



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: June 24, 2020 REPORT NO. HO-20-031

HEARING DATE: July 1, 2020

SUBJECT: Vale Soil Nail, Process Three Decision

PROJECT NUMBER: [621967](#)

OWNER/APPLICANT: Mary Elizabeth Vale, Owner / Jerusalem Consulting Engineers Inc., Applicant

### SUMMARY:

Issue: Should the Hearing Officer approve a Variance and Neighborhood Development Permit for the construction of a soil nail reinforced shotcrete wall to stabilize an eroded area of land that is located within both the public right of way and private property at a site located at 1643 Valdes Drive within the La Jolla Community Plan area?

Staff Recommendation: Approve Variance No. 2226215 and Neighborhood Development Permit No. 2226214.

Community Planning Group Recommendation: On September 5, 2019, the La Jolla Community Planning Association voted 14-0-2 to recommend approval of the project (Attachment 6).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act pursuant to Section 15303 – New Construction or Conversion of Small Structures. The environmental exemption determination for this project was made on January 31, 2020, and the opportunity to appeal the determination ended on February 14, 2020. There were no appeals to the environmental determination.

### BACKGROUND

The project is located in both the public right of way and within private property that has an existing single-family residence located at 1643 Valdes Drive within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) area (Attachment 1). The project is not located within the First Public Roadway. Surrounding uses include single family residences and the La Jolla Natural Park, a regional park located just south of the site (Attachment 3).

The .013-acre site is in the RS-1-5 Zone and Coastal (Non-Appealable) Overlay Zone. The project requires a Process Three Variance for exceptions to San Diego Municipal Code Section (SDMC) 142.0340, which addresses retaining wall regulations. Per SDMC Section 142.0340(a)(1), no portion of the wall shall extend beyond the property line into the public right of way unless an encroachment permit has been obtained. A variance may be requested, per SDMC Section 126.0802, for proposed development that would not comply with the applicable development regulations of the Land Development Code.

In addition, a Neighborhood Development Permit is required for construction of a privately owned structure proposed in the public right-of-way dedicated for a street or an alley, where the applicant is the record owner of the underlying fee title, as described in SDMC Section 129.0710(a). A Coastal Development Permit is not required since grading is not proposed for the project.

### DISCUSSION

The project includes the construction of a soil nail reinforced shotcrete wall to stabilize an eroded area of land that is located within both the public right of way and private property. The wall provides protection for the private driveway of the residence, including the area in the public right-of-way that abuts the residence. The wall is approximately 13 to 19 feet high and 100 feet long with approximately half of the wall located in the public right of way and half of the wall located on private property (Attachment 8). No additional construction is proposed for the project. The project does not adversely impact any public view or coastal access, as identified in the Community Plan. In addition, the project is located within private property that is designated in the Community Plan for very low density residential (0-5 dwelling units/acre) uses.

The project is necessary to provide slope stability for existing land uses that are supported by the Community Plan. The project results in no adverse impacts to the public right-of-way. In addition, the project will not be detrimental to the public health, safety, or welfare. The project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include obtaining a right-of-way permit for construction of the wall, entering into an Encroachment Maintenance Removal Agreement for the curb outlet, decomposed granite, and wall along the public right-of-way, implementing storm water construction best management practices, implementing a Brush Management Program, and requiring a geotechnical report to address the construction plans.

In addition, the project site does not contain any sensitive biological resources, environmentally sensitive lands, and is not located within a coastal bluff, beach, or special flood area. An environmental review determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15303 (New Construction or Conversion of Small Structures).

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends that the Hearing Officer approve Variance No. 2226215 and Neighborhood Development Permit No. 2226214 for the project.

ALTERNATIVES

1. Approve Variance No. 2226215 and Neighborhood Development Permit No. 2226214 with modifications.
2. Deny Variance No. 2226215 and Neighborhood Development Permit No. 2226214, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

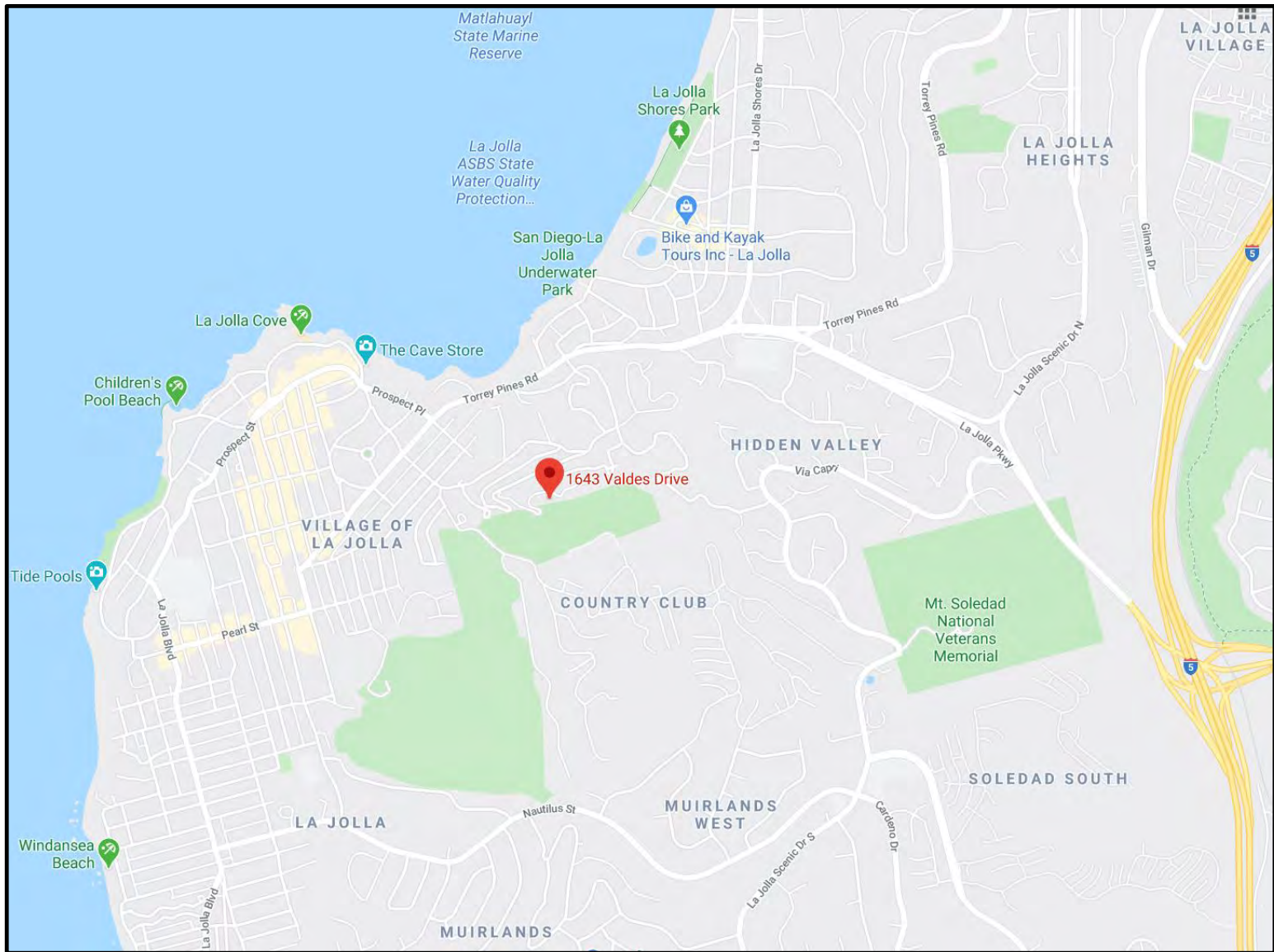
A handwritten signature in blue ink, appearing to read "Xavier Del Valle".

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Xavier Del Valle, Development Project Manager

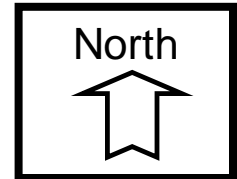
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Association Recommendation
7. Ownership Disclosure Statement
8. Project Plans



## Project Location Map

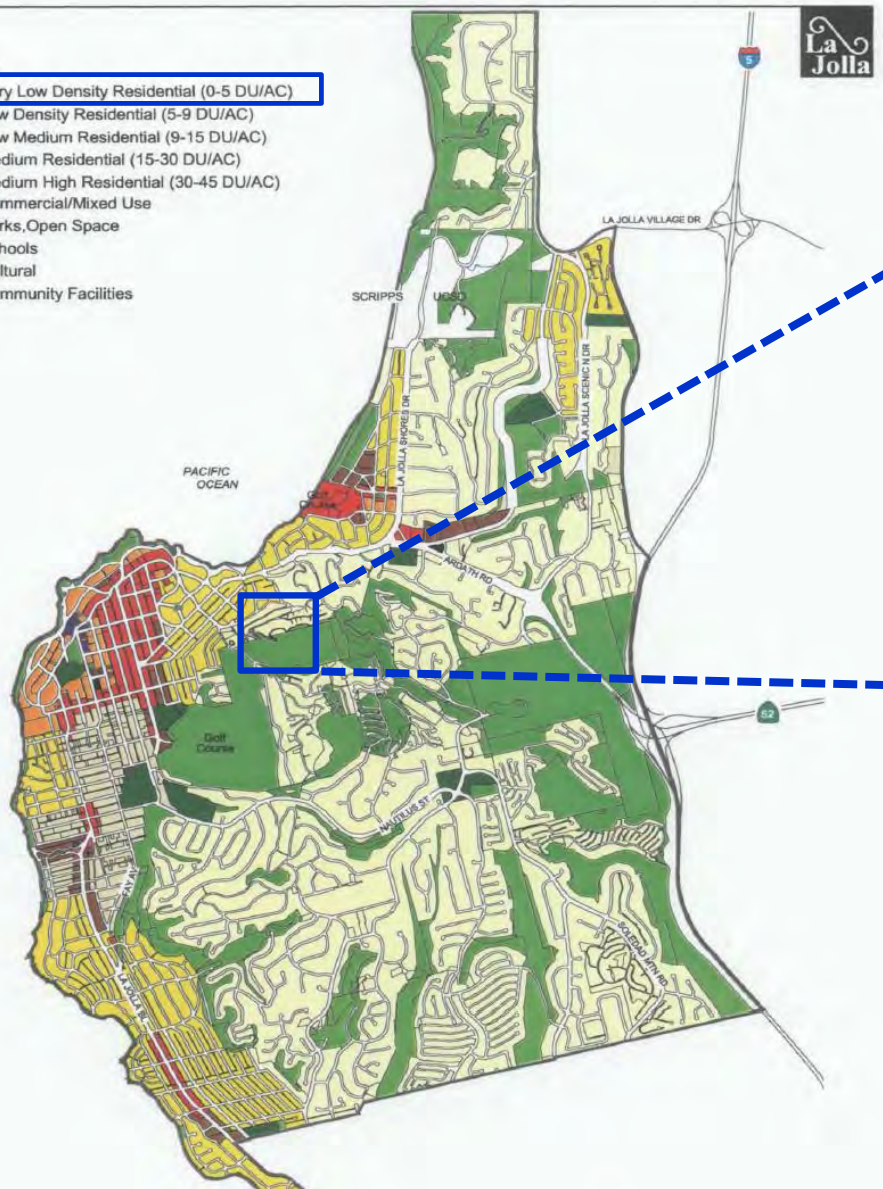
Vail Soil Nail Project  
Project No. 621967 - 1643 Valdes Drive



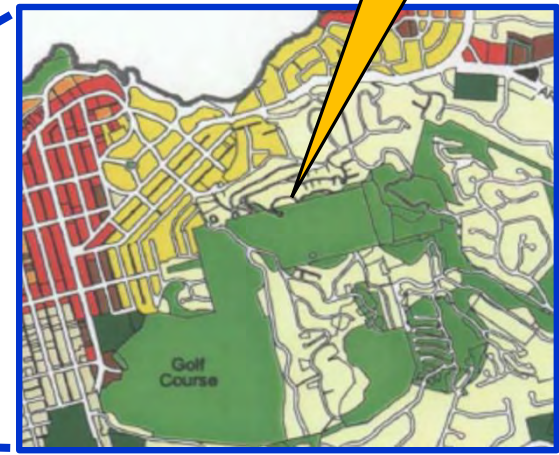


Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities

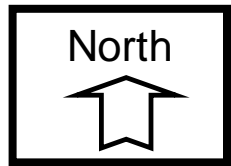


**Project Site**

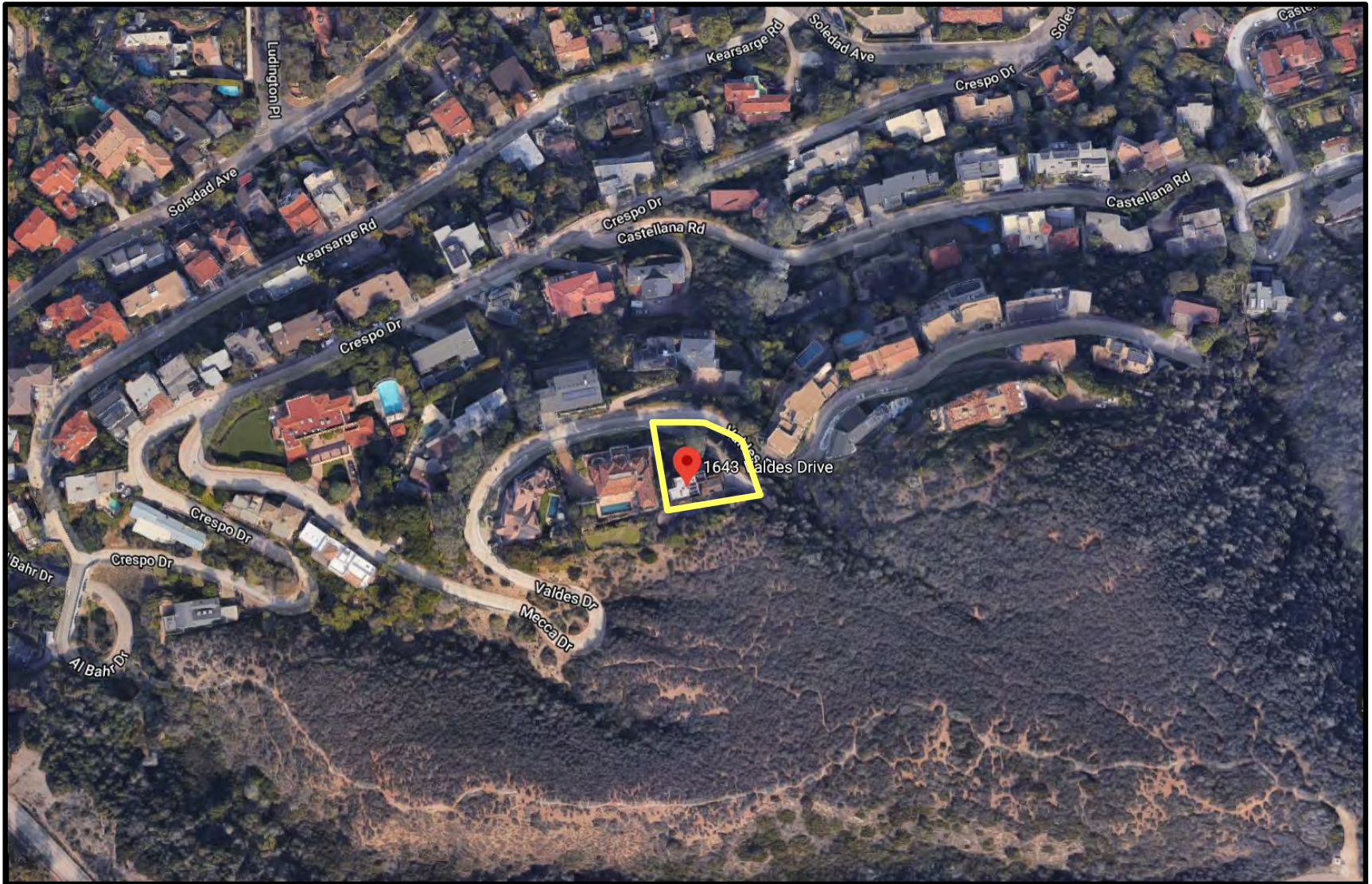


# Land Use Map

Vail Soil Nail Project  
Project No. 621967 - 1643 Valdes Drive



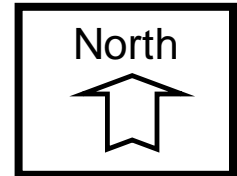




## Aerial Photograph

Vail Soil Nail Project

Project No. 621967 - 1643 Valdes Drive



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
VARIANCE NO. 2226215  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2226214  
**VALE SOIL NAIL PROJECT NO. 621967**

WHEREAS, MARY ELIZABETH VALE, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a soil nail reinforced shotcrete wall (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Variance No. 2226215 and Neighborhood Development Permit No. 2226214), on portions of a .013-acre site;

WHEREAS, the project site is located at 1643 Valdes Drive and is in the RS-1-5 Zone and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Parcel A: Lot 18 of Ludington Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2023, filed in the Office of the County Recorder of San Diego County, May 11, 1927 as File No. 28881. Excepting therefrom the westerly 16.75 feet thereof; Parcel B: A right of way for road and public utility purposes and for the construction and maintenance of a retaining wall over, under, along, and across the northerly 20 feet of the westerly 16.75 feet of Lot 18 of Ludington Heights, as shown by Map thereof No. 2023, filed in the Office of the County Recorder of San Diego County on May 11, 1927 as File No. 28881;

WHEREAS, on January 31, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 1, 2020, the Hearing Officer of the City of San Diego considered Variance No. 2226215 and Neighborhood Development Permit No. 2226214 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Variance No. 2226215 and Neighborhood Development Permit No. 2226214:

**A. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]**

**1. Findings for all Neighborhood Development Permits:**

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

The project is located in both the public right of way and within private property that has an existing single-family residence located at 1643 Valdes Drive in the La Jolla Community Plan and Local Coastal Land Use Plan area (Community Plan). Surrounding uses include single family residences and the La Jolla Natural Park, a regional park located just south of the site. The project includes the construction of a soil nail reinforced shotcrete wall to stabilize an eroded area of land that is located within both the public right of way and private property. The wall provides protection for the private driveway of the residence, including the area in the public right-of-way that abuts the residence. The wall is approximately 13 to 19 feet high and 100 feet long with approximately half of the wall located in the public right of way and half of the wall located on private property. No additional construction is proposed for the project.

The project is not located within the First Public Roadway, and does not adversely impact any public view or coastal access, as identified in the Community Plan. In addition, the project is located within private property that is designated in the Community Plan for very low density residential (0-5 dwelling units/acre) uses. The project is necessary to provide slope stability for existing land uses that are supported by the Community Plan. The project results in no adverse impacts to the public right-of-way. Therefore, the project will not adversely affect the applicable land use plan.

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

The project is located in both the public right of way and within private property that has an existing single-family residence located at 1643 Valdes Drive in the La Jolla Community Plan and Local Coastal Land Use Plan area (Community Plan). Surrounding uses include single family residences and the La Jolla Natural Park, a regional park located just south of the site. The project includes the construction of a soil nail reinforced shotcrete wall to stabilize an eroded area of land that is located



within both the public right of way and private property. The wall provides protection for the private driveway of the residence, including the area in the public right-of-way that abuts the residence. The wall is approximately 13 to 19 feet high and 100 feet long with approximately half of the wall located in the public right of way and half of the wall located on private property. No additional construction is proposed for the project.

The project is necessary to provide slope stability for existing land uses that are supported by the Community Plan. The project results in no adverse impacts to the public right-of-way. In addition, the project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include obtaining a right-of-way permit for construction of the wall, entering into an Encroachment Maintenance Removal Agreement for the curb outlet, decomposed granite, and wall along the public right-of-way, implementing storm water construction best management practices, implementing a Brush Management Program, and requiring a geotechnical report to address the construction plans.

In addition, the project site does not contain any sensitive biological resources, environmentally sensitive lands, and is not located within a coastal bluff, beach, or special flood area. An environmental review determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15303 (New Construction or Conversion of Small Structures). Therefore, the project 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 proposed deviations pursuant to the Land Development Code.**

The project is located in both the public right of way and within private property that has an existing single-family residence located at 1643 Valdes Drive in the La Jolla Community Plan and Local Coastal Land Use Plan area (Community Plan). Surrounding uses include single family residences and the La Jolla Natural Park, a regional park located just south of the site. The project includes the construction of a soil nail reinforced shotcrete wall to stabilize an eroded area of land that is located within both the public right of way and private property. The wall provides protection for the private driveway of the residence, including the area in the public right-of-way that abuts the residence. The wall is approximately 13 to 19 feet high and 100 feet long with approximately half of the wall located in the public right of way and half of the wall located on private property. No additional construction is proposed for the project.

The project requires a variance for exceptions to San Diego Municipal Code Section (SDMC) 142.0340, which addresses retaining wall regulations. Per SDMC Section 142.0340(a)(1), no portion of the wall shall extend beyond the property line into the public right of way unless an encroachment permit has been obtained. A variance may be requested, per SDMC Section 126.0802, for proposed development that

would not comply with the applicable development regulations of the Land Development Code. In addition, a Neighborhood Development Permit is required for construction of a privately owned structure proposed in the public right-of-way dedicated for a street or an alley, where the applicant is the record owner of the underlying fee title, as described in SDMC Section 129.0710(a).

The variance is necessary for the project to provide slope stability for existing land uses that are supported by the Community Plan. The project results in no adverse impacts to the public right-of-way. In addition, the project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include obtaining a right-of-way permit for construction of the wall, entering into an Encroachment Maintenance Removal Agreement for the curb outlet, decomposed granite, and wall along the public right-of-way, implementing storm water construction best management practices, implementing a Brush Management Program, and requiring a geotechnical report to address the construction plans. Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to the Land Development Code.

**B. VARIANCE [SDMC Section 126.0805]**

**2. Findings for Variance Approval:**

- a. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.**

The project is located in both the public right of way and within private property that has an existing single-family residence located at 1643 Valdes Drive in the La Jolla Community Plan and Local Coastal Land Use Plan area (Community Plan). Surrounding uses include single family residences and the La Jolla Natural Park, a regional park located just south of the site. The project includes the construction of a soil nail reinforced shotcrete wall to stabilize an eroded area of land that is located within both the public right of way and private property. The wall provides protection for the private driveway of the residence, including the area in the public right-of-way that abuts the residence. The wall is approximately 13 to 19 feet high and 100 feet long with approximately half of the wall located in the public right of way and half of the wall located on private property. No additional construction is proposed for the project.

The project requires a variance for exceptions to San Diego Municipal Code Section (SDMC) 142.0340, which addresses retaining wall regulations. Per SDMC Section 142.0340(a)(1), no portion of the wall shall extend beyond the property line into the public right of way unless an encroachment permit has been obtained. A variance

may be requested, per SDMC Section 126.0802, for proposed development that would not comply with the applicable development regulations of the Land Development Code. In addition, a Neighborhood Development Permit is required for construction of a privately owned structure proposed in the public right-of-way dedicated for a street or an alley, where the applicant is the record owner of the underlying fee title, as described in SDMC Section 129.0710(a).

The variance is necessary for the project to provide slope stability for existing land uses that are supported by the Community Plan. The project results in no adverse impacts to the public right-of-way. Considering the existing site conditions and the need to construct the wall in both the public right of way and private property to stabilize an eroded area of land, these special circumstances and conditions on the site are unique to the land or premises and do not apply generally to the land or premises in the neighborhood. These conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

- b. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.**

The project is located in both the public right of way and within private property that has an existing single-family residence located at 1643 Valdes Drive in the La Jolla Community Plan and Local Coastal Land Use Plan area (Community Plan). Surrounding uses include single family residences and the La Jolla Natural Park, a regional park located just south of the site. The project includes the construction of a soil nail reinforced shotcrete wall to stabilize an eroded area of land that is located within both the public right of way and private property. The wall provides protection for the private driveway of the residence, including the area in the public right-of-way that abuts the residence. The wall is approximately 13 to 19 feet high and 100 feet long with approximately half of the wall located in the public right of way and half of the wall located on private property. No additional construction is proposed for the project.

The project requires a variance for exceptions to San Diego Municipal Code Section (SDMC) 142.0340, which addresses retaining wall regulations. Per SDMC Section 142.0340(a)(1), no portion of the wall shall extend beyond the property line into the public right of way unless an encroachment permit has been obtained. A variance may be requested, per SDMC Section 126.0802, for proposed development that would not comply with the applicable development regulations of the Land Development Code. In addition, a Neighborhood Development Permit is required for construction of a privately owned structure proposed in the public right-of-way dedicated for a street or an alley, where the applicant is the record owner of the underlying fee title, as described in SDMC Section 129.0710(a).

The variance is necessary for the project to provide slope stability for existing land uses that are supported by the Community Plan. The project results in no adverse impacts to the public right-of-way. Considering the existing conditions and the need to construct the wall in both the public right of way and private property to stabilize an eroded area of land, these special circumstances and conditions on the site are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises, and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

**c. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.**

The project is located in both the public right of way and within private property that has an existing single-family residence located at 1643 Valdes Drive in the La Jolla Community Plan and Local Coastal Land Use Plan area (Community Plan). Surrounding uses include single family residences and the La Jolla Natural Park, a regional park located just south of the site. The project includes the construction of a soil nail reinforced shotcrete wall to stabilize an eroded area of land that is located within both the public right of way and private property. The wall provides protection for the private driveway of the residence, including the area in the public right-of-way that abuts the residence. The wall is approximately 13 to 19 feet high and 100 feet long with approximately half of the wall located in the public right of way and half of the wall located on private property. No additional construction is proposed for the project.

The project will not be detrimental to the public health, safety, or welfare. The variance is necessary for the project to provide slope stability for existing land uses that are supported by the Community Plan. In addition, the project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include obtaining a right-of-way permit for construction of the wall, entering into an Encroachment Maintenance Removal Agreement for the curb outlet, decomposed granite, and wall along the public right-of-way, implementing storm water construction best management practices, implementing a Brush Management Program, and requiring a geotechnical report to address the construction plans.

The project results in no adverse impacts to the public right-of-way. In addition, the project site does not contain any sensitive biological resources, environmentally sensitive lands, and is not located within a coastal bluff, beach, or special flood area. An environmental review determined the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15303 (New Construction or Conversion of Small Structures). Therefore, granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.



- d. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.**

The project is located in both the public right of way and within private property that has an existing single-family residence located at 1643 Valdes Drive in the La Jolla Community Plan and Local Coastal Land Use Plan area (Community Plan). Surrounding uses include single family residences and the La Jolla Natural Park, a regional park located just south of the site. The project includes the construction of a soil nail reinforced shotcrete wall to stabilize an eroded area of land that is located within both the public right of way and private property. The wall provides protection for the private driveway of the residence, including the area in the public right-of-way that abuts the residence. The wall is approximately 13 to 19 feet high and 100 feet long with approximately half of the wall located in the public right of way and half of the wall located on private property. No additional construction is proposed for the project.

A Coastal Development Permit is not required since grading is not proposed for the project. The project is not located within the First Public Roadway, and does not adversely impact any public view or coastal access, as identified in the Community Plan. In addition, the project is located within private property that is designated in the Community Plan for very low density residential (0-5 dwelling units/acre) uses. The variance is necessary for the project to provide slope stability for existing land uses that are supported by the Community Plan. The project results in no adverse impacts to the public right-of-way. Considering the existing conditions and the need to construct the wall in both the public right of way and private property to stabilize an eroded area of land, granting of the variance will not adversely affect the applicable land use plan, and shall conform with, and is adequate to carry out, the provisions of the certified land use plan.

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, Variance No. 2226215 and Neighborhood Development Permit No. 2226214 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Variance No. 2226215 and Neighborhood Development Permit No. 2226214, a copy of which is attached hereto and made a part hereof.

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Xavier Del Valle  
Development Project Manager  
Development Services

Adopted on: July 1, 2020

IO#: 24008087

**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: 24008087

SPACE ABOVE THIS LINE FOR RECORDER'S USE

VARIANCE NO. 2226215  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2226214  
**VALE SOIL NAIL PROJECT NO. 621967**  
HEARING OFFICER

This Variance No. 2226215 and Neighborhood Development Permit No. 2226214 is granted by the Hearing Officer of the City of San Diego to MARY ELIZABETH VALE, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0404 and 126.0805. The .013-acre site is located at 1643 Valdes Drive and is in the RS-1-5 Zone and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area. The project site is legally described as Parcel A: Lot 18 of Ludington Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2023, filed in the Office of the County Recorder of San Diego County, May 11, 1927 as File No. 28881. Excepting therefrom the westerly 16.75 feet thereof; Parcel B: A right of way for road and public utility purposes and for the construction and maintenance of a retaining wall over, under, along, and across the northerly 20 feet of the westerly 16.75 feet of Lot 18 of Ludington Heights, as shown by Map thereof No. 2023, filed in the Office of the County Recorder of San Diego County on May 11, 1927 as File No. 28881.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a soil nail reinforced shotcrete wall described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 1, 2020, on file in the Development Services Department.

The project shall include:

- a. Construction of a soil nail reinforced shotcrete wall to stabilize an eroded area of land that is located within both the public right of way and private property; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 16, 2023.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until the Owner/Permittee signs and returns the Permit to the Development Services Department and the Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this



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

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

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any construction permits, the Permittee shall obtain a public right-of-way permit for the construction of the wall along Valdes Drive.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the curb outlet, decomposed granite, and retaining wall located along the Valdes Drive right-of-way, in a manner satisfactory to the City Engineer.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a City standard curb along Valdes Drive, in a manner satisfactory to the City Engineer.

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

**LANDSCAPE REQUIREMENTS:**

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

17. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscaping shall be maintained consistent with the City's Landscape Standards in a disease, weed, and litter free condition at all times.

**BRUSH MANAGEMENT REQUIREMENTS:**

18. The Owner/Permittee shall implement the brush management requirements in accordance with the Brush Management Program as shown on Exhibit "A" on file in the Development Services Department.

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

20. The Brush Management Program shall be based on a Zone One of 35 feet in width and a Zone Two of 65 feet in width, extending out from the structure towards the native/naturalized vegetation consistent with San Diego Municipal Code Section 142.0412. Zone One shall range from 1-foot to 44-feet in width, and Zone Two shall range from 15 feet to 99 feet in width.

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

22. Combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) within Zone One shall not be permitted. Accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved in Zone One area subject to the Fire Marshal's approval. No structures are permitted in Zone Two.

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

**GEOLOGY REQUIREMENTS**

24. Prior to the issuance of any construction permits, the Owner/ Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department.

**PARK & RECREATION REQUIREMENTS:**

25. The Owner/Permittee shall ensure that all privately owned and maintained infrastructure is located on private property.

26. The Owner/Permittee shall ensure that increased private storm water runoff as result of the soil nail wall is not directed onto adjacent City fee-owned open space.

27. The Owner/Permittee shall ensure that there are no temporary or permanent construction impacts to the adjacent City fee-owned open space.

28. The Owner/Permittee shall ensure that no invasive plant material is planted adjacent to City fee-owned open space.

29. The Owner/Permittee shall ensure that there is no overspray or irrigation runoff on adjacent City fee-owned property.

30. The Owner/Permittee shall ensure that the project does not increase brush management responsibility by the City in addition to what currently exists on adjacent City fee-owned property.

31. The Owner/Permittee must obtain a permit from the Park and Recreation Department prior to entering into City fee-owned parkland.

32. The Owner/Permittee shall ensure Parks and Recreation Department review and approval of any grading plans prior to permit issuance.

33. The Owner/Permittee shall ensure Parks and Recreation Department review and approval of any final map prior to recordation.

**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.

## ATTACHMENT 5

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

APPROVED by the Hearing Officer of the City of San Diego on July 1, 2020, and [Approved Resolution Number].

DRAFT



**ATTACHMENT 5**

Permit Type/PTS Approval No.: Variance No. 2226215  
Neighborhood Development Permit No. 2226214  
Date of Approval: July 1, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Xavier Del Valle  
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.

OWNER/PERMITTEE

By \_\_\_\_\_  
Mary Elizabeth Vale

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

# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us:

Mail: PO Box 889, La Jolla, CA 92038

Web: [www.lajollacpa.org](http://www.lajollacpa.org)

[info@lajollacpa.org](mailto:info@lajollacpa.org)

President: Tony Crisafi

Vice President: Matt Mangano

2<sup>nd</sup> Vice President: Dave Gordon

Secretary: Suzanne Weissman

Treasurer: Mike Costello

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## FINAL MINUTES –

Regular Meeting | Thursday, 5 September 2019 – 6 p.m.

### 1.0 Welcome and Call to Order: Tony Crisafi, President

**This is a full agenda, recorded meeting therefore, the following rules will be enforced:**

- All public and trustee comment will be addressed to the chair.
- Public and trustee comment will be limited to 2 minutes
- Mobile devices off or on silent mode.
- Comments will be directed to the project or matter using third person, singular or plural when they are addressed to the chair.
- Chair may ask for member votes. Please keep hands raised until the vote tally is announced.
- Upon consensus, Chair will close discussion and call for a motion
- Chair will switch order of trustee comment as per July, 2019 meeting request
- Please notify chair of any organized public presentation requests prior to meeting

**Quorum Present:** Brady, Costello, Crisafi, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman

### 2.0 Adopt the Agenda

Neil: amend item 9.2, to remove broken hyperlink.

Crisafi: Move item 11.2, Sierra CDP Project # 638256 back to consent agenda as item 10.6.

**Motion:** adopt agenda with modifications: Will/Fitzgerald, **Vote:** 15-0-1: **Motion carries**

**In Favor:** : Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman

**Opposed:** 0

**Abstain:** 1 Crisafi (chair)

### 3.0 Meeting Minutes Review and Approval:

#### 3.1 1 August 2019 – Regular meeting minutes

**Motion:** Approve minutes as presented: Kane/Neil, **Vote** 13-0-3: **Motion carries**

**In Favor:** Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Neil, Shannon, Weissman

**Opposed:** 0

**Abstain:** 3 Manno, Will, Crisafi (chair)

**4.0 Officer Reports:****4.1 Treasurer - Mike Costello's report:**

Beginning Balance as of 7/31/19		\$492.78
Income		
Collections, Aug 1, 2019	\$ 98.00	
CD Sales	\$ <u>5.00</u>	
Total Income		\$ 103.00
Expenses		
Agenda printing	\$ 96.20	
Total Expenses		\$ <u>96.20</u>
Net Income/(Loss)		\$ <u>6.80</u>
Ending Balance of 8/31/19		\$ <u>499.58</u>

**4.2 Secretary-**

If you want your attendance recorded today, you should sign in at the back of the room. LJCPA is a membership organization open to La Jolla residents, property owners and local business and non-profit owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: [www.lajollacpa.org/](http://www.lajollacpa.org/). We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March. You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. If you do not attend one meeting per year, your membership will expire. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at **three** LJCPA meetings in the preceding 12-month period. You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a Trustee.

**5.0 Elected Officials – Information Only**

**5.1 Council District 1:** Councilmember Barbara Bry.

Rep: **Mauricio Medina**, 619-236-6611, [mauriciom@sandiego.gov](mailto:mauriciom@sandiego.gov) not present

**5.2 78<sup>th</sup> Assembly District:** Assembly member Todd Gloria

Rep: **Mathew Gordon** 619-645-3090 [mathew.gordon@asm.ca.gov](mailto:mathew.gordon@asm.ca.gov) not present

**5.3 39<sup>th</sup> Senate District:** State Senator Toni Atkins, Senate President pro Tempore

Rep: **Chevell Newell Tate**, 619-645-3133, [Chevelle.Tate@sen.ca.gov](mailto:Chevelle.Tate@sen.ca.gov) not present

**6.0 President's Report – Information only unless otherwise noted****6.1 The Children's Pool SCR (PTS627990) appeal to City Council docketed for Sept 17, 2019**

@ 2:00

**6.2 Brown Act Workshop Announcement: Date: November 14, 2019**

**6.3 Advanced CEQA Training considers environmental impacts of a project**

**Date: October 24, 2019**

**Time: 6:00 – 8:00 p.m. RSVP required to attend**

**Locations: 202 C Street, San Diego (City Concourse, Silver Room)**

**6.4 Message from Trustee Rasmussen**

Trustee Rasmussen must resign from CPA. He was diagnosed with a rare form of heart disease that affects men over the age of 65. There is no cure for this disease except a heart transplant. At age 70 and in good shape, he qualified for a heart transplant in May of this year. A donor heart became available and he underwent the procedure on July 20 under the care of a team of Doctors and staff at UCSD. He was home 2 weeks later and is recovering well. The reason for the resignation is that he must attend weekly clinics at UCSD with biopsies, blood lab analysis, constant monitoring of immune-suppressant drugs that all transplant patients must take for the rest of their lives and limit interactions with groups of people. He is thankful for the opportunity to serve the community and for all the well wishes from his colleagues. Crisafi expressed on behalf of all the trustees that we will miss him on the board.

**6.5 Sidewalk vending ordinance** A draft of the City proposed ordinance was made available to the trustees and public.

**6.6 CPC – Dave Gordon/Matt Mangano**

**Dave Gordon:** Two major items were discussed at the CPC meeting: one was the housing element update provided by Vicky White of the planning dept. Workshops will be held at locations throughout the city to take input on the housing element of the general plan for 2021 – 2029; the other was a thorough discussion of the proposed regulations for sidewalk vendors subsequent to the state ruling that local governments cannot prevent people from vending on the sidewalks.. Notably for health and safety, vendors selling food must have a license for the cart, the umbrella must be limited in size. Vendors will not be allowed on the boardwalks in La Jolla Shores, Pacific and Mission Beach and heavily trafficked areas, on Coast Blvd., and on the grass in parks. Staff did a good job with common sense rules.

**7.0 Public Comment**

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

**7.1 City of San Diego – Community Planner: Marlon Pangilinan, [mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)**  
Not Present

**7.2 UCSD - Planner: Anu Delouri or Robert Brown, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), [rbrown@ucsd.edu](mailto:rbrown@ucsd.edu), [/http://plandesignbuild.ucsd.edu/planning/index.html](http://plandesignbuild.ucsd.edu/planning/index.html)** Not Present



### 7.3 General Public

**Janie Emerson:** La Jolla Shores Association meets 2<sup>nd</sup> Wednesday of every month at the Martin Johnson House at SIO with a sunset reception before the meeting. Anything event going to take place in La Jolla Shores such as a Marathon, charity event needs to go through the LJ Shores Association for approval.

**Melinda Merryweather:** a structure going up at 427 Sea Ridge Dr. is blocking the view corridor between houses. She passed out a picture. She would like to have this on the agenda next month.

**Kane:** I sent several emails to city planner about a year ago while this structure was in framing asking where the view corridor is and if it complies with the requirements. The issue is to get a CDP, the Coastal Commission requires a view corridor on both sides of a structure on properties between the ocean and the first street. The response was that code compliance had checked and everything was in order. I just sent another query to the planner with the same questions and got the same response - that everything is in order. With further questions about view corridor I asked for site plan with delineation of where view corridor is located and for a copy of the recorded easement. The response was that they couldn't send plans because they were considered "intellectual property." I would like to know how this group should respond.

**Costello:** this project was reviewed a long time ago. There have been two extensions of time. Bulk and scale and inability to see ocean were issues.

**Will:** I am willing to review the plans at the City offices when I am there. The property line has a jog in it making it difficult to assess view corridors.

**Crisafi:** The chair recommends a letter be drafted and sent to code compliance. Community groups do not get involved in code compliance issues. A letter from the President requesting clarification as a private matter with copies to Council Member's office and Mayor may get a response.

**Kane:** there are two issues: one is what happened in this case. The other is staff response that something which should be public information is withheld because it is "intellectual property." Has there been a change in what staff is allowed to tell the public?

**Crisafi:** Maybe a call to legal dep't? The Community Planning Group will follow up with a letter to the City memorializing the concerns.

**Merryweather:** I have concerns that we can no longer see the ocean in many locations in LJ. Maybe someone should start identifying these properties and watch over them.

**Crisafi:** the document that should be available for copies is the site plan that will document the view corridors. Protected views are in the Community plan. Municipal code was updated specifying where view corridors on private property were required - in this case, on properties between the first road and coastline. If the city has the site plan, a copy of it should be made available to anyone requesting it.

**Neil:** I request a report back on the interaction with the City on 427 Sea Ridge property blocking required view corridors.

**Harid Puentes:** Candidate for City Council, District 1. Formerly a management consultant, did marketing for a start-up using technology to address student loan debt and as an executive with

San Diego Connect. District 1 is at the core of innovation with world class research, academia; it needs innovative leadership to maintain that representation at city hall. My platform:

- Create jobs
- Address the environment
- Make the community stronger by investing and supporting groups like yours.

**7.3.1 Airport development plan update, San Diego Airport Authority.**

Presentation by **Brendan Reed**, Director, Planning and Environmental Affairs for the San Diego County Regional Airport Authority. Passed out an Update paper and explained the rapid growth of the Airport and the changes to the plan to improve Terminal 1 resulting from the feedback after the initial ADP draft EIR had been circulated for a year.

- The San Diego Airport now serves 24 million passengers/year including one million international passengers, 60 domestic markets and 11 international markets.
- Terminal One needs improvement.
- The plan is to rebuild Terminal 1 to almost replicate Terminal 2.
- Provide connectivity with Terminal 2
- Reduce the parking structure and make room for a designated transit station
- Create on-airport entry and exit roadways to decrease traffic on Harbor Dr.
- Create a dual level entry/exit roadway system.

The recirculated draft EIR should be available in 2 weeks to community groups. For further info: [www.san.org/plan](http://www.san.org/plan) Further Discussion about special interest groups interfering with curbside parking for general public, possible tunnel to connect to Central Mobility Hub “Grand Central” for public transit, other airport locations because of limitations due to one runway.

**8.0 Non-Agenda Trustee Comment**

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less  
None heard.

**9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.**

**9.1 Community Planners Committee**

<http://www.sandiego.gov/planning/community/cpc/index.shtml>- **Dave Gordon** (see report above)

**9.2 Coastal Access & Parking Board** No report

**9.3 UC San Diego advisory Committee** No report

**9.4 Hillside Drive Ad Hoc Committee – Diane Kane, Chair**

New signage, trucks still getting stuck,

**9.5 Airport Noise Advisory Committee – Matthew Price**

**9.6 Playa Del Norte Stanchion Committee**

**10.0 Consent Agenda – 10.1 – 10.7**

**The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.**

PDO – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair David Gordon, 3rd Monday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

**10.1 Price Residence SDP/CDP Project No. 629043 2<sup>nd</sup> review, Process 3** - Coastal Development Permit and Site Development Permit for the construction of a 1575 sq. ft second story addition and 371 sq ft companion unit on a 135 sq. ft existing single story house at 8144 Paseo Del Ocaso. The 0.12 acre site is in the La Jolla Shores Planned District, coastal overlay zone of the La Jolla Community Plan Area, Council District 1.

LJPRC Motion: Findings cannot be made due to bulk and scale, no articulation of second story side setbacks and driveway length not as required by code, CSD & LJSPDO 6-0-0

**10.2 – Vail Soil Nail Wall – 1643 Valdes Dr. Project No. 621967 Variance NDP (Process 3) –** Variance and Neighborhood Development Permit for non-standard soil nailing wall, encroaching into the public right of way to stabilize the eroded area on property with existing single-family house at 1643 Valdes Dr. The 0.13 acre site is located in the RS-1-7 base zone, coastal overlay (non-appealable) of the La Jolla Community Plan Area District Council 1.

LJDPDR Motion: Findings can be made to approve 5-0-1

**10.3 – Scarano Companion – 1437 Virginia Way Project No. 634538 CDP (Process 2) –** Coastal Development Permit to convert an existing 527 sq. ft. guest room into a companion unit on a site with an existing 2,248.8 sq.ft. single family residence. The 0.25 acre site is in the RS-1-7 zone and the coastal (non-appealable 2) overlay zone within the La Jolla Community Plan Area, District Council 1.

LJDPDR Motion: Findings can be made to approve 5-0-1

**10.4 – Israni Residence – 7310 Vista Del Mar Project No. 604651 CDP and SDP (Process 3) –** Coastal Development Permit and Site Development Permit to demolish existing single dwelling unit and construct new single dwelling unit for a total of 7,000 s.f. The 0.32 acre site is located in the coastal (appealable) overlay zone in the La Jolla Community Plan area on environmentally sensitive lands (ESL). District Council 1.

LJDPDR Motion: Findings can be made to approve 3-2-1

**10.5 – Stupin Residence – 5191 Chelsea St. Project No. 633674 CDP (Process 3) –** Coastal Development Permit to demolish an existing single family residence and construct a new 4,493 s.f. 2 story single family residence with roof deck and attached garage. The scope of work also includes

an 1,883 s.f. basement. The 0.183 acre site is located in the RS-1-7 zone and coastal (appealable) overlay zone within the La Jolla Community Plan area, District Council 1.

**LJDP Motion: Findings can be made to approve 5-0-1**

**10.6 - Sierra CDP Project #638256 7421 Monte Vista Ave. CDP (Process 3)** – Coastal Development Permit to remodel the existing 1,400 s.f. single family residence and construction of a 491 s.f. 2<sup>nd</sup> story addition with a 243 s.f. covered deck and a 400 s.f. roof deck at a site located at 7421 Monte Vista Ave. The 0.06 acre site is in the RS-1-7 zone and coastal (appealable area) overlay zone within the La Jolla Community Plan Area and District Council 1.

LJDP Motion: Findings can be made to approve 5-0-1

**10.7 - Manoogian Wedding Procession** – Request for temporary street closure on portions of Ivanhoe Ave. and Prospect St. for brief wedding procession from Congressional Church to La Valencia Hotel in the afternoon of Saturday, September 14, 2019 (Claire Manoogian)

T&T Motion to Approve Temporary Street Closures 8-0-0

See Committee minutes and/or agenda for description of projects, deliberations, and vote.

Anyone may request a consent item be pulled for full discussion by the LJCPA.

**Motion:** Move Item 11.4, Manoogian Wedding Procession back to consent agenda: (Brady/Jackson)

**Brady:** We have closed streets in the past, i.e. an Indian wedding procession with an elephant much to the delight of the public. T & T committee fully supportive.

**Vote:** 14-1-1: **Motion carries.**

**In Favor:** Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Mangano, Manno, Neil, Shannon, Will, Weissman

**Opposed:** Little

**Abstain:** Crisafi (chair)

**Motion:** Approve Consent Agenda without Items 10.4, 10.5 and with addition of items 10.6, 10.7.

(Jackson/Mangano) **Vote:** 14-0-2 **Motion carries**

**In Favor:** : Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Mangano, Manno, Neil, Shannon, Will, Weissman

**Opposed:** 0

**Abstain:** Little, Crisafi (chair)

The following agenda items are ACTION ITEMS unless otherwise noted and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.

## **11.0 – 11.2 LJCPA Review and Action Matter**

### **11.0 – Proposed changes to be on the list for the SDMC 13<sup>th</sup> Code Revision re: Serial Permitting & Garage to Carport conversions. Forward attached letters to the City of San Diego**

**Motion:** Send letters as drafted for Proposed Changes to the SDMC 13<sup>th</sup> Code Revision as stipulated in the Regular Meeting Final Minutes dated August 1, 2019 (Manno/Fitzgerald) **Vote:** 15-0-1

**Motion carries**

**In Favor:** Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman

**Opposed:** 0

**Abstain:** Crisafi (chair)

### 11.1 – Micro Mobility Parking Corrals for La Jolla – Forward attached moratorium request to City.

**Motion:** Amend agenda to modify wording of the above item from “Micro-Mobility Parking Corrals for La Jolla” to “Support Council Member Bry’s call for a moratorium on the Scooter Ordinance”

(Neil/Manno: **Vote:** 15-0-1: **Motion carries.**

**In Favor:** Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman

**Opposed:** 0

**Abstain:** Crisafi (chair)

**Motion:** Send attached letter supporting moratorium: (Costello/Brady) **Vote:** 14-1-1**Motion carries**

**In Favor:** Brady, Costello, Fitzgerald, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Weissman

**Opposed:** Will

**Abstain:** Crisafi (chair)

### 11.2 – La Jolla Childrens Pool sluice gates: Forward attached letter to the City

This discussion refers to the letter dated June 25, addressed to Andrew Field included in Trustee packet.

**Costello:** He passed out photos: one showing the deteriorating plugs of the sluice gates seen from the ocean side of the wall of the Children’s Pool; the other showing the eroded sand on the beach side of the Children’s Pool. The sluice gates are disappearing. Should they be repaired or removed? I recommend changing Paragraph 2 on the attached letter to read “The LJCPA requests that the City of San Diego open and restore the sluice ways of the Children’s Pool seawall to their original design function as a mitigation measure . . . “I also recommend not including the reference to the National Register for Historic Designation until we know more about it.

**Kane:** The reason the Historic designation was requested was to allow repairs to the Children’s Pool to follow the state’s Historical Code which would not require the pool to be brought up to current standards. If there is no designation, city staff is not required to treat the wall specially which means that they will follow current code with very high fences, etc. so that you will not recognize the original pool.

With this letter the City is on notice of a proposed Historic Designation and they must follow the Secretary of the Interior’s Standards and the State Historic Building Code to keep the CP looking like the original. There is nothing in that designation or the application that requires anything be done, no engineering. It is only an history and description and why it is significant. This will provide baseline data for any project that goes forward. Any future proposals will be up for review and discussion. If we don’t do anything the CP will disintegrate into the ocean. If we do something this

## Attachment 6

designation provides us with the guidelines to do something sensitively and to do the least amount necessary to keep it functioning. The intent was to help raise money to fix it and do it appropriately. This is the first step; how it will happen is another step. I support this letter. Further information is online at the Parks and Beaches website.

**Request from public** to remove 1<sup>st</sup> sentence of the 3<sup>rd</sup> paragraph because asking for an alternative plan will cause confusion.

**Motion:** Send attached letter dated June 25, with 1<sup>st</sup> sentence of paragraph 3 removed, give President latitude to make any modifications to whom it is sent and also to remove the word “consider” from 2<sup>nd</sup> line of paragraph 2. (Will/Manno) **Vote:** 14-1-1 **Motion carries**

**In Favor:** Brady, Costello, Fremdling, Gordon, Ish, Jackson, Kane, Little, Mangano, Manno, Neil, Shannon, Will, Weissman

**Opposed:** Fitzgerald

**Abstain:** Crisafi (chair)

**Adjourn 7:45 p.m. to next regular LJCPA Meeting, Thursday, October 3, 2019 at 6:00 p.m.**

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>
			<b>October 2017</b>

**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:** Soils Nail Wall Project **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 1643 Valdes Dr, La Jolla, CA

**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: Mary Vale  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 1643 Valdes Dr  
 City: La Jolla State: CA Zip: 92037  
 Phone No.: 858-531-4311 Fax No.: \_\_\_\_\_ Email: maryvale50@yahoo.com  
 Signature: Mary Vale Date: Oct 23, 2018  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Jerusalem Consulting Engineers, Inc.  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 9966 Dolores St, Suite 201  
 City: Spring Valley State: CA Zip: 91977  
 Phone No.: 619-463-3002 Fax No.: 619-819-7364 Email: contactus@iceinc.us  
 Signature: [Signature] Date: 10/23/2018  
 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



# VARIANCE & NEIGHBORHOOD DEVELOPMENT PERMITS FOR SOILS NAIL WALL PROJECT

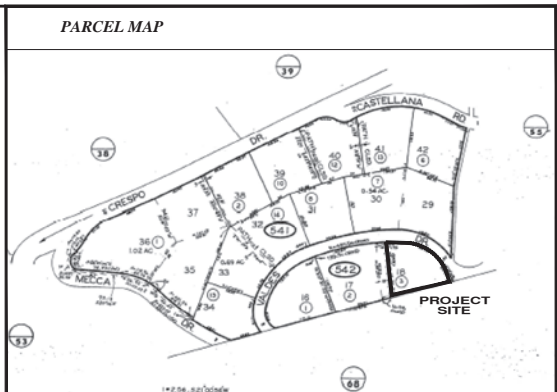
Attachment 8

1643 VALDES DR, LA JOLLA, CALIFORNIA

02/13/2019	JCE
12/11/2019	JCE
02/28/2020	JCE



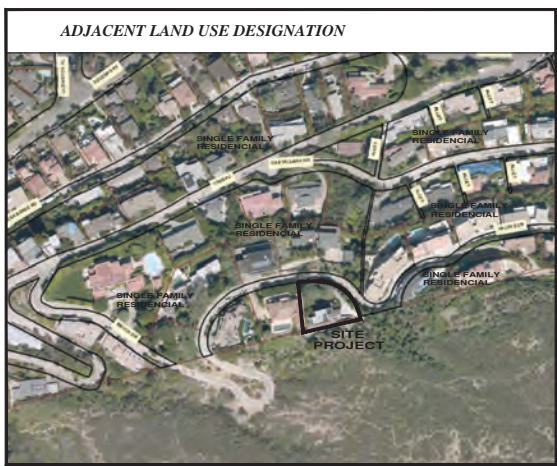
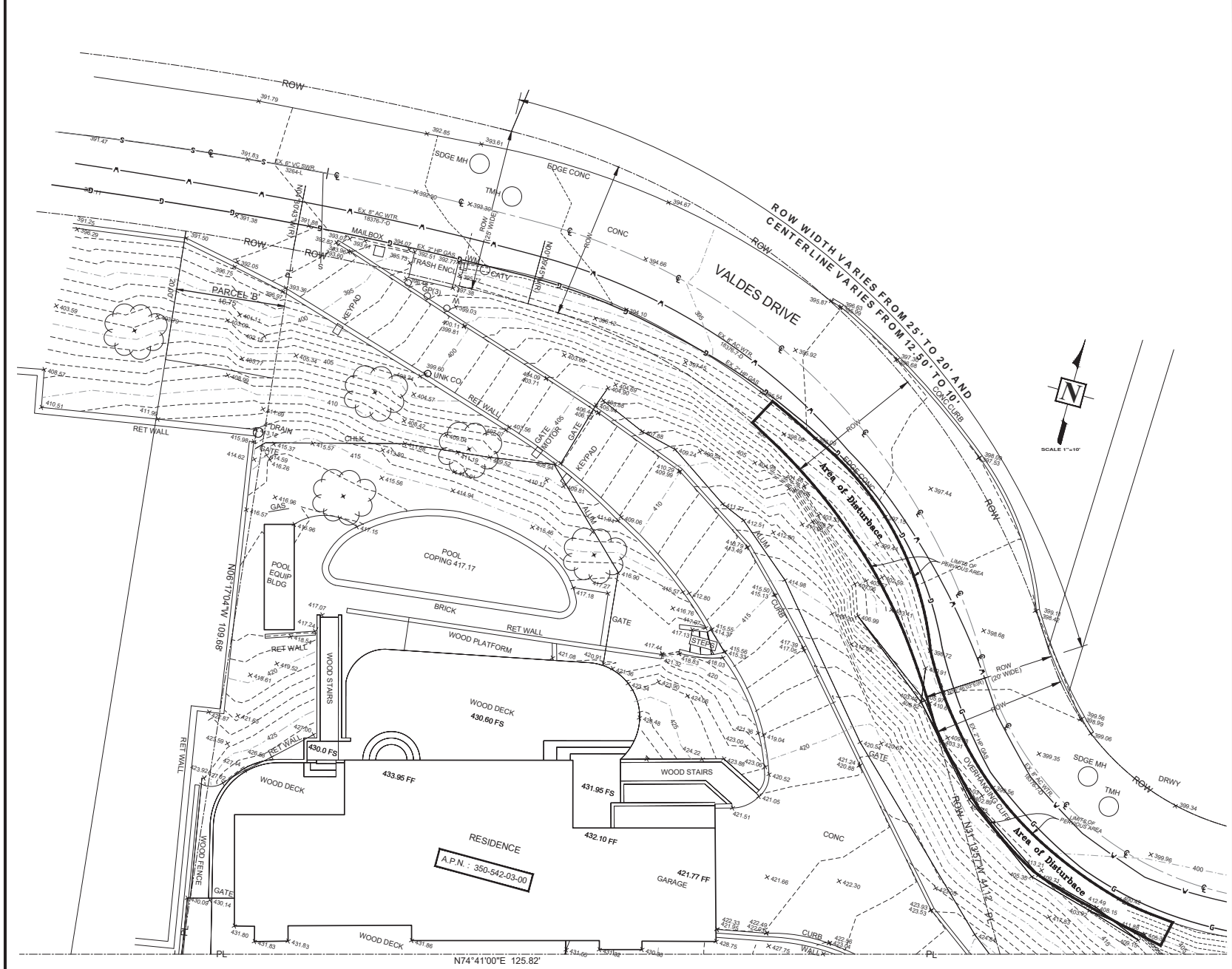
(Per City of San Diego Engineering review : A GRADING PERMIT IS NOT REQUIRED)



- SCOPE OF WORK**
1. CONSTRUCT NEW 1,537.05 SQ. FT. OF SOIL NAIL REINFORCED SHOTCRETE TO INCLUDE 53 - #11 SOIL NAILS PER PLAN.
  2. NEW MODIFIED 125 LF TYPE "B" BROWDITCH.
  3. TWO NEW CURB OUTLET AND NEW 96.83 LF OF 6" CONCRETE CURB.
  4. NEW 431 SF OF 6" DECOMPOSED GRANITE (DG) PAVEMENT AREA BETWEEN EDGE OF PROPOSED SOILS NAIL WALL AND EXISTING CONCRETE PAVEMENT.
  5. NEIGHBORHOOD DEVELOPMENT PERMIT FOR SOILS NAIL WALL.
  6. VARIANCE FOR SOILS NAIL WALL.
  7. PROTECT No. 621967

- GENERAL NOTES**
1. NO SITE GRADING IS PROPOSED.
  2. NO CHANGE IN THE EXISTING DRAINAGE PATTERN BEYOND THE PROPOSED WORK.
  3. ALL SURFACE DRAINAGE INCLUDING EXISTING BUILDING ROOF RUNS AWAY FROM THE BUILDING INTO THE EXISTING LANDSCAPE AREAS.
  4. THERE ARE NO KNOWN EASEMENTS ON THIS SITE.
  5. SURFACE DRAINAGE RUNS THROUGH EXISTING LANDSCAPE AREA PRIOR TO ENTERING THE PROPOSED BROW DITCHES.

PROJECT DATA		CODE AND SPECIFICATIONS
PROJECT NAME:	SOIL NAILING WALL	CALIFORNIA BUILDING CODE - 2016 EDITION
OWNER INFO:	MRS. MARY VALE 1643 VALDES DR LA JOLLA, CA 92037	STEEL DESIGN - AISC 13th. EDITION CONCRETE DESIGN - ACI - 318 - 11 SOIL NAIL DESIGN - FHWA GEOTECHNICAL ENGINEERING CIRCULAR No. 7 SOIL NAIL WALLS FHWA-F-03-017 MARCH 2003
PROJECT ADDRESS:	1643 VALDES DR LA JOLLA, CA 92034	
ASSESSOR'S PARCEL No.:	350-542-03-00	
LEGAL DESCRIPTION:	LOT 19, TR 2023 / EXC WYL 16.75 FT	
ZONING:	RS-1.5	
LOT SIZE:	9,400 SQ. FT.	
ORIGINAL CONSTR. YEAR OF EX. BUILDING:	1952/1953	
USE AND OCCUPANCY FOR THE SOILS NAIL WALL:	SOILS STABILIZATION	
TYPE OF CONSTRUCTION:	GEOTECHNICAL SYSTEM	



THIS PROJECT HAS BEEN IDENTIFIED AS BEING WITHIN AN AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS) WATERSHED ACCORDING TO THE STATE REGIONAL QUALITY CONTROL BOARD (RWQCB).

In accordance with RWQCB resolution No. 2012-0031, existing storm water discharges into an ASBS are allowed only under the following conditions:

1. The discharges are authorized by a NPDES permit issued by the RWQCB.
2. The discharges comply with all of the applicable terms, prohibitions, and special conditions contained in these Special Protections; and
3. The discharges:
  - a. Are essential for flood control or slope stability, including roof, landscape, road, and parking lot drainage;
  - b. Are designed to prevent soil erosion;
  - c. Occur only during wet weather; and
  - d. Are composed of only storm water runoff.

Non storm water discharges (i.e. hydrostatic testing, potable water, etc.) to ASBS areas is prohibited as defined in Order No. R9-2010-003. Discharges shall be a sufficient distance from such designated areas to assure maintenance of natural water quality conditions in these areas. If discharging to the sanitary sewer within the ASBS, a Request for Authorization must be submitted to the City Public Utilities Department for review and approval.

**STORM WATER QUALITY NOTES CONSTRUCTION BMP's**

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORMWATER STANDARDS MANUAL.

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP OF ALL SILT AND MUD ON ADJACENT STREET(S). DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S), A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

**SHEET INDEX**

T-1	TITLE SHEET
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S-3	PROPOSED SOILS NAIL WALL - TYPICAL SECTION I
S-4	PROPOSED SOILS NAIL WALL - TYPICAL SECTION II
S-5	PROPOSED SOILS NAIL WALL-FRONT ELEVATION
S-6	SOILS NAIL WALL - DETAILS
L-1	BRUSH MANAGEMENT

**JERUSALEM CONSULTING ENGINEERS, INC.**  
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 www.jceinc.us



**SOILS NAIL WALL**  
**MRS. MARY VALE RESIDENCE**  
 1643 VALDES DR.  
 LA JOLLA, CA 92037

SHEET NAME:  
**TITLE SHEET**

DATE:  
 03/09/2020  
 SCALE:  
 AS SHOWN  
 DRAWN BY:  
 RVP  
 JOB NAME:  
 VALE RESIDENCE

SHEET NO. **1** OF **10**  
**T-1**



# VARIANCE & NEIGHBORHOOD FOR DEVELOPMENT PERMITS (NO SITE GRADING IS PROPOSED)

1643 VALDES DR, LA JOLLA, CALIFORNIA

(Per City of San Diego Engineering review : A GRADING PERMIT IS NOT REQUIRED)

THE PROJECT DOES NOT PROPOSE SITE GRADING. THE PURPOSE OF THE CUT IS TO BUILD THE SOILS NAIL WALL AGAINST THE NATURAL EMBANKMENT TO STABILIZE THE ERODED AREA.

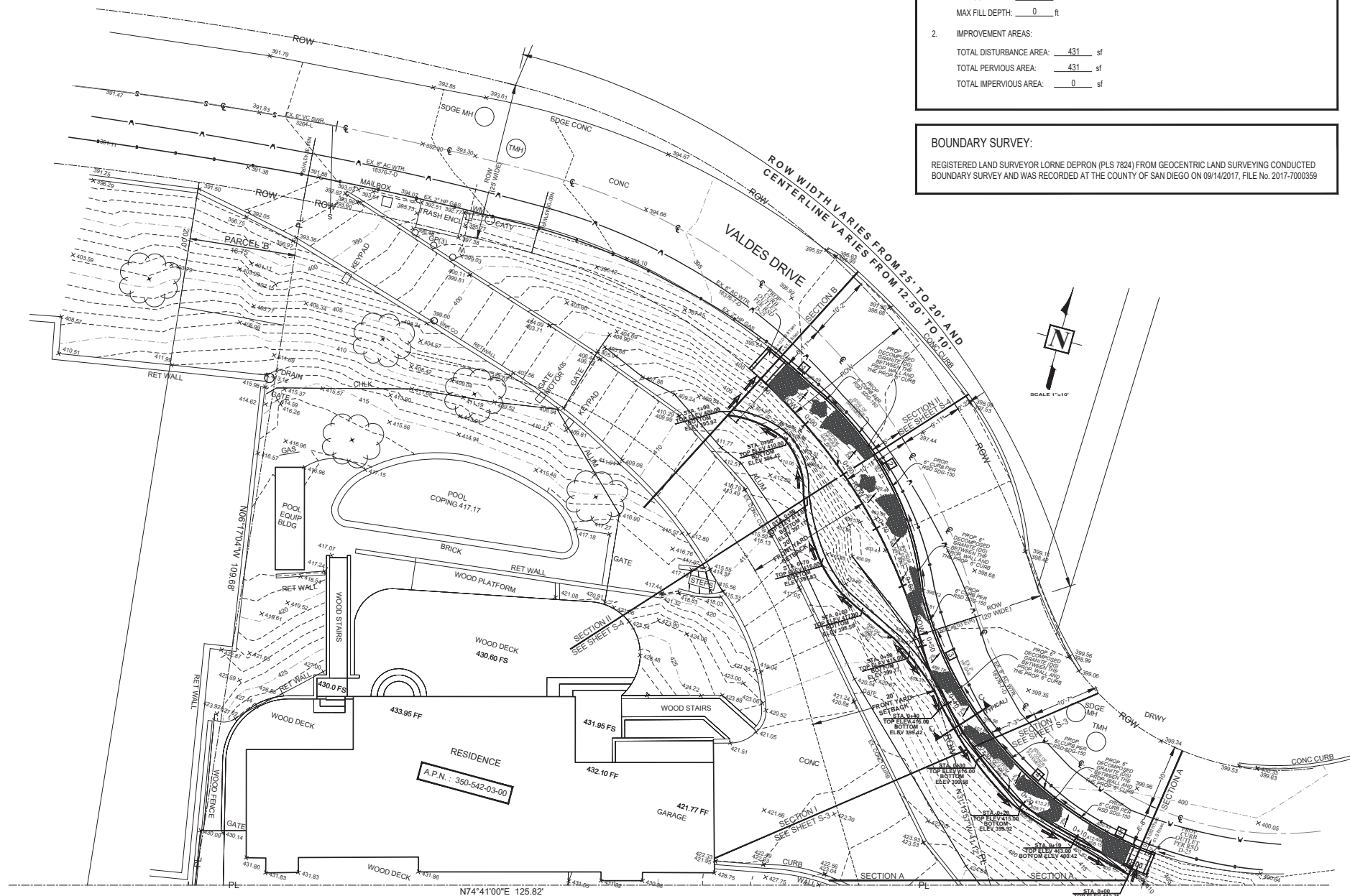
THE PROJECT PROPOSES TO EXPORT 57.00 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSE SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

- EARTHWORK QUANTITIES:
  - CUT QUANTITIES: 57 cy
  - FILL QUANTITIES: 0 cy
  - IMPORT/EXPORT: 57 cy
  - MAX CUT DEPTH: 0 ft
  - MAX FILL DEPTH: 0 ft
- IMPROVEMENT AREAS:
  - TOTAL DISTURBANCE AREA: 431 sf
  - TOTAL PERVIOUS AREA: 431 sf
  - TOTAL IMPERVIOUS AREA: 0 sf

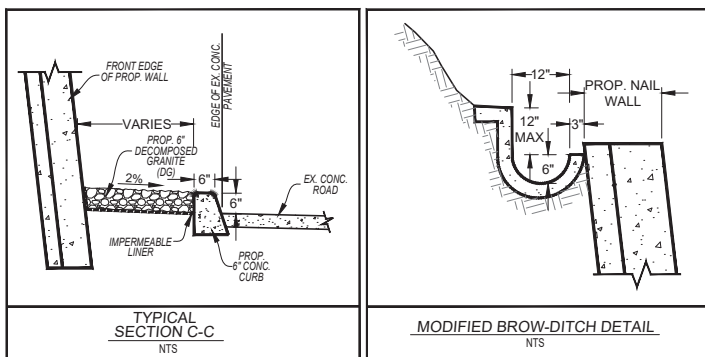
**BOUNDARY SURVEY:**  
REGISTERED LAND SURVEYOR LORNE DEPRON (PLS 7824) FROM GEOCENTRIC LAND SURVEYING CONDUCTED BOUNDARY SURVEY AND WAS RECORDED AT THE COUNTY OF SAN DIEGO ON 09/14/2017, FILE No. 2017-7000359

REQUIRED PERMANENT BEST MANAGEMENT PRACTICES FOR STANDARD DEVELOPMENT PROJECTS  
THE PROJECT PROPOSES DRAINAGE FACILITIES IN ADDITION TO THE EXISTING DRAINAGE FACILITIES AS THE SOURCE CONTROL BMP'S. THE SITE IS FULL OF EXISTING TREES AND LANDSCAPED AREAS THAT ARE IN COMPLIANCE WITH THE LOW IMPACT DEVELOPMENT PRACTICES.

ITEM	STANDARD DRAWING	SYMBOL
<b>EXISTING</b>		
PROJECT BOUNDARY / PL		— 40 —
EXISTING CONTOUR		— 40 —
EXIST. SEWER MAIN		— v —
EXIST. WATER MAIN		— S —
EXIST. SEWER LATERAL		— W —
EXIST. WATER SERVICE		— X —
EXIST. CHAIN LINK FENCE		— DC —
EXIST. OVERHEAD ELECTRICAL		
EXISTING DRIVEWAY		
EXIST. 6" CURB		
DIRECTION OF EXISTING DRAINAGE PATTERN		→ → →
<b>PROPOSED</b>		
DECOMPOSED GRANITE PARKWAY		
BROW DITCH - PRIVATE		
CURB OUTLET - PRIVATE	RSD D-25	
6" CONC. CURB	RSD SSG-150	



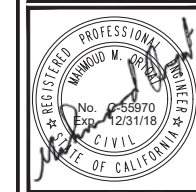
REQUIRED PERMANENT BEST MANAGEMENT PRACTICES FOR STANDARD DEVELOPMENT PROJECTS  
THE PROJECT PROPOSES DRAINAGE FACILITIES IN ADDITION TO THE EXISTING DRAINAGE FACILITIES AS THE SOURCE CONTROL BMP'S. THE SITE IS FULL OF EXISTING TREES AND LANDSCAPED AREAS THAT ARE IN COMPLIANCE WITH THE LOW IMPACT DEVELOPMENT PRACTICES.



NO.	BEARING/DELTA	RADIUS	LENGTH	REMARKS
1	53°17'18"	113.00'	4.83'	6" CONCRETE CURB PER SDG-150
2	92°28'40"	47.58'	38.25'	6" CONCRETE CURB PER SDG-150
3	100°05'38"	59.25'	23.17'	6" CONCRETE CURB PER SDG-150
4	52°25'24"	59.25'	26.08'	6" CONCRETE CURB PER SDG-150
5	20°52'42"	56.83'	4.50'	6" CONCRETE CURB PER SDG-150

DATE	BY
02/13/2019	JCE
12/11/2019	JCE
02/28/2020	JCE

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**SOILS NAIL WALL**  
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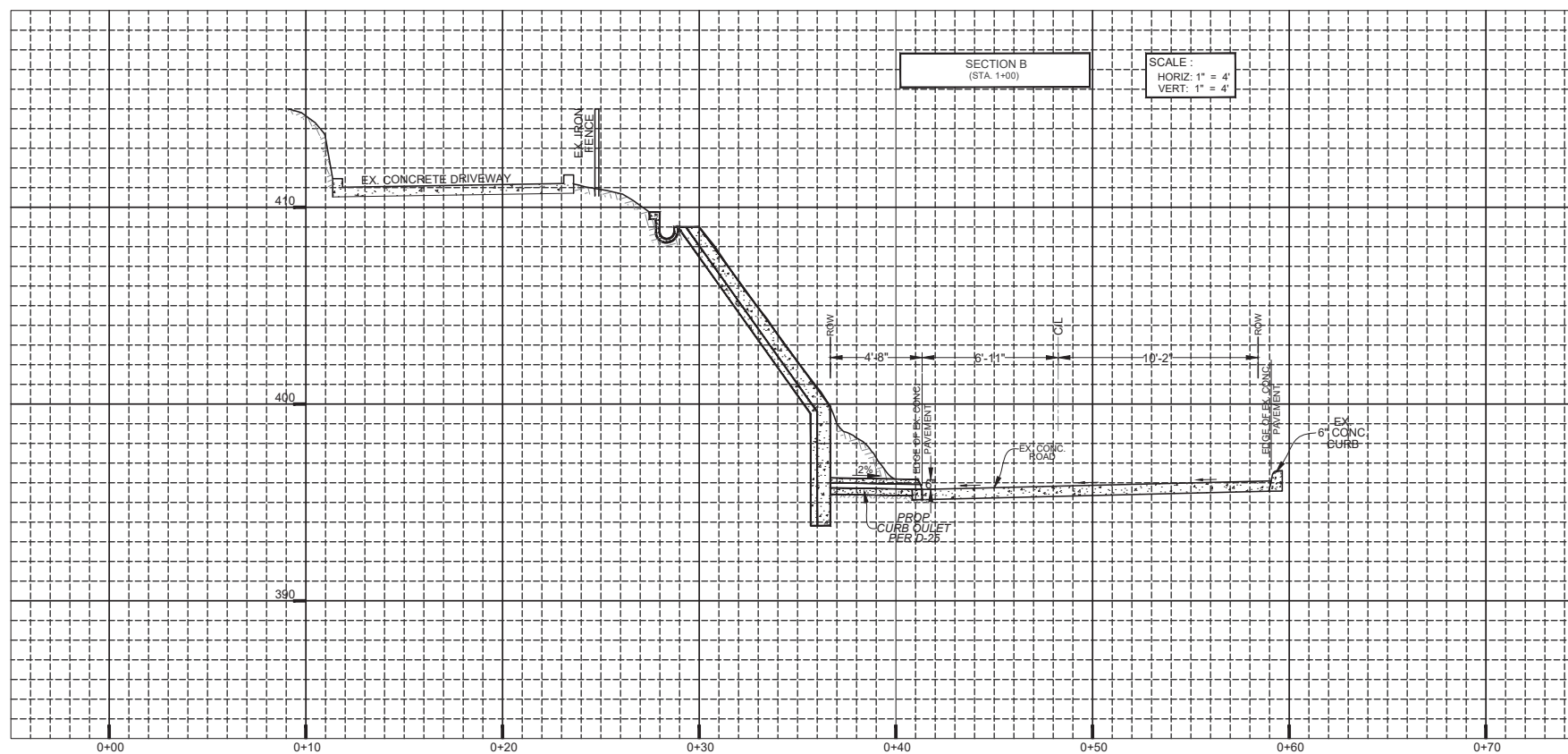
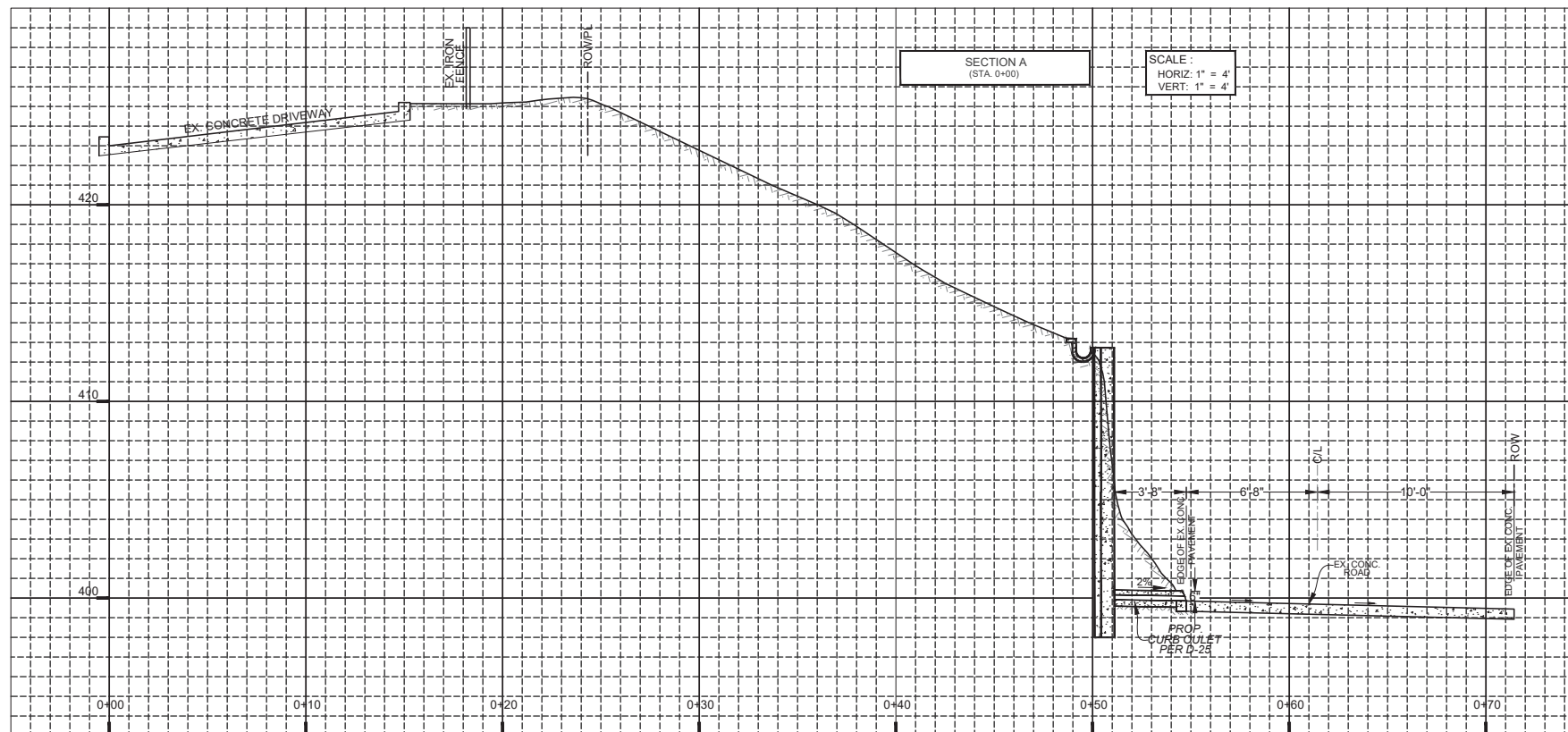
SHEET NAME:  
**SITE DEVELOPMENT PLAN**

DATE:  
03/09/2020  
SCALE:  
AS SHOWN  
DRAWN BY:  
RVP  
JOB NAME:  
VALE RESIDENCE

SHEET NO. 2 OF 10

**C-1**

▲	02/13/2019	JCE	BY
▲	12/11/2019	JCE	
▲	02/28/2020	JCE	



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**SOILS NAIL WALL**

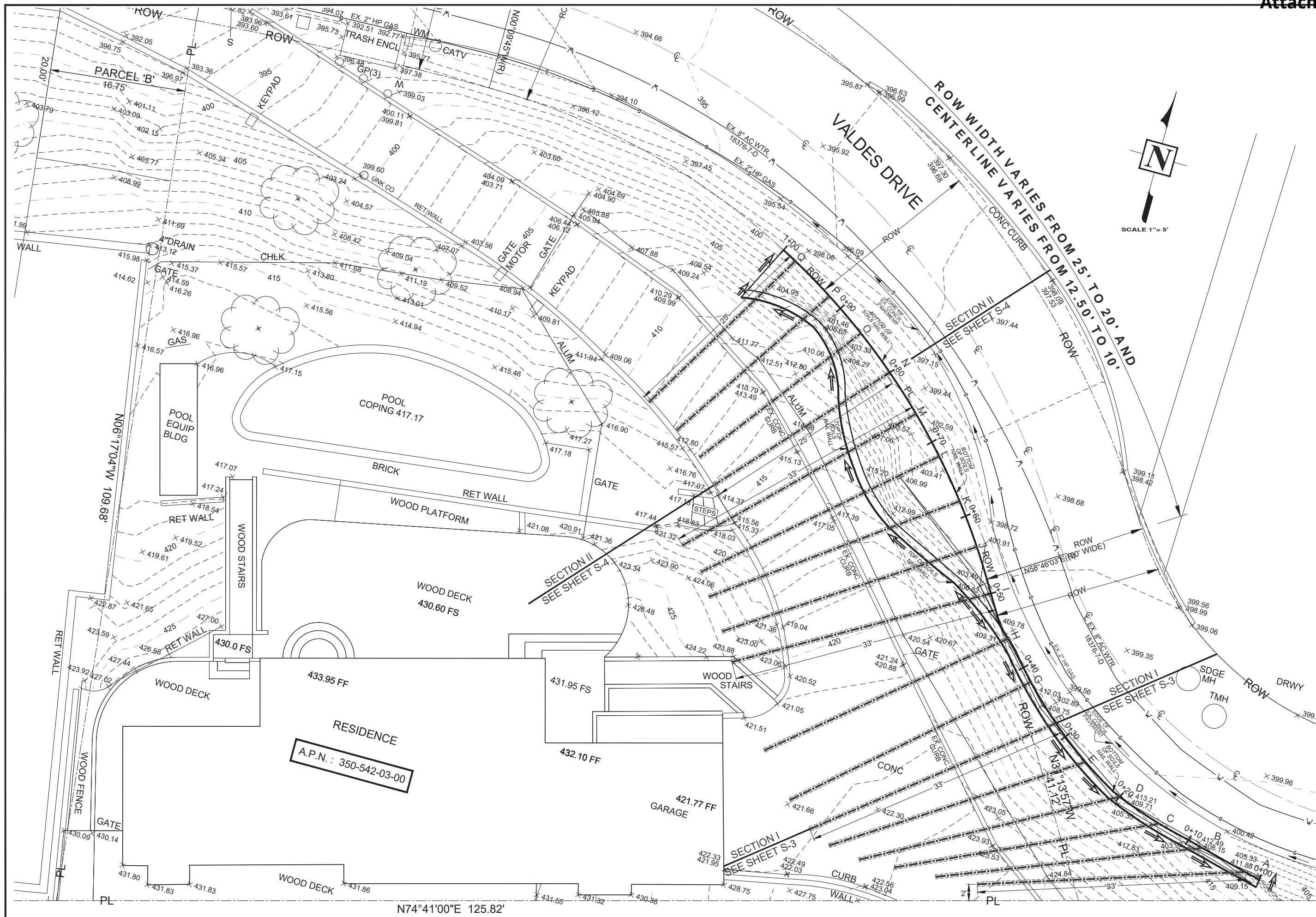
MRS. MARY VALE RESIDENCE  
1643 VALDES DR.  
LA JOLLA, CA 92037

**SITE DEVELOPMENT PLAN**

DATE: 03/09/2020  
SCALE: AS SHOWN  
DRAWN BY: RVP  
JOB NAME: VALE RESIDENCE  
SHEET NO. 3 OF 10

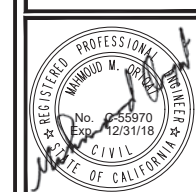
**C-2**





REVISIONS	BY
02/13/2019	JCE
12/11/2019	JCE
02/28/2020	JCE

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**SOILS NAIL WALL**  
 MRS. MARY VALE RESIDENCE  
 1643 VALDES DR.  
 LA JOLLA, CA 92037

**PROPOSED SOILS NAIL LOCATION AND WALL PLAN VIEW**

DATE:	03/09/2020
SCALE:	AS SHOWN
DRAWN BY:	RVP
JOB NAME:	VALE RESIDENCE
SHEET NO.	4 OF 10

**S-1**



REVISIONS	BY
02/13/2019	JCE
12/11/2019	JCE
02/28/2020	JCE

STATEMENT/SUMMARY OF SPECIAL INSPECTIONS - REQUIRED VERIFICATIONS AND INSPECTIONS

VERIFICATION AND INSPECTION	CONTINUOUS OR PERIODIC	DESIGN STRENGTH	REFERENCED STANDARD	CBC REFERENCE
1. STRUCTURAL OBSERVATIONS PER NOTES THIS SHEET	PERIODIC	-	-	1709
2. SHOTCRETE RETAINING WALLS - PLACEMENT AND INSPECTION PERIODIC	PERIODIC	60 ksi	ACI 318: 3.5, 7.7-7.7	1913.7
3. SHOTCRETE RETAINING WALLS - DURING PLACEMENT OF SHOTCRETE AND CAST IN PLACE CONCRETE	CONTINUOUS	4,000 psi	ACI 318: 5.9, 5.10	1913.4, 1913.7
4. SHOTCRETE RETAINING WALLS - SPECIMEN SAMPLES FOR STRENGTH	CONTINUOUS	4,000 psi	ACI 318: 5.6, 5.8 ASTM C172, C31	1913.4
5. SOIL ANCHORS - VERIFY LENGTH/DEPTH & DIAMETER OF BAR ANCHORS AND DRILLED HOLE	PERIODIC	-	-	1704.8
6. GROUTING OF SOIL ANCHORS AND VERIFICATION OF TESTING MINIMUM OF 5 DAYS AFTER CASTING.	CONTINUOUS	4,000 psi	-	1704.8
7. VERIFY USE OF REQUIRED DESIGN MIX	PERIODIC	4,000 psi	ACI 318: 4, 5.2-5.4	1904.2.2, 1913.2, 1913.3

SPECIAL INSPECTION NOTES:

- A. THE SPECIAL INSPECTIONS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS REQUIRED BY SECTION 109 OF THE CBC, AS AMENDED. SPECIAL INSPECTION IS NOT SUBSTITUTE FOR INSPECTION BY A CITY INSPECTOR, NOR STRUCTURAL OBSERVATION.
- B. CONTINUOUS INSPECTION IS ALWAYS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED. WHEN WORK IN MORE THAN ONE CATEGORY OF WORK REQUIRING SPECIAL INSPECTION IS TO BE PERFORMED SIMULTANEOUSLY, OR THE GEOGRAPHIC LOCATION OF THE WORK IS SUCH THAT IT CANNOT BE CONTINUOUSLY OBSERVED IN ACCORDANCE WITH THE PROVISIONS OF THE CBC SECTION 1704, IT IS THE AGENTS RESPONSIBILITY TO EMPLOY A SUFFICIENT NUMBER OF INSPECTORS TO ASSURE THAT ALL THE WORK IS INSPECTED IN ACCORDANCE WITH THOSE PROVISIONS.
- C. THE SPECIAL INSPECTORS MUST BE CERTIFIED BY THE CITY OF SAN DIEGO TO PERFORM THE TYPE OF INSPECTION SPECIFIED EXCEPTIONS:
  - 1. SOILS INSPECTIONS BY THE SOILS ENGINEER OF RECORD.
  - 2. WHEN WAIVED BY THE BUILDING OFFICIAL.
- D. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION.
- E. SPECIALLY INSPECTED WORK THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE.
- F. THE SPECIAL INSPECTOR OR SHALL SUBMIT IN WRITING A REPORT OF OBSERVATIONS AND TESTING FOR EACH INSPECTION.
- G. THE INSPECTOR SHALL REPORT IN ADVANCE THEIR ASSIGNMENT TO THE CITY OF SAN DIEGO BUILDING INSPECTION DEPARTMENT.
- H. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION.
- I. A PROPERTY'S OWNER FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS, TESTING AND STRUCTURAL OBSERVATIONS MUST BE COMPLETED BY THE PROPERTY OWNERS AGENT OF RECORD, ARCHITECT OF RECORD OR ENGINEER OF RECORD AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
- J. TEST LABORATORIES USED MUST BE APPROVED BY THE CITY OF SAN DIEGO.

STRUCTURAL OBSERVATION (2016-CBC SECTION 1709):

- 1. THE OWNER SHALL EMPLOY THE ENGINEER OF RECORD, A REGISTERED DESIGN PROFESSIONAL, TO PERFORM STRUCTURAL OBSERVATION IN ACCORDANCE WITH SECTION 1702.1 AND 1709 OF THE 2007 CALIFORNIA BUILDING CODE FOR THE FOLLOWING ITEMS:
  - A) FOUNDATIONS PRIOR TO POURING OF CONCRETE
  - B) WALLS PRIOR TO POURING OF CONCRETE
- 2. STRUCTURAL OBSERVATION IS REQUIRED IN ADDITION TO ALL OTHER INSPECTIONS PER 1709.2.4.
- 3. STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY THE ENGINEER OF RECORD FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES FOR THE ITEMS LISTED AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE TESTING REQUIRED BY SECTIONS 109 APPENDIX CHAPTER 1 AND 1702 OR OTHER SECTIONS OF THIS CODE.
- 4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST STRUCTURAL OBSERVATION BY THE ENGINEER. THE ENGINEER SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE BY THE CONTRACTOR PRIOR TO PERFORMING STRUCTURAL OBSERVATION.
- 5. THE ENGINEER OF RECORD SHALL SUBMIT A WRITTEN STATEMENT TO THE INSPECTION SERVICES DIVISION STATING THAT SITE VISITS HAVE BEEN MADE AND WHETHER OR NOT OBSERVED DEFICIENCIES HAVE BEEN CORRECTED TO CONFORM WITH APPROVED PLANS AND SPECIFICATIONS.

NOTES:

- 1. "NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED DRAWING FOR CONSTRUCTION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OR BUILDING COMPONENTS, CONTAINED THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES".
- 2. "NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWING FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OR BUILDING COMPONENTS, CONTAINED THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES".
- 3. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, FOR TESTING MATERIALS, SYSTEMS, COMPONENTS AND EQUIPMENTS.
- 4. FABRICATOR MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.
- 5. FABRICATOR SHALL SUBMIT AND APPLICATION TO PERFORM OFF-SITE FABRICATION TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
- 6. FABRICATOR SHALL SUBMIT A 'CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.
- 7. THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.
- 8. A BUILDING PERMIT CANNOT BE ISSUED UNTIL A CONSTRUCTION ACTIVITY PERMIT HAS BEEN OBTAINED FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY (CAL-OSHA) FOR TRENCHES OR EXCAVATIONS 5 FEET OR DEEPER INTO WHICH A PERSON IS REQUIRED TO DESCEND. FOR ADDITIONAL INFORMATION REFER TO THE CAL-OSHA WEBSITE (<http://www.dir.ca.gov/dosh>) OR CALL THEIR SAN DIEGO OFFICE AT (619) 767-2280

SOIL TESTING CRITERIA

VERIFICATION TEST OF FIRST VERIFICATION NAIL:

PERFORM 2 VERIFICATION TESTS BY INCREMENTALLY LOADING THE VERIFICATION TEST NAIL TO FAILURE OR A MAXIMUM TEST LOAD OF 150% OF THE DTL OR 90% OF THE BAR YIELD STRESS, WHICHEVER IS LESS, IN ACCORDANCE WITH THE FOLLOWING LOADING SCHEDULE. RECORD THE SOIL MOVEMENTS AT EACH LOAD INCREMENT.

VERIFICATION TEST LOADING SCHEDULE:

LOAD	HOLD TIME
0.05 DTL MAX (AL)	1 MINUTE
0.25 DTL	10 MINUTES
0.50 DTL	10 MINUTES
0.75 DTL	10 MINUTES
1.00 DTL	10 MINUTES
1.25 DTL	10 MINUTES
1.50 DTL (CREEP TEST)	60 MINUTES

NOTE:

THE ALIGNMENT LOAD (AL) SHOULD BE THE MINIMUM LOAD REQUIRED TO ALIGN THE TESTING APPARATUS AND SHOULD NOT EXCEED 5% OF THE DTL. DIAL GAUGES SHOULD BE SET TO ZERO AFTER THE ALIGNMENT LOAD HAS BEEN APPLIED. FOLLOWING APPLICATION OF THE MAXIMUM LOAD (90% OF Fy OF THE REINFORCING BAR REDUCE THE LOAD TO THE ALIGNMENT LOAD (0.05 DTL MAXIMUM) AND RECORD THE PERMANENT SET.

PROOF TESTING OF PRODUCTION NAILS:

PERFORM 9 PROOF TESTS BY INCREMENTALLY LOADING THE PROOF TEST NAIL TO 150% OF THE DTL IN ACCORDANCE WITH THE FOLLOWING LOADING SCHEDULE. RECORD THE SOIL MOVEMENTS AT EACH LOAD INCREMENT.

PROOF TEST LOADING SCHEDULE:

LOAD	HOLD TIME
0.05 DTL MAX (AL)	UNTIL MOVEMENT STABILIZES
0.25 DTL	UNTIL MOVEMENT STABILIZES
0.50 DTL	UNTIL MOVEMENT STABILIZES
0.75 DTL	UNTIL MOVEMENT STABILIZES
1.00 DTL	UNTIL MOVEMENT STABILIZES
1.25 DTL	UNTIL MOVEMENT STABILIZES
1.50 DTL (MAX TEST LOAD) /CREEP TEST (SEE BELOW)	

NOTE:

- 1. THE ALIGNMENT LOAD (AL) SHOULD BE THE MINIMUM LOAD REQUIRED TO ALIGN THE TESTING APPARATUS AND SHOULD NOT EXCEED 5% OF THE DTL. DIAL GAUGES SHOULD BE SET TO ZERO AFTER THE ALIGNMENT LOAD HAS BEEN APPLIED.
- 2. THE CREEP PERIOD SHALL START AS SOON AS THE MAXIMUM TEST LOAD (1.50 DTL) IS APPLIED AND THE NAIL MOVEMENT SHALL BE MEASURED AND RECORDED AT 1 MINUTE, 2, 3, 5, 6, AND 10 MINUTES. MAINTAIN ALL LOAD INCREMENTS WITHIN 5% OF THE INTENDED LOAD.

TEST NAIL ACCEPTANCE CRITERIA:

A TEST NAIL SHALL BE CONSIDERED ACCEPTABLE WHEN ALL OF THE FOLLOWING CRITERIA ARE MET:

- 1. FOR VERIFICATION TESTS, THE TOTAL CREEP MOVEMENT IS LESS THAN 2 MM (0.08 IN) BETWEEN THE 6 AND 60 MINUTE READINGS AND THE CREEP TEST RATE IS LINEAR OR DECREASING THROUGHOUT THE CREEP TEST LOAD HOLD PERIOD.
- 2. FOR PROOF TESTS, THE TOTAL CREEP MOVEMENT IS LESS THAN 1 MM (0.04 IN) DURING THE 10 MINUTE READINGS OR THE TOTAL CREEP MOVEMENT IS LESS THAN 2 MM (0.08 IN) DURING THE 60 MINUTE READINGS AND THE CREEP RATE IS LINEAR OR DECREASING THROUGHOUT THE CREEP TEST LOAD HOLD PERIOD.
- 3. FOR VERIFICATION AND PROOF TESTS, THE TOTAL MEASURED MOVEMENT AT THE MAXIMUM TEST LOAD EXCEED 80% OF THE THEORETICAL ELASTIC ELONGATION OF THE TEST NAIL UNBONDED LENGTH.
- 4. A PULLOUT FAILURE DOES NOT OCCUR AT 1.5 DTL UNDER VERIFICATION TESTING AND 1.5 DTL TEST LOAD UNDER PROOF TESTING. PULLOUT FAILURE IS DEFINED AS THE INABILITY TO FURTHER INCREASE THE TEST LOAD WHILE THERE IS CONTINUED PULLOUT MOVEMENT OF THE TEST NAIL. RECORD THE PULLOUT FAILURE LOAD AS PART OF THE TEST DATA.

NOTE:

MAINTAINING STABILITY OF THE TEMPORARY UNBONDED TEST LENGTH FOR SUBSEQUENT GROUTING IS THE CONTRACTOR'S RESPONSIBILITY. IF THE UNBONDED TEST LENGTH OF PRODUCTION PROOF TEST NAILS CANNOT BE SATISFACTORILY GROUTED SUBSEQUENT TO TESTING, THE PROOF TEST NAIL SHALL BECOME SACRIFICIAL AND SHALL BE REPLACED WITH AN ADDITIONAL PRODUCTION NAIL INSTALLED AT NO ADDITIONAL COST TO THE OWNER.

TEST NAIL REJECTION:

IF A TEST NAIL DOES NOT SATISFY THE ACCEPTANCE CRITERION:

- 1. FOR VERIFICATION TEST NAILS, THE ENGINEER WILL EVALUATE THE RESULTS OF EACH VERIFICATION TEST. INSTALLATION METHODS THAT DO NOT SATISFY THE NAIL TESTING REQUIREMENTS SHALL BE REJECTED. THE CONTRACTOR SHALL PROPOSE ALTERNATIVE METHODS AND INSTALL REPLACEMENT VERIFICATION TEST NAILS. REPLACEMENT TEST NAILS SHALL BE INSTALLED AND TESTED AT NO ADDITIONAL COST.
- 2. FOR PROOF TEST NAILS, THE ENGINEER MAY REQUIRE THE CONTRACTOR TO REPLACE SOME OR ALL OF THE INSTALLED PRODUCTION NAILS BETWEEN A FAILED PROOF TEST NAIL AND THE ADJACENT PASSING PROOF TEST NAIL. ALTERNATIVELY, THE ENGINEER MAY REQUIRE THE INSTALLATION AND TESTING OF ADDITIONAL PROOF TEST NAILS TO VERIFY THAT ADJACENT PREVIOUSLY INSTALLED PRODUCTION NAILS HAVE SUFFICIENT LOAD CARRYING CAPACITY. INSTALLATION AND TESTING OF ADDITIONAL PROOF TEST NAILS OR INSTALLATION OF ADDITIONAL OR MODIFIED NAILS AS A RESULT OF PROOF TEST NAIL FAILURE(S) WILL BE AT NO ADDITIONAL COST.

SHOTCRETE (GUNITE)

PERMANENT SHOTCRETE REQUIREMENTS

REQUIREMENTS OF 2016 CALIFORNIA BUILDING CODE SECTION 1913.

- 1913.1 GENERAL. SHOTCRETE IS MORTAR OR CONCRETE THAT IS PNEUMATICALLY PROJECTED AT HIGH VELOCITY ONTO A SURFACE. EXCEPT AS SPECIFIED IN THIS SECTION, SHOTCRETE SHALL CONFORM TO THE REQUIREMENTS OF THIS CHAPTER FOR PLAIN OR REINFORCED CONCRETE.
- 1913.2 PROPORTIONS AND MATERIALS. SHOTCRETE PROPORTIONS SHALL BE SELECTED THAT ALLOW SUITABLE PLACEMENT PROCEDURES USING THE DELIVERY EQUIPMENT SELECTED AND SHALL RESULT IN FINISHED IN-PLACE HARDENED SHOTCRETE MEETING THE STRENGTH REQUIREMENTS OF THIS CODE.
- 1913.3 AGGREGATE. COARSE AGGREGATE, IF USED, SHALL NOT EXCEED 3/4 INCH (19.1 MM).
- 1913.4 REINFORCEMENT. REINFORCEMENT USED IN SHOTCRETE CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 1913.4.1 THROUGH 1913.4.4.
  - 1913.4.1 SIZE. THE MAXIMUM SIZE OF REINFORCEMENT SHA#11 BE NO 5 BARS UNLESS IT IS DEMONSTRATED BY PRE-CONSTRUCTION TESTS THAT ADEQUATE ENCASEMENT OF LARGER BARS WILL BE ACHIEVED.
  - 1913.4.2 CLEARANCE. WHEN NO 5 OR SMALLER BARS ARE USED, THERE SHALL BE A MINIMUM CLEARANCE BETWEEN PARALLEL REINFORCEMENT BARS OF 212 INCHES (64 MM), WHEN BARS LARGER THAN NO 5 ARE PERMITTED, THERE SHALL BE A MINIMUM CLEARANCE BETWEEN PARALLEL BARS EQUAL TO SIX DIAMETERS OF THE BARS USED. WHEN TWO CURTAINS OF STEEL ARE PROVIDED, THE CURTAIN NEARER THE NOZZLE SHALL HAVE A MINIMUM SPACING EQUAL TO 12 BAR DIAMETERS AND THE REMAINING CURTAIN SHALL HAVE A MINIMUM SPACING OF SIX BAR DIAMETERS. EXCEPTION SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, REQUIRED CLEARANCES SHALL BE REDUCED WHERE IT IS DEMONSTRATED BY PRE-CONSTRUCTION TESTS THAT ADEQUATE ENCASEMENT OF THE BARS USED IN THE DESIGN WILL BE ACHIEVED.
  - 1913.4.3 SPLICES. LAP SPLICES OF REINFORCING BARS SHALL UTILIZE THE NON-CONTACT LAP SPLICE METHOD WITH A MINIMUM CLEARANCE OF 2 INCHES (51 MM) BETWEEN BARS. THE USE OF CONTACT LAP SPLICES NECESSARY FOR SUPPORT OF THE REINFORCING IS PERMITTED WHEN APPROVED BY THE BUILDING OFFICIAL. BASED ON SATISFACTORY PRE-CONSTRUCTION TESTS THAT SHOW THAT ADEQUATE ENCASEMENT OF THE BARS WILL BE ACHIEVED, AND PROVIDED THAT THE SPLICE IS ORIENTED SO THAT A PLANE THROUGH THE CENTER OF THE SPLICED BARS IS PERPENDICULAR TO THE SURFACE OF THE SHOTCRETE.
  - 1913.4.4 SPIRALLY TIED COLUMNS. SHOTCRETE SHALL NOT BE APPLIED TO SPIRALLY TIED COLUMNS.

SHOTCRETE (GUNITE) (continued):

- 1913.5 PRE-CONSTRUCTION TESTS. WHEN REQUIRED BY THE BUILDING OFFICIAL, A TEST PANEL SHA#1 BE SHOT, CURED, CORED OR SAWN, EXAMINED AND TESTED PRIOR TO COMMENCEMENT OF THE PROJECT. THE SAMPLE PANEL SHALL BE REPRESENTATIVE OF THE PROJECT AND SIMULATE JOB CONDITIONS AS CLOSELY AS POSSIBLE. THE PANEL THICKNESS AND REINFORCING SHALL REPRODUCE THE THICKEST AND MOST CONGESTED AREA SPECIFIED IN THE STRUCTURAL DESIGN. IT SHALL BE SHOT AT THE SAME ANGLE, USING THE SAME NOZZLE MAN AND WITH THE SAME CONCRETE MIX DESIGN THAT WILL BE USED ON THE PROJECT. THE EQUIPMENT USED IN PRE-CONSTRUCTION TESTING SHALL BE THE SAME EQUIPMENT USED IN THE WORK REQUIRING SUCH TESTING, UNLESS SUBSTITUTE EQUIPMENT IS APPROVED BY THE BUILDING OFFICIAL.
- 1913.6 REBOUND. ANY REBOUND OR ACCUMULATED LOOSE AGGREGATE SHALL BE REMOVED FROM THE SURFACES TO BE COVERED PRIOR TO PLACING THE INITIAL OR ANY SUCCEEDING LAYERS OF SHOTCRETE. REBOUND SHALL NOT BE USED AS AGGREGATE.
- 1913.7 JOINTS. EXCEPT WHERE PERMITTED HEREIN, UNFINISHED WORK SHALL NOT BE ALLOWED TO STAND FOR MORE THAN 30 MINUTES UNLESS EDGES ARE SLOPED TO A THIN EDGE. FOR STRUCTURAL ELEMENTS THAT WILL BE UNDER COMPRESSION AND FOR CONSTRUCTION JOINTS SHOWN ON THE APPROVED CONSTRUCTION DOCUMENTS, SQUARE JOINTS ARE PERMITTED. BEFORE PLACING ADDITIONAL MATERIAL ADJACENT TO PREVIOUSLY APPLIED WORK, SLOPING AND SQUARE EDGES SHALL BE CLEANED AND WETTED.
- 1913.8 DAMAGE. IN-PLACE SHOTCRETE THAT EXHIBITS SAGS, SLOUGHS, SEGREGATION, HONEYCOMBING, SAND POCKETS OR OTHER OBVIOUS DEFECTS SHALL BE REMOVED AND REPLACED. SHOTCRETE ABOVE SAGS AND SLOUGHS SHALL BE REMOVED AND REPLACED WHILE STILL PLASTIC.
- 1913.9 CURING. DURING THE CURING PERIODS SPECIFIED HEREIN, SHOTCRETE SHALL BE MAINTAINED ABOVE 40 DEGREE AND IN MOIST CONDITION.
  - 1913.9.1 INITIAL CURING. SHOTCRETE SHALL BE KEPT CONTINUOUSLY MOIST FOR 24 HOURS AFTER SHOTCRETING IS COMPLETE OR SHALL BE SEALED WITH AN APPROVED CURING COMPOUND.
  - 1913.9.2 FINAL CURING. FINAL CURING SHALL CONTINUE FOR SEVEN DAYS AFTER SHOTCRETING, OR FOR THREE DAYS IF HIGH EARLY STRENGTH CEMENT IS USED, OR UNTIL THE SPECIFIED STRENGTH IS OBTAINED. FINAL CURING SHALL CONSIST OF THE INITIAL CURING PROCESS OR THE SHOTCRETE SHALL BE COVERED WITH AN APPROVED MOISTURE-RETAINING COVER.
  - 1913.9.3 NATURAL CURING. NATURAL CURING SHALL NOT BE USED IN LIEU OF THAT SPECIFIED IN THIS SECTION UNLESS THE RELATIVE HUMIDITY REMAINS AT OR ABOVE THE TARGET, AND IS AUTHORIZED BY THE REGISTERED DESIGN PROFESSIONAL AND APPROVED BY THE BUILDING OFFICIAL.
- 1913.10 STRENGTH TESTS. STRENGTH TESTS FOR SHOTCRETE SHALL BE MADE BY AN APPROVED AGENCY ON SPECIMENS THAT ARE REPRESENTATIVE OF THE WORK AND WHICH HAVE BEEN WATER SOAKED FOR AT LEAST 24 HOURS PRIOR TO TESTING. WHEN THE MAXIMUM-SIZE AGGREGATE IS LARGER THAN INCH (9.5 MM), SPECIMENS SHALL CONSIST OF NOT LESS THAN THREE 3-INCH-DIAMETER (76 MM) CORES OR 3-INCH (76 MM) CUBES. WHEN THE MAXIMUM-SIZE AGGREGATE IS INCH (9.5 MM) OR SMALLER, SPECIMENS SHALL CONSIST OF NOT LESS THAN 2-INCH-DIAMETER (51 MM) CORES OR 2-INCH (51 MM) CUBES.
  - 1913.10.1 SAMPLING. SPECIMENS SHALL BE TAKEN FROM THE IN-PLACE WORK OR FROM TEST PANELS, AND SHALL BE TAKEN AT LEAST ONCE EACH SHIFT, BUT NOT LESS THAN ONE FOR EACH 50 CUBIC YARDS (38.2 M3) OF SHOTCRETE. 2013 CALIFORNIA BUILDING CODE CONCRETE.
  - 1913.10.2 PANEL CRITERIA. WHEN THE MAXIMUM-SIZE AGGREGATE IS LARGER THAN INCH (9.5 MM), THE TEST PANELS SHALL HAVE MINIMUM DIMENSIONS OF 18 INCHES BY 18 INCHES (457 MM BY 457 MM), WHEN THE MAXIMUM SIZE AGGREGATE IS 3/8 INCH (9.5 MM) OR SMALLER, THE TEST PANELS SHALL HAVE MINIMUM DIMENSIONS OF 12 INCHES BY 12 INCHES (305 MM BY 305 MM). PANELS SHALL BE SHOT IN THE SAME POSITION AS THE WORK, DURING THE COURSE OF THE WORK AND BY THE NOZZLE MEN DOING THE WORK. THE CONDITIONS UNDER WHICH THE PANELS ARE CURED SHALL BE THE SAME AS THE WORK.
  - 1913.10.3 ACCEPTANCE CRITERIA. THE AVERAGE COMPRESSIVE STRENGTH OF THREE CORES FROM THE IN-PLACE WORK OR A SINGLE TEST PANEL SHALL EQUAL OR EXCEED 0.85 F' WITH NO SINGLE CORE LESS THAN 0.75 F' C. THE AVERAGE COMPRESSIVE STRENGTH OF THREE CUBES TAKEN FROM THE IN-PLACE WORK OR A SINGLE TEST PANEL SHALL EQUAL OR EXCEED F' WITH NO INDIVIDUAL CUBE LESS THAN 0.88F' C TO CHECK ACCURACY. LOCATIONS REPRESENTED BY ERRATIC CORE OR CUBE STRENGTHS SHALL BE RETESTED.

GENERAL:

- 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- 2. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- 3. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS IN CASE OF CONFLICT.
- 4. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THESE STRUCTURAL DRAWINGS.
- 5. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS AND THE APPLICABLE PROVISIONS OF THE 2016 CALIFORNIA BUILDING CODE (C.B.C.) AS AMENDED BY THE CITY OF SAN DIEGO.
- 6. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
- 7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE INDICATED. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND GIN POLES, ETC.. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE OR SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT CONSTITUTE INSPECTION OF THE ABOVE ITEMS.
- 8. OPENINGS, POCKETS, SLEEVES, BLOCK-OUTS, ETC. SHALL NOT BE PLACED IN SLABS, BEAMS, GIRDERS, COLUMNS, WALLS, FOUNDATIONS, ETC. UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS. THE ENGINEER SHALL BE NOTIFIED WHEN OTHER DRAWINGS SHOW OPENINGS, POCKETS, SLEEVES, BLOCK-OUTS, ETC. THAT ARE NOT SHOWN ON THESE STRUCTURAL DRAWINGS.
- 9. NO PIPES OR DUCTS SHALL BE PLACED IN FOUNDATION SLABS UNLESS SPECIFICALLY SHOWN OR NOTED ON THESE STRUCTURAL DRAWINGS. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY SHOWN.
- 10. THE CONTRACTOR IS RESPONSIBLE OR COORDINATION OF DETAILS FOR AVOIDING THE INTERFERENCE OF MATERIALS TO BE EMBEDDED IN CONCRETE INCLUDING BUT NOT LIMITED TO REINFORCING STEEL, MISCELLANEOUS STEEL AND CONDUITS. THIS IS BEST ACCOMPLISHED THROUGH CAREFUL COORDINATION OF SHOP DRAWINGS.
- 11. PRIOR TO BEGINNING EXCAVATION, THE CONTRACTOR SHALL LOCATE EXISTING UTILITY SERVICES IN AREAS TO BE EXCAVATED.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES IN THE WORK AREA AND SHALL REPAIR ANY DAMAGE CAUSED BY HIS OR HER OPERATIONS AT HIS OR HER OWN COST.
- 13. ELEVATIONS GIVEN ON THE STRUCTURAL DRAWINGS ARE REFERENCED FROM MSL, AS GIVEN ON SURVEY.
- 14. ALL ASTM STANDARDS LISTED HEREIN, SHALL BE OF THE ISSUE LISTED IN THE CURRENT ANNUAL BOOK OF STANDARDS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS.
- 15. THE SPECIAL INSPECTOR MUST BE APPROVED BY THE CITY OF SAN DIEGO.
- 16. THE TESTING LABORATORY MUST BE APPROVED BY THE CITY OF SAN DIEGO.

SOILS CONDITION AND DESIGN CRITERIA:

- 1. THE DESIGN SHALL CONFORM TO THE PROVISIONS OF THE 2016 CALIFORNIA BUILDING CODE (CBC), AND STANDARDS REFERENCED THEREIN.
- 2. THE CHARACTER OF SOIL AT THIS SITE AND THE SPECIFIC DESIGN CRITERIA IS CONTAINED IN THE GEOTECHNICAL (SOILS) REPORT PREPARED BY GEO TECHNICAL EXPLORATION, INC., JOB # 16-11026, "UPDATE TIEBACK DESIGN AND RECOMMENDATIONS" DATED 12/08/17.

GENERAL (continued):

- 3. THE DESIGN IS BASED UPON:
  - A. FRICTION ANGLE OF < 33 DEGREES (SAN DIEGO FORMATION).
  - B. COHESION = 200 PSF.
  - C. UNIT WEIGHT OF SOIL = 125 PCF.
  - D. ALLOWABLE BEARING PRESSURE = 2,000 PSF FOR COMBINED DEAD AND LIVE LOADS. ADN 4,650 PSF FOR ALL LOADS, INCLUDING WIND OR SEISMIC.
  - E. ALLOWABLE PASSIVE RESISTANCE = 275 PCF.
  - F. ALLOWABLE SOIL FRICTION COEFFICIENT = 0.4
  - G. FACTOR OF SAFETY FOR STATIC/SEISMIC LOADS = 1.5/1.1.
  - H. MINIMUM LENGTH OF 20' (TOTAL LENGTH + UNBONDED + BONDED LENGTH).
  - I. NAILS SHALL BE INSTALLED AT 20 DEGREE FROM HORIZONTAL.
  - J. SOIL NAIL SPACING IS 4'-0" TO 6'-0" v. VERTICALLY AND 6'-0" o.c. HORIZONTALLY.
  - K. 1:1.1 MAX. SLOPE ABOVE TOP OF WALL EXTENDING OUT 10' MAX.
  - L. ALLOWABLE PULL-OUT BOND STRENGTH = 4,000 PLF.
  - M. SEISMIC LOADS DUE TO SOIL INCLUDED IN GLOBAL STABILITY CALCULATIONS. SEE GEOTECHNICAL REPORT.
  - N. A 6" DIAMETER DRILLED HOLE.
  - 4. FOOTING ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY AND ARE ASSUMED TO BE IN SUITABLE BEARING MATERIALS. THE ACTUAL ADEQUACY OF THE BEARING MATERIAL SHALL BE DETERMINED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACING OF REINFORCING OR POURING OF CONCRETE, AND ELEVATIONS SHALL BE ADJUSTED, OR OTHER REMEDIAL ACTION TAKEN, AS DIRECTED BY THIS REPRESENTATIVE AND APPROVED BY THE ENGINEER.
  - 5. IF THE BUILDING INSPECTOR SUSPECTS EXPANSIVE SOILS BASED ON OBSERVATION OF THE FOUNDATION EXCAVATION, HE MAY REQUIRE SOIL EXPANSION INDEX TESTS IN ACCORDANCE WITH CBC STD. 18-2 OR CHAP. 6, DIV. 7, TABLE 8 OF THE CITY OF SAN DIEGO MUNICIPAL CODES.

SLOPE REPAIR NOTES:

- 1. ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO AND THE 2016 CBC.
- 2. ALL TEST NAILS SHALL BE TESTED UNDER SUPERVISION OF THE GEOTECHNICAL ENGINEER.
- 3. REINFORCED CONCRETE AND SHOTCRETE.
  - FY = 60 KSI
  - FC = 4,000 PSI
  - NAIL GROUT = 4,000 PSI
  - NAIL STEEL = 75 KSI
- 4. STRUCTURAL STEEL: ASTM A36 OR A572 GR 50.
- 5. UNLESS OTHERWISE NOTED ON THE PLANS, MINIMUM CONCRETE/SHOTCRETE COVER MEASURED FROM THE FACE OF CONCRETE/SHOTCRETE TO THE FACE OF ANY REINFORCING BAR SHALL BE AS FOLLOWS:
  - FRONT SIDE OF PERMANENT FACINGS EXPOSED TO WEATHER: 2"
  - PERMANENT SHOTCRETE FACINGS EXPOSED TO SOILS: 3"
  - PERMANENT CIP FACINGS CAST AGAINST TEMPORARY SHOTCRETE: 1.5"
- 6. UNLESS OTHERWISE SHOWN ON THE PLANS ALL EXTERIOR CORNERS AND EDGES SHALL HAVE A 3/4" CHAMFER AND ALL INTERIOR CORNERS SHALL HAVE A 3/4" FILLET
- 7. ALL NAIL DRILLED LENGTHS (L) AND BAR SIZES SHALL BE IN ACCORDANCE WITH NAIL WALL ELEVATION SHEETS.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES.
- 9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING STABLE SLOPES ABOVE AND BELOW THE SLOPE REPAIRS.
- 10. NO GENERAL EXCAVATION OPEN CUTS STEEPER THAN 1:1 SHALL BE MADE WITHIN 10 FT. IN FRONT OF THE SLOPE REPAIRS WITHOUT APPROVAL OF THE GEOTECHNICAL ENGINEER.

CONCRETE:

- 1. ALL CONCRETE SHALL BE REGULAR WEIGHT, 150 PCF, MAX W/C=0.5, MIN CEMENT CONTENT = 500 LB/CY, 3/4" AGGREGATE, NO PEA GRAVEL MIXES PERMITTED.
- 2. CONCRETE STRENGTHS:
 

ITEM OF CONSTRUCTION	STRENGTH (P.S.I.)	SUMP (INCHES) MAX
FOUNDATIONS	4,000	4
SLAB ON GRADE	2,500	3-1/2
SHOTCRETE	4,000	2
GROUT @ SOIL NAIL	4,000	4
- 3. CONCRETE PROTECTION FOR REINFORCEMENT. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
 

	MIN. COVER (INCHES)
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER: NO. 6 THROUGH NO. 18 BAR NO. 5 AND SMALLER	2 1-1/2
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS NO. 4 AND 18 BAR NO. 11 BAR, AND SMALLER	1-1/2 3/4
BEAMS, COLUMNS PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1-1/2

	MIN. COVER (INCHES)
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER: NO. 6 THROUGH NO. 18 BAR NO. 5 AND SMALLER	2 1-1/2
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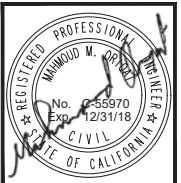
- 4. ANCHOR BOLTS, ALL HARDWARE EMBEDDED IN CONCRETE AND DOWELS, SECURELY HELD IN PLACE PRIOR TO PLACING CONCRETE.
- 5. PIPES, DUCTS, VENTS AND SIMILAR OPENINGS ARE NOT PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.
- 6. THE ENGINEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF ALL CONCRETE PLACEMENT.
- 7. FORMS FOR CONCRETE SHALL BE LAID OUT AND CONSTRUCTED TO PROVIDE THE SPECIFIED CAMBERS SHOWN ON THE DRAWINGS.
- 8. THE CONCRETE SLAB THICKNESS SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN.
- 9. THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS TO THE ENGINEER FOR APPROVAL PRIOR TO CASTING CONCRETE.
- 10. WHERE CONTINUOUS BARS ARE CALLED OUT, PROVIDE TIED CONTACT SPLICES AS REQUIRED. STAGGER SPLICES OF ALTERNATE BARS BY THE FULL SPLICE LENGTH.
- 11. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE IV IN CONTACT WITH SOIL AND TYPE II ELSEWHERE. CONCRETE EXPOSED TO SOILS CONTAINING SULFATES SHALL COMPLY WITH CBC SECTION 1904.3.
- 12. CONCRETE MIXES MAY CONTAIN FLY ASH. THE FLY ASH SHALL CONFORM TO ASTM C618 CLASS F AND THE LOSS OF IGNITION SHALL BE LIMITED TO 2%. THE ADDITION RATE SHALL NOT EXCEED 15% OF THE CEMENT WEIGHT. THE CONTRACTOR SHALL SUBMIT ALL CERTIFICATES SHOWING THE FLY ASH CONFORMS TO THE ABOVE CRITERIA.
- 13. AGGREGATE FOR HARD ROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.

REINFORCING STEEL:

- 1. REINFORCING STEEL: ASTM-A615 #4 AND LARGER: GRADE 60, GRADE 75 AT SOIL NAILS VERTICAL REINFORCEMENT SHALL BE DOWELED TO BE SUPPORTING MEMBERS WITH THE SAME SIZE AND SPACING OF REINFORCEMENT AS CALLED FOR IN THE DRAWINGS OR STANDARD NOTES.
- 2. WELDING OF REINFORCEMENT IS NOT PERMITTED.

JERUSALEM CONSULTING ENGINEERS, INC.

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SOILS NAIL WALL  
MRS. MARY VALE RESIDENCE  
1643 VALES DR.  
LA JOLLA, CA 92037

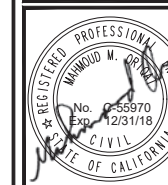
SOILS NAIL WALL  
GENERAL NOTES

DATE: 03/09/2020  
SCALE:  
AS SHOWN  
DRAWN BY: RVP  
JOB NAME: VALE RESIDENCE

NO.	BY
02/13/2019	JCE
12/11/2019	JCE
02/28/2020	JCE

**JERUSALEM CONSULTING ENGINEERS, INC.**

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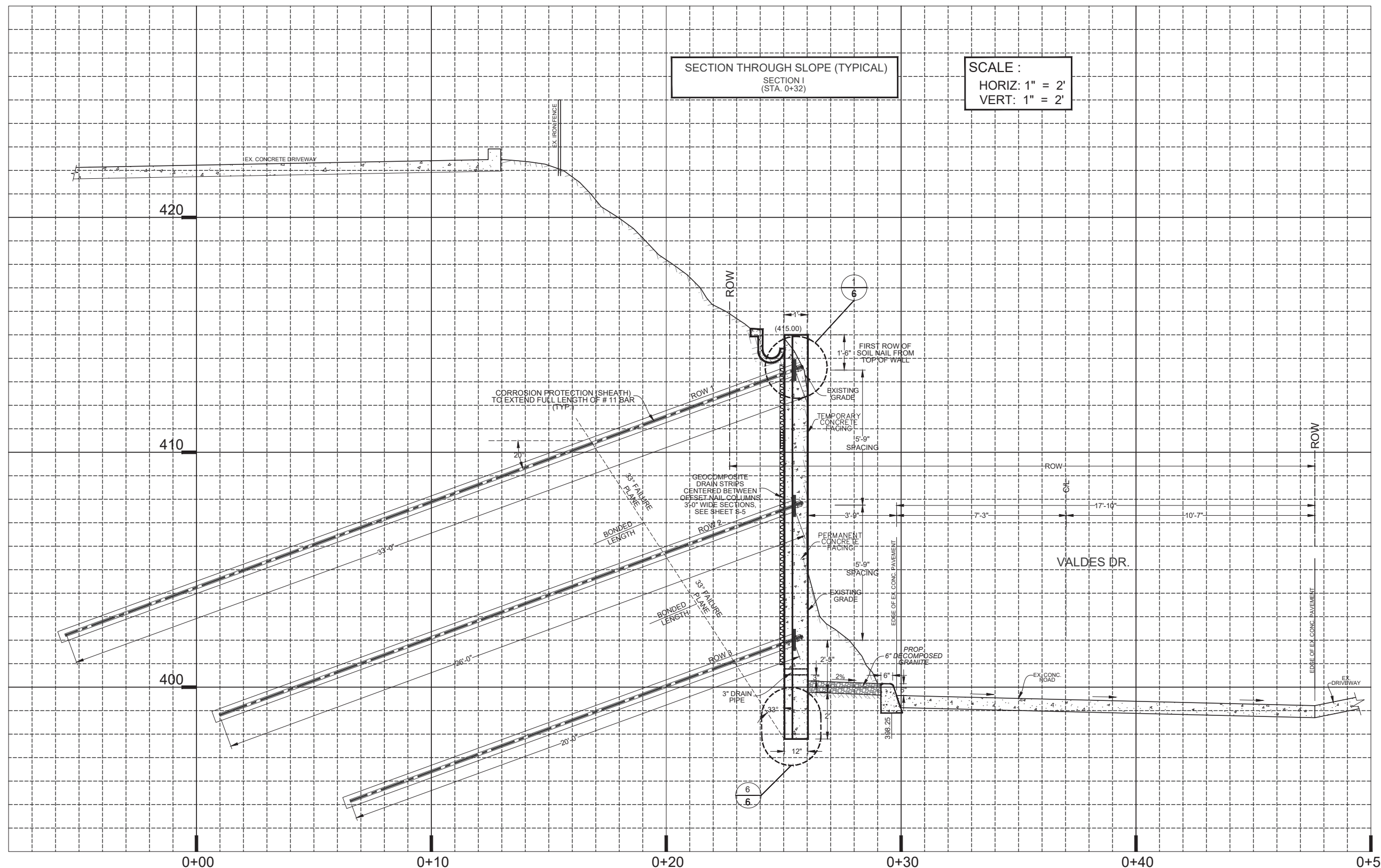
**SOILS NAIL WALL**

MRS. MARY VALE RESIDENCE  
 1843 VALDES DR.  
 LA JOLLA, CA 92037

**PROPOSED SOILS NAIL WALL TYPICAL SECTION**

SHEET NAME:  
 DATE: 03/09/2020  
 SCALE: AS SHOWN  
 DRAWN BY: RVP  
 JOB NAME: VALE RESIDENCE  
 SHEET NO. 6 OF 10

**S-3**

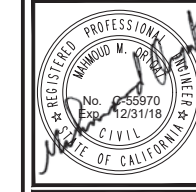


**SECTION THROUGH SLOPE (TYPICAL)**  
 SECTION I  
 (STA. 0+32)

**SCALE :**  
 HORIZ: 1" = 2'  
 VERT: 1" = 2'

REVISIONS	BY
02/13/2019	JCE
12/11/2019	JCE
02/28/2020	JCE

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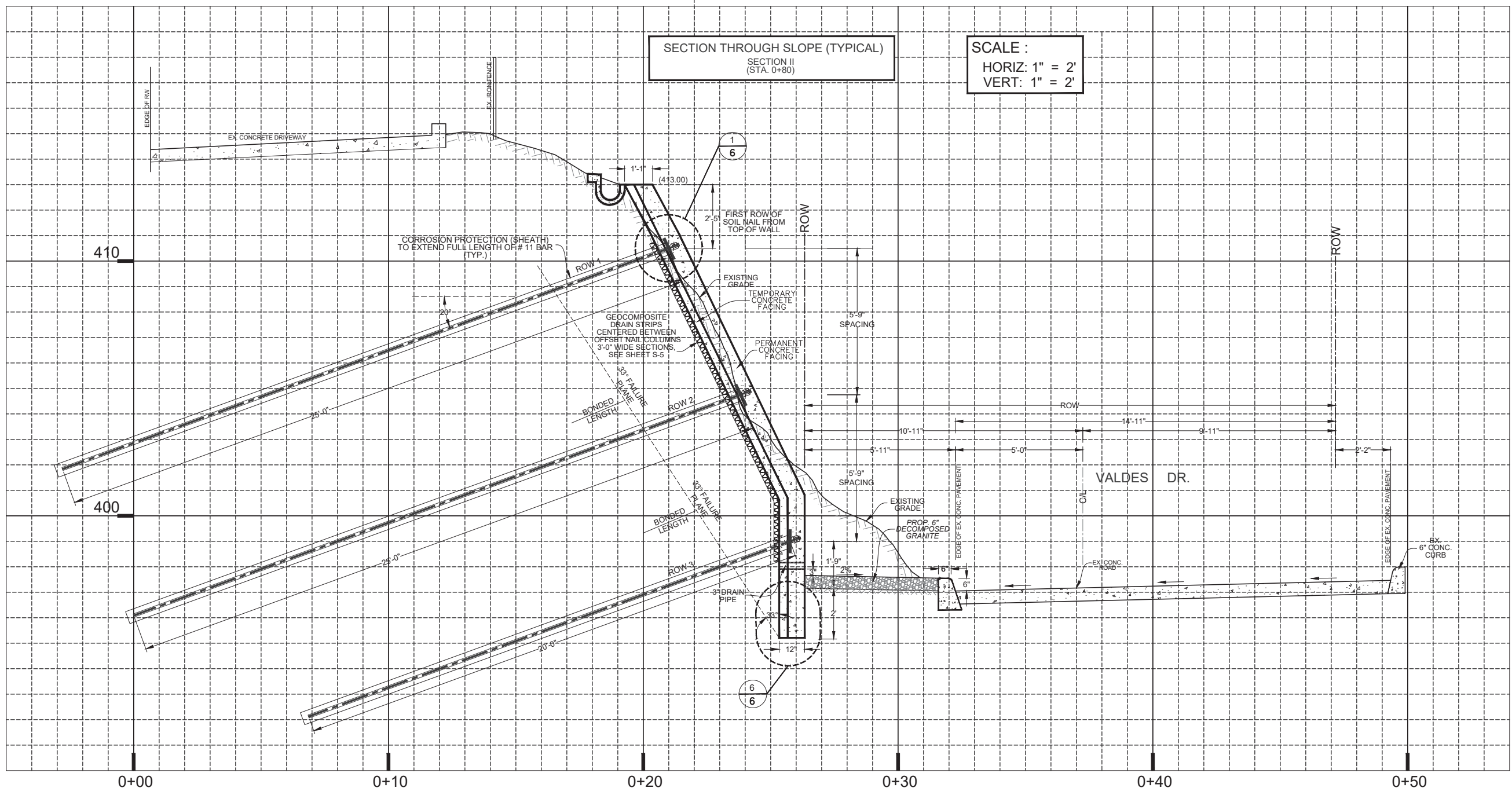
**SOILS NAIL WALL**  
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 1643 VALDES DR.  
 LA JOLLA, CA 92037

SHEET NAME:  
**PROPOSED SOILS NAIL WALL TYPICAL SECTION**

DATE:  
 03/09/2020  
 SCALE:  
 AS SHOWN  
 DRAWN BY:  
 RVP  
 JOB NAME:  
 VALE RESIDENCE

SHEET NO. 7 OF 10

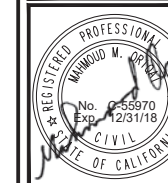
**S-4**





02/13/2019	JCE	BY
12/11/2019	JCE	
02/28/2020	JCE	

**JERUSALEM CONSULTING ENGINEERS, INC.**  
 9866 DOLORES ST., SUITE 201  
 SPRING VALLEY, CA 91777  
 PH: (619) 463-3002  
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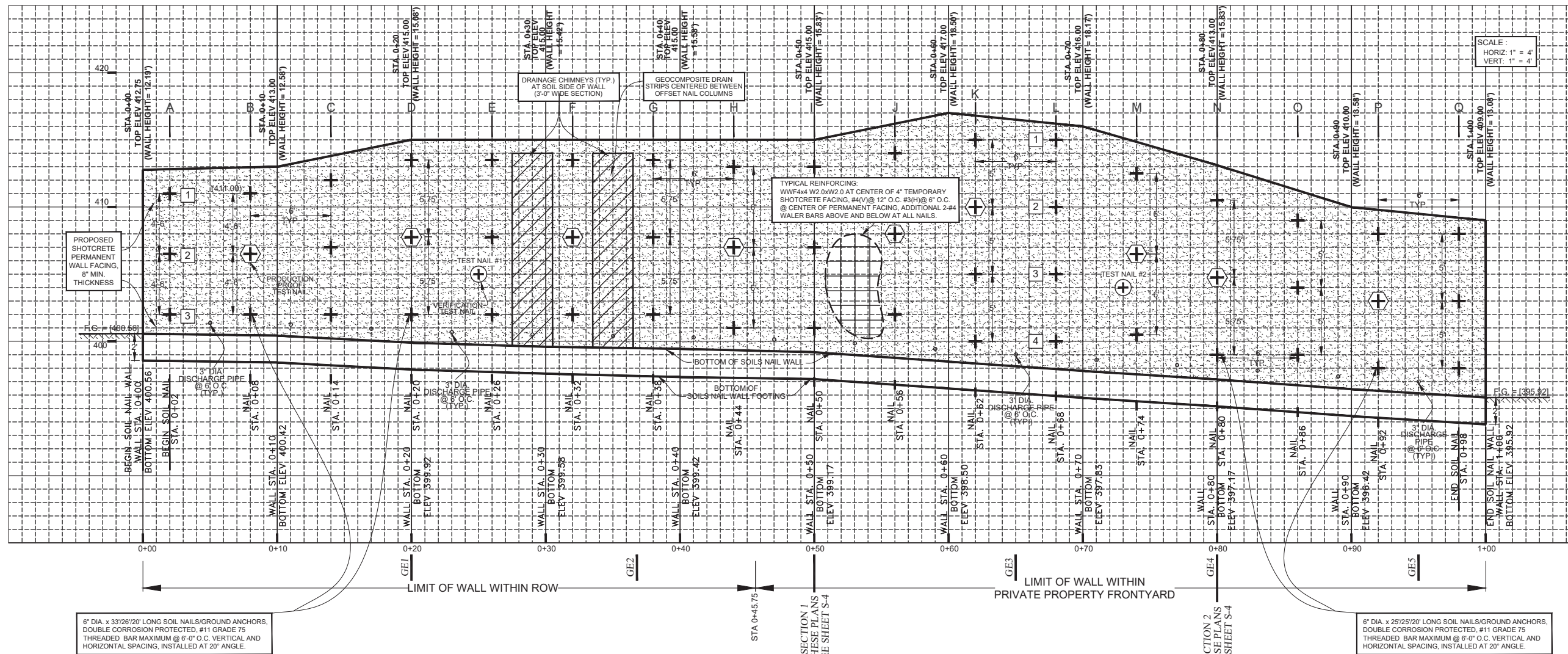


**SOILS NAIL WALL**  
 MRS. MARY VALE RESIDENCE  
 1643 VALDES DR.  
 LA JOLLA, CA 92037

SHEET NAME:  
**PROPOSED SOILS NAIL WALL FRONT ELEVATION**

DATE: 03/09/2020  
 SCALE: AS SHOWN  
 DRAWN BY: RVP  
 JOB NAME: VALE RESIDENCE  
 SHEET NO. **8** OF **10**

**S-5**



**A SOILS NAIL WALL FRONT ELEVATION**

**TESTING NOTES:**

1. VERIFICATION TEST NAIL TO BE DRILLED AND GROUTED FIRST PRIOR TO ANY PRODUCTION NAILS TO CONFIRM DRILLING AND INSTALLATION METHODS AND TO VERIFY REQUIRED NAIL PULLOUT RESISTANCE.
2. VERIFICATION TEST NAIL TO BE FULLY GROUTED, TOTAL LENGTH OF NAIL 20 FT.
3. VERIFICATION TEST LOAD (DTL) IS 50.40 KIPS = 50,400 LBS. SEE S2 FOR FURTHER NOTES ON TESTING.
4. TWO (2) VERIFICATION TEST NAIL, NINE (9) PRODUCTION PROOF TEST NAILS PER PER ELEVATION VIEW.
5. GEOTECHNICAL EXPLORATION, INC. STAFF SHALL VERIFY THE ADEQUACY OF THE LOCATION AND THE NUMBER OF THE VERIFICATION TEST NAIL AND PRODUCTION PROOF TEST NAILS.

**NOTES:**

1. GEOTECHNICAL EXPLORATION, INC. STAFF SHALL VERIFY THE ADEQUACY OF THE BOTTOM SOIL NAIL WALL ELEVATION.
2. NAIL PLACEMENT CAN VARY UP TO 1'-0" IN EITHER DIRECTION. IF HORIZONTAL SPACING IS GREATER THAN 6'-0" OR IF VERTICAL SPACING IS MORE THAN 6'-0", THEN AN ADDITIONAL NAIL WILL BE INSTALLED ACCORDING TO APPROVED PLANS.
3. TESTING PER NOTES ON S2 AND NOTES THIS SHEET S5.
4. ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (M.S.L.=0.0).
5. NAIL ELEVATIONS NOT SHOWN SHALL BE LINEARLY INTERPOLATED BETWEEN THOSE SHOWN.
6. THE EXPANSION JOINT LOCATIONS SHALL BE LOCATED PRIOR TO THE CONSTRUCTION OF SOIL NAILS AND AT LEAST 12-INCHES CLEAR DISTANCE SHALL BE PROVIDED BETWEEN THE JOINT AND THE NAILS.
7. IF REINFORCING BARS WITH CUT THREADS ARE USED FOR NAILS, THE NEXT LARGER BAR SIZE ABOVE THAT SHOWN SHALL BE PROVIDED AT NO ADDITIONAL COST.

**LEGEND:**

	New SHOTCRETE Wall 8" min. thickness for permanent facing, 4" thick for temporary facing.
+	Soil Nail Location
⊕	Verification Test Nail
⊕	Production Proof Test Nail
2	Nail Row
(147.5)	Nail Elevation
[147.0]	Grade Elevation
L	Drilled Length of Nail (feet)
BAR	Threaded Steel Bar Size, Grade 75 KSI
Q <sub>d</sub>	Allowable Pullout Resistance past 33" Failure Plane (PLF)
S <sub>H</sub>	Horizontal Nail Spacing (feet)
S <sub>V</sub>	Vertical Nail Spacing (feet)

**SPECIFIC SOIL NAIL WALL QUANTITIES**  
 STA. 0+00 to STA. 0+60 & STA. 0+74

ROW NO.	LENGTH	BAR	Q <sub>d</sub>	S <sub>H</sub>	S <sub>V</sub>	LOAD (KIPS)
ROW 1	33'-0"	# 11	4,000 PLF	6'-0"	1'-2" FROM TOP OF WALL	50.40
ROW 2	26'-0"	# 11	4,000 PLF	6'-0"	VARIES FROM 4.5' TO 6' CL TO CL	50.40
ROW 3	20'-0"	# 11	4,000 PLF	6'-0"	1.5' TO 3' FROM BOTTOM OF WALL	50.40

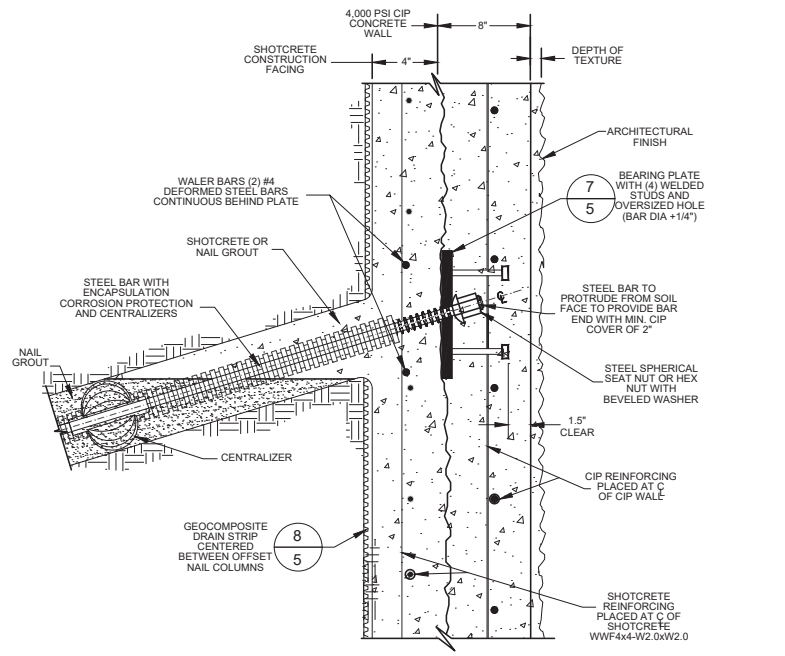
**SPECIFIC SOIL NAIL WALL QUANTITIES**  
 STA. 0+62 & STA. 0+68

ROW NO.	LENGTH	BAR	Q <sub>d</sub>	S <sub>H</sub>	S <sub>V</sub>	LOAD (KIPS)
ROW 1	33'-0"	# 11	4,000 PLF	6'-0"	1'-2" FROM TOP OF WALL	50.40
ROW 2	33'-0"	# 11	4,000 PLF	6'-0"	5' TO 5' CL TO CL	50.40
ROW 3	26'-0"	# 11	4,000 PLF	6'-0"	5' TO 5' CL TO CL	50.40
ROW 4	20'-0"	# 11	4,000 PLF	6'-0"	1.5' TO 2' FROM BOTTOM OF WALL	50.40

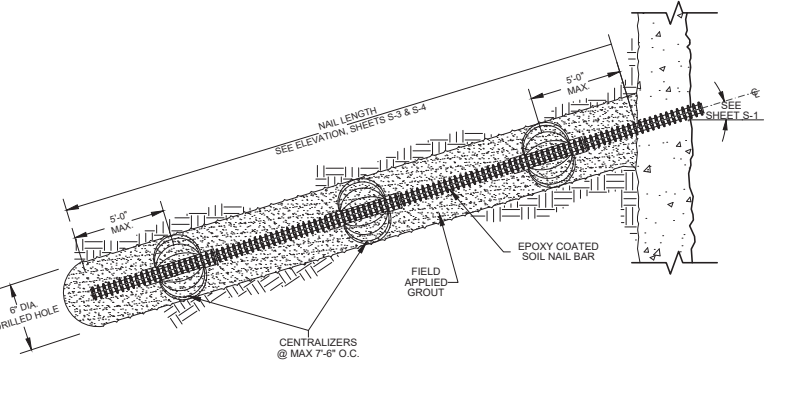
**SPECIFIC SOIL NAIL WALL QUANTITIES**  
 STA. 0+75 to STA. 1+00

ROW NO.	LENGTH	BAR	Q <sub>d</sub>	S <sub>H</sub>	S <sub>V</sub>	LOAD (KIPS)
ROW 1	25'-0"	# 11	4,000 PLF	6'-0"	2' FROM TOP OF WALL	36.00
ROW 2	25'-0"	# 11	4,000 PLF	6'-0"	VARIES FROM 5' TO 5.75' CL TO CL	36.00
ROW 3	20'-0"	# 11	4,000 PLF	6'-0"	2' FROM BOTTOM OF WALL	36.00

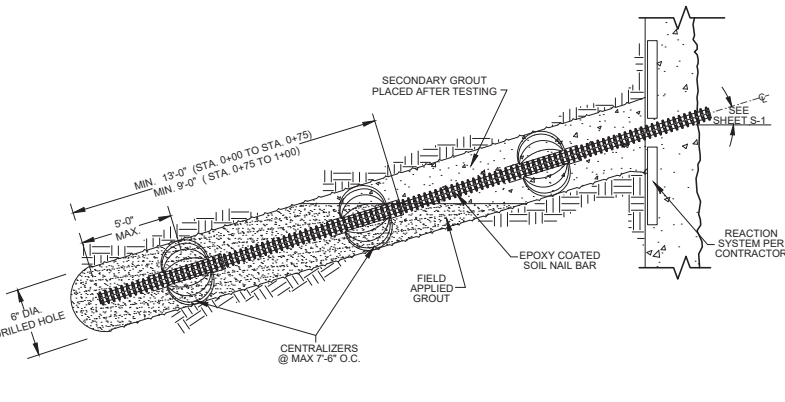




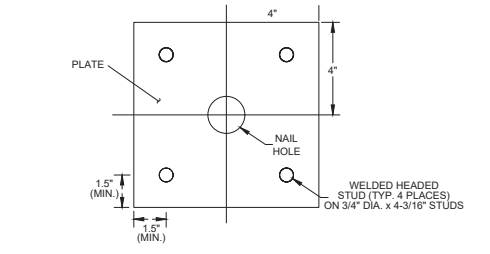
1 FINISHED WALL SECTION  
NOT TO SCALE



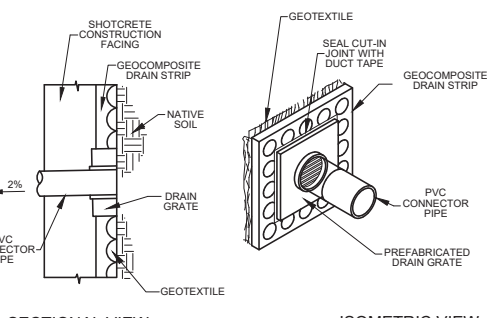
2 PERMANENT SOIL NAIL EPOXY COATED  
NOT TO SCALE



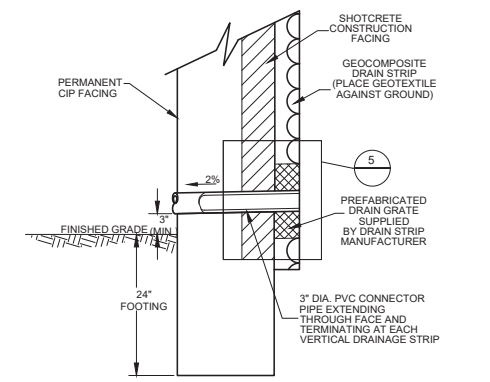
3 VERIFICATION & PROOF TEST SOIL NAIL  
NOT TO SCALE



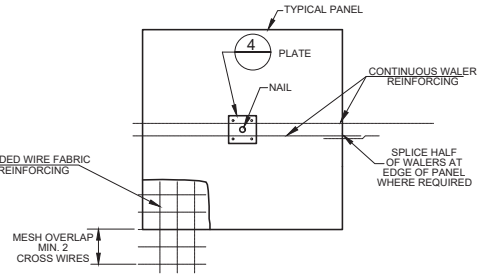
4 CONNECTOR PLATE WITH STUD DETAIL  
NOT TO SCALE



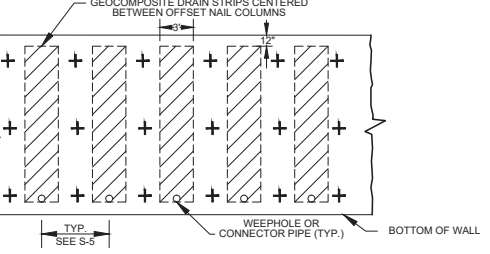
5 DRAIN GRATE DETAILS  
NOT TO SCALE



6 SEGMENTS A & B TYPICAL WALL TOE DRAIN  
NOT TO SCALE



7 TYPICAL SHOTCRETE PANEL STEEL  
NOT TO SCALE



8 GEOCOMPOSITE DRAINAGE STRIP DETAIL  
NOT TO SCALE

**SD** City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000 **FORM DS-560** Storm Water Requirements Applicability Checklist Revised 2018

Project Address: 1643 Valdes Drive, La Jolla 92037 Project Number: 621967  
**SECTION 1. Construction Storm Water BMP Requirements:**  
 All construction sites are required to implement construction BMPs in accordance with the performance standards in the *Storm Water Standards Manual*. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Regional Water Quality Control Board.

For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

**PART A: Determine Construction Phase Storm Water Requirements.**

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)  
 Yes; SWPPP required, skip questions 2-4  No; next question
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with storm water?  
 Yes; WPCP required, skip questions 3-4  No; next question
3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)  
 Yes; WPCP required, skip question 4  No; next question
4. Does the project only include the following Permit types listed below?  
 Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.  
 Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.  
 Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot hoing, curb and gutter replacement, and retaining wall encroachments.  
 Yes; no document required

Check one of the boxes below, and continue to PART B:

- If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B
- If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B.
- If you checked "No" for all questions 1-3, and checked "Yes" for question 4, PART B does not apply and no document is required. Continue to Section 2.

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: [www.sandiego.gov/stormwater/regulations/index.shtml](http://www.sandiego.gov/stormwater/regulations/index.shtml)  
 Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services). Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (11-18) **Clear Page 1**

Page 3 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

**PART D: PDP Exempt Requirements.**

**PDP Exempt projects are required to implement site design and source control BMPs.**  
 If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."  
 If "no" was checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:  
  - Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
  - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
  - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual? Yes; PDP exempt requirements apply  No; next question
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?  
 Yes; PDP exempt requirements apply  No; project not exempt.

**PART E: Determine if Project is a Priority Development Project (PDP).**  
 Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".  
 If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".

1. New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.  Yes  No
2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.  Yes  No
3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface.  Yes  No
4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater.  Yes  No
5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).  Yes  No
6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).  Yes  No

**Clear Page 3**

Page 2 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

**PART B: Determine Construction Site Priority**  
 This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The City reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete PART B and continue to Section 2

1.  ASBS  
 a. Projects located in the ASBS watershed.
2.  High Priority  
 a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed.  
 b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.
3.  Medium Priority  
 a. Projects that are not located in an ASBS watershed or designated as a High priority site.  
 b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed.  
 c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos watershed management area.
4.  Low Priority  
 a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

**SECTION 2. Permanent Storm Water BMP Requirements.**  
 Additional information for determining the requirements is found in the *Storm Water Standards Manual*.

**PART C: Determine if Not Subject to Permanent Storm Water Requirements.**  
 Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the *Storm Water Standards Manual* are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".  
 If "no" is checked for all of the numbers in Part C continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water?  Yes  No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?  Yes  No
3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair).  Yes  No

**Clear Page 2**

Page 4 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

7. New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).  Yes  No
8. New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.  Yes  No
9. New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 9013, 9014, 9541, 7532-7534, or 7536-7539.  Yes  No
10. Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces.  Yes  No

**PART F: Select the appropriate category based on the outcomes of PART C through PART E.**

1. The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.
2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the *Storm Water Standards Manual* for guidance.
3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the *Storm Water Standards Manual* for guidance.
4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the *Storm Water Standards Manual* for guidance on determining if project requires a hydromodification plan management.

Mahmoud Oriqat, P.E. Principal Engineer  
 Name of Owner or Agent (Please Print) Title  
 Signature Date 01/20/2020

**Clear Page 4**  
**Clear Form**

02/13/2019	JCE
12/11/2019	JCE
02/28/2020	JCE

**JERUSALEM CONSULTING ENGINEERS, INC.**  
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**SOILS NAIL WALL**  
 MRS. MARY VALE RESIDENCE  
 1643 VALDES DR.  
 LA JOLLA, CA 92037

**SOILS NAIL WALL DETAILS**

SHEET NAME:  
 DATE: 03/09/2020  
 SCALE: AS SHOWN  
 DRAWN BY: RVP  
 JOB NAME: VALE RESIDENCE  
 SHEET NO. 9 OF 10



DATE	BY
02/13/2019	JCE
12/11/2019	JCE
02/28/2020	JCE
04/27/2020	JCE

**CITY REVIEW NOTES:**

Existing Irrigation: The plan shows the existing functional irrigation system within Zone one which it shall remain.  
 Brush Management on City Open Space: "Zone 2 Brush Management on City Open Space based on footprint of previously conforming, existing structure per sections 142.04 12(c)(2) and 142.04 12(h)(7)".  
 Brush Management on Adjacent Properties: "Offsite Brush Management shall be the responsibility of adjacent property owners. For fuel-load maintenance issues, contact Fire Rescue Department's Fire Hazard Advisor-Brush/Weed Complaint Line: (619) 533-4444".

**GENERAL NOTES:**

- PER THE CITY OF SAN DIEGO LANDSCAPE REVIEWER COMMENT DATED 02/28/2020, THE SITE IS SUBJECT TO THE REQUIREMENTS OF BRUSH MANAGEMENT. BASED ON THAT, THE BRUSH MANAGEMENT NOTES AND DIMENSIONS HAVE BEEN ADDED TO THIS PROJECT. THE NAME OF THIS SHEET HAS CHANGED TO BRUSH MANAGEMENT TO ADDRESS EXISTING LANDSCAPE CONDITIONS, NEW PERVIOUS AREA AND NON-IRRIGATED HYDROSEED IMPLEMENTATION.
- NO CHANGE TO EXISTING NATIVE VEGETATION BETWEEN THE EXISTING PROPERTY DRIVEWAY AND PROPOSED NEW WALL LOCATION.
- ANY MINOR DISTURBED AREA BEYOND THE NEW BROW DITCH WILL BE RESTORED BY NON-IRRIGATED HYDROSEED.
- PER DISCUSSION AND AGREEMENT WITH THE CITY ENGINEERING REVIEWERS, THE AREA OF DISTURBANCE, SEE SHEET T1, BETWEEN THE EXISTING CONCRETE ROADWAY AND THE PROPOSED SOIL NAIL WALL WILL BE RESTORED BY A DECOMPOSED GRANITE (DG) TO MAINTAIN THE PERVIOUS CONDITION.
- THE PROJECT DOESN'T PROPOSE NEW IRRIGATION SYSTEM AND/OR LANDSCAPE AREAS.

**NON-IRRIGATED HYDROSEED**

THE CONTRACTOR SHALL APPLY A SEED MIX TO BE INCORPORATED WITH THE BONDED FABRIC MATRIX (BFM) AT ALL DISTURBED AREA BEYOND THE NEW BROW-DITCH. THE FOLLOWING SEED MIX SHALL BE INCORPORATED WITH THE BFM TO ALL AREAS THAT ARE DISTURBED ON THE SLOPE. BFM SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 LBS PER ACRE. A WETTING AGENT CONSISTING OF 95% ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS. EQUIPMENT USED FOR THE APPLICATION OF BFM SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENOUSLY MIX THE BFM SLURRY. THE BFM SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY. IF THE BFM PLACEMENT DOES NOT TAKE WITHIN 6 MONTHS, A SECOND APPLICATION SHALL BE APPLIED TO THE DISTURBED AREA.

SCIENTIFIC NAME	COMMON NAME	MINIMUM PERCENT PURITY/GERMINATION	POUNDS PER ACRE
ARTEMISA CALIFORNICA	CALIFORNIA SAGEBRUSH	1015	24
ERIGONIUM FASCICULATUM SSP FASCICULATUM	FLAT-TOP BUCKWHEAT	1065	24
GNAPHALUM CALIFORNICUM	CALIFORNIA EVERLASTING	1025	6
MALACOTHAMNUS FASCICULATUS	MESA BUSHMALLOW	1560	6
NASSELLA PULCHRA	PURPLE NEEDLEGRASS	7060	6
SALVIA MELLIFERA	BLACK SAGE	7050	6
	TOTAL		72

NOTE: THE POUNDS OF SEED TO BE APPLIED SHALL BE INCREASED PROPORTIONALLY IF THE PERCENT PURITY OR GERMINATION RATES ARE LESS THAN SPECIFIED.

**BRUSH MANAGEMENT ORDINANCE**

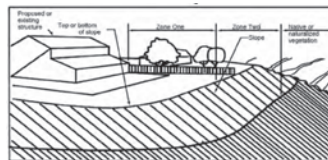
Brush management is required to reduce fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. The new brush management regulations provide for a uniform Citywide 100 ft deep defensible space and require the establishment of brush management zones where: Zone 1 is 35 ft deep and includes irrigated and maintained vegetation, and Zone 2 includes a 65 ft deep zone of non-irrigated and thinned native vegetation.  
 For projects located in the coastal overlay zone, the new brush management regulations will not be applicable until certified by the California Coastal Commission. Prior to Coastal Commission certification, reference Chapter 13 Article 2, Division 4 (Sections 132.0404-132.0408) for the brush management regulations applicable in the coastal overlay zone.

**BRUSH MANAGEMENT**

Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation.

- Brush management activity is permitted within environmentally sensitive lands (except for wetlands) that are located within 100 feet of an existing structure in accordance with Section 143.0110(c)(7). Brush management in wetlands may be requested with a development permit in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations.
- Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.

Diagram 142-04E  
Brush Management Zones



- Brush management Zone One is the area adjacent to the structure, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush management Zone One shall not be allowed on slopes with gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property received tentative map approval before November 15, 1989. However, within the Coastal Overlay Zone coastal development shall be subject to the encroachment limitations set forth in Section 143.0142(a)(4) of the Environmentally Sensitive Lands Regulations.
- Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized non-irrigated vegetation.
- The width of Zone One and Zone Two shall not exceed 100 feet and shall meet the width requirements in Table 142-04H unless modified based on existing conditions pursuant to Section 142.0412(i) and the following:
  - The establishment of brush management Zones One and Two for new development shall be addressed in a site-specific plan to include all creative site and/or structural design features to minimize impacts to undisturbed native vegetation. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zone(s) on the adjacent property in perpetuity.
  - Where Zone Two is located within City-owned property, a Right-of-Entry shall be executed in accordance with Section 65.0103 prior to any brush management activity. Zone Two brush management is not permitted in City-owned open space for new development proposals. For properties in the Coastal Overlay Zone, additional requirements for new subdivisions are found in Section 142.0412 (n).

Table 142-04H

Brush Management Zone Width Requirements	
Criteria	Zone Widths
Zone One Width	35 ft.
Zone Two Width	65 ft.

- Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- Where Zone One width is required adjacent to the MHPA or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:
  - The required front yard setback of the base zone may be reduced by 5 feet.
  - A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 5 feet, or
  - The overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standards of the Land Development Manual.
- The Zone Two width may be decreased by 1 1/2 feet for each 1 foot of increase in Zone One width up to a maximum reduction of 30 feet of Zone Two width.
- ZONE ONE REQUIREMENTS:
  - The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
  - Zone One shall contain no habitable structures. Structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, patios, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
  - Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
  - Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.

- Permanent irrigation is required for all planting areas within Zone One except as follows:
  - When planting areas contain only species that do not grow taller than 24 inches in height,
  - When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- Zone One irrigation over spray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- ZONE TWO REQUIREMENTS:
  - The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
  - No structures shall be constructed in Zone Two.
  - Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
  - Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
  - The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
    - new plant material for Zone Two shall be native, low-fuel, and fire-resistant. Non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
    - New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
    - All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low flow, low-galvanage spray heads may be used in Zone Two. Over spray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
    - Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
  - Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
  - Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

**BRUSH MANAGEMENT PROGRAM - MAINTENANCE NOTES:**

- GENERAL MAINTENANCE
 

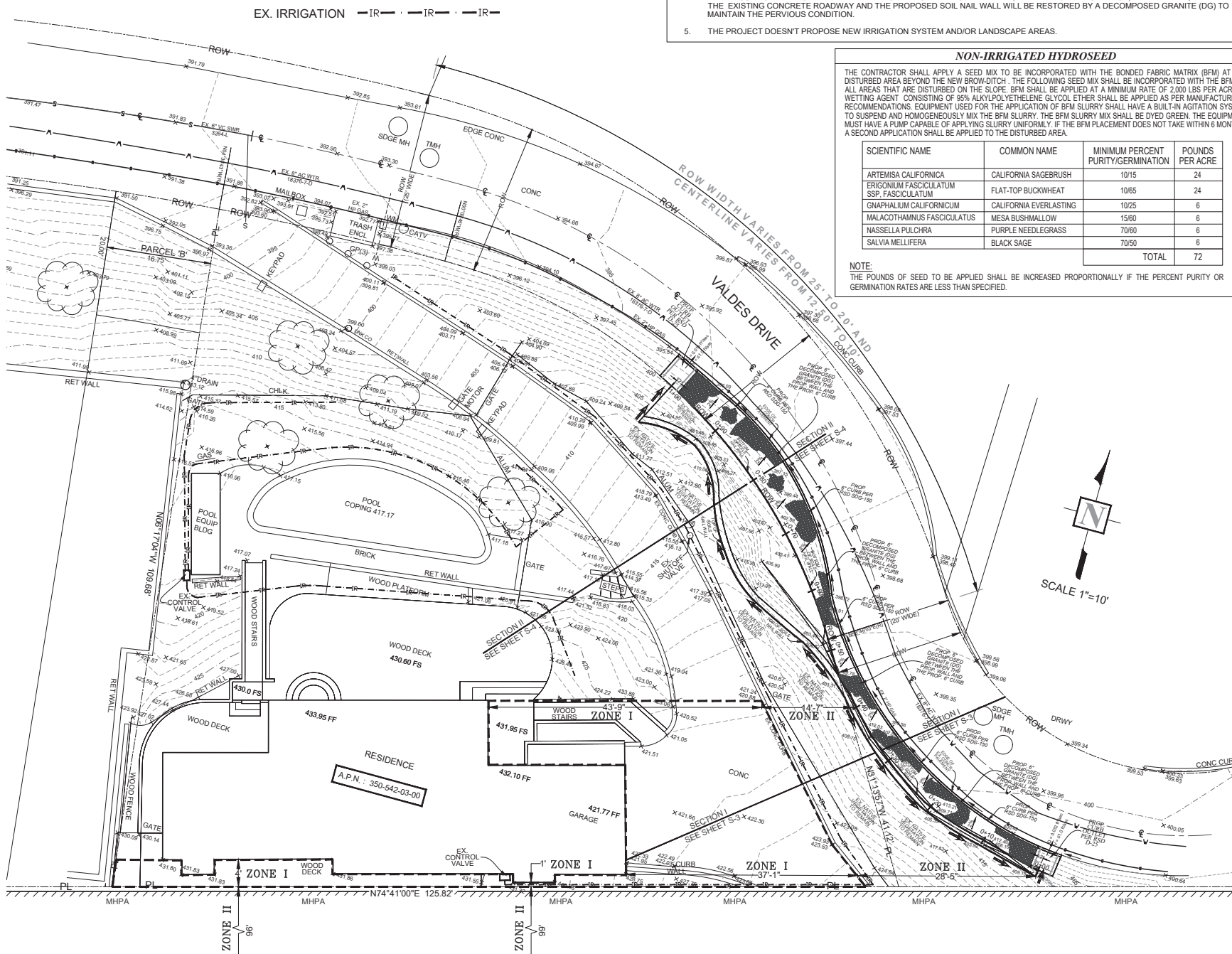
Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slopes failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone;

ZONE 1: Year-round maintenance  
 ZONE 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- BRUSH MANAGEMENT ZONE 1
 

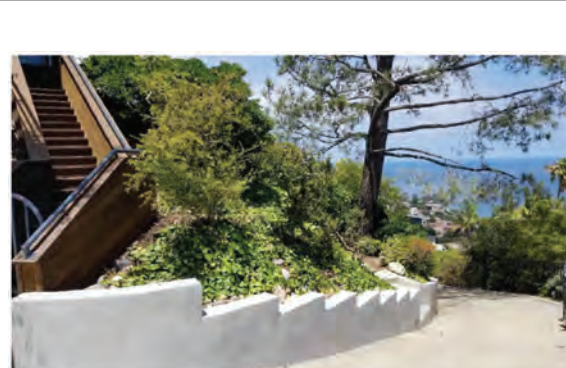
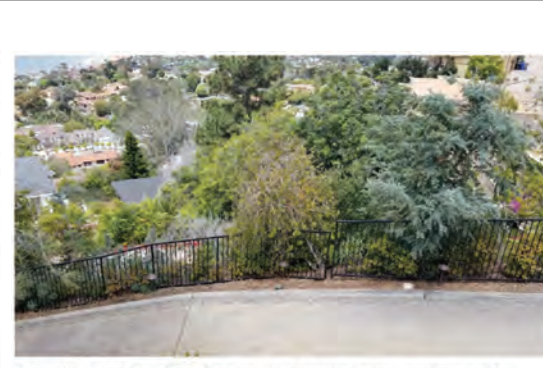
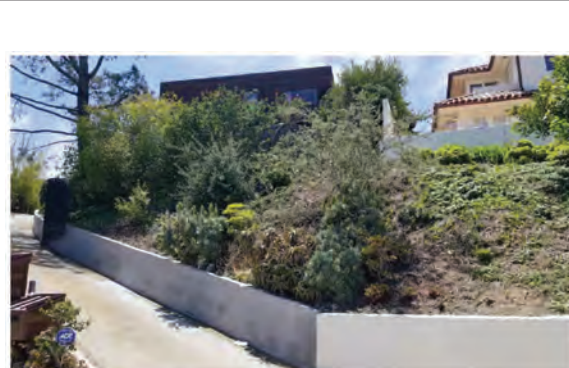
This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain towards the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- BRUSH MANAGEMENT ZONE 2
 

Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of wood trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspecting after each major storm since minor soil slips can block drains. Various ground covers should be periodically sheared and thatch removed. Diseased and dead woods should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
- LONG-TERM MAINTENANCE RESPONSIBILITY
 

All Landscaping/Brush Management within the Brush Management Zone(s) as shown on this plans shall be the responsibility of OWNER. The Brush Management Zone area shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.



**SITE PICTURES / ZONE I**



Picture 1: Looking at the scope of the work from Valdes Drive

Picture 2: Looking at Southwest side of the project's site from Valdes Drive

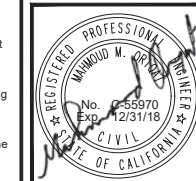
Picture 3: Looking at the West side of the project's site from the driveway entrance

Picture 4: Looking at North Side of the Project's Site from the driveway and looking at the area behind the proposed wall

Picture 5: Looking at the South Side of the Project's Site from the driveway

SHEET NAME:  
**BRUSH MANAGEMENT**

**SOILS NAIL WALL**  
 MRS. MARY VALE RESIDENCE  
 1643 VALDES DR.  
 LA JOLLA, CA 92037



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DATE:  
04/29/2020  
 SCALE:  
AS SHOWN  
 DRAWN BY:  
RVP  
 JOB NAME:  
VALE RESIDENCE

SHEET NO. 10 OF 10