This shall be completed in consultation with MMC and the Native American representative, as applicable. If any artifacts found are kept within the project site, the dimensions of this area shall be determined in consultation with the Native American representative.

2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures

were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

TRIBAL CULTURAL RESOURCES
Impacts to Tribal Cultural Resources would be reduced to a level below significance with implementation of mitigation measures outlined under Historical Resources (Archaeology).

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

STATE AGENCIES
Regional Water Quality Control Board (44)
State Clearinghouse (46A)
California Coastal Commission (47)
Native American Heritage Commission (56, 222)

CITY OF SAN DIEGO
Mayor's Office (91)
Councilmember Joe LaCava, Council District 1
Development Services
Development Project Manager
Environmental Review
Engineering Review
Planning Review
Landscape Review
Geology Review
Water and Sewer Review
MMC (77A)
City Planning Department, Facilities Financing Review
Fire and Rescue Department, Plan Review
City Attorney's Office (93)
Central Library (81A)
La Jolla/Riford Branch Library (81L)

OTHER ORGANIZATIONS AND INTERESTED PARTIES

Historical Resources Board (87)
South Coastal Information Center (210)
San Diego Archaeological Center (212)
Save Our Heritage Organization (214)
Ron Christman (215)
Clint Linton (2158)
Frank Brown - Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society, Inc. (218)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225 A-S) (Public Notice & Location Map Only)
San Diego History Center (211)
La Jolla Village News (271)
La Jolla Town Council (273)
La Jolla Historical Society (274)
Jolla Community Planning (275)
Richard Drury
Molly Greene
John Stump
Patrick Vercio, Island Architects

VII. RESULTS OF PUBLIC REVIEW:

☒ No comments were received during the public input period.

☐ Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.

☐ Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

Copies of the Mitigated Negative Declaration and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at https://www.sandiego.gov/ceqa/final.



Anne B. Jarque
Senior Planner
Development Services Department

August 21, 2025
Date of Draft Report

September 26, 2025
Date of Final Report

Analyst: A. Jarque

Attachments: Initial Study Checklist
Figure 1: Vicinity and Location Map
Figure 2: Site Plan
Figure 3: Site Section

INITIAL STUDY CHECKLIST

1. Project title/Project number: Coast Walk Lots 2 & 17 / PRJ-1074172

2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101

3. Contact person and phone number: Anne B. Jarque / (619) 557-7953

4. Project location: Lot 2 (APN 350-130-02) and Lot 17 (APN 350-131-29) in Block 17 of La Jolla Park on Coast Walk, between 1535 Coast Walk and 1555 Coastal Walk, San Diego, CA 92037

5. Project Applicant/Sponsor's name and address: Patrick Vercio, 7626 Herschel Avenue, San Diego, CA 92037

6. General/Community Plan designation: Residential / Low Density Residential (5-9 dwelling units/acre)

7. Zoning: RS-1-7 (Residential – Single Unit)

8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

The proposed project would require a COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to demolish a portion of an existing tennis court and site improvements (hardscape and landscape) to construct a new two-story, 5,478 square-foot single-family residence with a 491 square-foot garage and a new single-story 440 square foot detached accessory dwelling unit (ADU) with a 451-square foot garage. The 19,599 square-foot (0.45 acre) project site is located within Lot 2 (APN 350-130-02) and Lot 17 (APN 350-131-29) in Block 17 of La Jolla Park on Coast Walk, between 1555 Coast Walk and 1535 Coastal Walk B. (Figure 1) The site is zoned RS-1-7 (Residential-Single Unit) Zone and designated for Low Density Residential (5-9 dwelling units/acre) within the La Jolla Community Plan. The project is also within the following overlay zones: Coastal (Appealable Area), Coastal Height Limitation, Sensitive Coastal, Transit Area, Transit Priority Area and Parking Impact Overlay Zone (Beach Impact).

The development would include approximately 11,063 square feet of landscaping and 4,047 square feet of hardscape amenities, including water quality best management practice (BMP) features, privacy walls, and private utilities. The single-family residence would include a 240 square-foot roof-deck pool/splash pad and terrace area. Approximately 10,190 square feet (0.23 acre) of the site would be graded at a maximum depth of 16 feet with approximately 1,350 cubic yards of cut and 600 cubic yards of fill. Approximately 750 cubic yards would be exported off-site to a legal disposal site. The structures would be two-stories (split-level) over basement measuring approximately 29 feet and six inches Four parking spaces within two garages are proposed for the single-family residence and ADU via a private driveway accessed on Coast Walk. The private driveway, which would also serve as fire access, would be shared through a Private Driveway Mutual Access and Utilities and

Drainage Easement and Maintenance Agreement to be recorded with adjoining Lot 2, Lot 17, Lot 18 and Lot 19.

9. Surrounding land uses and setting:
The 0.45-acre rectangular project site encompasses two lots (Lots 2 and 17), between 1535 Coast Walk and 1555 Coastal Walk, with a Lot Tie Agreement.

The developable portion of Lot 2 is currently a vacant landscaped area and Lot 17 contains a portion of an existing private tennis court. The undevelopable portion of Lot 2 extends out past the coastal bluff into the Pacific Ocean. (Figure 2) The Pacific Ocean is located directly northwest of Coast Walk, and the same residential land uses are located to the east and west. Torrey Pines Road abuts Lot 17 to the southeast. Elevations within the developable portion of the site range between 77 and 106 feet mean sea level (MSL), sloping towards the north and northwest. (Figure 3) The site is located within the City's Environmentally Sensitive Lands (ESL) for coastal bluffs and not within or adjacent to the City's Multiple Species Conservation Program Multi-Habitat Planning Area.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

None.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

In accordance with the requirements of Public Resources Code 21080.3.1, the City of San Diego provided formal notifications to the Iipay Nation of Santa Ysabel, the Jamul Indian Village, and the San Pasqual Band of Mission Indians which are traditionally and culturally affiliated with the project area. The notifications were distributed for consultation on February 26, 2024 for a 30-day review period. The San Pasqual Band of Mission Indians responded on March 8, 2024 requesting a formal government-to-government consultation under Assembly Bill (AB) 52. Iipay Nation of Santa Ysabel and the Jamul Indian Village did not reply and no requests for consultation were received. On April 23, 2024, City staff met with San Pasqual Band of Mission Indians' representatives. The required Mitigation, Monitoring and Reporting Program has been modified to include specific lanague to repatriate on-site in consultation with the Native American monitor. See Initial Study V. Cultural Resources and XVIII. Tribal Cultural Resources for more detail.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☒	Aesthetics	☐	Greenhouse Gas Emissions	☐	Public Services
☐	Agriculture and Forestry Resources	☐	Hazards & Hazardous Materials	☐	Recreation
☐	Air Quality	☒	Hydrology/Water Quality	☐	Transportation
☐	Biological Resources	☐	Land Use/Planning	☒	Tribal Cultural Resources
☒	Cultural Resources	☐	Mineral Resources	☐	Utilities/Service System
☐	Energy	☐	Noise	☐	Wildfire
☒	Geology/Soils	☐	Population/Housing	☐	Mandatory Findings Significance

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D).* In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated", describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

    a. The significance criteria or threshold, if any, used to evaluate each question; and

    b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

The project site is located within a view corridor (public vantage point) and scenic roadway as identified the La Jolla Community Plan and Local Coastal Program (LJ Community Plan/LCP) along Torrey Pines Road. Figure D, Subarea D: Coastal Walk-Visual Access of the LJ Community Plan/LCP identifies a segment of Torrey Pines Road which overlooks the property as having partially obstructed views over private properties and down public rights-of-way. Per San Diego Municipal Code Section 131.0461(a), architectural projections and encroachments are not permitted within required yards within view corridors that are designated by land use plans in the Coastal Overlay Zone.

During project review, the applicant redesigned the placement of proposed detached garage to avoid encroachment into the required side yard. To ensure compliance with SDMC and maintain the identified visual corridor, the applicant would be required as a condition of approval to place/record a deed restriction to preserve the minimum four-foot interior side yard setback that would run the full depth of the premises. Furthermore, the project would comply with height requirements of the underlying RS-1-7 and Coastal Height Limit Overlay zones. Therefore, the project would not have a substantial adverse effect on the scenic roadway or a view corridor. Impacts would be less than significant.

b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐

Refer to response I (a) above. The project is situated within a developed residential neighborhood. The site is not adjacent to a historic building and is not adjacent to a significant landmark. The project is not located within or adjacent to a state scenic highway and would be required to meet all setback and height requirements. Impacts would be less than significant.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐

Refer to response I (a) above. The project was reviewed by staff and found to be compatible with the surrounding development and permitted by the community plan and zoning designation to comply with design guidelines outlined in the La Jolla Shores Planned District Ordinance (LJSPDO). The project is within an existing developed residential neighborhood with homes of a similar scale in terms of square footage and height. The project would not degrade the existing visual character or quality of the site and its surroundings. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

The project would comply with the outdoor lighting standards contained in SDMC Section 142.0740 (Outdoor Lighting Regulations) that requires all outdoor lighting be installed, shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light from falling onto surrounding properties. Therefore, lighting installed with the project would not adversely affect day or nighttime views in the area, resulting in a less than significant lighting impact.

II. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project::				
a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

The project is consistent with the La Jolla Community Plan land use designation Low Residential Density (5-9 du/ac) and is located within a developed residential neighborhood. As such, the project site does not contain, and is not adjacent to, any lands identified as Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as show on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency. Therefore, the project would not result in the conversion of such lands to non-agricultural use. No impacts would result.

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒

Refer to response II (a), above. There are no Williamson Act Contract lands on or within the vicinity of the project. The project is consistent with the existing land use and the underlying zone. The project would not conflict with any properties zoned for agricultural use or be affected by a Williamson Act Contract. Therefore, no impacts would result.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No designated forest land or timberland occur onsite as the project is consistent with the community plan, and the underlying zone. No impacts would result.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

Refer to response II (c) above. Additionally, the project would not contribute to the conversion of any forested land to non-forest use, as surrounding properties are developed, and land uses are generally built out. No impacts would result.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Refer to response II (a) and II (c), above. The project and surrounding areas do not contain any farmland or forest land. No changes to any such lands would result from project implementation. Therefore, no impact would result.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied on to make the following determinations – Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒

The San Diego Air Pollution Control District (SDAPCD) and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin (SDAB). The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991 and is updated on a triennial basis (most recently in 2020). The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards for ozone (O3).

The RAQS relies on information from the California Air Resources Board (CARB) and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans. The RAQS relies on SANDAG growth projections based on population, vehicle trends, and land use plans developed by the cities and by the county as part of the development of their general plans. As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development that is greater than that anticipated in the local plan and SANDAG's

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

growth projections, the project might be in conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality.

The project would demolish existing landscape/hardscape area and tennis court to construct a new residence with an ADA within a developed neighborhood of similar residential uses. The project is consistent with the General Plan, La Jolla Community Plan, and the underlying zoning for single-family residential development. Therefore, the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS. As such, no impacts would result.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

Short-Term (Construction) Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption. Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or offsite.

Fugitive dust emissions are generally associated with land-clearing and grading operations. Construction operations would include standard measures such as Best Management Practices (BMPs), which are enforceable under San Diego Municipal Code (SDMC) Section 142.0710, which would limit potential air quality impacts. Any impacts associated with fugitive dust are considered less than significant and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Long-Term (Operational) Emissions

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. The site contains an existing single-family residence and would demolish the existing structure and construct a new residence and accessory dwelling unit, which would produce minimal stationary sources emissions. The project is compatible with the surrounding development and is permitted by the community plan and zone designation. As identified in the City's Significance Determination Thresholds, projects that would typically result in significant air quality impacts would include projects that would produce 9,500 Average Daily Trips (ADT). The scope and size of the project (proposed single-family residence and ADU) as described in the project description, does not exceed the City's Significance Determination Thresholds for Air Quality. Based on the residential land use, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant, and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

As described in III (b) above, construction operations could temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and short-term in duration; implementation of Best Management Practices (BMPs) would reduce potential impacts related to construction activities to a less than significant level. The project is consistent with the land use designation and would not violate an air quality plan. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Short-term (Construction)

Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. Therefore, impacts would be less than significant.

Long-term (Operational)

Typical long-term operational characteristics of the project are not associated with the creation of such odors nor anticipated to generate odors affecting a substantial number of people. The project would demolish the existing structure and construct a new residence and accessory dwelling unit. Residential units, in the long-term operation, are not typically associated with the creation of such odors nor are they anticipated to generate odors affecting a substantial number or people. Therefore, project operations would result in less than significant impacts.

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

The project site is located in a developed residential neighborhood and is currently developed with ornamental landscaping and a portion of an existing tennis court. The project site does not contain any sensitive biological resources nor does it contain any candidate, sensitive or special status species. The project site is not located within or adjacent to the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). No impacts would occur, and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

The project site is within an urbanized developed residential setting, no such habitats exist on or near the project site. Refer to Response IV (a), above. The project site does not contain any riparian habitat or other identified community, as the site currently supports non-native landscaping. No impacts would occur, and no mitigation measures are required.

c) Have a substantial adverse effect on federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

Lot 2 extends beyond the coastal bluff edge into the Pacific Ocean; however, no development is proposed that would impact wetlands or waters as regulated by the United States Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB) or the California Department of Fish and Wildlife (CDFW). The project site is required to observe a 40-foot setback from the bluff edge and the paved roadway (Coast Walk) and existing Coastal Walk Trail would provide a buffer between the Pacific Ocean and proposed development. The site located within a developed residential neighborhood and is currently developed with hardscape and landscaping. No impacts would occur, and no mitigation measures are required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel. The project site is surrounded by existing residential development and is not located adjacent to an established wildlife corridor and would not impede the movement of any wildlife or the use of any wildlife nursery sites. Therefore, no impact would occur, and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Refer to response IV (a), above. The project site is on a developed residential site consistent with the designated Low Density Residential (5-9 du/ac) pursuant to the La Jolla Community Plan and RS-1-7 zone. Since the site located on a coastal bluff, the project is subject to the City's Environmentally Sensitive Lands (ESL) Regulations. However, no sensitive biological resources as defined by the City's ESL regulations apply to the project site. Therefore, no impacts would occur.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Refer to IV (a) and IV (e) above. The project is located in a developed urban area and is not within or directly adjacent to the City's Multi-Habitat Planning Area (MHPA) and no other adopted conservation plans affect the subject site. The project does not conflict with any other local, regional, or state habitat conservation plan. No impacts would result.

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	☐	☒	☐	☐

The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. Before approving discretionary projects, CEQA requires the Lead Agency to identify and examine the significant adverse environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

Archaeological Resources

Many areas of San Diego County, including mesas and the coastline, are known for intense and diverse prehistoric occupation and important archaeological resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. The project site is located on the City of San Diego's Historical Resources Sensitivity map. Furthermore, the project site is located within an area of La Jolla that requires special considerations due to the area's archaeological sensitivity with respect to the Spindrift archaeological site.

Given the project's location and historical sensitivity, potential impacts to buried resources during grading activities would be mitigated though the implementation of a Mitigation Monitoring and Reporting Program (MMRP) as described in Section V of the MND. During construction, Archaeological and Native American monitoring shall be required to identify, evaluate, and recover any cultural materials that might be revealed during earthwork. The MMRP also outlines specific procedures to be implemented should any resources, including human remains and potentially significant artifacts are discovered. A final monitoring report would also be prepared to document the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. Implementation of the Historical Resources MMRP measures would reduce potential impacts to cultural resources to a level below a level of significance. See also XVIII. Tribal Cultural Resources below.

Built Environment

The City of San Diego criteria for determination of historic significance, pursuant to CEQA, is evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness, or structural integrity of the building. Projects requiring the demolition and/or modification of structures that are 45 years or older have the potential to result in potential impacts to a historical resource.

The project site consists of two lots: Lot 2 is currently a vacant landscaped area (Lot 2) and Lot 17 contain a portion of an existing tennis court. The remaining portion of the tennis court is on the adjacent property at 1555 Coast Walk, also referred to as Lot 18 (APN 350-131-30), which is not a part of the proposed development. See Figure 2.

In April 2022, a Preliminary Review (PTS No. 701331) for the adjacent property at 1555 Coast Walk was submitted to the City of San Diego to determine if two garages and a tennis court on Lot 18 (APNs 350-131-30) and Lot 19 (APN 50-131-31) would be potentially historically significant and eligible for designation pursuant to San Diego Municipal Code Section 143.0212. City Planning Historic Preservation staff previously reviewed the residence at 1555 Coast Walk and determined the structure to be potentially significant. However, during the 2022 Preliminary Review, staff determined that demolition or alteration of residence's garage (Garage #1) would not result in a significant adverse impact to the potential resource as a whole and would not preclude the possibility or future designation of the residence. In addition, City Historic Preservation staff also determined Garage #1, Garage #2, and the tennis court would not meet local designation criteria as an individually significant resource under any adopted Historic Resource Board criteria.

In consultation with City Historic Preservation staff on the proposed Coast Walk Lots 2 and 17 project (APNs 350-131-02 and 350-131-29), the project site does not contain any other potentially historic structures besides the tennis court. Since City Historic Preservation staff previously determined that the tennis court, which straddles Lot 17 (project site) and Lot 18 (adjacent property), would not meet local designation criteria, demolition of the portion of the tennis court on Lot 17 would not adversely impact a potential historical resource and impacts would be considered less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐

Please refer to response V (a) above. A Mitigation Monitoring and Reporting Program, as detailed within Section V of the Mitigated Negative Declaration would be implemented to reduce impacts related to Historical Resources (Archaeology) to below a level of significance.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Section IV of the MMRP contains provisions for the discovery of human remains. If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken. Based upon the required mitigation measure impacts would be less than significant. Additionally, the ADRP also contains measures that would provide for the proper treatment of human remains if encountered. These measures reduce impacts to below a level of significance.

VI. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

The project would be required to meet mandatory energy standards of the current California energy code. Construction activities might require operation of heavy equipment but would be temporary and short-term in duration. Additionally, long-term energy usage from the building would be reduced through design measures that incorporate energy conservation features in heating, ventilation and air conditioning systems, lighting and window treatments, and insulation and weather stripping. Roofing material would have a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the California Green Building Standards Code. (Appendix A, Climate Action Plan (CAP) Consistency Checklist) Development of the project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

The project is consistent with the General Plan and the La Jolla Community Plan's land use designation. The project is required in comply with the City's CAP by implementing energy reducing

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

design measures, therefore the project would not obstruct a state or local plan for renewable energy or energy efficiency. No impacts would result.

VII. GEOLOGY AND SOILS – Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

The project site is located on a coastal bluff and within Geologic Hazard Category 53 (Level or sloping terrain with unfavorable geologic structure, low to moderate risk) and 43 (Generally unstable coastal bluffs due to unfavorable jointing and local high erosion rates) on the City of San Diego Seismic Safety Study – Geologic Hazards and Faults maps. The proposed structure would be constructed 25 feet landward from the coastal bluff edge

A Geotechnical Evaluation (GeoSoils, Inc., Revised August 23, 2022) (Appendix B), an Infiltration Feasibility Condition Letter (GeoSoils, Inc., Revised August 24, 2022) (Appendix C), and a Geotechnical Update and Response to City of San Diego Development Services Department (DSD-Geology) Project Issues Dated December 16, 2022) (GeoSoils, Inc., May 17, 2023) (Appendix D) was prepared for the site. The Geotechnical Evaluation (Appendix B) states there are no known Holocene-active faults crossing the subject parcels and the site is not located within an Alquist-Priolo Earthquake Fault Zone. However, the Rose Canyon fault is the closest known Holocene-active fault to the site, located approximately 0.39 miles to the northeast. Based on modeling data and geotechnical recommendations, the probability for the proposed development to be adversely affected by fault rupture and secondary seismic considerations due to liquefaction would be considered low. Additionally, the project would be required to comply with seismic requirement of the California Building Code, utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, to ensure that potential impacts based on regional geologic hazards would remain less than significant.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

See VII (a) above. The site could be affected by seismic activity as a result of earthquakes on major active faults located throughout the Southern California area. The project would utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, to ensure that potential impacts from regional geologic hazards would remain less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

See VII (a) above. Liquefaction generally occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. The Geotechnical Evaluation (Appendix B) stated that deformations from seismically-induced liquefaction and lateral spreading is relatively low owing to the dense/hard nature of the old paralic deposits and Point Loma Formation that underlie the site in the near-surface and the depth to the regional groundwater table. In addition, our recommendations for remedial earthwork and foundation design, and construction would further mitigate liquefaction/lateral spread potential. material and the lack of true shallow static groundwater surface under the site. Additionally, the project would be required to comply with the California Building Code that would reduce impacts to people or structures to an acceptable level of risk. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would remain less than significant.

iv) Landslides?	☐	☐	☒	☐

See VII (a) above. As stated in the Geotechnical Evaluation (Appendix B), review of regional geologic mapping did not reveal the presence of landslides within the subject parcels and evidence of landslides or deep-seated instability within the parcels during field investigation was not observed. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts would be reduced to an acceptable level of risk. Impacts would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

See VII (a) above. The Geotechnical Evaluation (Appendix B) stated that onsite soils would be considered erodible and indicated, however, the coastal bluff seaward of Lot 2 is not actively retreating due to marine erosion, but in the historic past, uncontrolled irrigation and runoff has caused some subaerial erosion. Furthermore, the Infiltration Feasibility Condition Letter (Appendix C) and a Geotechnical Update and Response (Appendix D) was prepared to address geotechnical considerations and design associated with the proposed permanent, post-construction storm water Best Management Practices (BMPs) as required by the City's Stormwater Standards. These technical reports recommended against the infiltration of stormwater into onsite soils. Rather, the proposed permanent, post-construction storm water BMPs proposed would be fully contained systems or that storm water filtration or detention basins include an impermeable liner ("waterproofing") and an under-drain system.

Grading activities within the site would be required to comply with the City of San Diego Grading Ordinance as well as the Storm Water Standards, which would ensure soil erosion and topsoil loss is minimized to less than significant levels. Furthermore, permanent stormwater BMPs would also be required consistent with the City's regulations, along with landscape regulations. Therefore, the project would not result in substantial soils erosion or loss of topsoil. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

As discussed in Section VII (a) and VII (b), the project site is not likely to be subject to landslides, and the potential for liquefaction and subsidence is low. The project design would be required to comply with the requirements of the California Building Code, ensuring hazards associated with expansive soils would be reduced to an acceptable level of risk. As such, impacts are expected to be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

See VII (a) and (b) above. The project would be required to comply with seismic requirements of the California Building Code that would reduce impacts to people or structures due to local seismic events to an acceptable level of risk. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would remain less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

See VII (a) and (b) above. The project site is located within an area that is already developed with existing infrastructure (i.e., water and sewer lines) and does not propose any septic systems. In addition, the project does not require the construction of any new facilities as it relates to wastewater, as services are available to serve the project. No impact would occur.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

According to the "Geology of the San Diego Metropolitan Area, California, La Jolla, 7.5 Minute Quadrangle Maps" (Kennedy and Peterson, 1975) and geotechnical reports, the project site is underlain with Quaternary Old Paralic deposits (Qop) and Cretaceous Point Loma (Kp) formations, in which both formations have a high sensitive rating to contain important paleontological resources.

The City's Significance Determination Thresholds state paleontological monitoring during grading activities may be required if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating. The project proposes to grade approximately of 1,350 cubic yards of cut at a maximum depth 16 feet. Since grading would exceed the City of San Diego's paleontological resources threshold within highly sensitive formations, the applicant would be required to comply

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

with the City's Grading Regulations related to paleontological resources (SDMC Section 142.0151) and implement the conditions set forth in Appendix P of the Land Development Manual (General Grading Guidelines for Paleontological Resources. Monitoring and as required and in compliance with the City SDMC would preclude impacts to significant resources and the impacts would be considered less than significant.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

The City's Climate Action Plan (CAP) outlines the actions that the City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. A CAP Consistency Checklist is part of the CAP and contains measures that are required to be implemented on a project-by project basis to ensure that the specified emission targets identified in the CAP are achieved. The project is consistent with the General Plan and the La Jolla Community Plan's land use and zoning designations. Further, based upon review and evaluation of the completed CAP Consistency Checklist (Appendix A), the project is consistent with the applicable strategies and actions of the CAP. Based on the project's consistency with the City's CAP Checklist, the project's contribution of GHG's to cumulative statewide emissions would be less than cumulatively considerable. Therefore, the projects direct and cumulative GHG emissions would have a less than significant impact.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

The project would not conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gasses. The project is consistent with the existing General Plan and Community Plan land use and zoning designations. Further, based upon review and evaluation of the completed CAP Consistency Checklist (Appendix A) for the project, the project is consistent with the applicable strategies and actions of the CAP. Therefore, the project is consistent with the assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Impacts are considered less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

The project would demolish an existing single-family residence and construct a new residence. Although minimal amounts of such substances may be present during construction activities, they are not anticipated to create a significant public hazard. Once constructed, due to the nature of the project, the routine transport, use, or disposal of hazardous materials on or through the subject site is not anticipated. Therefore, impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

Refer to response IX (a) above. No health risks related to the storage, transport, use, or disposal of hazardous materials would result from the implementation of the project. Impacts would be less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐

Refer to response IX (a) above. Future risk of releases of hazardous substances would not occur as a result of project operations because it is anticipated that future on-site operations of a single-family residence would not require the routine use or transport of acutely hazardous materials. Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. Further, the project would be required to comply with all federal, state and local requirements associated with hazardous materials; therefore, impacts would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

A hazardous waste site records search was completed using Geo Tracker and EnviroStor, online websites which disclose hazardous clean-up sites pursuant to Government Code section 65962.5: http://geotracker.waterboards.ca.gov and https://www.envirostor.dtsc.ca.gov/public/.

The records search identified that no hazardous waste sites exist onsite or in the surrounding area. No Impacts would result.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒

The proposed project is not located within an airport land use plan, or within two miles of a public airport or public use airport. No impacts would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

The project would not impair the implementation of, or physically interfere with an adopted emergency response plan or evacuation plan. No roadway improvements are proposed that would interfere with circulation or access, and all construction would take place on-site. No impacts would result.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

The project site is no located in a Very High Fire Severity Zone and is located within a developed residential neighborhood on a site with ornamental landscaping and tennis court. The project would not expose people or structures to a significant loss, injury, or death involving wildland fires because the project is not adjacent to any wildlands. Further discussion can be found in XX. Wildfire, below. Any impacts would be less than significant.

X. HYDROLOGY AND WATER QUALITY - Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐

A Storm Water Applicability Checklist (Appendix E), Hydrology Letter (Pasco Laret Suiter & Associates, December 7, 2023) (Appendix F), and a Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) (Pasco Laret Suiter & Associates, July 2024) (Appendix G) was prepared and submitted for the proposed project. The technical analyses were prepared to address both water quality and hydrology impacts, as required by the City Drainage Design Manual and the City's Stormwater Standards. The project would comply with the City's Storm Water Regulations during and after construction, and appropriate best management practices (BMP's) would be utilized. Implementation of project specific BMP's would preclude violations of any existing water quality standards or discharge requirements. Impacts would be less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

The project does not require the construction of wells or the use of groundwater. Furthermore, the project would include pervious design features and appropriate drainage. Therefore, the project would not introduce a significant amount of new impervious surfaces that could interfere with groundwater recharge. The project as designed was reviewed by qualified City staff and would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project is located in a residential neighborhood where all infrastructures exist. The project would connect to the existing public water system. Impacts would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐

See response VII (b) above. The Hydrology Letter (Pasco Laret Suiter & Associates, December 7, 2023) (Appendix F) states that currently all runoff from the project site flows northerly to Coast Walk where it is collected via street flow and directed to the existing storm drain inlet and 24-inch concrete metal pipe (CMP) that runs north to an existing rip-rap where it is then discharged directly to the Pacific Ocean. No on-site drainage patterns would be altered. Based on existing and post-development drainage calculations; the project would decrease runoff volume from the existing site. Thus, the proposed drainage on-site would function adequately to intercept, contain, treat and convey flows from a 100-year storm to the point of discharge. Furthermore, a permanent BMP biofiltration basin/planter would be constructed to treat stormwater on-site. The project would be required to implement BMPs to ensure that substantial erosion or siltation on or off-site during construction activities would not occur. Impacts would be less than significant.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐

See response X (c)(i) above. The project would not increase the rate or amount of surface runoff which would result in flooding on or off site. Impacts would be less than significant.

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐

See response X (c)(i) above. The project would be required to comply with all City storm water standards during and after construction. Appropriate BMPs would be implemented to ensure that water quality is not degraded; therefore, ensuring that project runoff is directed to appropriate drainage systems. Any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant, and no mitigation measures are required.

iv) impede or redirect flood flows?	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

See response X (c)(i) above. The project construction would occur within a developed site surrounded by existing residential development. The project would not impede or redirect flood flows. The project would be required to comply with all City storm water standards during and after construction ensuring that project runoff is directed to appropriate drainage systems. Impacts would be less than significant.

d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐

The proposed residential development is not located within a flood hazard, tsunami inundation or seiche zone where there would be a risk for the project to release pollutants due to project inundation. The Geotechnical Evaluation (Appendix B) stated the proposed development, which located at the top of the coastal bluff, is at low risk for tsunami inundation; however, the coastal bluff seaward of Lot 2 is within the Pacific Ocean, which is a tsunami inundation zone. Therefore, impacts would be less than significant.

e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

See response X (a) above. As indicated on the Stormwater Requirements Applicability Checklist (Appendix E), the project site is located in an Area of Special Biological Significance (ASBS) watershed and is considered a Priority Development Project. A Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) (Pasco Laret Suiter & Associates, July 2024) (Appendix G) was prepared to address both construction and post-construction permanent BMP requirements. The project would be required to comply with all applicable federal, state and local water quality regulations, including the City Storm Water Standards during and after construction. Appropriate best management practices would be implemented to ensure that water quality is not degraded; therefore, ensuring that project runoff is directed to appropriate drainage systems. Any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff. Additionally, the project does not require the construction of wells or the use of groundwater. Therefore, the project would not conflict with or obstruct implementation of a sustainable groundwater management plan. Impacts would be less than significant.

XI. LAND USE AND PLANNING – Would the project:

a)	Physically divide an established community?	☐	☐	☐	☒

The project would demolish an existing landscape area and tennis court to construct a new single-family residence with a detached accessory dwelling unit. The project is consistent with the General Plan and the La Jolla Community Plan's land use designation (Low Density Residential, 5-9 du/ac) and is within a developed lot with access to a public roadway. The project site is located within a developed residential neighborhood and surrounded by similar residential development. The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community. No impacts would result.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

The project is consistent with the General Plan and the La Jolla Community Plan's land use designation which allows up to 5-9 dwelling units per acre. The project is located on a 0.45-acre lot and proposes a single-family residence and accessory dwelling unit, therefore it is consistent. The project also complies with the RS-1-7 zoning requirements. Since there are no conflicts with the applicable land use plan, policy, or regulations, there would be no impact.

XII. MINERAL RESOURCES – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

There are no known mineral resources located on the project site. The urbanized and developed nature of the project site and vicinity would preclude the extraction of any such resources. No impact would result.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

See XII (a), above. The project site has not been delineated on a local general, specific, or other land use plan as a locally important mineral resource recovery site, and no such resources would be affected with project implementation. Therefore, no impacts were identified.

XIII. NOISE – Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐

<u>Short-term (Construction)</u>

Short-term noise impacts would be associated with onsite grading, and construction activities of the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area but would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in the City's Municipal Code (Section 59.5.0404, Construction Noise)

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City's noise ordinance, project construction noise levels would be reduced to less than significant.

Long-term (Operation)

For the long-term, typical noise levels associated with residential uses are anticipated, and the project would not result in an increase in the existing ambient noise level. The project would not result in noise levels in excess of standards established in the City of San Diego General Plan or Noise Ordinance. No significant long-term impacts would occur; therefore, impacts would be less than significant.

b) Generation of, excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Potential effects from construction noise would be reduced through compliance with the City restrictions. Pile driving activities that would potentially result in ground borne vibration or ground borne noise are not anticipated with construction of the project. Impacts would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The project site is not located in an Airport Influence Area or within two miles of a public airport or public use airport. As such, the project would not expose people to working in the area to excessive aircraft noise levels. No impact would result.

XIV. POPULATION AND HOUSING – Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

The project would demolish an existing single-family residence and construct a new home with an accessory dwelling unit. The project is consistent with the underlying zone and is consistent with the La Jolla Community Plan. The project site is currently developed with the connections to receive water and sewer service from the City, and no extension of infrastructure to new areas is required. As such, the project would not substantially increase housing or population growth in the area. No impacts would result.

b) Displace substantial numbers of existing people or housing,	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
necessitating the construction of replacement housing elsewhere?				

The project would demolish an existing single-family residence and construct a new home with an accessory dwelling unit, located in a neighborhood of similar residential development; therefore, no such displacements would occur. No impacts would result.

XV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:

i)	Fire protection;	☐	☐	☒	☐

The project is consistent with the land use designation pursuant to the La Jolla Community Plan. The project site is located in an urbanized and developed area where fire protection services are already provided. Therefore, the project would not adversely affect existing levels of fire protection services to the area and would not require the construction of new or expansion of existing governmental facilities. Impacts would be less than significant.

ii)	Police protection;	☐	☐	☒	☐

Refer to response XV (a)(i) above. The project would not adversely affect existing levels of police protection services or create a new significant demand and would not require the construction of new or expansion of existing governmental facilities. Impacts would be less than significant.

iii)	Schools;	☐	☐	☒	☐

Refer to response XV (a)(i) above. The project would not significantly increase the demand on public schools over that which currently exists and is not anticipated to result in a significant increase in demand for public educational services. Impacts would be less than significant.

iv)	Parks;	☐	☐	☒	☐

Refer to response XV (a)(i) above. The project site is located in an urbanized and developed area where City-operated parks are available. The project would not significantly increase the demand on existing neighborhood or regional parks or other recreational facilities over that which presently exists. Impacts would be less than significant.

v)	Other public facilities?	☐	☐	☒	☐

Refer to response XV (a)(i) above. The project site is located in an urbanized and developed area where City services are already available. The project would not adversely affect existing levels of public services and not require the construction or expansion of an existing governmental facility. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

The project is consistent with the underlying zoning and land use designation pursuant to the General Plan and the La Jolla Community Plan. The project proposes to construct additions to an existing single-family residence. The project would not adversely affect the availability of and/or need for new or expanded recreational resources. The project would not adversely affect existing levels of public services and would not require the construction or expansion of an existing park facility. The project would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. Therefore, the project is not anticipated to result in the use of available parks or facilities such that substantial deterioration occurs, or that would require the construction or expansion of recreational facilities to satisfy demand. As such, impacts would remain less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Refer to XVI (a) above. The project does not propose recreation facilities nor require the construction or expansion of any such facilities. As such, impacts would remain less than significant.

XVII. TRANSPORTATION–				
a) Would the project or plan/policy conflict with an adopted program, plan, ordinance or policy addressing the transportation system, including transit, roadways, bicycle and pedestrian facilities?	☐	☐	☐	☒

The project proposes to construct an existing single-family residence in a neighborhood with similar development, therefore, the project would not result in design measures that would conflict with existing policies, plan, or programs supporting alternative transportation. No impacts would result.

b) Would the project or plan/policy result in VMT exceeding thresholds identified in the City of San Diego Transportation Study Manual?	☐	☐	☒	☐

The project would construct additions to an existing single-family residence in a neighborhood with similar residential development. A “Small Project” is defined as a project generating less than 300 daily unadjusted driveway trips using the City of San Diego trip generation rates/procedures. Based upon the screening criteria, the project qualifies as a “Small Project” and is screened out from

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

further VMT analysis. Therefore, the project is presumed to have a less than significant impact on Vehicle Miles Traveled (VMT). Impacts would be less than significant.

c) Would the project or plan/policy substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

The project complies with the La Jolla Community Plan and is consistent with the land use and underlying zoning in a residential neighborhood. The proposed residence does not include any design features that would substantially increase hazards. No impacts would result.

d) Result in inadequate emergency access?	☐	☐	☒	☐

Adequate emergency access would be provided during both short-term construction (with construction operating protocols) and long-term operations of the project. Emergency access to the site would be provided along the private driveway from Coast Walk. As such, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐

Please refer to response V (a) under Cultural Resources above. A Mitigation Monitoring and Reporting Program (MMRP), as detailed within Section V of the Mitigated Negative Declaration would be implemented to reduce impacts related to Cultural Resources (Archaeology) and Tribal Cultural Resources to below a level of significance.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Tribal Cultural Resources include sites, features, places, cultural landscapes, and sacred places or objects that have cultural value or significance to a Native American Tribe. Tribal Cultural Resources

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

include “non-unique archaeological resources” that, instead of being important for “scientific” value as a resource, can also be significant because of the sacred and/or cultural tribal value of the resource. Tribal representatives are considered experts appropriate for providing substantial evidence regarding the locations, types, and significance of tribal cultural resources within their traditionally and cultural affiliated geographic area (PRC § 21080.3.1(a)).

In accordance with the requirements of Public Resources Code 21080.3.1 (Assembly Bill (AB) 52), the City of San Diego sent notifications to three Native American Tribes Iipay Nation of Santa Ysabel, the Jamul Indian Village, and the San Pasqual Band of Mission Indians which are traditionally and culturally affiliated with the project area. The notifications were distributed for consultation on February 26, 2024 for a 30-day review period. The San Pasqual Band of Mission Indians responded on March 8, 2024 requesting a formal government-to-government consultation under Assembly Bill (AB) 52. The Iipay Nation of Santa Ysabel and the Jamul Indian Village did not reply and no requests for consultation were received.

On April 23, 2024, City staff met with San Pasqual Band of Mission Indians’ representatives, John Flores, Angelina Gutierrez and Desiree Morales Whitman. The required Mitigation, Monitoring and Reporting Program has been modified to include specific lanague to repatriate on-site in consultation with the Native American monitor. The applicant and San Pasqual Band of Mission Indians’ representatives reviewed and accepted the modified mitigation measures and consultation closed May 13, 2024. See also Initial Study V. Cultural Resources above.

Implementation of the MMRP for Historical (Archaeology) and Tribal Cultural Resources would reduce potential significant impacts to be less than significant. See section V of the MND and the Mitigation, Monitoring and Reporting Program (MMRP) for further details.

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?	☐	☐	☒	☐

The project is not anticipated to generate significant amount of wastewater or stormwater. As discussed in VI (a), the project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the project site and adequate services are available to serve the project. Thus, impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The 2020 City Urban Water Management Plan (UWMP) serves as the water resources planning document for the City's residents, businesses, interest groups, and public officials. The UWMP assess the current and future water supply and needs for the City. The 2020 UWMP emphasizes a cross-functional, systems approach that is intended to better guide and integrate any subsequent water resources studies, facilities master planning, and various regulatory reporting and assessment activities at the City, regional and state levels beyond a basic profiling of the City's water system. (City of San Diego 2020). The project does not meet Senate Bill 610 requirements for the project to prepare a water supply assessment. Implementation of the project would not result in new or expanded water entitlements from the water service provider, as the project is consistent with existing demand projections contained in the UWMP (which are based on the allowed land uses for the project site). Therefore, the project would not require new or expanded entitlements. No impacts would result.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's demand in addition to the provider's existing commitments?	☐	☐	☐	☒

The project would not exceed the capacity of the existing storm water system and require the construction of new or expanded treatment facilities of which would cause significant environmental effects. The project was reviewed by qualified City staff who determined that the existing facilities are adequately sized to accommodate the proposed development. No impacts would result.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

Construction debris and waste would be generated from the construction of the project. All construction waste from the project site would be transported to an appropriate facility, which would have sufficient permitted capacity to accept that generated by the project. Long-term operation of the residential use is anticipated to generate typical amounts of solid waste associated with residential uses. Furthermore, the project would be required to comply with the City's Municipal Code requirement for diversion of both construction waste during the short-term, construction phase and solid waste during the long-term, operational phase. Impacts are considered to be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

The project would comply with all Federal, State, and local statutes and regulations related to solid waste. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials, other than minimal amounts generated during the construction phase. All demolition activities would comply with any City of San Diego requirements for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts would be less than significant.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility area or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

The City of San Diego participates in the San Diego County Multi-Jurisdictional Hazard Mitigation Plan. The project complies with the General Plan and is consistent with the La Jolla Community Plan land use and the Land Development Code zoning designation. The project is located in an urbanized area of San Diego and remodeling of and construction of additions to the existing single-family residence would not disrupt any emergency evacuation routes as identified in the Hazard Mitigation Plan. Therefore, the project would have a less-than-significant impact on an emergency response and evacuation plan during construction and operation.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	☐	☐	☒	☐

The project is located in an urbanized neighborhood of similar residential development and is not located in a Very High Fire Severity Zone. Due to the location of the project, the project would not have the potential to expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Therefore, impacts would remain below a level of significance.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐

The project is located in a residential neighborhood with similar development. The site is currently serviced by existing infrastructure which would service the site after construction is completed. No new construction of roads, fuel breaks, emergency water sources, power lines, or other utilities would be constructed that would exacerbate fire risk, therefore impacts would be less than significant.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Refer to response XX (b) above. The project site is not located within a seismic hazard zone for potential slope instability or within a landslide hazard zone. Additionally, the project would comply with the City's appropriate Best Management Practices (BMP) for drainage and would not expose

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

people or structures to significant risks as a result of run-off, post-fire slope instability, or drainage changes. Therefore, a less than significant impact would result.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE –

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

This analysis has determined that there is the potential of significant impacts related to Cultural Resources (Archaeology) and Tribal Cultural Resources. As such, mitigation measures included in this document would reduce these potential impacts to a less than significant level as outlined within the Mitigated Negative Declaration.

b) Does the project have impacts that are individually limited but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

Impacts associated with Cultural Resources are individually significant and when taken into consideration with other past projects in the vicinity, may contribute to a cumulative impact; specifically with respect to non-renewable resources. However, with implementation of the MMRP, any information associated with these resources would be collected catalogued and included in technical reports available to researchers for use on future projects, thereby reducing the cumulative impact to below a level of significance.

Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, State, and Federal regulations to reduce the potential impacts to less than significant, or to the extent possible. As such, the project is not anticipated to contribute potentially significant cumulative environmental impacts.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

The City of San Diego conducted an Initial Study which determined that the project could have a significant environmental effect in the following area Cultural Resources (Archeological) and Tribal Cultural Resources. However, with the implementation of mitigation identified in Section V of this MND the project would not have environmental effects which would cause substantial direct or indirect adverse effects on human beings.

APPENDICES

(Under Separate Cover)

Appendix A	Climate Action Plan Consistency Checklist
Appendix B	Geotechnical Evaluation
Appendix C	Infiltration Feasibility Condition Letter
Appendix D	Geotechnical Update And Response to City of San Diego Development Services Department
Appendix E	Stormwater Requirements Applicability Checklist
Appendix F	Hydrology Letter
Appendix G	Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP)

INITIAL STUDY CHECKLIST
REFERENCES

I. Aesthetics / Neighborhood Character

☒ City of San Diego General Plan
☒ Community Plans: La Jolla Community Plan and Local Coastal Program Land Use Plan, August 2014

II. Agricultural Resources & Forest Resources

☒ City of San Diego General Plan
☐ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973
☐ California Agricultural Land Evaluation and Site Assessment Model (1997)
☐ Site Specific Report:

III. Air Quality

☐ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990
☒ Regional Air Quality Strategies (RAQS) - APCD
☐ Site Specific Report:

IV. Biology

☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
☒ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997
☐ Community Plan - Resource Element
☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California, "January 2001
☒ City of San Diego Land Development Code Biology Guidelines
☐ Site Specific Report:

V. Cultural Resources (includes Historical Resources and Built Environment)

☒ City of San Diego Historical Resources Guidelines
☒ City of San Diego Archaeology Library
☒ Historical Resources Board List
☐ Community Historical Survey:
☐ Site Specific Report:

VI. Energy

☒ City of San Diego Climate Action Plan (CAP), (City of San Diego 2022)
☒ City of San Diego Climate Action Plan Consistency Checklist –
☐ City of San Diego Climate Action Plan Consistency Regulations (SDMC 143.140)

VII. Geology/Soils

☒ City of San Diego Seismic Safety Study

☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975

☒ City of San Diego Paleontological Guidelines

☒ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996

☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," *California Division of Mines and Geology Bulletin* 200, Sacramento, 1975

☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977

☒ Site Specific Report:

1. "Geotechnical Evaluation, Proposed Residential Development ('Cove House'), Lots 2 and 17 of Block 46, La Jolla, San Diego County, California 92037, Assessor's Parcel Numbers (APNs) 350-131-02-00 and -29-00," GeoSoils, Inc., August 23, 2022
2. Infiltration Feasibility Condition Letter, Proposed Residential Development ("Cove House"), Lots 2 and 17 of Block 46, La Jolla, San Diego County, California 92037, Assessor's Parcel Numbers (APNs) 350-131-02-00 and -29-00 GeoSoils, Inc., August 23, 2022
3. Geotechnical Update And Response To City Of San Diego Development Services Department (DSD - Geology) Project Issues Dated December 16, 2022 Proposed Residential Development ("Cove House") Lots 2 And 17 Of Block 46, La Jolla, San Diego County California 92037, Assessor's Parcel Numbers (APNs) 350-131-02-00 and -29-00. Geosoils, Inc., May 17, 2023

VIII. Greenhouse Gas Emissions

☒ Site Specific Report: Climate Action Plan Consistency Checklist

IX. Hazards and Hazardous Materials

☒ San Diego County Hazardous Materials Environmental Assessment Listing

☒ San Diego County Hazardous Materials Management Division

☐ FAA Determination

☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized

☐ Airport Land Use Compatibility Plan

☐ Site Specific Report:

X. Hydrology/Drainage

☒ Flood Insurance Rate Map (FIRM)

☐ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map

☒ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html

☒ Site Specific Report:

1. Storm Water Applicability Checklist
2. Hydrology Letter (Pasco Laret Suiter & Associates, December 7, 2023)
3. Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) (Pasco Laret Suiter & Associates, July 2024)

XI. Land Use and Planning

☒ City of San Diego General Plan
☒ Community Plan
☐ Airport Land Use Compatibility Plan
☒ City of San Diego Zoning Maps
☐ FAA Determination:
☐ Other Plans:

XII. Mineral Resources

☒ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification
☐ Division of Mines and Geology, Special Report 153 - Significant Resources Maps
☒ City of San Diego General Plan: Conservation Element
☐ Site Specific Report:

XIII. Noise

☒ City of San Diego General Plan
☒ Community Plan
☐ San Diego International Airport - Lindbergh Field CNEL Maps
☐ Brown Field Airport Master Plan CNEL Maps
☐ Montgomery Field CNEL Maps
☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes
☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
☐ Site Specific Report:

XIV. Population / Housing

☒ City of San Diego General Plan
☒ Community Plan
☐ Series 11/Series 12 Population Forecasts, SANDAG
☐ Other:

XV. Public Services

☒ City of San Diego General Plan
☒ Community Plan

XVI. Recreational Resources

☒ City of San Diego General Plan
☒ Community Plan
☐ Department of Park and Recreation
☐ City of San Diego - San Diego Regional Bicycling Map
☐ Additional Resources:

XVII. Transportation / Circulation

☒ City of San Diego General Plan
☒ Community Plan

☒ City of San Diego Transportation Study Manual
☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
☐ San Diego Region Weekday Traffic Volumes, SANDAG
☐ Site Specific Report:

XVIII. Tribal Cultural Resources

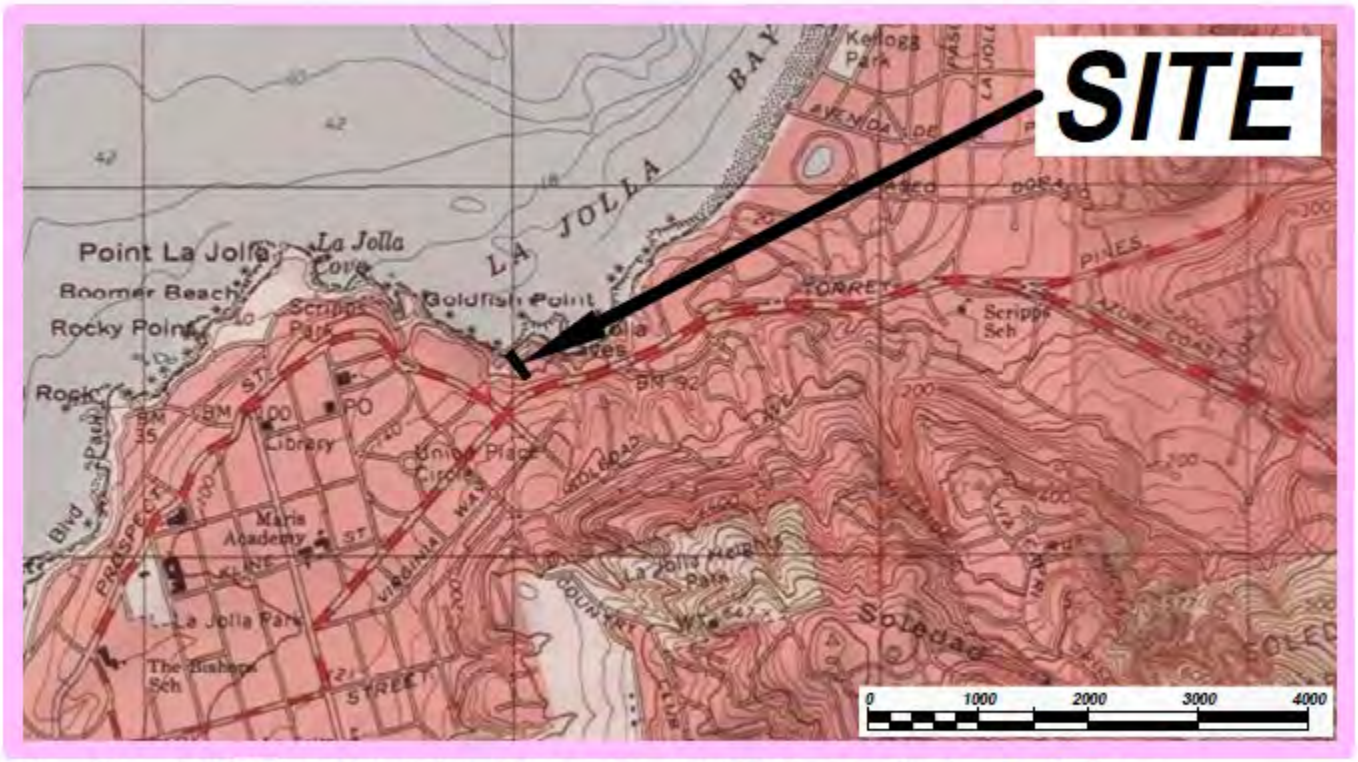
☒ City of San Diego Historical Resources Guidelines
☒ City of San Diego Archaeology Library
☒ Historical Resources Board List
☐ Community Historical Survey
☐ Site Specific Report:

XIX. Utilities and Service Systems

☒ City of San Diego General Plan
☒ Community Plan
☐ Site Specific Report:

XX. Wildfire

☒ City of San Diego General Plan
☒ Community Plan:
☒ San Diego County Multi-Jurisdictional Hazard Mitigation Plan
☒ Very High Fire Severity Zone Map, City of San Diego
☒ City of San Diego Brush Management Regulations, Landscape Regulations (SDMC 142.0412)
☐ Site Specific Report:



Base Map: TOPO!® ©2018 National Geographic, U.S.G.S. La Jolla Quadrangle, California -- San Diego Co., 7.5 Minute, dated 1996, current, 1982.

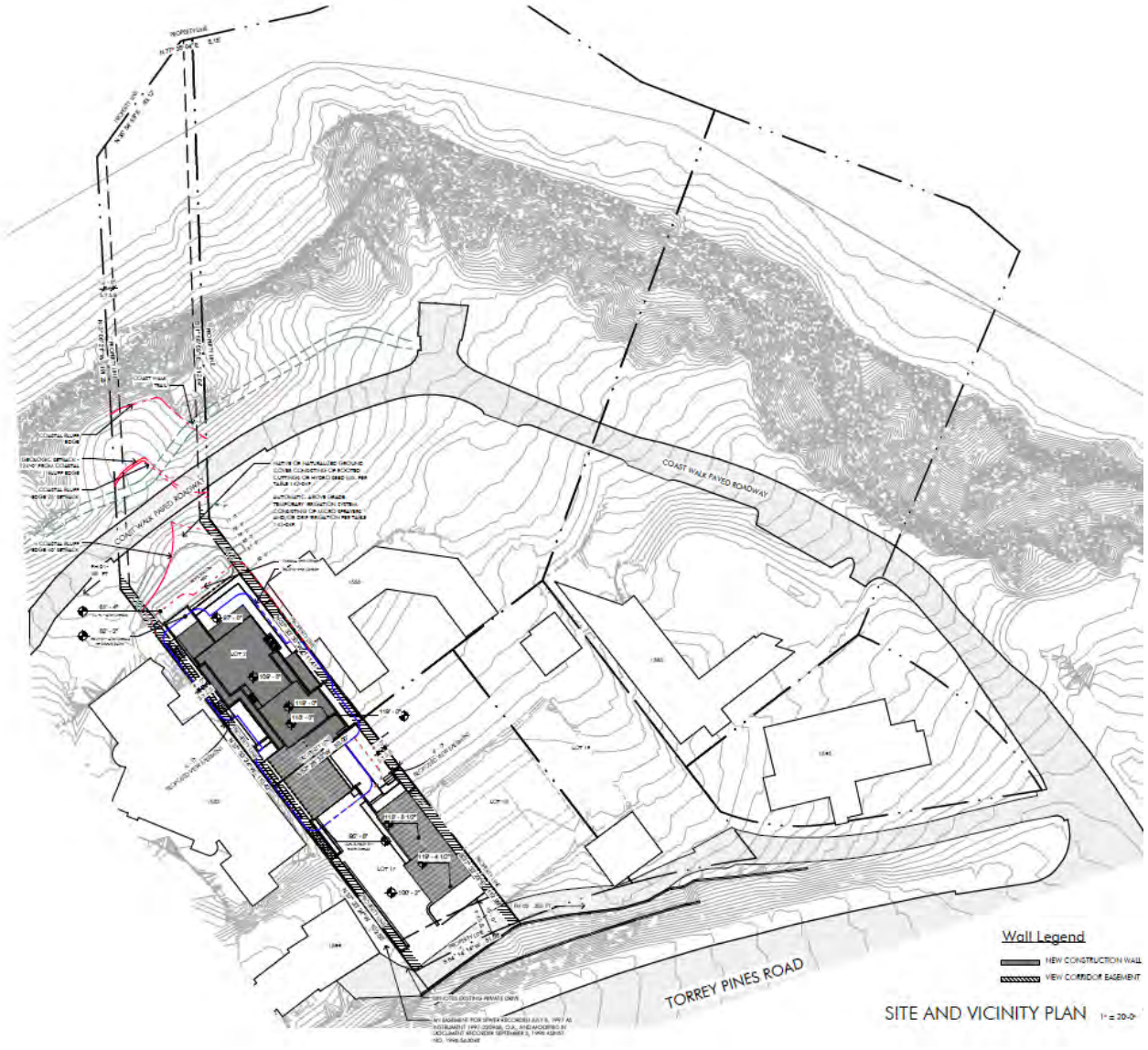
The City of SAN DIEGO

Vicinity and Location Map

Coast Walk Lots 2 & 17 / PRJ - 1074172

Development Services Department

FIGURE No. 1



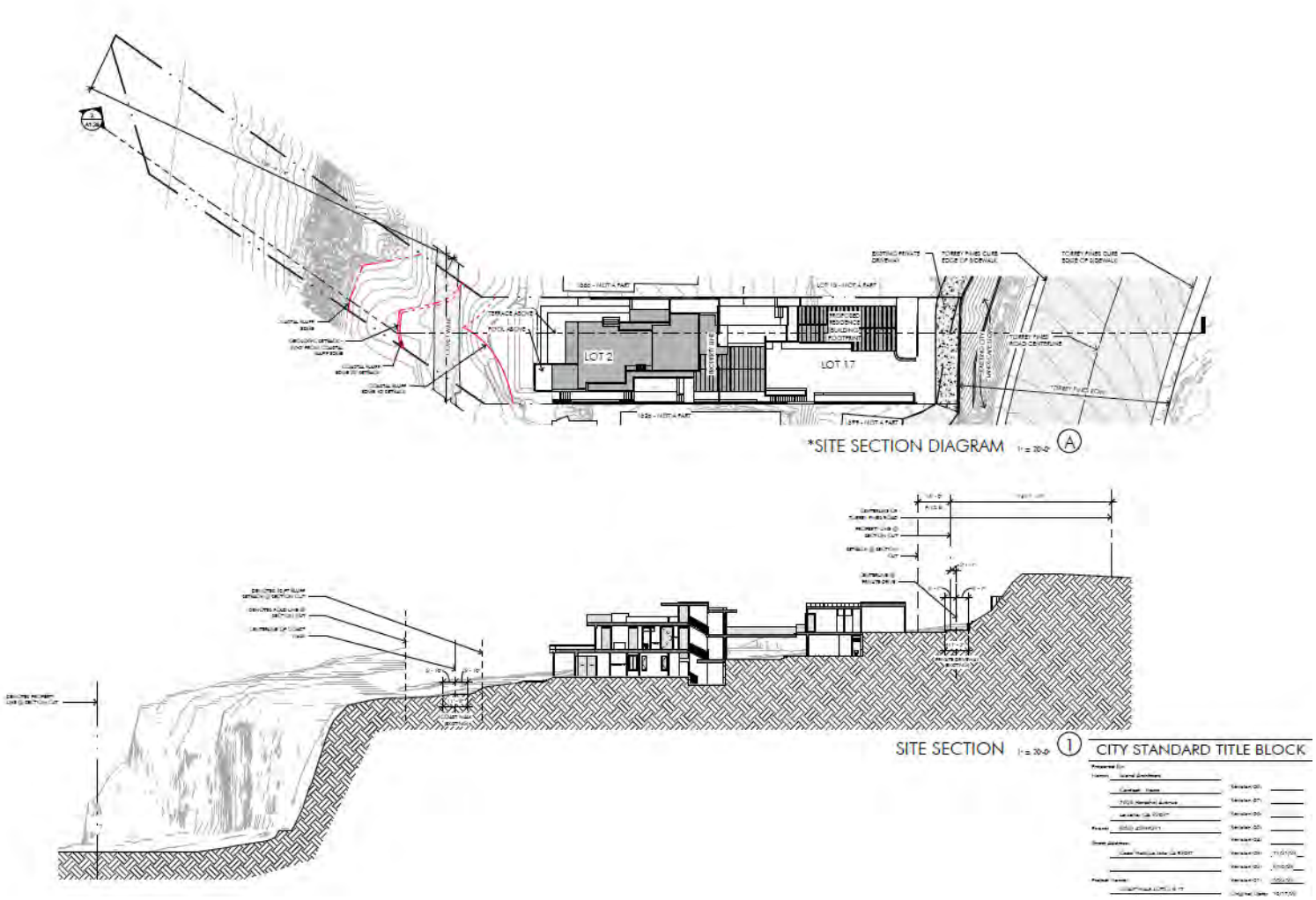
The City of SAN DIEGO

Site Plan

Coast Walk Lots 2 & 17 / PRJ - 1074172

Development Services Department

FIGURE No. 2



The City of SAN DIEGO

Site Section

Coast Walk Lots 2 & 17 / PRJ - 1074172

Development Services Department

FIGURE No. 3

City of San Diego
Development Services
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

FORM
DS-318
October 2017

Approval Type: *Check appropriate box for type of approval(s) requested:* ❑ Neighborhood Use Permit ☒ Coastal Development Permit ❑ Neighborhood Development Permit ☒ Site Development Permit ❑ Planned Development Permit ❑ Conditional Use Permit ❑ Variance ❑ Tentative Map ❑ Vesting Tentative Map ❑ Map Waiver ❑ Land Use Plan Amendment • ❑ **Other** _____

Project Title: _____ **Project No. *For City Use Only*:** _____

Project Address: Lots 2 & 17 Coast Walk, La Jolla, CA 92037

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

❑ Corporation ☒ Limited Liability -or- ❑ General – What State? _____ Corporate Identification No. _____

❑ Partnership ❑ Individual

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

Property Owner

Name of Individual: Heritage Bridge LLC, Falcon Cove LLC ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 481 E Sun Spring Place

City: Oro Valley State: AZ Zip: 85755

Phone No.: (858) 869-2862 Fax No.: _____ Email: pvercio@islandarch.com

Signature: Teall Edds Digitally signed by Teall Edds Date: 2022.07.23 03:21:01 +08'00' Date: 07/23/2022

Additional pages Attached: ❑ Yes ❑ No

Applicant

Name of Individual: Patrick Vercio/ Island Architects ❑ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 7626 Herschel Ave

City: La Jolla State: CA Zip: 92037

Phone No.: (858) 869-2862 Fax No.: _____ Email: pvercio@islandarch.com

Signature: Patrick Vercio Date: 07/22/2022

Additional pages Attached: ❑ Yes ❑ No

Other Financially Interested Persons

Name of Individual: _____ ❑ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ❑ Yes ❑ No

COAST WALK LOTS 2 & 17

CDP/ SDP SET

PLAN ANALYSIS

TYPE OF CONSTRUCTION

TYPE VB OCCUPANY - R-3

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA FIRE CODE

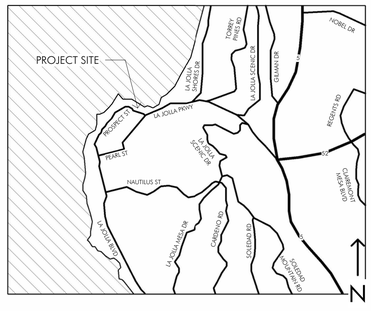
THIS PROJECT SHALL COMPLY WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE 2018 IBC, 2018 IRC, 2018 UPC, 2018 UMC, 2017 NEC, 2018 IFC AND IEBC

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 NS)

ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO

VICINITY MAP



SYMBOLS AND LEGEND

ELEVATION MARKER



DIRECTION OF VIEW
DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING
SHEET THAT ELEVATION APPEARS ON

DETAIL MARKER



DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING
SHEET THAT DETAIL APPEARS ON

SECTION MARKER



DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING
DIRECTION OF CUT
SHEET THAT SECTION APPEARS ON

EXTENT OF CUT

WINDOW TYPE INDICATOR



WINDOW TYPE NUMBER

DOOR TYPE INDICATOR



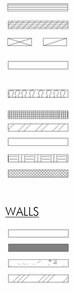
DOOR TYPE NUMBER

MATCH LINE/DATUM POINT



DATUM POINT

OTHER



GLASS
PLYWOOD
CONT. WOOD BLKG., BLKG. BETWEEN MEMBERS
GRAVEL OR AGGREGATE BASE COURSE (ABC)
INSULATION (BATT OR BLANKET)
INSULATION (RIGID)
METAL
PLASTER OR GYPBOARD (AS NOTED)
SOIL
TILE (GLAZED,UNGLAZED OR PAVER)

WALLS



EXISTING WALL TO REMAIN
2 X 6 STUD WALL U.N.O.
CONCRETE
STEEL STUD WALLS

REVISION INDICATOR

REVISION NUMBER
REVISION

ABBREVIATIONS

℄	CENTERLINE	DN.	DOWN	GL.	GLASS	O.D.	OVERFLOW DRAIN	SHR.	SHOWER
⌀	DIAMETER OR ROUND	D.O.	DOOR OPENING	GND.	GROUND	OFF.	OFFICE	SHT.	SHEET
(E)	EXISTING	DR.	DOOR	GR.	GRADE	O.H.	OVERHEAD	SIM.	SIMILAR
EXIST'G	EXISTING	DS.	DOWNSPOUT	GYP.	GYPSUM	O.H.C.	OVERHEAD CABINET	SKYLT.	SKYLIGHT
ABV.	ABOVE	DW	DISH WASHER	GYP. BD.	GYPSUM BOARD	OPNG.	OPENING	SL.	SLOPE/SLIDER (WINDOW)
ACOUS.	ACOUSTICAL	DWG'S	DRAWINGS			OPP.	OPPOSITE	SL. DR.	SLIDING GLASS DOOR
A.D.	AREA DRAIN	DWR.	DRAWER	H.B.	HOSE BIB	PL.	PROPERTY LINE OR PLATE	SPEC.	SPECIFICATIONS
ADJ.	ADJUSTABLE	E.	EAST	HDR	HEADER			SQ.	SQUARE
A F F	ABOVE FINISH FLOOR	EA.	EACH	HDWD.	HARDWOOD	PL/SH	POLE AND SHELF	S.S.	STAINLESS STEEL
A.F.G.	ADJACENT FINISH GRADE	E.J.	EXPANSION JOINT	HDWE.	HARDWARE	PL. LAM.	PLASTIC LAMINATE	S.ST.	STAINLESS STEEL
AGGR.	AGGREGATE	EL.	ELEVATION	H.M.	HOLLOW METAL	PLSTR.	PLASTER	ST.	STONE
AL.	ALUMINUM	ELEC.	ELECTRICAL	HORIZ.	HORIZONTAL	PLEX.	PLEXIGLASS	STD.	STANDARD
ALUM.	ALUMINUM	ENCL.	ENCLOSED	HR.	HOUR	PLNTR.	PLANTER	STL.	STEEL
APPROX.	APPROXIMATE	EQ.	EQUAL	HT.	HEIGHT	PLUMB.	PLUMBING	STOR.	STORAGE
ARCH.	ARCHITECT	EQUIP.	EQUIPMENT	H.V.A.C	HEATING VENTILATING AIR CONDITIONING	PLYWD.	PLYWOOD	STRUCTL	STRUCTURAL
BD.	BOARD	EXIST.	EXISTING			PNL.	PANEL	STRUCT	STRUCTURE
B.I.	BUILT - IN	EXP.	EXPANSION	HORZ	HORIZONTAL	PNTRY.	PANTRY	SUSP.	SUSPENDED
BLDG.	BUILDING	EXPO.	EXPOSED	INSUL.	INSULATION	P.P.	PLANTING POCKET	SYM.	SYMMETRICAL
BLK.	BLOCK	EXT.	EXTERIOR	INT.	INTERIOR	PR.	PAIR	T.	TREAD
BLKG.	BLOCKING	FAU	FORCED AIR UNIT	LIN.	LINEN	PRCST.	PRECAST	T.B.	TOWEL BAR
BLT.	BOLT	F.D.	FLOOR DRAIN	LAM.	LAMINATE	PREFAB.	PREFABRICATED	T.C.	TRASH COMPACTOR
BM.	BEAM	FDN.	FOUNDATION	LAV.	LAVATORY	PT.	POINT	TEL.	TELEPHONE
BOT.	BOTTOM	F.F.	FINISH FLOOR	LT.	LIGHT	PTN.	PARTITION	TEMP.	TEMPERED GLASS
C.	CONDUIT	F.G.	FINISH GRADE	L.V.	LOW VOLTAGE	PTD.	PAINTED	T.& G.	TONGUE AND GROOVE
CAB.	CABINET	F.H.	FIRE HYDRANT	MAX.	MAXIMUM	R	RISER	THK.	THICK
CEM.	CEMENT	FIN.	FINISH	M.C.	MEDICINE CABINET	RAD.	RADIUS	THR.	THRESHOLD
CER.	CERAMIC	FIXED	FIXED WINDOW	MECH.	MECHANICAL	R.D.	ROOF DRAIN	T.O.C.	TOP OF CURB
CLG.	CEILING	FL.	FLOOR	MEMB.	MEMBRANE	REF.	REFERENCE	T.P.D.	TOILET PAPER DISPENSER
CLO.	CLOSET	FLASH.	FLASHING	MFG.	MANUFACTURING	REFR.	REFRIGERATOR	T.V.	TELEVISION
CLR	CLEAR	F.O.C.	FACE OF CONCRETE	MFR.	MANUFACTURER	REV	REVERSE	T.W.	TOP OF WALL
C.M.U.	CONCRETE MASONRY UNIT	F.O.F.	FACE OF FINISH	MH.	MANHOLE	REINF	REINFORCE, REINFORCED	TYP.	TYPICAL
CNTR.	COUNTER	F.O.M.	FACE OF MULLION	MIN.	MINIMUM	RGTR.	REGISTER	UNF.	UNFINISHED
COL.	COLUMN	F.O.S.	FACE OF STUD	MIR.	MIRROR	REQ.	REQUIRED	U/G	UNDERGROUND
CONC.	CONCRETE	FP.	FIREPLACE	MISC.	MISCELLANEOUS	RES.	RESISTANT	U.N.O.	UNLESS NOTED OTHERWISE
CONN.	CONNECTION	FPRF.	FIREPROOF	M.L.	METAL	RESIL.	RESILIENT	VERT	VERTICAL
CONSTR.	CONSTRUCTION	FRAM'G	FRAMING	MUL.	MULLION	RM.	ROOM	V.P.	VAPOR PROOF
CONT.	CONTINUOUS	FT.	FOOT OR FEET	N.	NORTH	R.O.	ROUGH OPENING	W	WASHER OR WEST
CSMT.	CASEMENT WINDOW	FTG.	FOOTING	N.I.C.	NOT IN CONTRACT	R.V.	ROOF VENT	W/	WITH
CTR.	CENTER	FURR.	FURRING	NO. OR #	NUMBER	S.	SOUTH	W.C.	WATER CLOSET
CTSK.	COUNTERSUNK	FUT.	FUTURE	NOM.	NOMINAL	SC.	SOLID CORE	WD.	WOOD
D	DRYER	G.	GAS	N.T.P.	NOTICE TO PROCEED	SCHED.	SCHEDULE	W.H.	WATER HEATER
DBL.	DOUBLE	GA.	GAUGE	N.T.S.	NOT TO SCALE	S.D.	STORM DRAIN	W/O	WITHOUT
DEPT.	DEPARTMENT	GALV.	GALVANIZED	O/	OVER	SECT.	SECTION	W.P.	WATERPROOF
DET.	DETAIL	G.B.	GRAB BAR	O.A.	OVERALL	S.F.	SQUARE FEET	WT.	WEIGHT
DIA.	DIAMETER	G.D.	GARBAGE DISPOSAL	OBS.	OBSCURE	SH.	SHELF	WTR.	WATER
DIM.	DIMENSION	GFCI	GROUND FAULT CURRENT INTERUPTER	O.C.	ON CENTER				
				O.D.	OUTSIDE DIAMETER				

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST
- DEMOLITION OF PORTION OF EXISTING TENNIS COURT AND RELATED SITE IMPROVEMENTS
- NEW 5,478 SQ. FT. (GFA) SINGLE FAMILY RESIDENCE PLUS 491 SQ. FT. GARAGE (GFA)
- NEW 440 SQ. FT. (GFA) DETACHED ACCESSORY DWELLING UNIT PLUS 451 SQ. FT. GARAGE (GFA)
- RECORD SIDE YARD VIEW CORRIDOR EASEMENT

2. STREET ADDRESS
COAST WALK, LA JOLLA, CA 92037
(Check one) [ ] N [ ] S [ ] E [ ] W
Between _____ and _____

3. SITE AREA

Total Site Area (gross):	LOT 17: 0.12 LOT 2: 0.33 Ac.	LOT 17: 5,362 LOT 2: 14,197	Sq. Ft.
Net Site Area	Ac.		Sq. Ft.

(Net site area includes required streets and public dedications)

4. COVERAGE DATA

Total Building Area (ground floor):	0.09 Ac.	3,923 SQ. FT.	
Total Landscape/Open Space Area:	0.25 Ac.	11,039 SQ. FT.	
Total Hardscape/Paved Area:	0.09 Ac.	4,017 SQ. FT.	
Total Ex. Coast Walk Hardscape/Paved Area:	0.01 Ac.	580 SQ. FT.	
Allowed Floor Area Ratio (FAR)	0.46	Gross Floor Area (GFA) 6,860	Sq. Ft.
Proposed Floor Area Ratio (FAR)	.36		

5. DENSITY (Residential)
Maximum no. dwelling units allowed per zone: _____
Number of existing units to remain on site: _____
Number of proposed dwelling units on site: _____
Total number of units provided on the site: _____

6. YARD/SETBACK

Front Yard:	Required 15'-0"	Proposed 15'-0"		
Street Side Yard:	Required n/a	Proposed n/a		
Interior Yard(s):	Required 4'-0"	Proposed 4'-0"		
RearYard:	Required 13'-0"	Proposed _____		
City Approved Setback from Coastal Sea Cliff/ Bluff Face				
Setback from MAIN HOUSE	Required _____	Ft.	Proposed _____	Ft.

7. PARKING
Parking Criteria: [X] Residential
(Check one) [ ] Commercial
[ ] Industrial
[ ] Mixed Use
[ ] Other _____
Total number of spaces required by zone _____
Total number of spaces provided on-site _____ spaces
Commercial Development:
One space per _____ Sq. Ft. GFA = _____ spaces

PARCEL INFORMATION

Base Zone: RS-1-7 Planned District (if Applicable): N/A
Overlays (check all that apply):
[X] Airport Influence Area (ALIA)

Environmentally Sensitive Lands: Does the project site contain or is it adjacent to any site that contains any of the following Environmentally Sensitive Lands as identified in Municipal Code Section 113.0103?

[X] Yes [ ] No Sensitive Biologic Resources
[X] Yes [ ] No Steep Hillsides
[ ] Yes [X] Coastal Beaches
[X] Yes [ ] Sensitive Coastal Bluffs
[ ] Yes [X] 100-Year Floodplain
[X] Yes [ ] No Coastal Height Limit

Historic District: [ ] Yes [X] No (If Yes) Name: _____
Designated Historic [ ] Yes [X] No

Geologic Hazard Categories: _____ Earthquake Fault Buffer? [ ] Yes [X] No

Airports:
FAA Part 77 Notification Area [ ] Yes [X] No (If Yes, see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process)

PROPOSED DEVELOPMENT RATIOS

BUILDING FOOTPRINT	3,923 SQ. FT.	20 %
LANDSCAPE RATIO	11,039 SQ. FT.	56 %
HARDSCAPE RATIO	4,017 SQ. FT.	21 %
LOT TOTAL:		100%

LOW INCOME HOUSING

NUMBER OF LOW INCOME HOUSING UNITS ON SITE IN THE PREVIOUS 5 YEARS = 0

CONSULTANTS

ARCHITECTS
TONY CRISAFI, LISA KRIEDEMAN
ISLAND ARCHITECTS
7626 HERSCHEL AVENUE
LA JOLLA, CALIFORNIA 92037
PH. (858) 459-9291
FAX (858) 456-0351
PROJECT MANAGER: HALEY DUKE

SOILS
GEOSOILS INC.
5741 PALMER WAY
CARLSBAD, CA 92010
PH. (760) 438-3155
FAX (760) 931-0915
CONTACT: RYAN BOEHMER

CIVIL ENGINEER/ SURVEYOR
PASCO LARET SUITER & ASSOCIATES
1911 SAN DIEGO, AVE, STE 100
SAN DIEGO, CA 92110
PH. (858) 259-8212
CONTACT: GUIDO KNUDSON

CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT.

2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS OR RESULT IN A CHANGE IN FEE/DEPOSIT REQUIREMENTS.

3. CERTIFYING SUBMITTALS FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW IS A PRIVILEGE AND REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS.

4. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE DENIAL OF FUTURE SUBMITTALS BY CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW.

5. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED.

6. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4, AND/OR SECTION 6 FOR REZONES.

FOR THE PROPOSED PROJECT, I HAVE DETERMINED THE APPROPRIATE PROCESS AND APPROVAL TYPES TO BE AS FOLLOWS:

PROJECT PROCESS LEVEL (2-5): 3 PROJECT APPROVAL(S) NEEDED: CDP/ SDP

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: EDWARD SUTTON

SIGNATURE: _____ *DATE:* 08/29/2022

SCOPE OF WORK

- DEMOLITION OF PORTION OF EXISTING TENNIS COURT AND RELATED SITE IMPROVEMENTS
- NEW 5,478 SQ. FT. (GFA) SINGLE FAMILY RESIDENCE PLUS 491 SQ. FT. GARAGE (GFA)
- NEW 440 SQ. FT. (GFA) DETACHED ACCESSORY DWELLING UNIT PLUS 451 SQ. FT. GARAGE (GFA)

PROJECT INFORMATION

OWNER
HERTIAGE BRIDGE LLC, FALCON COVE LLC

GROSS SITE AREA
19,559 SQ. FT.

SITE ADDRESS
COAST WALK, LA JOLLA, CA 92037

PARKING REQUIREMENTS
2 REQ., 4 PROPOSED

A.P.N.
LOT 2: 350-131-02-00 / LOT 17: 350-131-29-00

YEAR BUILT
N/A

ZONE
RS-1-7

BUILDING HEIGHT
29'-6"

LEGAL DESCRIPTION
LOTS 2 AND 17 IN BLOCK 46 OF LA JOLLA PARK

NUMBER OF STORIES
2 (SPLIT LEVEL OVER BASEMENT)

FAR CALCULATIONS

		COUNTABLE
BASEMENT	1,136 SF	0 SF
BASEMENT	1,136 SF (NOT INCLUDED)	
LOWER LEVEL	3,048 SF	3,048 SF
LOWER LEVEL	1,921 SF	
LOWER LEVEL BED WING	1,127 SF	
MAIN LEVEL	2,447 SF	2,447 SF
MAIN LEVEL	1,445 SF	
ENTRY	511 SF	
GARAGE	491 SF	
ROOF LEVEL	474 SF	474 SF
ROOF LOUNGE	474 SF	
CASITA	1,356 SF	891 SF
CASITA LOWER LEVEL	465 SF (NOT INCLUDED)	
CASITA MAIN LEVEL	440 SF	
CASITA GARAGE	451 SF	
TOTAL	8,461 SF	6,860 SF
EXEMPT	*(1,601 SF)*	
BASEMENT EXEMPT	*(1,136 SF)*	
CASITA	*(465 SF)*	
TOTAL GROSS LOT SIZE	19,559 SF	
TOTAL NET LOT SIZE	18,706 SF	
TOTAL GROSS FLOOR AREA:	6,860 SF	
TOTAL FAR:	0.366	

MAP NO. 352 LINE – FOR REFERENCE ONLY
This line is depicted at the request of the City of San Diego for development review purposes only. The location, extent and legal effect of the City's claimed public right-of-way and the underlying property boundaries remain disputed and are the subject of pending quiet title and declaratory relief litigation. Neither this depiction nor any associated plan revisions constitute an acknowledgment, admission, agreement or concession regarding property ownership, boundaries or public rights-of-way. All rights are expressly reserved.

DRAWING INDEX

COASTAL DEVELOPMENT PERMIT SHEET LIST		COASTAL DEVELOPMENT PERMIT SHEET LIST	
DWG#	DRAWING TITLE	DWG#	DRAWING TITLE
TITLE SHEETS		A1.2	SITE DIAGRAM/LS RATIO/DEMO PLAN
T1	TITLE SHEET	A1.2a	SITE SECTION
CIVIL		A1.3	AREA PLANS
C1	TOPOGRAPHIC SURVEY MAP	A2.0	BASEMENT PLANS
C100	PRELIMINARY SITE DRAINAGE PLAN	A2.1	LOWER LEVEL PLAN
C101	POST CONSTRUCTION BMP PLAN	A2.2	MAIN LEVEL PLAN
C102	DETAIL SHEET	A2.3	ROOF TERRACE PLAN
ARCHITECTURAL		A2.4	ROOF PLAN
A0.1	DEMO PLAN	A4.1	EXTERIOR ELEVATIONS
A1.1	SITE PLAN	A4.2	EXTERIOR ELEVATIONS
A1.1a	FIRE ACCESS PLAN	A5.1	BUILDING SECTIONS

CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: Name
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291
Street Address:
Coast Walk, La Jolla CA 92037
Project Name:
COAST WALK LOTS 2 & 17
Sheet Title:
TITLE SHEET

Revision 08:
Revision 07:
Revision 06: 05/15/25
Revision 05: 09/11/24
Revision 04: 08/06/24
Revision 03: 12/21/23
Revision 02: 8/10/23
Revision 01: 5/22/23
Original Date: 10/17/22
Sheet: 1 of 18
DEP#:

ISLAND ARCHITECTS
TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL 858.459.9291
FAX 858.456.0351

LICENSED ARCHITECT LISA K. KRIEDEMAN No. C-31354 REN. APR 30, 21 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Copyright Island Architects 2019

JOB #: 1100
DRAWN BY: TS
PROJ. MGR.: HD

DATE:	ISSUE:
10/17/22	1ST CDP SUBMIT
5/22/23	2ND CDP SUBMIT
8/10/23	3RD CDP SUBMIT
12/21/23	4TH CDP SUBMIT
08/06/24	5TH CDP SUBMIT
09/11/24	6TH CDP SUBMIT
05/15/25	7TH CDP SUBMIT

REVISIONS

#	DESCRIPTION	DATE

COAST WALK LOTS 2 & 17
Coast Walk, La Jolla CA 92037

T1
TITLE SHEET

10/23/26

C:\Users\tyrone\Documents\Coast Walk_CENTRAL_tyrone_WORKING.rvt
10/23/2026 10:38:04 AM

TOPOGRAPHIC SURVEY MAP -- 1555 COAST WALK

TITLE INFORMATION PROVIDED BY CALIFORNIA TITLE COMPANY AS ORDER NO 400-2255088-37, DATED JUNE 11, 2021

EASEMENTS OF RECORD PER ORDER NO. 400-2255088-37, DATED JUNE 11, 2021

1555 COAST WALK SAN DIEGO CA., 92037
APN: 350-131-01,02,29,30,31
PARCEL 1:
LOTS 1, 2, 17, 18 AND 19 IN BLOCK 46 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO
MAP THEREOF NO. 352, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 5, 1991 AS INSTRUMENT NO. 1991-455148 OFFICIAL RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1887. ALSO ALL THAT PORTION OF COAST BOULEVARD, ADJOINING LOT 1 OF THE NORTH, AS CLOSED JANUARY 16, 1922 BY RESOLUTION NO. 27213 OF THE COMMON COUNCIL OF THE CITY OF SAN DIEGO.
PARCEL 2:
AN EASEMENT AND RIGHT OF WAY FOR RETAINING WALLS, FENCING, TENNIS COURT SURFACE, AS THEY EXIST AND ANY REPLACEMENTS, RENOVATIONS OR REPAIRS THERETO, AND INCIDENTAL PURPOSES OVER, UNDER, ALONG AND ACROSS THE EASTERLY 1.00 FOOT OF LOT 16 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
EXCEPT THEREFROM THE NORTHERLY 40.00 FEET THEREOF.

ITEMS 1-13 ARE NON-MAPPING AND OMITTED HEREON.

14 EASEMENT GRANTED TO SDG&E FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED JANUARY 23, 1973 AS INST. NO 1973-20313, O.R.

15 EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, RECORDED NOVEMBER 2, 1977 AS INST. NO. 1977-454853, O.R., RECORDED OCTOBER 3, 2002 AS INST. NO. 2002-855385, O.R., RECORDED JANUARY 10, 2005 AS INST. NO. 2005-24068, O.R.

16 MATTERS CONTAINED IN DOCUMENT ENTITLED TENNIS COURT AGREEMENT, RECORDED NOVEMBER 2, 1977 AS INST. NO. 1977-452854.

17 MATTERS CONTAINED IN RECORD OF SURVEY 14560, RECORDED JUNE 7, 1994 AS FILE NO. 1994-0368779, O.R.

18 MATTERS CONTAINED IN RECORD OF SURVEY 14675, RECORDED OCTOBER 13, 1994 AS FILE NO. 1994-0602888, O.R.

19 MATTERS CONTAINED IN DOCUMENT RECORDED FEBRUARY 4, 1997 AS INST. NO. 1997-48561, O.R.

20 AN EASEMENT FOR SEWER RECORDED JULY 8, 1997 AS INSTRUMENT 1997-320968, O.R., AND MODIFIED IN DOCUMENT RECORDED SEPTEMBER 3, 1998 AS INST. NO. 1998-563048, O.R.

21 MATTERS CONTAINED IN DOC. ENTITLED ENCROACHMENT AGREEMENT RECORDED SEPTEMBER 3, 1998 AS INST. NO. 1998-563049, O.R.

22 MATTERS CONTAINED IN DOC. ENTITLED ENCROACHMENT REMOVAL AGREEMENT RECORDED DECEMBER 9, 1999 AS INST. NO. 1999-801108, O.R.

23 MATTERS CONTAINED IN DOC. RECORDED MARCH 9, 2000 AS INST. NO. 2000-119637, O.R.

ITEMS 24-28 ARE NON-MAPPING AND OMITTED HEREON.

TITLE INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE COMPANY AS ORDER NO 00121834-992-SD1-KM4, DATED MARCH 25, 2019

EASEMENTS OF RECORD PER ORDER NO. 00121834-992-SD1-KM4, DATED MARCH 25, 2019

1585 COAST WALK SAN DIEGO CA., 92037
APN: 350-131-17

LOT 20 IN BLOCK 46 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MARCH 22, 1887, ALSO, THAT PORTION OF COAST BLVD ADJOINING SAID LOT 20, ON THE NORTHEAST WHICH BY OPERATION OF LAW WOULD REVERT TO LOT 20.

ITEMS 1-3 ARE NON MAPPING AND OMITTED HEREON

4 MATTERS CONTAINED IN DOC. ENTITLED ENCROACHMENT REMOVAL AGREEMENT RECORDED APRIL 18, 1960 AS INST. NO. 1960-79550, O.R.

5 MATTERS CONTAINED IN DOC. COVENANT AND AGREEMENT RECORDED SEPTEMBER 27, 1984 AS INST. NO. 1984-366891, O.R.

6 EASEMENT TO SDG&E FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JANUARY 17, 1985 AS INST. NO. 1985-16363, O.R.
SURVEYED AS BUILTS REQUIRED BASED ON EXISTING POSITIONS OF UTILITIES.

7 MATTERS CONTAINED IN DOC. RECORDED NOVEMBER 12, 1986 AS INST. NO. 1986-138357, O.R.
SURVEYED AS BUILTS REQUIRED BASED ON EXISTING POSITIONS OF UTILITIES.

8 MATTERS CONTAINED IN DOC. RECORDED APRIL 12, 1996 AS INST. NO. 1996-181706, O.R.

9 MATTERS CONTAINED IN RECORD OF SURVEY 14560, RECORDED JUNE 7, 1994 AS FILE NO. 1994-0368779. O.R. AND RECORD OF SURVEY 14675, RECORDED OCTOBER 13, 1994 AS FILE NO. 1994-0602888, O.R.

10 MATTERS CONTAINED IN DOC RECORDED OCTOBER 30, 1998 AS FILE NO. 1998-708051, O.R.

ITEMS 11-12 ARE NON MAPPING AND OMITTED HEREON

FOUND MONUMENTS

1 FOUND LEAD & DISK, LS 4830, PER ROS 24185

2 FOUND 1" IRON PIPE & DISK, LS 4830, PER ROS 24185

REFERENCES

R1 - RECORD DATA PER ROS 24382

MAPPING NOTES PER ROS 24382

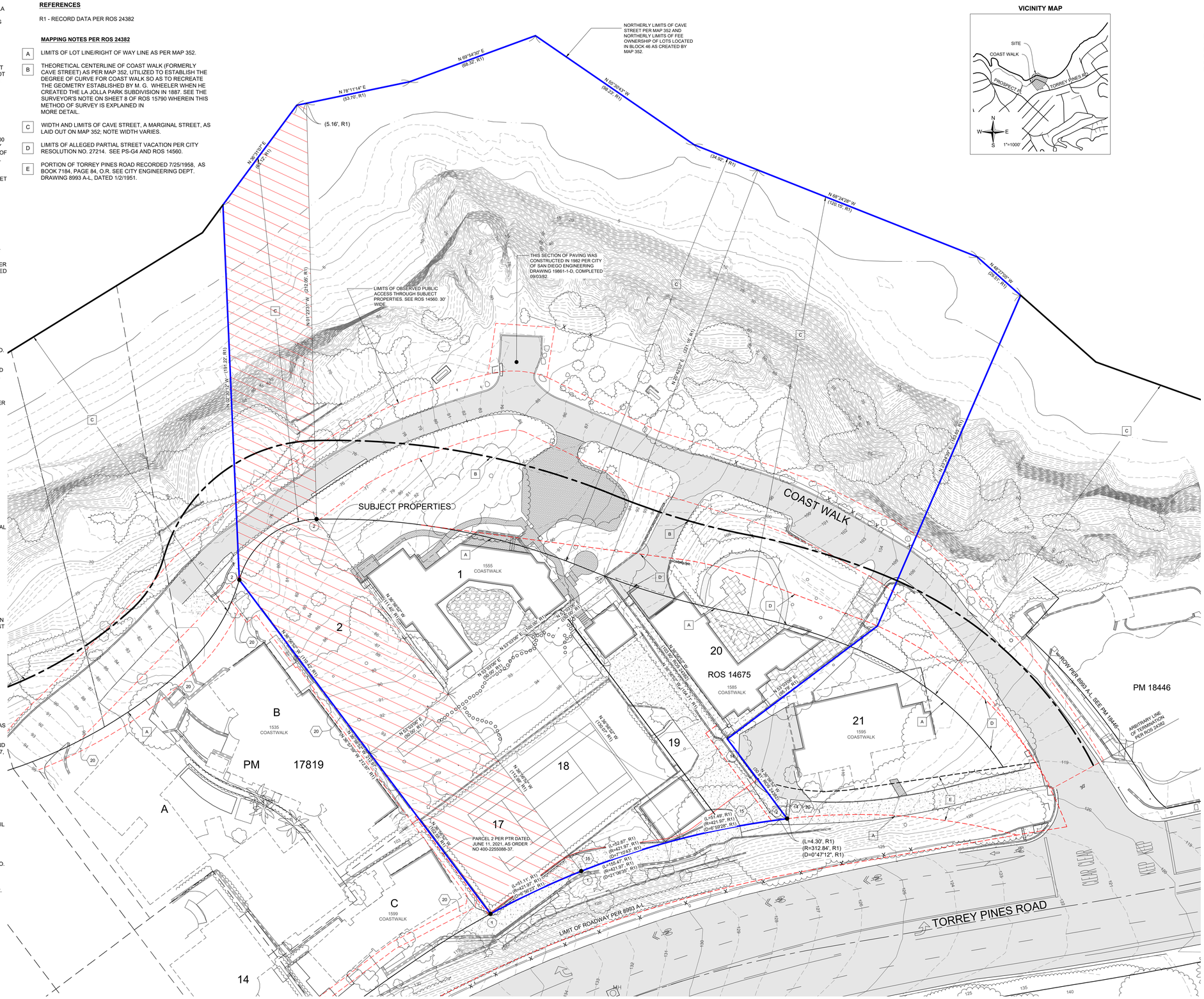
A LIMITS OF LOT LINE/RIGHT OF WAY LINE AS PER MAP 352.

B THEORETICAL CENTERLINE OF COAST WALK (FORMERLY CAVE STREET) AS PER MAP 352, UTILIZED TO ESTABLISH THE DEGREE OF CURVE FOR COAST WALK SO AS TO RECREATE THE GEOMETRY ESTABLISHED BY M. G. WHEELER WHEN HE CREATED THE LA JOLLA PARK SUBDIVISION IN 1887. SEE THE SURVEYOR'S NOTE ON SHEET 8 OF ROS 15790 WHEREIN THIS METHOD OF SURVEY IS EXPLAINED IN MORE DETAIL.

C WIDTH AND LIMITS OF CAVE STREET, A MARGINAL STREET, AS LAID OUT ON MAP 352; NOTE WIDTH VARIES.

D LIMITS OF ALLEGED PARTIAL STREET VACATION PER CITY RESOLUTION NO. 27214. SEE PS-G4 AND ROS 14560.

E PORTION OF TORREY PINES ROAD RECORDED 7/25/1958, AS BOOK 7184, PAGE 84, O.R. SEE CITY ENGINEERING DEPT. DRAWING 8993 A-L, DATED 1/2/1951.



VICINITY MAP

SURVEYOR'S STATEMENT

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT ON 9/15/2021-7/25/2022.

GARY D. MELLOM, PLS 8537 — 10/29/2026 DATE

PROFESSIONAL LAND SURVEYOR * GARY D. MELLOM LS 8537 * STATE OF CALIFORNIA

NOTE
ANY TITLE , BOUNDARY AND TOPOGRAPHIC INFORMATION HAS NOT BEEN REVIEWED OR UPDATED SINCE 12/13/2023. ANY POTENTIAL CHANGES SINCE THAT TIME ARE NOT REFLECTED ON THIS EXHIBIT.

PROJECT INFORMATION

CLIENT: ISLAND ARCHITECTS
ADDRESS: 1555 COAST WALK, SAN DIEGO CA., 92037
APN: 350-131-01,02,17,29,30,31

SURVEY NOTES

1. THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL(S) SHOWN HEREON ARE BASED ON RECORD INFORMATION. LINEWORK WAS OBTAINED FROM PALLAMARY & ASSOCIATES DATED 7/27/2022 FOR THE RECONTRUCTION OF THIS EXHIBIT. A BEARING ROTATION WAS APPLIED BASED UPON FOUND MONUMENTS LOCATED ON ALONG THE WESTERLY LINE OF LOTS 2 AND 17. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY. FULL PROCEDURE OF SURVEY NOT SHOWN HEREON.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83) EPOCH 1991.35, ZONE 6, AS DETERMINED LOCALLY BY A LINE BETWEEN FIRST ORDER CONTROL STATIONS 136 AND 134 BEING A GRID BEARING OF N 09°12'43" W AS DERIVED FROM GEODETIC VALUES SHOWN ON RECORD OF SURVEY 14492, COUNTY OF SAN DIEGO SURVEY CONTROL, FILED ON MARCH 31, 1994 AS FILE NUMBER 1994-0214720 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
3. ELEVATIONS SHOWN HEREON ARE BASED ON A BRASS PLUG FOUND IN THE TOP OF CURB AT THE NORTHWEST CORNER OF PRINCESS STREET AND TORREY PINES ROAD, AS SHOWN IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK. ELEVATION: 92.029, (NGVD 29)
4. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
5. AERIAL MAPPING FLOWN 9/16/2021, PROVIDED BY SAN DIEGO AERIAL SURVEYS.
6. MAP NO. 352 LINE – FOR REFERENCE ONLY
THIS LINE IS DEPICTED AT THE REQUEST OF THE CITY OF SAN DIEGO FOR DEVELOPMENT REVIEW PURPOSES ONLY. THE LOCATION, EXTENT AND LEGAL EFFECT OF THE CITY'S CLAIMED PUBLIC RIGHT-OF-WAY AND THE UNDERLYING PROPERTY BOUNDARIES REMAIN DISPUTED AND ARE THE SUBJECT OF PENDING QUIET TITLE AND DECLARATORY RELIEF LITIGATION. NEITHER THIS DEPICTION NOR ANY ASSOCIATED PLAN REVISIONS CONSTITUTE AN ACKNOWLEDGMENT, ADMISSION, AGREEMENT OR CONCESSION REGARDING PROPERTY OWNERSHIP, BOUNDARIES OR PUBLIC RIGHTS-OF-WAY. ALL RIGHTS ARE EXPRESSLY RESERVED.

LEGEND

- FOUND MONUMENT AS INDICATED
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- ADJOINING PROPERTY LINE
- TIE LINE / REFERENCE LINE
- EASEMENT LINE
- FENCE
- WALL
- BUILDING OUTLINE
- BUILDING OVERHANG
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- ×60.4 SPOT ELEVATION
- CONCRETE
- ASPHALT
- BRICK
- TILE
- GRAVEL
- SUBJECT PROPERTIES
- GROUTED STONE
- E METER - ELECTRIC
- G METER - GAS
- VAULT
- UTILITY BOX
- VALVE - WATER
- VALVE - IRRIGATION
- CLEANOUT
- S MH - SANITARY
- D MH - DRAINAGE
- AREA DRAIN
- C PULLBOX - COMMUNICATION
- E PULLBOX - ELECTRIC
- E RISER - ELECTRIC
- C RISER - COMMUNICATION
- MAILBOX
- BOLLARD
- SIGN
- TREE - DECIDUOUS
- TREE - PALM
- TREE - CONIFEROUS
- VEGETATION
- FF FINISH FLOOR
- RF ROOF

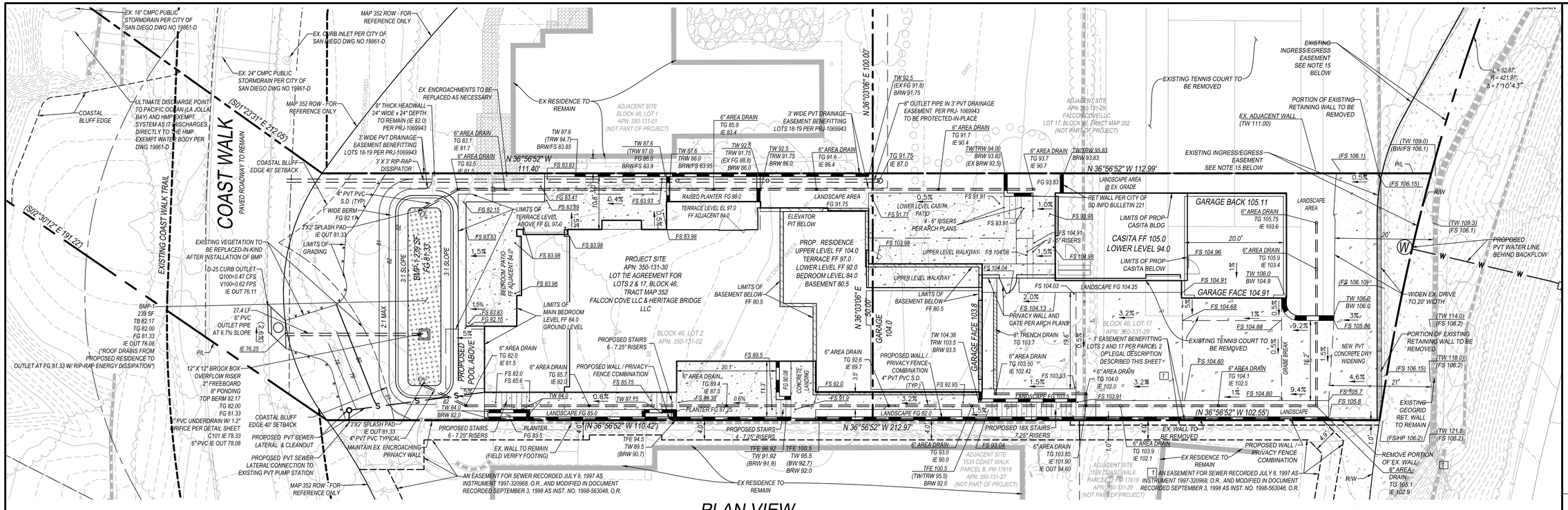
N W E S

SCALE: 1" = 20'
0 20 40 60

PLSA
PLSAENGINEERING.COM

PRELIMINARY SITE DRAINAGE PLAN
1555 COAST WALK

LA JOLLA, CA 92037



PLAN VIEW

SCALE: 1"=10'

OWNER/APPLICANT

FALCON COVE LLC & HERITAGE BRIDGE LLC
402 W BROADWAY #960
SAN DIEGO, CA 92101

REFERENCE DRAWINGS

IMPROVEMENT PLAN FOR COAST WALK	19861-D (STORMWATER)
IMPROVEMENT PLANS FOR TORREY PINES	29140-9-D (WATER)
IMPROVEMENT PLANS FOR TORREY PINES	30862-7-D (WATER)
IMPROVEMENT PLANS FOR TORREY PINES	30862-27-D (SEWER)
IMPROVEMENT PLANS FOR TORREY PINES	30862-5-D (WATER)
IMPROVEMENT PLANS FOR TORREY PINES	22552-2-D (SEWER)
IMPROVEMENT PLANS FOR TORREY PINES	13369-26-D (SEWER)

SITE ADDRESS

1555 COAST WALK

EXIST. LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 2 IN BLOCK 46 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 352, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 5, 1991 AS INSTRUMENT NO. 1991-455148 OFFICIAL RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1887.

TOGETHER WITH ALL THAT PORTION OF COAST WALK (FORMERLY COAST BOULEVARD) ADJOINING SAID LOT 2 ON THE NORTH WHICH BY OPERATIONOF LAW WOULD REVERT TO LOT 2.

[1] LOT 17 IN BLOCK 46 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 352, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 5, 1991 AS INSTRUMENT NO. 1991-455148 OFFICIAL RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1887.

PARCEL 2:

AN EASEMENT AND RIGHT OF WAY FOR RETAINING WALLS, FENCING, TENNIS COURT SURFACE, AS THEY EXIST AND ANY REPLACEMENTS, RENOVATIONS, OR REPAIRS THERETO, AND INCIDENTIAL PURPOSES OVER, UNDER, ALONG AND ACROSS THE EASTERLY 1.00 FOOT OF LOT 16 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MAP NO 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUTNY.

EXCEPT THEREFROM THE NORTHERLY 40.00 FEET THEREOF.

THES EASEMENT HEREIN DESCRIBED IS HEREBY DECLARED TO BE APPURTENANT TO AND FOR THE USE AND BENEFIT OF TH PRESENT AND FUTURE OWNERS OF LL OR ANY PORTION OF PARCEL 1, WHICH CONSISTS OF IOTS 1,2,17,18, AND 19 IN BLOCK 46 OF LA JOLLA PARK, ACCORDING TO MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1987.

ASSESSORS PARCEL NUMBER

350-131-29
350-131-02

SURVEY NOTE:

SURVEY COMPLETED BY:
GARY MELLOM
PASCO LARET SUITER & ASSOCIATES
1911 SAN DIEGO AVENUE, SUITE 100
SAN DIEGO, CA 92110

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83), EPOCH 1991.35, ZONE 6, AS DETERMINED LOCALLY BY A LINE BETWEEN FIRST ORDER CONTROL STATIONS 136 AND 134 BEING A GRID BEARING OF N 09°12'43" W AS DERIVED FROM GEODETIC VALUES SHOWN ON RECORD OF SURVEY 14492, COUNTY OF SAN DIEGO SURVEY CONTROL, FILED ON MARCH 31, 1994 AS FILE NUMBER 1994-0214720 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
LA JOLLA, CA 92037

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SAN DIEGO VERTICAL CONTROL:
DESCRIPTION: BRASS PLUG FOUND IN THE TOP OF CURB AT THE NORTHWEST CORNER OF PRINCESS STREET AND TORREY PINES ROAD, AS SHOWN IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK.
ELEVATION: 92.029 M.S.L
DATUM: NAD 83

ZONING/SITE REGULATIONS:

ZONE: RS 1-7

ZONE DESIGNATIONS WERE OBTAINED FROM THE CITY OF SAN DIEGO'S LATEST OFFICIAL ZONING MAP THROUGH THE CITY'S WEBSITE PLANNING DIVISION LINK.

SHEET INDEX:

SHEET 1 - PRELIMINARY SITE DRAINAGE PLAN
SHEET 2 - POST CONSTRUCTION BMP PLAN

STORMWATER REQUIREMENTS NOTE:

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.

GRADING QUANTITIES

GRADED AREA	10,190	SQ-FT	MAX. CUT DEPTH: INSIDE BUILDING FOOTPRINT 16 [FT]	OUTSIDE: 4 [FT]	
CUT QUANTITIES	1350	[CYD]	MAX. FILL DEPTH: INSIDE BUILDING FOOTPRINT 5 [FT]	OUTSIDE: 10 [FT]	
FILL QUANTITIES	600	[CYD]	EXPORT	750 [CYD]	

THIS PROJECT PROPOSES TO EXPORT 750 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.

IMPERVIOUS AREA TABULATION

ON-SITE:

TOTAL DISTURBED AREA:	10,190 SQ. FT.
EXISTING IMPERVIOUS AREA:	2,220 SQ. FT.
PROPOSED IMPERVIOUS AREA:	7,970 SQ. FT.
TOTAL IMPERVIOUS AREA:	7,970 SQ. FT.

EASEMENTS

(15) EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, RECORDED NOVEMBER 2, 1977 AS INST. NO. 1977-454853, O.R., RECORDED OCTOBER 3, 2002 AS INST. NO. 2002-855385, O.R., RECORDED JANUARY 10, 2005 AS INST. NO. 2005-24068, O.R.

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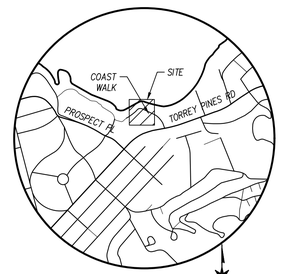
MATTERS CONTAINED IN DOC. ENTITLED ENCROACHMENT REMOVAL AGREEMENT RECORDED DECEMBER 9, 1999 AS INST. NO. 1999-801108, O.R.

MATTERS CONTAINED IN DOC. RECORDED MARCH 9, 2000 AS INST. NO. 2000-119637, O.R.

ITEMS 24-28 ARE NON-MAPPING AND OMITTED HEREON.

MAP NO. 352 LINE - FOR REFERENCE ONLY NOTE

THIS LINE IS DEPICTED AT THE REQUEST OF THE CITY OF SAN DIEGO FOR DEVELOPMENT REVIEW PURPOSES ONLY. THE LOCATION, EXTENT AND LEGAL OF THE CITY'S CLAIMED PUBLIC RIGHT-OF-WAY AND THE UNDERLYING PROPERTY BOUNDARIES REMAIN DISPUTED AND ARE THE SUBJECT OF PENDING QUIET TITLE AND DECLARATORY RELIEF LITIGATION. NEITHER THIS DEPICTION NOR ANY ASSOCIATED PLAN REVISIONS CONSTITUTE AN ACKNOWLEDGEMENT, ADMISSION, AGREEMENT OR CONCESSION REGARDING PROPERTY OWNERSHIP, BOUNDARIES OR PUBLIC RIGHTS-OF-WAY. ALL RIGHTS ARE EXPRESSLY RESERVED.



VICINITY MAP
N.T.S.

IMPORTANT NOTICE

Section 4216 of the Government Code requires that a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number Call Underground Service Alert at **8-1-1** Two working days before you dig

LEGEND

- PROPERTY LINE
- CENTER LINE
- EXISTING EASEMENT
- EGRESS/INGRESS EASEMENT LINE
- CAREY BASELINE
- UPPER LEVEL FOOTPRINT
- LOWER LEVEL FOOTPRINT
- PROPOSED ROOF OVERHANG
- PROPOSED STORM DRAIN
- PROPOSED RETAINING WALL
- PROPOSED TRENCH DRAIN
- PROPOSED BMP (BIOFILTRATION)
- PROPOSED PCC CONCRETE
- EXISTING CONTOURS
- EXISTING SEWER (SIZE PER PLAN) — S — S —
- EXISTING STORM DRAIN (SIZE PER PLAN)
- EXISTING PAVERS
- PROPOSED FENCE — X — X —

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

PASCO LARET SUITER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsaengineering.com

P.E. 63964
WILLIAM JUSTIN SUITER

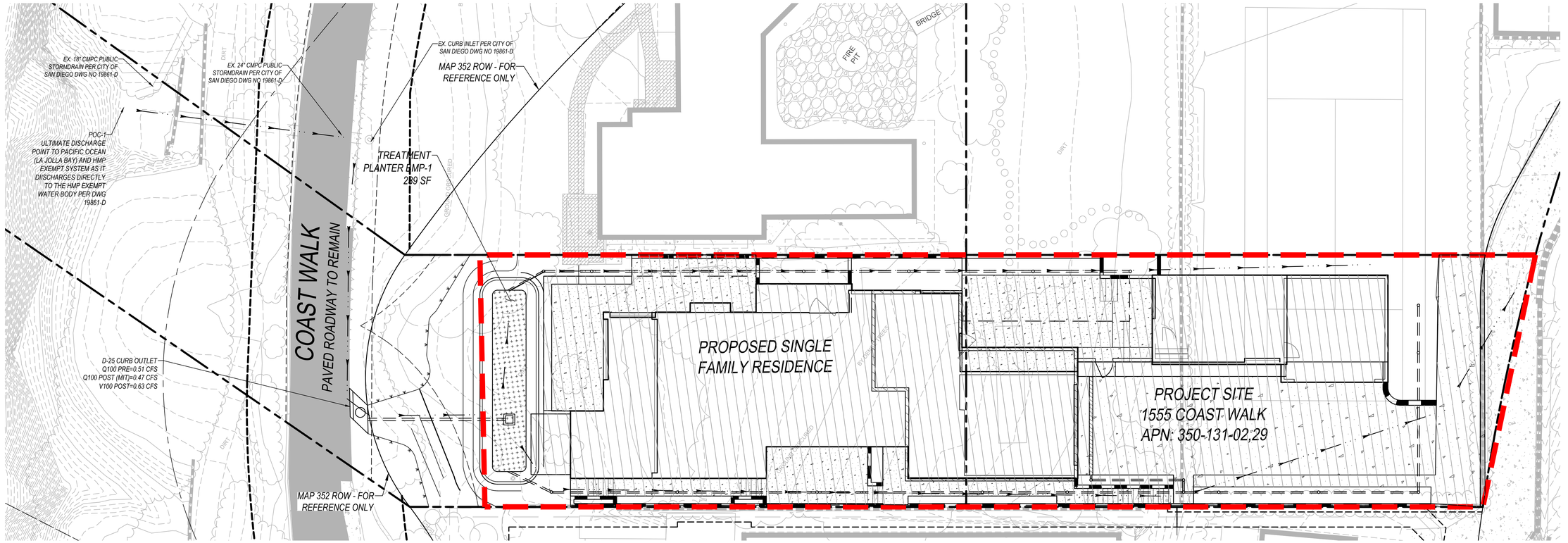
PROFESSIONAL ENGINEER — WILLIAM J. SUITER — No. RCE 63964 — Civil — STATE OF CALIFORNIA

revision	date
DSD - 1ST CDP	10/11/22
DSD - 2ND CDP	5/19/23
DSD - 3RD CDP	12/1/23

date: 10/12/26
drawn by: G. KNUDSON
checked by: J. SUITER
job: PLSA 3743-03

Sheet
C100
1 of 3

1555 COAST WALK



LEGEND

DESCRIPTION	SYMBOL
PROPERTY LINE	
EXIST. CONTOUR	300
BASIN BOUNDARY	
FLOW DIRECTION	
DMA SUMMARY	X / XX.XX SF / XX.XX DCV
BIOFILTRATION PLANTERS	
IMPERVIOUS AREA	

POST CONSTRUCTION BMP PLAN

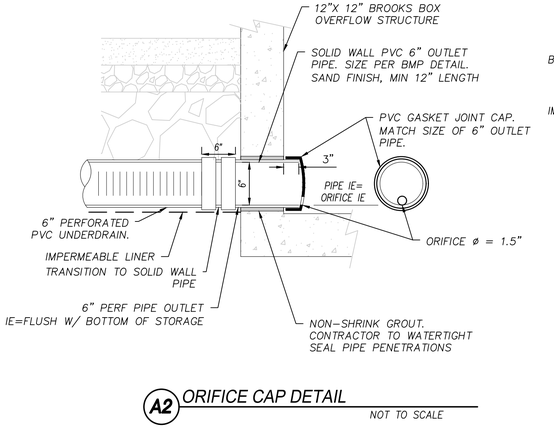
SCALE: 1" = 10'

0' 10' 20' 30'

GRAPHIC SCALE: 1" = 10'

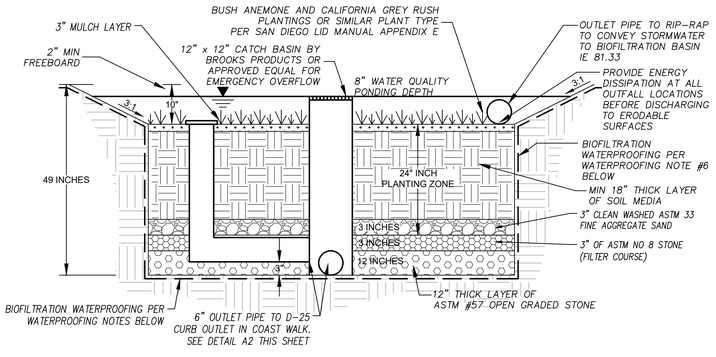
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A2 ORIFICE CAP DETAIL

NOT TO SCALE



A1 TYPICAL SECTION: BIOFILTRATION PLANTER CROSS SECTION (BF-1)

NOT TO SCALE

BIOFILTRATION AREA NOTES

1. THE SOIL SHALL HAVE THE FOLLOWING PROPERTIES:
   - 5 IN/HR MINIMUM INFILTRATION RATE
   - ORGANIC CONTECT > 5 PERCENT
   - CATION EXCHANGE CAPACITY > 5 MILLIEQUIVALENT/100G SOIL
   - 85% WASHED COURSE CONCRETE SAND, 10 PERCENT FINES
   - FINES SHOULD PASS A #270 (SCREEN SIZE) SIEVE
2. THE PROJECT'S GEOTECHNICAL ENGINEER SHALL PROVIDE CERTIFICATION TO THE ENGINEER OF WORK STATING THAT THE SOIL PLACED IN EACH BIOFILTRATION AREA MEETS INFILTRATION SPECIFICATIONS LISTED ABOVE.
3. COMPLACTION OF SOIL IN BIOFILTRATION AREAS SHALL BE MINIMIZED TO ALLOW INFILTRATION TO OCCUR.
4. PERFORATED 6-INCH DIA. UNDERDRAIN PIPE SHALL HAVE PERFORATIONS ALL THE WAY AROUND THE PIPE AND BE SET AS CLOSE TO THE BOTTOMG OF THE PLANTER AS POSSIBLE.
5. IRRIGATION SYSTEM PER LANDSCAPE PLANS.
6. WATERPROOFING NOTES: LINE BOTTOM AND SIDES OF BASIN WITH EPI'S 30-MIL THICK PVC FLEXIBLE GEOMEMBRANE LINER. IMPERMEABLE MEMBRANE TO EXTEND 3 INCHES ABOVE PONDING DEPTH AND BE SECURED IN PLACE.

PERMANENT POST-CONSTRUCTION BMP NOTES:

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMPS WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
2. ANY MODIFICATIONS TO THE PERMANENT POST-CONSTRUCTION BMP DEVICES/STRUCTURES SHOWN ON PLAN REQUIRES A CONSTRUCTION CHANGE TO BE PROCESSED AND APPROVED THROUGH DEVELOPMENT SERVICES DEPARTMENT BY THE ENGINEER OF WORK. APPROVAL OF THE CONSTRUCTION CHANGE IS REQUIRED PRIOR TO CONSTRUCTION OF THE PERMANENT BMP.

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) / HOA / CITY / OTHER

BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	INCLUDED IN O&M MANUAL		SHEET NUMBER(S)
SITE DESIGN ELEMENTS	ANNUAL	AS NEEDED	REMOVE AND PROPERLY DISPOSE	N/A	YES	NO	N/A
DESCRIPTION:			ACCUMULATED MATERIALS				
SOURCE CONTROL ELEMENTS	ANNUAL	AS NEEDED	REMOVE AND REPLACE CLOGGED	N/A	YES	NO	N/A
DESCRIPTION:			SURFACE SOILS				
POLLUTANT CONTROL BMP(S)	BI-ANNUAL	BI-ANNUAL,	MOWING AND DEBRIS COLLECTION	1	YES	NO	C100
DESCRIPTION: BIOFILTRATION		AS NEEDED	AS NECESSARY				
HMP EXEMPT: YES							

BMP SIZING AND DCV SUMMARY TABLE

BMP LOCATION	BMP DESCRIPTION	TOTAL AREA (SQ-FT)	% IMPERVIOUS	% PERVIOUS	% AMENDED	C - WEIGHTED RUNOFF FACTOR	DCV (CU-FT)	MINIMUM 3% TREATMENT AREA	BMP AREA PROVIDED
DMA-1	BIOFILTRATION PLANTER	10,190	78%	22%	0%	0.77	327	235 SQ-FT	239 SQ-FT
				RUNOFF FACTOR			P85TH PARAMETERS		
				IMPERVIOUS	0.9		INTENSITY	0.20 IN/HR	
				LANDSCAPE	0.3		PRECIP	0.50 IN	
				AMENDED	0.1				
				WEIGHTED*	0.86				

PASCO LARET SUITER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsaengineering.com

POST-CONSTRUCTION BMP PLAN
1555 COAST WALK

LA JOLLA, CA 92037

1555 COAST WALK

P.E. 68964

WILLIAM JUSTIN SUITER

PROFESSIONAL ENGINEER REGISTERED WILLIAM J. SUITER No. RCE 68964 Civil STATE OF CALIFORNIA

revision	date
DSD - 1ST CDP	10/11/22
DSD - 2ND CDP	5/19/23
DSD - 3RD CDP	12/1/23

date: 10/12/26

drawn by: G. KNUDSON

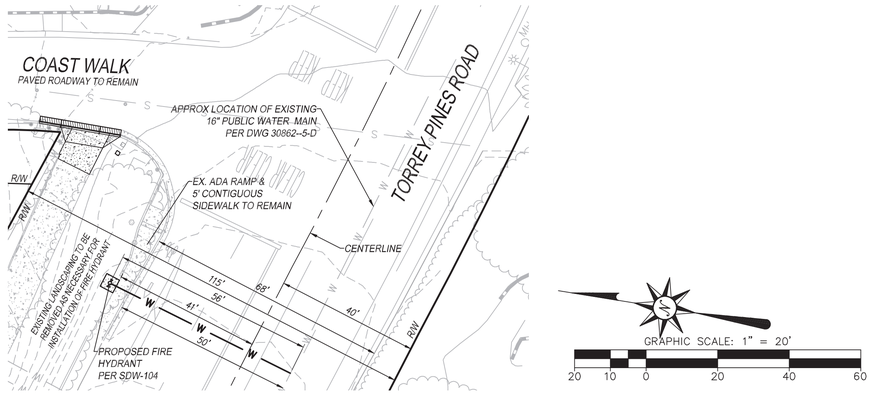
checked by: J. SUITER

job: PLSA 3743-03

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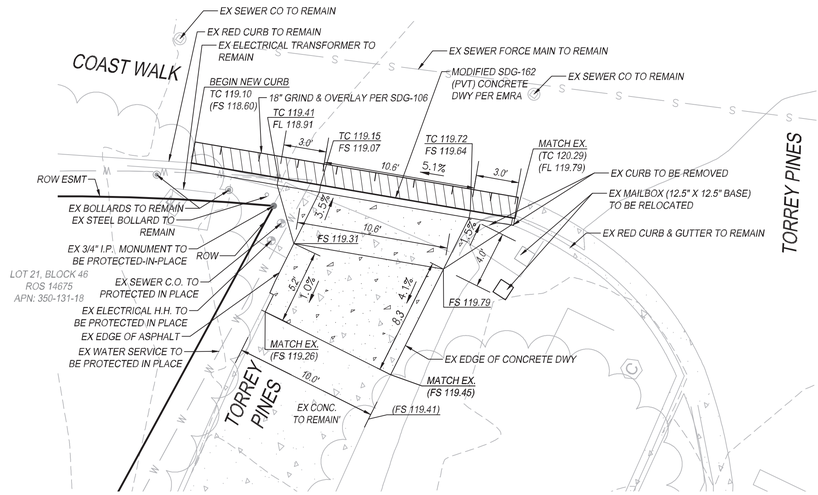
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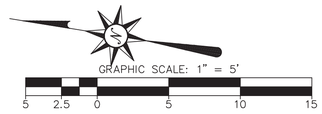
2 of 3



FIRE HYDRANT-COAST WALK & TORREY PINES

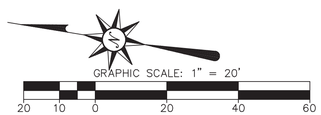
GRAPHIC SCALE: 1" = 20'





DETAIL - DRIVEWAY AT COAST WALK

GRAPHIC SCALE: 1" = 5'



PROPOSED WATER SERVICE-COAST WALK & TORREY PINES

GRAPHIC SCALE: 1" = 20'

DETAIL SHEET
1555 COAST WALK

LA JOLLA, CA 92037

1555 COAST WALK

P.E. 68964

WILLIAM JUSTIN SUITER





revision	date
DSD – 1ST CDP	10/11/22
DSD – 2ND CDP	5/19/23
DSD – 3RD CDP	12/1/23

date: 7/25/24

drawn by: G. KNUDSON

checked by: J. SUITER

job: PLSA 3743-03

Sheet

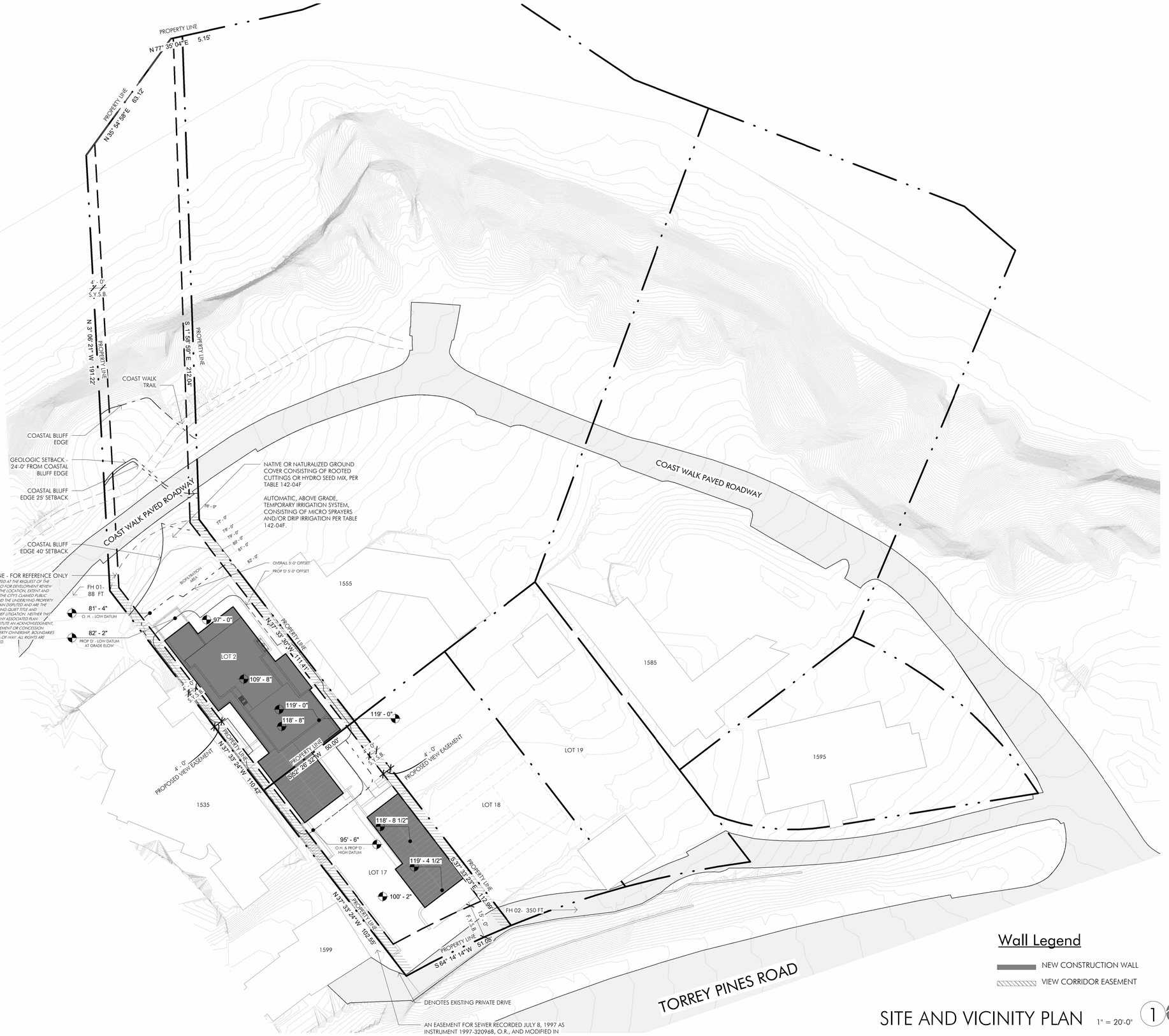
C102

1 of 3

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Wall Legend

NEW CONSTRUCTION WALL

VIEW CORRIDOR EASEMENT

SITE AND VICINITY PLAN

1" = 20'-0"

NORTH

SITE NOTES

1. NEW WATER SERVICE, NEW CONNECTION TO EXISTING SEWER SERVICE.
2. PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
3. THIS PROJECT MUST COMPLY WITH WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE
4. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
5. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW AND NOT SHINE TOWARD THE OCEAN.
6. FIRE HYDRANTS, 01 @ 88'-0" & 02 @ 350'-0" FROM PROPERTY SEE SITE PLAN.
7. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPs, AND WCPC.
8. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
9. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
   i. Controllers shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change
   ii. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.
10. VIEW CORRIDOR EASEMENT FOR REQUIRED SIDE YARDS.

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL C.URRENT REQLIIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INISTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO 'STORM WATER STANDARDS MANUAL' MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMIP) FOR POST-CONSTRUCTION BMPS.

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMPS SHALL BE INISTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.

6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.

7. THE CONTRACTOR SHALL PHOTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLETO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.

8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.

9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NOH-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED BY THE CONTRACTOR.

10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONIS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND.

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORSEEN C IRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.

15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELDPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MANINTAIN ALL BMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CO\\STRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CAL TRANS FAG SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS, WIDTH SHALL BE 10' OR THE MINIMUM NECESARRY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT B(-PASSING THE ENTRANCE. (A) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 'STORM WATER MANAGEMENT AND DISCHARGE CONTROL'.

CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: Name
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291
Street Address:
Coast Walk, La Jolla CA 92037
Project Name:
COAST WALK LOTS 2 & 17
Sheet Title:
SITE PLAN

Revision 08:
Revision 07:
Revision 06: 05/15/25
Revision 05: 09/11/24
Revision 04: 08/06/24
Revision 03: 12/21/23
Revision 02: 8/10/23
Revision 01: 5/22/23
Original Date: 10/17/22
Sheet: 6 of 18
DEP#:

ISLAND ARCHITECTS
TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL 858.459.9291 FAX 858.456.0551

LICENSED ARCHITECT LISA K. KRIEDEMAN No. C-27354 REV APR 30 21 STATE OF CALIFORNIA

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05/15/25	7TH CDP SUBMIT

REVISIONS

#	DESCRIPTION	DATE

COAST WALK LOTS 2 & 17

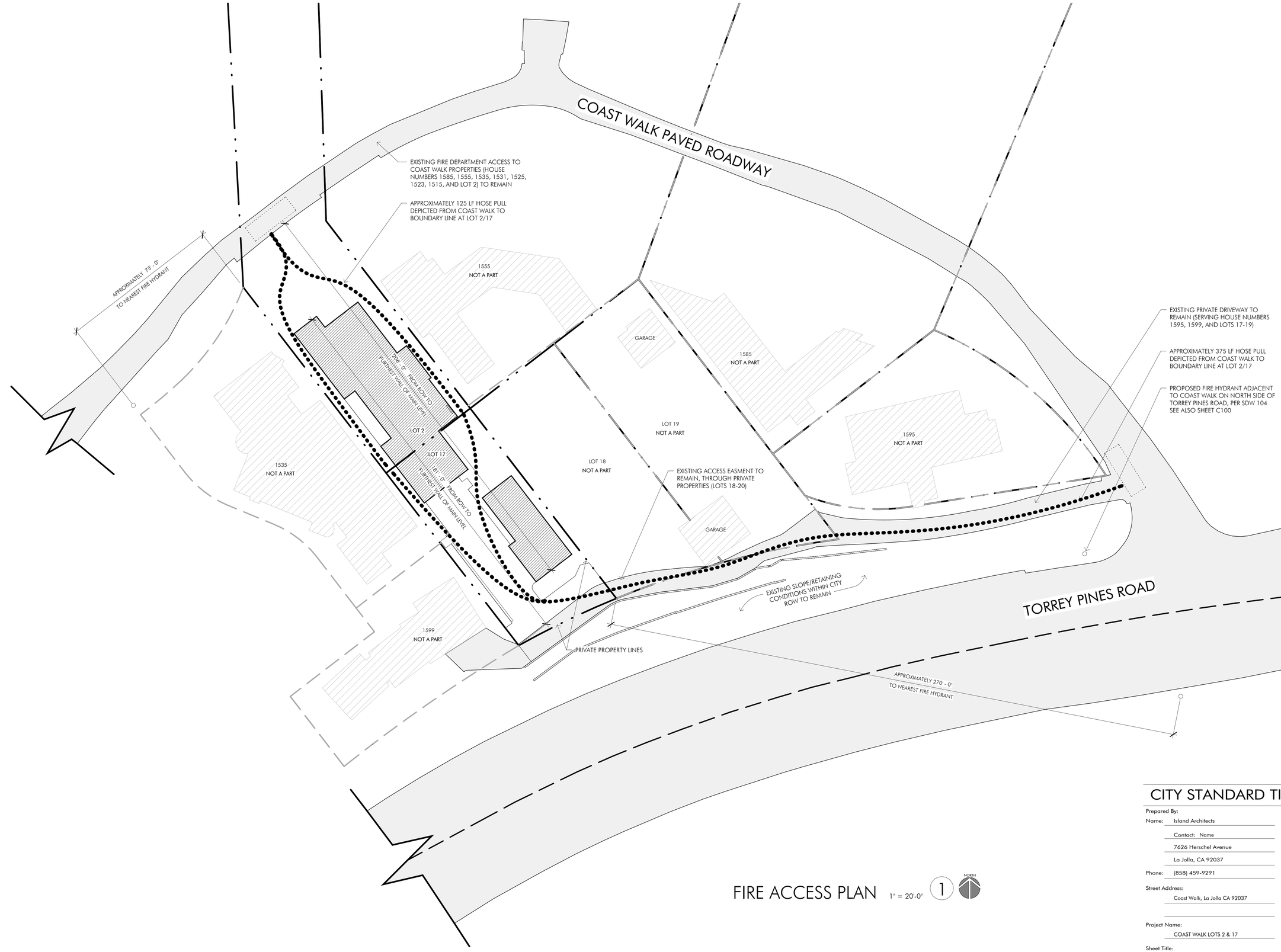
Coast Walk, La Jolla CA 92037

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SITE PLAN

10/23/26

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FIRE ACCESS PLAN

1" = 20'-0"

1 NORTH

CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: Name
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291
Street Address:
Coast Walk, La Jolla CA 92037

Project Name:
COAST WALK LOTS 2 & 17
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FIRE ACCESS PLAN

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Revision 03: 12/21/23
Revision 02: 8/10/23
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Sheet: 7 of 18
DEP#:

ISLAND ARCHITECTS
TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL 858.459.9291
FAX 858.454.0931

LICENSED ARCHITECT LISA K. KRIEDEMAN NOT FOR CONSTRUCTION No. C-31354 EXP APR 30 21 STATE OF CALIFORNIA

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PROJ. MGR.:	HD

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08/06/24	5TH CDP SUBMIT
09/11/24	6TH CDP SUBMIT
05/15/25	7TH CDP SUBMIT

REVISIONS

#	DESCRIPTION	DATE

COAST WALK LOTS 2 & 17

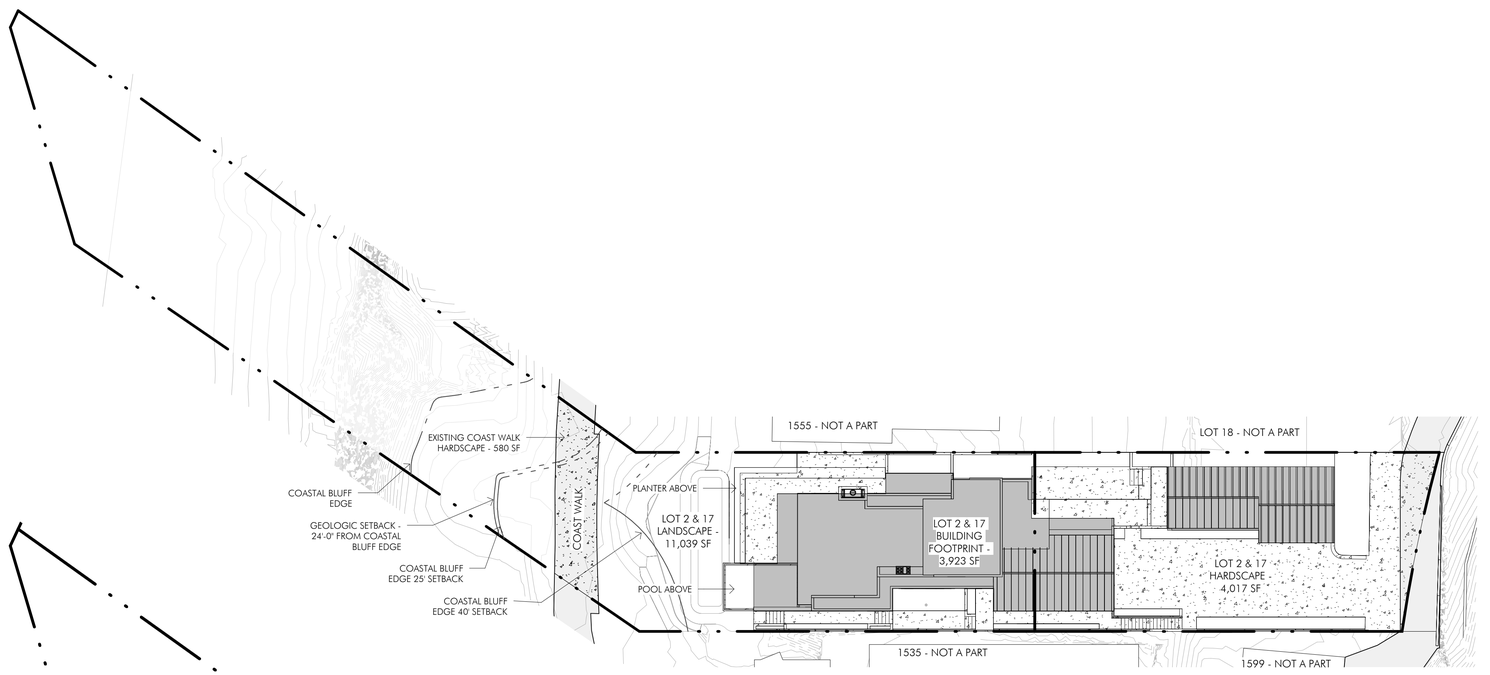
Coast Walk, La Jolla CA 92037

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FIRE ACCESS PLAN

05/15/25

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PLOT DATE AND TIME

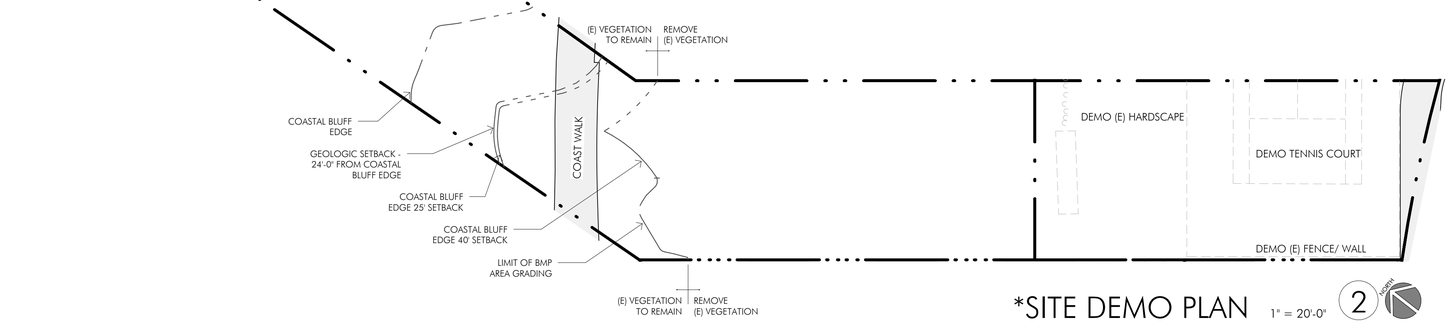


LANDSCAPE RATIO PLAN 1" = 20'-0"

1

Area Legend

	BUILDING FOOTPRINT	3,923 SQ. FT.	20 %
	LANDSCAPE	11,039 SQ. FT.	56 %
	HARDSCAPE	4,017 SQ. FT.	21 %
	EX. COAST WALK HARDSCAPE	580 SQ. FT.	3%
	LOT TOTAL:	19,559 SQ. FT.	100%



*SITE DEMO PLAN 1" = 20'-0"

2

CITY STANDARD TITLE BLOCK

Prepared By:

Name: Island Architects

Contact: Name

7626 Herschel Avenue

La Jolla, CA 92037

Phone: (858) 459-9291

Street Address:

Coast Walk, La Jolla CA 92037

Project Name:

COAST WALK LOTS 2 & 17

Sheet Title:

SITE DIAGRAM/LS RATIO/DEMO PLAN

Revision 08:
Revision 07:
Revision 06: 05/15/25
Revision 05: 09/11/24
Revision 04: 08/06/24
Revision 03: 12/21/23
Revision 02: 8/10/23
Revision 01: 5/22/23
Original Date: 10/17/22

Sheet: 8 of 18

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ISLAND ARCHITECTS
TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL 858.459.9291
FAX 858.454.0931

LICENSED ARCHITECT LISA K. KRIEDEMAN C-31354 REN APR 30 21 STATE OF CALIFORNIA

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05/15/25	7TH CDP SUBMIT

REVISIONS

#	DESCRIPTION	DATE

COAST WALK LOTS 2 & 17

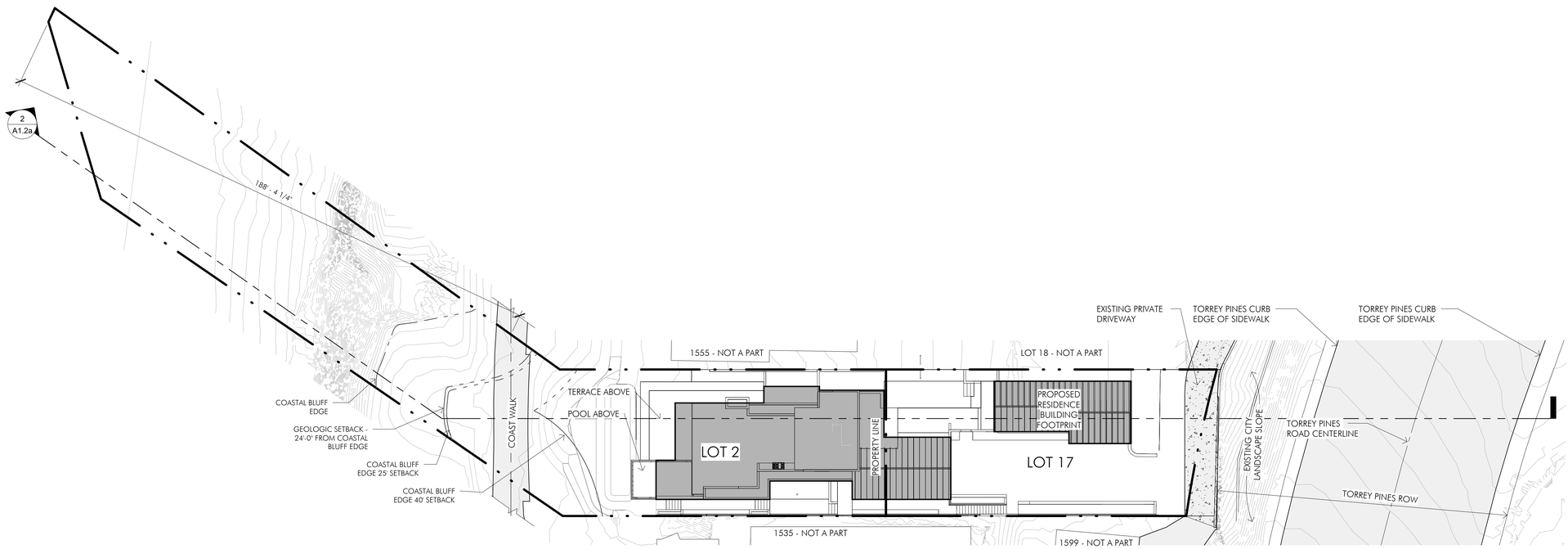
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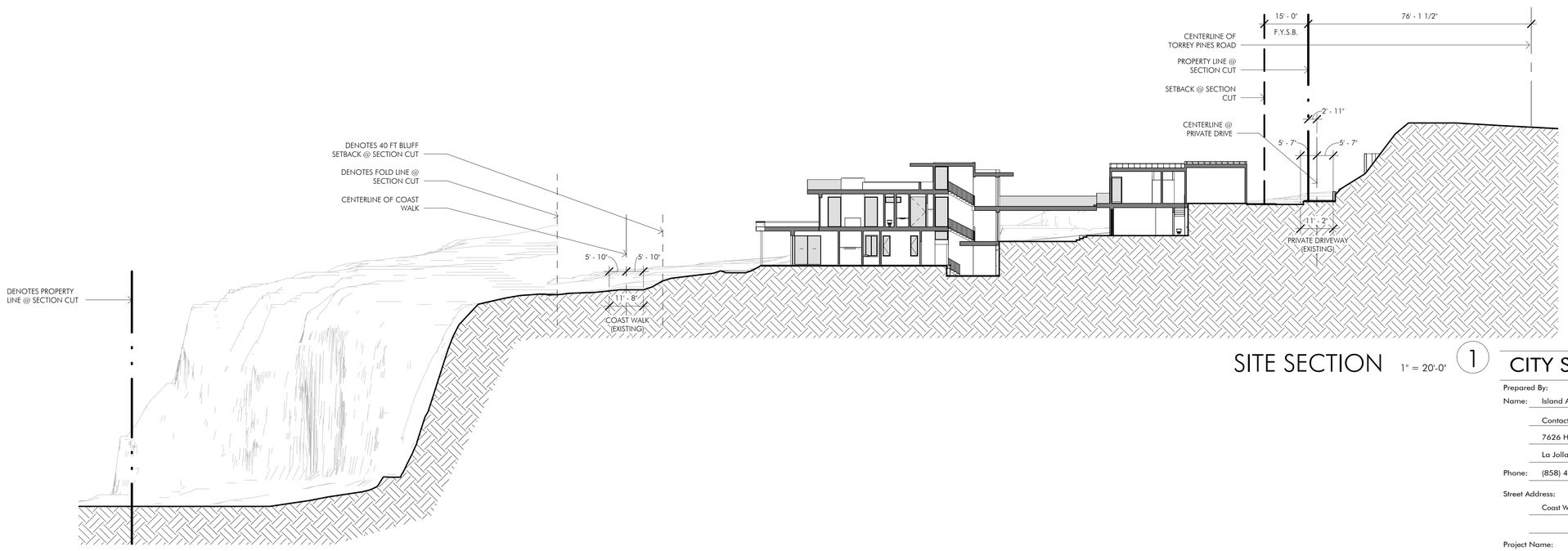
SITE DIAGRAM/LS RATIO/DEMO PLAN

05/15/25

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*SITE SECTION DIAGRAM 1" = 20'-0" (A)



SITE SECTION 1" = 20'-0" (1)

CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: Name
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291

Street Address:
Coast Walk, La Jolla CA 92037

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COAST WALK LOTS 2 & 17

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ISLAND ARCHITECTS
TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL 858.459.9291 FAX 858.454.0931

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05/15/25	7TH CDP SUBMIT

REVISIONS

#	DESCRIPTION	DATE

COAST WALK LOTS 2 & 17

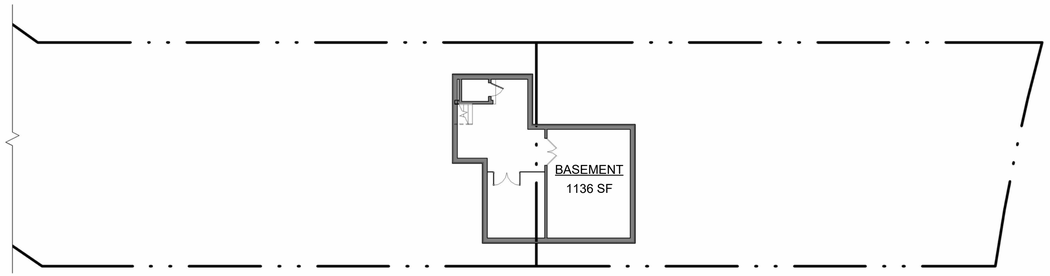
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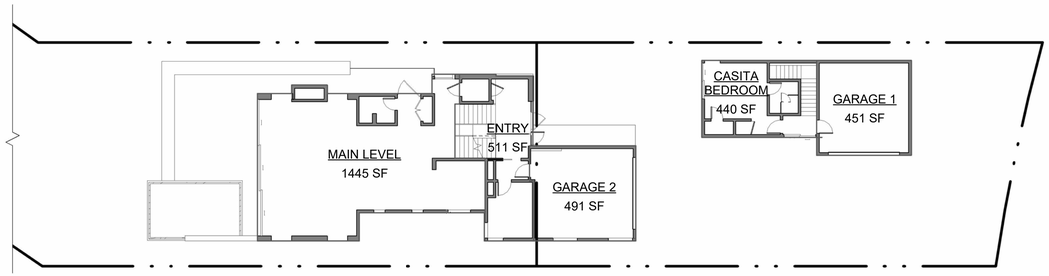
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05/15/25

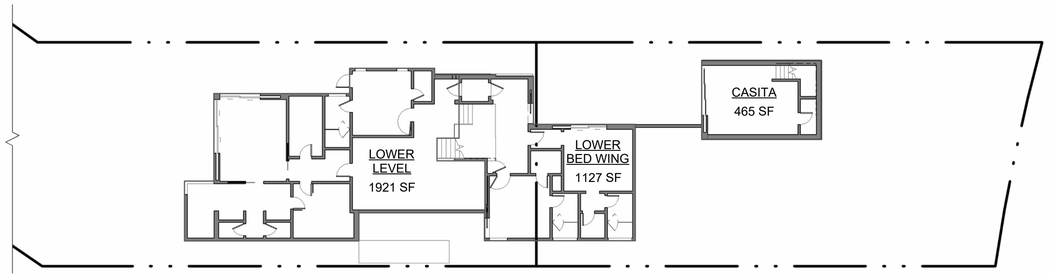
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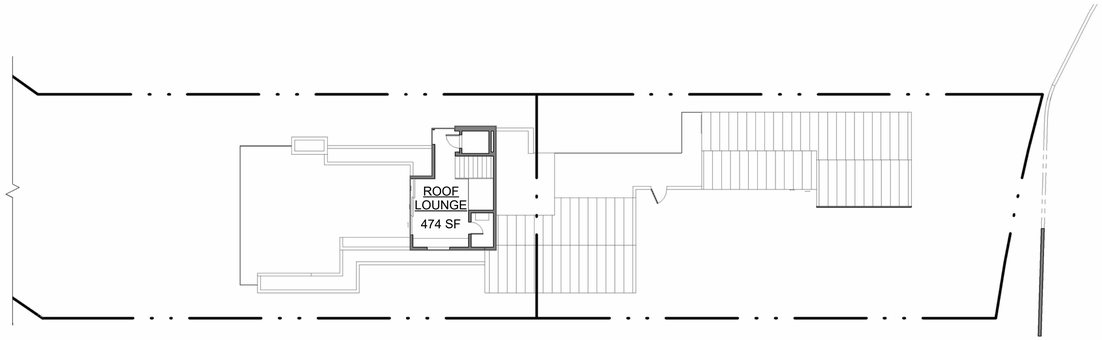
BASEMENT 1/16" = 1'-0" (1)



MAIN LEVEL 1/16" = 1'-0" (3)



LOWER LEVEL 1/16" = 1'-0" (2)



ROOF TERRACE 1/16" = 1'-0" (4)

		COUNTABLE
BASEMENT	1,136 SF	0 SF
BASEMENT	1,136 SF (NOT INCLUDED)	
LOWER LEVEL	3,048 SF	3,048 SF
LOWER LEVEL	1,921 SF	
LOWER LEVEL BED WING	1,127 SF	
MAIN LEVEL	2,447 SF	2,447 SF
MAIN LEVEL	1,445 SF	
ENTRY	511 SF	
GARAGE	491 SF	
ROOF LEVEL	474 SF	474 SF
ROOF LOUNGE	474 SF	
CASITA	1,356 SF	891 SF
CASITA LOWER LEVEL	465 SF (NOT INCLUDED)	
CASITA MAIN LEVEL	440 SF	
CASITA GARAGE	451 SF	
TOTAL	8,461 SF	6,860 SF
EXEMPT	*(1,601 SF)*	
BASEMENT EXEMPT	*(1,136 SF)*	
CASITA	*(465 SF)*	

TOTAL GROSS LOT SIZE	19,559 SF
TOTAL NET LOT SIZE	18,706 SF
TOTAL GROSS FLOOR AREA:	6,860 SF
TOTAL FAR:	0.366

MAP NO. 352 LINE – FOR REFERENCE ONLY
This line is depicted at the request of the City of San Diego for development review purposes only. The location, extent and legal effect of the City's claimed public right-of-way and the underlying property boundaries remain disputed and are the subject of pending quiet title and declaratory relief litigation. Neither this depiction nor any associated plan revisions constitute an acknowledgment, admission, agreement or concession regarding property ownership, boundaries or public rights-of-way. All rights are expressly reserved.

CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: Name
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291
Street Address:
Coast Walk, La Jolla CA 92037

Project Name:
COAST WALK LOTS 2 & 17
Sheet Title:
AREA PLANS

Revision 08:
Revision 07:
Revision 06: 05/15/25
Revision 05: 09/11/24
Revision 04: 08/06/24
Revision 03: 12/21/23
Revision 02: 8/10/23
Revision 01: 5/22/23
Original Date: 10/17/22
Sheet: 10 of 18
DEP#:

ISLAND ARCHITECTS
TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL 858.459.9291 FAX 858.454.0931

LICENSED ARCHITECT LISA K. KRIEDEMAN C-31354 REN APR 30 21 STATE OF CALIFORNIA
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PROJ. MGR.: HD

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08/06/24	5TH CDP SUBMIT
09/11/24	6TH CDP SUBMIT
05/15/25	7TH CDP SUBMIT

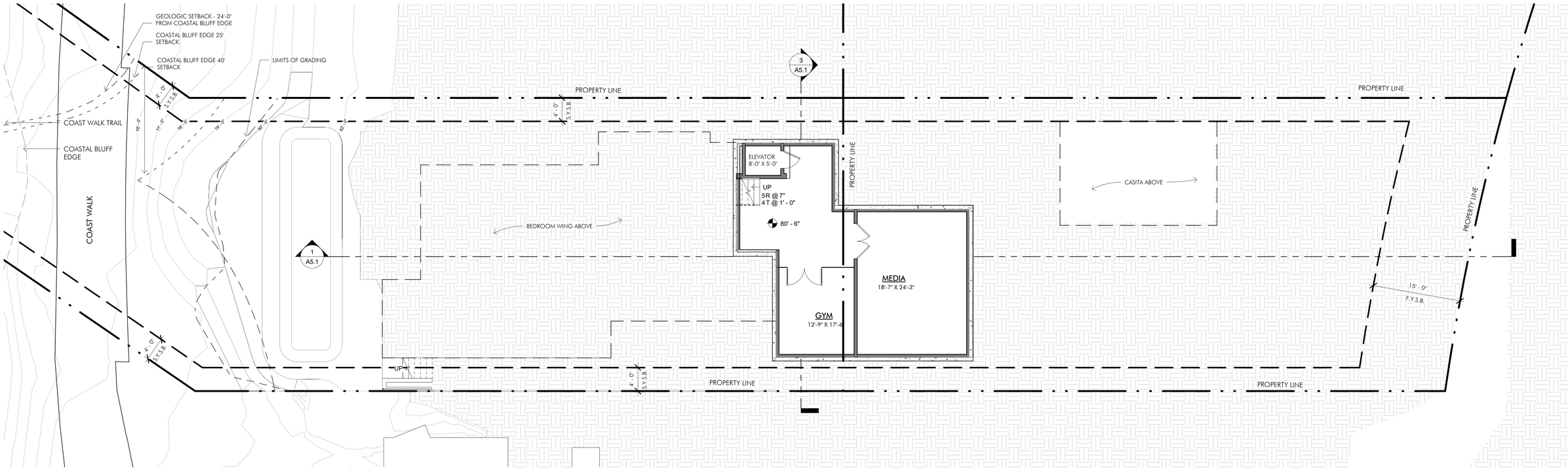
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COAST WALK LOTS 2 & 17
Coast Walk, La Jolla CA 92037

A1.3
AREA PLANS
10/23/26

PLOT DATE AND TIME
10/23/2026 12:30:44 PM
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BASEMENT LEVEL 1/8" = 1'-0"

Wall Legend

NEW CONSTRUCTION WALL

VIEW CORRIDOR EASEMENT

CITY STANDARD TITLE BLOCK

Prepared By:

Name: Island Architects

Contact: Name

7626 Herschel Avenue

La Jolla, CA 92037

Phone: (858) 459-9291

Street Address:

Coast Walk, La Jolla CA 92037

Project Name:

COAST WALK LOTS 2 & 17

Sheet Title:

BASEMENT PLAN

Revision 08:

Revision 07:

Revision 06: 05/15/25

Revision 05: 09/11/24

Revision 04: 08/06/24

Revision 03: 12/21/23

Revision 02: 8/10/23

Revision 01: 5/22/23

Original Date: 10/17/22

Sheet: 11 of 18

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TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL 858.459.9291 FAX 858.454.0931

LICENSED ARCHITECT LISA K. KRIEDEMAN C-27354 REN APR 30,21 STATE OF CALIFORNIA

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8/10/23	3RD CDP SUBMIT
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08/06/24	5TH CDP SUBMIT
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05/15/25	7TH CDP SUBMIT

REVISIONS

#	DESCRIPTION	DATE

COAST WALK LOTS 2 & 17

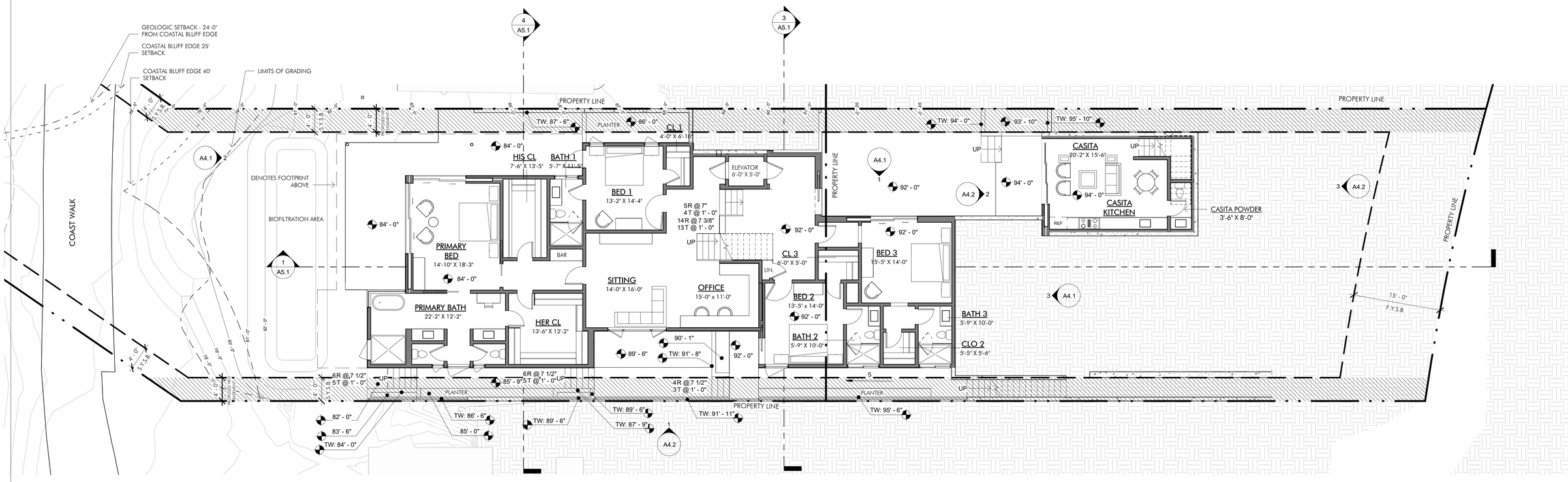
Coast Walk, La Jolla CA 92037

A2.0

BASEMENT PLAN

05/15/25

PLOT DATE AND TIME
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LOWER LEVEL

1/8" = 1'-0"

Wall Legend

NEW CONSTRUCTION WALL

VIEW CORRIDOR EASEMENT

CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: Name
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291
Street Address:
Coast Walk, La Jolla CA 92037

Project Name:
COAST WALK LOTS 2 & 17
Sheet Title:
LOWER LEVEL PLAN

Revision 08:
Revision 07:
Revision 06: 05/15/25
Revision 05: 09/11/24
Revision 04: 08/06/24
Revision 03: 12/21/23
Revision 02: 8/10/23
Revision 01: 5/22/23
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TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL 858.459.9291 FAX 858.454.0931

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08/06/24	5TH CDP SUBMIT
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05/15/25	7TH CDP SUBMIT

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#	DESCRIPTION	DATE

COAST WALK LOTS 2 & 17

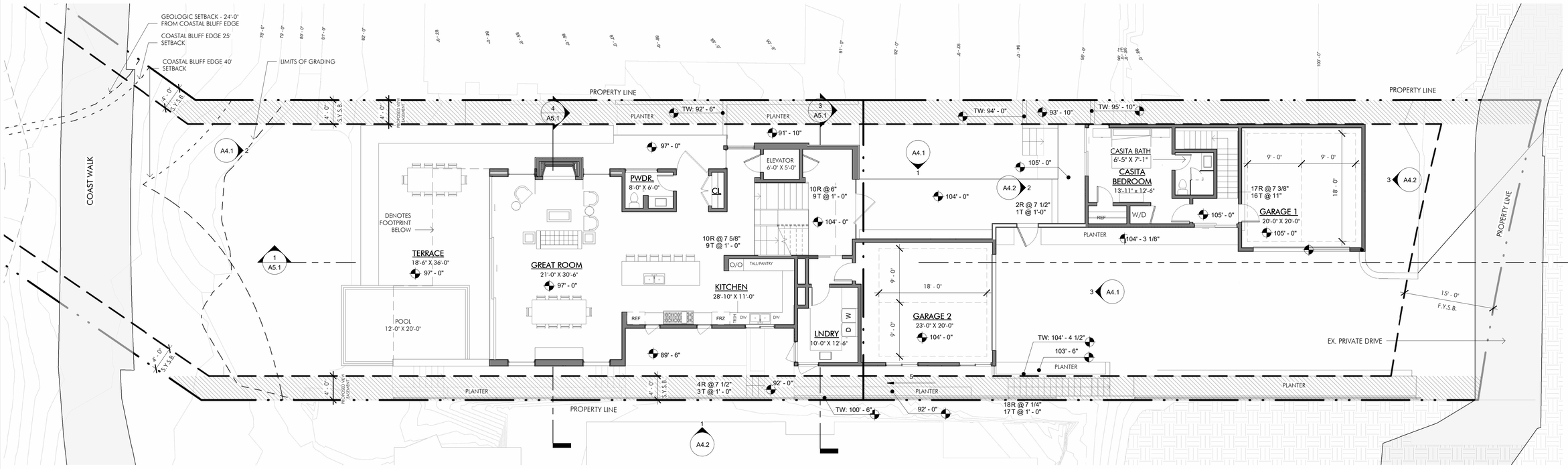
Coast Walk, La Jolla CA 92037

A2.1

LOWER LEVEL PLAN

05/15/25

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5/15/2025 2:29:27 PM
PLOT DATE AND TIME



MAIN LEVEL 1/8" = 1'-0" (1) NORTH

Wall Legend

NEW CONSTRUCTION WALL

VIEW CORRIDOR EASEMENT

CITY STANDARD TITLE BLOCK

Prepared By:

Name: Island Architects

Contact: Name

7626 Herschel Avenue

La Jolla, CA 92037

Phone: (858) 459-9291

Street Address:

Coast Walk, La Jolla CA 92037

Project Name:

COAST WALK LOTS 2 & 17

Sheet Title:

MAIN LEVEL PLAN

Revision 08:

Revision 07:

Revision 06: 05/15/25

Revision 05: 09/11/24

Revision 04: 08/06/24

Revision 03: 12/21/23

Revision 02: 8/10/23

Revision 01: 5/22/23

Original Date: 10/17/22

Sheet: 13 of 18

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TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA 92037
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09/11/24	6TH CDP SUBMIT
05/15/25	7TH CDP SUBMIT

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#	DESCRIPTION	DATE

COAST WALK LOTS 2 & 17

Coast Walk, La Jolla CA 92037

A2.2

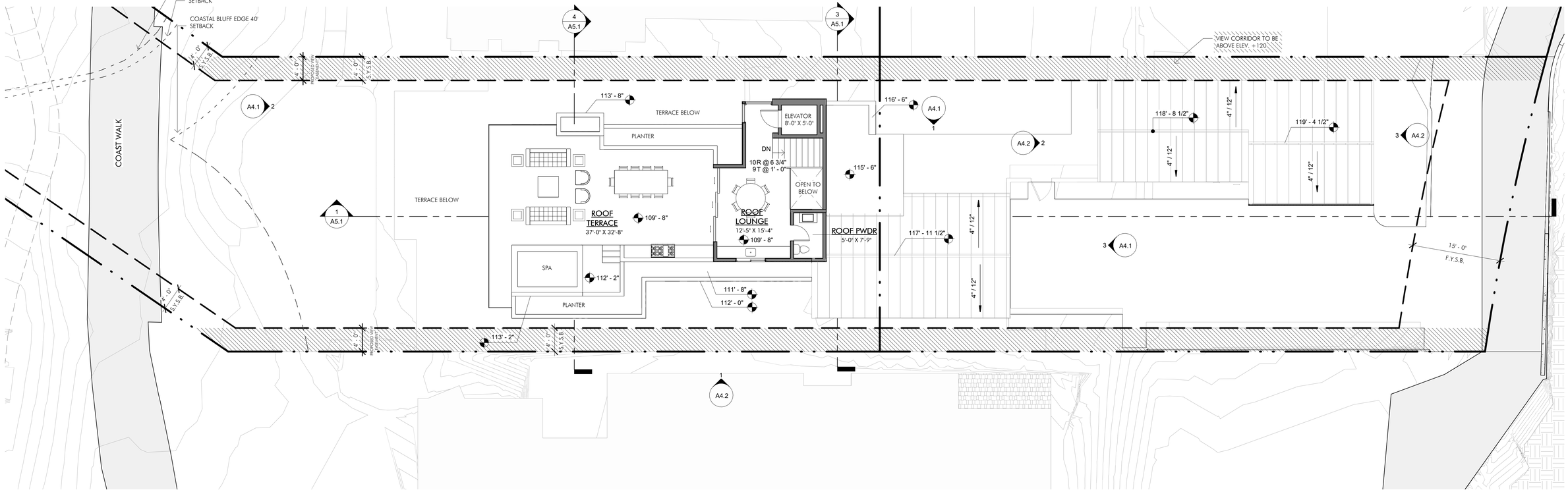
MAIN LEVEL PLAN

10/23/26

PLOT DATE AND TIME

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ROOF TERRACE 1/8" = 1'-0" 1

CITY STANDARD TITLE BLOCK

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Project Name:
COAST WALK LOTS 2 & 17
Sheet Title:
ROOF TERRACE PLAN

Revision 08:
Revision 07:
Revision 06: 05/15/25
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Revision 04: 08/06/24
Revision 03: 12/21/23
Revision 02: 8/10/23
Revision 01: 5/22/23
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TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL 858.459.9291
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05/15/25	7TH CDP SUBMIT

REVISIONS

#	DESCRIPTION	DATE

COAST WALK LOTS 2 & 17

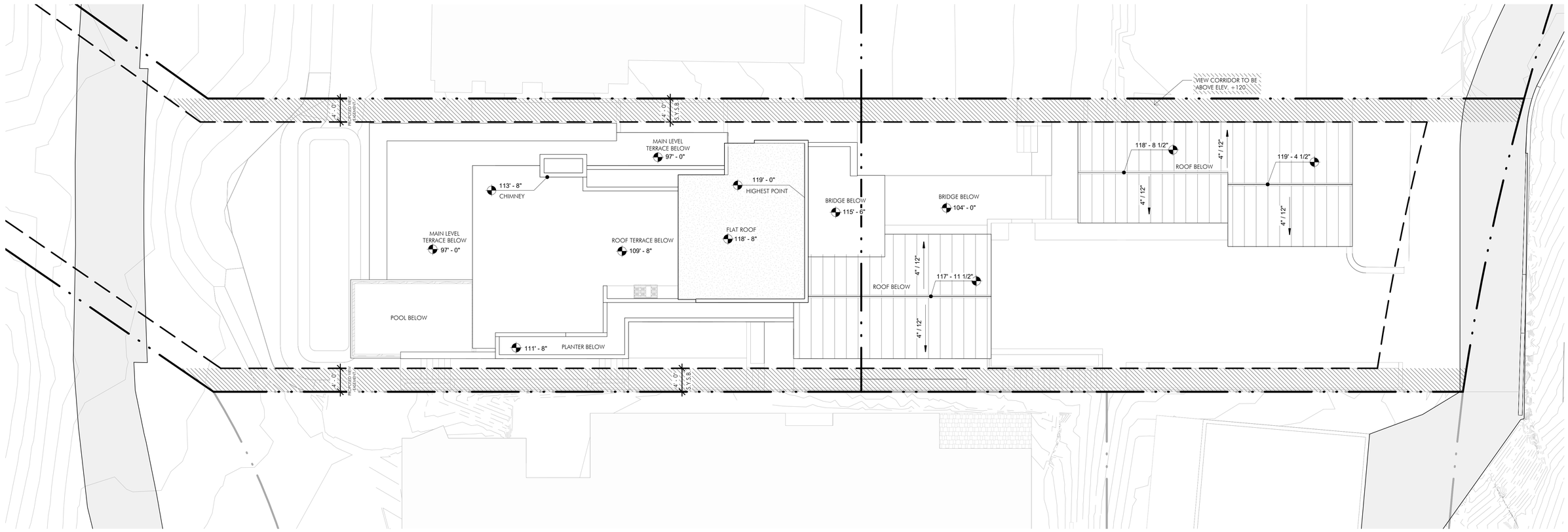
Coast Walk, La Jolla CA 92037

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ROOF TERRACE PLAN

10/08/25

PLOT DATE AND TIME
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ROOF 1/8" = 1'-0"

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Contact: Name
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Coast Walk, La Jolla CA 92037

Project Name:
COAST WALK LOTS 2 & 17

Sheet Title:
ROOF PLAN

Revision 08:
Revision 07:
Revision 06: 05/15/25
Revision 05: 09/11/24
Revision 04: 08/06/24
Revision 03: 12/21/23
Revision 02: 8/10/23
Revision 01: 5/22/23
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Sheet: 15 of 18
DEP#:

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TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL 858.459.9291 FAX 858.454.0931

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LISA K. KRIEDEMAN
No. C-27354
REG. APR 30, 21
STATE OF CALIFORNIA

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05/15/25	7TH CDP SUBMIT

REVISIONS

#	DESCRIPTION	DATE

COAST WALK LOTS 2 & 17

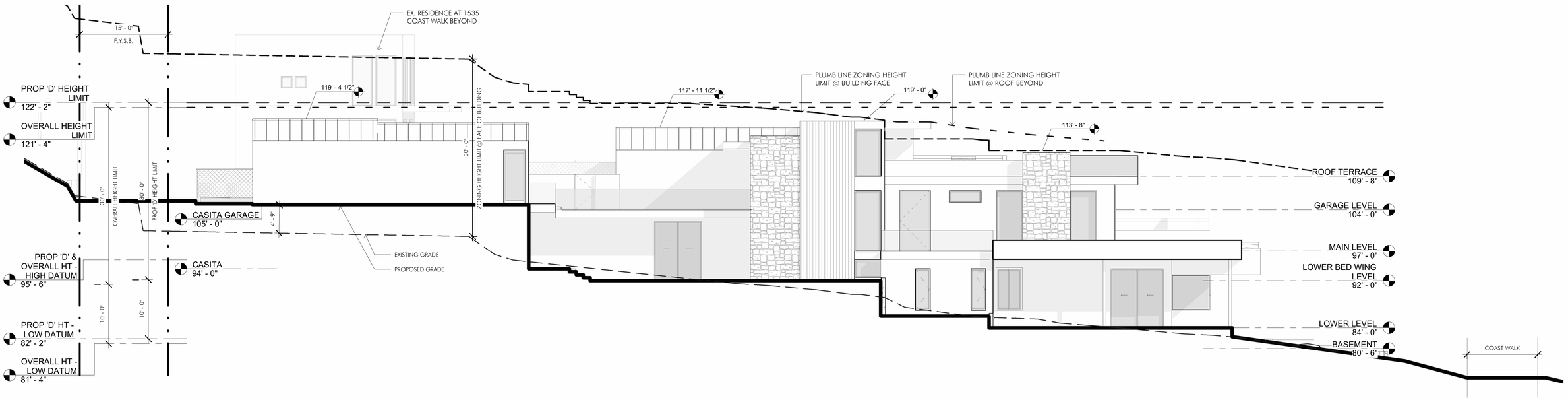
Coast Walk, La Jolla CA 92037

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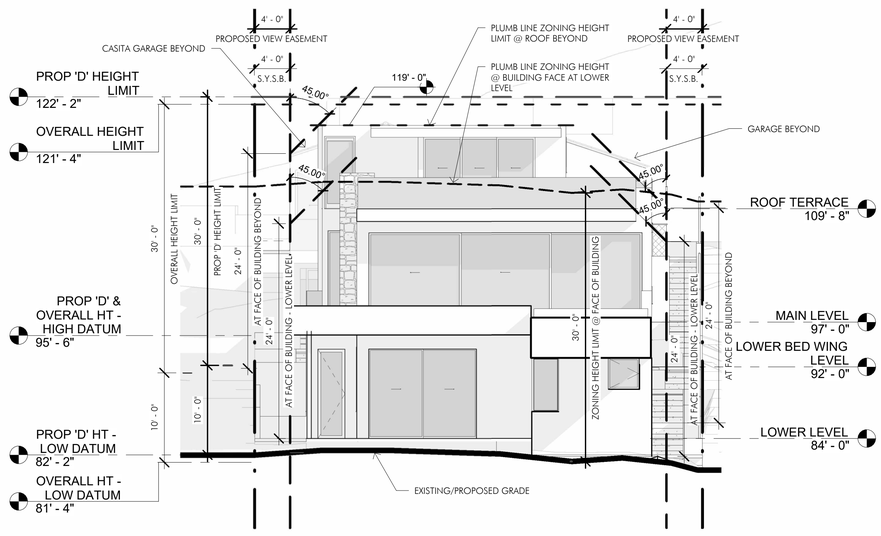
ROOF PLAN

05/15/25

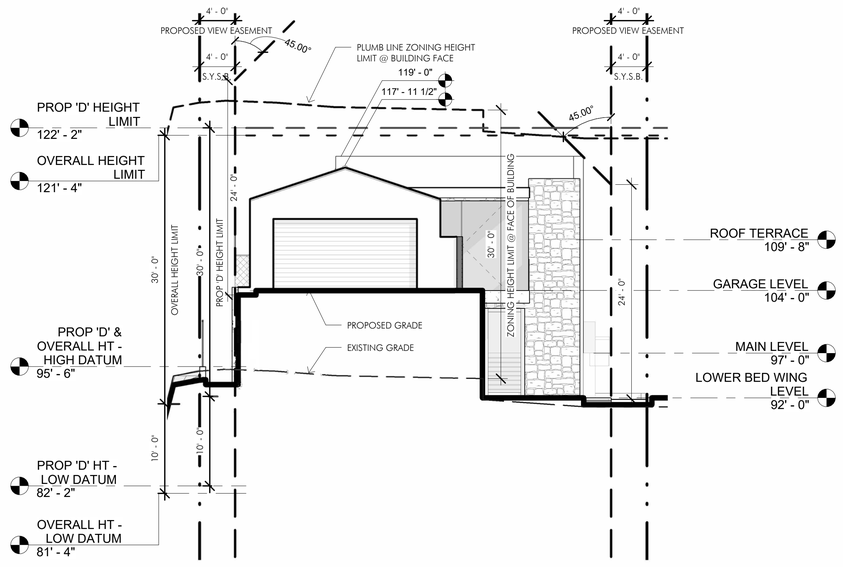
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PLOT DATE AND TIME



EAST ELEVATION 1/8" = 1'-0" (1)



NORTH ELEVATION 1/8" = 1'-0" (2)



SOUTH ELEVATION 1/8" = 1'-0" (3)

CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: Name
7626 Herschel Avenue
La Jolla, CA 92037
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Project Name:
COAST WALK LOTS 2 & 17

Sheet Title:
EXTERIOR ELEVATIONS

Revision 08:
Revision 07:
Revision 06: 05/15/25
Revision 05: 09/11/24
Revision 04: 08/06/24
Revision 03: 12/21/23
Revision 02: 8/10/23
Revision 01: 5/22/23
Original Date: 10/17/22

Sheet: 16 of 18
DEP#:

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TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE LA JOLLA, CA 92037
TEL 858.459.9291 FAX 858.454.0931

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05/15/25	7TH CDP SUBMIT

REVISIONS

#	DESCRIPTION	DATE

COAST WALK LOTS 2 & 17

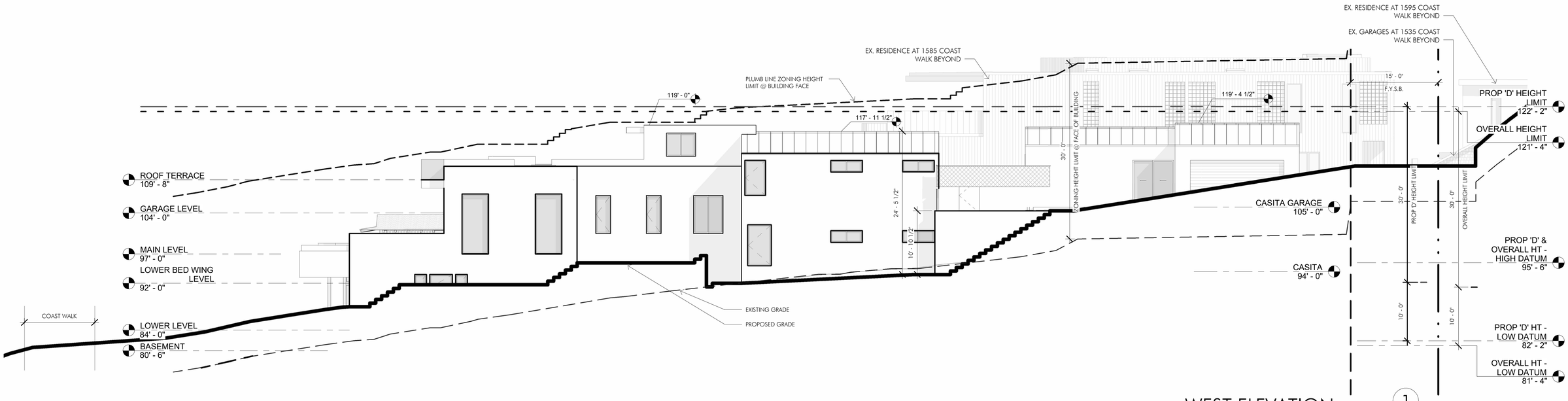
Coast Walk, La Jolla CA 92037

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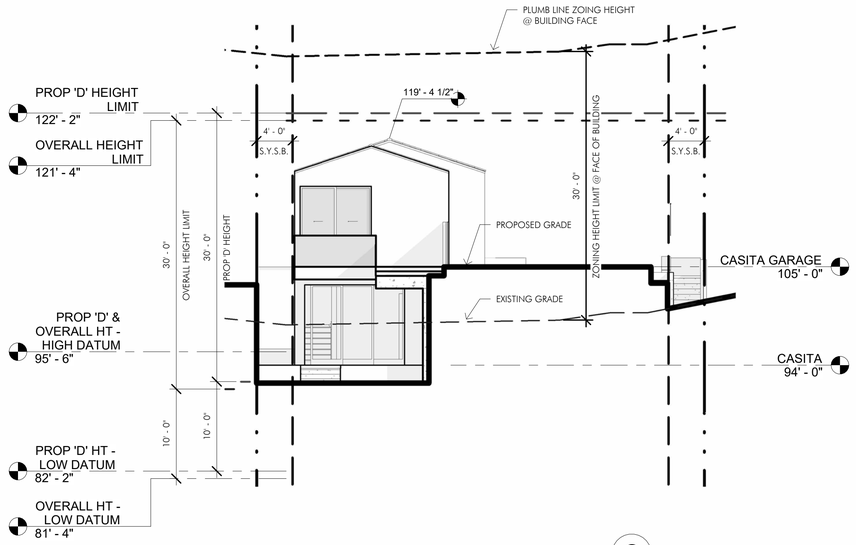
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05/15/25

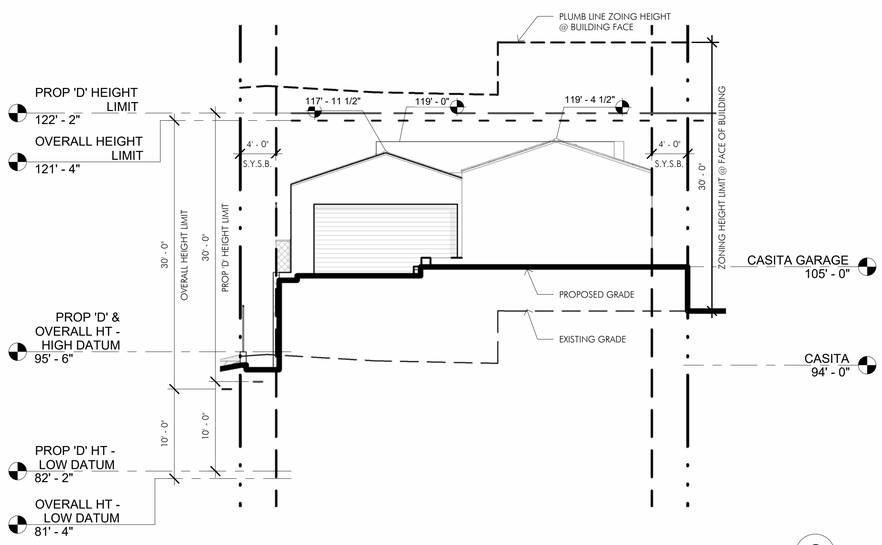
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WEST ELEVATION 1/8" = 1'-0" (1)



CASITA NORTH ELEVATION 1/8" = 1'-0" (2)



CASITA SOUTH ELEVATION 1/8" = 1'-0" (3)

CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: Name
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291
Street Address:
Coast Walk, La Jolla CA 92037
Project Name:
COAST WALK LOTS 2 & 17
Sheet Title:
EXTERIOR ELEVATIONS

Revision 08:
Revision 07:
Revision 06: 05/15/25
Revision 05: 09/11/24
Revision 04: 08/06/24
Revision 03: 12/21/23
Revision 02: 8/10/23
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Original Date: 10/17/22
Sheet: 17 of 18
DEP#:

ISLAND ARCHITECTS
TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL 858.459.9291 FAX 858.454.0931

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#	DESCRIPTION	DATE

COAST WALK LOTS 2 & 17

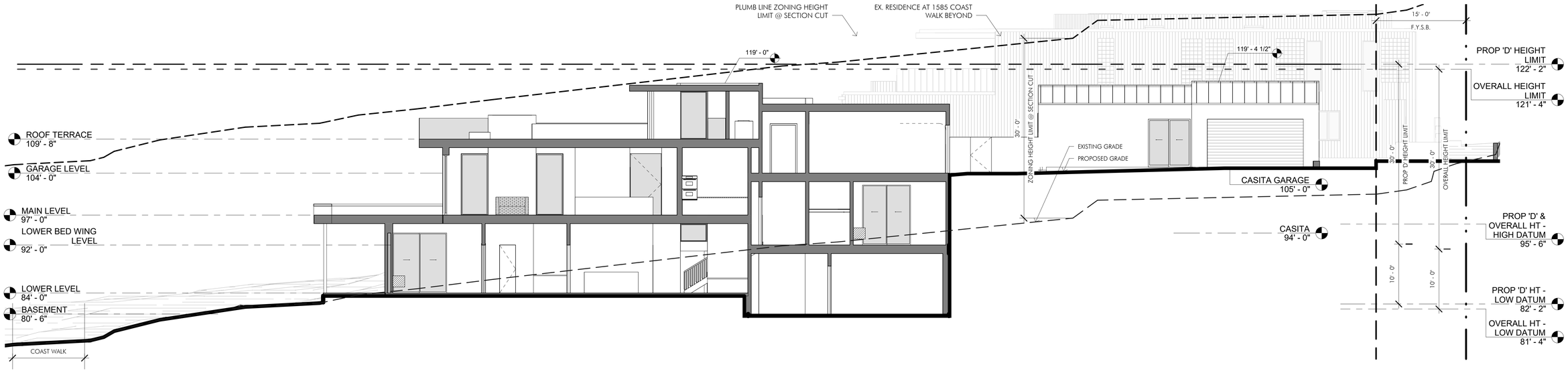
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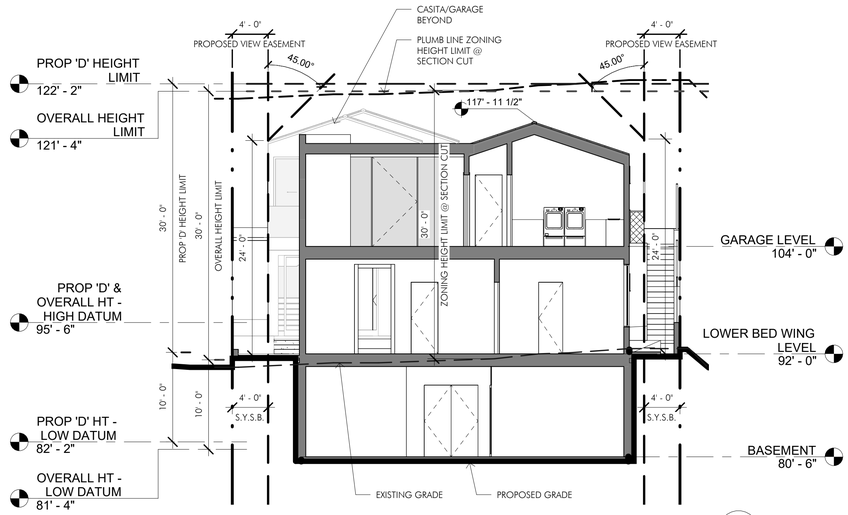
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05/15/25

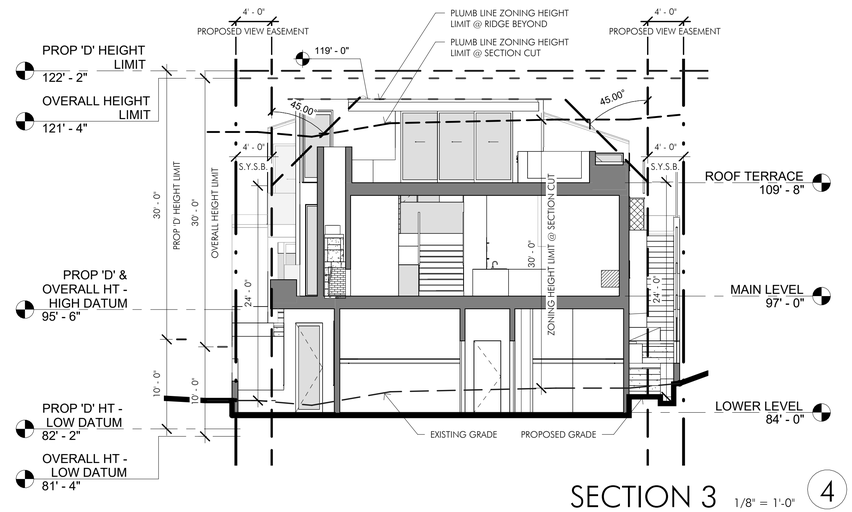
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SECTION 1 1/8" = 1'-0" (1)



SECTION 2 1/8" = 1'-0" (3)



SECTION 3 1/8" = 1'-0" (4)

CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: Name
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291
Street Address:
Coast Walk, La Jolla CA 92037

Project Name:
COAST WALK LOTS 2 & 17
Sheet Title:
BUILDING SECTIONS

Revision 08:
Revision 07:
Revision 06: 05/15/25
Revision 05: 09/11/24
Revision 04: 08/06/24
Revision 03: 12/21/23
Revision 02: 8/10/23
Revision 01: 5/22/23
Original Date: 10/17/22
Sheet: 18 of 18
DEP#:

ISLAND ARCHITECTS
TONY CRISAFI, LISA KRIEDEMAN, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA 92037
TEL 858.459.9291 FAX 858.454.0931

LICENSED ARCHITECT LISA K. KRIEDEMAN C-31354 REN APR 30 21 STATE OF CALIFORNIA

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05/15/25	7TH CDP SUBMIT

REVISIONS

#	DESCRIPTION	DATE

COAST WALK LOTS 2 & 17

Coast Walk, La Jolla CA 92037

A5.1

BUILDING SECTIONS

05/15/25

C:\Users\lisa\Documents\Lisa Revit_CENTRAL_lisa.rvt 6/25/2025 2:05:06 PM PLOT DATE AND TIME

MISSOURI MAP CO.

352

LA JOLLA PARK

SAN DIEGO CO. CALIFORNIA

A SUBDIVISION OF PUEBLO LOT 1282 AND A PORTION OF PUEBLO LOTS 1283 AND 1284

Botsford & Heald Proprietors

Surveyed Jan 1887 by M.G. Wheeler City Engineer

SCALE: 300 FT TO ONE INCH

Subdivided under the Auspices of The Pacific Coast Land Bureau

R.J. Pennell Manager & Auditor

MARGINAL MAP

SHOWING LOCATION OF LA JOLLA PARK, SAN DIEGO CORONADO BEACH ETC.

PACIFIC OCEAN

SAN DIEGO

PUEBLO OF SAN DIEGO

PACIFIC OCEAN

Rocky Point

Seal Rock

Seal Rock Pt.

Cathedral Rock

Whale View Pt.

Alligator Head Pt.

Shell Beach

Gold Fish Point

Mammoth Cave

LA JOLLA PARK

LA JOLLA AVE

PROSPECT

BOULEVARD

FRANKLYN PLACE

CAVE

WALL ST.

CONNECTICUT

SILVERADO

LINCOLN

KLINE

CENTRE

SILVER ST.

WASHINGTON

ORANGE

PALM

NEW YORK

GRAND

PEARL

JOLLA AVE

OLIVE

CUMER

DRAPER

EADS

FAY

VINE

IVANHOE

IRVING PLACE

EXCHANGE

PARK ROW

PROSPECT

STATE ST.

GARFIELD ESTHUS

HERSCHEL

GIRARD

PINES

HIGH ST.

COLLEGE

VILLA TRACT
LA JOLLA PARK MAP N° 976

RE SUBDIVISION
MAP N° 1535

MAP N° 915

EXPLANATION

CENTER ADDITION

I hereby certify that this is a correct copy of Map No 352 on file in the office of the Recorder of San Diego County, California.

Dated Nov 22 1913

352

Filed at the office of the Recorder of San Diego County March 22 of 1892

Filed March 22 1887

E.O. Hewlett County Recorder

DEC 22 1959

30:1

ATTACHMENT 11

Photographic Survey

Lots 2 & 17

Coast Walk,
La Jolla, Ca 92037

Date: 08.24.2022

ISLAND ARCHITECTS

SITE PHOTO SURVEY



N

ISLAND ARCHITECTS



PHOTO 01 - EAST VIEW FROM STREET

ISLAND ARCHITECTS



PHOTO 02 - SOUTH VIEW FROM STREET

ISLAND ARCHITECTS



PHOTO 03 - SOUTHWEST VIEW FROM STREET

ISLAND ARCHITECTS



PHOTO 04 - NORTHWEST VIEW OF SITE



PHOTO 05 - SOUTHEAST VIEW OF SITE



PHOTO 06 - SOUTHEAST VIEW OF SITE 2

ISLAND ARCHITECTS



PHOTO 07 - NORTHWEST VIEW OF SITE 2

ISLAND ARCHITECTS



PHOTO 08 - SOUTHWEST VIEW OF SITE

ISLAND ARCHITECTS



PHOTO 09 - NORTHEAST VIEW OF SITE

ISLAND ARCHITECTS



PHOTO 10 - TENNIS COURT VIEW



PHOTO 11 - TENNIS COURT VIEW 2

ISLAND ARCHITECTS



PHOTO 12 - TENNIS VIEW 3

ISLAND ARCHITECTS



PHOTO 13 - WEST VIEW FROM PRIVATE DRIVE

ISLAND ARCHITECTS



PHOTO 14 - EAST VIEW FROM PRIVATE DRIVE

Development Services

THE CITY OF SAN DIEGO

FORM DS-3031 November 2022

Development Permit/ Environmental Determination Appeal Application

In order to ensure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin (IB) 505, "Development Permits/Environmental Determination Appeal Procedure."

1. Type of Appeal: ☑ Appeal of the Project
   ☐ Appeal of the Environmental Determination
2. Appellant: Please check one ☐ Applicant ☐ Officially recognized Planning Committee
   ☑ "Interested Person"
   (Per San Diego Municipal Code (SDMC) § 113.0103)

Name: Kristen Churchill

E-mail: casacadena1@gmail.com

Address: 1595 Coast Walk

City: La Jolla

State: CA

Zip Code: 92037

Telephone: 619-252-8866

3. Project Name:
   Coast Walk Lots 2 and 17
4. Project Information:
   Parcels 350-130-2 and 350-131-29
   Permit/Environmental Information Determination and Permit/Document No:
   PRJ-104172
   Date of Decision/Determination:
   11/25/25
   City Project Manager:
   J. Andrew Murillo
   Decision (Describe the permit/approval decision):
   Appeal of Granting of Development Decision
5. Ground for Appeal (Please check all that apply):
   ☑ Factual Error
   ☐ Conflict with other Matters
   ☑ Findings Not Supported
   ☑ New Information
   ☐ City-wide Significance (Process four decisions only)

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in the SDMC § 112.0501. Attach additional sheets if necessary.)

6. Applicant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: _____ Date: 11/25/2025

Note: Faxed appeals are not accepted.

Reference Table

- San Diego Municipal Code (SDMC)
- Development Permits/Environmental Determination Appeal Procedure (IB-505)

Appeal of findings Made on November 19, 2025:
PRJ- 1074172
Coast Walk Lots 2 and 17
Parcels 350-130-02 and 350-131-29
Decision Date: November 19, 2025
CITY PROJECT MANAGER: J. Andrew Murillo
Applicant: Heritage Bridge, LLC, Falcon Cove, LLP ("Applicant")
Appealing parties: Kristen Churchill and Steve Jackson, owners and occupants of 1595 Coast Walk (Lot 21) ("Appellant")

A. BACKGROUND INFORMATION

1. The Developer:

Singapore-based developer, Teall Edds, controls and/or owns six parcels on Coast Walk: Lot 2 (the coast-front part of the subject project, lot 1 (a home at 1555 Coast Walk) Lot 20 (a home at 1585 Coast Walk), lots 17, 18, and 19 (all three parcels together are currently a tennis court)). Each of the six lots is held as a separate LLC, all of which Teall Edds is the manager. Conflicting representations have been made about what portion, if any, Teall Edds owns.

2. Developer's Projects:

In addition to the above-referenced project, Teall Edds is applying for a permit on Coast Walk involving an extensive remodel of 1585 Coast Walk (Lot 20), seeking to join it with Lot 19. (PRJ-106994). The two projects were initially presented together to the La Jolla Planning Committee.

3. Current Litigation Between Applicant and The City of San Diego:

Applicant, Heritage Bridge, LLC, is currently in litigation with the City of San Diego along with two other lots controlled by Teall Edds on Coast Walk (San Diego Superior Court Case No. 25CU023010C). In this case the developer (through the three LLCs) seeks to own from each property northward to "the mean high tide line" rather than currently drawn boundaries, essentially taking over property currently used as and believed by most to be public property. The theory of that case is that the City Council did not accept the subdivision within required time limits so residents own areas currently thought to be public. This case is not yet resolved.

4. The Hearing on November 19, 2025:

On November 19, 2025 The hearing officer heard comments for and against the project, including those addressed in this appeal. The hearing officer overruled the objections and granted the proposed development permit.

B. THE PROJECT MUST NOT ACCESS THE SUBJECT PROPERTY SOLELY BY THE 10-FOOT PUBLIC DRIVEWAY AT THE ENTRANCE OF COAST WALK

At the hearing on November 11, 2025, the applicant presented the project as ONLY accessing the property via the concrete city-owned public driveway located between 1595 Coast Walk (Lot 21) and Torrey Pines Road. The 10-foot driveway is narrower than City or County requirements

for multiple home access, is in substantial disrepair and was constructed more than 65 years ago with thin concrete and no rebar. (See Exhibit A- photo of driveway and Exhibit B- survey of 1595 Coast Walk).

1. APPLICANT MISREPRESENTED THE PUBLIC DRIVEWAY AS PRIVATE

The applicant misrepresented the driveway adjacent to Appellant's home (1595 Coast Walk) as a private driveway with a joint maintenance agreement. More than 150 feet from Coast Walk, along the south side of 1595 Coast Walk is, in fact, a public right of way vacated in favor of the City of San Diego following a collapse of Torrey Pines Road, (recorded 7/25/1958, book 7184, Page 84). Appellant has seen no joint maintenance agreement, has signed no such agreement, and a title report revealed no such agreement. Indeed, Applicant's agents repeatedly complained to city inspectors that Appellant's remodel construction was encroaching along the South side of Appellant's property into the driveway calling it "The public right of way." They may not now assert that it is private. (see Exhibit C City of San Diego Inspector notice requiring Appellant to call the driveway "Torrey Pines Road," and Exhibit B- Survey of 1595 Coast Walk, Dated 3/14/2024). Indeed Applicant's own survey, Note E refers to the area in question as "portion of Torrey Pines Road," not a private driveway.

2. THE PUBLIC DRIVEWAY DOES NOT MEET RESIDENTIAL DRIVEWAY OR FIRE-RESCUE DEPARTMENTS FIRE APPARATUS ACCESS ROADWAY REQUIREMENTS AND CALIFORNIA REGULATIONS

California Fire Code Section 503.2 requires that roadways "shall be not less than 20 feet of unobstructed width; shall have an adequate roadway turning radius..." CFC Section 503.2. California Code of Regulations Title 14, Section 1273.05 requires a turnaround for driveways exceeding 150 feet. (14 CFR 1273.05(c)) The turnaround shall have a minimum turning radius of 40 feet, not including parking. (14 CCR 1273.05(b)). The public portion of the driveway exceeds 150 feet, and additional private driveway follows.(see Exhibit B). Applicants do not appear to meet any of these requirements. Applicants must not be permitted to cause additional burdens, traffic, and safety risk by having its only access point be the public driveway. This creates a hardship on residents currently using the driveway, particularly 1599 Coast Walk (Parcel C) which ONLY has access from the driveway and 1595 Coast Walk (Lot 21) which can only access its garage from the driveway.

3. THE PUBLIC DRIVEWAY IS AN ALLEY AND THEREFORE CANNOT BE THE PRIMARY ACCESS TO A PROPERTY WHERE AN ALTERNATIVE IS AVAILABLE

The public driveway in question is an alley. San Diego Municipal Code Section 81.0102 defines an alley as "any unnamed highway having a width of 25 feet or less and not provided with a sidewalk or sidewalks. The City of San Diego Design Manual Section 1.2 defines an alley as "a ***secondary*** means of access usually lying along the rear of property, the front of which

abuts on and has primary access from a street." (emphasis added). The driveway meets this definition. The fact that the driveway may be labeled with the same name as Torrey Pines Road does not make it "named." Several factors support a conclusion that the alley may only be used as a *secondary* access point to Applicant's project. First, alleys are narrow and not designed for continuous traffic, making them unsafe as a sole entry point for residents and their vehicles. Second, a primary or sole alley entrance creates a significant risk for fire and other emergency services trying to reach a property in a timely manner. A single point of entry for an alley can easily become blocked. Third, San Diego regulations explicitly define alleys as "secondary means of access" and state they should not intersect with major streets. This shows the city's intent for alleys to be a secondary option, not a primary one. Only one property, 1599 Coast Walk (Lot C), has no other possible means of access besides the alley. Current owners of 1599 Coast Walk have lived at the home for more than 17 years. Appellant (Lot 21) uses the alley/driveway to access the garage. No additional properties should be permitted to use the public driveway/ alley as their sole access to the property.

4. ALL SAFETY STUDIES MUST BE CONDUCTED AGAIN, AND REEVALUATED TO COMPLY WITH PUBLIC ROAD SAFETY STANDARDS DUE TO THE MISREPRESENTATION

A publicly owned driveway requires adherence to city public works standards, whereas a privately owned one is governed by a shared easement or maintenance agreement between the property owners. Because the applicant has misrepresented the public driveway as private, all safety studies, certifications, and approvals must be re-conducted assuring that they meet public road and public safety requirements.

C. APPLICANT MISREPRESENTED PUBLIC ACCESS IN RELATION TO THE PROPERTY, THEREFORE, FINDINGS OF SECTION (A)(1)(a) of Attachment 4 - PROPOSED HEARING OFFICER RESOLUTION REGARDING ENCROACHMENT ARE ERRONEOUS

The proposed hearing officer's resolution section A(1)(a) includes the following finding:

"The Project will not encroach on any existing or proposed physical accessway legally utilized by the public. ***The only existing physical access that is used legally by the public is within the paved area of Coast Walk and the scenic Coast Walk trail seaward of the paved roadway.*** Outside of and landward of the paved Coast Walk, there is no public access identified in the Local Coastal Program on or through the site." (emphasis added)

Probably anticipating a favorable outcome of the Applicant's pending litigation with the City of San Diego, this statement is erroneous, and is not the public area as it is recognized to date. The project manager must re-evaluate this statement using correct, current boundaries.

D. BECAUSE APPLICANTS DO NOT RECOGNIZE ANY PUBLIC RIGHT OF WAY FROM THE EXISTING STREET TO THE PROPOSED DEVELOPMENT, ANY DEVELOPMENT PERMIT MUST INCLUDE A RECORDED DEED CONDITION TO MAINTAIN THE VIEW CORRIDOR

The developer that owns/controls the properties that are the subject of this application (Lots 2 and 17) also owns 1585 Coast Walk (Lot 20) and 1555 Coast Walk (Lot 1) All three of the Coast-front properties have enormous hedges on the public right of way. (See Exhibit D (hedges between lot 20 and lot 1) Exhibit E (between lot 1 and 2). San Diego Municipal Code Section 142.0409(b)(2) requires that "plant material, other than trees, located within *visibility areas or the adjacent public right-of-way* shall not exceed 36 inches in height measured from the lowest grade abutting the plant material to the top of the plant material." The city has the authority to require this as a condition of the permit and to record it against the property. In light of Applicant's flagrant disregard for the view corridor and misstatement of the public right-of-way, and insistence that there is no public right-of-way other than the paved street northward, a condition must be recorded with the County Recorder requiring specific observation of the view corridor regardless of the outcome of the Applicant's litigation. (San Diego Superior Court Case No. 25CU023010C).

E. APPLICANTS MUST MUST NOT BE PERMITTED TO PLACE TRASH CANS AT THE TOP OF THE PUBLIC DRIVEWAY

Applicant proposes **zero** access to the new property directly in front of it, on Coast Walk. Appellant does not understand why a multi-million dollar home on the coast would not have access to the coast or the historic Coast Walk

Trail. That doesn't even seem safe for the occupants of the new home. If there is a fire behind the house, can they escape to Coast Walk? At the November 19 hearing the project proponents indicated that the new home would have no way to place their trash cans in front of their own homes and would place them at the top of the public driveway.

The driveway is currently shared by three properties: 1555 Coast Walk (Lot 1), 1595 Coast Walk (Lot 21), and 1599 Coast Walk (Parcel C). The top of the public driveway, on the north side, in the street, currently serves as a location for **two properties only**: 1595 Coast Walk and 1599 Coast Walk to place their trash cans for collection. See Exhibit F (photo of top of public driveway with trash cans) (1555 Coast Walk occupants place their trash cans directly in front of the home on Coast Walk). There is no more space for the proposed home's trash, recycle, and green waste cans. The Applicant stated that the proposed home's trash cans would be placed "on the public right of way at the top of the driveway." There is a very narrow strip of what is now the public right of way. Cans for 1595 and 1599 already must partially extend into the street. Any additional cans placed northward would block the pedestrian entrance and vehicle entrance to 1595 Coas t Walk. (See Exhibits A and B (survey and photograph of 1595 Coast Walk)) **Therefore the hearing officer should require that the permit require the new home to place their cans in front of their home like everyone else on Coast Walk except 1599 Coast Walk which has no Coast Walk frontage.** Additionally, under the theory of the developer's Superior Court case, the only public area would be the current paved street and additional cans placed at the top of the street would create an obstruction and both a public and private nuisance.

F. A STUDY MUST BE CONDUCTED TO ASSESS THE IMPACT OF ADDITIONAL TRAFFIC ON THE PUBLIC DRIVEWAY

During the hearing, the applicant maintained (while representing that the driveway is private) that a study to determine the impact on public infrastructure was not required. A study is warranted because of the narrowness of the driveway, the disrepair of the driveway, the increase in traffic associated with additional homes being accessed only by the driveway, the impact to the residents and public, and the driveway's proximity to Torrey Pines Road. The fact that the public driveway does not meet the minimum requirements of width for a residential driveway, alone, requires a traffic study and Right of Way permit.

1. THE DRIVEWAY'S PROXIMITY TO TORREY PINES ROAD MAKES ADDING TRAFFIC TO IT DANGEROUS

The top of the driveway is immediately next to Torrey Pines Road, a fast-moving, extremely busy street and uncontrolled intersection. See Exhibit H (Photo at the top of the driveway/Coast Walk/Torrey Pines) Questions to be answered include: 1. If cars back up at the top of Coast Walk, already often frustratingly busy with both vehicles and pedestrians, will cars accessing the driveway back up on Torrey Pines Road? 2. Will it cause traffic jams? 3. Will there be accidents? 4. Will it put the pedestrians on Coast Walk and Torrey Pines at risk? Accidents are common at this intersection. 5. Is there a plan to put a traffic light at this intersection? These issues must be readdressed due to the applicant's misrepresentation of the driveway as private.

2. EMERGENCY VEHICLE ACCESS IS INADEQUATE

See arguments in Section A(2) above. Will there be a hammerhead for emergency vehicle access at the bottom of the public driveway? Has the Fire Department approved access to additional properties via the shared driveway? What is their plan for fire and medical emergencies? Currently there is not enough space for a fire truck to turn around if it enters the driveway. All public safety studies must be reexamined due to the applicant's misrepresentation of the driveway as private.

G. ELEVATION RAISING AFFECTING OUR PROPERTY

Appellant objects to the Applicant raising the grade of the project and surrounding area. As owners of 1595 Coast Walk, Appellant is concerned about potential flooding of the home at 1595 Coast walk with any elevation that exceeds 104.5 feet above sea level.

H. A STUDY MUST BE CONDUCTED TO DETERMINE THE PERMISSIBLE WEIGHT OF CONSTRUCTION VEHICLES ON THE PUBLIC DRIVEWAY OR COAST WALK

Appellant's house at 1595 Coast Walk (Lot 21) is located close to the property line, and its basement is located very close to the driveway. The sewer access for 1595 Coast Walk is located at the north side of the driveway entrance. Allowing heavy construction equipment on the road would put the home, sewer line, and basement at risk. Therefore a study should be conducted before the development permit and any subsequent construction permit is granted.

I. APPLICANT MUST BE REQUIRED TO RE-PAVE THE DRIVEWAY

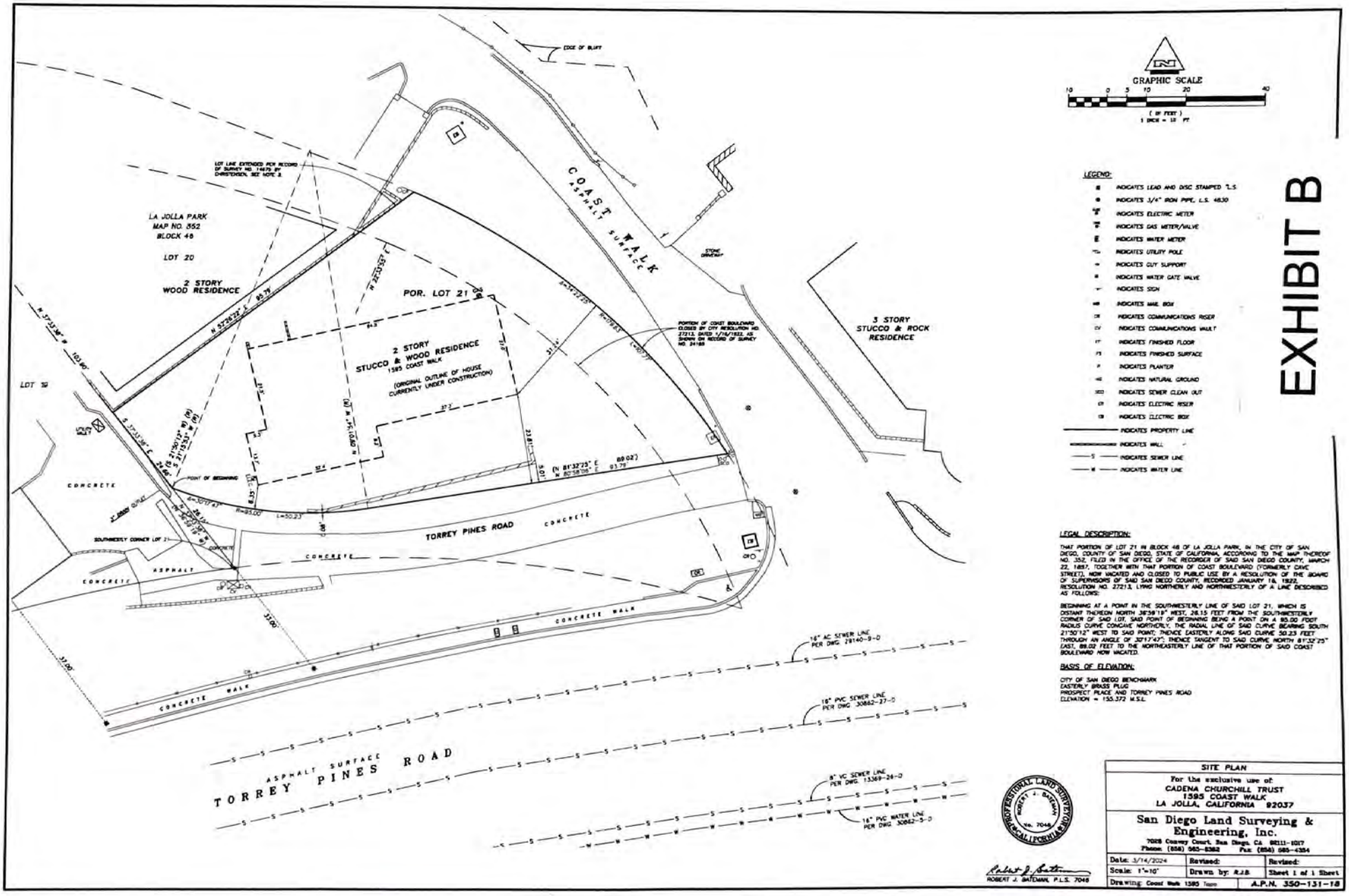
In the event the Applicant is permitted to access the new development via the shared public driveway in any way, it must not negatively impact existing public facilities and may be required to bring appurtenant infrastructure up to current safety and, in light of the existing terrible condition of the driveway, further damage during construction, and its proposed future increased use, applicant should be required to re-pave the public driveway to CalTrans specifications in either concrete or asphalt.

J. CONCLUSION

In light of the arguments set forth above, combined with the Applicant's misrepresentations, the development permit must be denied until the concerns are resolved.



EXHIBIT A



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 INCH = 10 FT

EXHIBIT B

LEGEND:

- INDICATES LEAD AND DISC STAMPED "L.S.
- INDICATES 3/4" IRON PIPE, L.S. 4830
- INDICATES ELECTRIC METER
- INDICATES GAS METER/VALVE
- INDICATES WATER METER
- INDICATES UTILITY POLE
- INDICATES GUY SUPPORT
- INDICATES WATER GATE VALVE
- INDICATES SIGN
- INDICATES MAIL BOX
- INDICATES COMMUNICATIONS RISER
- INDICATES COMMUNICATIONS VAULT
- INDICATES FINISHED FLOOR
- INDICATES FINISHED SURFACE
- INDICATES PLANTER
- INDICATES NATURAL GROUND
- INDICATES SEWER CLEAN OUT
- INDICATES ELECTRIC RISER
- INDICATES ELECTRIC BOX
- INDICATES PROPERTY LINE
- INDICATES WALL
- S — INDICATES SEWER LINE
- W — INDICATES WATER LINE

LEGAL DESCRIPTION:

THAT PORTION OF LOT 21 IN BLOCK 48 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY, MARCH 22, 1887, TOGETHER WITH THAT PORTION OF COAST BOULEVARD (FORMERLY CAVE STREET), NOW VACATED AND CLOSED TO PUBLIC USE BY A RESOLUTION OF THE BOARD OF SUPERVISORS OF SAID SAN DIEGO COUNTY, RECORDED JANUARY 16, 1922, RESOLUTION NO. 27213, LYING NORTHERLY AND NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 21, WHICH IS DISTANT THEREON NORTH 38°39'19" WEST, 26.15 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT, SAID POINT OF BEGINNING BEING A POINT ON A 950.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, THE RADIAL LINE OF SAID CURVE BEARING SOUTH 21°30'12" WEST TO SAID POINT; THENCE EASTERLY ALONG SAID CURVE 50.23 FEET THROUGH AN ANGLE OF 3°01'47"; THENCE TANGENT TO SAID CURVE, NORTH 81°32'25" EAST, 88.02 FEET TO THE NORTHEASTERLY LINE OF THAT PORTION OF SAID COAST BOULEVARD NOW VACATED.

BASIS OF ELEVATION:

CITY OF SAN DIEGO BENCHMARK
EASTERLY BRASS PLUG
PROSPECT PLACE AND TORREY PINES ROAD
ELEVATION = 155.372 M.S.L.

PROFESSIONAL LAND SURVEYOR ROBERT J. BATEMAN No. 7048 CALIFORNIA

ROBERT J. BATEMAN, P.L.S. 7048

SITE PLAN		
For the exclusive use of: CADENA CHURCHILL TRUST 1595 COAST WALK LA JOLLA, CALIFORNIA 92037		
San Diego Land Surveying & Engineering, Inc. 7025 Convoy Court, San Diego, CA 92111-1017 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 3/14/2024	Revised:	Revised:
Scale: 1"=10'	Drawn by: R.J.B.	Sheet 1 of 1 Sheet
Drawing: Coast Walk 1595 Topo		A.P.N. 350-131-18

B

Approval/Permit Number:	Project Number:	Project Address:
PMT 3178240	PRJ 1070564	1595 Coast Walk

☑ Contractor / ☐ Owner Name:	☑ Contractor / ☐ Owner Address:
California Home Builders	9520 Chesapeake Drive # 608 San Diego 92123

☐ PREPARE PLANS AND OBTAIN THE REQUIRED PERMIT(S). PRESENT THIS NOTICE AT THE TIME OF PERMIT APPLICATION.
☐ WORK PERFORMED REQUIRES A PERMIT(S). ☐ USE IS IN VIOLATION OF CODES AND REGULATIONS.
☐ CONSTRUCTION IS NOT IN ACCORDANCE WITH PERMIT AND/OR APPROVED PLANS. REVISE PLANS AND OBTAIN APPROVAL FOR DEVIATIONS.
☐ WORK PERFORMED IS NOT READY FOR INSPECTION. FOLLOW APPROVED PLANS OR INSTALLATION INSTRUCTIONS AND COMPLETE ALL WORK.
☐ READ # SIX ON THE BACK OF THIS NOTICE. ☐ PAY RE-INSPECTION FEE AND THEN CALL FOR RE-INSPECTION WHEN WORK IS READY.
INSPECTION(S) PERFORMED: ☐ UNDERGROUND, ☐ FOUNDATION, ☐ ROUGH, ☐ GAS, ☐ T-BAR/HARD LID, ☐ INSULATION, ☐ INTERIOR LATH, ☐ DRYWALL, ☐ EXTERIOR LATH, ☐ ACCESSIBILITY, ☐ PRE-FINAL, ☐ FINAL, ☑ OTHER: _____.

Obtain a Construction Change to revise the Site Plan to include the following:

Identify existing driveway as "Torrey Pines Road"

Show dimensions from all structures to the property line and to Torrey Pines Road

Provide a Survey report verifying what these dimensions are and that they are in conformance with the approved plans.

In addition .... provide a soils report for compaction of all backfilled soil.

☐ ITEMS NOTED ABOVE WERE INSPECTED AND APPROVED ON: _____ BY: _____
PRINT NAME

☐ PARTIAL INSPECTION - THE LIST ABOVE MAY NOT INCLUDE ALL ERRORS AND OMISSIONS DUE TO INSPECTION TIME LIMITS, LIMITED ACCESS OR COMPLEXITY OF PROJECT. PLEASE SCHEDULE ANOTHER INSPECTION.

☐ AFTER ALL ABOVE LISTED ISSUES HAVE BEEN RESOLVED SCHEDULE A RE-INSPECTION BY CALLING (858) 581-7111.

THE CORRECTION(S) NOTED ABOVE ARE REQUIRED WITHIN _____ DAYS.

FAILURE TO COMPLY WITH THE CORRECTION(S) LISTED ABOVE PRIOR TO THE NEXT INSPECTION MAY RESULT IN THE ASSESSMENT OF A RE-INSPECTION FEE (SEE ITEM SIX ON THE BACK OF THIS NOTICE).

Lee Edging	Lee Edging
INSPECTOR'S NAME (PRINT)	INSPECTOR'S SIGNATURE
619-481-8288	03/11/2024
TELEPHONE NUMBER	DATE

CONTACT THE INSPECTOR BETWEEN: 7:15 AM TO 7:45 AM MONDAY-FRIDAY FOR ANY QUESTIONS CONCERNING THIS NOTICE

PERMIT TYPE
BUILDING
ELECTRICAL
MECHANICAL
PLUMBING
SIGNS
MOBILE HOME
✓ COMBINATION

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

Clear Form

EXHIBIT C

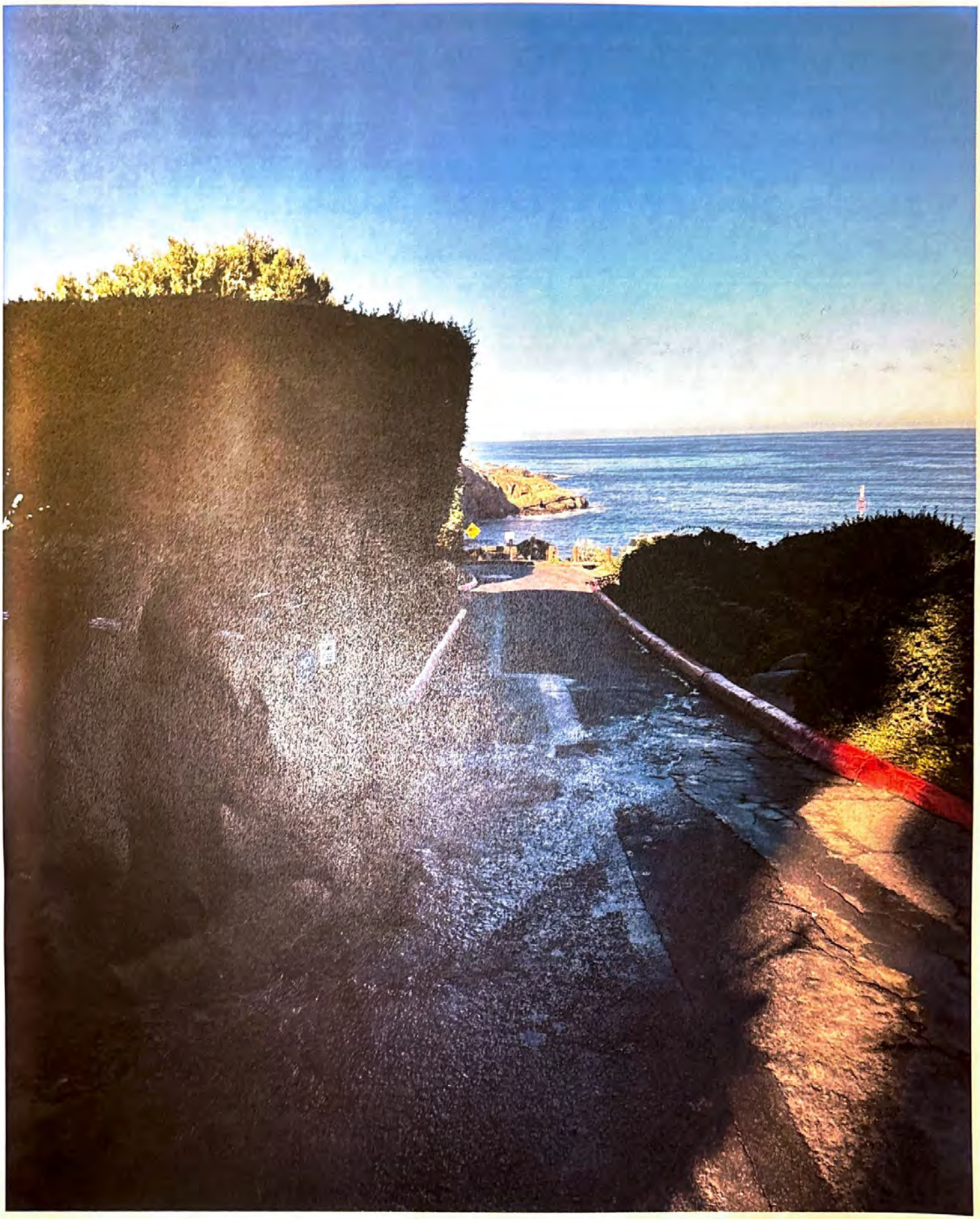


EXHIBIT D

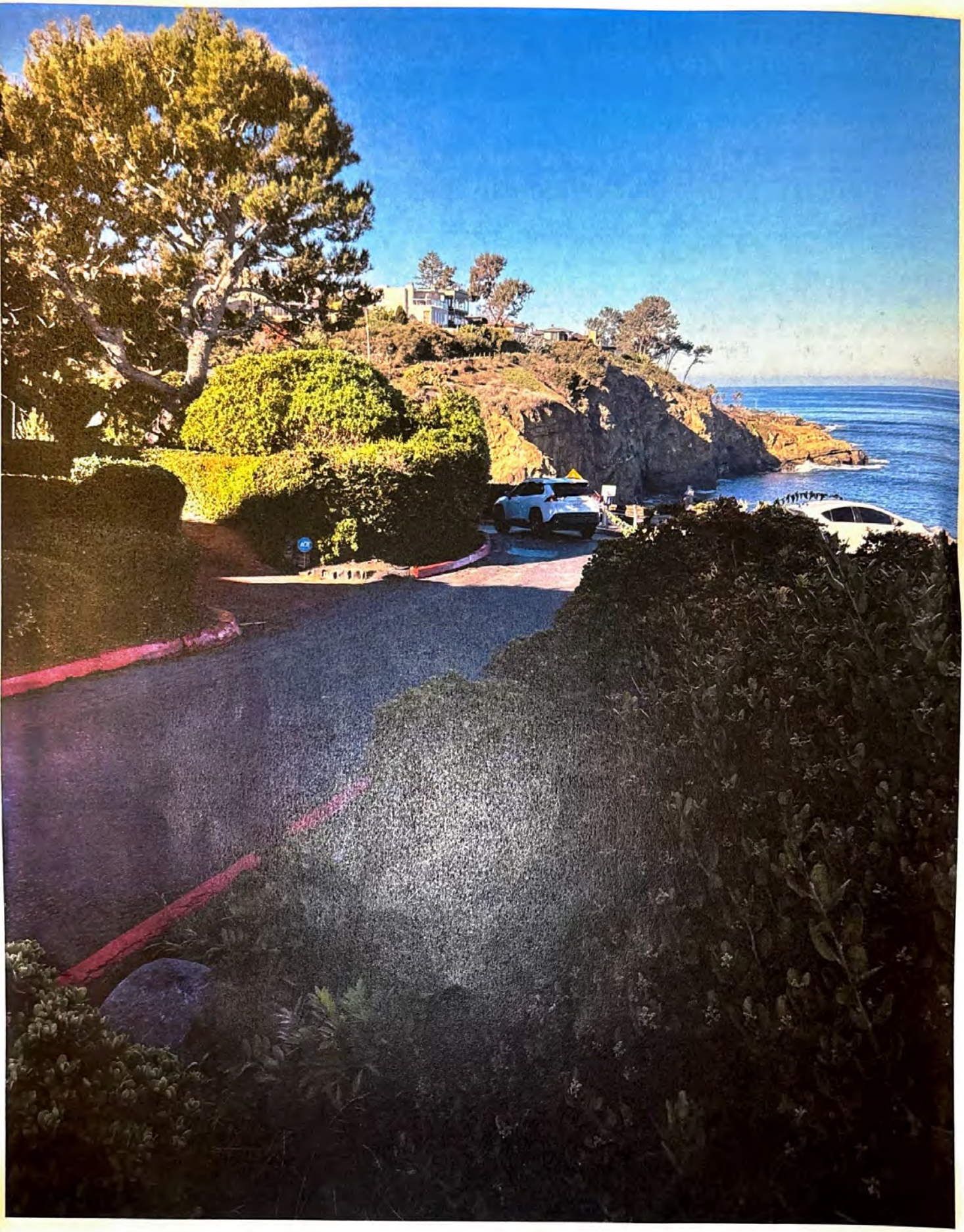


EXHIBIT E

EXHIBIT F

EXHIBIT G

DOC# 2024-0329488

Nov 26, 2024 12:53 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: $275.00 (SB2 Atkins: $225.00)

PAGES: 13

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Matthew A. Peterson, Esq.
PETERSON & PRICE A.P.C.
402 W. Broadway, Suite 1815
San Diego, CA 92101

APNs: Falcon 350-131-29
Peregrine 350-131-30
Covalent 350-131-31
Heritage 350-131-02

Space Above For Recorder's Use

PRIVATE DRIVEWAY MUTUAL ACCESS AND UTILITY AND DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT

This Private Driveway Mutual Access and Utility and Drainage Easement and Maintenance Agreement is entered into this 20th day of November, 2024 ("Execution Date") by and between Falcon Cove LLC, a California limited liability company ("Falcon"), Peregrine View LLC, a California limited liability company ("Peregrine"), Covalent Capital Partners LLC, a California limited liability company ("Covalent"), and Heritage Bridge LLC, a California limited liability company ("Heritage") with reference to the following:

A. Falcon owns certain real property located in the City of San Diego, in San Diego County, described as Lot 17, in Block 46 of Map No. 352, recorded in the office of the County Recorder, of San Diego County, on March 22, 1887 ("**Lot 17**").

B. Peregrine owns certain real property located in the City of San Diego, in San Diego County, described as Lot 18, in Block 46 of Map No. 352, recorded in the office of the County Recorder, of San Diego County, on March 22, 1887 ("**Lot 18**").

C. Covalent owns certain real property located in the City of San Diego, in San Diego County, described as Lot 19, in Block 46 of Map No. 352, recorded in the office of the County Recorder, of San Diego County, on March 22, 1887 ("**Lot 19**").

D. Heritage owns certain real property located in the City of San Diego, in San Diego County, described as Lot 2, in Block 46 of Map No. 352, recorded in the office of the County Recorder, of San Diego County, on March 22, 1887 ("**Lot 2**").

E. Lots 17, 18, 19, and 2 are currently served by a private driveway over portions of lots 17, 18 and 19, and over, upon, and across a portion of "Torrey Pines Road," a publicly dedicated Right of Way collectively ("**Private Driveway**").

F. Falcon, Peregrine, Covalent, and Heritage (the "**Parties**") desire to enter into this Agreement in order to create a Private Driveway Mutual Access and Utilities and Drainage Easement and Maintenance Agreement ("Agreement") for the benefit of Lots 17, 18, 19, and 2 and for accessory underground utilities, over, under, upon and across and other rights in connection with the Private Driveway.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. GRANT OF EASEMENT AND USE RESTRICTIONS.

a. Falcon, Peregrine and Covalent hereby grant to each of Falcon, Peregrine, Covalent, and Heritage a Private Driveway Mutual Access Easement for access, ingress and egress, utilities, drainage, and related uses as further described below over, under and upon those portions of Lots 17, 18, 19 legally described area on Exhibit A ("**Easement**") attached hereto and depicted on Exhibit B attached hereto (the "**Easement Area**"), on the following terms and conditions. The Easement Area may be used exclusively by the Owners of Lots 17, 18, 19, and 2 and their respective contractors, agents, tenants, licensees, and invitees (collectively, "**Affiliates**") for the purposes set forth herein subject, however to any currently existing easements and rights of records. Covalent shall initially construct the Private Driveway improvements as needed, and other related work and improvements including, but not limited to, underground utilities (such as gas, electrical, telephone, cable, fiber optic, public water, public sewer, and storm drains, for which easements through the Easement Area may be granted to the appropriate utility companies), retaining walls, grading, excavation, filling, drainage, landscaping, parking area, mailbox, access gate and fencing (collectively, the "**Related Improvements**"). Covalent shall pay all costs of the design, installation, and construction of the Private Driveway and Related Improvements. Once the Private Driveway and Related Improvements have been completed, the Easement Area shall only be utilized for: (i) vehicular and pedestrian ingress, egress, and access to and from the single-family residences on Lots 17, 18, 19, and 2; (ii) maintenance, repair, drainage, and replacement of the Private Driveway and Related Improvements; and (iii) underground utility purposes. The easement granted herein is appurtenant to Lots 17, 18, 19, and 2. Without the express advance approval of the Parties, no Party shall have the right to park or leave vehicles in any portion of the Private Driveway.

Notwithstanding the foregoing, in the event that, following the Execution Date, Lot 2 and Lot 17 are not developed together as one project, and/or are conveyed separately from one another, then the Easement shall automatically terminate with respect to Lot 2, and with the exception of underground utilities already installed to serve Lot 2, Lot 2 Owner shall not be permitted to access or utilize the Private Driveway and Related Improvements and all pedestrian and vehicular access to Lot 2 shall be solely from paved Coast Walk.

No Party shall restrict, block, or interfere with the uses of the Easement Area allowed herein. No walls, fences, curbs, barriers, or overhead fixtures such as wires, ropes, chains, or structures of any sort or kind shall be constructed or maintained in the Easement Area or any adjacent property that prevent or impair the use of the Easement or the exercise of any rights set forth in this Agreement. The Easement granted herein is for the limited purposes set forth above, and does not confer any rights to place any structures on or within the Easement Area. All utilities must be underground, and the roadway and improvements shall be replaced or repaired in kind. Each Owner retains the right to use and grant others the nonexclusive right to use any portion of the Easement Area located on its Lot for all lawful purposes so long as such use does not unreasonably interfere with the exercise and use of the Easement or the terms of this Agreement.

b. This Agreement is granted for the purposes contained herein.

c. **Release**. Covalent hereby assigns its rights under any contracts related to the design and construction of the Private Driveway and the Related Improvements (the "Initial Improvement Work") related to each Lot to its respective Owner. In consideration for such assignment and as a material consideration for Covalent's agreement to perform the Initial Improvement Work, each other Owner, on behalf of themselves and all successor owners of the Lots agree that the sole recourse of an Owner and any successor owner of a Lot with respect to the Initial Improvement Work (including without limitation for any losses or damages of any type or kind) shall be to exercise its rights assigned under the contracts and any warranties issued in connection therewith and each Owner, on behalf of themselves and all successor owners hereby releases Covalent, and its Affiliates from any claims of any type or kind related to the Initial Improvement Work.

2. MAINTENANCE AND REPAIR OF EASEMENT AREA.

a. After construction of the Private Driveway and Related Improvements by Covalent, the cost and expense of maintaining all improvements (including, without limitation, the Private Driveway and Related Improvements) to the extent located on a particular Lot shall be the sole responsibility of the Owner of such Lot at such Owner's cost, except to the extent otherwise provided in subsections c and d below.

b. The maintenance to be performed under this Agreement shall include, without limitation, reasonable and normal road improvement and maintenance work to adequately maintain the Private Driveway and Related Improvements, such as the filling of chuck holes, repairing cracks, repairing and resurfacing of roadbeds, asphalt, and pavers, concrete repairing and maintaining (and, as needed, replacing) the gated access, repairing and maintaining (and, as needed, replacing) drainage structures, removing debris, maintaining and repairing (and, as needed, replacing) lighting, if any, and any other work reasonably necessary or proper to repair and preserve the Private

Driveway and Related Improvements in excellent appearance, condition, and safe passage at all times.

c. Any repair required to correct damage to the Private Driveway and Related Improvements that results from any action taken or contracted for by any Owner shall be paid for by the Owner taking such action or the Owner contracting for such work which caused the necessity for the extraordinary repair. The repair shall be such as to restore the Private Driveway and Related Improvements to the condition existing prior to the damage. Work shall commence within ten days and be completed within 17 days, unless delayed by Acts of Gods or inclement weather.

d. No Owner shall alter, damage or destroy any grading, surface material, utilities, planters, walls, landscaping or other improvements located on any other Lot (including those in, on, over, under or about the Easement Area, to the extent not located on such Owner's Lot), without the prior written consent of the Owner of such other Lot (which consent may be granted, conditioned or withheld in Owner's sole discretion); and each Owner shall promptly repair or restore in kind any unauthorized damage or alteration to any other Lot at its own expense, no later then 30 days.

3. COMPLIANCE WITH LAWS. The use of the Easement Area by the Owners and their Affiliates shall at all times be in strict conformity with all applicable permits, court orders, laws, statutes, regulations, and ordinances in effect at the time (collectively "Laws"). No Owner shall violate or permit any Affiliate to violate any laws.

4. INDEMNIFICATION. To the fullest extent allowed by law, each Owner shall protect, defend, indemnify, and hold harmless the other Owners, the Affiliates, trustees, beneficiaries, and managers of such other Owners, and the Easement Area (including, without limitation, reasonable attorney's fees and costs and liabilities under applicable local, state or federal laws) (hereinafter, "Claims") that arise out of or relate to the use of, or activities in, on, over, under or about the Easement Area by or on behalf of the indemnifying Owner and its Affiliates, except to the extent caused by ordinary wear and tear or the negligence or willful misconduct of any other Owner or its Affiliates. This obligation shall survive any termination of this Agreement.

5. TAXES AND INSURANCE. Each Owner shall be solely responsible for (a) maintaining liability insurance covering its own Lot with policy limits of at least $2,000,000 combined single limit, naming the Owners as additional insured. Such liability insurance shall provide coverage for claims for personal injury and property damage occurring on that portion of the Easement Area owned by such Owner and arising from such Owner's activities on the Easement Area and (b) payment of all real estate taxes on its own Lot, including (without limitation) any portion of the Easement Area included within its own Lot.

6. NOT A PUBLIC DEDICATION. Nothing herein shall be construed to give the public or any governmental agency any rights in the Easement Area or shall be deemed to be a gift or dedication of any portion of the Lots to the general public or for the

benefit of the general public or for any public purposes whatsoever, it being the intention of the Parties that this Agreement shall be strictly limited to and for the purposes herein expressed.

7. NOTICES. All notices, requests, demands and other communications hereunder shall be given in writing and shall be by: (a) established express delivery service that maintains delivery records; (b) hand-delivery; or (c) certified or registered mail, postage prepaid return receipt requested, to the Parties at the following addresses:

To Falcon: 1555 Coast Walk
La Jolla, CA 92037

With cc to: Matthew A. Peterson, Esq.
Amy Harleman, Esq.
402 W. Broadway, Suite 1815
San Diego, CA 92101

To Peregrine: 1555 Coast Walk
La Jolla, CA 92037

With cc to: Matthew A. Peterson, Esq.
Amy Harleman, Esq.
402 W. Broadway, Suite 1815
San Diego, CA 92101

To Covalent: 1555 Coast Walk
La Jolla, CA 92037

With cc to: Matthew A. Peterson, Esq.
Amy Harleman, Esq.
402 W. Broadway, Suite 1815
San Diego, CA 92101

To Heritage: 1555 Coast Walk
La Jolla, CA 92037

With cc to: Matthew A. Peterson, Esq.
Amy Harleman, Esq.
402 W. Broadway, Suite 1815
San Diego, CA 92101

Notices are effective upon delivery, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide a reasonable means for accomplishing deliveries. The foregoing addresses may be changed by written notice given pursuant to provisions of this Section.

10. DISPUTE RESOLUTION. Any disputes arising out of or related to this Agreement shall be resolved by first submitting the matter to mediation. If mediation is unsuccessful, or is not completed, for any reason, within forty-five (45) days of written request by one Owner to the other, then, unless otherwise agreed in writing, such matter shall be resolved through the Superior Court for the State of California, in the County of San Diego and in no other place. The parties shall initially share the costs for mediation equally, but in the event of a lawsuit, arbitration, or other proceeding, reasonable attorney's fees and costs for the mediation shall be awarded to the prevailing party. Unless the parties otherwise agree, the mediation shall be conducted by the American Arbitration Association, in accordance with its applicable rules and procedures then in effect.

11. INJUNCTIVE RELIEF. The Parties agree that any violation of this Agreement by either of them would result in irreparable harm to the other and, therefore, either Owner shall be entitled to injunctive relief to prevent or stop any violation or breach of this Agreement from occurring, or continuing to occur, without the necessity of showing irreparable harm or posting a performance bond.

12. ATTORNEY'S FEES AND COSTS. In any legal action or proceeding arising out of or related to this Agreement, the prevailing party shall be entitled to recover from the other its reasonable attorney's fees and costs incurred, including surveyors, engineers, appraisers, expert witnesses, consultants, mediation, arbitration and court costs, including those incurred on appeal.

13. COVENANTS RUN WITH THE LAND. This Agreement, and the easements and covenants described herein, shall run with the Lots. In connection with the foregoing, upon any sale or transfer of a Lot, the prior Owner thereof shall be released and discharged from the performance and satisfaction of any and all covenants, agreements, obligations, duties and responsibilities under this Agreement, to the extent the same arise or accrue subsequent to the date of such sale or transfer.

14. DEFINITION OF OWNER. As used in this Agreement, the term "**Owner**" shall mean and refer to the record owner(s) of fee title to a Lot, whether held by one or more persons or entities, including without limitation the Parties. A contract purchaser under a recorded installment land sales contract shall be included as an "Owner" but those merely having an interest in property as security for the performance of an obligation shall not be "Owners."

15. MULTIPLE OWNERSHIP. In the event that fee ownership of any Lot is vested in more than one party ("**co-owners**"), then all co-owners of such Lot shall be jointly considered a single Owner, and the acts of any such co-owner with respect to the

performance of the provisions of this Agreement shall be binding upon all other parties then owning any fee interest in such co-owner's Lot.

16. DEFINITION OF LOTS. As used in this Agreement, the term "**Lots**" shall mean and refer to all lots then-existing within Lots 17, 18, 19, and 2, including those created by future valid subdivisions, or resubdivisions.

17. ENTIRE AGREEMENT/MODIFICATIONS. This Agreement constitutes the entire agreement between Owners relating to the subject matter hereof. Any prior agreements, promises, negotiations, or representations, not expressly set forth in this Agreement, are of no force and effect. Any amendment to this Agreement shall be of no force and effect unless it is in writing and signed by all Owners.

18. BINDING ON SUCCESSORS. This Agreement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, trustees, successors and assigns of Owners. It is the purpose of the signatories hereto that this Instrument be recorded to the end and intent that the obligation hereby created shall be and constitute a covenant running with the land and any subsequent purchaser of all, or any portion thereof, by acceptance of delivery of a deed and/or conveyance regardless of form, shall be deemed to have consented to and become bound by this Agreement, including without limitation, the right of any person entitled to enforce the terms of this Agreement to institute legal action, such remedy to be cumulative and in addition to other remedies provided in this Agreement and to all other remedies at law or in equity.

19. RIGHT TO CURE. If any Owner defaults in the full, faithful and punctual performance of any obligation required hereunder and if at the end of thirty (30) days after written notice from any other Owner stating with particularity the nature and the extent of such default the defaulting Owner has not cured such default and is not making a diligent effort to cure such default, then any other Owner shall, in addition to all other remedies it may have at law or in equity, have the right to perform such obligation on behalf of the defaulting Owner and be reimbursed by the defaulting Owner for the cost thereof, together with interest thereon (from the date of the curing Owner's payment) at the lesser of twelve percent (12%) per annum or the maximum rate allowed by law, until paid in full. Any such claim for reimbursement, together with interest as aforesaid, shall be a secured right and if permitted by applicable law, a lien may attach to the Lot and improvements thereon owned by the defaulting Owner.

20. INTERPRETATION. This Agreement shall not be interpreted against either Party as the drafter, but shall be construed as a whole and in accordance with its plain meaning. Words used in the singular numbers shall include the plural and vice-versa, and any gender shall be deemed to include each other gender. The captions and headings of this Agreement are for the convenience of reference only and shall not be deemed to define or limit the provisions.

21. INCORPORATION OF EXHIBITS. All Exhibits mentioned or referred to in this Agreement are hereby incorporated herein by this reference.

22. APPLICABLE LAW. This Agreement shall be deemed to be executed, delivered, and intended to be performed by the parties hereto in the County of San Diego, State of California, and shall be construed and governed in accordance with the laws of the State of California.

23. NO WAIVER. No provision of this Agreement may be modified, waived or discharged unless the modification, waiver or discharge is agreed to in writing and signed by all Owners. No such waiver by an Owner of any breach of, or compliance with, any condition or provision of this Agreement by the other shall be considered a waiver of any other condition or provision, or of the same condition or provision, at another time. No failure or refusal by an Owner to perform or enforce any covenant herein shall ever ripen into any prescriptive right of either Owner or waiver of either Owner's right to enforce this Agreement.

24. SEVERABILITY. The invalidity or unenforceability of any provision of this Agreement will not affect the validity or enforceability of any other provision hereof, which will remain in full force and effect.

25. FURTHER ASSURANCES. Each party agrees to and shall take and perform in good faith any and all further steps and actions and execute and acknowledge any and all further documents as may be reasonably necessary and/or expedient in order to effectuate the intent and purpose of this Agreement.

26. AUTHORITY. The individuals signing this Agreement hereby represent and warrant that they have full power and authority to execute this Agreement and that their signatures bind the respective Owners of Lots 17, 18, 19, and 2.

[remainder of page intentionally left blank]

We have read and agreed to the foregoing as of the Execution Date first set forth above.

Falcon:

Falcon Cove LLC, a California limited liability company

By: _____
Carolyn M. Edds, Manager

Peregrine:

Peregrine View LLC, a California limited liability company

By: _____
Carolyn M. Edds, Manager

Covalent:

Covalent Capital Partners LLC, a California limited liability company

By: _____
Carolyn M. Edds, Manager

Heritage:

Heritage Bridge LLC, a California limited liability company

By: _____
Carolyn M. Edds, Manager

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego }

On November 20, 2024 before me, Cynthia C. Reinbolt, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Carolyn M. Edds
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CYNTHIA C. REINBOLT
Notary Public - California
San Diego County
Commission # 2474739
My Comm. Expires Dec 1, 2027

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cynthia Reinbolt
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

EXHIBIT LIST

EXHIBIT A - EASEMENT AREA LEGAL DESCRIPTION

EXHIBIT B - EASEMENT AREA PLAT MAP

EXHIBIT "A"

ALL THAT PORTION OF LOTS 17, 18, AND 19, IN BLOCK 46 OF LA JOLLA PARK, ACCORDING TO MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1887, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING SOUTHEASTERLY OF THE LOCATION AND PROLONGATION OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF LOT 17, PER SAID MAP NO. 352, WHICH IS NORTH 36°59'19" WEST, A DISTANCE OF 0.50 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT 17;

THENCE LEAVING SAID LINE, NORTH 53°00'41" EAST A DISTANCE OF 41.00 FEET TO THE BEGINNING OF A 42.00 FOOT RADIUS, TANGENT CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY, ALONG SAID CURVE, A DISTANCE OF 21.26 FEET THROUGH AN ANGLE OF 29°00'00";

THENCE TANGENT TO SAID CURVE, NORTH 82°00'41" EAST, A DISTANCE OF 37.40 FEET TO THE BEGINNING OF A 32.00 FOOT RADIUS TANGENT CURVE, CONCAVE NORTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, A DISTANCE OF 16.20 FEET, THROUGH AN ANGLE OF 29°00'00"; THENCE TANGENT TO SAID CURVE, NORTH 53°00'41" EAST, A DISTANCE OF 40.48 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 19.

SAID LAND IS AS SHOWN ON EXHIBIT "B," ATTACHED HERETO AND MADE A PART HEREOF.



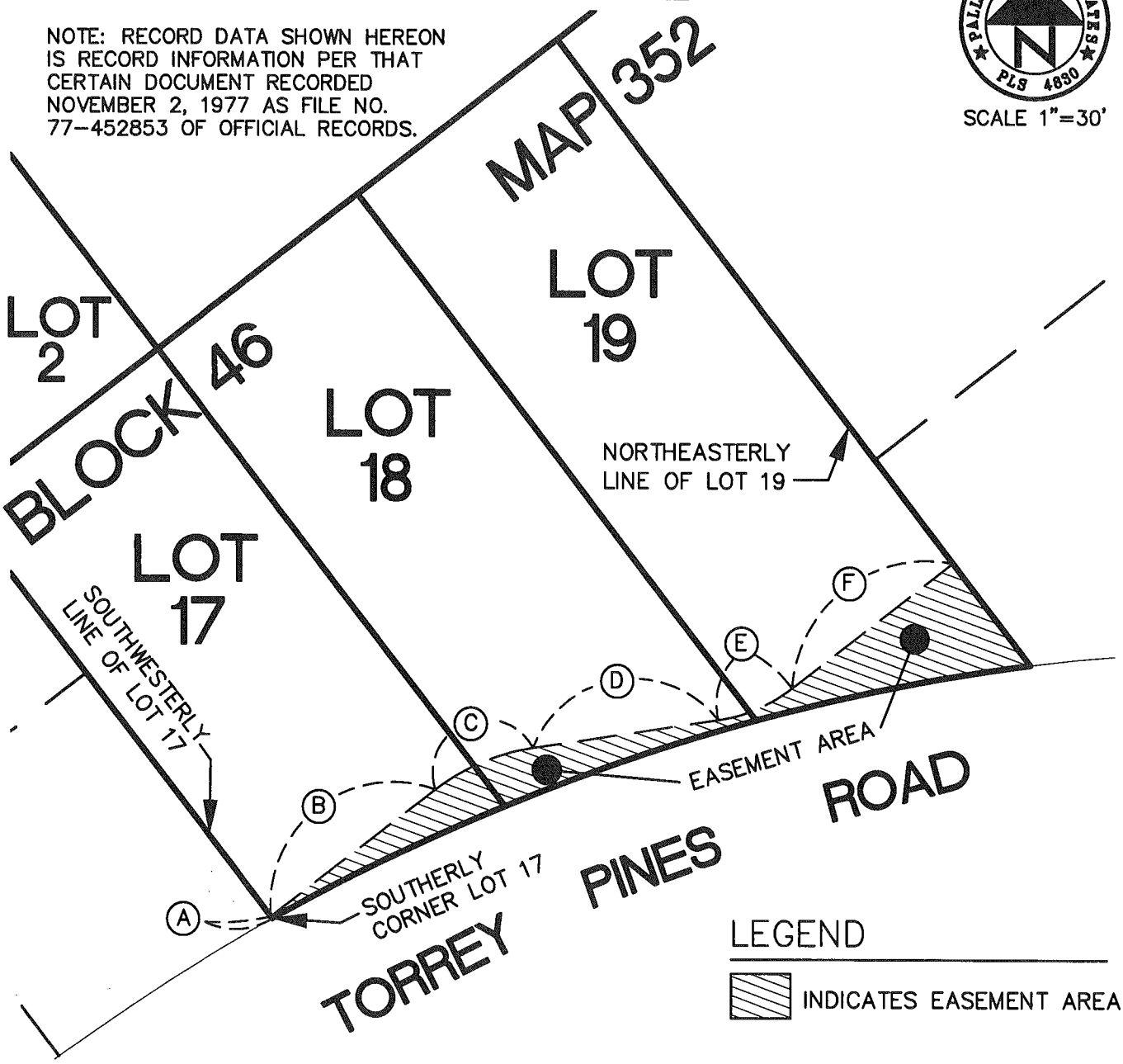
Michael J. Pallamary

DATE: 11-19-24

EXHIBIT "B"

NOTE: RECORD DATA SHOWN HEREON IS RECORD INFORMATION PER THAT CERTAIN DOCUMENT RECORDED NOVEMBER 2, 1977 AS FILE NO. 77-452853 OF OFFICIAL RECORDS.

SCALE 1"=30'



LEGEND

INDICATES EASEMENT AREA

RECORD DATA

(A)	N36°59'19"W 0.50'
(B)	N53°00'41"E 41.00'
(C)	R=42.00' Δ=29°00'00" L=21.26'
(D)	N82°00'41"E 37.40'
(E)	R=32.00' Δ=29°00'00" L=16.20'
(F)	N53°00'41"E 40.48'

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION.

Michael Pallamary

MICHAEL J. PALLAMARY LS 4830

DATE: 11-19-24

PALLAMARY & ASSOCIATES

7755 FAY AVENUE, SUITE J
LA JOLLA, CA 92037
(858) 454-4094
FAX(858) 454-4667

JN 03-1015 031015E5.DWG 11/19/24

RESOLUTION NUMBER R- 316856

DATE OF FINAL PASSAGE JUL 06 2026

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DENYING ENVIRONMENTAL APPEAL OF THE ENVIRONMENTAL DETERMINATION FOR COAST WALK PROJECT NO. PRJ-1074172, LOTS 2 & 17.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. Applicant submitted an application to the City of San Diego for a Coastal Development Permit and a Site Development Permit to demolish a portion of an existing tennis court and construct a new 2-story single-dwelling unit, a detached accessory dwelling unit with a garage, and associated site improvements, for the Coast Walk Lots 2 & 17 Project (Project) located between 1535 Coast Walk and 1555 Coast Walk.

B. The City determined that an Mitigated Negative Declaration (MND), and its associated Mitigation Monitoring and Reporting Program (MMRP), was the appropriate environmental document, which was prepared in accordance with the California Environmental Quality Act (CEQA). The MND, including its associated MMRP, was adopted by the Hearing Officer on November 19, 2025 (Environmental Determination).

C. On December 4, 2025, the Procopio law firm, on behalf of Tom Rushfeldt and Brenda Fake (Appellant) appealed the Environmental Determination for the Project to the Council.

D. On July 6, 2026, the Council heard the environmental appeal of the Project. The Council considered, in light of the whole record, the Environmental Determination, the potential environmental impacts associated with the Project, and the issues raised on appeal and brought up at the hearing through testimony and public participation.

E. The Office of the City Attorney prepared this Resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete and accurate.

F. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

The Council finds, based upon the representations of City staff, public testimony and the whole record before it, that the appeal is denied, and the Environmental Determination made by the Hearing Officer to adopt the MND and its associated MMRP is approved.

APPROVED: HEATHER FERBERT, City Attorney

By _____
Noah J. Brazier
Deputy City Attorney

NJB:cc
July 8, 2026
Or.Dept: DSD
Doc. No. 4486630

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on JUL 06 2026.

DIANA J.S. FUENTES
City Clerk

By _____
Deputy City Clerk

Passed by the Council of The City of San Diego on JUL 0 6 2026, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	☒	☐	☐	☐
Jennifer Campbell	☒	☐	☐	☐
Stephen Whitburn	☒	☐	☐	☐
Henry L. Foster III	☒	☐	☐	☐
Marni von Wilpert	☒	☐	☐	☐
Kent Lee	☒	☐	☐	☐
Raul A. Campillo	☒	☐	☐	☐
Vivian Moreno	☒	☐	☐	☐
Sean Elo-Rivera	☒	☐	☐	☐

Date of final passage JUL 0 6 2026.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

By _____, Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 316856

The City of San Diego

Staff Report

DATE ISSUED:	June 18, 2026	
TO:	City Council	
FROM:	Development Services	
SUBJECT:	Appeal of the Environmental Determination for Coast Walk Project No. PRJ-1074172, Lots 2 & 17	
Primary Contact:	Andrew Murillo, Development Project Manager	Phone: (619) 557-7986
Secondary Contact:	Oscar Galvez, Development Project Manager	Phone: (619) 446-5237
Council District:	1	

OVERVIEW:

This item is an appeal of the Hearing Officer's decision to adopt the Mitigated Negative Declaration (MND) No. 1074172/SCH No. 2025080815 for the Coast Walk Lots 2 & 17 project (Project). The Project requests a Coastal Development Permit and a Site Development Permit to demolish a portion of an existing tennis court and construct a new 2-story single-dwelling unit, a detached accessory dwelling unit with a garage, and associated site improvements.

In accordance with Section 21151(c) of the California Environmental Quality Act (CEQA), *if a non-elected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body*. In accordance with San Diego Municipal Code (SDMC) Section 112.0520(a), Environmental Determination Appeals, any person may appeal an environmental determination not made by the Council of the City of San Diego (City).

The City determined that an MND was the appropriate environmental document, which was prepared in accordance with CEQA. The MND was adopted by the Hearing Officer on November 19, 2025. Procopio, on behalf of Tom Rushfeldt and Brenda Fake, filed an appeal of the environmental determination on December 4, 2025. The scope of the appeal hearing is limited to the environmental determination and not the Project.

PROPOSED ACTIONS:
Adopt a resolution denying the environmental determination appeal, approving the Hearing Officer's environmental determination, and adopting the Mitigated Negative Declaration and its associated Mitigation Monitoring and Reporting Program for the Coast Walk Lots 2 & 17 project.

DISCUSSION OF ITEM:

Description

The Project proposes to demolish a portion of an existing tennis court and site improvements (hardscape and landscape) to construct a two-story, 5,478-square-foot single-dwelling unit with a two-car garage, and a one-story detached accessory dwelling unit with a two-car garage. The structures would not exceed the 30-foot coastal height limit. The development would include a roof-deck pool/splash pad, terrace area, privacy walls, and supporting infrastructure. Approximately 10,190 square feet (0.23 acre) of the site would be graded at a maximum depth of 16 feet with approximately 1,350 cubic yards of cut and 600 cubic yards of fill. The Project site would be accessed from the Coast Walk public right-of-way via a new driveway.

Environmental Setting

The 0.45-acre Project site is located between 1535 Coast Walk and 1555 Coast Walk, within a residential area. The site includes a portion of an existing tennis court, ornamental landscaping, the Coast Walk public right-of-way, Coast Walk Trail, a coastal bluff, a rocky beach area, and the Pacific Ocean. The premises extend westerly to the Pacific Ocean. In addition, a paved driveway that runs parallel to Torrey Pines Road, which provides access to the Project site and surrounding residences.
The site is designated Residential/Low Density Residential (5-9 dwelling units/acre) and zoned Residential-Single Unit (RS-1-7) within the La Jolla Community Plan and Local Coastal Program area. Additionally, the site is within the Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Appealable Area), Sensitive Coastal Bluff Overlay Zone, and Transit Priority Area.

The City of San Diego Historical Resources Board (HRB) designated Coast Walk Trail and Devil's Slide Footbridge (HRB Site No. 288) on September 26, 1990 via Resolution No. R-9009261. The designation was based on the resource being within a unique and natural setting; and for its association with the historical development of La Jolla. In addition, a portion of Lot 2 from Coast Walk seaward toward the mean high tideline is located within the La Jolla Park Historic District. This historic district was designated on the National Register of Historic Places on May 9, 2024; and encompasses approximately eight acres extending 2.5 miles along the coastline bounded by the intersection of Coast Walk and Torrey Pines Road to the end of Coast Boulevard, and seaward to the mean high tideline. The La Jolla Park Coastal District includes 35 contributing resources, including Coast Walk Trail (HRB Site No. 288).

Environmental Review

Consistent with CEQA section 15063, the City, as Lead Agency, conducted an Environmental review and prepared an Initial Study Checklist to determine if the Project may have a significant effect on the environment. The environmental review included coordination with applicable reviewing disciplines and an evaluation of various site-specific technical studies. Based on the completion of the Initial Study Checklist, it was identified that the Project could have a significant environmental effect on Tribal Cultural Resources. Staff determined that an MND was the appropriate environmental determination, as a potentially significant impact was identified and mitigation would reduce it to below a level of significance. The MND was prepared pursuant to CEQA Guidelines sections 15070 through 15075, which includes a Mitigation Monitoring and Reporting Program for Tribal Cultural Resources.

The MND was distributed for a 30-day public review period consistent with the requirements of CEQA Guidelines section 15073. Public Review began on August 21, 2025, and concluded on September 22, 2025. The Public Notice and draft MND were placed on the City's CEQA website. In addition, the Public Notice was posted at the County of San Diego's Assessors/Recorder/County Clerk Department and was published in the San Diego Daily Transcript Newspaper. The City did not receive any comment letters during the public review period. The final MND was completed on September 26, 2025, and posted on the City's CEQA website.

Pursuant to SDMC Section 112.0520, an environmental determination can be appealed to the City Council subject to the following requirements:

a) *Persons Who Can Appeal.*
Notwithstanding other provisions of this Code, any person may appeal an environmental determination not made by the City Council.

b) *Time for Filing an Appeal*
An application to appeal an environmental determination shall be filed with the City Clerk as follows:
(2) Within 10 business days from the date of a decision by a Hearing Officer or the Planning Commission to adopt or certify an environmental document.

Procopio, on behalf of Tom Rushfeldt and Brenda Fake, filed an appeal of the environmental determination on December 4, 2025, within the 10-business-day appeal period, which ended on December 4, 2025. The appeal issues raised by the appellant and staff responses are provided below.

Appeal Issues and Staff Responses

Appeal Issue 1

The Appellant states: *The approval of the CDP by the City is inconsistent with coastal bluff edge setback requirements in the LJCP with respect to drainage, protective device waiver, and site instability.*

Staff Response

Coastal Bluff Setback. The Project was reviewed against the La Jolla Community Plan and Local Coastal Program, as well as applicable San Diego Municipal Code (SDMC) regulations, including the Environmentally Sensitive Lands Regulations and the Coastal Bluffs and Beaches Guidelines. As stated in Section XI. Land Use and Planning, of the Initial Study Checklist, there are no conflicts with the applicable land use plan, policy, or regulations, and impacts were identified as less than significant. Policies 3a and 3d of the La Jolla Community Plan require preserving and protecting coastal bluffs by establishing adequate setbacks to prevent shoreline protective devices. These policies are codified in SDMC section 143.0143, which the proposed development complies with by providing a 25-foot setback from the bluff. The Project is consistent with the La Jolla Community Plan policies and recommendations for coastal bluffs and with the Coastal Bluff Regulations of SDMC 143.0143 and would be conditioned to waive the rights to future shoreline protective measures through a Covenant of Easement on the Coastal Bluff Area.

SDMC Section 143.0143(f)(1) states:

(f) All development, including buildings, accessory structures, and any additions to existing structures, shall be set back at least 40 feet from the coastal bluff edge, except as follows:
(1) The City Manager may permit structures to be located between 25 and 40 feet from the bluff edge where the evidence contained in a geology report indicates that the site is stable enough to support the development at the proposed distance from the coastal bluff edge and the project can be designed so that it will not be subject to or contribute to significant geologic instability throughout the anticipated life span of the primary structures, and no shoreline protection is required.

A Geotechnical Evaluation (GeoSoils, Inc., Revised August 23, 2022) and Geotechnical Update and the Response to City of San Diego Development Services Department (DSD-Geology) Project Issues, Dated December 16, 2022) (GeoSoils, Inc., May 17, 2023) were prepared by a California-licensed geotechnical consultants and reviewed by qualified licensed City Geology staff in conformance with the City Guidelines for Geotechnical Report. The Geotechnical Evaluation included a site-specific coastal bluff retreat

evaluation and slope stability analyses. The analysis demonstrated that a minimum 25-foot setback from the coastal bluff edge is appropriate for the proposed project and sufficient against coastal bluff retreat and bluff instability over the 75-year design life of the primary structures without the need for shoreline protection measures.

The Appellant states that the staff report to the Hearing Officer inconsistently describes the development setback distance from the coastal bluff edge. However, this is based on the Appellant's misinterpretation of the La Jolla Community Plan policies and SDMC section 143.0143(f)(1). The Report accurately describes the coastal bluff and rear yard setbacks.

The SDMC requires a 40-foot setback from the coastal bluff edge; however, the 40-foot setback may be reduced to 25 feet when a geology report documents that the site is stable enough to support the development throughout the anticipated life span of the primary structure and not require a shoreline protective device per SDMC 141.0143(f)(1). The project proposes a 25-foot coastal bluff setback, as supported by the project-specific geology report. The required rear yard setback of the underlying base zone is a minimum of 13 feet or 10% of the lot depth, whichever is greater, and the project meets this minimum setback.

No development is proposed between the coastal bluff-edge and the 25-foot setback. The site-specific geotechnical documentation adequately addressed the site's overall stability in conformance with the SDMC.

Drainage**.** The Project's buildout drainage would be similar to the existing condition and would not alter existing drainage patterns. Furthermore, the Project has been reviewed by qualified City staff and found to be in conformance with SDMC Section 143.0143(d).

The site's existing drainage pattern is from the south to the north, where runoff is collected via street flow and directed to the City's existing inlet and 24-inch pipe within the improved portion of Coast Walk. The existing 24-inch pipe carries runoff from Coast Walk and surrounding properties to the existing riprap, discharging directly into the Pacific Ocean. The Hydrology Letter (Pasco Laret Suiter & Associates, December 7, 2023) and project plans indicate that stormwater flows from the proposed development would be directed to a biofiltration basin/planter on-site to decrease runoff volumes and prevent erosion before entering the City's storm drain system. A proposed 6-inch polyvinyl chloride (PVC) drainage pipe would then convey flows from the biofiltration basin/planter on the subject property to a curb outlet on Coast Walk public right-of-way. The 6-inch PVC pipe would be installed by hand in a shallow trench.

As discussed in the Initial Study Checklist Section X. Hydrology and Water Quality, on-site drainage patterns would not be altered, and the Project would decrease runoff volumes from the existing site. Implementation of required best management practices would ensure drainage impacts would be less than significant.

Protective Device Waiver. The Project is consistent with the La Jolla Community Plan policies and recommendations for coastal bluffs and the Coastal Bluff Regulations of SDMC 143.0143, and would be conditioned to waive the rights to future shoreline protective measures through a Covenant of Easement recorded against the property, which would preclude any development, such as a protective device, on the Coastal Bluff Area.

As stated above, SDMC Section 143.0143(f)(1) *may permit structures to be located between 25 and 40 feet from the bluff edge where the evidence contained in a geology report indicates that the site is stable enough to support the development at the proposed distance from the coastal bluff edge and the project can be designed so that it will not be subject to or contribute to significant geologic instability throughout the anticipated life span of the primary structures, and no shoreline protection is required*.

The Geotechnical Evaluation included a site-specific coastal bluff retreat evaluation and slope stability analyses. The analysis demonstrated that the minimum 25-foot setback from the coastal bluff edge is appropriate for the proposed project and sufficient against coastal bluff retreat and bluff instability over the 75-year design life of the primary structures without the need for shoreline protection measures.

A deed restriction to waive all future shoreline protective measures on the property will be met through a Covenant of Easement, which precludes any development on the shoreline.

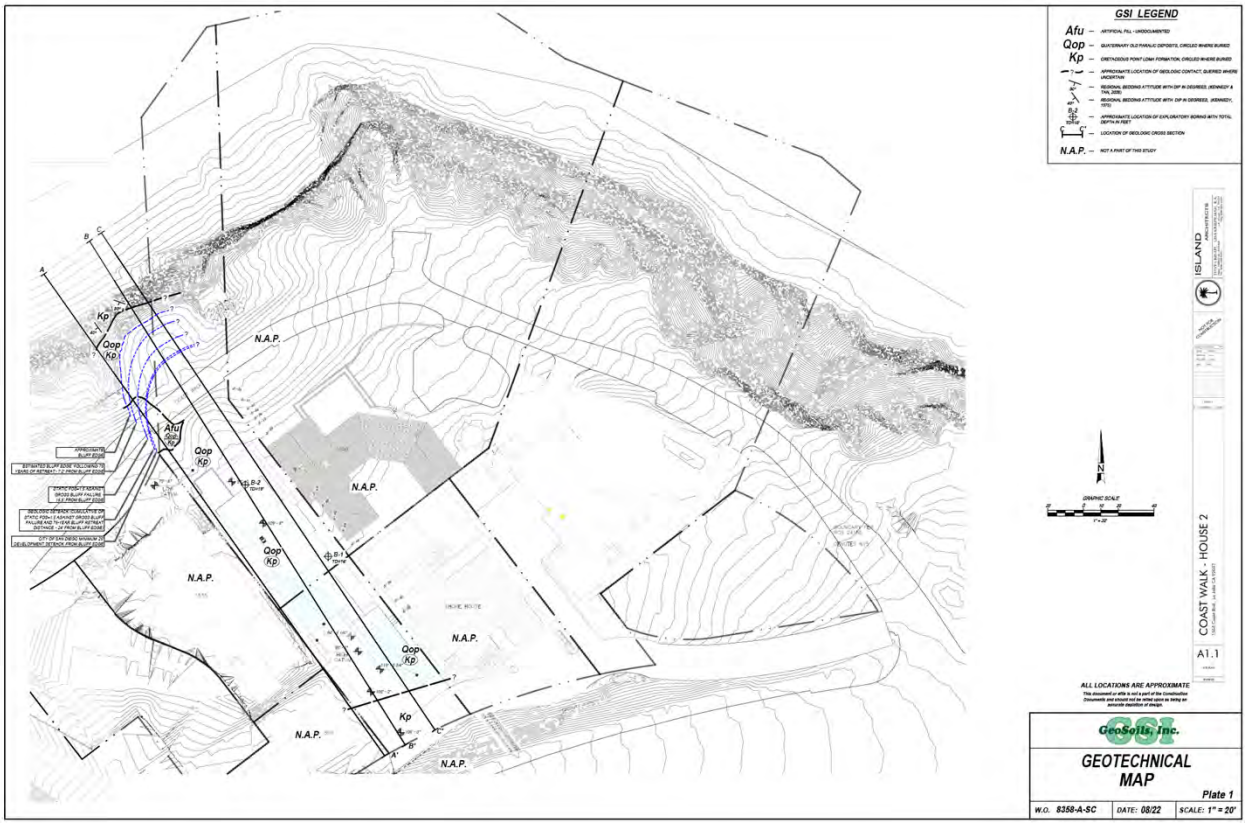


Figure 1. Plate 1 – Geotechnical Map (GeoSoils, August 23, 2022)

Although the Project's minimum bluff edge setback is 25 feet, the primary structure is proposed landward of the 40-foot setback line from the onsite coastal bluff edge. The Geotechnical map (Plate 1) provided by the geotechnical consultant delineates the area on the bluff with a "Static Factor of Safety (FOS) = 1.5 against gross bluff failure," which is considered stable. This line is 16.5 feet from the bluff edge. Land seaward of the Static Factor of Safety line is not considered adequately stable, and areas landward of the line are considered adequately stable.

All proposed development would be located landward of the factor of safety line and a minimum 25-foot setback as shown in Figure 1, Plate 1 – Geotechnical Map (GeoSoils, August 23, 2022). The geotechnical consultant concluded, "Based on the results of our coastal bluff retreat evaluation and slope stability analyses, it is our opinion that the City of San Diego minimum 25-foot development setback from the coastal bluff edge is appropriate for the proposed improvements. This geologic setback is considered sufficient mitigation against coastal bluff retreat and bluff instability over the 75-year design life of the proposed residential structures without the need for shoreline protection measures" (GeoSoils, August 23, 2022, page 34).

Project Site Instability. The appellant does not provide any basis or evidence for their claim that "*The project's geology report does not provide sufficient evidence to indicate that the project site is stable enough to support the proposed development within 40 feet from the coastal bluff edge."*

The Geotechnical Evaluation (GeoSoils, Inc., Revised August 23, 2022) and Geotechnical Update and the Response to City of San Diego Development Services Department (DSD-Geology) Project Issues, Dated December 16, 2022) (GeoSoils, Inc., May 17, 2023) were prepared by a California-licensed geotechnical consultants, which was reviewed by qualified licensed City Geology staff, and the technical reports provide site-specific slope stability analysis, coastal bluff edge mapping, and on-site soil testing to support the conclusions. The analysis was prepared in accordance with the City's Guidelines for Geotechnical Reports and the Coastal Bluffs and Beaches Guidelines. Geologic conditions were disclosed in the Initial Study Checklist, under Section VII. Geology and Soils.

The appellant has misinterpreted the Geologic Hazard Categories as determined in the City's Seismic Safety Study and did not address the Geologic Hazard Evaluation section of the report that addressed Geologic Hazard Categories 43 and 53. The site is identified within Geologic Hazard Category 43 (Generally unstable coastal bluffs due to unfavorable jointing and local high erosion rates) and 53 (Level or sloping terrain with unfavorable geologic structure, low to moderate risk). This indicates that unfavorable conditions may exist on the parcel.

As defined by the City's Seismic Safety Study, "The Geologic Hazard and Fault Maps may be used for planning purposes to identify the possible or likely types and risk of geologic hazards for a particular site. The maps are of limited accuracy and based largely on reconnaissance-style regional geologic mapping and geologic interpretation of aerial photographs. These maps are not a substitute for a site-specific geologic or geotechnical investigation."

The Geotechnical Evaluation addressed the Geologic Hazard Category 43 mapping by providing a site-specific long-term sea-level change analysis, a historical and long-term bluff retreat analysis, a slope stability analysis, coastal bluff-edge mapping, and soil testing to support its conclusions. A Static Factor of Safety (FOS) = 1.5 against gross bluff failure line was provided on Plate 1 to delineate the area of the coastal bluff that is unstable. This area is located from the coastal bluff edge inward 16.5 feet as seen on Plate 1.

The Geotechnical Evaluation also addressed the Geologic Hazard Category 53 mapping by providing on-site soil testing, slope stability analysis and mapping of the Point Loma Formation in the vicinity to support its conclusions. Geologic structure is discussed in the geotechnical investigation (GeoSoils, August 23, 2022), which states, "During subsurface investigation on a nearby property on Coast Walk performed in preparation of [GeoSoils Incorporated] GSI (2015), GSI recorded Point Loma Formation beds inclined approximately 23 to 29 degrees toward the southwest. Bedding orientation is not considered adverse relative to the deep-seated stability of the nearby coastal bluff."

The Geotechnical Evaluation (GeoSoils, Inc., Revised August 23, 2022) included a slope stability analysis, coastal bluff edge analysis, sea level rise analysis, site-specific mapping and soils testing in accordance with the City's Guidelines for Geotechnical Reports that indicated the site was adequately stable. In addition, the primary structure is setback by more than 40 feet from the coastal bluff edge.

The appellant claims that "*The Geotechnical report's statement that no evidence of landslides within the parcels was observed during the field investigation is simply insufficient to support a conclusion that the project will not be subject to any significant geologic instability for the lifetime of the structure, as required by SDMC § 143.0143(f)(1). Therefore, the Report's determination that development may be permitted within 40 feet of the coastal bluff edge is inconsistent with the LJCP.*" No substantial evidence to support the appellant's claims was provided.

The site-specific Geotechnical Evaluation provided a geologic map and cross sections based on site-specific geologic mapping, onsite soil exploration, historical aerial imagery, local geologic maps and stereo pair analysis in accordance with the City's Guidelines for Geotechnical reports. No onsite landslides were identified.

The appellants claim that "*The failure of the Report to accurately and consistently describe coastal bluff edge setback distances constitutes factual error and is not supported with any basis or evidence.*" No coastal bluff edge analysis was provided.

The geotechnical consultant concluded in the Geotechnical Evaluation that "*Based on our site-specific field exploration, laboratory testing, and geotechnical engineering analyses, and our past work experience on a nearby coastal bluff property (GSI [GeoSoils Inc.], 2015), it is our opinion that the site appears suitable to receive the proposed residential development from geotechnical engineering and geologic viewpoints, provided that the recommendations, presented in this report [GeoSoils Inc. 2022], are properly incorporated into the design and construction phases of site development.*"

Overall, as disclosed in the Initial Study Checklist, Section VII. Geology and Soils, impacts would be less than significant. The Project would be required to comply with the SDMC and the California Building Code, and to implement proper engineering design and standard construction practices, to be verified at the building permit stage, to ensure potential impacts from regional geologic hazards remain less than significant.

Appeal Issue 2

Appellant states that *the City's discretionary approval of the project is invalid because neither the Report nor the MND acknowledge the project applicant's quiet title action or address wildfire risk, and therefore neither the Report nor the MND accurately describe the entirety of the project site or the extent of potential coastal development and environmental impacts.*

Staff Response

Quiet Title Action: The Quiet Title Action filed is a civil matter between private parties and not a CEQA issue. The City analyzed the applicant's submitted project. The project is designed based on the City's current understanding of the Coast Walk trail and public right-of-way boundaries. Any future revisions based on a new boundary could require an amendment to the permit and additional CEQA review.

Wildfire Risk: Wildfire was analyzed in the Initial Study Checklist, Section XX. Wildfire and impacts were determined to be less than significant.

At the time the project was submitted, the City's Very High Fire Hazard Severity Zone Map did not identify the project site as being in a Very High Fire Hazard Severity Zone. City staff evaluated the project and assessed potential impacts in accordance with the regulations in effect at the time the application was submitted.

On August 30, 2025, the City's Very High Fire Hazard Severity Zone Map went into effect, and the site is now shown as located within a Very High Fire Hazard Severity Zone. Future building permits would need to comply with applicable regulations, including the 2025 California Building Code, California Fire Code, and the California Wildland Urban Interface Code for a Very High Fire Hazard Severity Zone.

The project is consistent with the La Jolla Community Plan land use and zone designations. The project is in an urbanized, residential neighborhood with similar single-family residential development and is currently served by existing infrastructure and public services. Therefore, wildfire impacts were determined to be less than significant.

Appeal Issue 3

The appellant claims that *although the City used the Appendix G checklist as its Initial Study, the document lacked the necessary underlying data or evidence that a potential impact on Tribal Cultural Resources would not occur. City did not engage in any inquiry with the NAHC and its Sacred Lands File to determine whether the Project site would yield a positive return for tribal cultural resources.*

Staff Response

Appendix G Checklist: CEQA Statutes and Guidelines direct agencies to utilize Appendix G as a sample form that may be revised to satisfy individual agencies' needs and project circumstances. In accordance with CEQA, the City tailored its Initial Study Checklist after Appendix G.

Native American Heritage Commission's Sacred Lands File Search: Early tribal consultation was conducted in accordance with Public Resources Code sections 21080.3.1 and 21080.3.2. Neither the Public Resources Code nor the Appendix G Initial Study Checklist requires consultation with the California Native American Heritage Commission (NAHC) or a Sacred Lands Search. Furthermore, the draft MND was distributed to the NAHC and the City's Native American tribal list for review and comment; however, no comments were received.

As discussed in the Initial Study Checklist under Section XVIII. Tribal Cultural Resources, because the project is located within an area known to have high cultural resource sensitivity, a California Historical Resources Information System (CHRIS) site search was conducted by qualified archaeology staff. The records search did not identify any recorded archaeological sites within or adjacent to the project site. Early consultation was completed in accordance with Public Resources Code sections 21080.3.1 and 21080.3.2, which require Lead Agencies to conduct government-to-government consultation with Native American tribes that have engaged with the lead agency and are traditionally and culturally affiliated with the geographic area. The Iipay Nation of Santa Ysabel and the Jamul Indian Village did not respond to the City's request for consultation. Formal consultation was requested by the San Pasqual Band of Mission Indians (San Pasqual). Through the consultation, the San Pasqual representatives requested a modification to the standard cultural resource mitigation. The modification added specific language requiring the repatriation of artifacts found during on-site ground-disturbing activities, in consultation with the Native American monitor. The City made the requested text modification, and formal consultation was concluded.

In response to the appeal of the environmental determination, a site-specific Phase I Cultural Resource Survey Report (Phase I) (BFSA Environmental Services, February 13, 2026) was conducted. The Phase I included a literature review, an NAHC record search, a Native American Consultation, and a field survey. An NAHC Sacred Lands File Search was conducted as part of Phase I, yielding a positive result. The exact nature of the positive determination is confidential and known only to the NAHC. It should be reiterated that staff followed Public Resources Code sections 21080.3.1 and 21080. 3.2, as well as applicable guidelines and regulations for the treatment of Tribal Cultural Resources as described in the Initial Study Checklist. The field survey was conducted by a qualified archaeologist and a Kumeyaay Native American representative.

Appeal Issue 4

Appellant claims that *there was no discussion of the Coast Walk area (and Trail) and its deep cultural significance to the Kumeyaay people.*

Staff Response:

As discussed above, the Phase I included an NAHC Sacred Lands File Search, yielding a positive result. The exact nature of the positive determination is confidential and known only to the NAHC. It should be reiterated that staff followed applicable guidelines and regulations for the treatment of Tribal Cultural Resources as described in the Initial Study Checklist, Tribal Cultural Resources, Section XVIII.

The historic significance of the Coast Walk Trail is documented in both the designation of HRB No. 288 and the La Jolla Park Coastal Historic District. Although there may be some significance of the area to the Kumeyaay people, Coast Walk Trail is not historically designated for that reason. The Nomination Form for HRB No. 288 and the HRB Staff Report describe the historical significance of the Coast Walk Trail and the area along the trail as a tourist attraction that "*provides a feeling of what La Jolla might have been before its post-WWII population growth, affording the visitor as one of the most beautiful and unspoiled recreational resources in La Jolla, as well as along the entire Pacific Coast.*" The HRB documents do not mention or provide any information related to the Native American or Kumeyaay inhabitation of this area. The La Jolla Park Coastal Historic District was designated subsequent to the project's deemed complete date (October 20, 2022) and its nomination form describes the prehistory inhabitation of the Kumeyaay people and Native American artifact discoveries within the eight-acre district boundaries. However, the district's period of significance is 1887-1940, post Kumeyaay occupation, and there is no mention or information that describe Native Americans or Kumeyaay inhabitation related to the historical significance of Coast Walk Trail as a contributor to the district. As it relates to the historic district, Coast Walk Trail is significant as a pedestrian path that provides visitors with panoramic views of the Pacific Ocean and coastal bluffs. Even so, no development is proposed within the portion of Lot 2 that encompasses the Coast Walk Trail or La Jolla Park Coastal Historic District that would impact the historical significance of the designated resource or district.

As previously outlined, the City conducted government-to-government consultation with representatives from the San Pasqual Band of Mission Indians in accordance with Public Resources Code section 21080.3.1, and mitigation was proposed consistent with Public Resources Code section 21080.3.2, as detailed in MND Section V, Mitigation Monitoring and Reporting Program. With the implementation of the mitigation, impacts on Tribal Cultural Resources would be reduced to below a level of significance.

Conclusion

Staff correctly determined that the MND is the proper environmental determination under CEQA. Furthermore, the administrative record demonstrates the project would mitigate its impacts to below a level of significance through implementation of the adopted Mitigation Monitoring and Reporting Program. The appellant's assertion that an EIR is required is not supported. Staff, therefore, recommend that the City Council deny the appeal of the environmental determination based on the information in the record and approve the MND.

City of San Diego Strategic Plan:
This item does not have a connection to the Strategic Plan. This item is the appeal of the Environmental Determination, and not the project for which the MND applies.

Fiscal Considerations:
No fiscal impact. All costs associated with processing the application are recovered through a deposit account funded by the applicant.

Charter Section 225 Disclosure of Business Interests:
N/A

Environmental Impact:
Mitigated Negative Declaration No. 1074172/SCH No. 2025080815 was prepared in accordance with the CEQA Statute and Guidelines.

Climate Action Plan Implementation:
This action relates to the appeal of the Project's environmental determination and not the Project itself. After the City Council's consideration of the CEQA determination appeal, the Project, along with the implementation of the 2015 Climate Action Plan applicable strategies and targets, will be considered by the decision maker during a separate noticed public hearing.

Equal Opportunity Contracting Information (if applicable):
N/A

Previous Council and/or Committee Actions:
N/A

Planning Commission Action:
This CEQA appeal was not required to get a recommendation from the Planning Commission.

Key Stakeholders and Community Outreach Efforts:
Property Owners: Heritage Bridge LLC and Falcon Cove LLC
Appellants: Tom Rushfeldt and Brenda Fake

Elyse Lowe	Casey Smith
Development Services Director	Chief Housing & Community Development Officer