



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 28, 2022 REPORT NO. HO-22-047

HEARING DATE: October 5, 2022

SUBJECT: Baylor Residence CDP/SDP, Mitigated Negative Declaration, Process Three Decision

PROJECT NUMBER: [691672](#)

OWNER/APPLICANT: David Baylor and Theresa Helmer, Owner / Chandra Slaven, Applicant

SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing one-story, 1,799-square-foot single-family residence and construction of a new two-story, 3,503-square-foot, single-family residence at 7951 Paseo Del Ocaso within the La Jolla Community Plan Area?

Staff Recommendations:

1. Adopt Mitigated Negative Declaration No. 691672 and associated Mitigation, Monitoring and Reporting Program (Attachment 7); and
2. Approve Coastal Development Permit No. 2556832 and Site Development Permit No. 2559861.

Community Planning Group Recommendation: On December 2, 2021, the La Jolla Community Planning Association voted 17-0-1 to recommend denial. (Attachment 8)

La Jolla Shores Planned District Advisory Board Recommendation: On February 16, 2022, the La Jolla Shores Planned District Advisory Board voted 4-0-0 to recommend denial. (Attachment 9)

Environmental Review: Mitigated Negative Declaration (MND) No. 691672 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) guidelines addressing potential impacts to Cultural Resources (Archaeology) and Tribal Resources. 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 0.17-acre site is located at 7951 Paseo Del Ocaso and is currently developed with a one-story 1,799-square-foot single-family residence and detached garage within an established residential area within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP). The project site is in the La Jolla Shores Planned District-Single-Family Zone (LJSPD-SF), Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal), Transit Area Overlay Zone and Transit Priority Area (Attachments 1-3).

The existing structures are more than 45 years old, requiring City staff to evaluate the proposal for historic significance. The existing residence does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

Pursuant to San Diego Municipal Code (SDMC) Section [126.0702](#), a Coastal Development Permit is required for development of a premises within the Coastal Overlay Zone. Pursuant to SDMC Section [126.0502](#), a Process 3 Site Development is required for construction within the La Jolla Shores Planned District. These discretionary actions have been consolidated under this application and processed concurrently pursuant to SDMC Section [112.0103](#). Therefore, the decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission.

DISCUSSION

The project will demolish all existing buildings and construct a new two-story 3,503-square-foot single-family residence with roof access, attached two-car garage, and associated site improvements (Attachment 9). The project was designed to be in general conformance with the development patterns and bulk and scale of the existing neighborhood per the LJSPD-SF zone pursuant to (SDMC) Section [1510.0304](#), including floor area ratio, density, setbacks and height (29 feet 7 inches) that does not exceed the 30-foot height limit. Staff determined that the placement of the proposed development fits into the established diverse theme of the neighborhood. Building walls at the north and south side are proposed without openings facing the side property line while providing see-throughs to the ocean, thereby complying with SDMC Section 1510.0304(b)(2). The project also complies with the LJSPD-SF zone through the extensive use of glass and use of patios, enclosed courtyard, and decks to facilitate the "inside-outside" orientation of life in Southern California.

The LJCP designates the project site for low-density residential uses (5-9 dwelling units/acre), and the project complies. The LJCP also contains the following goals related to the project:

1. The character of La Jolla's residential areas shall be maintained by ensuring the preservation of existing streetscape themes and allowing a harmonious visual relationship to exist between the bulk and scale of new and older structures. (LJCP) Page 76, 2(a).
2. In order to promote transitions in scale between new and older structures, "create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements." (LJCP) Page 76, 2(c).

The project complies with these Community Plan goals by providing a design that incorporates changes in building materials, proportioned fenestration, and roofline variation. The project also includes exterior wall materials consisting of wood siding, concrete, stucco, white and natural earth colors that are complementary to the character of the surrounding neighborhood. The project will also observe setbacks to all property lines consistent with other properties within the neighborhood, thereby providing an appropriate and harmonious transition between old and new development.

The project site is located approximately half a mile east of the Pacific Ocean and is not located between the First Public Roadway and the coastline. There is no public view or coastal access from the project site as identified in the Community Plan. The project site does not contain environmentally sensitive lands nor is it within or adjacent to the Multiple Species Conservation Program and Multi Habitat Planning Area. The project was also designed with permeable surfaces to reduce stormwater flow from the site, and drainage for the project complies with the City's drainage regulations and standards.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. These include:

1. An Encroachment Maintenance Removal Agreement for private improvements within the public right-of-way
2. Replacement of damaged curb and sidewalk per current City Standards
3. Submittal of a Water Pollution Control Plan (WPCP)
4. Maintenance and repair of all landscape improvements
5. Construction of all proposed public and private water and sewer facilities within the public right-of-way, in accordance with all applicable City regulations and standards.

All issues identified through the review process have been addressed. The project conforms with the Community Plan, adopted City Council policies, and the regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration, and staff recommends that the Hearing Officer adopt Mitigated Negative Declaration No. 691672 and the associated Mitigation, Monitoring and Reporting Program, and approve Coastal Development Permit No. 2556832 and Site Development Permit No. 2559861.

ALTERNATIVES

1. Adopt Mitigated Negative Declaration No. 691672 and the associated Mitigation, Monitoring and Reporting Program and approve Coastal Development Permit No. 2556832 and Site Development Permit No. 2559861, with modifications.
2. Deny Mitigated Negative Declaration No. 691672 and the associated Mitigation, Monitoring and Reporting Program and deny Coastal Development Permit No. 2556832 and Site

Development Permit No. 2559861, if the findings required to approve the project cannot be affirmed.

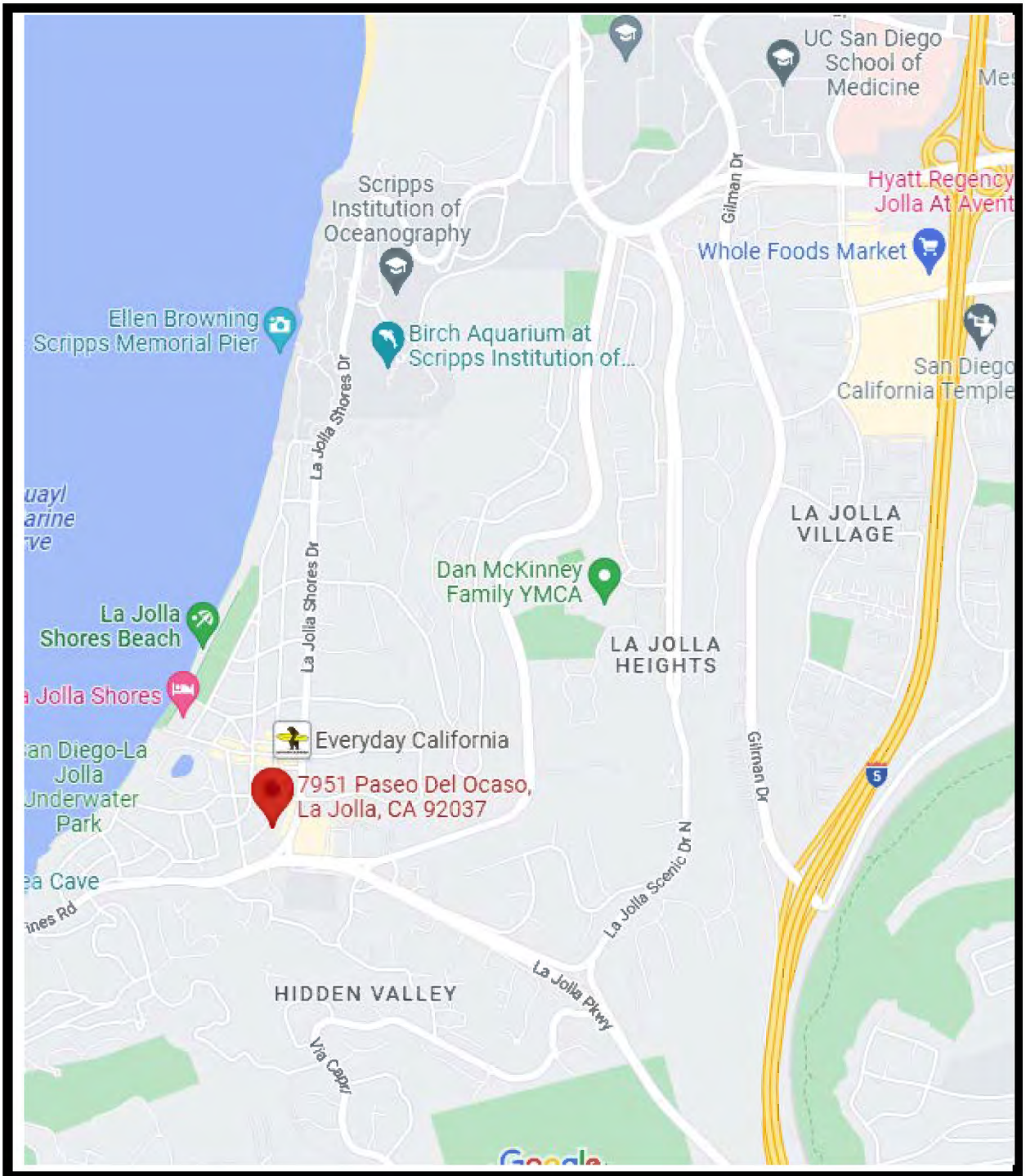
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Veronica", is positioned above a horizontal line.

Veronica Davison, Development Project Manager

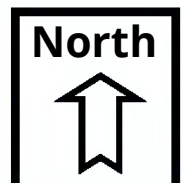
Attachments:

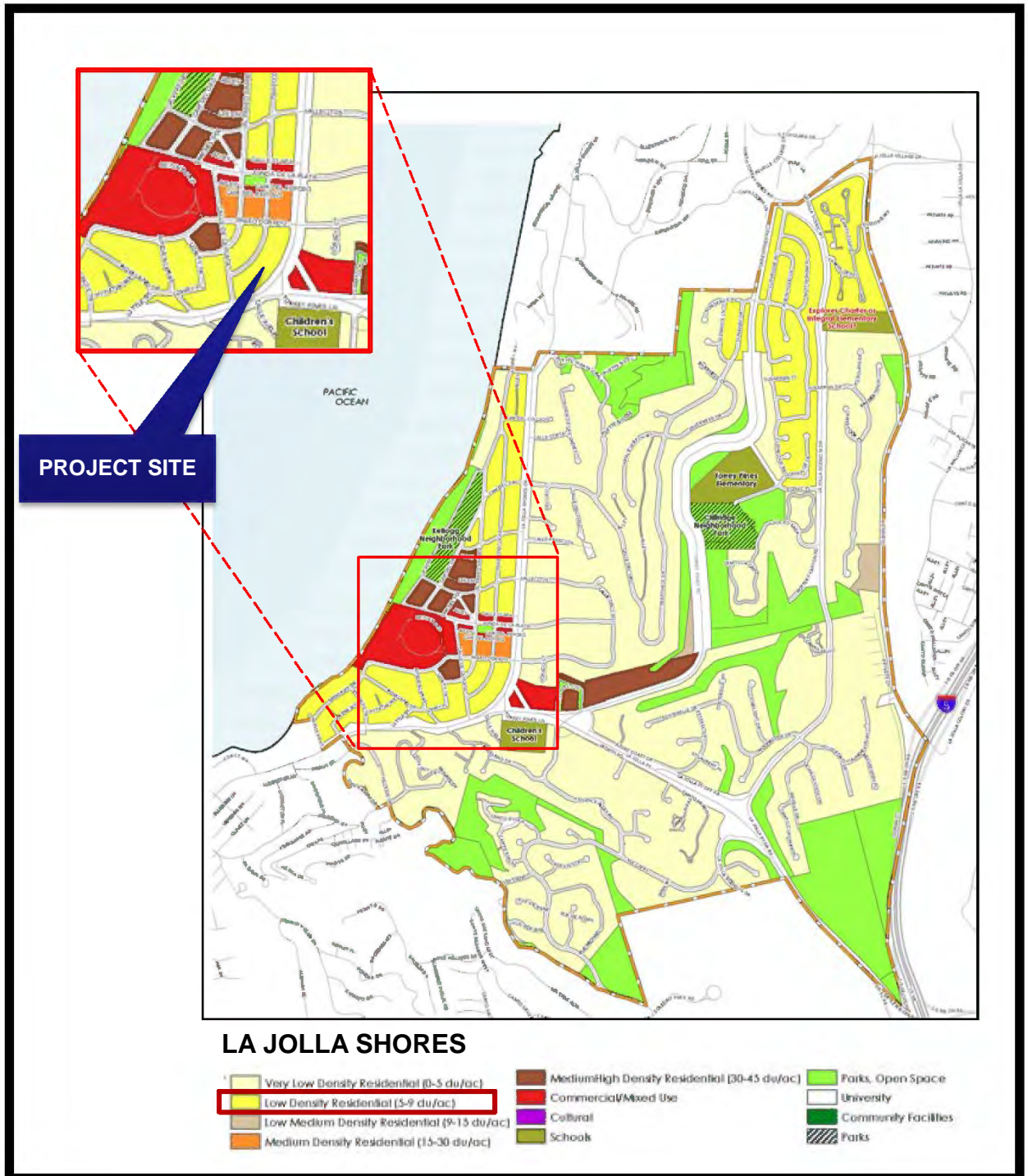
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution with MMRP
7. Mitigated Negative Declaration
8. Community Planning Group Recommendation
9. La Jolla Shores Planned District Advisory Board Meeting Minutes
10. Ownership Disclosure Statement
11. Project Plans



Project Location

Baylor Residence CDP-SDP , Project No. 691672
7951 Paseo Del Ocaso

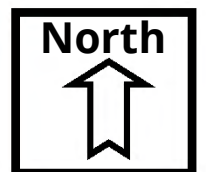






Aerial Photo

Baylor Residence CDP-SDP, Project No. 691672
7951 Paseo Del Ocaso



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2556832
SITE DEVELOPMENT PERMIT NO. 2559861
BAYLOR RESIDENCE - PROJECT NO. 691672 MMRP

WHEREAS, DAVID BAYLOR AND THERESA HELMER, Trustees of the Helmer-Baylor Revocable Trust, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing one-story, 1,799-square-foot single-family residence, detached garage, pool and shed and construct a new two-story 3,503-square-foot, single-family residence with roof access, attached two-car garage, and associated site improvements (as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2556832 and Site Development Permit No. 2559861), on portions of a 0.17-acre site;

WHEREAS, the project site is located at 7951 Paseo Del Ocaso in the La Jolla Shores Planned District Single Family Zone (LJSPD-SF), Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, Transit Area Overlay Zone and Transit Priority Area within the La Jolla Community Plan Area;

WHEREAS, the project site is legally described as Lot 5 In Block 4 of La Jolla Shores Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1913, filed in the Office of the County Recorder of San Diego County, June 3, 1926.

WHEREAS, on October 5, 2022, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2556832 and Site Development Permit No. 2559861 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. 2556832 and Site Development Permit No. 2559861:

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (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 approximately half a mile east of the Pacific Ocean and is not within the First Public Roadway. The Community Plan does not identify public views or coastal access from the project site. The project complies with the community goals to “conserve and enhance the natural amenities of the community such as views from identified vantage points” since the project was designed to be in general conformance with the bulk and scale and development patterns of the existing neighborhood and the requirements of the LJSPD-SF zone ([SDMC Section 1510.0301 et seq.](#)), including lot coverage below 0.60 (0.42), floor area ratio below 0.57 (0.56), density, setbacks and height (29 feet, 7 inches) that does not exceed the 30-foot height limit. 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 the 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 within an urbanized area and does not contain any environmentally sensitive lands nor is it within or adjacent to the Multiple Species Conservation Program and Multi Habitat Planning Area. A Mitigated Negative Declaration has been prepared for the project that requires the implementation of a Mitigation, Monitoring, and Reporting Program to avoid or mitigate for potentially significant environmental effects to Cultural Resources (Archeology) and Tribal Resources. The project was also designed with permeable surfaces to reduce stormwater runoff, and drainage for the project complies with the City's drainage regulations and standards. 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 existing structure is more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Staff also determined that the

placement of the proposed development fits into the established diverse theme of the neighborhood because the project was designed to be in general conformance with the development patterns and bulk and scale of the existing neighborhood per the LJSPD-SF Zone, including lot coverage below 0.60 (0.42), floor area ratio below 0.57 (0.56), density, setbacks and height (29 feet 7 inches) that does not exceed the 30-foot height limit. The building walls at the north and south side are proposed without openings facing the side property line while providing see-throughs to the ocean, thereby complying with SDMC Section 1510.0304(b)(2). The project also complies with the LJSPD-SF Zone through the extensive use of glass and use of patios, enclosed courtyard, and decks to facilitate the "inside-outside" orientation of life in Southern California.

The La Jolla Community Plan (LJCP) designates the project for low density (5-9 dwelling units per acre) residential uses, and the project complies. The Community Plan also contains the following goals related to the project:

1. The character of La Jolla's residential areas shall be maintained by ensuring the preservation of existing streetscape themes and allowing a harmonious visual relationship to exist between the bulk and scale of new and older structures. (LJCP) Page 76, 2(a).
2. In order to promote transitions in scale between new and older structures to "create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements. (LJCP) Page 76, 2(c).

The project complies with these Community Plan goals by providing a design that incorporates changes in building material, proportioned fenestration, and roofline variation. The project also includes exterior wall materials consisting of wood siding, concrete, stucco, white and natural earth colors that are complementary to the character of the surrounding neighborhood. The project will also observe setbacks to all property lines consistent with other properties within the neighborhood, thereby providing an appropriate and harmonious transition between old and new development.

The project site is located approximately half a mile east of the Pacific Ocean and is not within the First Public Roadway. There is no public view or coastal access from the project site, as identified in the Community Plan. 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 approximately half a mile east of the Pacific Ocean and is not within the First Public Roadway. Therefore, this finding does not apply.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. Findings for all Site Development Permits:

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

As set forth in Findings A.1.a and A.1.c above which are herein incorporated by reference, the proposed development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. The proposed development will therefore not adversely affect the applicable land use plan.

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

The project site is located within an urbanized area and does not contain any environmentally sensitive lands nor is it within or adjacent to the Multiple Species Conservation Program and Multi Habitat Planning Area. A Mitigated Negative Declaration has been prepared for the project that requires the implementation of a Mitigation, Monitoring, and Reporting Program to avoid or mitigate for potentially significant environmental effects to Cultural Resources (Archaeology) and Tribal Resources. The project was also designed with permeable surfaces to reduce stormwater runoff and drainage for the project complies with the City's drainage regulations and standards.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include obtaining an Encroachment Maintenance Removal Agreement for private improvements within the public right-of-way; the replacement of damaged curb and sidewalk per current City Standards; submittal of a Water Pollution Control Plan (WPCP); maintenance and repair of all landscape improvements; and construction of all proposed public and private water and sewer facilities within the public right-of-way, in accordance with all applicable City regulations and standards. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As set forth in Finding A.1.c above, which is herein incorporated by reference, the proposed development complies with the regulations of the Land Development Code. No deviations are requested or required.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the HEARING OFFICER, Coastal Development Permit No. 2556832 and Site Development Permit No. 2559891 are 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. 2556832 and Site Development Permit No. 2559891, a copy of which is attached hereto and made a part hereof.

Veronica Davison
Development Project Manager
Development Services

Adopted on: October 5, 2022

IO#: 24008917

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: 24008917

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2556832

SITE DEVELOPMENT PERMIT NO. 2559861

BAYLOR RESIDENCE PROJECT NO. 691672 [MMRP]

HEARING OFFICER

This Coastal Development Permit No. 2556832 and Site Development Permit No. 2559861 are granted by the Hearing Officer of the City of San Diego to DAVID BAYLOR and THERESA HELMER, Trustees of the Helmer-Baylor Revocable Trust, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0502 and 126.0702. The 0.17-acre site is located at 7951 Paseo Del Ocaso and is in the La Jolla Shores Planned District Single Family Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, Transit Area Overlay Zone and Transit Priority Area within the La Jolla Community Plan Area. The project site is legally described as: Lot 5 in Block 4 of La Jolla Shores Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No.1913, filed in the Office of The County Recorder of San Diego County, June 3, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing one-story single-family residence and construct a new two-story, single-family residence described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 5, 2022, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing one-story, 1,799-square-foot single-family residence, detached garage, pool, and shed and construction of a new two-story, 3,503-square-foot, single-family residence with roof access, attached two-car garage, and associated site improvements; 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 19, 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. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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 **MITIGATED NEGATIVE DECLARATION NO. 691672**, 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 **MITIGATED NEGATIVE DECLARATION NO. 691672**, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for potentially significant impacts for the following issue areas: **Cultural Resources (Archaeology), Tribal Cultural Resources.**

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.

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk underdrains, walkway, brick pavers, landscape and irrigation within Paseo Del Ocaso Street right-of-way, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the replacement of the existing curb with a current City Standard curb and gutter, adjacent to the site on Paseo Del Ocaso, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the replacement of damaged sidewalk with a current City Standard sidewalk, adjacent to the site on Paseo Del Ocaso, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of 12-foot-wide City Standard concrete driveway, adjacent to the site on Paseo Del Ocaso, satisfactory to the City Engineer.

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

LANDSCAPE REQUIREMENTS:

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

21. Prior to the issuance of any construction permits, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape construction documents for right-of-way improvements. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed to not prohibit the placement of street trees.

22. Prior to the issuance of any construction permits, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape and irrigation construction documents. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)6.

23. In the event that a foundation-only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as "landscaping area".

24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

25. Prior to the issuance of any construction permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District Ordinance, the Community Plan, and the Land Development Manual - Landscape Standards.

26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) as shown on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

27. Owner/Permittee shall always maintain the number of off-street parking spaces on the property in the approximate locations, as shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

28. 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.

29. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

30. Prior to the issuance of any construction permits, the Owner/Permittee shall have constructed, or ensured the construction of by permit and bond all proposed public and private water and sewer facilities within the public right-of-way, and/or public easement, in accordance with Exhibit "A" and the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and all applicable City regulations, standards and practices.

31. Prior to issuance of any Certificate of Occupancy, all domestic, irrigation, and fire water service lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD), or the Design Engineer must include the following note on the Site Plan: THIS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN AND IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE.

32. Prior to any construction permits being issued, any existing sewer lateral to be reused must be videoed and inspected by a California licensed plumber to verify (via a signed statement on company letterhead) all of the following: the lateral has an appropriate cleanout, is in good condition, is free of all debris, is properly connected to a public sewer main, and is suitable for reuse. If the lateral does not meet these requirements, it must either be abandoned and capped at the property line, replaced with a new permitted lateral, or cleaned/repaired and re-inspected.

33. Prior to the issuance of any Certificate of Occupancy, any damages caused to the City of San Diego's public water and sewer facilities due to the activities associated with this project shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with SDMC Section 142.0607.

34. Prior to the issuance of any Certificate of Occupancy, any private improvements which lie within a public right-of-way fronting the development or within a public easement inside the development, which could inhibit the City's right to access, maintain, repair, or replace its public water and sewer facilities must be removed unless the Owner/Permittee has or obtains a City approved/County Recorded Encroachment and Maintenance Removal Agreement (EMRA) specific to that encroachment.

INFORMATION ONLY:

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

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

APPROVED by the Hearing Officer of the City of San Diego on October 5, 2022 and [Approved Resolution Number].

DRAFT

ATTACHMENT 5

Coastal Development Permit No. 2556832
Site Development Permit No. 2559861
Date of Approval: October 5, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Veronica Davison
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.

HELMER-BAYLOR REVOCABLE TRUST
Owner/Permittee

By _____
Theresa Helmer
TRUSTEE

HELMER-BAYLOR REVOCABLE TRUST
Owner/Permittee

By _____
David Baylor
TRUSTEE

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

RESOLUTION NUMBER R-_____

ADOPTED ON _____

**A RESOLUTION OF THE HEARING OFFICER OF THE CITY
OF SAN DIEGO ADOPTING MITIGATED NEGATIVE DECLARATION
NO. 691672/SCH NO. 2022070454 AND THE MITIGATION,
MONITORING, AND REPORTING PROGRAM**

WHEREAS, on July 31, 2021, Slaven Consulting applied to the Development Services Department for a Site Development Permit and Coastal Development Permit for the Baylor Residence (Project); and

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

WHEREAS, the issue was heard by the Hearing Officer on October 5, 2022; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 691672 (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.

By: _____
Veronica Davison, Development Project Manager

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

DRAFT

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. 2556832

SITE DEVELOPMENT PERMIT NO. 2559861

PROJECT NO. 691672

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program (MMRP) 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. 691672 shall be made conditions of Coastal Development Permit No. 2556832 and Site Development Permit No. 2559861 as may be further described below.

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 – 858-627-3200**

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) #691672 and/or Environmental Document #691672, 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.

Not Applicable

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/Notes
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 Resources	Monitoring Report(s)	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORIC RESOURCES ARCHAEOLOGICAL and NATIVE AMERICAN MONITORING

I. Prior to Permit Issuance

A. Entitlements Plan Check

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

monitoring have been noted on the applicable construction documents through the plan check process.

- B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
 - 3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 - 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

- b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
- 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 - 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
 - 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop, and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 - 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 - 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV'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 CSV and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human

Remains. Discovery of human remains shall always be treated as a significant discovery.

c. Potentially Significant Discoveries

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

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

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

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

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

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

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

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. 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 reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.



THE CITY OF SAN DIEGO

MITIGATED NEGATIVE DECLARATION

Project No. 691672
SCH No. 2022070454

SUBJECT: **Baylor Residence:** The Project proposes a Site Development Permit and Coastal Development Permit to demolish an existing residence, garage, pool, and shed and construct a new 3,355 s.f. two-story single family residence with roof access and attached 2-car garage, located at 7951 Paseo Del Ocaso. The 0.17-acre site is located in the LJSPD-SF and Coastal Overlay zone (N-APP-2) within the La Jolla Community Plan area. (Legal Description: LOT 5 IN BLOCK 4 OF LA JOLLA SHORES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1913, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 3, 1926.) APN: 346-512-07-00.

APPLICANT: Chandra Slaven, Slaven Consulting

I. PROJECT DESCRIPTION:

See attached Initial Study.

II. ENVIRONMENTAL SETTING:

See attached Initial Study.

III. DETERMINATION:

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

IV. DOCUMENTATION:

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

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

A. **GENERAL REQUIREMENTS – PART I**

Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of 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 – 858-627-3200**

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) #691672 and/or Environmental Document #691672, 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.

Not Applicable

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/Notes
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 Resources	Monitoring Report(s)	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**HISTORIC RESOURCES ARCHAEOLOGICAL and NATIVE AMERICAN MONITORING****I. Prior to Permit Issuance****A. Entitlements Plan Check**

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

B. Letters of Qualification have been submitted to ADD

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

individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

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

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been

reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

- b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
- 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

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

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

4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR'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 CSV and submit to MMC via fax by 8AM of the next business day.

b. Discoveries

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

c. Potentially Significant Discoveries

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

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

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

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

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

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

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

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

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

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

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

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

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

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

B. Handling of Artifacts

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

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

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

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. 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 reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)

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

VI. PUBLIC REVIEW DISTRIBUTION:

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

CITY OF SAN DIEGO

Mayor's Office

Council member Joe LaCava, Council District 1

Development Services:

Development Project Manager

Engineering Review

Environmental Review

Planning Review

Transportation

Historic

MMC (77A)

City Attorney's Office (93C)

La Jolla Library (81L)

OTHER ORGANIZATIONS AND INTERESTED PARTIES

Historical Resources Board (87)

Carmen Lucas (206)

South Coastal Information Center (210)

San Diego Archaeological Center (212)

Save Our Heritage Organization (214)

Ron Christman (215)

Clint Linton (215B)

Frank Brown - Inter-Tribal Cultural Resources Council (216)

Campo Band of Mission Indians (217)

San Diego County Archaeological Society, Inc. (218)
 Kumeyaay Cultural Heritage Preservation (223)
 Kumeyaay Cultural Repatriation Committee (225)
 La Jolla Village News (271)
 La Jolla Shores Association (272)
 La Jolla Town Council (273)
 La Jolla Historical Society (274)
 La Jolla Community Planning (275)
 La Jolla Shores PDO Advisory Board (279)
 La Jolla Light (280)
 Patricia K. Miller (283)
 Richard Drury
 Molly Greene
 John Stump

VII. RESULTS OF PUBLIC REVIEW:

- (X) No comments were received during the public input period.
- () Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.
- () Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Development Services Department for review, or for purchase at the cost of reproduction.

Sara Osborn

Sara Osborn
 Senior Planner
 Development Services Department

7/27/2022

Date of Draft Report

8/17/2022

Date of Final Report

Attachments:

Initial Study Checklist
 Figure 1. Location
 Figure 2. Site Plan



San Diego County Archaeological Society, Inc.

Environmental Review Committee

9 August 2022

To: Ms. Sara Osborn
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration
Baylor Residence
Project No. 691672


Dear Ms. Osborn:

I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the DMND and Brian F. Smith & Associates' archaeological resources report for the project, we agree with the recommended mitigation program as specified in the DMND.

Thank you for making this project's documents available for the public review period for this project.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: Brian F. Smith & Associates
SDCAS President
File

P.O. Box 81106 San Diego, CA 92138-1106 (858) 538-0935

City staff response(s) to the San Diego County Archaeological Society, Inc. comment(s) letter

A-1. Comment noted. The comment does not address the adequacy of the draft Mitigated Negative Declaration. No further response is required.

INITIAL STUDY CHECKLIST

1. Project title/Project number: Baylor Residence / 691672
2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101
3. Contact person and phone number: Sara Osborn / (619) 446-5381
4. Project location: 7951 Paseo Del Ocaso, San Diego, CA 92037
5. Project Applicant/Sponsor's name and address: Chandra Slaven, Slaven Consulting 1601 Broadway #533 San Diego, CA 92101 (619) 316-7645
6. General/Community Plan designation: Residential
7. Zoning: Low Density Residential (5-9 du/ac) / LJSPD-SF
8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

The project proposes a Site Development Permit and Coastal Development Permit to demolish an existing residence, garage, pool, and shed and construct a new 3,355 s.f. two-story single family residence with roof access and attached 2-car garage, located at 7951 Paseo Del Ocaso. The 0.17-acre site is located in the LJSPD-SF and Coastal Overlay zone (N-APP-2) within the La Jolla Community Plan area. The project's landscaping has been reviewed by staff and would comply with all applicable City of San Diego Landscape ordinances and standards. Drainage would be directed into appropriate storm drain systems designated to carry surface runoff, which has been reviewed and accepted by City Engineering staff.

9. Surrounding land uses and setting:

The 0.17-acre site is located at 7951 Paseo Del Ocaso south of Paseo Dorado. The project is within a developed residential neighborhood surrounded by similar existing single-family residences. The project site is within the La Jolla Community Plan area and is subject to the LJSPD-SF zoning requirements. The project is also subject to the Coastal Overlay Zone (Non-Appealable), and the Coastal Height Limit Overlay Zone.

The project site is developed with a single-family residence, and the project is bordered by similar residential development. The street frontages along Paseo Del Ocaso are landscaped with shrubs and grass with sidewalks along both sides of the street. Access is provided to the site via driveways on Paseo Del Ocaso. Additionally, the project site is currently served by existing public services and utilities.

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

None required.

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

In accordance with the requirements of Public Resources Code 21080.3.1, the City of San Diego provided formal notifications to the Lipay Nation of Santa Ysabel, the Jamul Indian Village, and the San Pasqual Band of Mission Indians which are traditionally and culturally affiliated with the project area; requesting consultation on April 29, 2022. No requests for consultation were received. Please see Section XVIII of the Initial Study for more detail.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses”, as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated”, describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:

- a) Have a substantial adverse effect on a scenic vista? ☐ ☐ ☐ ☒

The proposed demolition of the existing single-family residence and construction of a new 2-story single-family residence and is within the allowable development footprint of the lot and would be conditioned to meet required setback and height requirements pursuant to the Land Development Code (LDC). Additionally, there are no designated scenic vistas or view corridors identified in the La Jolla Community Plan at the location of this project. Therefore, the project would not have a substantial adverse effect on a scenic vista. No impact would result.

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

Refer to response I (a) above. The project is situated within a developed residential neighborhood. The site is not adjacent to a historic building and is not adjacent to a significant landmark. The project is not located within or adjacent to a state scenic highway and would be required to meet all setback and height requirements. No impacts would result.

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

Refer to response I (a) above. The project was reviewed by City staff and would be conditioned to comply with the applicable SDMC requirements for the LJSPD-SF zone. The project is within an existing developed residential neighborhood with homes of a similar scale in terms of square footage and height. As designed, the proposed exterior finishes would be consistent with surrounding development. The proposed landscape, architectural design, and building scale would be consistent with the existing visual character of the site and surrounding area. The project would not degrade the existing visual character or quality of the site and its surroundings. Impacts would be less than significant.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐

The project would comply with the outdoor lighting standards contained in SDMC Section 142.0740 (Outdoor Lighting Regulations) that requires all outdoor lighting be installed, shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts from light pollution, including trespass, glare, and to control light from falling onto surrounding properties. Therefore,

lighting installed with the project would not adversely affect day or nighttime views in the area, resulting in a less than significant lighting impact.

The project would comply with SDMC Section 142.0730 (Glare Regulations) that requires exterior materials utilized for proposed structures be limited to specific reflectivity ratings. The project would have a less than significant impact.

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

- a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☐ ☒

The project site does not contain, and is not adjacent to, any lands identified as Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as show on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency. Therefore, the project would not result in the conversion of such lands to non-agricultural use. No impacts would result.

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

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

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

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

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

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

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

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

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

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

The San Diego Air Pollution Control District (SDAPCD) and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin (SDAB). The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991 and is updated on a triennial basis (most recently in 2020). The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards for ozone (O₃). The RAQS relies on information from the California Air Resources Board (CARB) and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans.

The RAQS relies on SANDAG growth projections based on population, vehicle trends, and land use plans developed by the cities and by the county as part of the development of their general plans. As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development that is greater than that anticipated in the local plan and SANDAG's growth projections, the project might be in conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality.

The project proposes the demolition of the existing single-family residence, and construction of a new two-story single-family residence within the allowable development footprint of the lot. The

project would be consistent with the General Plan, community plan, and the underlying zoning for single-family residential development. Therefore, the project would be consistent at a sub-regional level with the underlying growth forecasts in the RAQS and would not obstruct implementation of the RAQS. As such, no impacts would result.

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

Short-Term (Construction) Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption.

Variables that factor into the total construction emissions potentially generated include the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on or offsite.

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

Long-Term (Operational) Emissions

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. Operation of a single-family residence would produce minimal stationary sources emissions. The project is compatible with the surrounding development and is permitted by the community plan and zoning designation. As identified in the City's Significance Determination Thresholds, projects that would typically result in significant air quality impacts would include projects that would produce 9,500 Average Daily Trips (ADT). The scope and size of the project as described in the project description, does not exceed the City's Significance Determination Thresholds for Air Quality. Based on the residential land use, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor would the project result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment.

- c) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☒ ☐

As described above, construction operations could temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and short-term in duration; implementation of Best Management Practices (BMPs) would reduce potential impacts related to construction activities to a less than significant level. Operation of a single-family residence would produce minimal stationary sources emissions. Therefore, the project would not result in the exposure of sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.

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

☐☐☐☐

Short-term (Construction)

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

Long-term (Operational)

Typical long-term operational characteristics of the project are not associated with the creation of such odors nor anticipated to generate odors affecting a substantial number of people. Residential units, in the long-term operation, are not typically associated with the creation of such odors nor are they anticipated to generate odors affecting a substantial number of people. Therefore, project operations would result in less than significant impacts.

IV. BIOLOGICAL RESOURCES – Would the project:

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

☐☐☐☒

The project site is located in a developed residential neighborhood and is currently developed with a single-family residence. On-site landscaping is non-native, and the project site does not contain any sensitive biological resources nor does it contain any candidate, sensitive or special status species. No impacts would occur, and no mitigation measures are required.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish

☐☐☐☒

and Game or U.S. Fish and Wildlife Service?

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

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| c) Have a substantial adverse effect on federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Wetlands or waters as regulated by the United States Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB) or the California Department of Fish and Wildlife (CDFW) do not occur on-site and therefore will not be impacted by the project. The project site is located within a developed residential neighborhood and is currently developed with structures, hardscape, and landscaping. No impacts would occur, and no mitigation measures are required.

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| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to response IV (a), above. The project is located on a developed residential site and the project does not conflict with local policies or ordinances protecting biological resources. Therefore, no impacts would occur.

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| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

V. CULTURAL RESOURCES – Would the project:

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

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

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

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

The project site contains a single-family residence that is older than 45 years old. The property was previously reviewed in accordance with SDMC Section 143.0212. The property does not meet the local designation criteria as an individually significant resource under any of the adopted Historical Resource Board criteria. As such, any impacts would be less than significant.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ☐ ☒ ☐ ☐

Many areas of San Diego County, including mesas and the coast, are known for intense and diverse

prehistoric occupation and important archaeological and historical resources. The region has been inhabited by various cultural groups spanning 10,000 years or more. The project area is located within an area identified as sensitive on the City of San Diego's Historical Resources Sensitivity Maps.

Therefore, a record search of the California Historic Resources Information System (CHRIS) digital database was reviewed to determine presence or absence of potential resources within the project site by qualified archaeological City staff. Previously recorded historic and prehistoric sites have been identified in the near project vicinity.

The project is located in La Jolla Shores Spindrift Archaeology Area, an area that has been known to contain sensitive cultural resources in the soil at shallow depths. The project proposes to demolish an existing single-family residence and construct a new single-family residence in its place, which would include ground disturbing activities. Due to the scope of work in this location of La Jolla, impacts to any unknown resources buried beneath the surface could rise to a level of significance, according to the City of San Diego's Cultural Resources Guidelines. As such, an archaeological and Native American monitor must be present during all grading activities in order to reduce any potential impacts to a level below significance.

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

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

Refer to response V (b) above. Section V of the Mitigation Monitoring and Reporting Program contains provisions for the discovery of human remains. If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken. Based upon the required mitigation measure impacts would be less than significant.

VI. ENERGY – Would the project:

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ☐ ☐ ☒ ☐

The project would be required to meet mandatory energy standards of the current California energy code. Construction of the proposed project would require operation of heavy equipment but would be temporary and short-term in duration. Additionally, long-term energy usage from the buildings would be reduced through design measures that incorporate energy conservation features in heating, ventilation and air conditioning systems, lighting and window treatments, and insulation and weather stripping. The project would also incorporate cool-roofing materials. Development of

the project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would remain less than significant.

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

The project is consistent with the General Plan and the La Jolla Community Plan's land use designation. The project is required to comply with the City's Climate Action Plan (CAP) by implementing energy reducing design measures, therefore the project would not obstruct a state or local plan for renewable energy or energy efficiency. No impacts would result.

VII. GEOLOGY AND SOILS – Would the project:

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

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

No active faults are known to underlie or project toward the site. Therefore, the probability of fault rupture is considered low. Additionally, the project would be required to comply with seismic requirement of the California Building Code, utilize proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, in order to ensure that potential impacts based on regional geologic hazards would remain less than significant.

- ii) Strong seismic ground shaking? ☐ ☐ ☒ ☐

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

- iii) Seismic-related ground failure, including liquefaction? ☐ ☐ ☒ ☐

Liquefaction generally occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. The potential for soil liquefaction at the subject site is low to moderate due to presence of shallow groundwater. The project would be required to comply with the California Building Code that would reduce impacts to people or structures to an acceptable level of risk. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would remain less than significant.

- iv) Landslides? ☐ ☐ ☒ ☐

The project is located in a relatively flat area. Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts would be reduced to an acceptable level of risk. Impacts would be less than significant.

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

Demolition and construction activities would temporarily expose soils to increased erosion potential. The project would be required to comply with the City's Storm Water Standards which requires the implementation of appropriate Best Management Practices (BMPs). Grading activities within the site would be required to comply with the City of San Diego Grading Ordinance as well as the Storm Water Standards, which would ensure soil erosion and topsoil loss is minimized to less than significant levels. Furthermore, permanent storm water BMPs would also be required postconstruction consistent with the City's regulations, along with landscape regulations. Therefore, the project would not result in substantial soils erosion or loss of topsoil. Impacts would be less than significant.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐

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

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

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

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

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

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

According to the "Geology of the San Diego Metropolitan Area, California, La Jolla, 7.5 Minute Quadrangle Maps" (Kennedy and Peterson, 1975), the project site is mostly underlain with the low sensitive rating Young Colluvial formation, which has a low probability of containing important paleontological resources. The City's Significance Determination Thresholds state paleontological monitoring during grading activities may be required if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating and if greater than 2,000 cubic yards and ten feet deep for formations with a moderate sensitivity rating). The project proposes to grade approximately 300-CY to a max depth of 2.5 feet. Therefore, the project does not propose grading activities that exceed the City's Thresholds in a moderate or highly sensitive formation. Impacts would remain less than significant.

VIII. GREENHOUSE GAS EMISSIONS – Would the project:

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

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

Based on the project's consistency with the City's CAP Checklist, the project's contribution of GHG's to cumulative statewide emissions would be less than cumulatively considerable. Therefore, the projects direct and cumulative GHG emissions would have a less than significant impact.

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

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

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

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

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☒ ☐

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

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

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

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

A hazardous waste site records search was completed in July 2022 using Geo Tracker and EnviroStor online websites, which disclose hazardous clean-up sites pursuant to Government Code section 65962.5: <http://geotracker.waterboards.ca.gov/>; <https://www.envirostor.dtsc.ca.gov/public/>. The records search identified that no hazardous waste sites exist onsite or in the surrounding area. No impacts would result.

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

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

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- ☐ ☐ ☐ ☒

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

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

The project is located within a developed urbanized area, on a lot that is currently developed. The project would not expose people or structures to a significant loss, injury, or death involving wildland fires because the project is not adjacent to any wildlands. Further discussion can be found in Section XX below. Any impacts would be less than significant.

X. HYDROLOGY AND WATER QUALITY - Would the project:

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

The project would comply with the City's Storm Water Regulations during and after construction,

and appropriate best management practices (BMP's) would be utilized. Implementation of project specific BMP's would preclude violations of any existing water quality standards or discharge requirements. Impacts would be less than significant.

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| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project does not require the construction of wells or the use of groundwater. Furthermore, the project would include pervious design features and appropriate drainage. Therefore, the project would not introduce a significant amount of new impervious surfaces that could interfere with groundwater recharge. The project as designed was reviewed by qualified City staff and would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The project is located in a residential neighborhood where all infrastructures exist. The project would connect to the existing public water system. Impacts would be less than significant.

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| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Refer to response X(c)i-iv below.

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| i) result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Proper landscaping would prevent substantial erosion onsite. No stream or river is located on or adjacent to the site, all runoff would be routed to the existing storm drain system and would therefore not substantially alter existing drainage patterns. The project would be required to implement BMPs to ensure that substantial erosion or siltation on or off-site during construction activities would not occur. Impacts would be less than significant.

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| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

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| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

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

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

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

The project is replacing a single-family home in a residential neighborhood and the project site is not located within a flood hazard zone. The project site is also outside of the tsunami inundation area based on the California Emergency Management Agency, California Geological Survey Tsunami Inundation Maps. Any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff. Therefore, impacts would be less than significant.

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

The project would be required to comply with all City storm water standards during and after construction. Appropriate best management practices would be implemented to ensure that water quality is not degraded; therefore, ensuring that project runoff is directed to appropriate drainage systems. Any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff. Additionally, the project does not require the construction of wells or the use of groundwater. Therefore, the project would not conflict with or obstruct implementation of a sustainable groundwater management plan. Impacts would be less than significant.

XI. LAND USE AND PLANNING – Would the project:

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

The project would demolish an existing single-family residence and construct a new single-family residence in its place. The project is consistent with the General Plan and the La Jolla Community

Plan's land use designation Low Density Residential (5-9 du/ac) and is within a previously developed lot with access to a public roadway. The project site is located within a developed residential neighborhood and surrounded by similar residential development. The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community. No impacts would result.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project is consistent with the General Plan and the La Jolla Community Plan's land use designation which allows up to 5-9 dwelling units per acre. The project is located on a 0.17-acre lot and proposes one unit, therefore it is consistent. The project also complies with the LJSPD-SF zoning requirements. Since there are no conflicts with the applicable land use plan, policy, or regulations, impacts would remain below a level of significance.

XII. MINERAL RESOURCES – Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

XIII. NOISE – Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Short-term (Construction)

Short-term noise impacts would be associated with construction activities of the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area but would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in the City's Municipal Code (Section 59.5.0404, Construction Noise) which are intended to reduce potential adverse effects resulting from construction noise. Impacts would remain below a level of significance.

Long-term (Operation)

For the long-term, typical noise levels associated with residential uses are anticipated, and the project would not result in an increase in the existing ambient noise level. The project would not result in noise levels in excess of standards established in the City of San Diego General Plan or Noise Ordinance. Impacts would remain below a level of significance.

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

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

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

The project site is not located in an Airport Influence Area. As such, the project would not expose people to working in the area to excessive aircraft noise levels. No impact would result.

XIV. POPULATION AND HOUSING – Would the project:

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

The project would demolish an existing single-family residence and would construct a new single-family residence in its place. The project is consistent with the underlying zone and is consistent with the La Jolla Community Plan. The project site is currently developed with the connections to receive water and sewer service from the City, and no extension of infrastructure to new areas is required.

As such, the project would not substantially increase housing or population growth in the area. No roadway improvements are proposed as part of the project. No impacts would result.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒

The project would demolish an existing single-family residence and would construct a new single-family residence in its place, located in a neighborhood of similar residential development; therefore, no such displacement would occur. No impacts would result.

XV. PUBLIC SERVICES

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

- i) Fire protection; ☐ ☐ ☒ ☐

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

- ii) Police protection; ☐ ☐ ☒ ☐

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

- iii) Schools; ☐ ☐ ☒ ☐

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

- iv) Parks; ☐ ☐ ☒ ☐

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

- v) Other public facilities? ☐ ☐ ☒ ☐

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

XVI. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- ☐ ☐ ☒ ☐

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

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

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

XVII. TRANSPORTATION-

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

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

- b) Would the project or plan/policy result in VMT exceeding thresholds identified
- ☐ ☐ ☒ ☐

in the City of San Diego Transportation
Study Manual?

On September 27, 2013, Governor Edmund G. Brown, Jr. signed SB-743 into law, starting a process that fundamentally changes the way transportation impact analysis is conducted under CEQA. Related revisions to the State's CEQA Guidelines include elimination of auto delay, level of service (LOS), and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant impacts.

In December 2018, the California Resources Agency certified and adopted revised CEQA Guidelines, including new section 15064.3. Under the new section, vehicle miles traveled (VMT), which includes the amount and distance of automobile traffic attributable to a project, is identified as the "most appropriate measure of transportation impacts." As of July 1, 2020, all CEQA lead agencies must analyze a project's transportation impacts using VMT.

The City of San Diego Transportation Study Manual (TSM) dated September 29, 2020 is consistent with the California Environmental Quality Act (CEQA) guidelines and utilizes VMT as a metric for evaluating transportation-related impacts. Based on these guidelines, all projects shall go through a screening process to determine the level of transportation analysis that is required.

The project would demolish an existing single-family residence and would construct a new single-family residence in its place in a neighborhood which serves similar residential development. A "Small Project" is defined as a project generating less than 300 daily unadjusted driveway trips using the City of San Diego trip generation rates/procedures.

Based upon the screening criteria identified above, the project qualifies as a "Small Project" and is screened out from further VMT analysis. Therefore, as recommended in the City of San Diego TSM, the project would have a less than significant impact.

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

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

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

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

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

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

The project site is not listed nor is it eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k). In addition, please see section V (b) above. Impacts would not result.

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

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

In accordance with the requirements of Assembly Bill (AB) 52, The City of San Diego sent notification to the Native American Tribes traditionally and culturally affiliated with the project area. Consultation took place and concluded via email. It was determined that there are no sites, features, places or cultural landscapes that would be substantially adversely impacted by the proposed project. Although no Tribal Cultural Resources were identified within the project site, there is a potential for the construction of the project to impact buried and unknown Tribal Cultural Resources due to its location to known recorded resources in the near vicinity, and location within the Spindrift area of La Jolla Shores. Therefore, it was agreed upon that archaeological and Native American monitoring should be included in the MMRP. Mitigation in the form of archaeological and Native American monitoring would reduce all impacts to Tribal Cultural Resources to below a level of significance. See section V of the MND and the Mitigation, Monitoring and Reporting Program (MMRP) for further details.

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

- a) Require or result in the relocation or construction of new or expanded water,
- ☐ ☐ ☒ ☐

wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?

Implementation of the project would not interrupt existing sewer service to the project site or other surrounding uses. No significant increase in demand for wastewater disposal or treatment would be created by the project, as compared to current conditions. As discussed in VI (a), the project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the project site and adequate services are available to serve the project. Thus, impacts would be less than significant.

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

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

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

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

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

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

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

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

XX. WILDFIRE – If located in or near state responsibility area or lands classified as very high fire hazard severity zones, would the project:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐

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

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

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

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

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

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

Refer to response XX (b) above. Additionally, the project would comply with the City's appropriate Best Management Practices (BMP) for drainage and would not expose people or structures to significant risks as a result of run-off, post-fire slope instability, or drainage changes. Therefore, less than significant impact would result.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE –

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

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

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

☐☒☐☐

As documented in this Initial Study, the project may have the potential to degrade the quality of the environment, notably with respect to Cultural Resources (Archaeology) and Tribal Cultural Resources, which may have cumulatively considerable impacts. As such, mitigation measures have been incorporated to reduce impacts to less than significant. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, State, and Federal regulations to reduce the potential impacts to less than significant, or to the extent possible. As such, the project is not anticipated to contribute potentially significant cumulative environmental impacts.

- c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

☐☒☐☐

As show in the Initial Study above, the project is consistent with the environmental setting and with the use as anticipated by the City. Based on the analysis presented above, implementation of the mitigation measures would reduce environmental impacts such that no substantial adverse effects on humans would occur.

INITIAL STUDY CHECKLIST REFERENCES

I. **Aesthetics / Neighborhood Character**

- ☒ City of San Diego General Plan
- ☒ Community Plans: La Jolla

II. **Agricultural Resources & Forest Resources**

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

III. **Air Quality**

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

IV. **Biology**

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

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

- ☒ City of San Diego Historical Resources Guidelines
- ☐ City of San Diego Archaeology Library
- ☐ Historical Resources Board List
- ☐ Community Historical Survey:
- ☐ Site Specific Report: Brian Smith & Associates. Archaeological Test Plan for 7951 Paseo Del Ocaso. December 9, 2021
 Brian Smith & Associates. A Cultural Resources Study for 7951 Paseo Del Ocaso.
 January 31, 2022.

VI. **Geology/Soils**

- ☒ City of San Diego Seismic Safety Study
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- ☐ Site Specific Report:

VII. Greenhouse Gas Emissions

- ☒ Site Specific Report: Baylor Residence

VIII. Hazards and Hazardous Materials

- ☐ San Diego County Hazardous Materials Environmental Assessment Listing
- ☐ San Diego County Hazardous Materials Management Division
- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
- ☐ Airport Land Use Compatibility Plan
- ☒ Site Specific Report: GeoTracker.com and Evirostor.com

IX. Hydrology/Drainage

- ☐ Flood Insurance Rate Map (FIRM)
- ☐ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map
- ☐ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
- ☒ Site Specific Report: Storm Water Requirement Applicability Checklist

X. Land Use and Planning

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

XI. Mineral Resources

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

XII. Noise

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

XIII. Paleontological Resources

- ☒ City of San Diego Paleontological Guidelines
- ☒ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996
- ☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," *California Division of Mines and Geology Bulletin* 200, Sacramento, 1975
- ☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977
- ☐ Site Specific Report:

XIV. Population / Housing

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

XV. Public Services

- ☒ City of San Diego General Plan
- ☒ Community Plan: La Jolla

XVI. Recreational Resources

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

XVII. Transportation / Circulation

- ☒ City of San Diego General Plan
- ☒ Community Plan: La Jolla
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ☐ San Diego Region Weekday Traffic Volumes, SANDAG
- ☐ Site Specific Report:

XVIII. Utilities

- ☐ Site Specific Report:

XIX. Water Conservation

- ☐ Sunset Magazine, *New Western Garden Book*, Rev. ed. Menlo Park, CA: Sunset Magazine

XX. Water Quality

- ☐ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html
- ☐ Site Specific Report:



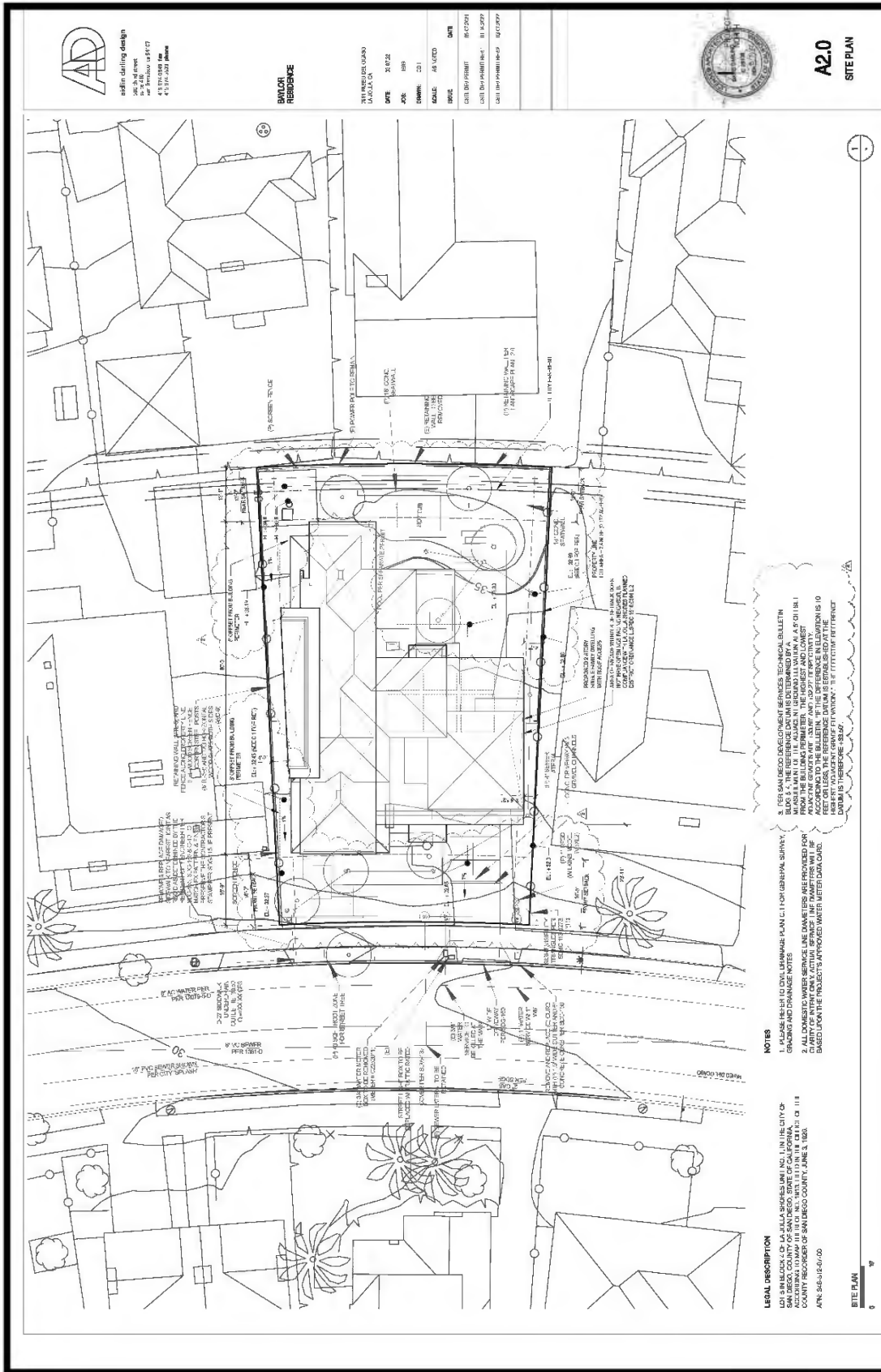
Location Map

Baylor Residence /Project No. 691672

City of San Diego – Development Services Department

FIGURE

No. 1




Site Map

Baylor Residence /Project No. 691672

City of San Diego – Development Services Department

FIGURE

No. 2

Page 3		City of San Diego • Information Bulletin 620	May 2020
		City of San Diego Development Services	Community Planning Committee Distribution Form
Project Name: 7951 Paseo Del Ocaso		Project Number: 691672	
Community: La Jolla			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input checked="" type="checkbox"/> Vote to Deny			
# of Members Yes 17	# of Members No 0	# of Members Abstain 1	
Conditions or Recommendations: Denied on Consent Regular Trustee meeting 12/2/21, Reasons for denial: Lack of 2nd story articulation; excessive massing on side elevations.			
<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: December 03, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

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Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board (LJSPDAB)**FINAL** Meeting Minutes for February 16, 2022

Virtual Online Meeting

Trustee	Attendance	Trustee	Attendance
Jane Potter	Present	Herbert Lazerow	Present
Andrea Moser	Present	Suzanne Weissman	Present

1. Call to Order:

Potter called the meeting to order at 10:00 a.m.

2. Agenda:

Lazerow moved to approve, Moser seconded. Motion passed 4-0-0.

3. Approval of November 17, 2021 minutes:

Potter requested minutes to say "online meeting" not to list the 615 Prospect Street address as the location for the La Jolla Shores Advisory Board meeting. Potter requested to change page 3 to reflect that the chair opined that the project was minor in scope. Lazerow moved to approve. Moser seconded. Approved by vote of 4-0-0.

4. Non-agenda public comment:

Staff reported that no non-agenda comment was received. Weissman said LJSPDAB should consider updates to the La Jolla Shores Planned District Ordinance (LJSPDO), including to loosen the requirement for candidates to reside in La Jolla Shores. Moser said the La Jolla Light reported people can self-nominate to the LJSPDAB to get a broader geographical base. Potter said several applications have been

submitted to the Mayor's office, who is checking qualifications. Potter said the ordinance would provide guidelines for membership to the board. Moser asked if the board members want to continue. Lazerow agreed but said today's full agenda would prevent discussion today. Potter suggested adding the discussion to the March agenda as March 31, 2022 is the deadline for suggested changes.

5. Project Review:

Action Item A – PTS 693529 – 1851 Spindrift Drive SDP/CDP

Location: 1851 Spindrift Drive

APN: 346-451-1000

Description: Demolition of an Existing SFR & Garage, and Construction of a New 2,677 sf (GFA) Single Family Residence with 458 sf Garage and 380 sf Accessory Dwelling Unit, and related site improvements on a 0.10-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit from the Advisory Board.

Applicant/Project Contact:

Haley Duke, Island Architects, (858) 459-929. hduke@islandarch.com

Presentation:

- Project first reviewed in July of 2021
- Overall project FAR reduced from 0.84 to 0.79
- Upper level steps back
- Project is a primary dwelling unit and accessory dwelling unit (ADU)
- Garage moved from rear property line to 14" set back
- Blue and red lines show proposed and existing footprint
- Front set back increased from 9 ft to 12 ft
- 3-D renderings show massing related to other structures in area
- Spanish style arch with articulation
- House has been pulled back along alley
- Material palette includes stucco, iron windows, clay tile roof
- From July meeting design has been revised to comply with requested increase in front set back from 9 feet to 12 feet. Garage setback increased to 14 inches ~~feet~~
- Three-hundred-foot survey included with this submittal
- Architecture differs from neighboring dwelling unit

Board Clarifications

- Roof line does not follow setback indicated by blue line of proposed footprint
- Concern expressed over small setback and that the wall rises two stories with no break on alley side.

- Front setback on alley side increased, but not by much. Larger setback should be on Spindrift side
- Board questioned whether the design conforms to the new floor area ratio (FAR) rules. Presenter questioned whether design incorporated FAR considerations in the proposal, but presenter said project should observe current FAR requirements. Staff said changes to PDO still must be approved by the California Coastal Commission before going into effect
- Overall FAR computation questioned, though ADU should not be an issue with this application, as density is encouraged. Presenter said that because ADU is included with the house modification that it should not prohibit approval
- Bulk and scale of proposal troubling. Other member agreed and added small setbacks are a problem and bulk and scale of ADU is excessive and overrides need for housing.

Board Comment:

- The Board wanted neighbors' input. Presenter said open house happened after their July presentation, but no letters of support were offered by presenter
- Presenter said she would ask neighbor with view concerns for a letter of support
- ADU square footage had been increased from the July meeting. Presenter agreed it had been increased to ~~by~~ 380 sf from 302 sf because it is intended to support multi-generational occupancy
- FAR of dwelling unit was reduced by 0.06 FAR
- Concern expressed over basement sf contributing to FAR

Public Comment

- Staff mentioned that written comment was received from Phil Merten. Staff asked Chair Potter to allow Merten to speak. Merten said two board members had served on a committee to propose revisions to the PDO. One revision accepted by the City Council was to provide that FAR limits in the shores area PDO should comport with those citywide. Merten asked the board to apply the same standard to this project

Motion:

Lazerow moved to recommend denial due to excess bulk and scale, insufficient setbacks and insufficient stepback. Potter seconded. Ayes: 2, Nays: 2. Motion failed. No subsequent motions were made, resulting in no action taken by the board.

Action Item B – PTS 691672 – Baylor Residence

Location: 7951 Paseo Del Ocaso

APN: 346-512-0700

Description: The project consists of removing an existing two-story residence, garage, pool, site work, and shed and constructing a new two-story single-family residence with roof access and attached 2-car garage. Additional scope includes landscaping of the existing yard, construction of the new pool, spa, and perimeter fence on a 0.17-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit from the Advisory Board.

Applicant/Project Contact:

Chandra Slaven, (619) 316-7645, chandraslaven@gmail.com

Presentation:

- Project proposes a 4,178-dwelling unit at 0.56 FAR
- Dwelling unit is harmonious with neighboring dwelling units
- Project consistent with La Jolla PDO and City regulations
- The dwelling unit is two stories with the garage setback 25' from street
- Side setback consistent with existing dwelling unit
- Four-foot setback on north side, 2'6" setback on south side
- Bulk and scale lauded by City
- Dwelling within 30' height limit
- House transparent overall
- Bedrooms on second level
- Stair on side with roof access

Board Comment:

- Northside of dwelling unit was closer to street than garage
- Photos of area requested. Architecture of dwelling unit alleged to be different from neighbors
- The Bulk and scale not in keeping with neighborhood. Could be precursor of entire street following this example of big bulk and scale. Presenter said other contemporary houses are in area
- Objection voiced over description of removing a two-story house, presenter said it is a one-story house existing
- Dwelling unit would shade a neighboring property. Presenter said they did outreach to neighbors but have received no response
- Objection voiced over south straight up down wall, the mass on the north side and its effect on neighborhood. Member suggested applicant come back in March with pics of other dwelling units on street

- Presenter said he could share pics of other dwelling units on street. Another applicant said project fits in
- Objection voiced over metal cladding, and covered staircase to roof is massive
- Applicant requested to return with information regarding comparison with neighboring development and suggested design changes to make it less jarring
- Support voiced for a continuance of the proposal
- Request made to soften concrete and metal elements, though appl said they already did, though board did not see previous design. Also, second story cantilevered over first story. Presenter said Planning approved the design and doesn't have any intentions of making any revisions.
- Presenter stated that they could accept a vote of denial so that the project can move forward.

Public Comment

- Guest Merten made the following comments:
- Other elevations need to be considered to make an informed decision and if it fits in with neighborhood. Merten said 2.5' side set back not in character with neighbors, particularly with metal cladding on the wall.
- The PDO states originality in architecture is encouraged but that no structure should be approved that is so different in form, material as to disrupt the architectural unity of the area. Presenter said that there are other dwelling units with same type of materials. Member said that the metal used made the dwelling unit look industrial.
- All elevations should be considered to decide if it fits in.

Motion:

Lazerow moved to recommend continuing the project to next month. Applicant said they had met with previous committee three times and made changes based on their suggestions. Moser moved to recommend denial for excess bulk and scale, lack of articulation on the sides, solid metal wall on north and south sides, and not compatible with neighborhood. Lazerow seconded. Ayes: 4, Nays: 0. Motion to deny passed 4-0-0.

Action Item C – PTS 695001 – Lohkemper Residence

Location: 7736 Moonridge Place

APN: 346-650-0300

Description: Addition to the main house and an audio suite connected by a catwalk to the main house on a 0.54-acre lot. The Applicant is seeking a recommendation that the proposed project is minor in scope (Process 1) from the Advisory Board.

Applicant/Project Contact:

Jesse Leon, (619) 733-8134, jessealeon@hotmail.com

Presentation:

- Addition of a gym to existing dwelling unit with rooftop deck above
- Applicant is seeking minor decision
- Project not visible from street
- Proposal to add 914 sf to existing 2-story dwelling unit
- North setback of 2'
- Upper level is at grade level with street
- Dwelling unit Height of 26'
- Gym not visible from street or either side of dwelling unit
- Fenestration limited to respect neighbor privacy
- Neighbors support proposal
- Audio room will be soundproofed to avoid noise complaints

Motion:

Lazerow moved to recommend approval as a minor project, Moser seconded.
Ayes: 4, Nays: 0. Motion passed 4-0-0.

Action Item D – PTS 696766 – Vines SDP/CDP

Location: 8457 Prestwick Drive

APN: 346-151-0500

Description: Remodel and addition to an existing two-story single-family residence on a 0.46-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit from the Advisory Board.

Applicant/Project Contact:

Shani Sparks, EOS Architecture, (858) 459-0575, shani@eosarc.com

Presentation:

- Proposal to add 1800 sf to existing single-family 2-story residence
- Total sf of 6,700
- Maintaining front yard setback
- Modernizing design
- Side setbacks of 12' and 14'
- Not extending development into canyon in rear of property and not visible from canyon
- Proposed setbacks are consistent with setbacks in the neighborhood
- Small roof deck added for ocean view

- Pitched metal roof design
- 30' height limit observed at ridge of roof
- Exterior material palette includes wood siding, stone, decorative garage door

Board Comment:

- Question raised over what setback is on second level over garage. Presenter said setback on second level was 27'. Setback for garage 30'
- No step back on second story of north side alleged, though it is 15' setback from side. Member suggested stepping back second story 2'. Presenter requested to maintain design as is
- Lack of second story step back has implications for shade to neighbor
- This design is an improvement over old design

Motion:

Moser moved to recommend approval. Weissman seconded. Ayes: 4, Nays: 0.
Motion passed 4-0-0.

Next meeting date: March 16, 2022

Adjournment: 12:10 p.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department

	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:** 691672

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: David Taylor 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: David Taylor 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

ABBREVIATIONS

&

@

#

ABV

A/C

ACT

ADJ

AFF

ALT

ALUM

ANOD

APPROX

ARCH

AVG

AXON

BD

BLDG

BLKG

B.O.

BP

BSMT

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MASONRY

MATERIAL

MAXIMUM

MEDICINE CABINET

MECHANICAL

MEMBRANE

MANUFACTURER

MINIMUM

MIRROR

MISCELLANEOUS

MOUNTED

METAL

NEW

NORTH

NATURAL

NOT IN CONTRACT

NOMINAL

NOT TO SCALE

ON CENTER

OUTSIDE DIAMETER

OPPOSITE HAND

OPERABLE

OPENING

OPPOSITE

OVERHEAD

PERFORATED

PLATE OR PROPERTY LINE

PLASTIC LAMINATE

PLASTER

PLYWOOD

PANEL

PROPERTY

POINT

PAINTED

RISER

RESILIENT BASE

REFERENCE

REFLECTING

REFRIGERATOR

REINFORCED

REQUIRED

RETAINING

REVISION/REVISED

RADIANT HEAT MANIFOLD

ROOM

ROUGH OPENING

RAIN WATER LEADER

SELF-ADHERED FLASHING

SOLID CORE

SOLID CORE WOOD

SCHEDULE

SECTION

SEE ELECTRICAL DRAWING

SHEATHING

SIMILAR

SLIDING

SEE LANDSCAPE DRAWING

SEE MECHANICAL DRAWING

SLAB ON GRADE

SEE PLUMBING DRAWING

SPRINKLER

SPEAKER

SPECIFICATION

SEE STRUCTURAL DRAWING

STAINLESS STEEL

STANDARD

STEEL

STORAGE

STRUCTURAL

SUSPENDED

SYMMETRICAL

TREAD

TO BE DETERMINED

TELEPHONE

TRANSPARENT FINISH

TRANSPARENT FINISH WOOD

TONGUE & GROOVE

TEMPORARY

TOP OF

TOP OF CONCRETE

TOP OF WALL

TELEVISION

TYPICAL

UNIFORM BUILDING CODE

UNDER COUNTER

UNFINISHED

UNLESS OTHERWISE NOTED

UTILITY

VARIES

VINYL COMPOSITION TILE

VERTICAL

VESTIBULE

VERIFY IN FIELD

VENEER

WEST

WITH

WATER CLOSET

WOOD

WASHER/DRYER

WINDOW

WATER HEATER

WITHOUT

WHERE OCCURS

WATERPROOF

SITE LOCATION MAP (NOT TO SCALE)

PROJECT DATA

Address:
7951 Paseo Del Ocaso
La Jolla, CA 92037

Block: **4**
Lot: **5**
Zoning: **LJSPD-SF (La Jolla Shores Planned District)**
Height & Bulk: **30' max height**
Type of Construction: **V-B (non-rated)**
Scope of Work: **New 2 story building**
Existing Occupancy: **R-3**
Existing Use: **Single Family Dwelling**
Proposed Occupancy: **R-3**
Proposed Use: **Single Family Dwelling**

PROJECT DESCRIPTION:

THE REMOVAL OF AN EXISTING SINGLE STORY RESIDENCE, GARAGE, POOL, SITEWORK AND SHED.

CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ROOF ACCESS, AND ATTACHED 2-CAR GARAGE. LANDSCAPING OF EXISTING YARD, CONSTRUCTION OF NEW POOL, SPA AND PERIMETER FENCE.

LOT SIZE: 7,489 SF (0.172 ACRES)

PROPOSED FAR:

3,503 CONDITIONED AREA / 7,489 SF LOT = 0.47 FAR

4,178 TOTAL SF (incl. Garage) / 7,489 SF LOT = 0.56 FAR

LEGAL DESCRIPTION:

LOT 5 IN BLOCK 4 OF LA JOLLA SHORES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. ACCORDING TO MAP THEREOF NO. 1913, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 3, 1926.

APN: 346-512-07-00

DIRECTORY

Owner:
David Baylor and Terry Helmer
10 Sylvan Lane
Ross, CA 94957

Architect:
Aidlin Darling Design
Contact: Chris DeHenzel
500 Third Street, Suite 410
San Francisco, CA 94107
T 415-694-1662
Email: cdh@aidlin-darling-design.com

Surveyor/Civil Engineer:
Coffey Engineering, Inc.
Contact: Michael Rein
9666 Businesspark Avenue, Suite 210
San Diego, CA 92131-1646
T (858)831-0111 Ext. 208
Email: rein@coffeyengineering.com

Geotechnical Engineer:
GEI (Geotechnical Exploration, Inc.)
Contact: Adam Hespeler
7420 Trade Street
San Diego, CA 92121
(858) 549-7222
Email: ahespeler@gei-sd.com

Landscape Architect:
Leslie Ryan / Aerea Studio
T: (619) 200-8297
Email: leslie@aerea-studio.com

Permit Consultant:
Chandra Slaven
T: 619-316-7645
chandra.slaven@gmail.com

SHEET INDEX

TITLE

A0.1 Project Information
A0.2 Finish Legend

LANDSCAPE

L1.0 Planting Plan and Legend
L1.1 Planting Notes
L2.0 Hardscape Plan and Finish Legend
L2.1 Hardscape Details
L3.0 Irrigation Notes and Hydrozones

SURVEY

C.0 Site Survey
C.01 Topographic Survey 300' Boundary
C.02 Topographic Survey Setback Analysis

CIVIL

C.1 Grading and Drainage Plan

ARCHITECTURAL

A1.0 Demo Plan
A2.0 Site Plan
A2.1 Ground Floor Plan
A2.2 Second Floor Plan
A2.3 Mid Roof Plan
A2.4 High Roof Plan
A5.1 Building Elevations
A5.2 Building Elevations
A5.3 Building Sections
A5.4 Building Sections
A5.5 Building Sections
A5.6 Building Sections
A6.1 Wall Sections

FLOOR AREAS

	Proposed Floor Area (SQFT)	
	Conditioned	Un-Conditioned
1st Floor	1,550 House	675 Garage/Mech/Storage
2nd Floor	1,953 House	
Totals	3,503	675

EXTERIOR RENDERED VIEW FROM PASEO DEL OCASO

aidlin darling design

500 third street
suite 410
san francisco, ca 94107

415 974 0849 fax
415 974 5603 phone

BAYLOR
RESIDENCE

7951 PASEO DEL OCASO
LA JOLLA, CA

DATE: 05.19.22

JOB: 1909

DRAWN: CDH

SCALE: AS NOTED

ISSUE	DATE
COASTAL DEV PERMIT	05.07.2021
COASTAL DEV PERMIT	01.14.2022
CSTL DEV PERMIT REV2	03.07.2022
CSTL DEV PERMIT REV3	05.19.2022

A0.1

PROJECT
INFORMATION

ARCHITECTURAL FINISH LEGEND














































MARK	MATERIAL	FINISH
CONC-1	CONCRETE WALLS	BOARD FORMED CAST IN PLACE
CONC-2	CONCRETE FLOORS	INTERIOR EXPOSED STRUCTURAL CONCRETE SLAB
CONC-3	CONCRETE SLAB	EXTERIOR EXPOSED STRUCTURAL CONCRETE SLAB
CONC-4	CONCRETE SLAB	NOT USED
CONC-5	CONCRETE PAVERS AND STEPS	CAST IN PLACE EXTERIOR CONCRETE
CPL-1	EXTERIOR CEMENT PLASTER	SMOOTH TROWELED; INTEGRAL COLOR
GL-1	EXTERIOR CLEAR GLASS	INSULATED GLAZING; LOW-E COATING; TEMPERED WHERE REQUIRED
MTL-1	STANDING SEAM ZINC	VM ZINC SINGLE LOCK STANDING SEAM PANELS; 1" SEAM HEIGHT; "PIGMENTO BROWN" FINISH
MTL-2	AESS PAINTED STEEL	ARCHITECTURAL EXPOSED STRUCTURAL STEEL, AESS 3 UON; GALVANIZE AND PRIME AT EXTERIOR
MTL-3	PAINTED ORNAMENTAL STEEL	HOT ROLLED, GRADES SUITABLE FOR STUCTURAL LOADING; GALVANIZE AND PRIME AT EXTERIOR LOCATIONS
MTL-4	PAINTED SHEET METAL	COLD ROLLED GALVANIZED METAL FLASHING, PAINTED
MTL-5	COR-TEN PLATE	LANDSCAPE RETAINING EDGING; SLD
WD-1	EXTERIOR WOOD GARAGE DOOR CLADDING	NUSKU TERRATEK THERMALLY MODIFIED CEDAR; 3/4" X 5" CONT HORIZONTAL BOARDS; CONCEALED FASTENERS
WD-2	EXTERIOR WALL AND CEILING CLADDING	WESTERN RED CEDAR 3/4" X 3" T&G BOARD; VERT GRAIN, S4S W/ TRANSPARENT SEALER
WD-3	EXTERIOR DECKING	NUSKU THERMACOR THERMALLY MODIFIED LUMBER; 6" W BOARDS TYP
WD-4	EXTERIOR WOOD CLADDING	WESTERN RED CEDAR 3/4" X 3" T&G VERT BOARDS; STAINED FINISH; CONCEALED FASTENERS
WD-5	WOOD FENCES AND GATES	NUSKU THERMACOR THERMALLY MODIFIED LUMBER; 3" W BOARDS TYP

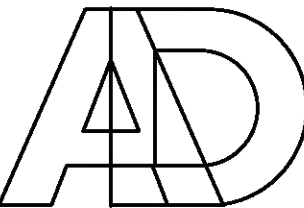
GENERAL MATERIAL FINISH NOTES

1. PRODUCTS TO COMPLY WITH EMISSIONS LIMIT REQUIREMENTS OF CAL GREEN 4.504.2.1-3, 5.504.4.1-6 FOR ADHESIVES, SEALANTS, PAINTS, COATINGS, CARPET SYSTEMS INCLUDING CUSHIONS AND ADHESIVES, RESILIENT FLOORING (80% OF AREA), AND COMPOSITE WOOD PRODUCTS

2. WALL AND FLOOR WOOD FRAMING MUST HAVE <19% MOISTURE CONTENT BEFORE ENCLOSURE

SYMBOLS

-  Window tag
-  Door Tag
-  Revision
-  Detail #
-  Sheet #
-  Elev # / Sheet #
-  Elevation #
-  Sheet #
-  Section # / Sheet #
-  Partition wall type
-  Align
-  Fan
-  Ceiling mounted smoke detector
-  Fire sprinkler
-  Return air
-  Supply air
-  Airbar
-  Hose bib
-  Radiant Heat Manifold
-  Thermostat
-  Wall washer
-  Surface mounted fixture
-  Recessed Downlight, halo or equal
-  Pendant fixture
-  Wall mounted fixture
-  Cove light
-  Under counter light
-  Track lighting
-  Flourescent lighting
-  Ceiling junction box
-  Wall mounted junction box
-  Wall mounted telephone/CAT-5/video outlets
-  Wall mounted telephone
-  Cable television jack
-  Wall mounted duplex receptacle
-  Switched outlet
-  Dedicated duplex outlet
-  GFI-protected duplex outlet
-  Exterior waterproof outlet
-  Quadplex outlet
-  Floor outlet
-  Lightswitch
-  Dimmer
-  3-way
-  Lightswitch (Elevation)



aidlin darling design

500 third street
suite 410
san francisco, ca 94107

415 974 0849 fax
415 974 5603 phone

BAYLOR
RESIDENCE

7951 PASEO DEL OCASO
LA JOLLA, CA

DATE: 05.19.2022

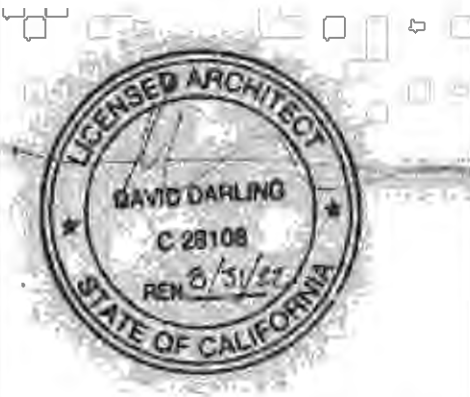
JOB: 1909

DRAWN: MP

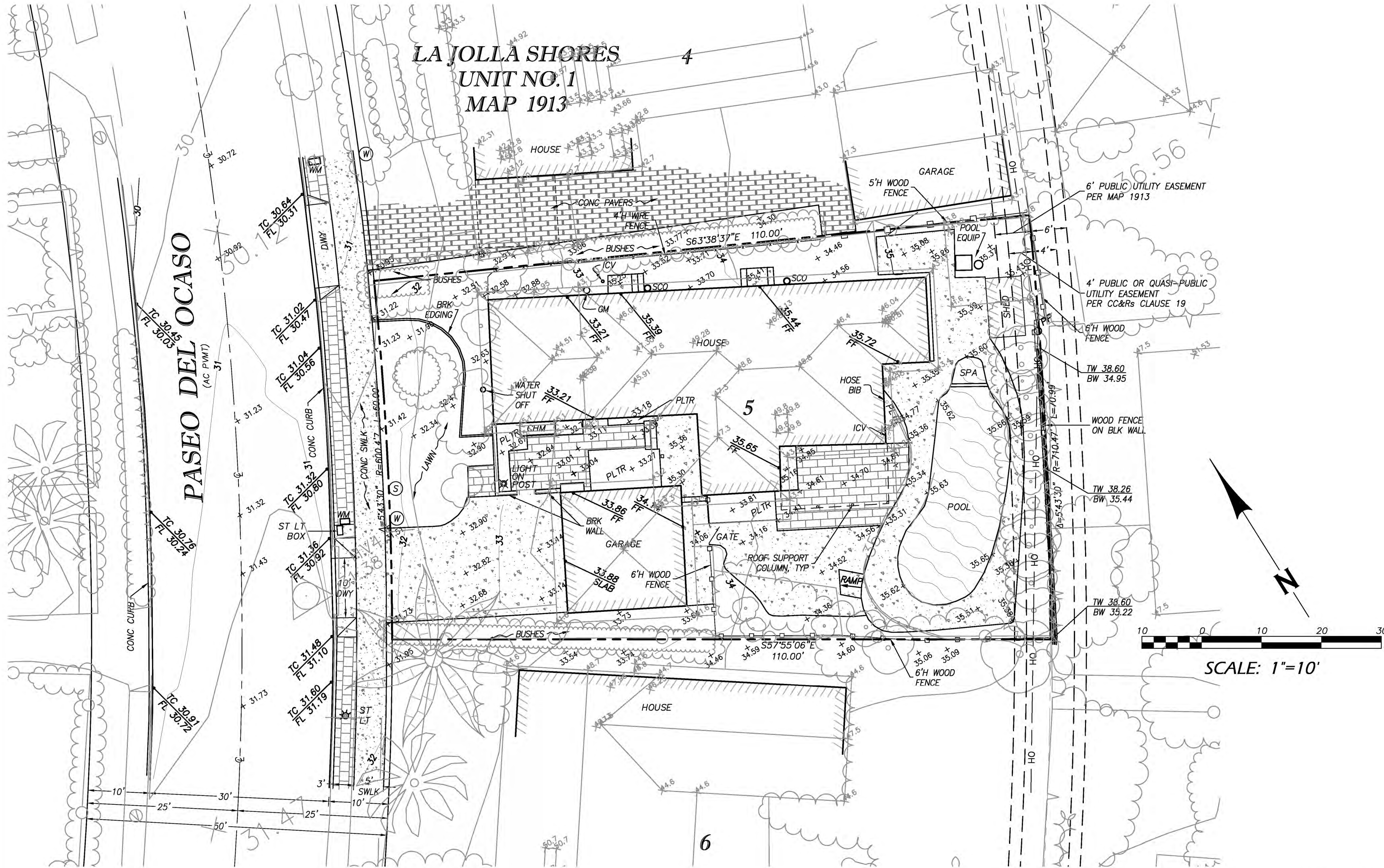
SCALE: AS NOTED

ISSUE	DATE
COASTAL DEV PERMIT	05.07.2021
CSTL DEV PERMIT REV.1	01.14.2022
CSTL DEV PERMIT REV.2	03.07.2022
CSTL DEV PERMIT REV.3	05.19.2022

PRELIMINARY ONLY
NOT FOR
CONSTRUCTION



A0.2
FINISH LEGEND



LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE (RECORD)		N45°45'45"W
PROPERTY LINE - OFFSITE		
STREET CENTERLINE		
EASEMENT LINE		
INDEX CONTOUR		90
PCC CURB		
SPOT ELEVATION		100.00 + 100.00
BUILDING FOOTPRINT		
BRICKS		
PCC PAVING		
WOOD FENCE		
CHAIN LINK / WIRE FENCE		
FREE STANDING WALL		
RETAINING WALL		
OVERHEAD UTILITIES		OH
POWER POLE		PP
WATER SERVICE		
SEWER LATERAL		
TREE; PLANT; PALM		
BRUSHLINE		

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	ICV	IRRIGATION CONTROL VALVE
A.C.	ASBESTOS CEMENT	PLTR	PLANTER
BLK	BLOCK	PVMT	PAVEMENT
BRK	BRICK	SMH	SEWER CLEANOUT
BW	GRADE AT BOTTOM OF WALL	ST LT	STREET LIGHT
C	CENTER LINE	TW	TOP OF WALL ELEVATION
C	CONC	TYP	TYPICAL
CC&R	CONDITIONS, COVENANTS & RESTRICTIONS	WM	WATER METER
ELEV	ELEVATION		
FL	FLOW LINE		
GM	GAS METER		
H	HIGH		

NOTES

- THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
- THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
- THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

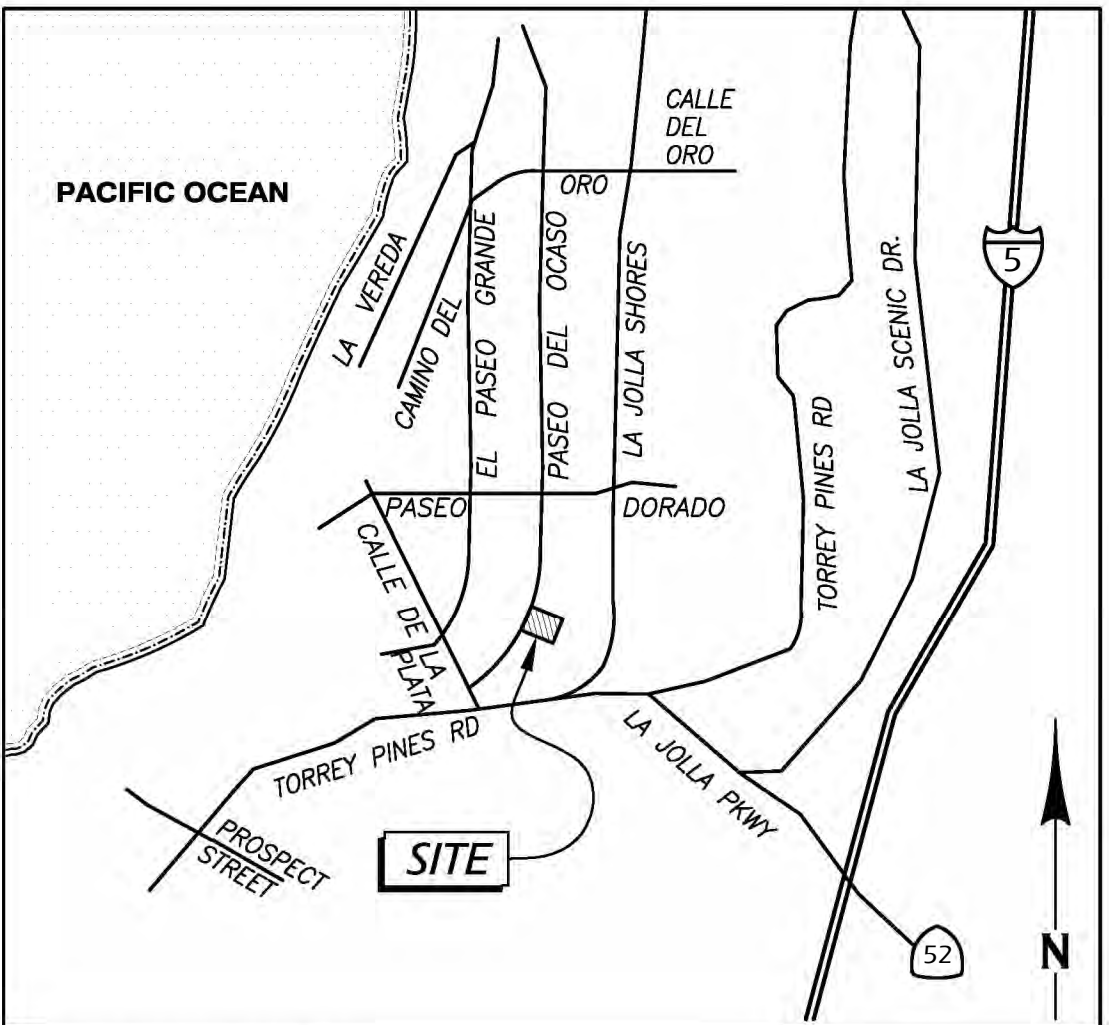
LEGAL DESCRIPTION

LOT 5 IN BLOCK 4 OF LA JOLLA SHORES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1913, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 3, 1926.

APN: 346-512-07-00

BENCHMARK

SEBP AT THE INTERSECTION OF PASEO DEL OCASO AND CALLE DE LA PLATA
ELEV = 35.851 MSL, NGVD 29, CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, 2011



VICINITY MAP
THOMAS BROS. MAP 1227-H4
NO SCALE

EASEMENTS

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT FROM CHICAGO TITLE COMPANY, TITLE NO. 73718010234-PM, DATED NOVEMBER 15, 2018.
SAID REPORT INDICATES AN EASEMENT PRESENT AFFECTING THE SUBJECT PROPERTY AS DESCRIBED IN THE CC&Rs CLAUSE 19 AND SHOWN ON THIS PLAN.

COFFEY ENGINEERING, INC.
9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858)831-0111 FAX (858)831-0179



BAYLOR RESIDENCE
7951 Paseo Del Ocaso
La Jolla CA 92037

TOPOGRAPHIC SURVEY

DRAWN BY:	EM / DK
CHECKED BY:	JC
ORIGINAL	2/27/19
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	

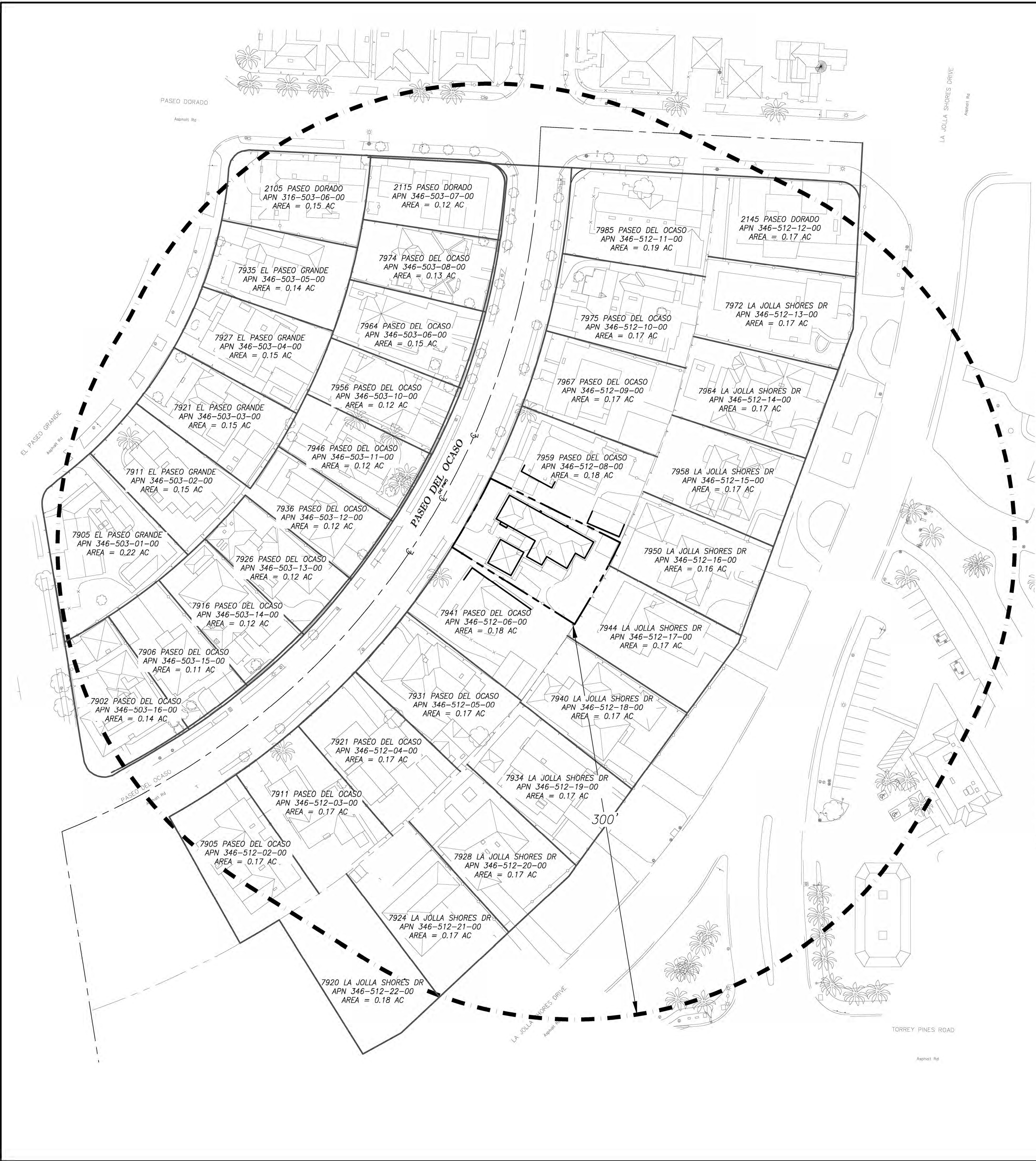
TOPOGRAPHIC
SURVEY PLAN

SCALE: 1" = 10'

C.O.

SHT 1 OF 1 SHTS

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.
SCALE: ACCORDINGLY.



LEGEND

DESCRIPTION

STD_DWG

SYMBOL

PROPERTY LINE (RECORD)

N45°45'45"W

40

0

40

80

120

SCALE: 1"=40'

300' Radius Parcel Information (La Jolla, CA 92037)									
Site Address	Assessor's Parcel No.	Lot No.	Living Area (SF)	Assumed Garage Area (SF)	Total Floor Area (SF)	Lot Area (SF)	Lot Area (AC)	FAR Ratio	
2105 Paseo Dorado	346-503-06-00	1	2,362	400	2,762	6,480	0.15	0.426	
7935 El Paseo Grande	346-503-05-00	2	1,538	200	1,738	6,240	0.14	0.279	
7927 El Paseo Grande	346-503-04-00	3	1,317	400	1,717	6,321	0.15	0.272	
7921 El Paseo Grande	346-503-03-00	4	1,908	400	2,308	6,335	0.15	0.364	
7911 El Paseo Grande	346-503-02-00	5	3,283	400	3,683	6,643	0.15	0.554	
7905 El Paseo Grande	346-503-01-00	6	2,751	400	3,151	9,639	0.22	0.327	
2115 Paseo Dorado	346-503-07-00	16	2,277	400	2,677	5,232	0.12	0.512	
7974 Paseo Del Ocaso	346-503-08-00	15	1,547	400	1,947	5,493	0.13	0.354	
7964 Paseo Del Ocaso	346-503-09-00	14	1,451	400	1,851	5,395	0.12	0.343	
7956 Paseo Del Ocaso	346-503-10-00	13	2,032	400	2,432	5,322	0.15	0.457	
7946 Paseo Del Ocaso	346-503-11-00	12	1,714	0	1,714	5,264	0.12	0.326	
7936 Paseo Del Ocaso	346-503-12-00	11	1,322	200	1,522	5,047	0.12	0.302	
7926 Paseo Del Ocaso	346-503-13-00	10	1,905	400	2,305	5,098	0.12	0.452	
7916 Paseo Del Ocaso	346-503-14-00	9	2,688	400	3,088	5,303	0.12	0.582	
7906 Paseo Del Ocaso	346-503-15-00	8	1,298	400	1,698	4,984	0.11	0.341	
7902 Paseo Del Ocaso	346-503-16-00	7	2,676	400	3,076	5,900	0.14	0.521	
7985 Paseo Del Ocaso	346-512-11-00	1	1,680	400	2,080	8,175	0.19	0.254	
7975 Paseo Del Ocaso	346-512-10-00	2	1,986	400	2,386	7,307	0.17	0.327	
7967 Paseo Del Ocaso	346-512-09-00	3	1,971	400	2,371	7,419	0.17	0.320	
7959 Paseo Del Ocaso	346-512-08-00	4	2,192	200	2,392	7,697	0.18	0.311	
7941 Paseo Del Ocaso	346-512-06-00	6	1,515	400	1,915	7,646	0.18	0.250	
7931 Paseo Del Ocaso	346-512-05-00	7	2,542	400	2,942	7,303	0.17	0.403	
7921 Paseo Del Ocaso	346-512-04-00	8	2,258	200	2,458	7,399	0.17	0.332	
7911 Paseo Del Ocaso	346-512-03-00	9	1,256	400	1,656	7,246	0.17	0.229	
7905 Paseo Del Ocaso	346-512-02-00	10	1,856	400	2,256	7,293	0.17	0.309	
2145 Paseo Dorado	346-512-12-00	24	1,901	400	2,301	7,605	0.17	0.303	
7972 La Jolla Shores Dr	346-512-13-00	23	2,112	400	2,512	7,246	0.17	0.347	
7964 La Jolla Shores Dr	346-512-14-00	22	2,470	400	2,870	7,201	0.17	0.399	
7958 La Jolla Shores Dr	346-512-15-00	21	2,601	400	3,001	7,449	0.17	0.403	
7950 La Jolla Shores Dr	346-512-16-00	20	1,169	200	1,369	6,960	0.16	0.197	
7944 La Jolla Shores Dr	346-512-17-00	19	1,437	400	1,837	7,200	0.17	0.255	
7940 La Jolla Shores Dr	346-512-18-00	18	2,673	400	3,073	7,204	0.17	0.427	
7934 La Jolla Shores Dr	346-512-19-00	17	2,161	400	2,561	7,238	0.17	0.354	
7928 La Jolla Shores Dr	346-512-20-00	16	1,631	0	1,631	7,505	0.17	0.217	
7924 La Jolla Shores Dr	346-512-21-00	15	1,260	400	1,660	7,585	0.17	0.219	
7920 La Jolla Shores Dr	346-512-22-00	14	1,943	200	2,143	7,745	0.18	0.277	

BAYLOR RESIDENCE

7951 Paseo Del Ocaso
La Jolla CA 92037

DRAWN BY: EM / MR
CHECKED BY: JC
ORIGINAL 3/11/20
REVISION 1
REVISION 2
REVISION 3
REVISION 4
REVISION 5

TOPOGRAPHIC
SURVEY
300' BOUNDARY

SCALE: 1" = 40'

C.01

BAYLOR RESIDENCE

DRAWN BY: EM/MR
CHECKED BY: JC

ORIGINAL 3/11/20

REVISION 1

REVISION 2

REVISION 3

REVISION 4

REVISION 5

**TOPOGRAPHIC
SURVEY
Setback Analysis**

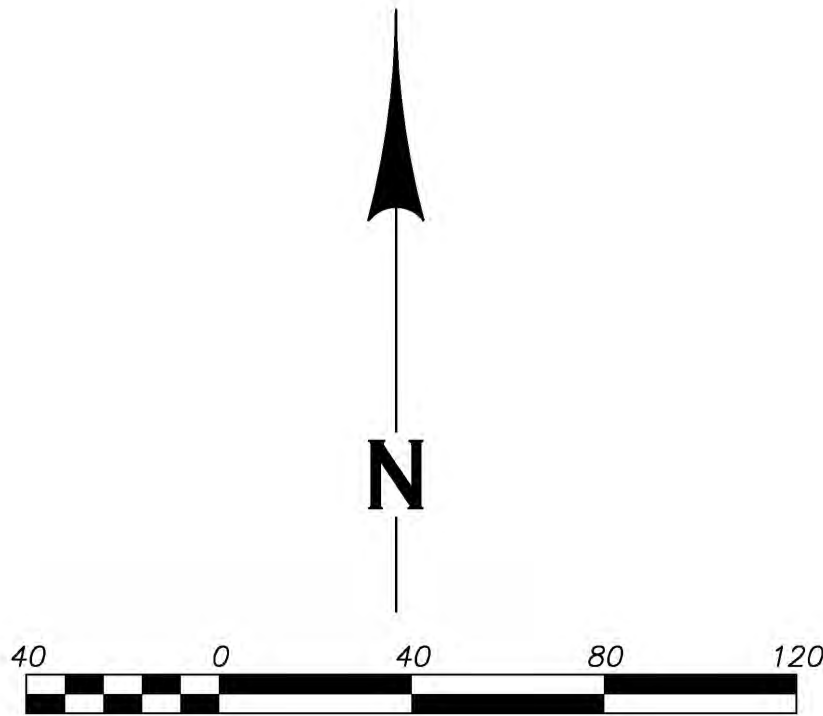
SCALE: 1" = 40'

C.Ø2

SHT 1 OF 1 SHTS

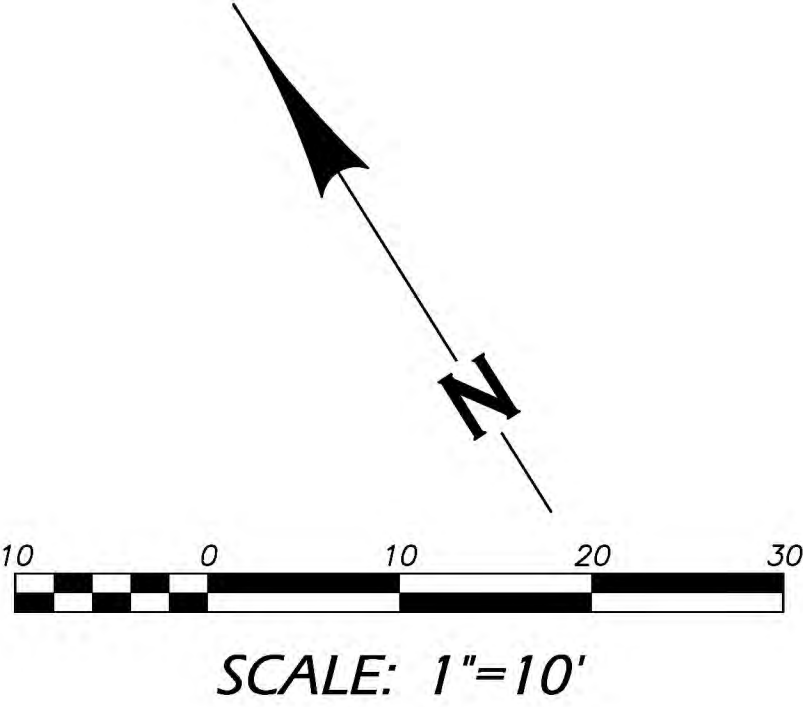
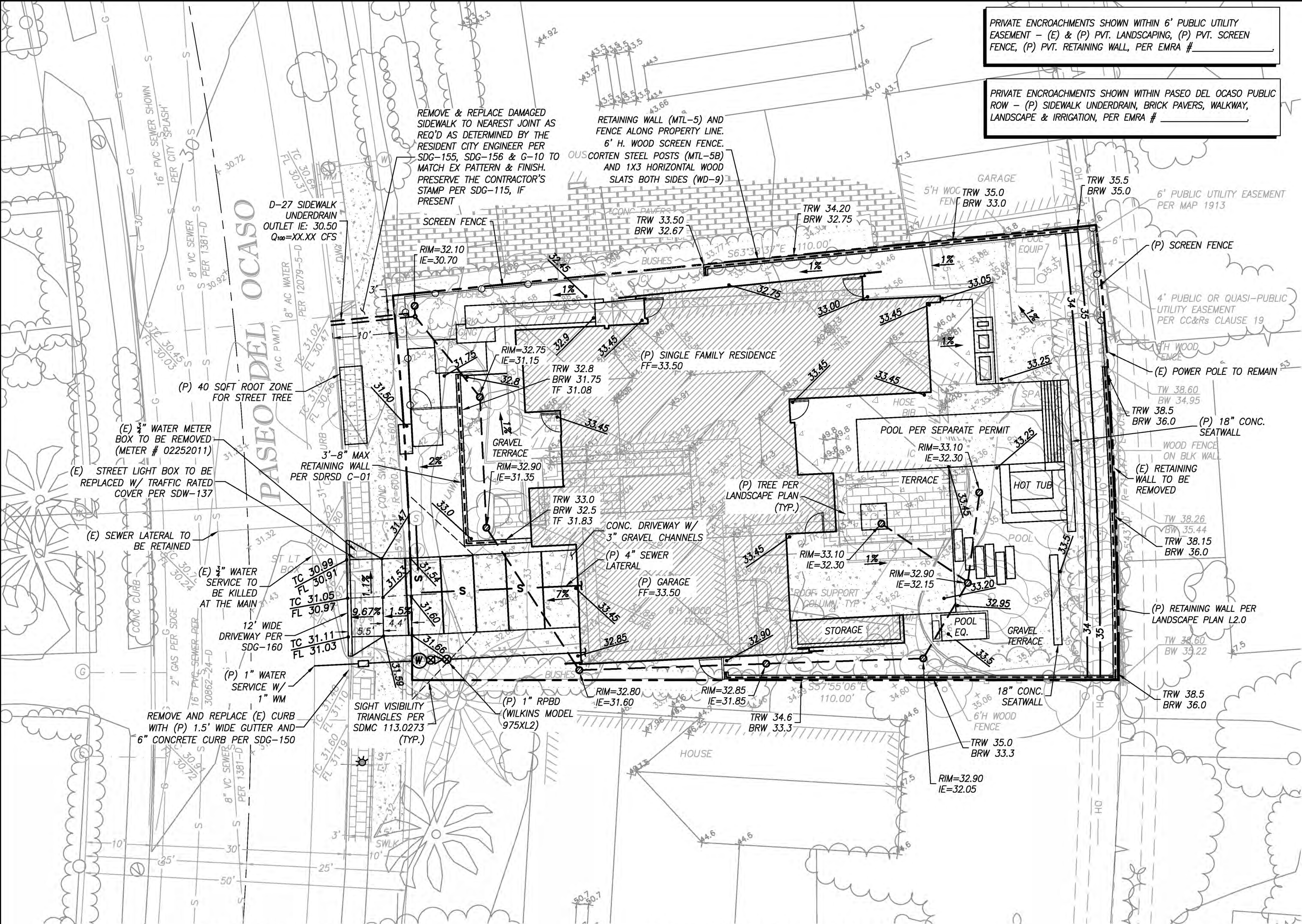


<u>DESCRIPTION</u>	<u>STD DWG</u>	<u>SYMBOL</u>
PROPERTY LINE (RECORD)		<u>N45°45'45"W</u>



SCALE: 1"=40'

Site Address	Assessor's Parcel No.	Front Yard	Sideway 1	Sideway 2	Rear Yard
2105 Paseo Dorado	346-503-06-00	20'	6' (North)	6' (South)	3'
7935 El Paseo Grande	346-503-05-00	16'	2' (North)	6' (South)	24'
7927 El Paseo Grande	346-503-04-00	17'	1' (North)	1' (South)	6'
7921 El Paseo Grande	346-503-03-00	25.2'	1' (North)	1' (South)	4'
7911 El Paseo Grande	346-503-02-00	23.1'	1' (North)	9' (South)	8'
7905 El Paseo Grande	346-503-01-00	20'	4' (North)	11.5' (South)	5'
2115 Paseo Dorado	346-503-07-00	10.6'	5' (South)	6' (North)	7'
7974 Paseo Del Ocaso	346-503-08-00	20.5'	7' (South)	3' (North)	26'
7964 Paseo Del Ocaso	346-503-09-00	21.3'	11' (South)	2' (North)	3'
7956 Paseo Del Ocaso	346-503-10-00	21.6'	6.5' (South)	2' (North)	17'
7946 Paseo Del Ocaso	346-503-11-00	18.3'	1' (South)	8.5' (North)	8'
7936 Paseo Del Ocaso	346-503-12-00	18.8'	9' (South)	1.5' (North)	1'
7926 Paseo Del Ocaso	346-503-13-00	17.4'	6' (South)	3' (North)	1'
7916 Paseo Del Ocaso	346-503-14-00	17.4'	9' (South)	3' (North)	3'
7906 Paseo Del Ocaso	346-503-15-00	16.2'	8.5' (South)	6' (North)	32'
7902 Paseo Del Ocaso	346-503-16-00	14.9'	4' (South)	13.1' (North)	1'
7985 Paseo Del Ocaso	346-512-11-00	20.9'	19' (North)	6' (South)	5'
7975 Paseo Del Ocaso	346-512-10-00	18.2'	5' (North)	5' (South)	20'
7967 Paseo Del Ocaso	346-512-09-00	19'	3' (North)	5' (South)	20'
7959 Paseo Del Ocaso	346-512-08-00	18.5'	6' (North)	3' (South)	3'
7941 Paseo Del Ocaso	346-512-06-00	19'	3' (North)	3' (South)	3'
7931 Paseo Del Ocaso	346-512-05-00	19'	6' (North)	4' (South)	5'
7921 Paseo Del Ocaso	346-512-04-00	21.1'	6' (North)	7' (South)	4'
7911 Paseo Del Ocaso	346-512-03-00	24'	5' (North)	13' (South)	7'
7905 Paseo Del Ocaso	346-512-02-00	20.4'	5' (North)	9' (South)	17'
2145 Paseo Dorado	346-512-12-00	12'	4' (South)	1.5' (North)	19'
7972 La Jolla Shores Dr	346-512-13-00	12'	12' (South)	7' (North)	11'
7964 La Jolla Shores Dr	346-512-14-00	15'	5' (South)	5' (North)	25'
7958 La Jolla Shores Dr	346-512-15-00	18'	3' (South)	4' (North)	3'
7950 La Jolla Shores Dr	346-512-16-00	25'	3' (South)	7' (North)	6'
7944 La Jolla Shores Dr	346-512-17-00	23'	15' (South)	3' (North)	18'
7940 La Jolla Shores Dr	346-512-18-00	16'	3' (South)	3' (South)	4'
7934 La Jolla Shores Dr	346-512-19-00	30'	5' (South)	9' (North)	5'
7928 La Jolla Shores Dr	346-512-20-00	33'	4' (South)	8' (North)	12'
7924 La Jolla Shores Dr	346-512-21-00	31'	4' (South)	3' (North)	27'
7920 La Jolla Shores Dr	346-512-22-00	30'	6' (South)	10' (North)	35'

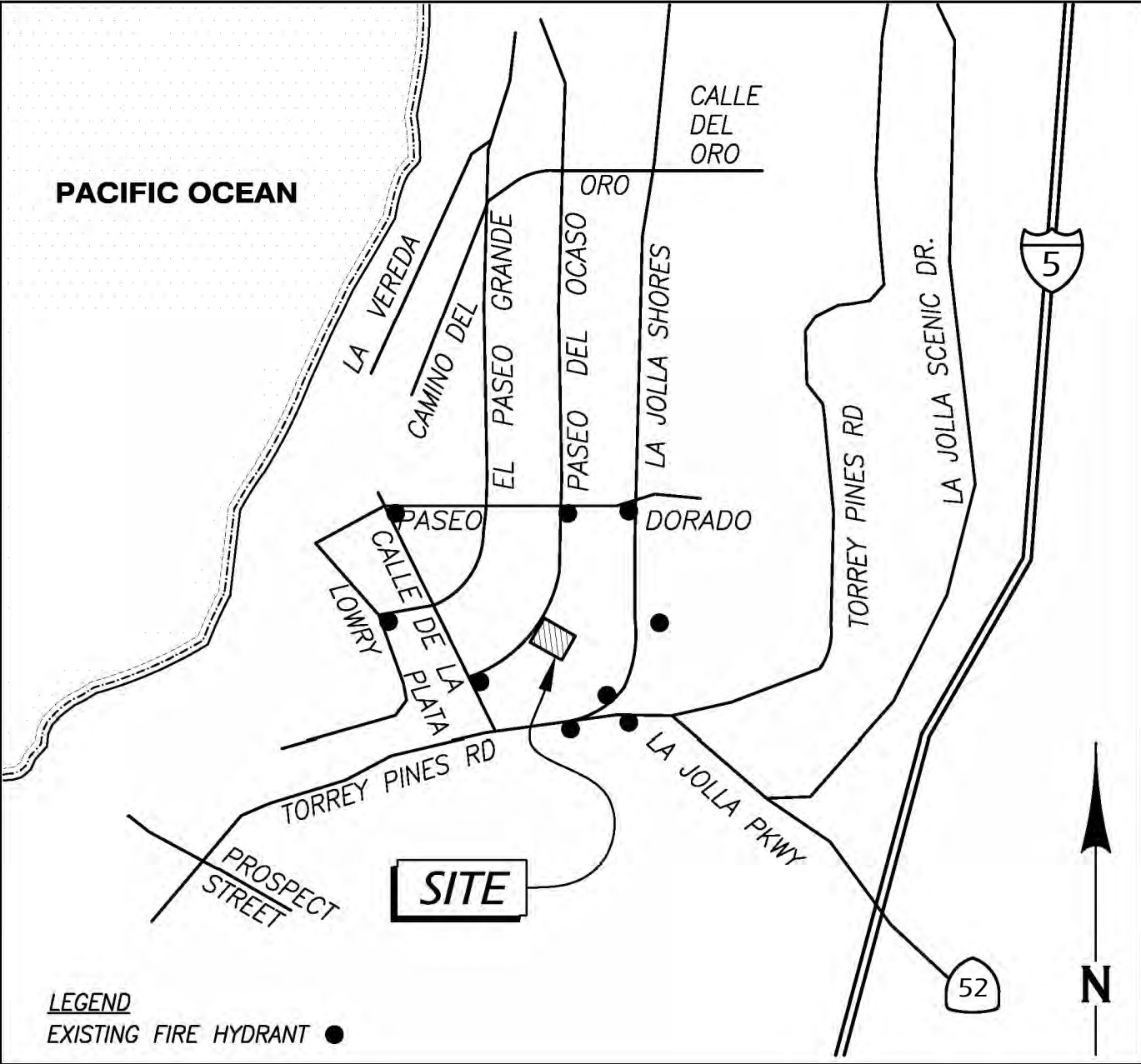


LEGEND

DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE (RECORD)		N45°45'45"W
PROPERTY LINE - OFFSITE		
STREET CENTERLINE		
EASEMENT LINE		
INDEX CONTOUR		-90-
PCC CURB		
SPOT ELEVATION		100.00 +100.00
BUILDING FOOTPRINT		
BRICKS		
PCC PAVING		
WOOD FENCE		
CHAIN LINK / WIRE FENCE		
FREE STANDING WALL		
RETAINING WALL		
OVERHEAD UTILITIES		
POWER POLE		OH
WATER SERVICE		PP
SEWER LATERAL		W
TREE; PLANT; PALM		S
BRUSHLINE		

FIRE HYDRANT

1. FIRE HYDRANTS DEPICTED ON VICINITY MAP BELOW ARE LOCATED WITHIN 600' OF THE SUBJECT PROPERTY.



VICINITY MAP

THOMAS BROS. MAP 1227-H4
NO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	GM	GAS METER
A.C.	ASBESTOS CEMENT	H	HIGH
BLK	BLOCK	ICV	IRRIGATION CONTROL VALVE
BRK	BRICK	PLTR	PLANTER
BW	GRADE AT BOTTOM OF WALL	PLMT	PAVEMENT
C	CENTER LINE	SMH	SEWER CLEANOUT
C, CONC	CONCRETE	ST LT	STREET LIGHT
CC&R	CONDITIONS, COVENANTS & RESTRICTIONS	TW	TOP OF WALL ELEVATION
ELEV	ELEVATION	TYP	TYPICAL
E, FL	FLOW LINE	WM	WATER METER

NOTES

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- THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
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- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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.
- ALL DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.

LEGAL DESCRIPTION

LOT 5 IN BLOCK 4 OF LA JOLLA SHORES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1913, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 3, 1926.

APN: 346-512-07-00

BENCHMARK

SEBP AT THE INTERSECTION OF PASEO DEL OCASO AND CALLE DE LA PLATA

ELEV = 35.851 MSL, NGVD 29, CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, 2011

EASEMENTS

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT FROM CHICAGO TITLE COMPANY, TITLE NO. 73718010234-PM, DATED NOVEMBER 15, 2018, AND ARE DESCRIBED AS SUCH:

- 6' WIDE UTILITY EASEMENT ALONG EASTERLY (REAR) PROPERTY LINE TO CITY OF SAN DIEGO FOR ALL PIPES, POLES, OR OTHER STRUCTURES, OR WORK, TREES, AND ANYTHING OF WHATEVER NATURE THAT MAY BE IN, UPON, ACROSS, OR OVER THE EASEMENT.
- SAID REPORT INDICATES A 4' WIDE QUASI-UTILITY EASEMENT PRESENT AFFECTING THE SUBJECT PROPERTY AS DESCRIBED IN THE CC&RS CLAUSE 19 AND SHOWN ON THIS PLAN.

GRADING NOTES

- ALL DRAINAGE FROM THE IMPROVEMENTS ON THE PREMISES SHALL BE DIRECTED TOWARD THE STREET.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF.

DRAINAGE NOTES

- ALL MAIN DRAIN LINES SHOWN TO BE 6" PVC @ 1% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN LEADS TO BE 4" PVC @ 2% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
- HARDSCAPE GRADES TO BE 1% MINIMUM TO DRAINS AND AWAY FROM STRUCTURE.
- SOFTSCAPE GRADES TO BE 2% MINIMUM TO DRAINS (1% WHERE FLOW IS CONCENTRATED) AND 2% MINIMUM AWAY FROM STRUCTURE.
- SOIL COVER ABOVE DRAIN LINES SHALL BE 12" MINIMUM UNLESS OTHERWISE NOTED.
- NOTIFY CIVIL ENGINEER IF ANY NON-DRAINING SUMP CONDITIONS BECOME APPARENT DURING CONSTRUCTION.

TRANSIT STOPS

- THERE ARE NO TRANSIT STOPS LOCATED ADJACENT TO THE SUBJECT PROPERTY.

GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED:	7,200 S.F.	
AMOUNT OF CUT:	300 CUBIC YARDS	**
AMOUNT OF FILL:	20 CUBIC YARDS	
MAXIMUM HEIGHT OF FILL SLOPE(S):	N/A	FEET
MAXIMUM HEIGHT OF CUT SLOPE(S):	2	FEET
AMOUNT OF IMPORT/EXPORT SOIL:	280	CUBIC YARDS
RETAINING/ CRIB WALLS:	LENGTH 110	FEET

% OF TOTAL SITE:	100%	
MAXIMUM DEPTH OF CUT:	2.5	FEET
MAXIMUM DEPTH OF FILL:	1	FEET
SLOPE RATIO:	N/A	
SLOPE RATIO:	2:1	
MAXIMUM HEIGHT:	3'(2' REL.)	FEET

LEGEND

CITY OF SAN DIEGO, CALIFORNIA

COASTAL DEVELOPMENT PERMIT/SDP

BAYLOR RESIDENCE

7951 Paseo Del Ocaso
La Jolla CA 92037

DRAINAGE PLAN

C.1

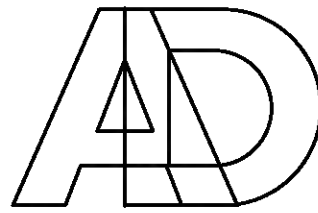
DRAWN BY: GC, MK
CHECKED BY: JC

SHEET 1 OF 1

COFFEY ENGINEERING, INC.



9626 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (659)831-0111 FAX (659)831-0179



aidlin darling design
500 third street
suite 410
san francisco, ca 94107
415 974 0849 fax
415 974 5603 phone

BAYLOR
RESIDENCE

7951 PASEO DEL OCASO
LA JOLLA, CA

DATE: 05.19.22

JOB: 1909

DRAWN: CDH

SCALE: AS NOTED

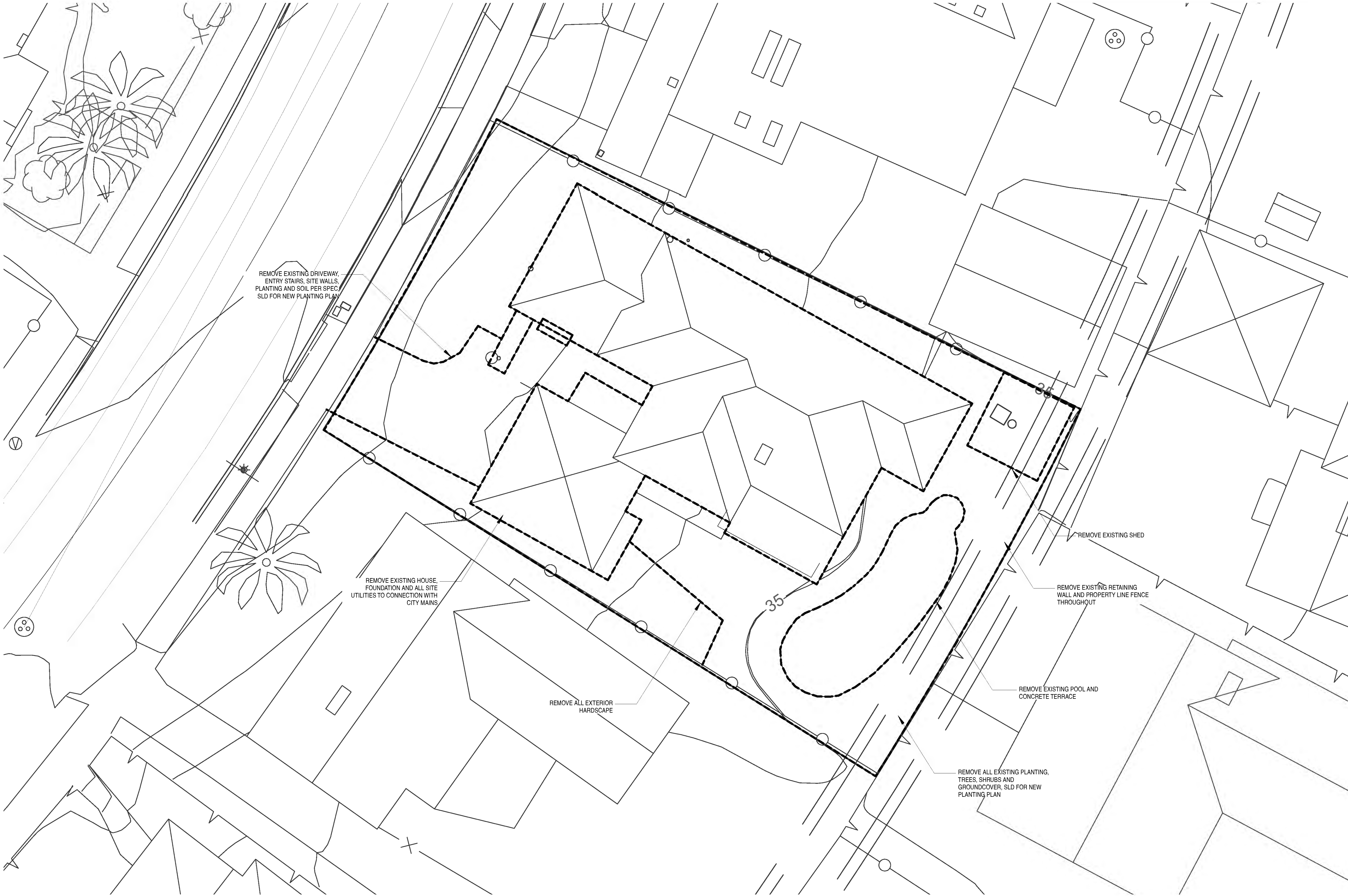
ISSUE	DATE
COASTAL DEV PERMIT	05.07.2021
CSTL DEV PERMIT REV.1	01.14.2022
CSTL DEV PERMIT REV.2	03.07.2022
CSTL DEV PERMIT REV.3	05.19.2022

PRELIMINARY ONLY
NOT FOR
CONSTRUCTION



A1.0

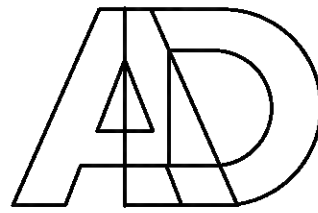
DEMO PLAN



SITE PLAN

0 8'

1
-



aidlin darling design
500 third street
suite 410
san francisco, ca 94107
415 974 0849 fax
415 974 5603 phone

BAYLOR
RESIDENCE

7951 PASEO DEL OCASO
LA JOLLA, CA

DATE: 05.19.22

JOB: 1909

DRAWN: CDH

SCALE: AS NOTED

ISSUE	DATE
CSTL DEV PERMIT	05.07.2021
CSTL DEV PERMIT REV.1	01.14.2022
CSTL DEV PERMIT REV.2	03.07.2022
CSTL DEV PERMIT REV.3	05.19.2022

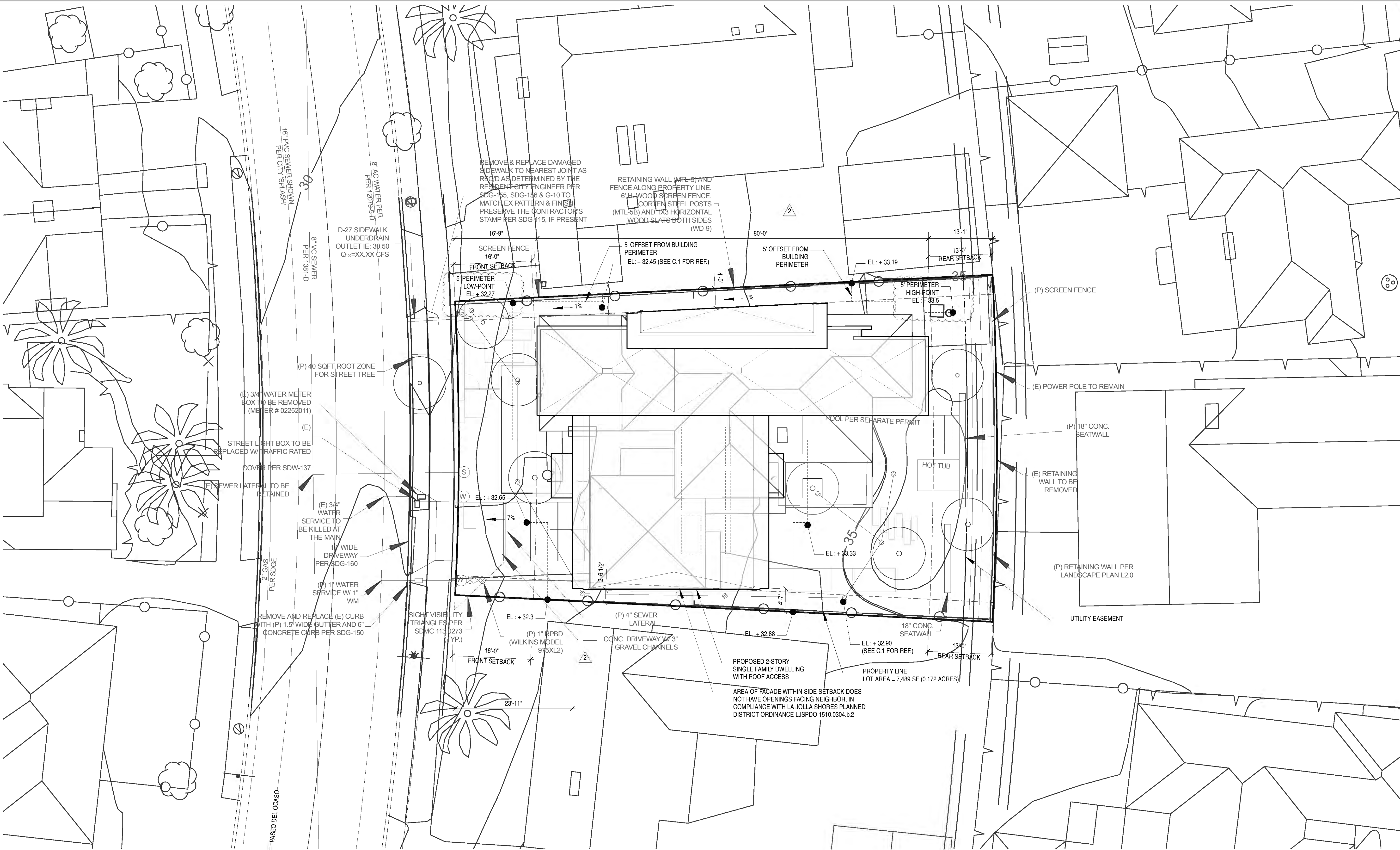


PRELIMINARY ONLY
NOT FOR
CONSTRUCTION



A2.0

SITE PLAN



LEGAL DESCRIPTION

LOT 5 IN BLOCK 4 OF LA JOLLA SHORES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1913, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 3, 1926.

APN: 346-512-07-00

NOTES

- PLEASE REFER TO CIVIL DRAINAGE PLAN C.1 FOR GENERAL SURVEY, GRADING AND DRAINAGE NOTES
- ALL DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.

3. PER SAN DIEGO DEVELOPMENT SERVICES TECHNICAL BULLETIN BLDG 5-4, THE REFERENCE DATUM IS DETERMINED BY A MEASUREMENT OF THE ADJACENT GROUND ELEVATION AT A 5' OFFSET FROM THE BUILDING PERIMETER. THE HIGHEST AND LOWEST ADJACENT GRADES ARE +33.50' AND +32.27' RESPECTIVELY. ACCORDING TO THE BULLETIN, "IF THE DIFFERENCE IN ELEVATION IS 10 FEET OR LESS, THE REFERENCE DATUM IS ESTABLISHED AT THE HIGHEST 'ADJACENT GRADE ELEVATION.'" THE EFFECTIVE REFERENCE DATUM IS THEREFORE +33.50'.

4. TOTAL BUILDING FOOTPRINT MEASURED TO OUTSIDE EDGE OF ROOFS IS 3,180 SF.

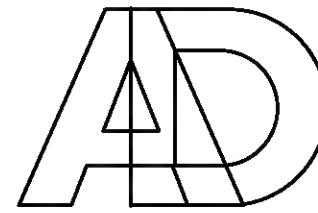
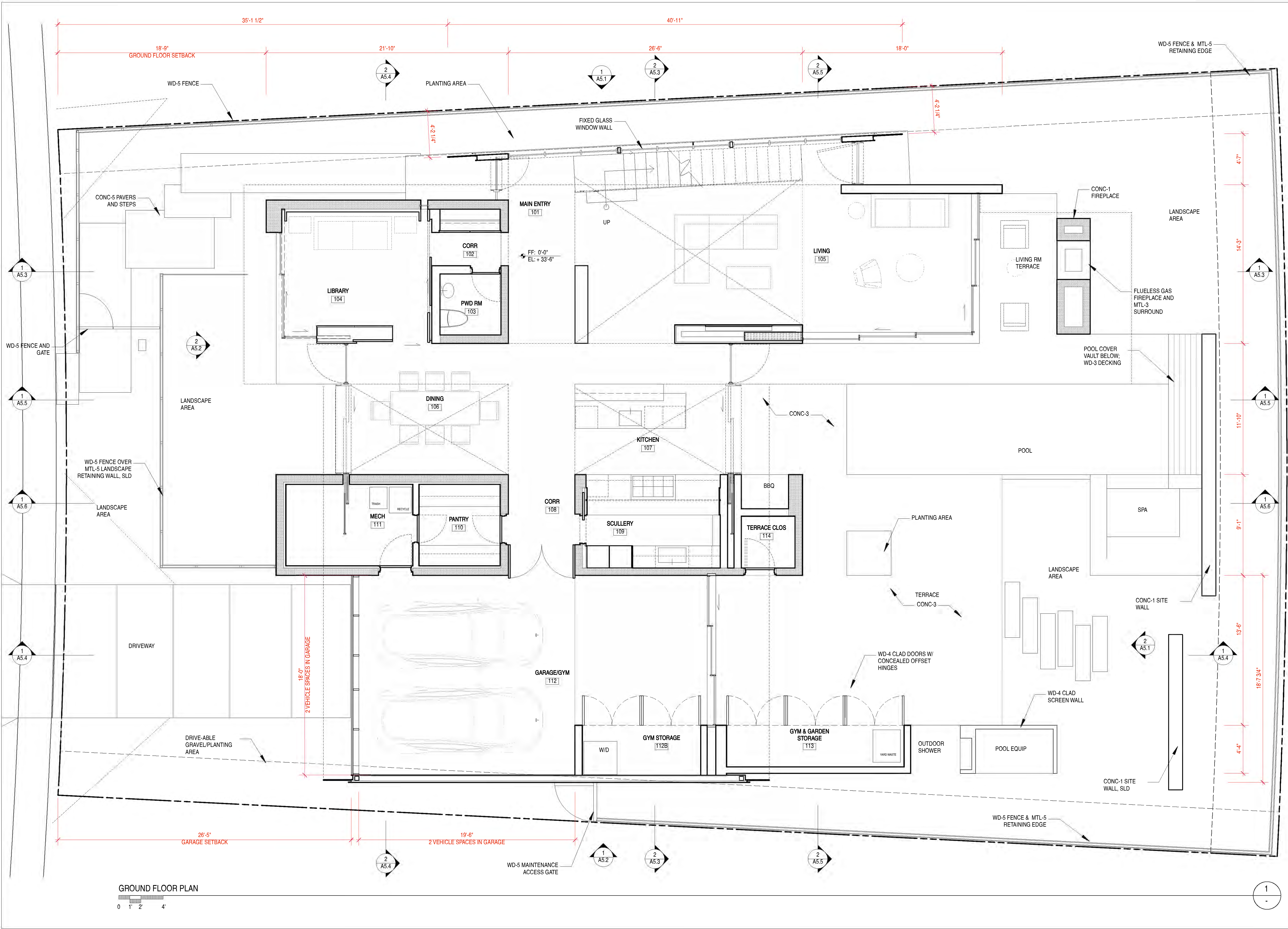
3,180 SF / 7,489 SF (SITE AREA) = 42%

SDMC 1510.0301(c) STATES THAT NO BUILDING OR STRUCTURE SHALL BE ERECTED, CONSTRUCTED, ALTERED, MOVED IN, OR ENLARGED TO COVER MORE THAN 60 PERCENT OF THE LOT OR PARCEL.

SITE PLAN

0 10'

1
-



aidlin darling design
500 third street
suite 410
san francisco, ca 94107
415 974 0849 fax
415 974 5603 phone

BAYLOR
RESIDENCE

7951 PASEO DEL OCASO
LA JOLLA, CA

DATE: 05.19.22

JOB: 1909

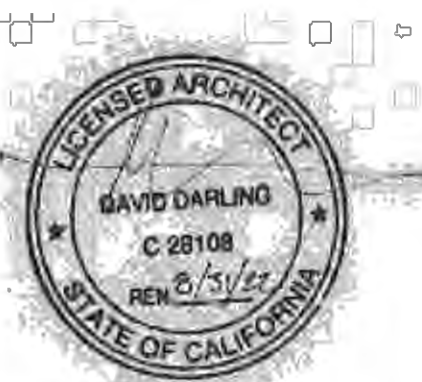
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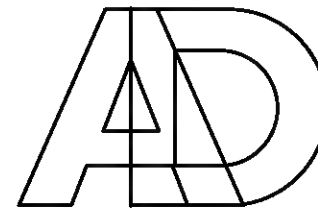
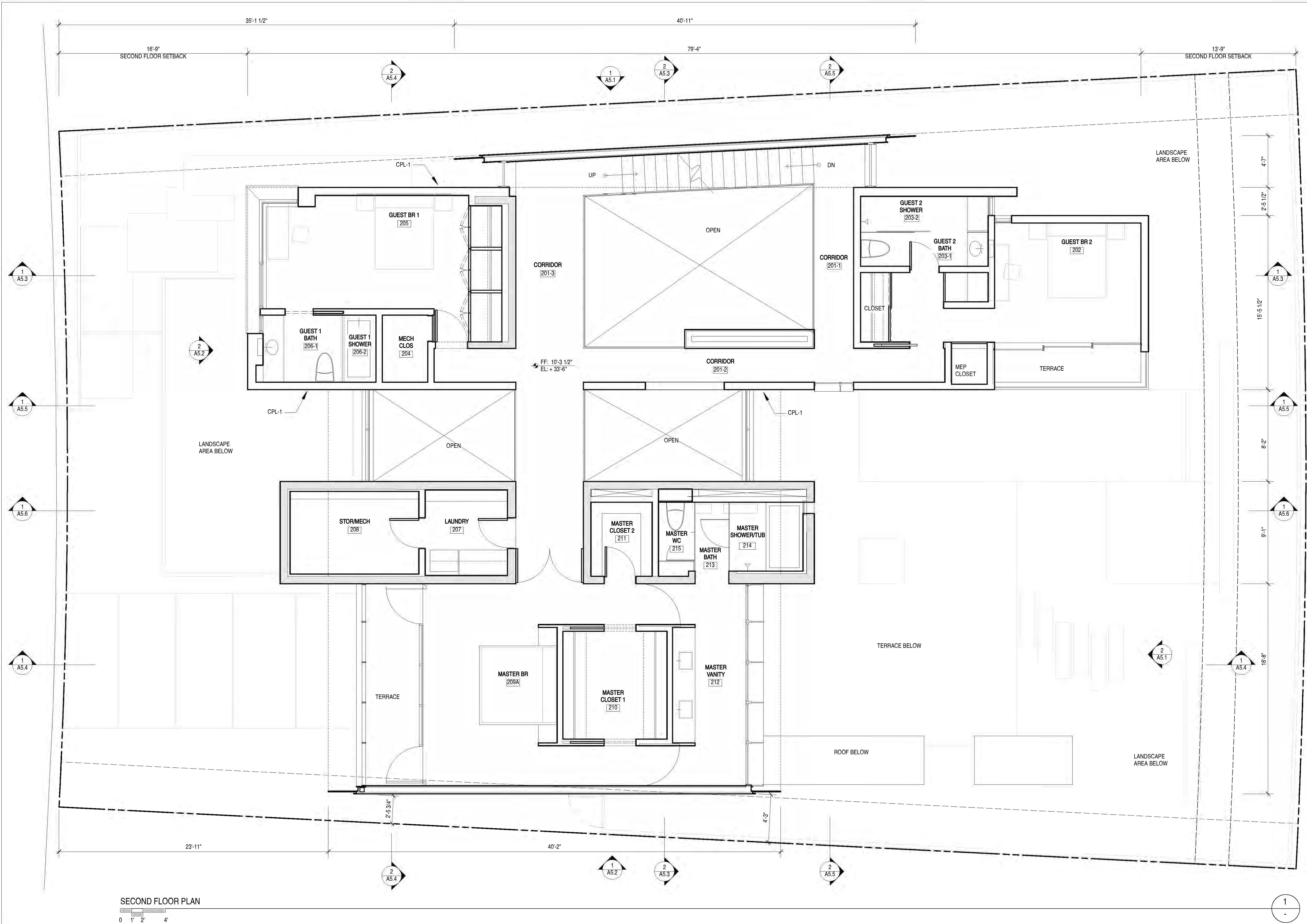
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COASTAL DEV PERMIT	05.07.2021
CSTL DEV PERMIT REV.1	01.14.2022
CSTL DEV PERMIT REV.2	03.07.2022
CSTL DEV PERMIT REV.3	05.19.2022



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A2.1
GROUND FLOOR
PLAN



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LA JOLLA, CA

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JOB: 1909

DRAWN: CDH

SCALE: AS NOTED

ISSUE	DATE
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A2.2

SECOND FLOOR
PLAN

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7951 PASEO DEL OCASO
LA JOLLA, CA

DATE: 05.19.22

JOB: 1909

DRAWN: CDH

SCALE: AS NOTED

ISSUE	D
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COASTAL DEV PERMIT	05.07.2021
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CSTL DEV PERMIT REV.2	03.07.2022
CSTL DEV PERMIT REV.3	05.19.2022

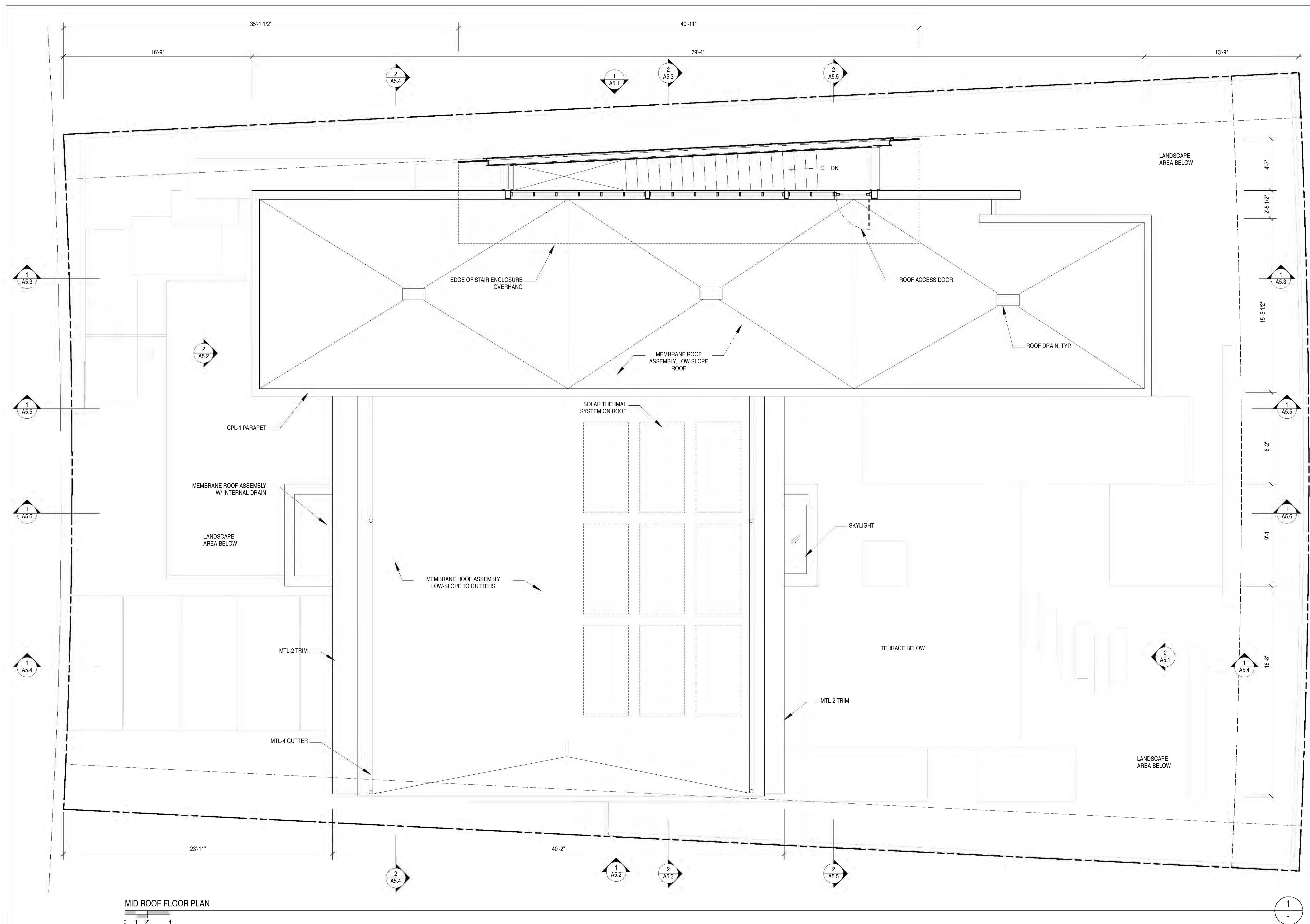


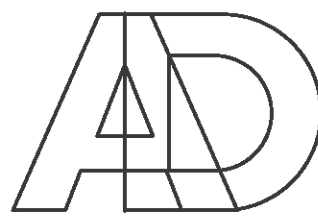
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A2.3

**MID ROOF FLOOR
PLAN**





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DATE: 05.19.22

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ISSUE	DATE
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CSTL DEV PERMIT REV.2	03.07.2022
CSTL DEV PERMIT REV.3	05.19.2022

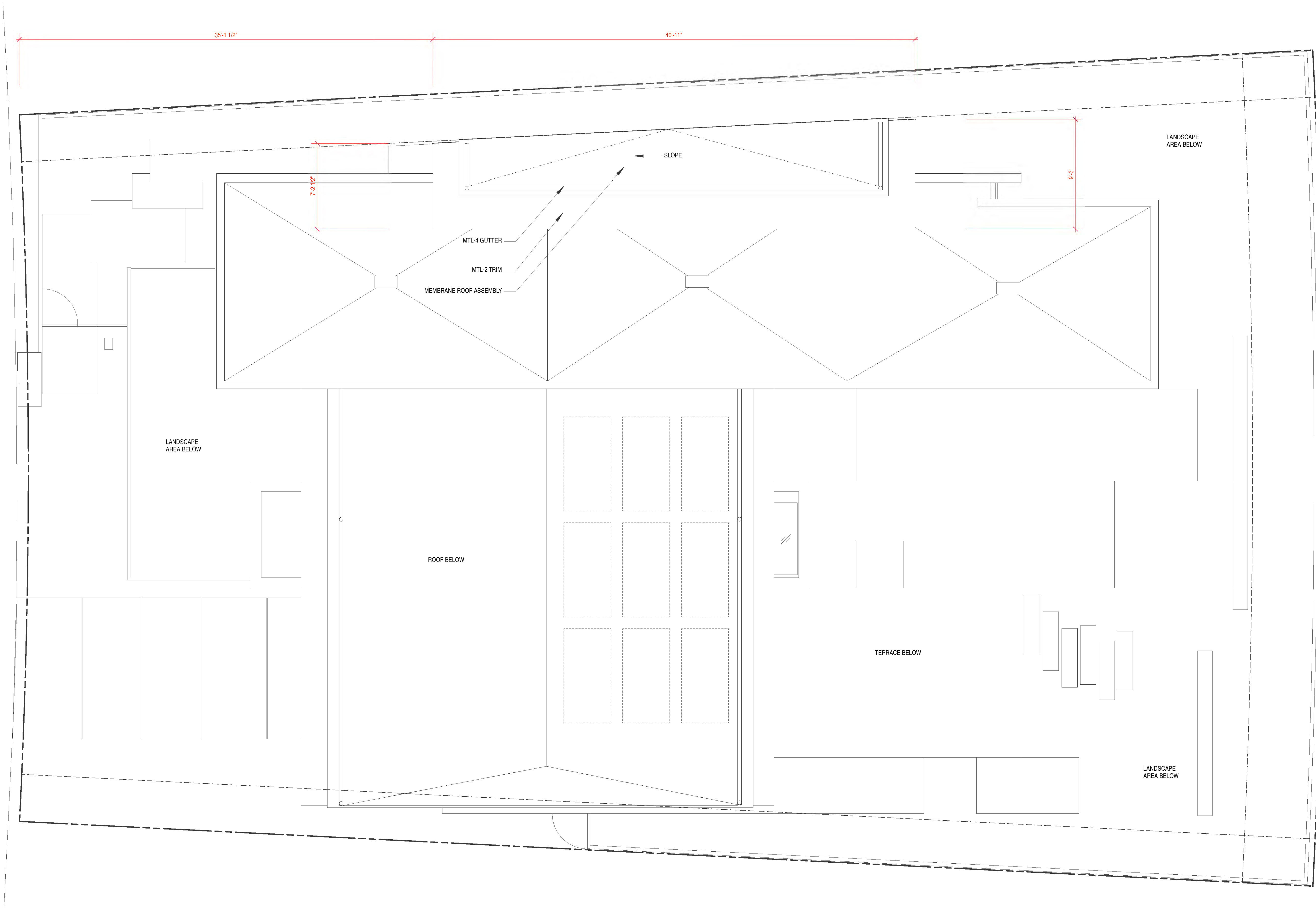


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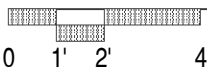


A2.4

HIGH ROOF FLOOR
PLAN

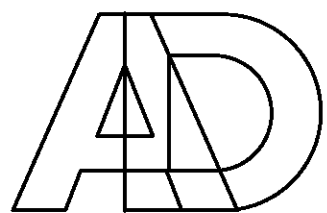
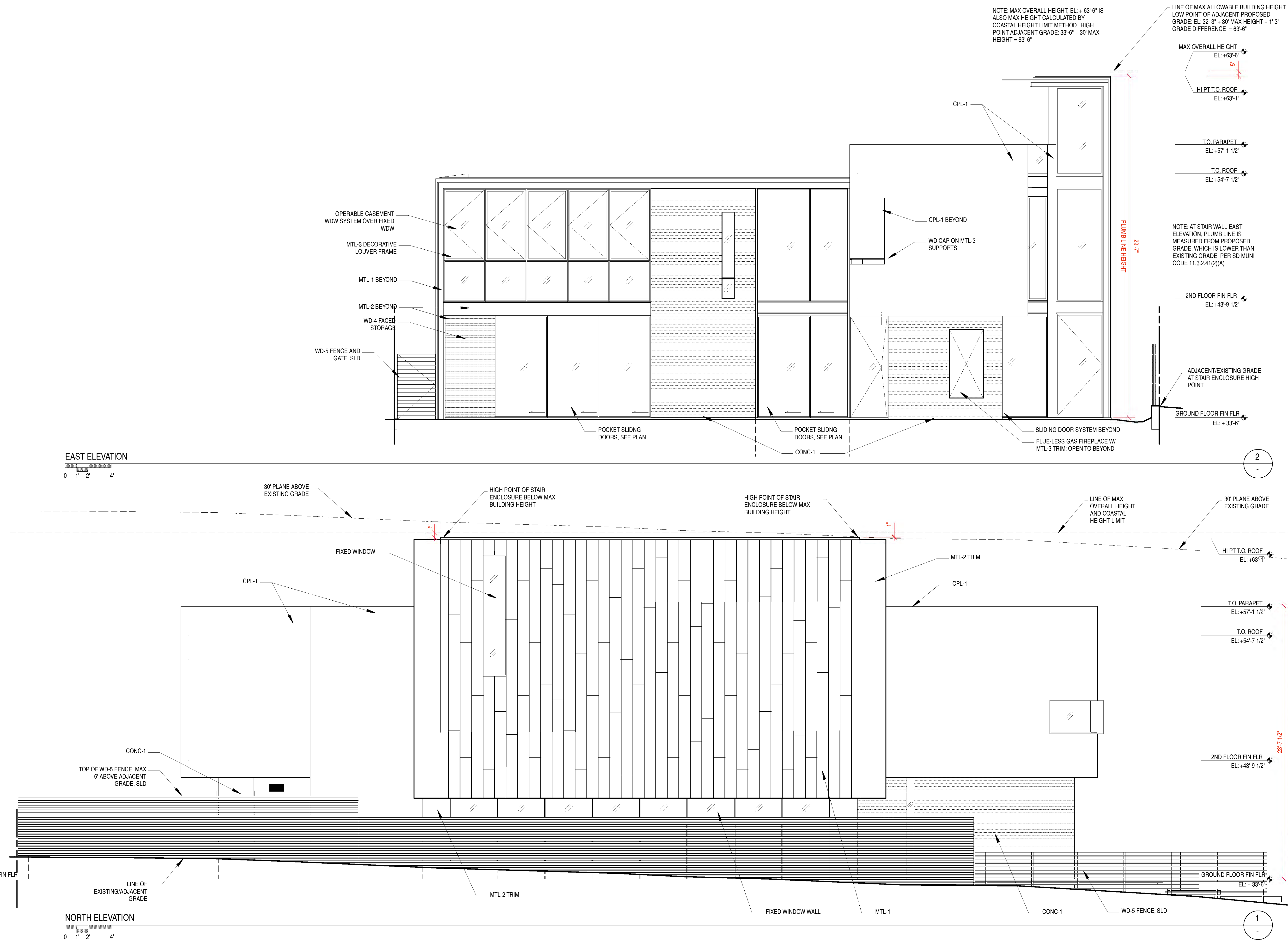


HIGH ROOF FLOOR PLAN



1
-

2
3



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RESIDENCE**

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DATE: 05.19.22

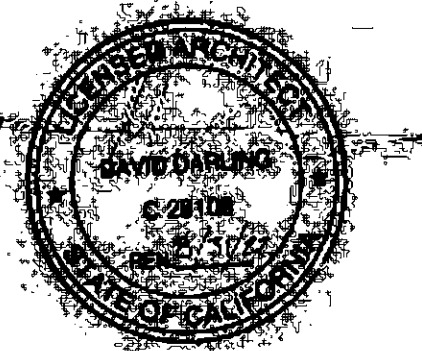
JOB: 1909

DRAWN: AM

SCALE: AS NOTED

ISSUE	DATE
COASTAL DEV PERMIT	05.07.2021
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CSTL DEV PERMIT REV.2	03.07.2022
CSTL DEV PERMIT REV.3	05.19.2022

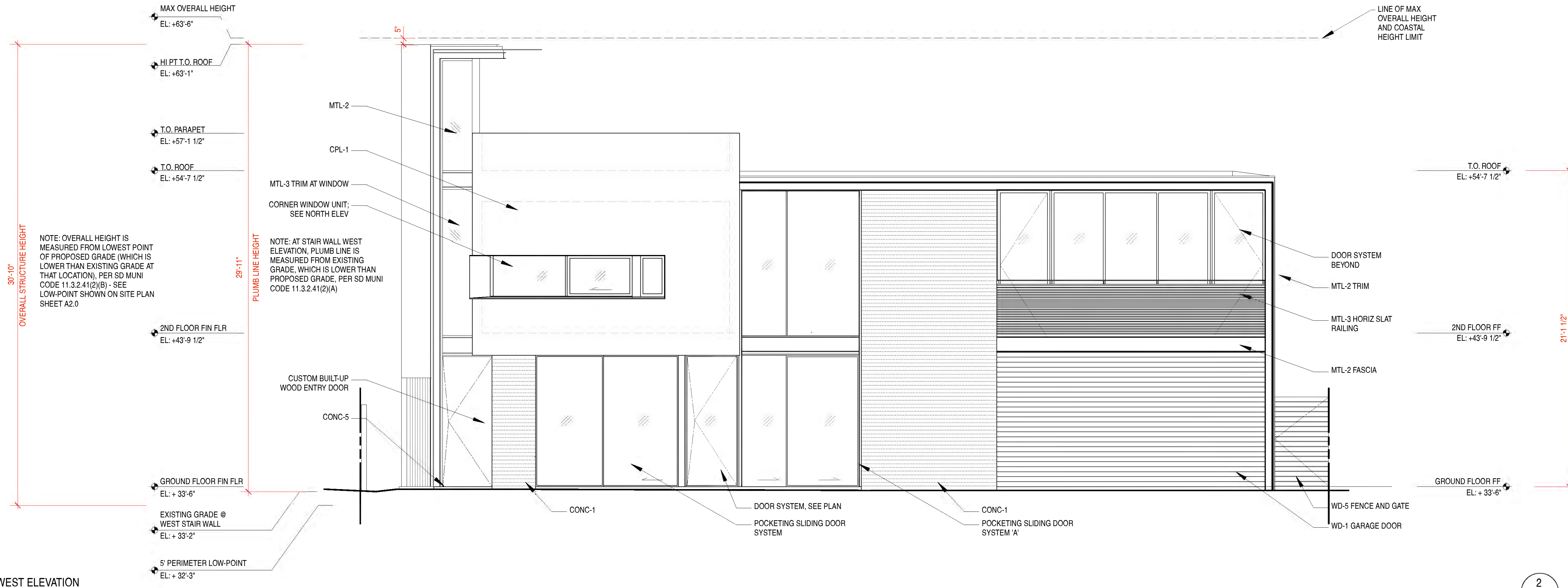
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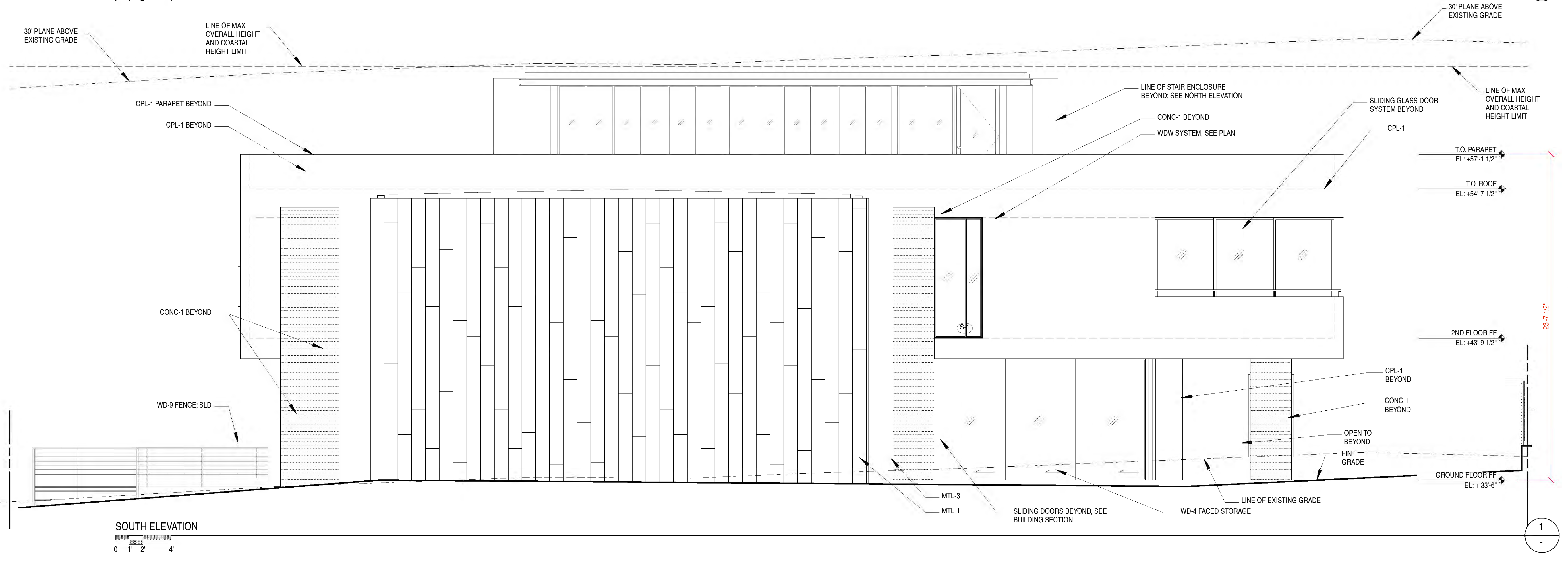
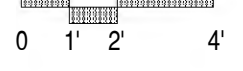
A5.1

**N & E BUILDING
ELEVATIONS**

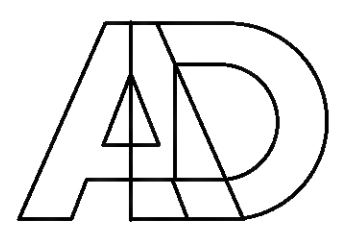
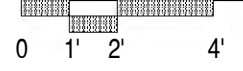
2
3



WEST ELEVATION



SOUTH ELEVATION



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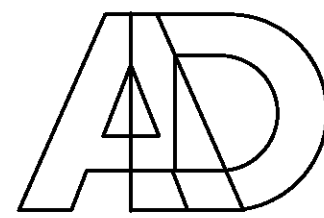
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A5.2

S & W BUILDING
ELEVATIONS



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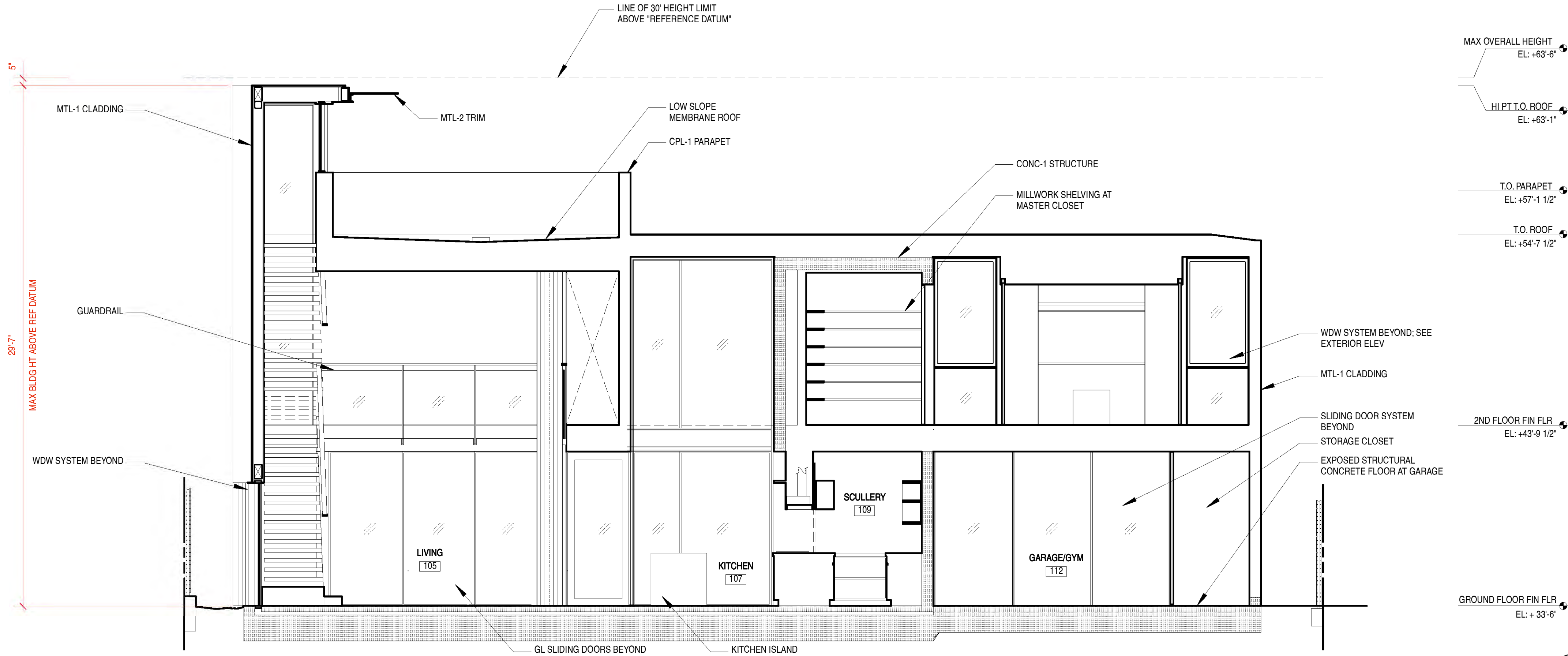
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CSTL DEV PERMIT REV.2	03.07.2022
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A5.3
BUILDING SECTIONS

2

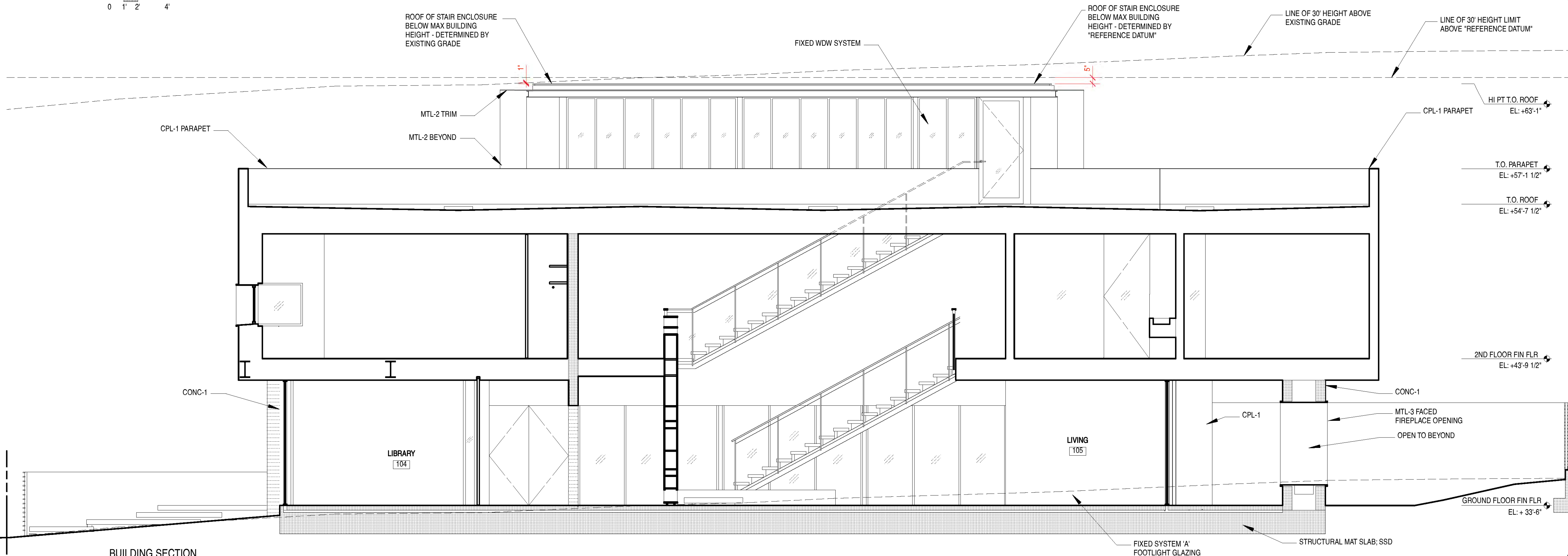


BUILDING SECTION

0 1' 2' 4'

2

-

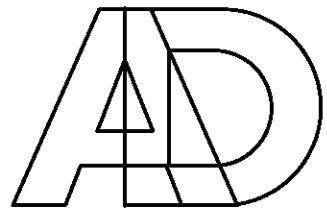


BUILDING SECTION

0 1' 2' 4'

1

-



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A5.4

BUILDING SECTIONS

2

BUILDING SECTION

0 1' 2' 4'

28'-7"
MAX BLDG HT ABOVE REF DATUM

LINE OF 30' HEIGHT LIMIT
ABOVE "REFERENCE DATUM"

MAX OVERALL HEIGHT
EL: +63'-6"

HI PT T.O. ROOF
EL: +63'-1"

T.O. PARAPET
EL: +57'-1 1/2"

T.O. ROOF
EL: +54'-7 1/2"

2ND FLOOR FIN FLR
EL: +43'-9 1/2"

GROUND FLOOR FIN FLR
EL: + 33'-6"

2

-

LINE OF 30' HEIGHT ABOVE
EXISTING GRADE

LINE OF 30' HEIGHT LIMIT
ABOVE "REFERENCE DATUM"

HI PT T.O. ROOF
EL: +63'-1"

T.O. PARAPET
EL: +57'-1 1/2"

T.O. ROOF
EL: +54'-7 1/2"

2ND FLOOR FIN FLR
EL: +43'-9 1/2"

GROUND FLOOR FIN FLR
EL: + 33'-6"

1

-

BUILDING SECTION

0 1' 2' 4'

WOOD FENCE
SEE LANDSCAPE
DWGS

WD-1 CLAD
GARAGE DOOR

MTL-3
GUARDRAIL

MASTER BR
[209A]

MASTER
CLOSET 1
[210]

MASTER
VANITY
[212]

GARAGE/GYM
[112]

MTL-2 TRIM

MTL-2 TRIM

MTL-3 LOUVER FRAME

CONC-1

PTD MTL DOOR

CPL-1 BEYOND

CORRIDOR BEYOND

1
A6.1

CORRIDOR TO
BATHROOM BEYOND

GUEST BR 1
[205]

STORM/MECH
[208]

MASTER BR
[209A]

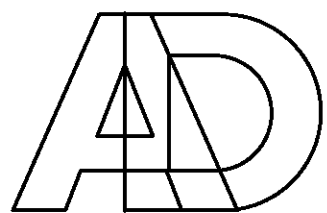
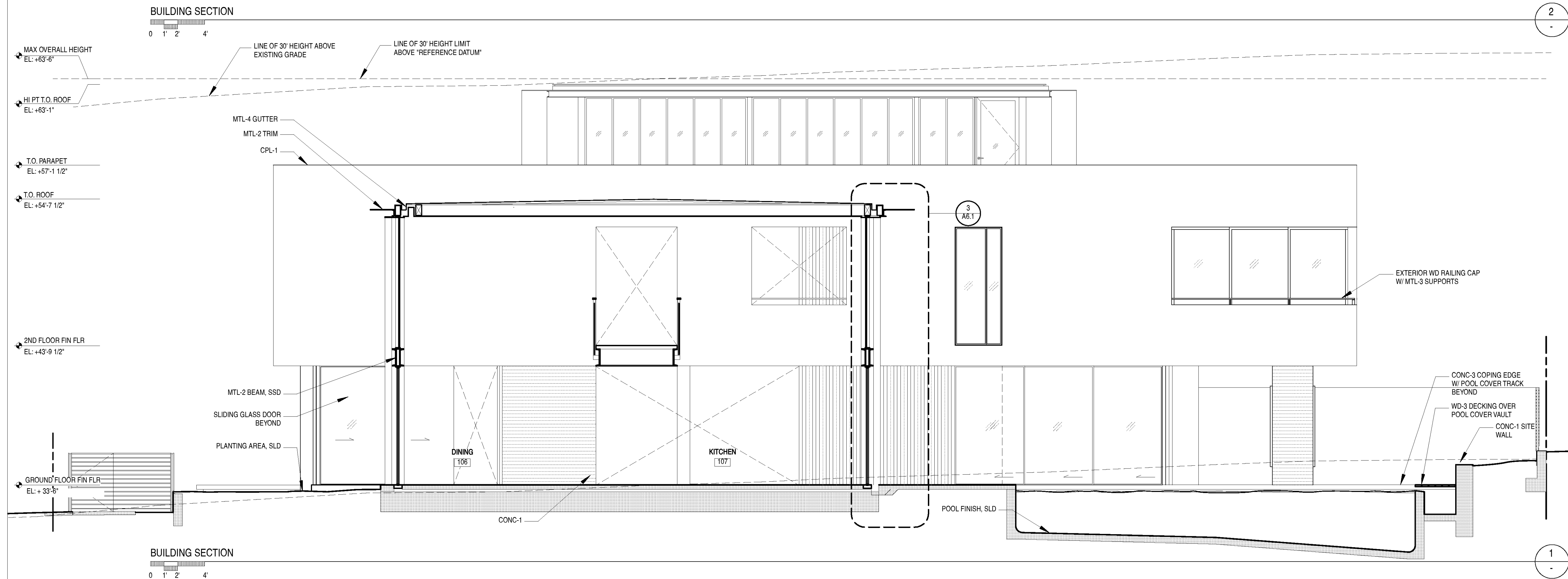
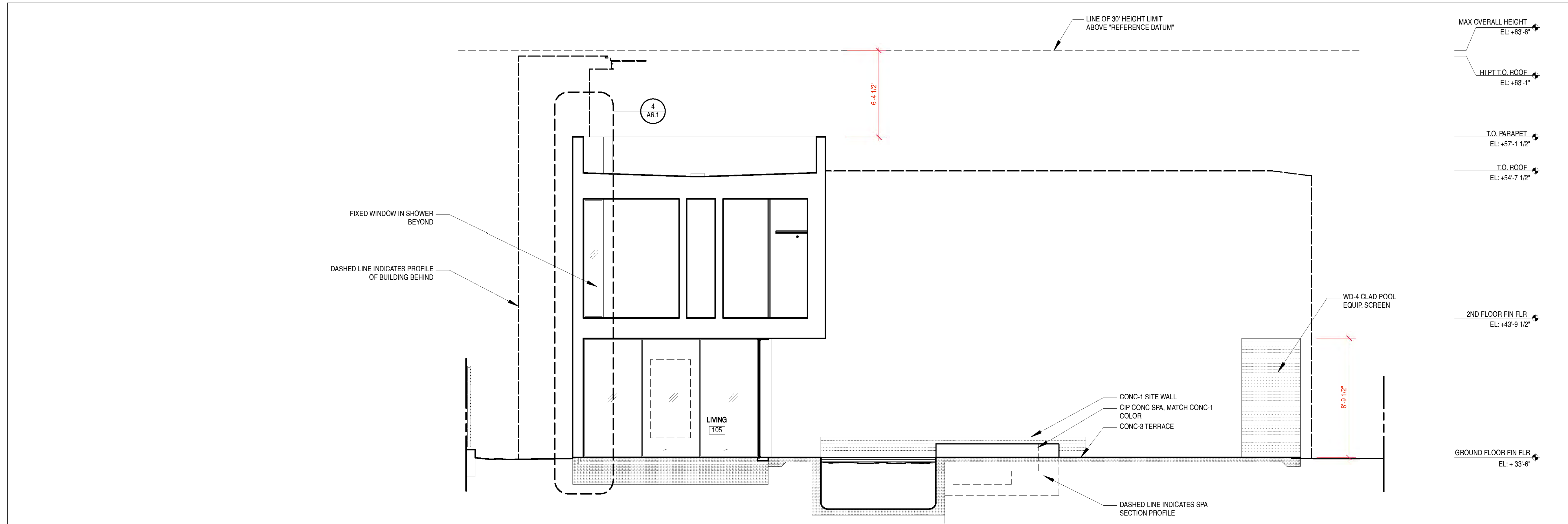
LIBRARY
[104]

DINING
[106]

MECH
[111]

GARAGE/GYM
[112]

2



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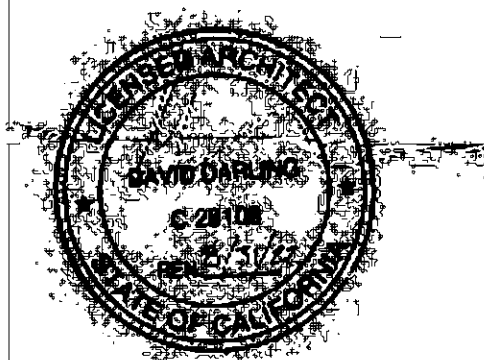
JOB: 1909

DRAWN: MP

SCALE: AS NOTED

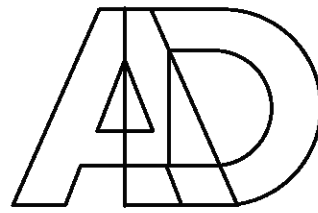
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A5.5
BUILDING SECTIONS

2



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DATE: 05.19.22

JOB: 1909

DRAWN: MP

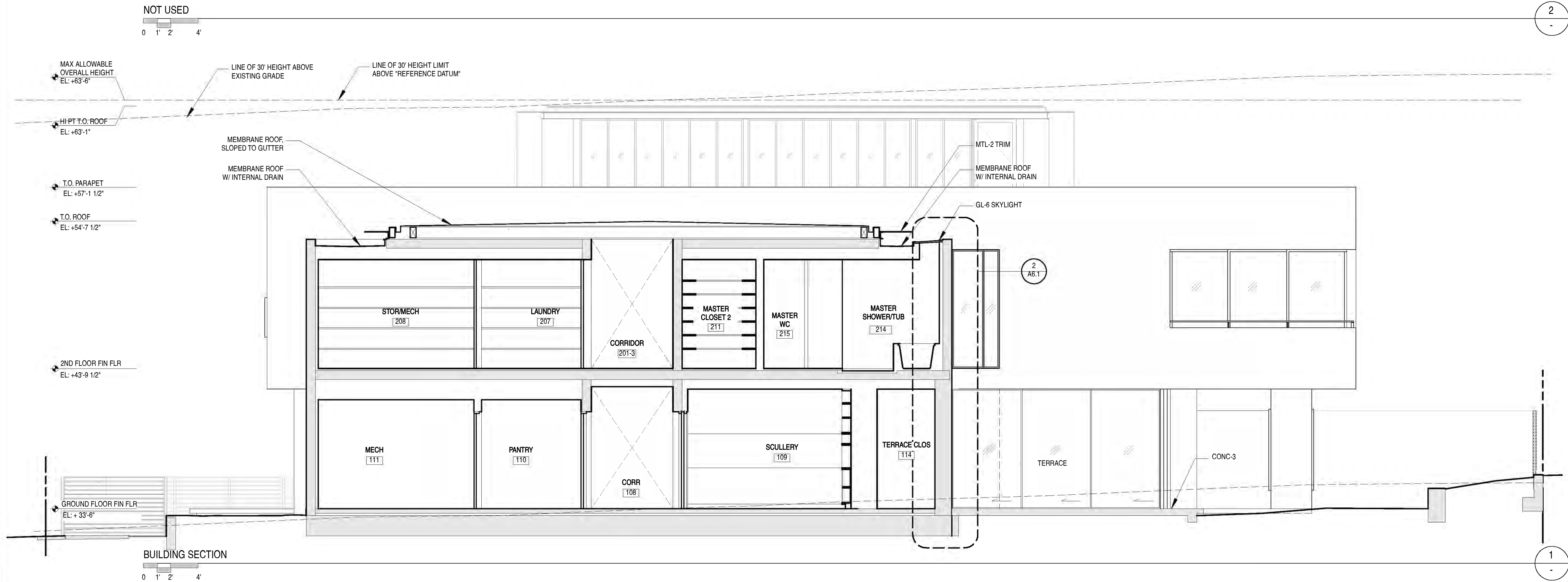
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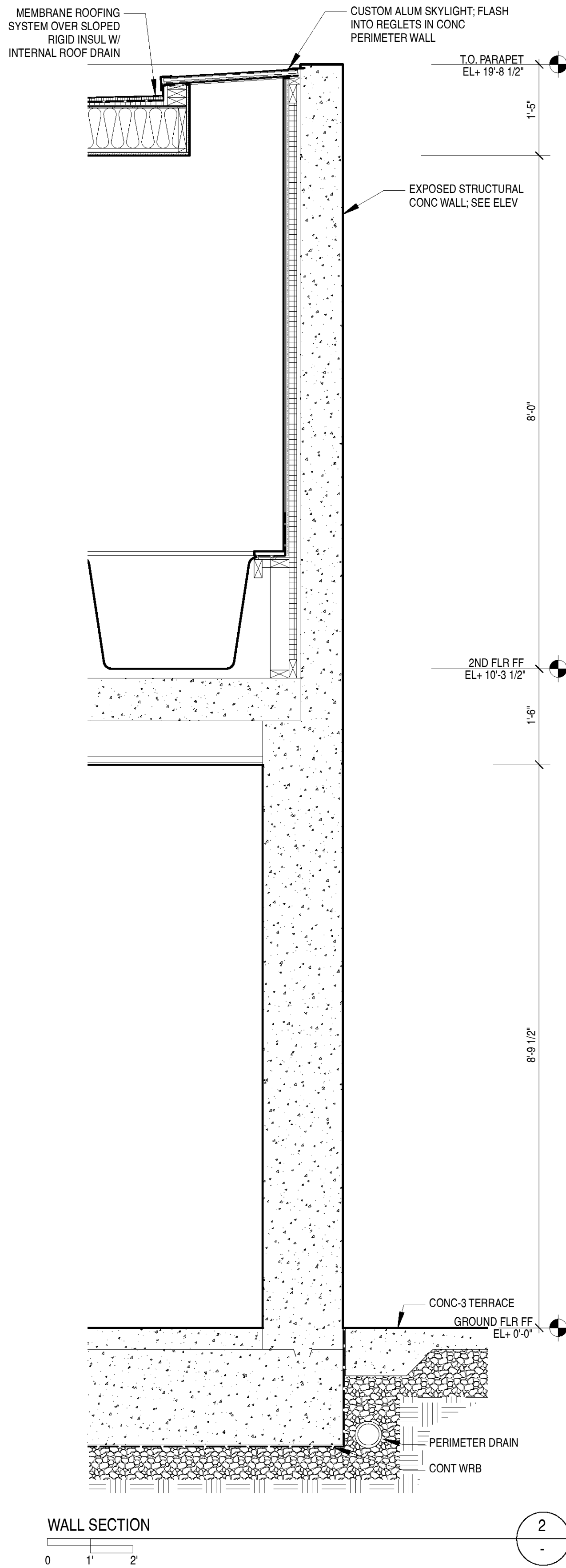
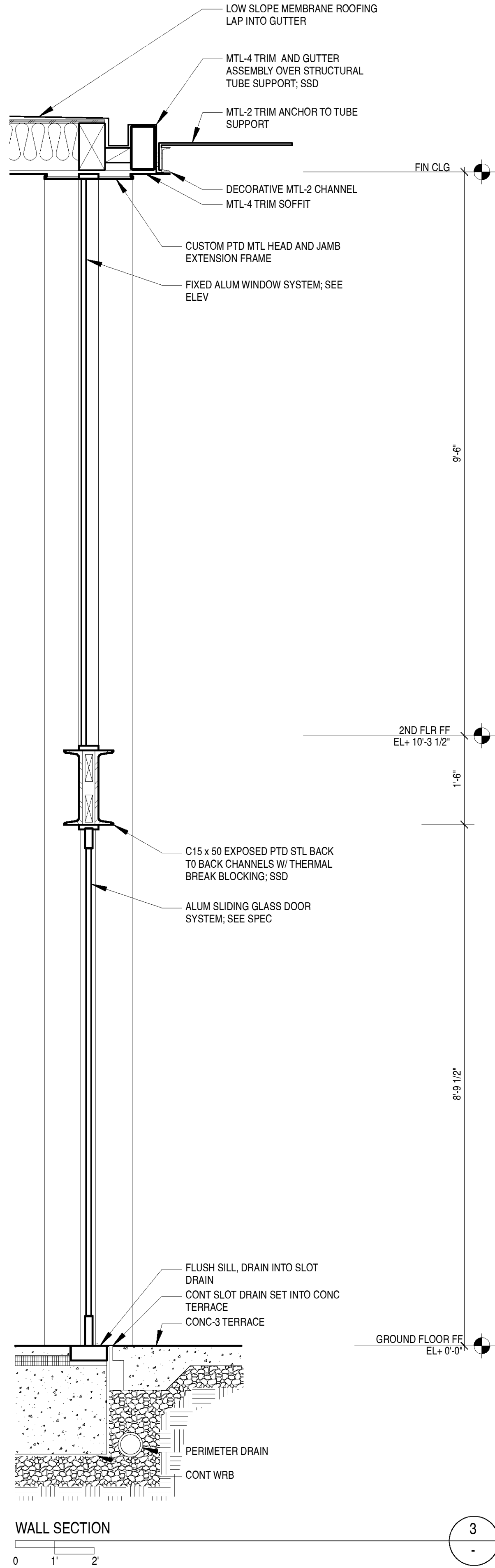
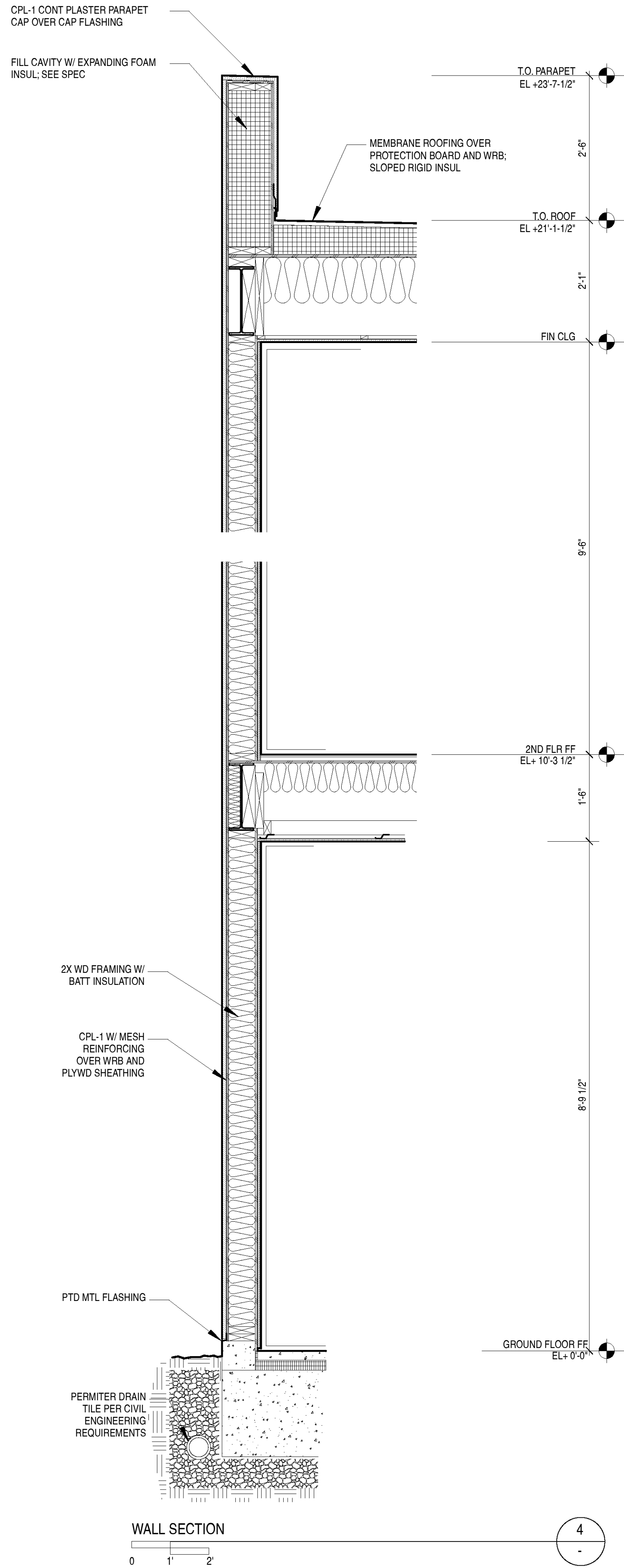
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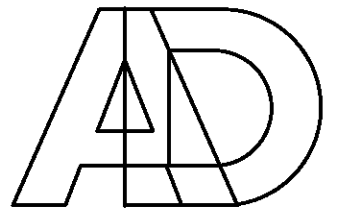
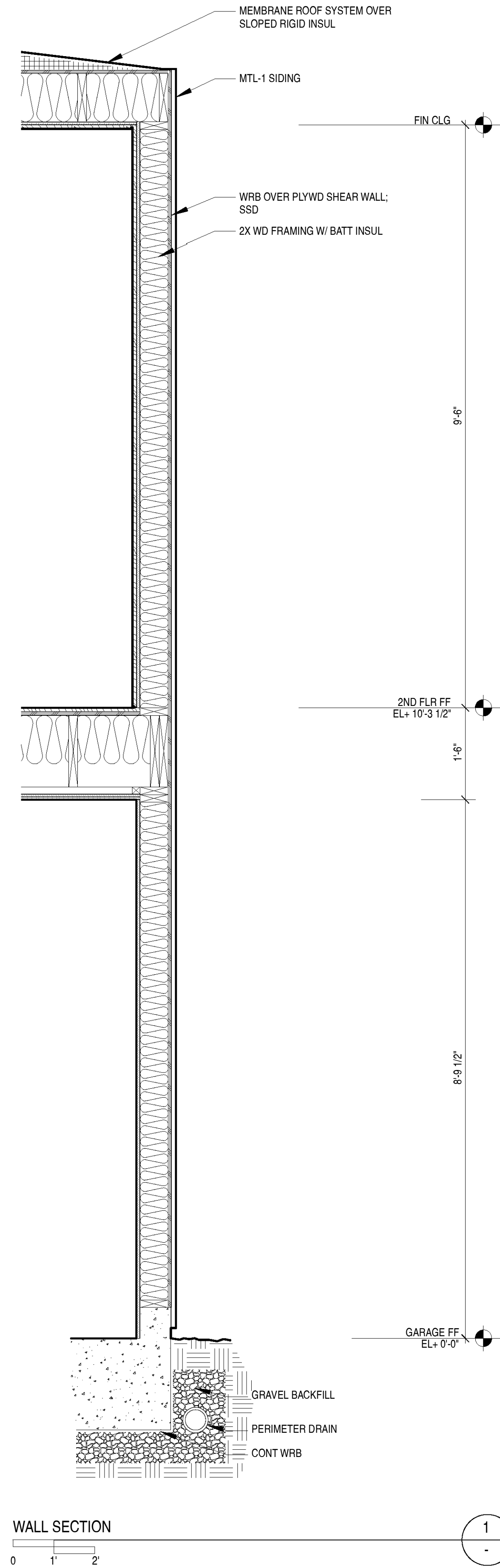
A5.6
BUILDING SECTIONS



2



NOTE: PROJECT EL 0'-0" IS 33'-6" ABOVE SEA LEVEL. SEE CIVIL DRAWINGS



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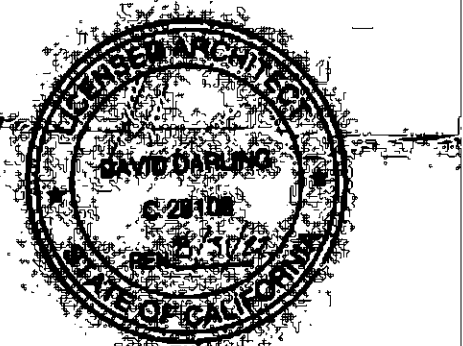
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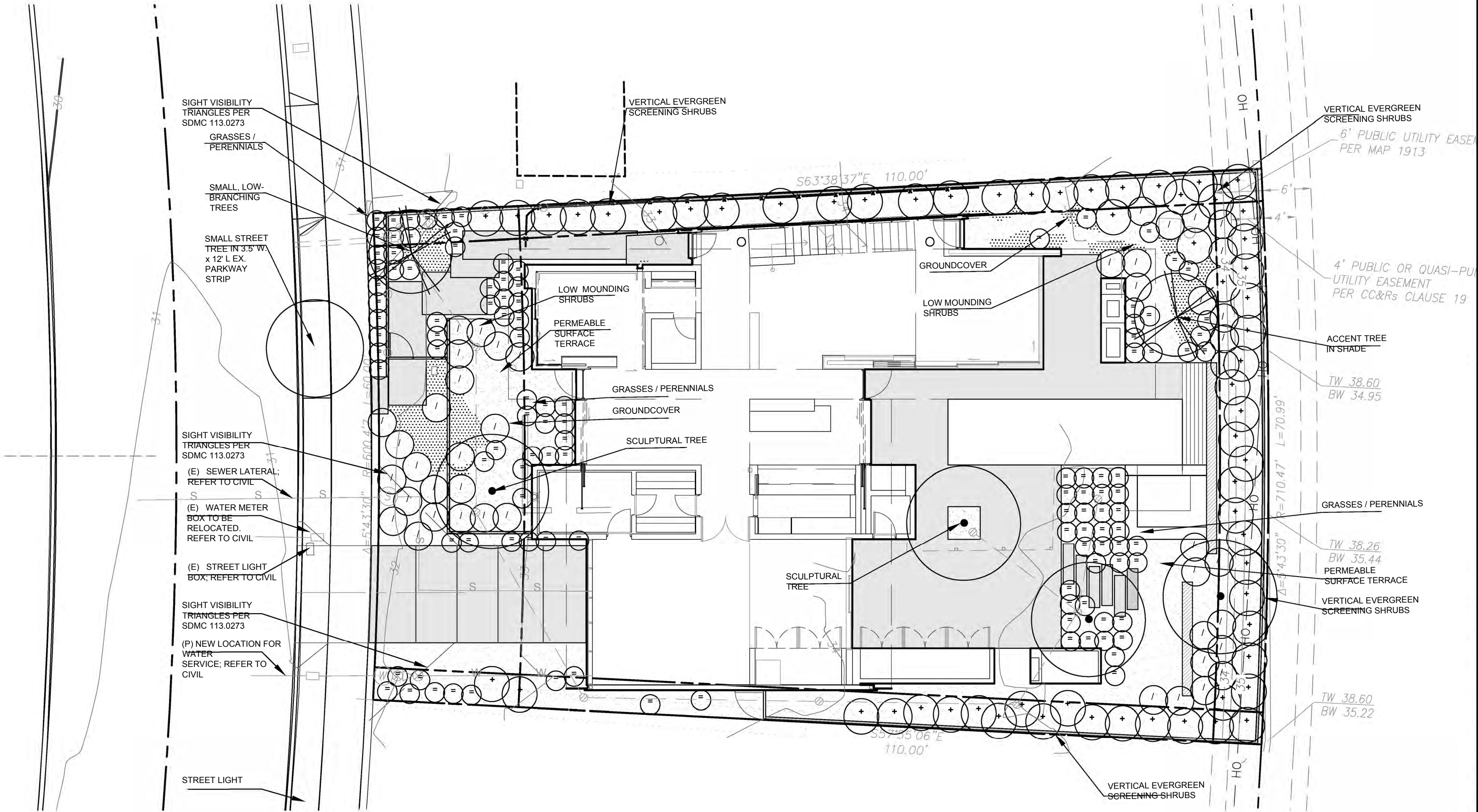


A6.1

WALL SECTIONS

PLANTING SCHEDULE

sym	botanical name	common name	size	min. qty	notes
TREES					
small street tree			24" box	1	
	Lagerstroemia indica 'Natchez'	White Crape myrtle 'Natchez'			Street tree on Paseo de Ocaso WUCOLS = M
sculptural tree					
	Arbutus 'Marina'	Marina madrone	36" box	4	Slow-moderate growth to 40' h x 25' w. WUCOLS = L
	Metrosideros excelsa	New Zealand Christmas tree			Moderate growth to 25' h. x 20' w. WUCOLS = M
	Olea europaea 'Fruitless'	Fruitless olive			Slow-moderate growth to 30' h/w, easily pruned to shape/size. WUCOLS = L
low-branching tree			24" box	3	
	Arbutus unedo	Strawberry tree			Slow-moderate growth to 20' h/w. WUCOLS = L
	Arctostaphylos 'Dr. Hurd'	Dr. Hurd tree manzanita			Moderate growth to 12' h x 10' w. WUCOLS = L
	Grevillea 'Moonlight'	Moonlight grevillea			Fast growth to 10' h/w. WUCOLS = L
	Leptospermum laevigatum	Australian tea tree			Moderate growth to 15' h/w. WUCOLS = L
accent tree in shade			36" box	1	
	Acer palmatum	Japanese maple			Moderate growth to 20' h x 15' w. WUCOLS = M
	Cercis canadensis var. texensis 'Texas White'	Texas white redbud			Moderate growth to 15' h x 10' w. WUCOLS = M
SHRUBS					
vertical evergreen screening shrub			15 gal.	60	
	Azara microphylla	Boxleaf azara			Fast growth to 20' h x 8' w. WUCOLS = M
	Elaeocarpus decipiens	Japanese blueberry			Moderate-fast growth to 30' h x 15' w WUCOLS = M
	Laurus nobilis	Sweet bay laurel			Slow-moderate growth to 20' h x 15' w. WUCOLS = L
	Rhamnus alaternus	Italian buckthorn			Moderate-fast growth to 15-20' h. WUCOLS = L
low shrub			5 gal.	45	
	Acacia cognata 'Cousin Itt'	Little river wattle			Moderate growth to 2-3' h and spreading. WUCOLS = M
	Arctostaphylos 'Ian Bush'	Ian Bush manzanita			Fast growth to 4-5' h/w. WUCOLS = L
	Laurus 'Little Ragu'	Dwarf bay laurel			Moderate growth to 7' h/w. Prune as needed. WUCOLS = L
	Mahonia eurybrachteata 'Soft Caress'	'Soft Caress' Oregon grape			Moderate growth to 3' h/w. WUCOLS = unknown (Sunset/UC Master Gardeners = L)
	Olea 'Little Ollie'	Dwarf olive			Moderate growth to 5' h/w. WUCOLS = L
	Rosmarinus 'Lady in White'	White rosemary			Moderate growth to 2' h x 3' w. WUCOLS = L
grasses/perennials			1 gal.	75	
	Libertia peregrinans	New Zealand Iris			Grows to 2" h/w. WUCOLS = M
	Lomandra longifolia 'Baby Breeze'	Dwarf mat rush			Grows 18" h/w. WUCOLS = L
	Lomandra longifolia 'Breeze'	Breeze mat rush			Grows 2-3' h/w. WUCOLS = L
	Lomandra longifolia 'Steely Slim'	Steely Slim mat rush			Grows 1-2' h/w. WUCOLS = L
	Sesleria autumnalis	Autumn moor grass			Grows 2-3' h/w. WUCOLS = M
	Sesleria 'Greenlee'	Greenlee moor grass			Grows to 18" h/w. WUCOLS = M
GROUNDCOVER			flats	----	
	Arctostaphylos edmundsii 'Carmel Sur	Carmel Sur manzanita			Moderate growth to 6" h x 6' w. WUCOLS = L
	Carex flacca	Blue sedge			Grows 6-10" h/w. WUCOLS = L
	Laurentia fluviatilis	Blue star creeper			Grows to 3" h. WUCOLS = M
	Mentha requenii	Corsican mint			Grows to 3" h. WUCOLS = M
	Thymus serpyllum	Creeping thyme			Grows to 3" h. WUCOLS = L



PERCENTAGE OF PLANTS PER SIZES

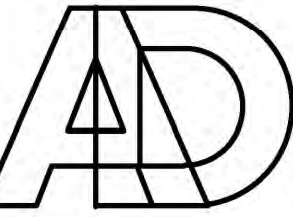
TREES	36" box	55%
	24" box	45%
SHRUBS	15 gal.	33%
	5 gal.	25%
	1 gal.	42%
GROUNDCOVER	Flats	100%

aerea

landscape architecture
environmental design

LESLIE A. RYAN
Landscape Architect PLA 6225

leslie@aerea-studio.com 619.200.6297
464 G Avenue Coronado, CA 92118



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BAYLOR
RESIDENCE

7951 PASEO DEL OCASO
LA JOLLA, CA

DATE: 16 August 2020

JOB: 1909

DRAWN:

SCALE: AS NOTED

ISSUE	DATE
CDP SUBMITTAL	05072021
CDP SUBMITTAL	01172022
CDP SUBMITTAL	03072022

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L1.0

PLANTING PLAN
AND LEGEND

1" = 10'-0"

PLANTING PLAN

0 10'

PLANTING NOTES

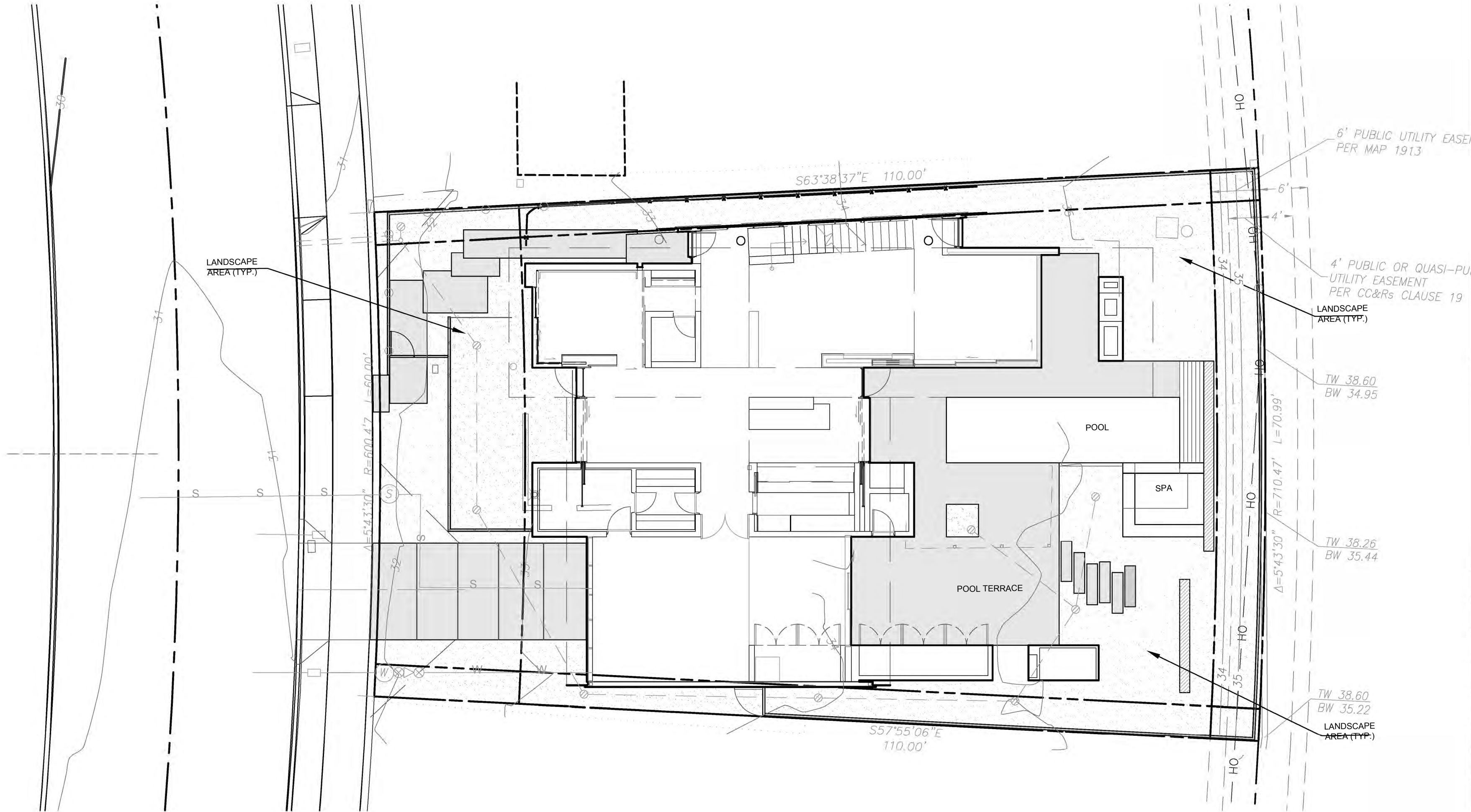
- Per the La Jolla Shores Planned District Ordinance and City of San Diego Landscape Regulations
1. In the Single-Family Zone, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than 30 percent of the total parcel area. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual.
 2. All landscaping shall be completed within 6 months of occupancy or within one year of the notice of completion of a residence.
 3. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.
 4. The Water Use Classification of Landscape Species (WUCOLS) is included for all plant species. A minimum of 75% of plant species will be climate-adapted requiring little or no summer water and with an average plant factor of 0.3.
 5. No turf or high-water use plant species are proposed.
 6. All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes.
 7. No known invasive species are proposed.
 8. Plant material, other than trees, located within *visibility areas* or the adjacent *public right-of-way* shall not exceed 36 inches in height.
 9. All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted.
 10. All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.
 11. If any required landscape indicated on the approved construction document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.
 12. An automatic, electrically controlled irrigation system shall be provided as required by LDC §142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.

- Street trees
1. One (1) street tree is proposed. Curbcuts and clearance for utilities reduce linear feet of street frontage to 30 LF.
 2. Existing parkway strip is 3.5' wide and surfaced with brick paving. Street tree shall be selected from approved street tree list for parkways between 2'-4' wide.
 3. A minimum root zone of 40sf in area shall be provided for all trees. The minimum distance for this area shall be 5 feet, per SDMC §142.0403(b)(5)
 4. Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above grade of the travel way per San Diego Municipal Code, Section 142.0403(b)(10).
 5. Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. Contractor shall install root barriers adjacent and parallel to edge of paving or site improvement, and not encircling the root ball.

- General notes
1. All planting operations shall conform to City of San Diego codes and guidelines, and any other applicable local, state, or federal codes and regulations.
 2. Contractor is to call DigAlert (800 422-4133) and verify locations both above and below ground of existing utilities, pipes, drainlines and structures prior to any excavation or planting work.
 3. Final finish grades shall insure positive drainage of the site, with all surface drainage directed away from buildings, walls, or other site improvements, and toward drains and inlets or other areas specified to receive and infiltrate drainage.

- Long Term Maintenance Responsibility
1. Maintenance: All required landscape areas shall be maintained by the Owner. Landscape and irrigation areas in the public right-of-way shall be maintained by the Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
 2. All planting areas will be maintained in a weed and debris free condition.

- Minimum Tree Separation
- Improvement/Minimum Distance to Street Tree
- Traffic Signals (Stop Sign) - 20 Feet
 - Underground Utility Lines - 5 Feet (10' For Sewer)
 - Above Ground Utility Structures - 10 Feet
 - Driveway (Entries) - 10 Feet
 - Intersections (Intersecting Curb Lines Of Two Streets) - 25 Feet
 - Fire Hydrant (10' min.)



LANDSCAPE AREA CALCULATION

PROPERTY ZONE	LJSPD-SF
REQUIREMENT	30% LANDSCAPE AREA
LOT AREA	7,205 SF
MIN. LANDSCAPE AREA REQ'D	2,161 SF
LANDSCAPE AREA PROVIDED (WITHIN PROPERTY, INCLUDING PVIOUS SURFACES)	2,584 SF
LANDSCAPE AREA PERCENTAGE (WITHIN PROPERTY)	35.8%

- NOTES:
1. NOT INCLUDED IN CALCULATIONS ARE DRIVEWAYS, WALKWAYS, AND OTHER HARDSCAPE ELEMENTS PER SDMC 1510.0301(h)(1)
 2. THERE IS AN ADDITIONAL 76 SQUARE FEET OF PROPOSED LANDSCAPED AREA THAT IS WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS INCLUDED IN THE HYDROZONE CALCULATIONS

PER SDMC 131.0477 THE REQUIRED FRONT YARD SHALL BE LIMITED TO A MAXIMUM OF 60 PERCENT PAVING AND HARDSCAPE	
TOTAL AREA OF REQUIRED FRONT YARD	1,104 SF
TOTAL PAVING AND HARDSCAPE	390 SF
PERCENTAGE OF PAVING AND HARDSCAPE IN FRONT YARD	35%

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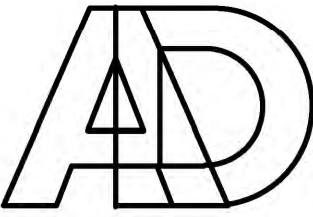


1" = 10'-0"

PLANTING NOTES

0 10'

2
5



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BAYLOR
RESIDENCE

7951 PASEO DEL OCASO
LA JOLLA, CA

DATE: 16 August 2020

JOB: 1909

DRAWN:

SCALE: AS NOTED

ISSUE	DATE
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CDP SUBMITTAL	01172022
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L1.1

PLANTING NOTES

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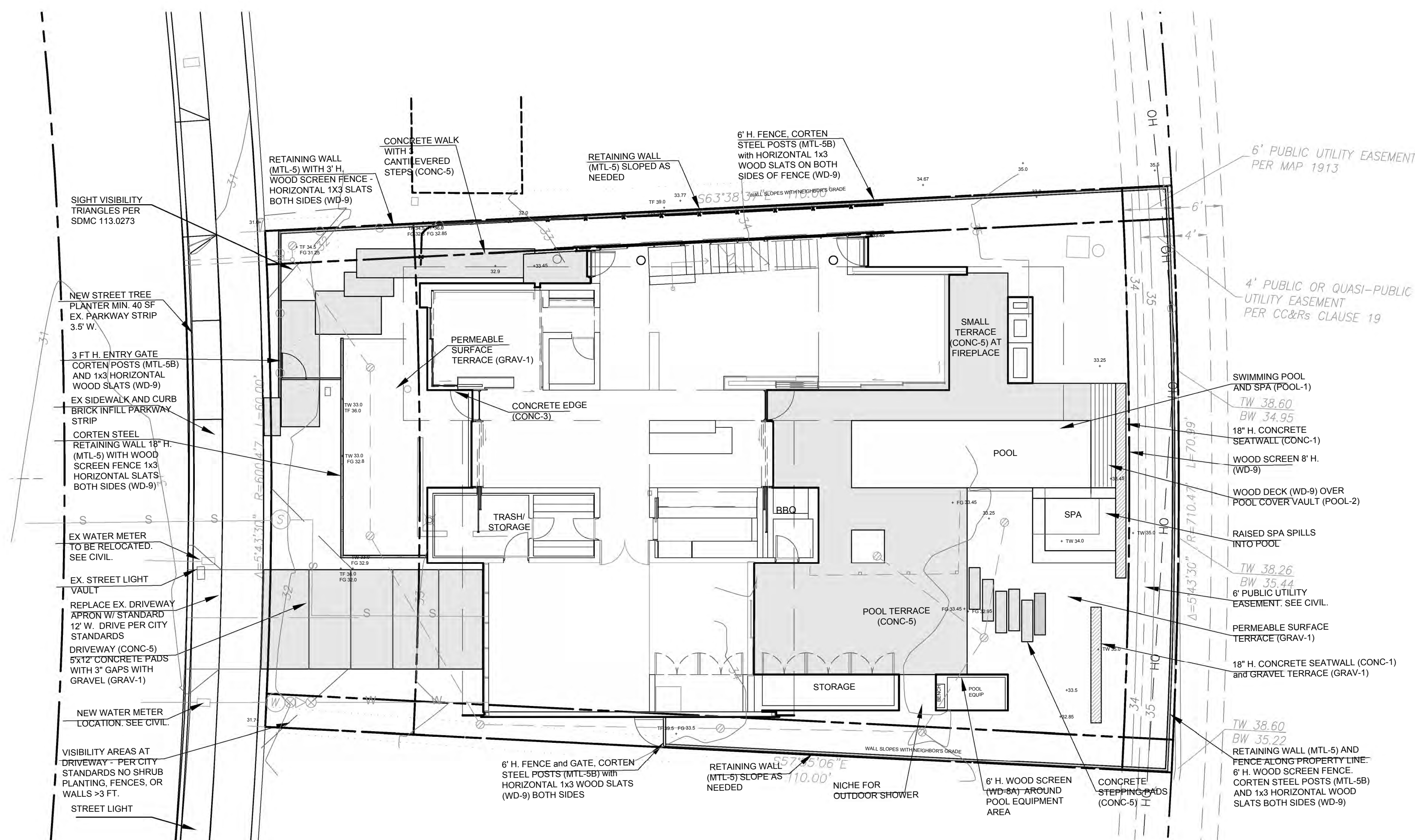
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L2.0

HARDSCAPE PLAN AND FINISH LEGEND



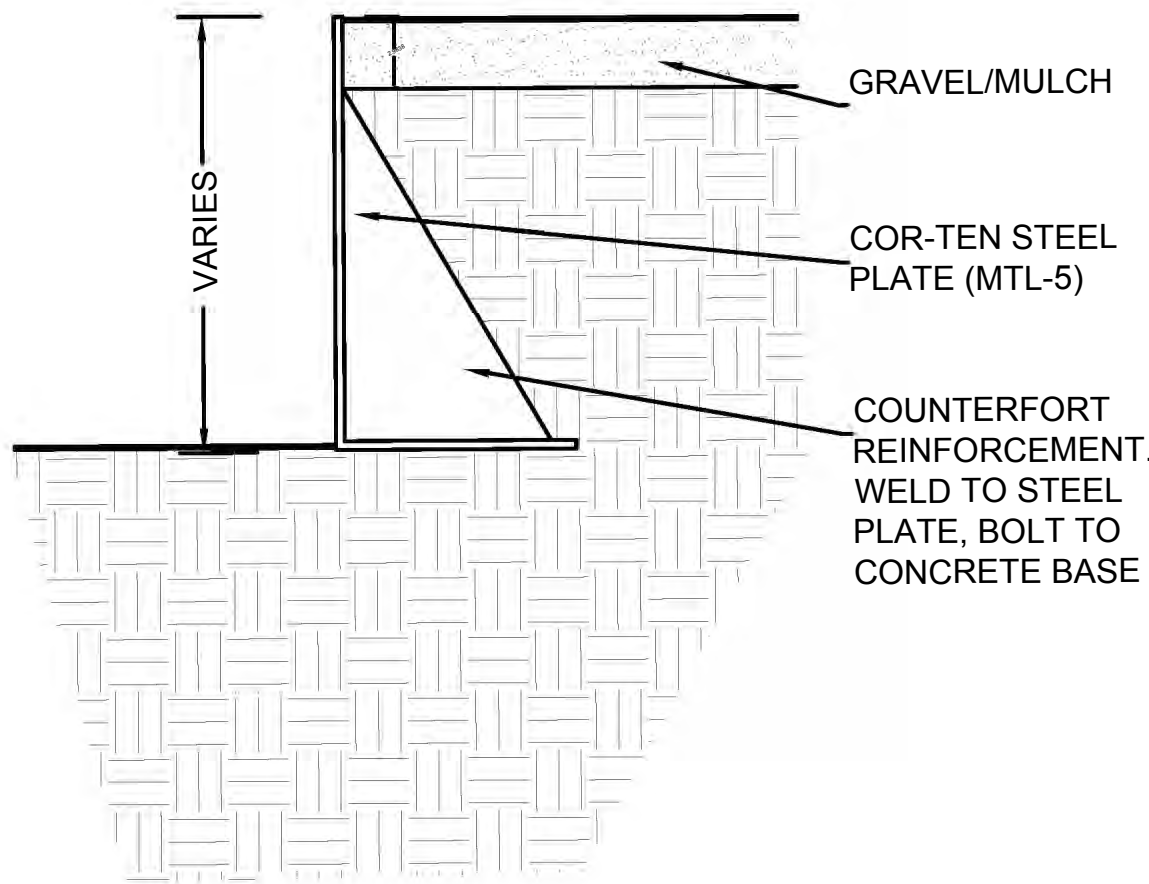
HARDSCAPE FINISH LEGEND

symbol	material	finish
CONC-3	CONCRETE SLAB	EXTERIOR EXPOSED STRUCTURAL CONCRETE SLAB
CONC-5	CONCRETE PAVERS, STEPS, and POOL COPING	CAST IN PLACE EXTERIOR CONCRETE
GRAV-1	GRAVEL WALKING SURFACE	'DEL RIO' 3/8" GRAVEL
MTL-5	COR-TEN PLATE	LANDSCAPE RETAINING EDGING WITH CONCRETE FOOTING
MTL-5B	CORTEN TUBE POSTS	FENCE AND GATE POSTS
POOL-1	POOL AND SPA PLASTER	COLORLED PLASTER FINISH POOL AND SPA INTERIOR; WATERLINE TILE
POOL-2	POOL COVER	AUTOMATIC POOL COVER IN CONCRETE VAULT WITH WOOD COVER
WD-8A	EXTERIOR WOOD CLADDING FOR POOL EQUIPMENT SCREEN WALL	WESTERN RED CEDAR 3/4" X 3" T&G VERT BOARDS; STAINED FINISH; CONCEALED FASTENERS
WD-9	WOOD FENCES AND GATES	NUSKU THERMACOR THERMALLY MODIFIED LUMBER, 1X3 HORIZONTAL SLATS. INSTALL WITH KEY PAD ENTRIES

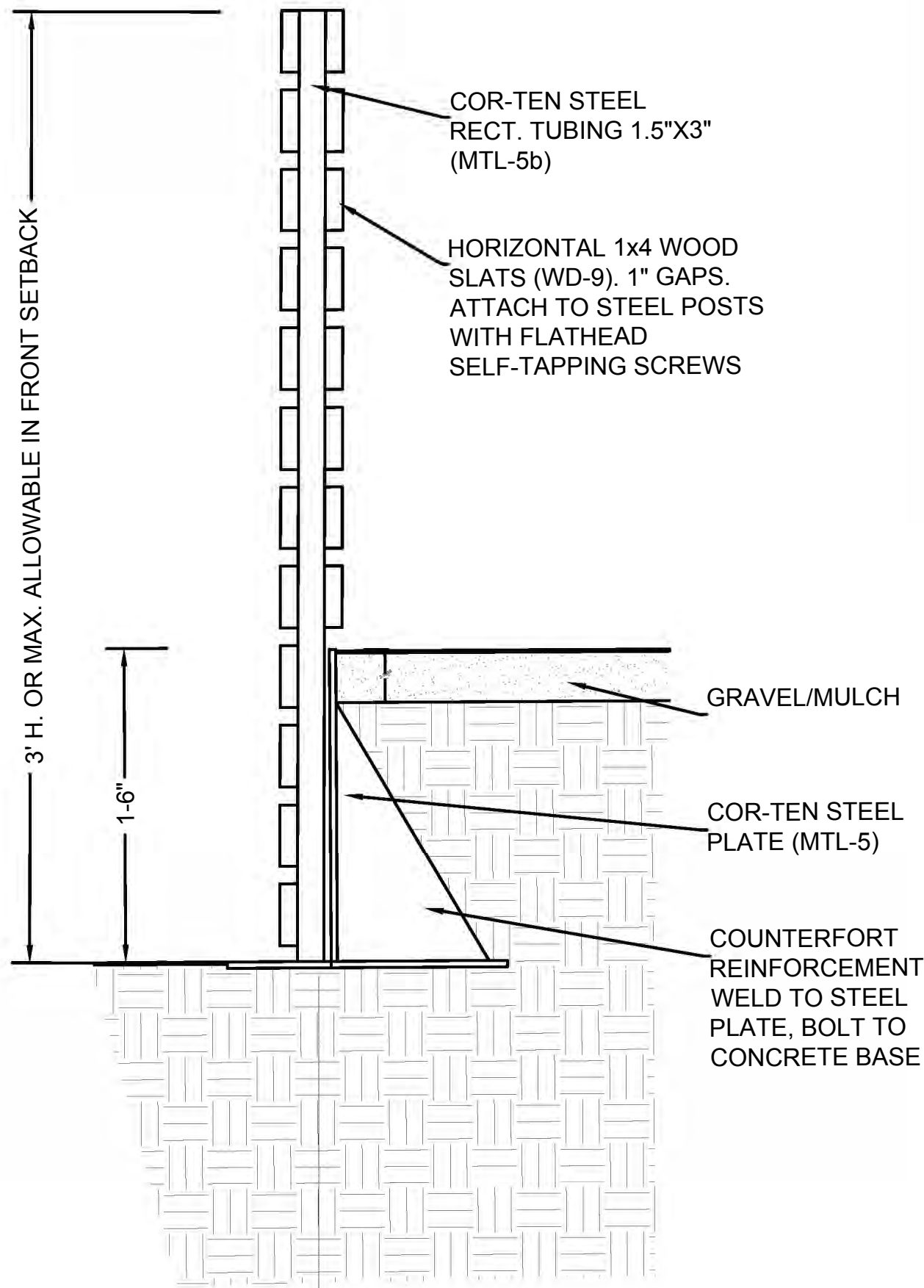
$$1'' = 10'-0''$$

HARDSCAPE PLAN AND FINISH LEGEND

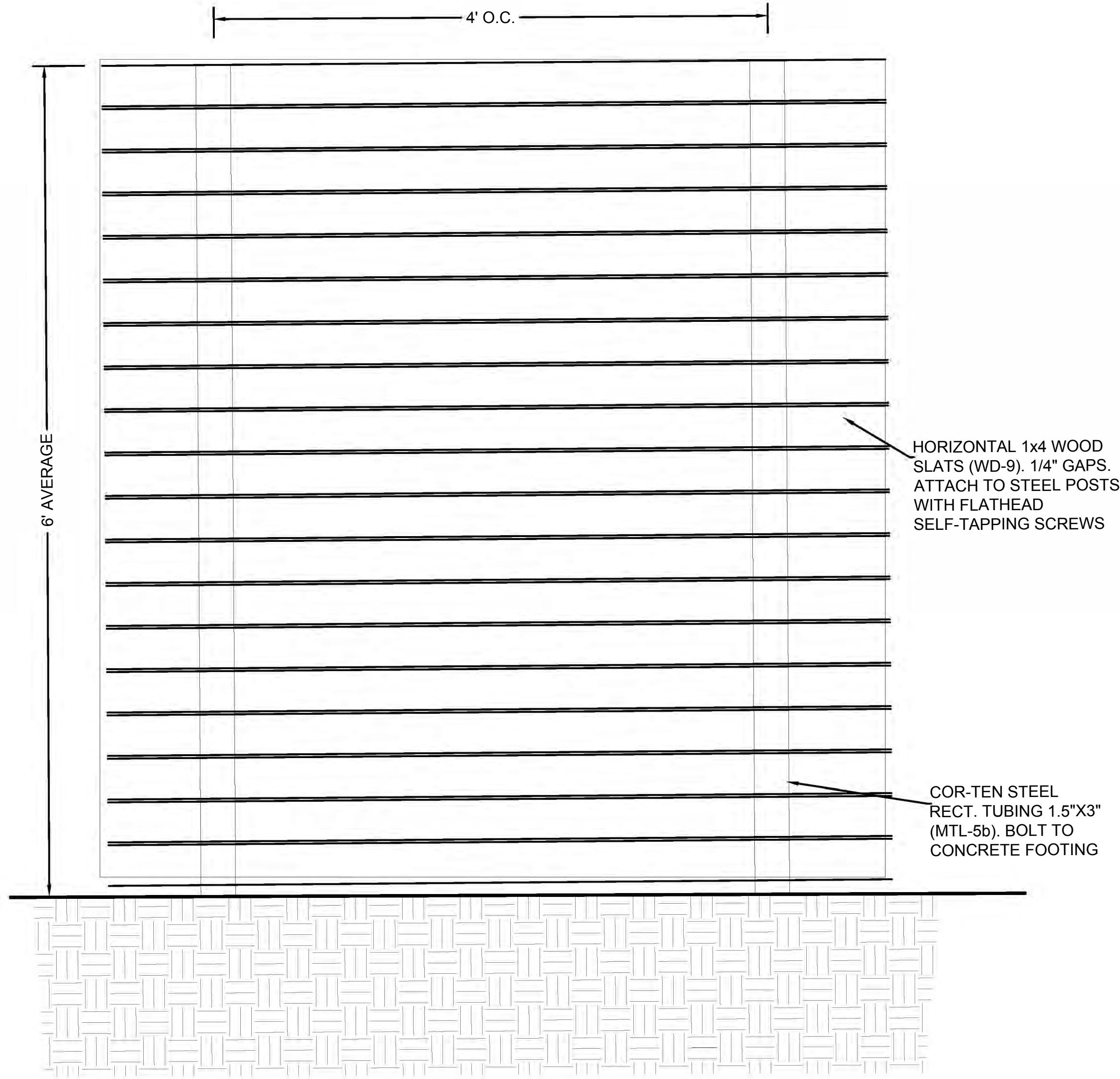




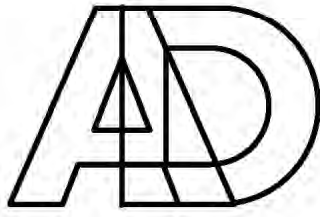
STEEL RETAINING WALL



STEEL RETAINING WALL + LOW FENCE



PERIMETER FENCE



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HARDSCAPE DETAILS

1-1/2" = 1'-0"

HARDSCAPE DETAILS



3
5

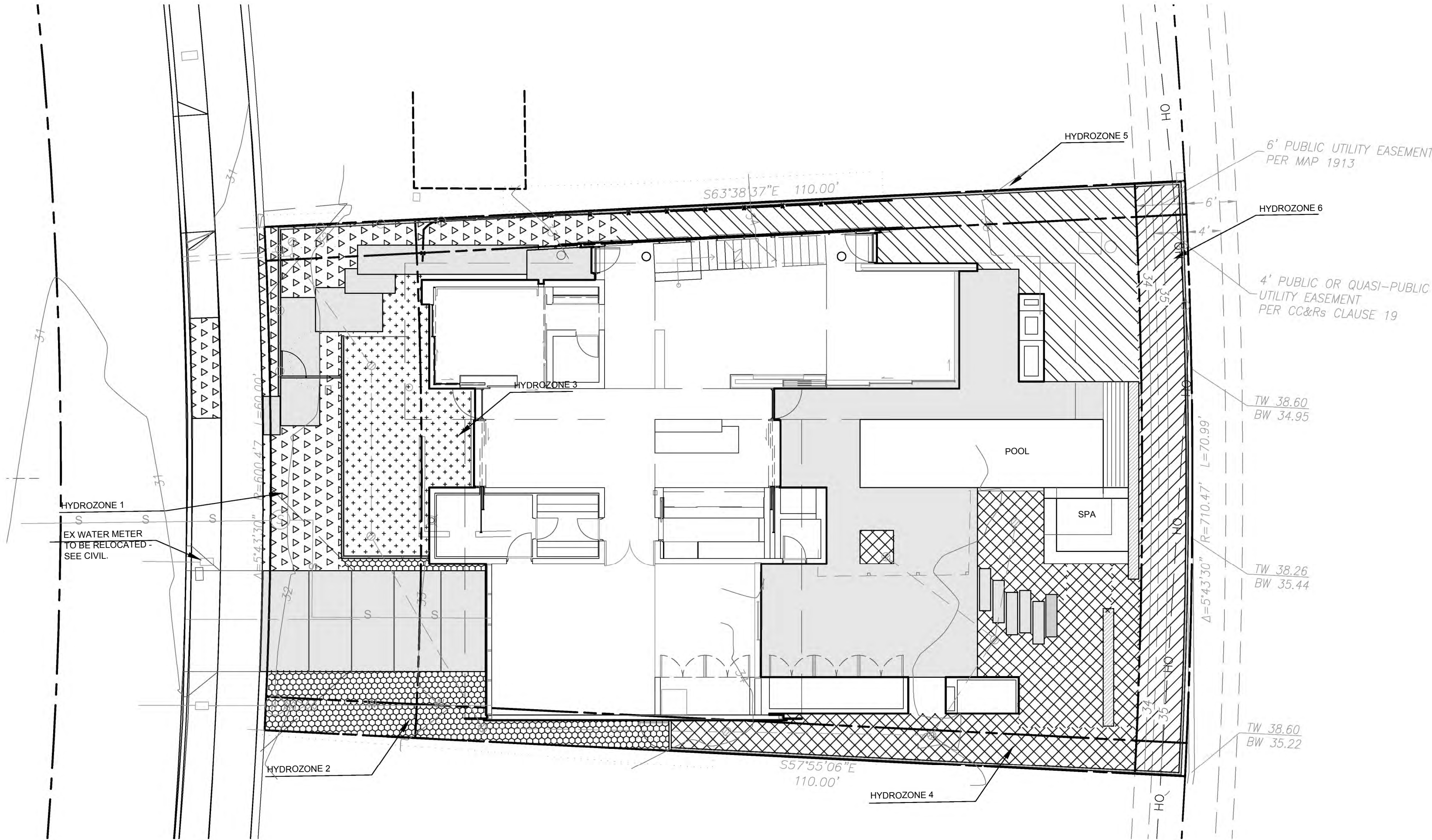
IRRIGATION and WATER CONSERVATION

1. Irrigation use shall not exceed the maximum applied water allowance (MAWA).
2. Total site landscape area is 2,660 SF. This square footage excludes all impervious paving, structures, swimming pool and spa. This square footage includes 76 square feet of area within the public right-of-way.
3. Reference Evapotranspiration for La Jolla is 40.0 inches/year.
4. Maximum Applied Water Allowance (MAWA) = 36,282 gallons/year. Swimming pool and spa are Special Landscape Areas.
Calculations: (40.0)(0.62)[.55 x 2660] + (0.45)(308)
5. Preliminary Estimated Total Water Use (ETWU) = 32,885 gallons/year.
Calculations: (40.0)(0.62)(0.4 x 2660 / 0.81) + 308. Using .4 as average Plant Factor.
6. No turf areas or high water use planting areas are proposed.
7. Design includes 250 SF of swimming pool to be covered with automatic pool cover and 58 SF of a raised spa.
8. The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
9. Irrigation shall be controlled with an automatic controller installed with an evapotranspiration or soil moisture sensor using non-volatile memory.
10. All planting areas shall be permanently irrigated with low-volume irrigation equipment.
11. Velocity of water in piping shall not exceed five feet per second downstream of water meter. No separate irrigation water meter is proposed.
12. Irrigation system shall be designed meet or exceed an average irrigation efficiency of 0.71.
13. The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
14. Areas adjacent to structures, roadways, entries and activity areas will be irrigated with permanent below grade automated systems.
15. The irrigation systems will be installed as soon as practical after grading and prior to plant material installation.
16. The irrigation schedule shall be developed, managed and evaluated to utilize the minimum amount of water required to maintain plant health, and to minimize system maintenance requirements after installation.
17. Household owner will be responsible for maintenance of all landscape irrigation.
18. An automatic, electrically controlled irrigation system shall be provided as required by LDC §142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.

- The landscape design incorporates the following water conservation features:
- The design is based on the general use of plant species that are adapted to a coastal, Mediterranean climate, and the maximization of permeable surfaces.
 - The use of climate-adapted plant species reduces the need for fertilization.
 - Plants will be grouped together in hydrozones according to their water needs.
 - Future maintenance needs are addressed through the planting of drought-tolerant and garden-tolerant native species, and spacing plants to allow room for mature growth. Irrigation system will be regularly inspected.
 - Irrigation will be drip, and scheduled to encourage deep rooting and prevent runoff. No overhead sprays or rotors will be specified.
 - Mulches will be used in all planting areas.
 - No invasive plant species are proposed for planting on this site.

PRELIMINARY ETWU CALCULATIONS

controller	hydrozone #	valve	plant factor	hydrozone SF	irrigation method	irrigation efficiency	% total land. area
1	1 (shrubs)	1	.4	448	drip	0.81	16.8%
1	2 (shrubs)	2	.4	287	drip	0.81	10.8%
1	3 (shrubs)	3	.4	263	drip	0.81	9.9%
1	3 (trees)	4	.4	100	drip	0.81	3.8%
1	4 (shrubs)	5	.4	577	drip	0.81	21.7%
1	4 (trees)	6	.4	60	drip	0.81	2.3%
1	5 (shrubs)	7	.4	540	drip	0.81	20.3%
1	6 (shrubs)	8	.4	385	drip	0.81	14.5%
				2,660 SF			100%
	Special Landscape Area (pool/spa)			308 SF			



HYDROZONES

1" = 10'-0"

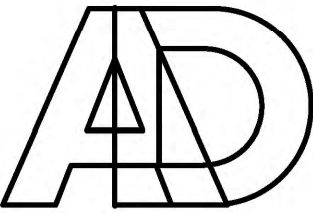
IRRIGATION NOTES AND HYDROZONES

0 10'

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IRRIGATION NOTES
AND HYDROZONES