



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 5, 2022 REPORT NO. HO-22-046

HEARING DATE: October 19, 2022

SUBJECT: LA JOLLA SHORES CDP, MITIGATED NEGATIVE DECLARATION, Process Three Decision

PROJECT NUMBER: [675183](#)

OWNER/APPLICANT: Nuri Teresa Pierce

SUMMARY

Issue(s): Should the Hearing Officer approve a Coastal Development Permit for the demolition of a 1,541-square-foot (SF) existing single-family residence and 400 SF existing detached garage and construction of a new 3,382 SF single-story family residence, with a new detached 560 SF garage residence in the La Jolla Community Plan Area?

Staff Recommendation(s):

1. Adopt Mitigated Negative Declaration (MND) No. 675183 and Adopt Mitigation, Monitoring, and Reporting Program (MMRP); and
2. Approve Coastal Development Permit No. 2492430.

Community Planning Group Recommendation: On July 2, 2021, the La Jolla Community Planning Group voted 14-0-1 to recommend approval of the proposed project without conditions.

Environmental Review: A Mitigated Negative Declaration (Project No. 675183 / SCH No. 2022050572) has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

BACKGROUND

The 0.28-acre site is located at 9430 La Jolla Shores Dr. in the RS-1-4 Zone and Coastal (Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, First Public Roadway, and the Transportation Priority Area within the La Jolla Community Plan area (Attachment 1).

The project requests a Coastal Development Permit (CDP) for coastal development of a premises within the Coastal Overlay Zone per San Diego Municipal Code (SDMC) Section 126.0702(a). A decision on an application for a City-issued Coastal Development Permit in the appealable area of the Coastal Overlay Zone shall be made in accordance with Process Three with the Hearing Officer as the decision maker. The decision may be appealed to the Planning Commission in accordance with SDMC Section 112.0506.

DISCUSSION

Project Description

The project site is located at 9430 La Jolla Shores Dr. and developed with a 1,541 square-foot single-family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes the demolition of a 1,541-square-foot (SF) existing single-family residence and 400 SF existing detached garage and the construction of a new 3,382 SF single-story family residence, with a new detached 560 SF garage residence.

The project site is located on the First Public Roadway, however, there are no public views or coastal access from the project site, as identified in the Community Plan. The project enhances and protects public views by designing a project that complies with all of the development standards required by the underlying RS-1-4 Zone, including height (15 feet) below the 30-foot height limit, density, building setbacks, and floor area ratio (0.30) that does not exceed the 0.52 maximum requirement. No deviations or variations are required.

The project site is designated for very low-density residential uses with 0 to 5 dwelling units per acre. The project does not change the density and conforms to the designated land use. The project also complies with the Community Plan recommendation of promoting transitions in scale between new and older structures by creating visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment, and variations within front yard setback requirements.

The project site is surrounded by residential development and does not contain any environmentally sensitive lands nor does the site contain or is adjacent to the Multiple Habitat Planning Area. On August 18, 2022 staff finalized Mitigated Negative Declaration No. 675183 (SCH No. 2022050572) and determined that the proposed project could have a significant environmental effect on Cultural Resources (Archaeology) and Tribal Cultural Resources. The Mitigation, Monitoring, and Report Program (MMRP) includes specific mitigation identified in Section V to avoid or mitigate the potentially significant environmental effects.

Conclusion

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, General Plan, and the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions (Attachment 4 & 5) and recommends the Hearing Officer APPROVE Coastal Development Permit No. 2492430 and Mitigated Negative Declaration No. 675183.

ALTERNATIVES

1. Adopt Mitigated Negative Declaration No. 675183 and Mitigation, Monitoring and Reporting Program and approve Coastal Development Permit No. 2492430, with modifications.
2. Deny Mitigated Negative Declaration No. 675183 and Mitigation, Monitoring and Reporting Program and Coastal Development Permit No. 2492430, if the findings required to approve the project cannot be affirmed.

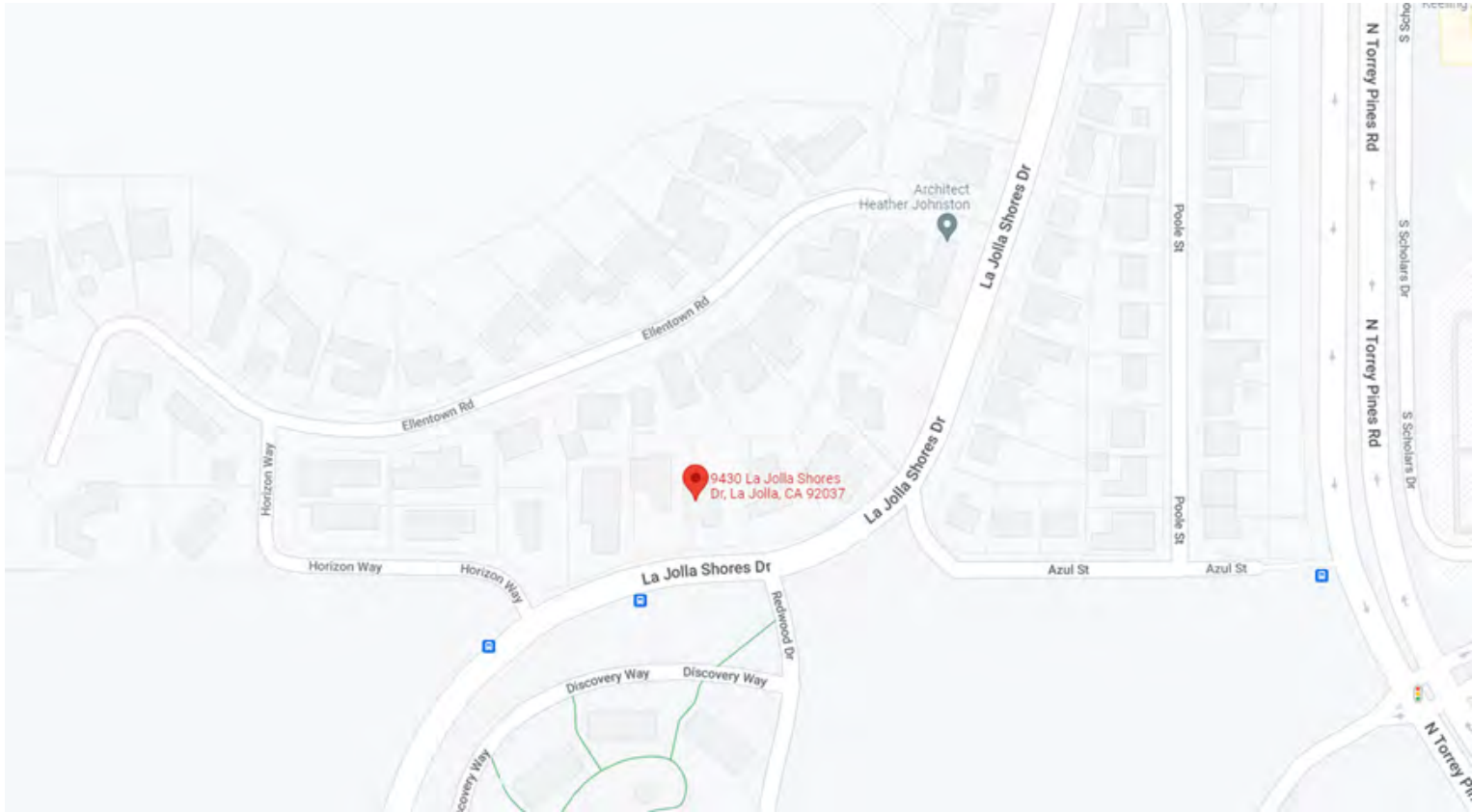
Respectfully submitted,

Oscar Galvez III

Oscar Galvez III
Development Project Manager

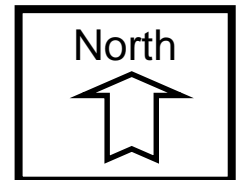
Attachments:

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



Project Location Map

LA JOLLA SHORES CDP
Project No. 675183 - 9430 La Jolla Shores Dr.



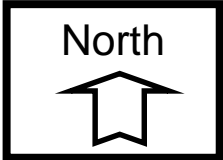


Project Site



Land Use Map

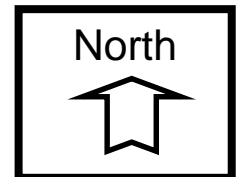
LA JOLLA SHORES CDP
 Project No. 675183 - 9430 La Jolla Shores Dr.





Aerial Photograph

LA JOLLA SHORES CDP
Project No. 675183 - 9430 La Jolla Shores Dr.



HEARING OFFICER RESOLUTION NO. HO-XXXX
COASTAL DEVELOPMENT PERMIT NO. 2492430
LA JOLLA SHORES CDP - PROJECT NO. 675183

WHEREAS, NURI TERESA PIERCE, Owner/Permittee, filed an application with the City of San Diego for the demolition of a 1,541-square-foot (SF) existing single-family residence and 400 SF existing detached garage and construction of a new 3,382 SF single-story family residence, with a new detached 560 SF garage residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2492430, on portions of a 0.28-acre site;

WHEREAS, the project site is located at 9430 La Jolla Shores Dr. and is in the RS-1-4 Zone, Coastal (Appealable Area) Overlay Zone, Coastal Height Limit Overlay Zone, 1st Public Roadway, and the Transportation Priority Area Zones within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as: Lot 33 of Scripps Estates Associates Subdivision, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3014, filed in the Office of the County Recorder of San Diego County, July 22, 1953;

WHEREAS, on October 19, 2022, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2492430, 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 Coastal Development Permit No. 2492430:

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section (SDMC) Section 126.0708]

1. Findings for all Coastal Development Permits:

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the**

proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The project site is located at 9430 La Jolla Shores Dr. and developed with a 1,541 square-foot single-family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes the demolition of a 1,541-square-foot (SF) existing single-family residence and 400 SF existing detached garage and the construction of a new 3,382 SF single-story family residence, with a new detached 560 SF garage residence.

The project site is located on the First Public Roadway. However, there are no public views or coastal access from the project site, as identified in the Community Plan. The project enhances and protects public views by designing a project that complies with all of the development standards required by the underlying RS-1-4 Zone, including height (15 feet) below the 30-foot height limit, density, building setbacks, and floor area ratio (0.30) that does not exceed the 0.52 maximum requirement. No deviations or variations are required. Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

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

The project site is located at 9430 La Jolla Shores Dr. and developed with a 1,541 square-foot single-family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes the demolition of a 1,541-square-foot (SF) existing single-family residence and 400 SF existing detached garage and the construction of a new 3,382 SF single-story family residence, with a new detached 560 SF garage residence.

The project site is surrounded by residential development and does not contain any environmentally sensitive lands nor does the site contain or is adjacent to the Multiple Habitat Planning Area. On August 18, 2022 staff finalized Mitigated Negative Declaration No. 675183 (SCH No. 2022050572) and determined that the proposed project could have a significant environmental effect on Cultural Resources (Archaeology) and Tribal Cultural Resources. The Mitigation, Monitoring, and Report Program (MMRP) includes specific mitigation identified in Section V to avoid or mitigate the potentially significant environmental effects. In addition, Coastal Development Permit No. 2492430 incorporates Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) and a Water Pollution Control Plan (WPCP). Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project site is located at 9430 La Jolla Shores Dr. and developed with a 1,541 square-foot single-family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes the demolition of a 1,541-square-foot (SF) existing single-family residence and 400 SF existing detached garage and the construction of a new 3,382 SF single-story family residence, with a new detached 560 SF garage residence.

The project site is located on the First Public Roadway. However, there are no public views or coastal access from the project site, as identified in the Community Plan. The project enhances and protects public views by designing a project that complies with all of the development standards required by the underlying RS-1-4 Zone, including height (15 feet) below the 30-foot height limit, density, building setbacks, and floor area ratio (0.30) that does not exceed the 0.52 maximum requirement. No deviations or variations are required.

The project site is designated for very low-density residential uses with 0 to 5 dwelling units per acre. The project does not change the density by proposing a single-family residence and conforms to the designated land use. The project also complies with the Community Plan recommendation of promoting transitions in scale between new and older structures by creating visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment, and variations within front yard setback requirements.

Another La Jolla Community Plan policy is to apply minimum side and rear yard setback requirements that separate structures from adjacent properties to prevent a wall effect along the street face as viewed from the public right-of-way, and that side yard setbacks be incrementally increased for wider lots. The project complies with this policy by designing a project that complies with the above base zone regulations.

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

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

The project site is located at 9430 La Jolla Shores Dr. and developed with a 1,541 square-foot single-family residence within an established residential area in the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes the demolition of a 1,541-square-foot (SF) existing single-

family residence and 400 SF existing detached garage and the construction of a new 3,382 SF single-story family residence, with a new detached 560 SF garage residence.

The project site is located in the First Public Roadway. However, there are no public views or coastal access from the project site, as identified in the Community Plan. The project will be developed entirely within private property and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2492430 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2492430, a copy of which is attached hereto and made a part hereof.

Oscar Galvez III
Development Project Manager
Development Services

Adopted on: October 19, 2022

IO#: 24008815

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: 24009094

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2600462
LJ COMMONS III REZONE PROJECT NO. 698279
AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT NO. 99-0762
CITY COUNCIL

This Planned Development Permit No. 2600462, an amendment to Planned Commercial Development No. 99-0762, San Diego County Recorder's Office Document Number 2001-0335065, dated May 24, 2001, is granted by the City Council of the City of San Diego to AAT LA JOLLA COMMONS, LLC 3, a Delaware limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0605. The 17-acre site is located at 4707, 4727, 4747, 4750 and 4757 Executive Drive in the CO-3-1 zone of the University Community Plan. The project site is legally described as: Lots 1 through 5 of La Jolla Commons III, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 16247, filed in the office of the County Recorder for San Diego County on December 28, 2017, as File No. 2017-7000533 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to amend Planned Commercial Development and Resource Protection Ordinance Permit No. 99-0762 to restrict the total amount of Research and Development uses on the site to be no more than 735,000 square feet described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 17, 2022, on file in the Development Services Department.

The project shall include:

- a. An amendment to Planned Commercial Development and Resource Protection Ordinance Permit No. 99-0762 to restrict the total amount of Research and Development uses on the site to be no more than 735,000 square feet; 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 October 17, 2025.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to 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. Planned Commercial Development No. 99-0762, San Diego County Recorder's Office Document Number 2001-0335065, dated May 24, 200, shall remain in force and effect except where amended by this Permit.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

12. The mitigation measures specified in the MMRP and outlined in Environmental Impact Report LDR No. 99-0762, October 5, 2000, (SCH No. 2000031097) and Addenda (Project No. 79804 and 324553), shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Environmental Impact Report LDR No. 99-0762, October 5, 2000, (SCH No. 2000031097) and Addenda (Project No. 79804 and 324553), to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer.

CLIMATE ACTION PLAN REQUIREMENTS:

14. 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.

PLANNING/DESIGN REQUIREMENTS:

15. All laboratory equipment and related operations associated with Research & Development (R&D) uses shall comply with all applicable rules and regulations relating to emission standards and the use of any hazardous materials associated with such equipment or operations including, without limitation, San Diego County Air Pollution Control District (SDAPCD) Regulation II, Rule 11. Rule 11 generally exempts such equipment and operations from SDAPCD permitting requirements provided specified criteria are met. Any emission control devices or systems installed as necessary to meet SDAPCD standards for the exemption shall be shown on applicable plans.

16. In conjunction with any future Substantial Conformance Review (SCR) or amendments to this permit for new R&D buildings, the plans for such R&D buildings shall generally identify the proposed use and any hazardous materials or emissions that may be present and shall identify any emission control devices or systems that are installed to control or contain any potential hazards. An updated Exhibit "A" will be provided with any future SCR or amendment submittal, including the following information/ tables: development summary, unit acreage summary, parking, and unit construction type/occupancy summary.

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

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

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

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on October 17, 2022, and [Approved Resolution Number].

DRAFT

Planned Development Permit No. 2600462
Date of Approval: October 17, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Oscar Galvez III
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.

AAT LA JOLLA COMMONS 3, LLC
Owner/Permittee

By _____
Adam Wyll
President and Chief Operating Officer

AAT LA JOLLA COMMONS 3, LLC
Owner/Permittee

By _____
Jerry Gammieri
Senior Vice President of Construction and
Development

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

RESOLUTION NUMBER R- [REDACTED]

ADOPTED ON OCTOBER 19, 2022

WHEREAS, on April 4, 2021, NURI TERESA PIERCE submitted an application to Development Services Department for a Coastal Development Permit for the La Jolla Shores CDP Project (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on October 19, 2022; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigation Negative Declaration No. 675183 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that DEVELOPMENT SERVICES STAFF is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: DEVELOPMENT PROJECT MANAGER

By: _____
Oscar Galvez III

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. 2492430

PROJECT NO. 675183

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during the implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 675183 shall be made conditions of **COASTAL DEVELOPMENT PERMIT NO. 2492430** as may be further described below.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** - The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS - PART II

Post Plan Check (After permit issuance/Prior to start of construction}

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

Qualified Archaeologist
Qualified Native American Monitor

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division** - 858-627-320
 - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call RE and MMC at 858-627-3360
2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #675183 and /or Environmental Document #675183, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.

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

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

None Required

4. **MONITORING EXHIBITS**

All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the LIMIT OF WORK, scope of that discipline's work, and notes indicating when in the construction schedule that work will be

performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

5. OTHER SUBMITTALS AND INSPECTIONS:

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

Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeology/Historic Site Observation
Tribal Cultural	Monitoring Report(s)	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

CULTURAL RESOURCES (ARCHAEOLOGY) and TRIBAL CULTURAL RESOURCES

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

B. Letters of Qualification have been submitted to ADD

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

- completed the 40-hour HAZWOPER training with certification documentation.
- 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
- 3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site-specific records search (1 /4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 - 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored

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

The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
 - 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on

relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

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

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section 111.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

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

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of

the resource. If Human Remains are involved, follow protocol in Section IV below.

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

IV. Discovery of Human Remains

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

- A. Notification
 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent {MLD) and provide contact information.

3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Guidelines Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVr and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries

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

- d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section 111-B, unless other specific arrangements have been made.


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

VI. Post Construction

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

- specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were re interred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV - Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The mitigation monitoring and reporting program included above will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

Page 3		City of San Diego · Information Bulletin 620		May 2020
	City of San Diego Development Services	<h2 style="text-align: right;">Community Planning Committee Distribution Form</h2>		
Project Name: 9430 La Jolla Shores Dr.		Project Number: 675183		
Community: La Jolla				
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO . Select "Search for Project Status" and input the Project Number to access project information.				
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
14	0	1		
Conditions or Recommendations: Approved on Consent: Regular Trustee Meeting, July 1, 2021				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Suzanne Weissman				
TITLE: Secretary, LJCPA			DATE: July 02, 2021	
Attach additional pages if necessary (maximum 3 attachments).				

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

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

Project Address: _____

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: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: Yes No

Applicant

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: Robert Balentine Date: _____

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

GENERAL NOTES

DETAILED SCOPE OF WORK

- A. SITE INFORMATION IS TAKEN FROM A CURSORY SITE VISIT AND IS NOT EXTENSIVELY FIELD DOCUMENTED. FIELD VERIFY EXISTING CONDITIONS & DIMENSIONS IN AREA OF WORK PRIOR TO BEGINNING CONSTRUCTION. IF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS EXIST, NOTIFY DESIGNER AND OWNER(S) IMMEDIATELY OF SUCH DISCREPANCIES.
- B. CONTRACTOR TO PERFORM A FULL REVIEW OF THESE PLANS AND HAVE A COMPLETE UNDERSTANDING OF ALL ITEMS REPRESENTED. IF ANY DISCREPANCIES OR CONFLICTS OCCUR WITHIN THESE DRAWINGS, CONTRACTOR TO NOTIFY OWNER AND DESIGNER IMMEDIATELY PRIOR TO ORDERING MATERIALS, FABRICATION, INSTALLATION AND ALL OTHER CONSTRUCTION RELATED ACTIVITIES.
- C. THE CONTRACTOR / BUILDER SHALL VERIFY WITH THE OWNER AND DESIGNER THE DATE OF THE MOST CURRENT DRAWINGS. (REFER TO LAST REVISION DATE ON ALL APPLICABLE SHEETS).
- D. THE CONTRACTOR/BUILDER AND/OR SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE, DRAWINGS AND APPROVAL STAMPS TO OBTAIN FIRST HAND KNOWLEDGE OF ALL CONDITIONS. ANY DISCREPANCIES AND/OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED TO THE OWNER AND DESIGNER PRIOR TO STARTING ANY WORK AND ORDERING MATERIALS. NO ALLOWANCE SHALL BE GIVEN FOR FAILURE TO COMPLY WITH THE ABOVE CONDITIONS WHICH CAN BE DETERMINED BY CAREFULLY EXAMINING THE SITE, DRAWINGS OR STAMPS.
- E. THE CONTRACTOR/BUILDER AND/OR SUBCONTRACTOR'S WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND/OR LOCAL JURISDICTIONS WHICH REGULATE BUILDING PROCEDURES & PRACTICES.
- F. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN THEIR RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMITTAL OF BID OR PERFORMANCE OF WORK, NOTIFY THE GENERAL CONTRACTOR, OWNER AND DESIGNER OF ANY WORK CALLED OUT ON THE DRAWINGS, WITH RESPECT TO HIS TRADE WHICH CANNOT BE FULLY GUARANTEED FOR AT LEAST ONE YEAR.
- G. USE OF THESE DRAWINGS FOR OTHER PROJECTS / PROPERTIES OTHER THAN THE ONE SPECIFICALLY INTENDED BY THE DESIGNER IS A VIOLATION OF COMMON-LAW COPYRIGHT AND THE PROFESSIONAL CODE OF THE STATE OF CALIFORNIA.
- H. ALL PLUMBING, HVAC, ELEC., AND LIGHTING WORK IS DESIGN / BUILD BY THE CONTRACTOR. CONTRACTOR SHALL PROVIDE NECESSARY CALCULATIONS, SIZING, DIAGRAMS, etc. WHICH MAY BE REQUIRED FOR PERMITS AND CONSTRUCTION. (VERIFY WITH OWNER'S FOR 'AS-BUILT' DRAWING REQUIREMENTS). CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF EQUIPMENT AND FIXTURES WITH MANUFACTURERS CATALOG NUMBER AND DESCRIPTION PROPOSED FOR A COMPLETE JOB TO OWNER WITH HIS BID.
- I. ADEQUACY OF EXISTING HVAC, GAS AND ELECTRICAL SERVICES TO PROVIDE NEW LOADS SHALL BE CONFIRMED BY THE G.C.
- J. REPAIR / PATCH ALL SURFACES AFFECTED BY CONSTRUCTION OPERATIONS TO MATCH SURROUNDING MATERIAL UNLESS OTHERWISE NOTED OR SPECIFICALLY REQUESTED BY OWNER AND/OR DESIGNER.
- K. UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE FROM ROUGH FACE OF STUD TO ROUGH FACE OF STUD AT ALL WALLS.
- L. CONTRACTOR/BUILDER TO CONFIRM WITH OWNER AS TO LOCATIONS & TYPE OF LIGHTING, POWER SOURCES, APPLIANCE REQUIREMENTS, DOOR HARDWARE, FINISHES, CABINETRY STYLE, etc. PRIOR TO ORDERING AND INSTALLATION OR FABRICATION OF THESE ITEMS.
- M. A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CGBSC SECTION 4.408.1 AND CITY ORDINANCE.
- N. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).
- O. DURING CONSTRUCTION, AT LEAST (1) ONE FIRE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT.
- P. BUILDING UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33, WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
- Q. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- R. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

THE PROJECT PROPOSES A GROUND UP, 3,155 sq. ft., ONE-STORY, SINGLE FAMILY RESIDENCE. THE HOUSE WILL BE A MODERN DESIGN, UTILIZING STUCCO, WOOD SIDING, METAL WINDOWS, AND WILL HAVE A FLAT ROOF OF VARYING HEIGHTS.

A 420 sq. ft. DETACHED GARAGE WILL BE LOCATED TOWARDS THE FRONT OF THE PROPERTY.

THE ENTIRE PROPERTY WILL BE COMPLETELY LANDSCAPED UTILIZING DROUGHT RESISTANT MATERIALS.

THE EXISTING, SINGLE FAMILY RESIDENCE WILL BE COMPLETELY DEMOLISHED.

A NOTICE OF COMPLETION WAS PERFORMED ON JUNE 1, 2015, BUT NO SUCH DOCUMENT WAS ABLE TO BE LOCATED.

PROJECT DATA

PROJECT NAME: FIERCE RESIDENCE
 PROJECT TYPE: SINGLE FAMILY RESIDENCE
 PROJECT ADDRESS: 9430 LA JOLLA SHORES DR. LA JOLLA, CA 92037

HISTORIC DISTRICT: NO
 DESIGNATED HISTORIC: NO
 ZONE: RS-1-4
 AFN: 344-043-14-00

LEGAL DESCRIPTION:
 SUBDIVISION: SCRIPPS ESTATES ASSOCIATES
 LOT: 33
 MAP: 3014

BUILDING CODE DATA

TYPE OF CONSTRUCTION: SPRINKLERED: YES NO
 TYPE V-B
 OCCUPANCY CLASSIFICATION(S): R-3 / U

GOVERNING JURISDICTION: CITY OF SAN DIEGO
 GOVERNING CODES: CBC-2019

2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA RESIDENTIAL CODE
 2019 CALIFORNIA GREEN BUILDING CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA ENERGY CODE
 CITY OF SAN DIEGO ZONING ORDINANCE & MUNICIPAL CODE
 SCRIPPS ESTATES ASSOCIATION (H.O.A.)

TABULAR DATA

PLANNING AND ZONING DATA
 LOT AREA: 12,262 sq. ft.

DEVELOPMENT REGULATIONS
 MAX. STRUCTURE HEIGHT: 15'-0"
 MAX. FLOOR AREA RATIO: 0.52
 MAX. FLOOR AREA: 0.52 x 12,262 = 6,376 sq. ft.

PROPOSED CONDITIONS:
 RESIDENCE: 3,200 sq. ft.
 GARAGE: 485 sq. ft.
 COVERED PATIO: 410 sq. ft. (GFA EXEMPT)
 TOTAL: 3,685 sq. ft.

3,685 sq. ft. / 12,262 sq. ft. = 0.30 (30%)
 3,685 sq. ft. less than 6,376 sq. ft.
 PROPOSED F.A.R. = 0.30 (30%)

PROJECT TEAM

OWNER: N. TESSA PIERCE
 8028 LA JOLLA SHORES DR.
 LA JOLLA, CA 92037
 PHONE: (619) 723-1964
 CONTACT: TESSA PIERCE

DESIGNER: DESIGN BUILD CALIFORNIA
 1281 NINTH AVE, UNIT 404
 SAN DIEGO, CA 92101
 PHONE: (858) 213-3071
 CONTACT: GERALD BARKSDALE

DESIGN CONSULTANT: R. BALENTINE CONSULTING, LLC.
 10755 SCRIPPS FOLIAY PKWY. #226
 SAN DIEGO, CA 92131
 PHONE: (858) 531-5106
 CONTACT: ROB BALENTINE

DRAWING SHEET INDEX

A 1.1 TITLE SHEET
 A 1.2 STORM WATER NOTES, FORM DS-560

1 of 1 EXISTING SITE SURVEY

1 of 1 LANDSCAPE PLAN
 2 of 2 SITE DRAINAGE PLAN

A 2.1 SITE PLAN
 A 2.2 EXISTING / DEMOLITION PLAN

A 3.1 PROPOSED FLOOR PLAN
 A 3.2 PROPOSED ROOF PLAN

A 4.1 EXTERIOR ELEVATIONS

9430 LA JOLLA SHORES NEW SINGLE FAMILY RESIDENCE

9430 LA JOLLA SHORES DRIVE
LA JOLLA, CALIFORNIA 92037

ABBREVIATIONS

ABV. ABOVE	AFI. ABOVE FINISHED FLOOR	AFS. ARC FAULT INTERRUPTER	ADJ. ABOVE FINISHED SLAB	A/C. ADJACENT or ADJUSTABLE	ALT. AIR CONDITIONING	ANCH. ALTERNATE	APPROX. ANCHOR BOLT	ARCH. APPROXIMATE or APPROXIMATELY	AFN. ARCHITECTURAL	BIDET. ASSESSOR'S PARCEL NUMBER	BSMT. BASEMENT	BRG. BEARING	BTUN. BETWEEN	BLK. BLOCK	BLKG. BLOCKING	BD. BOARD	BOT. BOTTOM	BLDG. BUILDING	CAB. CABINET	CBC. CALIFORNIA BUILDING CODE	C.I. CAST IRON	CLG. CEILING	CEM. FL.ST. CEMENT PLASTER	CTR. CENTER	CER. CERAMIC	C.O. CLEAN OUT	CLR. CLEAR	COL. COLUMN	COMB. COMBUSTION or COMBUSTIBLE	COMP. COMPOSITION	CONC. CONCRETE	CMU. CONCRETE MASONRY UNIT	CONST. CONSTRUCTION	C.J. CONTROL JOINT	CONT. CONTINUOUS	CSMT. CASEMENT	CSNK. COUNTERSINK	DH. DOUBLE HUNG	DT. DETAIL	DIAG. DIAGONAL	DIA. DIAMETER	DIM. DIMENSION	DISP. DISPOSAL	DR. DOOR	DBL. DOUBLE	DF. DOUGLAS FIR	DN. DOWN	D.S. DOWNSPOUT	DWG. DRAWING	D. DRYER	D/W. DISH WASHER	EA. EACH	EE. EACH END	ELEC. ELECTRICAL or ELECTRIC	ELEV. ELEVATION	EMER. EMERGENCY	ENGR. ENGINEER	EQ. EQUIPMENT	EXH. EXHAUST	EW. EACH WAY	EF. EXHAUST FAN	(E) EXISTING	EXIST. EXISTING	E.J. EXPANSION JOINT	EXT. EXTERIOR	FAU. FORCED AIR UNIT	FIN. FINISH	FF. FINISHED FLOOR	FS. FINISHED SLAB	FE. FIRE EXTINGUISHER	FLR. FLOOR	FD. FLOOR DRAIN	FLUOR. FLUORESCENT	FND. FOUNDATION	F.O.C. FACE OF CONCRETE	F.O.S. FACE OF STUD	FF. FIREPLACE	FRM'G. FRAMING	FT. FOOT or FEET	FTG. FOOTING	GALV. GALVANIZED	G.I. GALVANIZED STEEL	G.S.M. GALVANIZED SHEET METAL	GA. GAUGE	GL. GLASS or GLAZING	GLU-LAM. GLUE-LAMINATED	G.B. GRAB BAR	GR. GROUND or GRADE	GFI. GROUND FAULT INTERRUPTER	GYP. GYPSUM	HDW. HARDWARE	HDR. HARDWOOD	HDR. HEADER	HGR. HANGER	HVAC. HEAT / VENT / AIR COND.	HTR. HEATER	HTG. HEATING	HT. HEIGHT	H.C. HOLLOW CORE	HOR. HORIZONTAL	H.B. HOSE BIBB	HR. HOUR	INFO. INFORMATION	ID. INSIDE DIAMETER	INSUL. INSULATION	INT. INTERIOR	KIT. KITCHEN	LAV. LAVATORY	LIN. LINEN CLOSET	LONG. LENGTH or LONG	LBS. POUND or POUNDS	LT. LIGHT	M.B. MACHINE BOLT	MFR. MANUFACTURER	MAS. MASONRY	MAX. MAXIMUM	MECH. MECHANICAL	M.C. MEDICINE CABINET	MTL. METAL	MIN. MINIMUM	MIR. MIRROR	MISC. MISCELLANEOUS	MT. MOUNTED	MTD. MOUNTED	N.E.C. NATIONAL ELECTRICAL CODE	NAT. NATURAL	(N) NEW	N.I.C. NOT IN CONTRACT	N.T.S. NOT TO SCALE	OBS. OBSCURE	O.C. ON CENTER	OPN. OPENING	OPPG. OPPOSITE	O.D. OUTSIDE DIAMETER	OH. OVERHEAD	FR. FAIR	PART. PARTITION	P.V.M.T. PAVEMENT	PL. LAM. PLASTIC LAMINATE	FL. FLATE	PLYWD. PLYWOOD	P.E.N. PLYWOOD EDGE NAILING	P.V.C. POLYVINYL CHLORIDE	FS. POUNDS PER SQ. FT.	FSI. POUNDS PER SQ. IN.	RA. RETURN AIR	R.I.P. ROUNDED IN PLACE	P.T. PRESSURE TREATED	P.T.D.F. PRESSURE TREATED DOUGLAS FIR	RAD. RADIUS	R.R. RISER	R # S. ROD & SHELF	R.D. ROOF DRAIN	R.W.L. RAIN WATER LEADER	REDWOOD. REDWOOD	REF. REFRIGERATOR	REQ'D. REQUIRED	RESIL. RESILIENT	RET. RETAINING	REV. REVISION	R.H. RIGHT HAND	RM. ROOM	R.O. ROUGH OPENING	RND. ROUND	SCHED. SCHEDULE	SCRN. SCREEN	SECT. SECTION	SEE ELEC. SEE ELECTRICAL DRAWINGS	SEE MECH. SEE MECHANICAL DRAWINGS	SEE PLUMB. SEE PLUMBING DRAWINGS	SEE STRUC. SEE STRUCTURAL DRAWINGS	SW. SHEAR WALL	SHT. SHEET	S # P. SHELF & POLE	SH. SINGLE HUNG	SHWR. SHOWER	SIM. SIMILAR	S.G.D. SLIDING GLASS DOOR	S.C. SOLID CORE	SPEC. SPECIFICATIONS	SQ. SQUARE	S.F. SQUARE FEET (or FOOT)	STD. STANDARD	STL. STEEL	STOR. STORAGE	STRUC. STRUCTURAL	SUSP. SUSPENDED	SYS. SYSTEM	TEL. TELEPHONE	TV. TELEVISION	MASONRY. MASONRY	TEMP. TEMPORARY	TMFRD. TEMPERED	THK. THICK	TP. TOILET PAPER HOLDER	TREAD. TREAD	TLT. TOILET	TYP. TYPICAL	UNFIN. UNFINISHED	UBC. UNIFORM BUILDING CODE	UPC. UNIFORM PLUMBING CODE	UMC. UNIFORM MECHANICAL CODE	UNO. UNLESS NOTED OTHERWISE	VERT. VERTICAL	V.G. VERTICAL GRAIN	V.I.F. VERIFY IN FIELD	VIN. VINYL	W. WASHER	W/TH. WITH	W/O. WITHOUT	WAINSCOT. WAINSCOT	WTR. WATER	WC. WATER CLOSET	WH. WATER HEATER	WP. WATER PROOF	WP GFI. WATER PROOF GFI	WR. WATER RESISTANT	WT. WEIGHT	WIN. WINDOW	WD. WOOD	AND	AT	• CENTER LINE	• PROPERTY LINE	• DIAMETER	• NUMBER or POUND
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ATTACHMENT 9

REVISIONS	BY



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SINGLE FAMILY RESIDENCE

TITLE SHEET & PROJECT INFO

C.D.P. APPROVAL SET - NOT FOR CONSTRUCTION

DRAWN	RMB
DATE	3/23/22
JOB NUMBER	22001
SHEET	

A1.1

 City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000	FORM DS-560 November 2018
	Storm Water Requirements Applicability Checklist
Project Address: _____ Project Number: _____	
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.) <input type="checkbox"/> Yes; SWPPP required, skip questions 2-4 <input type="checkbox"/> 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? <input type="checkbox"/> Yes; WPCP required, skip questions 3-4 <input type="checkbox"/> 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) <input type="checkbox"/> Yes; WPCP required, skip question 4 <input type="checkbox"/> No; next question	
4. Does the project only include the following Permit types listed below? <ul style="list-style-type: none"> 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 holing, curb and gutter replacement, and retaining wall encroachments. <input type="checkbox"/> Yes; no document required	
Check one of the boxes below, and continue to PART B:	
<input type="checkbox"/> If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B	
<input type="checkbox"/> 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.	
<input type="checkbox"/> 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	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.	
<input type="button" value="Clear Page 1"/>	


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 continued to Section 2	
1. <input type="checkbox"/> ASBS a. Projects located in the ASBS watershed.	
2. <input type="checkbox"/> 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. <input type="checkbox"/> 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. <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? <input type="checkbox"/> Yes <input type="checkbox"/> 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). <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="button" value="Clear Page 2"/>	

<h2>STORMWATER NOTES</h2>	
THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SRDRUQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.	
PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:	
<ol style="list-style-type: none"> ALL REQUIREMENTS OF THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING AND IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMP'S. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER. ALL CONSTRUCTION BMP'S SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMP'S AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP / WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREETS(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES / EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMP'S THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP / WPCP. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN (3) THREE BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE PRIOR TO RESUMING CONSTRUCTION ACTIVITY, AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMP'S WHEN RAIN IS IMMINENT. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMP'S TO WORKING ORDER YEAR ROUND. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP / WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER / DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMP'S RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMP'S DAILY, AND AS NEEDED, VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMP'S SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMP'S AS SOON AS POSSIBLE AS SAFETY ALLOWS. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-01 OR CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' FEET OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 STORM WATER MANAGEMENT AND DISCHARGE CONTROL. 	
<h2>GREEN BLDG. CODE NOTES</h2>	
<ol style="list-style-type: none"> ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND/OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR AND/OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. EIGHTY PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR OR EXTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE. A LETTER FROM THE INSTALLER AND/OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND DOCUMENTING ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE INDICATING DATE OF TEST, LOCATION AND RESULTS ISSUED BY THE FRAMER SUB-CONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF THE MAINTENANCE MANUAL. <ol style="list-style-type: none"> AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED / RECEIVED TO THE BUILDING OWNER. THE MANUAL SHOULD INCLUDE IN ADDITION TO OTHER ASPECTS THE FOLLOWING: <ol style="list-style-type: none"> DIRECTION TO THE BUILDING OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING FOR THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING: <ol style="list-style-type: none"> EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS. LANDSCAPE IRRIGATION SYSTEMS. WATER RE-USE SYSTEMS. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS. INFORMATION ABOUT WATER-CONSERVATION LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5' FEET AWAY FROM FOUNDATION. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUB-CONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE FINISHES AND ADHESIVES COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD ETC. COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, OR A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), COMPOSITE WOOD PRODUCT USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.509.5 AND TABLE 4.504.5 OF CALGREEN. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. ALL HEATING & COOLING EQUIPMENT MUST COMPLY WITH ACCA MANUAL S-1004 EQUIPMENT SIZING REQUIREMENTS AND MANUAL J-2004 EQUIPMENT SELECTION CRITERIA OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. DUCT SYSTEMS SIZING MUST COMPLY WITH ACCA MANUAL D-2009, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. PRIOR TO FINAL INSPECTION, THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN REASONABLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS OF THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. 	

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: <ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes; PDP exempt requirements apply <input type="checkbox"/> 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 ? <input type="checkbox"/> Yes; PDP exempt requirements apply <input type="checkbox"/> 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. <input type="checkbox"/> Yes <input type="checkbox"/> 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. <input type="checkbox"/> Yes <input type="checkbox"/> 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. <input type="checkbox"/> Yes <input type="checkbox"/> 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. <input type="checkbox"/> Yes <input type="checkbox"/> 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). <input type="checkbox"/> Yes <input type="checkbox"/> 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). <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="button" value="Clear Page 3"/>	

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 commingling with flows from adjacent lands). <input type="checkbox"/> Yes <input type="checkbox"/> 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. <input type="checkbox"/> Yes <input type="checkbox"/> 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 5013, 5014, 5541, 7532-7534, or 7536-7539. <input type="checkbox"/> Yes <input type="checkbox"/> 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. <input type="checkbox"/> Yes <input type="checkbox"/> 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. <input type="checkbox"/>	
2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. <input type="checkbox"/>	
3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. <input type="checkbox"/>	
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 <input type="checkbox"/>	
Name of Owner or Agent (Please Print) _____ Title _____	
Signature _____ Date _____	
<input type="button" value="Clear Page 4"/>	
<input type="button" value="Clear Form"/>	

REVISIONS	BY



10755 SCRIPPS POWAY PKWY., SUITE 226
SAN DIEGO, CALIFORNIA 92131
(858) 531-5106 www.Barksdale.com

BALENTINE
CONSULTING

9430 LA JOLLA SHORES RESIDENCE
9430 La Jolla Shores Drive
La Jolla, California 92037

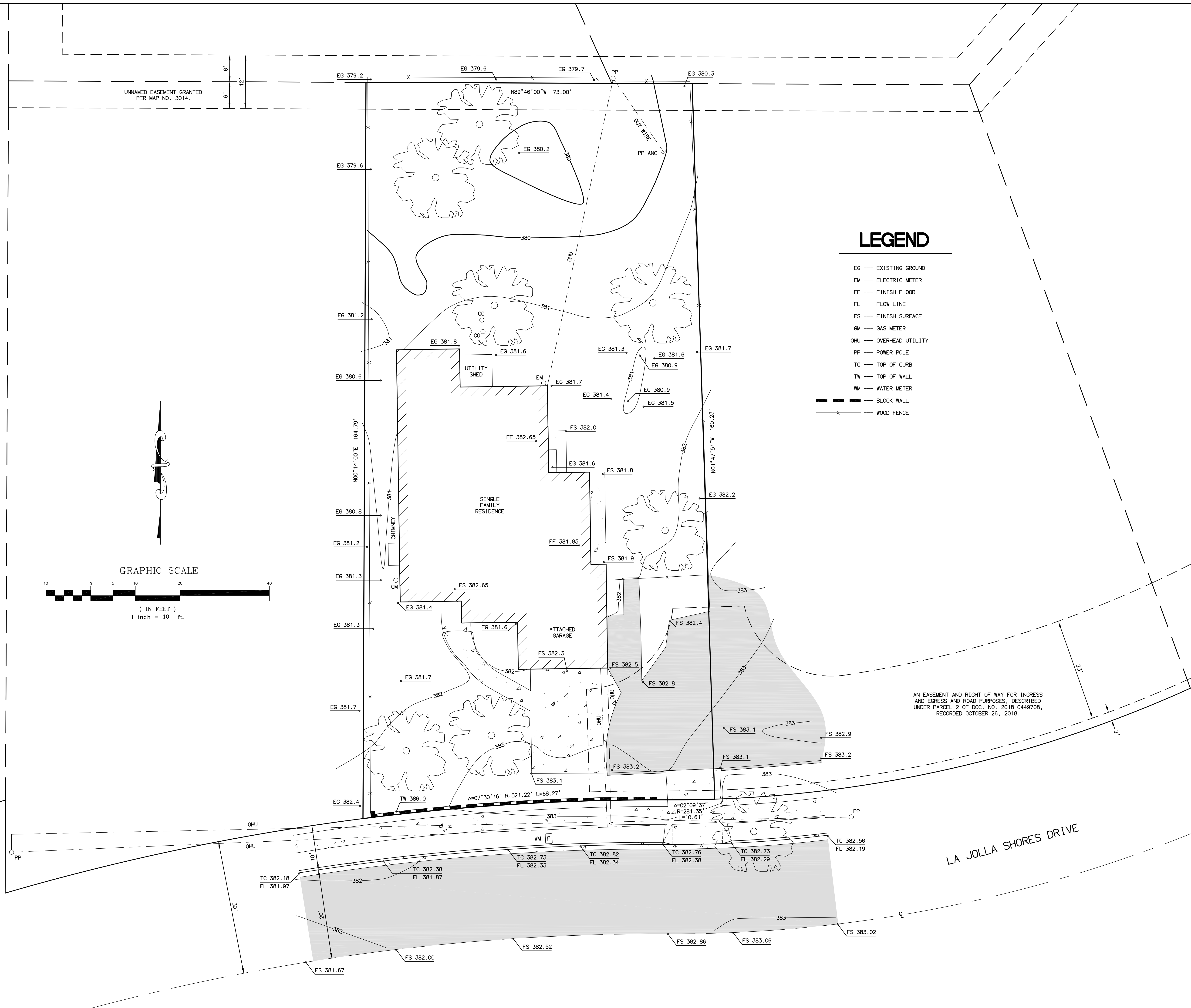
SINGLE FAMILY RESIDENCE

GREEN BUILDING CODE NOTES & STORM WATER FORMS

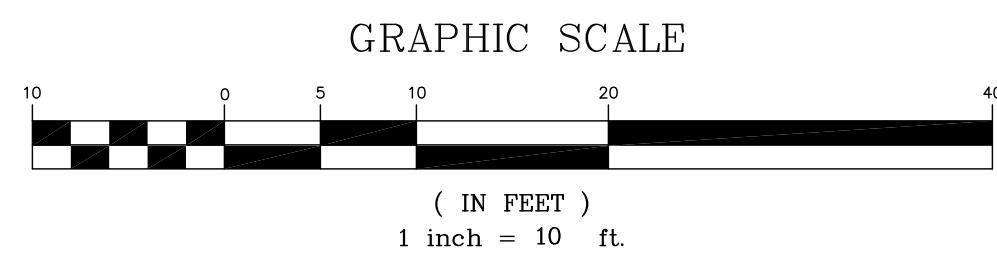
C.D.P. APPROVAL SET - NOT FOR CONSTRUCTION

DRAWN
RMB
DATE
3/23/22
JOB NUMBER
22001
SHEET

A1.2



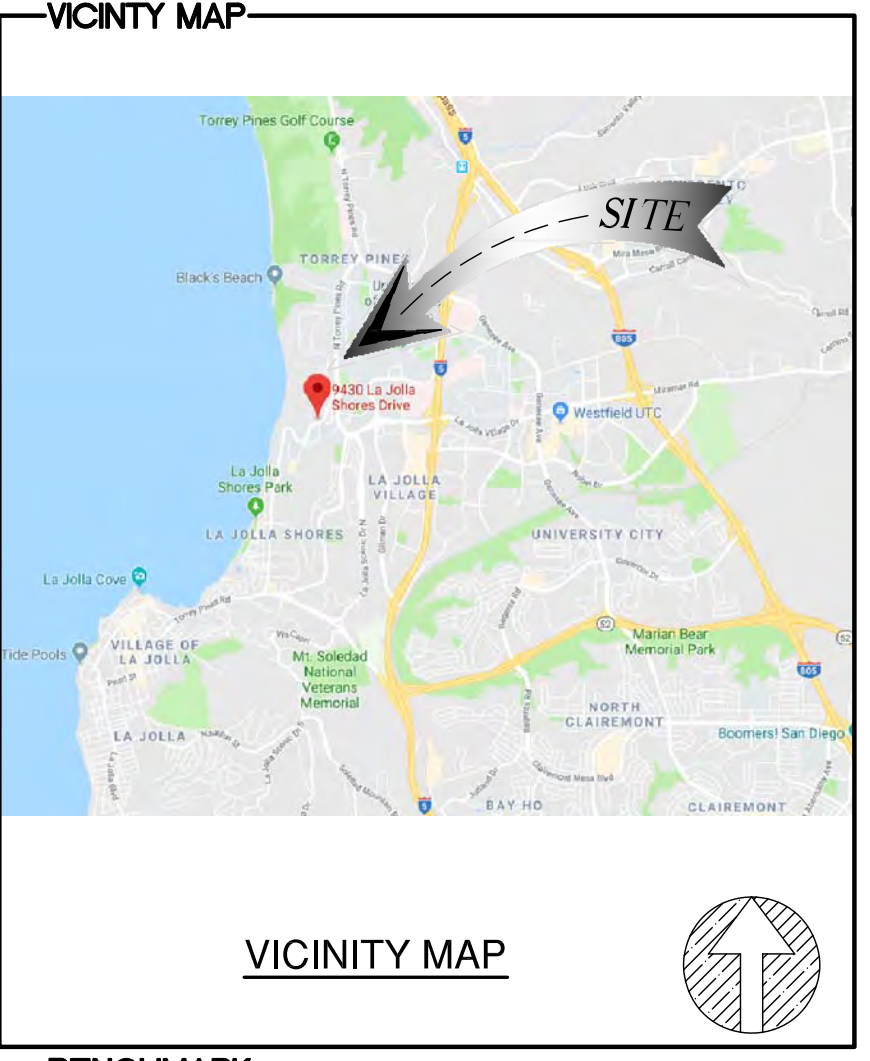
UNNAMED EASEMENT GRANTED
PER MAP NO. 3014.



LEGEND

- EG --- EXISTING GROUND
- EM --- ELECTRIC METER
- FF --- FINISH FLOOR
- FL --- FLOW LINE
- FS --- FINISH SURFACE
- GM --- GAS METER
- OHU --- OVERHEAD UTILITY
- PP --- POWER POLE
- TC --- TOP OF CURB
- TW --- TOP OF WALL
- WM --- WATER METER
- BLOCK WALL
- WOOD FENCE

AN EASEMENT AND RIGHT OF WAY FOR INGRESS
AND EGRESS AND ROAD PURPOSES, DESCRIBED
UNDER PARCEL 2 OF DOC. NO. 2018-0449708,
RECORDED OCTOBER 26, 2018.



BENCHMARK
A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS
PLUG, IN TOP OF CURB, LOCATED AT THE SOUTHWEST CORNER
OF LA JOLLA SHORES DRIVE AND HORIZON WAY.
ELEVATION = 377.893 FEET (NGVD '29)

SITE INFORMATION
**9430 LA JOLLA SHORES DRIVE
SAN DIEGO, CA 92037**
LEGAL DESCRIPTION
LOT 33 OF SCRIPPS ESTATES ASSOCIATES SUBDIVISION, IN
THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF
CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3014, FILED IN
THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY,
JULY 22, 1953, BEING DESCRIBED IN DOCUMENT NO.
2018-0449708, RECORDED OCTOBER 26, 2018.
APN: 344-043-14
GROSS AREA - 0.281 ACRES
12,259.97 SQ. FT.
THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE
BEEN ESTABLISHED FROM A FIELD SURVEY OF SURFACE FEATURES.
CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO
CONSTRUCTION.
THE PROPERTY LINES, BEARINGS AND DIMENSIONS, SHOWN
HEREON, ARE ESTABLISHED FROM AVAILABLE RECORD INFORMATION
AND ARE SUBJECT TO VERIFICATION BY A COMPLETE FIELD
BOUNDARY RETRACEMENT SURVEY.

PLAN PREPARED BY

**ACCURATE
LAND SURVEYS**
2514 ALPINE BLVD. SUITE #4, ALPINE, CA 91901
PH. 619-445-0100

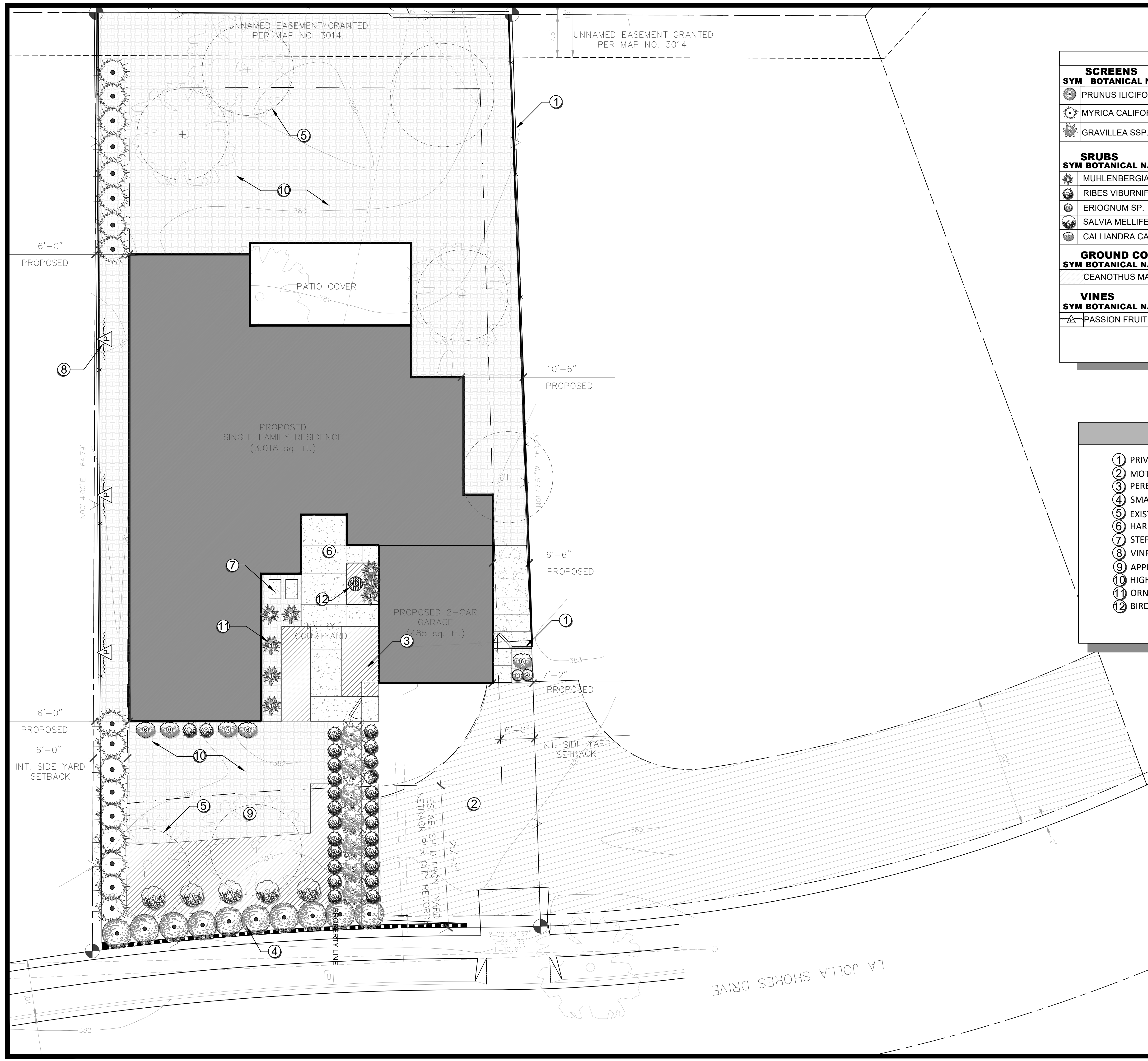
SEAL

Robert J. Russell

SHEET TITLE
TOPOGRAPHIC MAP

DATE
12/20/2018

SHEET NUMBER
SHEET 1 OF 1



PLANT LEGEND

SCREENS				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	WU-QTY. COLS
●	PRUNUS ILICIFOLIA SSP	HOLLY-LEAF CHERRY	15 GAL.	11 LOW
●	MYRICA CALIFORNICA 'BUXIFOLIA'	BUXIFOLIA PACIFIC WAX MYRTLE	15 GAL.	9 LOW
●	GRAVILLEA SSP.	---	15 GAL.	11 LOW

SRUBS				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	WU-QTY. COLS
●	MUHLENBERGIA CAPILARIS	PINK MUHLY	5 GAL.	11 LOW
●	RIBES VIBURNIFOLIUM	CATALINA CURRANT	5 GAL.	11 LOW
●	ERIOGNUM SP.	---	5 GAL.	11 LOW
●	SALVIA MELLIFERA	BLACK SAGE	5 GAL.	11 LOW
●	CALLIANDRA CALIFORNICA	RED FAIRYDUSTER	5 GAL.	11 LOW

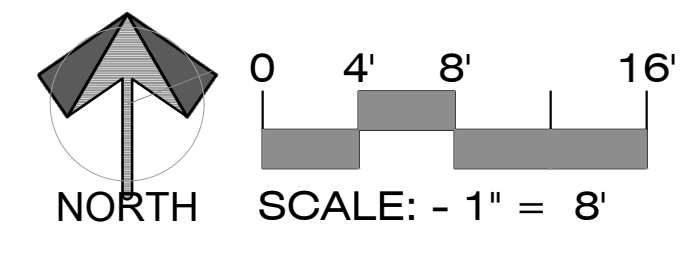
GROUND COVERS				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	WU-SQ.FT. COLS
■	CEANOTHUS MARTIMUS	MARITIME CEANOTHUS	1 GAL. 6" O.C.	11 LOW

VINES				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	WU-QTY. COLS
▲	PASSION FRUIT ESPALIER	---	15 GAL.	4 MOD.

CALL OUT LEGEND

- ① PRIVACY FENCE, TO MEET SETBACK HEIGHT REQUIREMENTS
- ② MOTORCOURT
- ③ PERENNIAL BED
- ④ SMALL SCALE PRIVACY HEDGE
- ⑤ EXISTING TREE TO REMAIN (TYPICAL)
- ⑥ HARDSCAPE PAVING
- ⑦ STEPPERS TO UTILITY CLOSET
- ⑧ VINE ON FENCE OR TRELLIS
- ⑨ APPROXIMATE VEGETABLE GARDEN LOCATION
- ⑩ HIGH QUALITY SHREDDED LANDSCAPE MULCH
- ⑪ ORNAMENTAL GRASS
- ⑫ BIRD BATH

Minimum Tree Separation Distance	
Improvement	Minimum Distance to Street Tree
Traffic signal, Stop Sign	20 feet
Underground Utility Lines (except sewer)	5 feet
Sewer Lines	10 feet
Above Ground Utility Structures (Transformers, Hydrants, Utility poles, etc)	10 feet
Driveways	10 feet
Intersections (intersecting curb lines of two streets)	25 feet



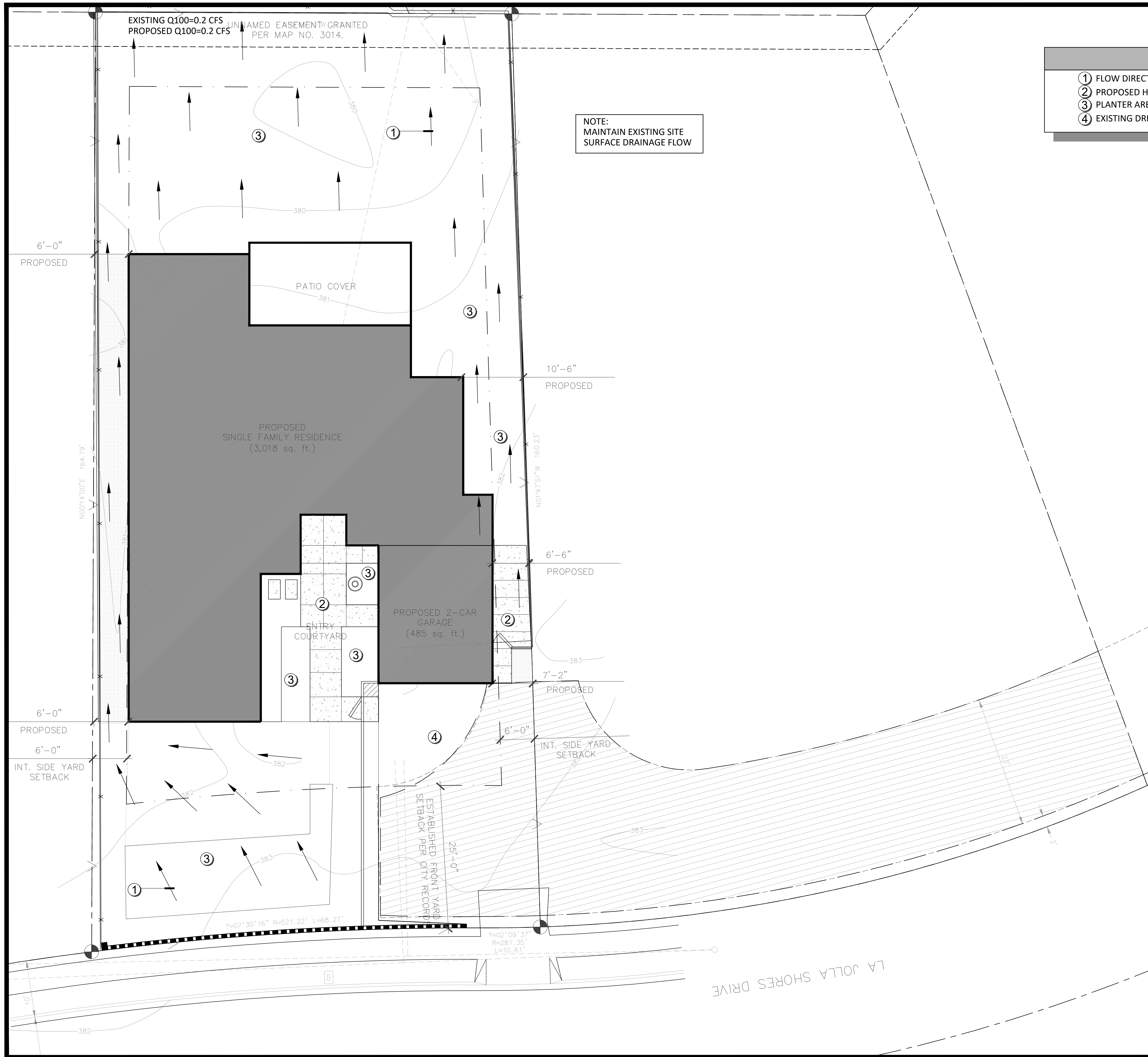
S.R. CLARKE LANDSCAPE ARCHITECTURE & DEVELOPMENT
110 COPPERWOOD WAY # 19
OCEANSIDE, CA 92058
CA. 760-716-3100
L A # 5 2 9 9

SHEET TITLE:
LANDSCAPE CONCEPT PLAN

PROJECT:
**NEW SINGLE FAM. RESIDENCE
9430 LA JOLLA SHORES
SAN DIEGO, CA. 92037**

PLOT DATE: 01-18-22

REVISIONS	
DRAWN	JA
APPROVED	SC
JOB NO.	SRC21113
DATE	01-18-22
SCALE	AS SHOWN
SHEET	OF



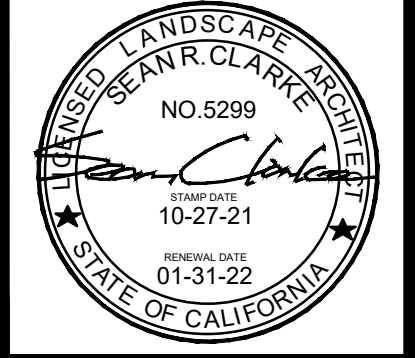
NOTE:
MAINTAIN EXISTING SITE
SURFACE DRAINAGE FLOW

CALL OUT LEGEND

- ① FLOW DIRECTION OF EXISTING DRAINAGE
- ② PROPOSED HARDSCAPE
- ③ PLANTER AREA
- ④ EXISTING DRIVEWAY



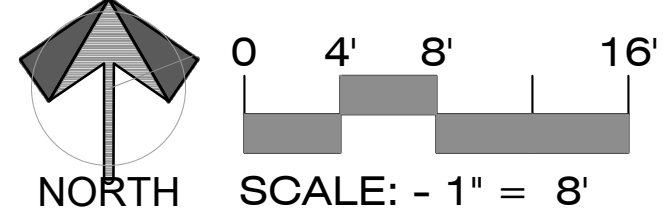
S.R. CLARKE LANDSCAPE
ARCHITECTURE & DEVELOPMENT
110 COPPERWOOD WAY # P
OCEANSIDE CA 92058
CA. 760-716-3100
L L A # 5 2 9 9



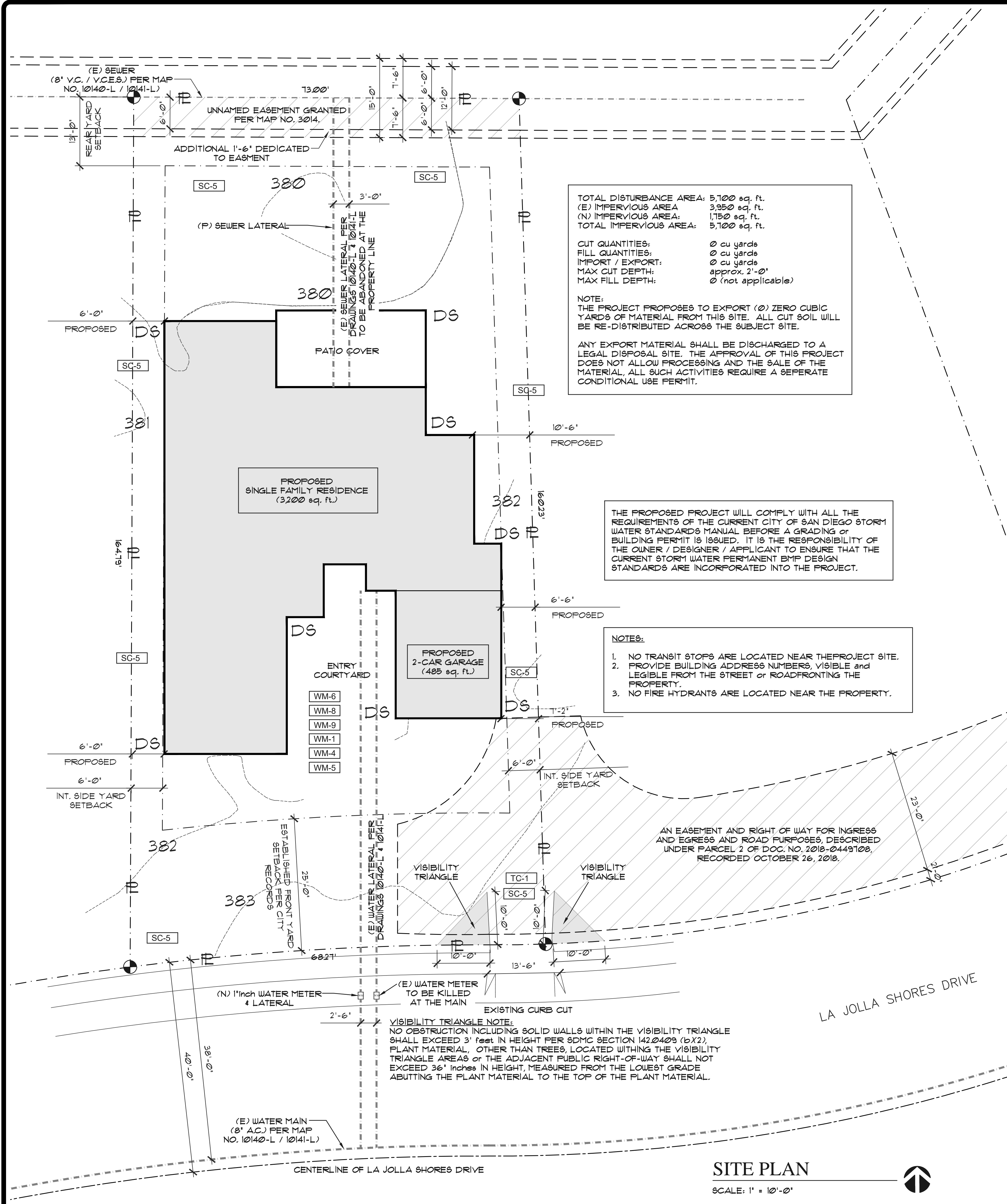
SHEET TITLE:
SITE DRAINAGE PLAN

PROJECT:
**NEW SINGLE FAM. RESIDENCE
9430 LA JOLLA SHORES
SAN DIEGO, CA. 92037**

REVISIONS	
DRAWN	JA
APPROVED	SC
JOB NO.	SRC21113
DATE	10-27-21
SCALE	AS SHOWN
SHEET	OF



PLOT DATE: 10-27-21



TOTAL DISTURBANCE AREA: 5,700 sq. ft.
 (E) IMPERVIOUS AREA: 3,950 sq. ft.
 (N) IMPERVIOUS AREA: 1,750 sq. ft.
 TOTAL IMPERVIOUS AREA: 5,700 sq. ft.

CUT QUANTITIES: 0 cu yards
 FILL QUANTITIES: 0 cu yards
 IMPORT / EXPORT: 0 cu yards
 MAX CUT DEPTH: approx. 2'-0"
 MAX FILL DEPTH: 0 (not applicable)

NOTE:
 THE PROJECT PROPOSES TO EXPORT (0) ZERO CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL CUT SOIL WILL BE RE-DISTRIBUTED ACROSS THE SUBJECT SITE.

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

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER / DESIGNER / APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

NOTES:
 1. NO TRANSIT STOPS ARE LOCATED NEAR THE PROJECT SITE.
 2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE and LEGIBLE FROM THE STREET or ROADFRONTING THE PROPERTY.
 3. NO FIRE HYDRANTS ARE LOCATED NEAR THE PROPERTY.

VISIBILITY TRIANGLE NOTE:
 NO OBSTRUCTION INCLUDING SOLID WALLS WITHIN THE VISIBILITY TRIANGLE SHALL EXCEED 3' FEET IN HEIGHT PER SDMC SECTION 142.0403 (b)(2). PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN THE VISIBILITY TRIANGLE AREAS or THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36" IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

SITE PLAN
 SCALE: 1" = 10'-0"

MWPCP REQUIREMENTS
 The City requires a Water Pollution Control Plan (WPCP), a Minor Water Pollution Control Plan (MWPCP) or a Storm Water Pollution Prevention Plan (SWPPP), for all construction projects that have potential for storm water pollution. Some construction project types, such as interior plumbing, electrical and mechanical work, may be considered exempt. The appropriate plan is determined by the following guidelines:

- Any project subject to the Construction General Permit (CGP) (typically projects with 1 acre or more of ground disturbance) requires a SWPPP and may not utilize a WPCP or MWPCP. If coverage under the CGP (Permit which requires a SWPPP) is not required for the project, see below.
- The following approval types (see Form DS-3032) require a WPCP: Grading, Public Right-of-Way, and Demolition/Removal. Exceptions may be made allowing use of this MWPCP for minor work.
- The following approval types (see Form DS-3032) require a WPCP whenever a substantial for Drainages and Grades review is required: alterations to an existing MWPCP for minor work.
- This MWPCP may be utilized for projects that create less than 5,000sf of ground disturbance and have less than 8ft elevation differential over the entire project area.

NOTE: It is the responsibility of the project owner to ensure that all construction activities comply with local and state regulations, including San Diego Municipal Code, Section 45.05. The guidance and template provided here is for the applicant's convenience and does not alleviate responsibility on part of the project owner to determine the appropriate level of BMP planning and implementation to prevent pollutant discharges.

STEP 1. IDENTIFY RELEVANT PROJECT INFORMATION

Applicant Name: R. Balentine Consulting
 Contact Name: Robert Balentine
 Project Number:
 Contact Information: 10755 Scripps Poway Pkwy, #226, San Diego, CA 92131
 Telephone No.: (858) 531-5106, E-mail Address: rcbalentine@gmail.com
 Project Information: Address: 9430 La Jolla Shores Dr., City: San Diego, State: CA, Zip Code: 92037
 APN: Permit Application Number:

Brief Project Description:
 THE PROJECT PROPOSES A GROUND UP, 3,382 sq. ft., ONE-STORY, SINGLE FAMILY RESIDENCE. A 560 sq. ft. DETACHED GARAGE WILL BE LOCATED TOWARDS THE FRONT OF THE PROPERTY. THE EXISTING, SINGLE FAMILY RESIDENCE WILL BE COMPLETELY DEMOLISHED.

Improvements (overall square footage): 3,575 sq. ft.
 Total Lot Size in ft²: 12,282 sq. ft.
 Estimated Amount of Disturbed Differential Average: 3,575 sq. ft.
 Estimated Elevation Differential over Project Area: 1'-6" +/-

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.
 DS-570 (08-18)

Clear Page 1

Page 2 of 2 City of San Diego - Development Services Department - "Minor" Water Pollution Control Plan (MWPCP)

STEP 2. IDENTIFY CONSTRUCTION STORM WATER BMPs
 Unprotected construction sites have the potential to discharge sediment and other pollutants into local waterways. All construction projects are required to reduce pollution to the maximum extent practicable by implementing best management practices (BMPs). Part 2 of the Storm Water Standards Manual outlines the requirements for Construction Stormwater BMPs. There are five categories:

- Erosion control practices
- Velocity reduction
- Sediment control practices
- Offsite sediment tracking control
- General site and materials management

BMPs from each of the five categories must be used together as a system in order to prevent potential discharges.

If you answer "Yes" to any of the questions below, your project is subject to Table 1 on the following page (Minimum Required Standard Construction Stormwater BMPs). As noted in the table, please select at least the minimum number of required BMPs, or as many as are feasible for your project. If no BMP is selected, an explanation must be given in the box provided. The following questions are intended to aid in determining construction BMP requirements for your project, please check box either "Yes" or "No".

- Will there be soil disturbing activities that will result in exposed soil areas? (This includes minor grading and trenching.)
 Reference Table Items A
 Yes No
- Will there be asphalt paving, including patching?
 Reference Table Items C and E
 Yes No
- Will there be slurries from mortar mixing, coring, or concrete saw cutting?
 Reference Table Items C and E
 Yes No
- Will there be solid wastes from concrete demolition and removal, wall construction, or form work?
 Reference Table Items C and E
 Yes No
- Will there be stockpiling (soil, compost, asphalt, concrete, solid waste) for over 24 hours?
 Reference Table Items C and E
 Yes No
- Will there be dewatering operations?
 Reference Table Items B and C
 Yes No
- Will there be temporary on-site storage of construction materials, including mortar mix, raw landscaping and soil stabilization materials, treated lumber, rebar, and galvanized metal fencing materials?
 Reference Table Items D and E
 Yes No
- Will trash or solid waste product be generated from this project?
 Reference Table Item E
 Yes No
- Will construction equipment be stored on site (e.g. fuels, oils, trucks, etc.)?
 Reference Table Item E
 Yes No
- Will Portable Sanitary Services ("Porta-potty") be used on the site?
 Reference Table Item E
 Yes No

Clear Page 2

City of San Diego - Development Services Department - "Minor" Water Pollution Control Plan (MWPCP) Page 3 of 3

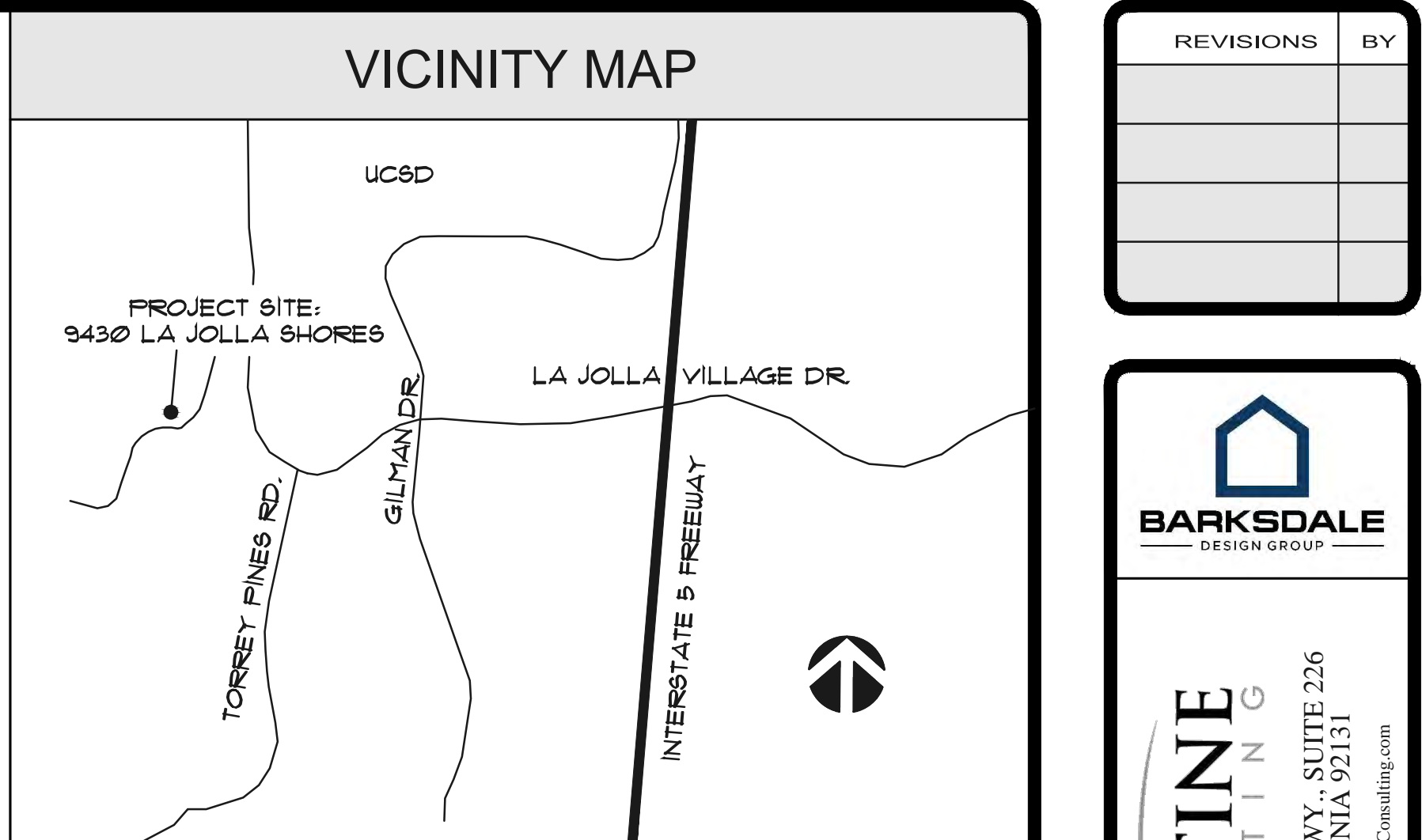
**TABLE 1
 MINIMUM REQUIRED STANDARD CONSTRUCTION STORMWATER BMPs**
 (Source: CALTRANS Storm Water Quality Handbooks)

Minimum Required Best Management Practices	CALTRANS Stormwater Handbook Detail	Check at least one BMP from each section below	If your project requires an BMP from any of the sections below, please explain within space provided.
A. Select Erosion Control Method			
Vegetation Stabilization Planting (Summer)	SS-2, SS-4	<input type="checkbox"/>	
Hydraulic Stabilization Hydroseeding (Summer)	SS-4	<input type="checkbox"/>	
Routed Fiber Matrix or Stabilized Fiber Matrix (Winter)	SS-3	<input type="checkbox"/>	
Physical Stabilization Erosion Control Blanket (Winter)	SS-7	<input type="checkbox"/>	
Lot Perimeter Protection Detail	SC-8	<input type="checkbox"/>	
Mulch, Straw, Woodchips, Soil Application	SS-4, SS-8	<input type="checkbox"/>	
B. If Dewatering or Dewatering Operation is concentrated, velocity must be controlled using an energy dissipater			
Energy Dissipater Outlet Protection	SC-19	<input type="checkbox"/>	
C. Select Sediment Control method for all disturbed areas (choose at least one)			
Silt Fence	SC-1	<input type="checkbox"/>	
Fiber Rolls (Straw Wattles)	SC-5	<input type="checkbox"/>	
Gravel Bags	SC-6, SC-8	<input type="checkbox"/>	
Dewatering Filtration	NS-2	<input type="checkbox"/>	
Storm Drain Inlet Protection	SC-10	<input type="checkbox"/>	
D. Select method for preventing offsite tracking of sediment (choose at least one)			
Stabilized Construction Entrance	TC-1	<input type="checkbox"/>	
Entrance/Exit Tire Wash	TC-3	<input type="checkbox"/>	
Street Sweeping & Vacuuming	SC-7	<input type="checkbox"/>	
E. Select the General Site Management BMPs for each waste that will be on site			
Material Delivery & Storage	WM-1	<input type="checkbox"/>	
Spill Prevention & Control	WM-4	<input type="checkbox"/>	
Concrete Waste Management	WM-8	<input type="checkbox"/>	
Solid Waste Management	WM-5	<input type="checkbox"/>	
Sanitary Waste Management	WM-9	<input type="checkbox"/>	
Hazardous Waste Management	WM-6	<input type="checkbox"/>	

The applicant must print and sign the following certification before a permit will be issued:
 I have read and understand that the City of San Diego has adopted minimum requirements for managing urban runoff, including storm water from construction and land development activities. I certify that the BMPs selected on this form will be implemented, maintained, and monitored to ensure that the project's construction and land development activities on water quality. I further agree to install, monitor, maintain, or repair the selected BMPs to ensure their effectiveness. I also understand that non-compliance with the City's Storm Water Standards may result in enforcement by the City, including fines, costs and court orders, or other actions.

Signature: Robert Balentine Date: 03/01/21

Clear Page 3



- SITE PLAN NOTES**
- DESIGNER IS NOT RESPONSIBLE FOR LAND SURVEY or TOPOGRAPHICAL INFORMATION. FIELD VERIFY ALL INFORMATION.
 - THE CONTRACTOR or OWNER /BUILDER SHALL BE RESPONSIBLE FOR SITE SURVEY, SETBACKS, ETC. IF DISCREPANCIES WITH DIMENSIONS OF SITE PLAN TO FLOOR PLAN AND LOCAL ZONING ORDINANCES CANNOT BE MET, NOTIFY THE DESIGNER PRIOR TO TRENCHING OF FOOTINGS, EXCAVATING, ETC.
 - THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL WORK TO BE DONE TO PREPARE THE SITE FOR THE NEW or REMODELED CONSTRUCTION.
 - ALL FINISH GRADES AROUND THE EXTERIOR OF THE STRUCTURE SHALL BE SLOPED TO DRAIN SURFACE WATER AWAY FROM THE STRUCTURE(S). THE GRADE SHALL FALL A MINIMUM OF 6" INCHES (5% PERCENT SLOPE) WITHIN THE FIRST 10'-0".
 - THE CONTRACTOR or OWNER / BUILDER SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND PROTECT ANY EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY WORK ON THE PROJECT.
 - PLAN CHANGES REQUIRE PRIOR APPROVAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PROPOSED PLAN CHANGES SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS DUE TO THE CONSTRUCTION VEHICLES or ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORKDAY, or AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMPs, WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET. A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES or EQUIPMENT FROM TRACKING MUD or SILT INTO THE STREET.
 - ALL STOCKPILES of SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT 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 THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40% PERCENT.
 - A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS, WHICH PROPOSED THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON SITE.
 - THE CONTRACTOR SHALL RESTORE ALL EROSION / SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL or AFTER ANY MATERIAL BREACHES ITS EFFECTIVENESS.
 - ALL SLOPS THAT ARE CREATED or DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
 - THE STORAGE OF ALL CONSTRUCTION MATERIAL AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.
 - STORM WATER RUN-OFF FROM ALL PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO LANDSCAPING AREAS or PLANTER BOXES, PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.

BMP SYMBOL LEGEND

MATERIALS & WASTE MANAGEMENT BMPs:

WM-1	MATERIAL DELIVERY & STORAGE
WM-4	SPILL PREVENTION AND CONTROL
WM-8	CONCRETE WASTE MANAGEMENT
WM-5	SOLID WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT
WM-6	HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

SC-2	PRESERVATION OF EXISTING VEGETATION
SC-5	FIBER ROLLS (STRAW WATTLES)
SC-7	STREET SWEEPING AND VACUUMING
SC-10	STORM DRAIN INLET PROTECTION
TC-1	STABILIZED CONSTRUCTION ENTRANCE
TC-3	ENTRANCE / EXIT TIRE WASH

REVISIONS	BY

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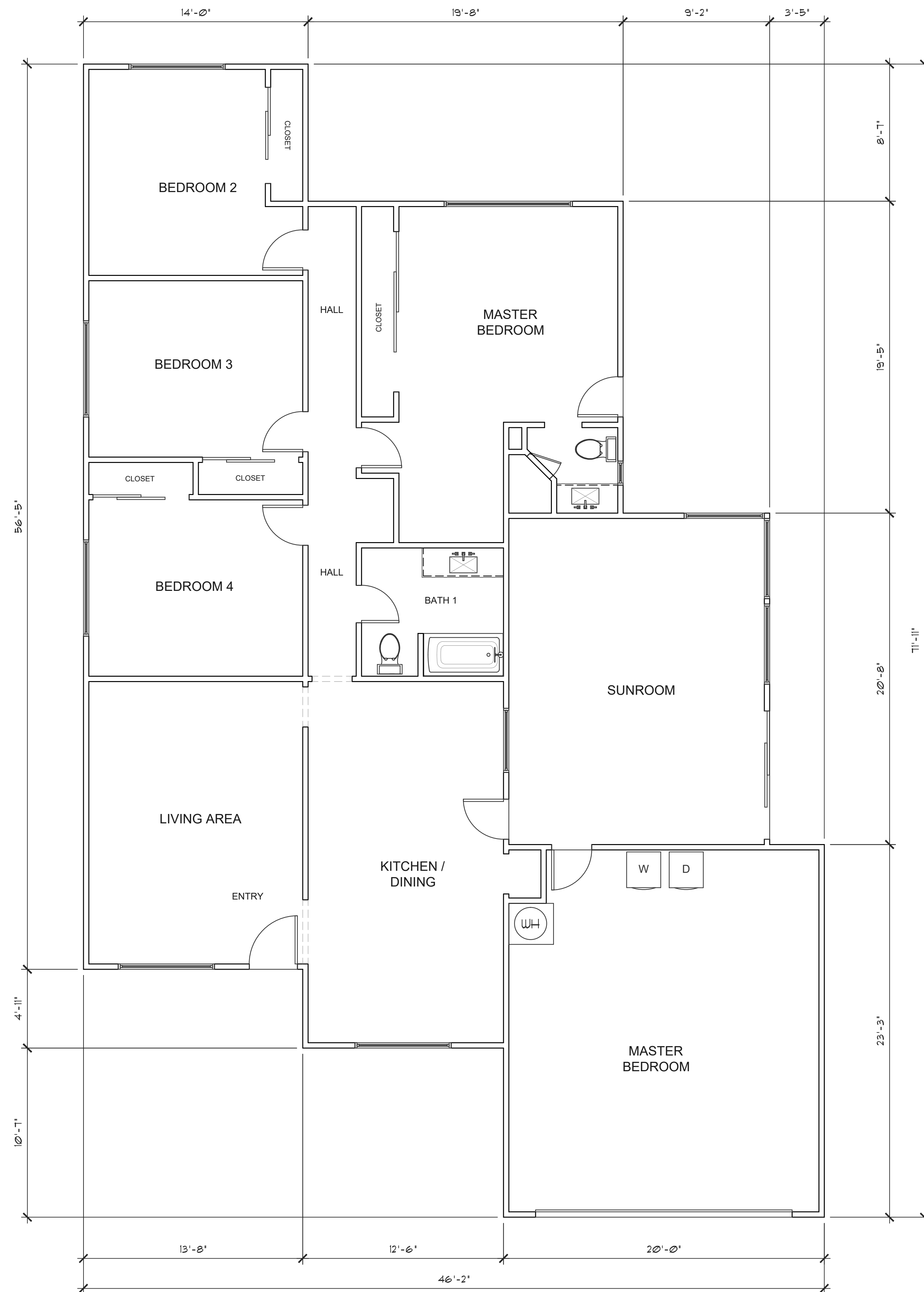
9430 LA JOLLA SHORES RESIDENCE
 9430 La Jolla Shores Drive
 La Jolla, California 92037

SINGLE FAMILY RESIDENCE

SITE PLAN

C.D.P. APPROVAL SET - NOT FOR CONSTRUCTION

DRAWN: RMB
 DATE: 3/23/22
 JOB NUMBER: 22002
 SHEET: A2.1



NOTE:

The current house at 9430 La Jolla Shores Drive is a single-family residence and, to the best of our knowledge, it was built by a tract homes contractor in 1955. It is a single floor 1541 sq ft wood frame 4-bedroom house with exterior wood siding and stucco. 1/2 We have been unable to find any evidence that it was designed by an architect and it has no distinguishing architectural features. There is no evidence that the house has been modified with alterations or additions. Both the doors and windows are unremarkable and look like they were selected from standard stock at the time. A large lounge room window is an old aluminum slider and the rear and west bedrooms have small, wooden, top hinged awning windows.

EXISTING / DEMOLITION FLOOR PLAN

SCALE: 1" = 10'-0"



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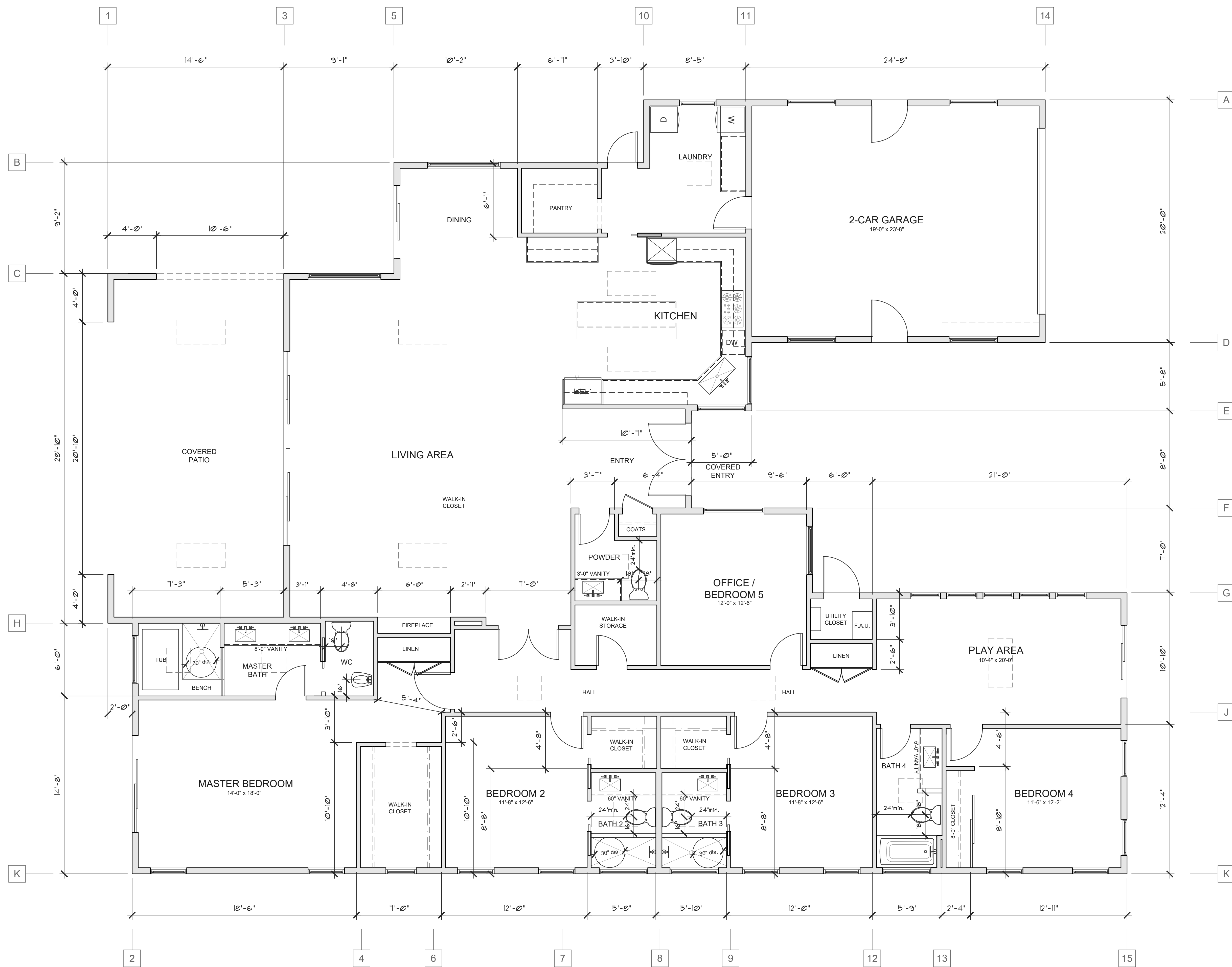
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EXISTING HOUSE LAYOUT
 C.D.P. APPROVAL SET - NOT FOR CONSTRUCTION

DRAWN: RMB
 DATE: 3/23/22
 JOB NUMBER: 22002
 SHEET

A2.2



NEW CONSTRUCTION KEYNOTES:

1. (N) KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, FIXTURES, TYP. VERIFY SPECIFIC REQUIREMENTS & LAYOUT WITH OWNER(S).
2. (N) BATHROOM FIXTURES, CABINETS & COUNTERTOPS PER OWNER(S) DIRECTION, TYPICAL.
3. (N) HOT-MOPPED, TILE SHOWER ENCLOSURE. IF GLASS DOOR IS DESIRED PROVIDE A MIN. 24" INCH WIDE, TEMPERED GLASS DOOR.
4. (N) PRE-FABRICATED TUB w/ TILE WALL SURROUND. IF GLASS DOOR IS DESIRED, PROVIDE A MIN. 24" INCH WIDE, TEMPERED GLASS DOOR.
5. 2x6 FLOORING WALL.
6. (N) CLOSET ROD & SHELF, TYP. VERIFY w/ OWNER(S).
7. (N) STUCCO TO MATCH EXISTING. PROVIDE LATH, (2) LAYERS GRADE 'D' STUCCO PAPER AND WEEP SCREED, TYP.
8. (N) CONC. SLAB & FOOTINGS PER STRUCTURAL, TYP.
9. (N) ROOF FRAMING PER STRUCTURAL.
10. (N) 2'-0" X 4'-0" 'BRISTOLITE' SKYLIGHT (ER-2469 / ESR-3111). INSTALL PER MFR'S RECOMMENDATIONS. ROOF DRAINS. PIPING IN FLOOR JOISTS, OUT TO DOWNSPOUT.
11. WATERPROOF MEMBRANE, SLOPED 1/4" / ft. TO DRAIN, TYP. WATERPROOF DECKING BY 'WESTCOAT' ESR # 2201, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CLASS 'A' / 1hr RATED PER MANUFACTURER'S SPECIFICATIONS.
12. (N) TANKLESS WATER HEATER BY 'RHEEM' (MODEL RTGH-95XLN-1.9.5). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
13. (N) WASHER / DRYER. VENT DRYER UP THROUGH ROOF. MIN. 4" DRYER VENT w/ CLEAN-OUT REQUIRED. NOTE: DRYER VENT LENGTH NOT TO EXCEED 14'-0" w/ (2) OFFSETS. IF VENT LENGTH EXCEEDS 14'-0", PROVIDE AN IN-LINE VENT.
14. (N) MINI-SPLIT HEATING / AIR CONDITIONING UNITS.

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

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 La Jolla, California 92037
 SINGLE FAMILY RESIDENCE

PROPOSED FLOOR PLAN
 C.D.P. APPROVAL SET - NOT FOR CONSTRUCTION

DRAWN	RMB
DATE	3/23/22
JOB NUMBER	22001
SHEET	

A3.1



NEW CONSTRUCTION KEYNOTES:

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4. (N) PRE-FABRICATED TUB w/ TILE WALL SURROUND. IF GLASS DOOR IS DESIRED, PROVIDE A MIN. 24" INCH WIDE, TEMPERED GLASS DOOR.
5. 2x6 PLUMBING WALL.
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14. (N) MINI-SPLIT HEATING / AIR CONDITIONING UNITS.

PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

REVISIONS	BY

BARKSDALE
DESIGN GROUP

BALENTINE
CONSULTING

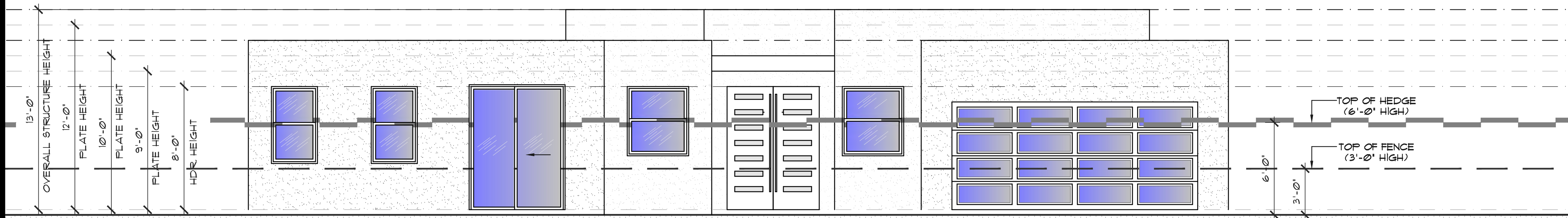
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PROPOSED ROOF PLAN
C.D.P. APPROVAL SET - NOT FOR CONSTRUCTION

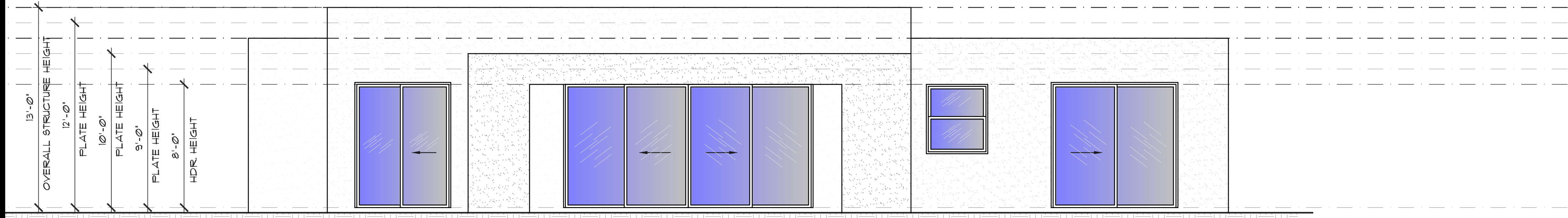
DRAWN	RM
DATE	3/23/22
JOB NUMBER	22002
SHEET	

A3.2



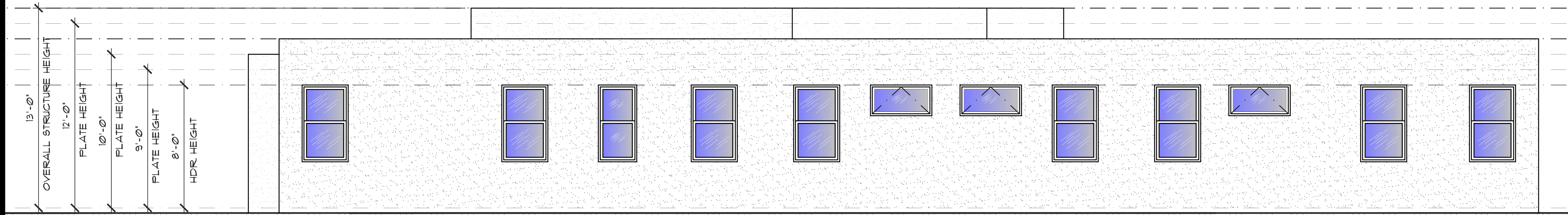
PROPOSED
FRONT ELEVATION - SOUTH -

SCALE: 1/4" = 1'-0"



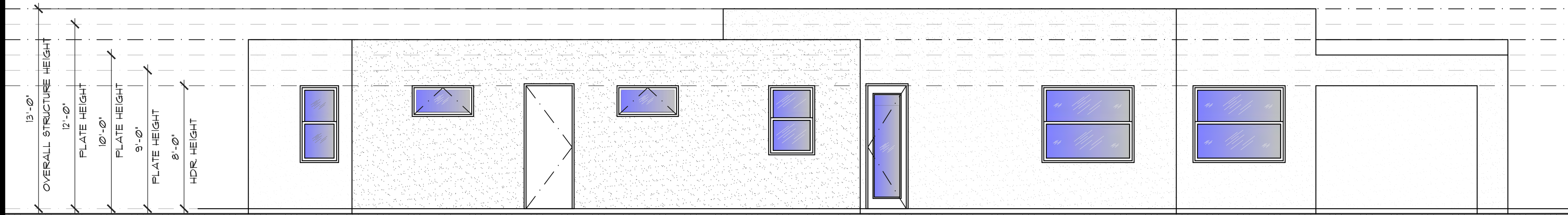
PROPOSED
REAR ELEVATION - NORTH -

SCALE: 1/4" = 1'-0"



PROPOSED
LEFT SIDE ELEVATION - WEST -

SCALE: 1/4" = 1'-0"



PROPOSED
RIGHT SIDE ELEVATION - EAST -

SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS
C.D.P. APPROVAL SET - NOT FOR CONSTRUCTION

DRAWN	RMB
DATE	3/23/22
JOB NUMBER	22001
SHEET	

A4.1