



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

HEARING DATE: July 27, 2016 REPORT NO. HO 16-045

SUBJECT: Bucknell Retaining Wall. Process Three Decision

PROJECT NUMBER: [312379](#)

OWNER/APPLICANT: SCT Properties LLC / John Leppert, Leppert Engineering

### SUMMARY:

Issue: Should the Hearing Officer approve a Site Development Permit to construct two terraced retaining walls across two residential lots located at 5817 and 5805 Bucknell Avenue within the La Jolla Community Plan area?

Staff Recommendations: APPROVE Site Development Permit No. 1092606.

Community Planning Group Recommendation: On April 2, 2015, the La Jolla Community Planning Association voted 8-6-1 to recommend approval of the proposed project without conditions/recommendations (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 27, 2016, the Notice of Right to Appeal the Determination was posted and the opportunity to appeal that determination ended June 13, 2016.

### BACKGROUND

The 2.12-acre site is made up of two lots owned by SCT Properties LLC. The site is located at 5817 and 5805 Bucknell Avenue, in the RS-1-2 Zone and Coastal Height Limitation Overlay Zone. The site is designated Very Low Density Residential (0-5 DU/AC) for the front or northwestern portion of the project site (both lots) and the rear portion is designated Parks, Open Space by the La Jolla Community Plan (Attachment 2). The lots are located on a cul-de-sac and are identified as Lot No. 35, a vacant lot, and Lot No. 36, developed with a residential dwelling unit (Attachment 10). The residence was constructed in 1967, then remodeled and added on to in 1991. Lot No. 35 is undeveloped except for past grading and ornamental landscaping, and has been used as an extended yard for the residence. The project proposes to expand the existing pad on Lot 35 (vacant lot), by constructing two terraced, double masonry retaining walls and a staircase in the footprint of

the previously existing wooden fence removed in 2012. No other development on Lot No. 35 is proposed other than the retaining walls. The Lot No. 35 will continue to be used as a yard for the residence. Retaining wall A would be approximately 300 linear feet in length with a maximum height of nine feet; retaining wall B would be approximately 265 linear feet in length with a maximum height of six feet located primarily on Lot No. 35 with a small portion crossing over onto Lot No. 36. The terraced retaining walls were designed to tie into an existing geogrid retaining wall on Lot No. 36. The project proposes approximately 2,200 cubic yards of grading. The soil will be maintained on site and used to back fill the retaining walls. The retaining walls require a Site Development Permit as the property contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources (sensitive vegetation) on both lots. This steep hillside with sensitive biological resources is also located within the Multi Habitat Planning Area.

### DISCUSSION

The two proposed retaining walls are located within zone 1 of the proposed brush management plan and within a 65-foot wide zone 2 (located directly beyond the retaining walls to the south and southeast). The Environmentally Sensitive Lands (steep hillsides and sensitive biological resources) are also located in the southern, eastern, and south eastern portions of the lots. The proposed terraced retaining walls would be located within a disturbed portion of the site following the existing contour of a manufactured slope. The Multi Habitat Planning Area is located approximately 15 feet down slope or south southeast from the proposed retaining walls, where the slope blends into a more natural condition. The only portion of the proposed project located within the Multi Habitat Planning Area is within brush management zone 2, and is impact neutral because it involves only selected pruning and thinning of the vegetation, not removal. The project includes the use of native, drought tolerant and non-invasive plant material to minimize any impact to the natural steep hillsides and sensitive biological resources. The project's drainage design will minimize any impacts to the natural steep hillsides and sensitive biological resources by installing construction period Best Management Practices (BMPs). This project includes permit conditions and plan notes assuring implementation of Multi-Habitat Planning Area Adjacency requirements. This project is required to record a Covenant of Easement on approximately 1.05-acres of the project site to preserve existing steep hillsides and sensitive biological resources (Attachment 6, Condition No. 25). The project design was found to be consistent with the City Hillside Slope Guidelines and the City of San Diego's Multiple Species Conservation Program Subarea Plan.

At the La Jolla Community Planning Association meeting of April 2, 2015, there were six votes against this proposal. This was mainly due to the concern of the view of the retaining walls from other properties across the canyon area. However, there were 8 votes in favor and the motion was approved.

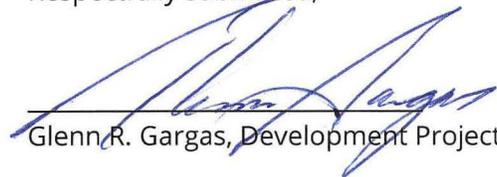
### Conclusion:

Staff has reviewed the request for a Site Development Permit and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code, 126.0502(2)(B), 143.0110 and 142.0412 and believes the required findings can be approved. The project will protect the adjacent Environmentally Sensitive Lands and Multi-Habitat Planning Area through a covenant of easement. Therefore, staff recommends the Hearing Officer approve Site Development Permit No. 1092606.

ALTERNATIVES

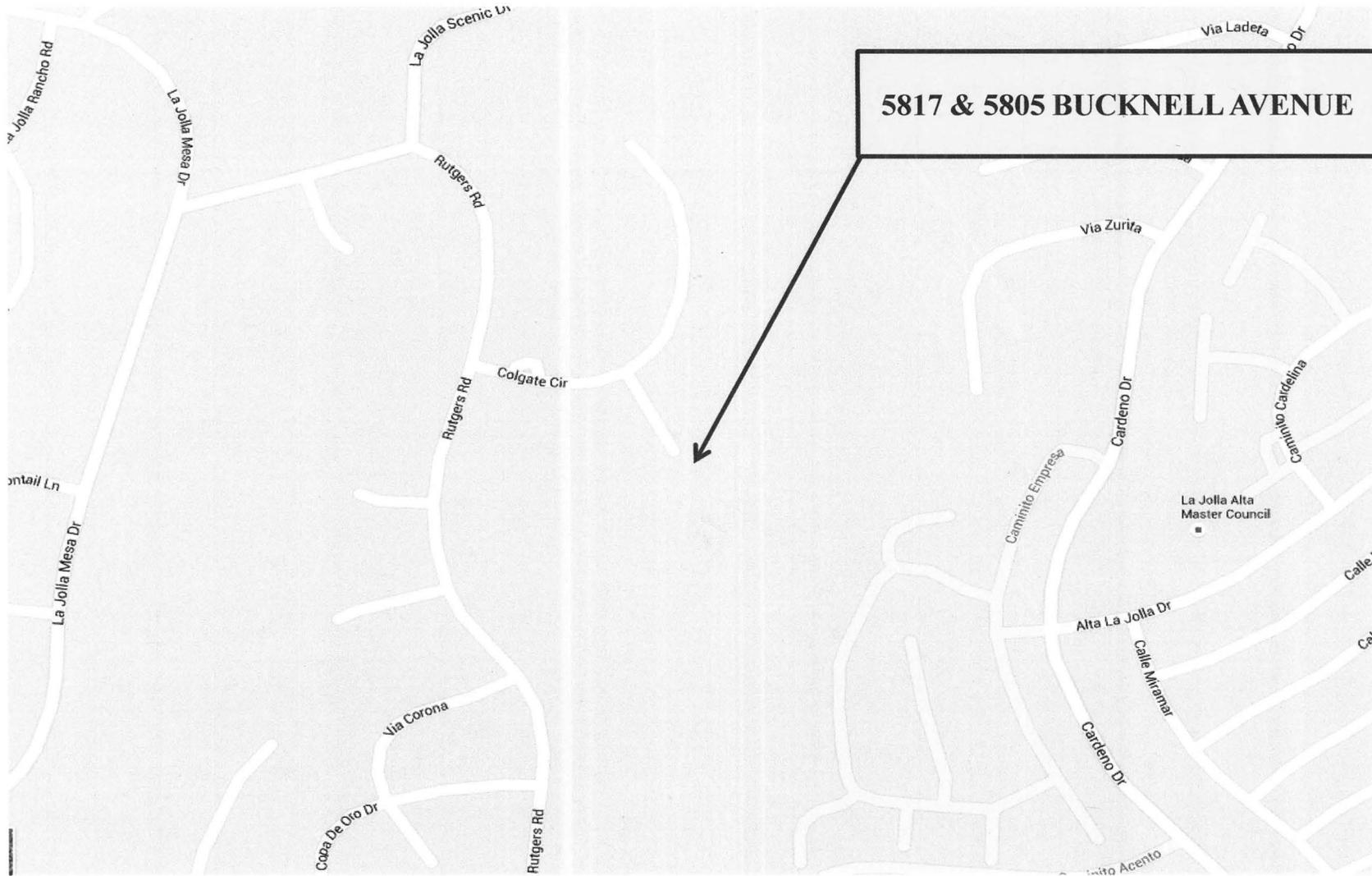
1. Approve Site Development Permit No. 1092606, with modifications.
2. Deny Site Development Permit No. 1092606, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
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Glenn R. Gargas, Development Project Manager

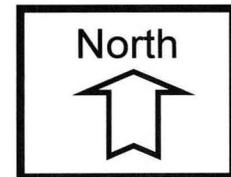
Attachments:

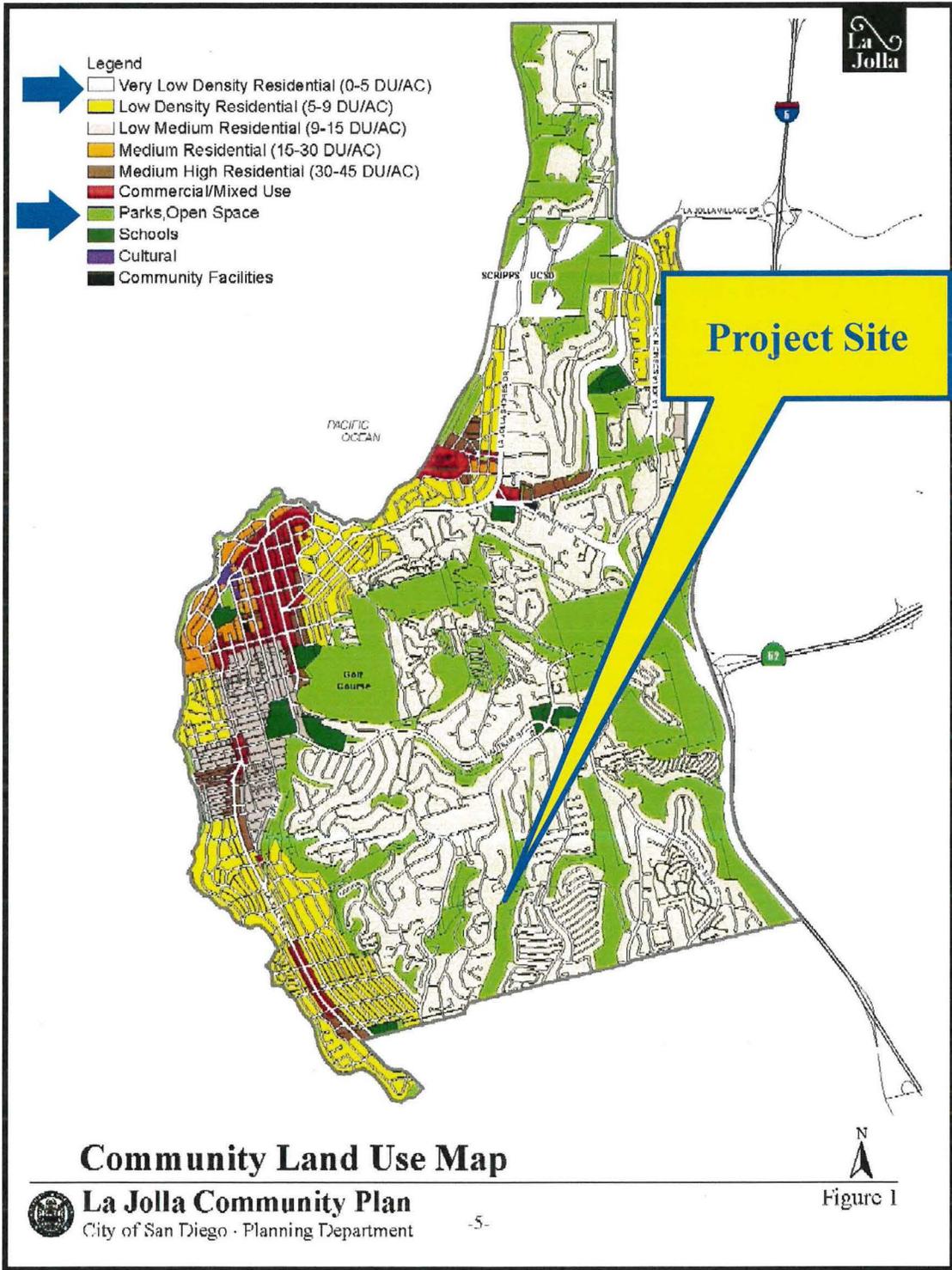
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Plans



## Project Location Map

**BUCKNELL RETAINING WALL SDP - 5817 & 5805 BUCKNELL AVENUE**  
**PROJECT NO. 312379**

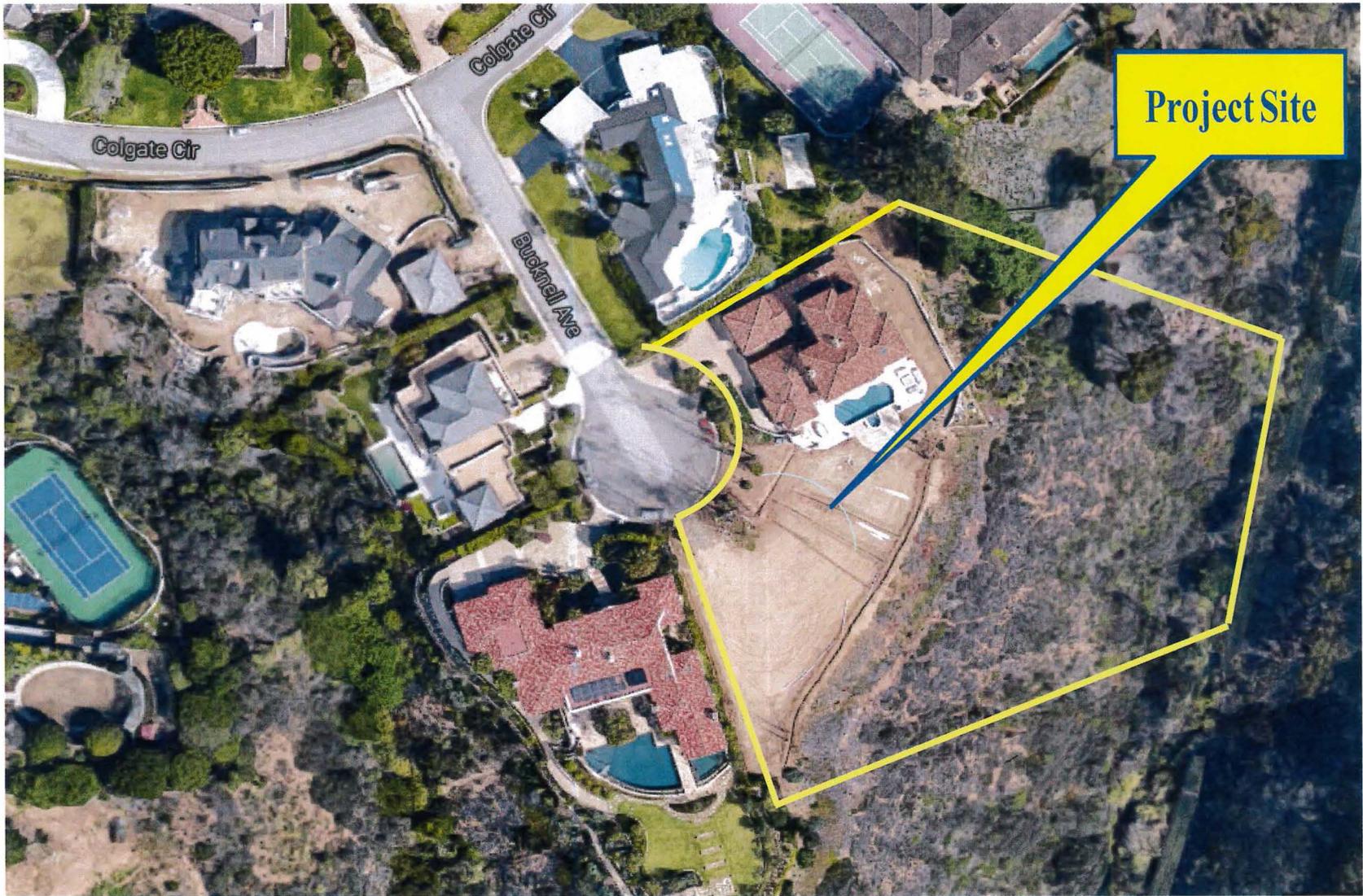




# Land Use Map

**BUCKNELL RETAINING WALL SDP - 5817 & 5805 BUCKNELL AVENUE**  
PROJECT NO. 312379 La Jolla





# Aerial Photo

**BUCKNELL RETAINING WALL SDP - 5817 & 5805 BUCKNELL AVENUE**  
**PROJECT NO. 312379**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Bucknell Retaining Wall – Project No. 312379	
<b>PROJECT DESCRIPTION:</b>	SDP to construct two terraced retaining walls added to a site containing an existing residential dwelling unit and Environmentally Sensitive Lands on a 2.12-acre property.	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Sit Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Very Low Residential (0-5 DUs per acre) and Park, Open Space	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RS-1-2 Zone		
<b>HEIGHT LIMIT:</b> 30/24-Foot maximum height limit.		
<b>LOT SIZE:</b> 20,000 square-foot minimum lot size – existing two lots 2.12-acres.		
<b>FLOOR AREA RATIO:</b> 0.45 maximum – 0.39 existing		
<b>FRONT SETBACK:</b> 25 feet required – 25 ft. existing		
<b>SIDE SETBACK:</b> 10 feet 4 inches required – 10 ft. 4 inches proposed		
<b>STREETSIDE SETBACK:</b> NA		
<b>REAR SETBACK:</b> 31 feet required – 153 ft. proposed		
<b>PARKING:</b> 2 parking spaces required – 2 existing.		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Very Low Residential; RS-1-2 Zone	Single Family Residential
<b>SOUTH:</b>	Park, Open Space; RS-1-4 Zone	Vacant
<b>EAST:</b>	Very Low Residential; RS-1-2 Zone	Single Family Residential
<b>WEST:</b>	Very Low Residential; RS-1-2 Zone	Single Family Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	

**ATTACHMENT 4**

<p><b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b></p>	<p>On April 2, 2015, the La Jolla Community Planning Association voted 8-6-1 to recommended approval the project.</p>
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HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 1092606  
**BUCKNELL RETAINING WALL - PROJECT NO. 312379**

WHEREAS, SCT Properties LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to construct two terraced retaining walls (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1092606), on portions of a 2.12-acre property;

WHEREAS, the project site is located at 5817 and 5805 Bucknell Avenue, in the RS-1-2 Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as; Lots 35 and 36, of Muirlands Vista Unit No. 2, according to Map No. 3244, filed in the Office of the County Recorder of San Diego County, excepting that portion lying easterly of the line described as follows: Beginning at the most easterly corner of said Lot 35; thence along the Southerly line thereof South 75 degrees 37 feet 30 inches West 256.71 feet to the Westerly line of that portion of said Lot 35 reserved for Future Street, beginning the true point of beginning; thence along the Westerly line North 15 degrees 42 feet 15 inches East to the Northeasterly line of said Lot 35;

WHEREAS, on July 27, 2016, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1092606 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 27, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated July 27, 2016.

FINDINGS:

**Site Development Permit - Section 126.0504**

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

The proposed development would construct a set of terraced retaining walls located on two adjoining lots. Lot 35 is vacant, and Lot 36 contains an existing single residential dwelling unit. Both sites are within the La Jolla Community Plan area. The community plan's land use designation for the front portion of the site is identified as Very Low Density Residential (0-5 dwelling units per acre), while the remaining rear or south and southeastern portion of the

site is identified as Park, Open Space. The 2.12 acres contains one residential dwelling unit which results in a density of less than 1 DU per acre. The terraced retaining walls are the only development proposed. The site contains environmentally sensitive lands in the form of a steep hillsides and sensitive biological resources (sensitive vegetation), however no significant impacts to the resources would occur with this proposal. The proposed terraced retaining wall project is consistent with the recommended residential land use and density prescribed in the La Jolla Community Plan. Therefore, the proposed retaining walls and its design or improvement would be consistent with the policies, goals, and objectives of the applicable land use plan

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

The permit controlling the development and continued use of this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations. In addition, conditions of approval require the review and approval of all construction plans by professional staff prior to construction to ensure the construction of the project will comply with all building code regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. All Uniform Building, Fire, and the Municipal Code regulations governing the construction of the development apply to this site in order to prevent adverse effects to those persons or other properties in the vicinity. Prior to construction of the project, City staff will review construction plans against the Uniform Building Code to assure that structural, landscape and grading components of the project are designed to protect the public.

The proposed retaining walls are located within a previously disturbed portion of the site. A biology report required for the project provided analysis of the potential impacts to sensitive vegetation. The report concluded that the proposed project would not result in impacts to habitat that would exceed the City's CEQA Significance Determination Thresholds. The proposed retaining walls would be constructed in the footprint of a previously existing wooden fence that was removed in 2012. The proposed development does not involve any further physical change to the existing residence and is contained within the existing two lots.

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15303 (New Construction or Conversion of Small Structures). No adverse impacts to the environment would occur as a result of this project. The project as designed and conditioned will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The proposed construction of two terraced retaining walls to a site containing an existing, two-story, single residential dwelling unit would comply with the development regulations of the underlying RS-1-2 zone, and all of the applicable development regulations of the Land Development Code. There are no proposed deviations with this project. This retaining wall project was reviewed and found to be consistent with all of the development regulations such as setbacks, height, landscape and brush management. Thus, the proposed sets of terraced retaining walls comply with the applicable zoning and development regulations of the Land Development Code.

**Site Development Permit Supplemental Findings – Environmentally Sensitive Lands - Section 126.0504**

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

The 2.12-acre site with two legal lots is developed with an existing two-story single residential dwelling unit on Lot 36 and landscaped area on Lot 35. The project site contains ESL in the form of a Steep Slopes and Sensitive Biological Resources.

The project required the submission of technical reports prepared by professional consultants certified to practice in their technical specialty. These technical reports included a biology report and the geotechnical report. The technical reports demonstrate that the site is physically suitable for the type of development proposed.

The proposed project consists of installing a new terraced, double masonry retaining wall and staircase in the footprint of a previously existing wooden fence on the graded pad. A geotechnical report required for the project, determined that the geologic conditions of the site are favorable with respect to slope stability and general overall stability of the proposed project. The project's brush management/landscape plan were designed to include the use of native, drought tolerant and non-invasive plant material to minimize any impact to the natural steep hillsides and sensitive biological resources. The project's drainage design will minimize impacts to the natural steep hillsides and sensitive biological resources by installing construction period Best Management Practices (BMPs). The biology report prepared for this project determined that there were no significant impacts to the sensitive vegetation on the project site. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The 2.12-acre site, with two legal lots, is developed with a single residential dwelling unit on Lot 36 and landscape area on Lot 35. The site is located within a developed residential neighborhood. The site contains environmentally sensitive lands in the form of a steep hillsides and sensitive biological resources (sensitive vegetation) however no significant

impacts to the resources would occur with this proposed project. The proposed retaining wall is located within a previously disturbed portion of the site. A biology report required for the project provided analysis of the potential impacts to sensitive vegetation. The report concluded that the proposed project would not result in impacts to habitat that would exceed the City's CEQA Significance Determination Thresholds. Therefore, no mitigation was required.

The project is consistent with the ESL regulations for steep hillsides and sensitive biological resources and the La Jolla LCP policies. Specifically, the regulations, guidelines and plan recommendations include hillside development, effective drainage of surface water, prohibition of erosion control devices and, maintenance of the natural character of the steep hillsides. The development will not encroach within the natural steep hillsides. Only native and non native drought tolerant plant species shall be used in landscaped areas in order to minimize irrigation requirements.

The project is not within a special flood hazard area, floodplain. The project includes a brush management plan to reduce risk from fire hazards. Therefore, the development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The proposed development will occur entirely within private property. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building and Fire Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project proposes best management practices to direct all run off away from and avoid any potential drainage from spilling on to the public areas. The proposed two terraced retaining walls are located within a previously disturbed portion of the site and no development is proposed on the Environmentally Sensitive Lands. This project will also record a Covenant of Easement on approximately 1.05-acres of the project site to preserve existing steep hillsides and sensitive biological recourses prior to any building or grading permit. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan.**

The project site has approximately one acre of Multi-Habitat Planning Area located in the southern and southeastern portions of the 2.12-acre site. The proposed terraced retaining walls are located within a disturbed portion of the site following the existing contour of a manufactured slope. The Multi-Habitat Planning Area is located approximately 15 feet down slope or south southeast from the proposed retaining wall, where the slope blends into a

more natural condition. The proposed retaining wall project was designed to include the use of native, drought tolerant and non-invasive plant material and the drainage design was also designed to minimize any impacts to the natural steep hillsides and sensitive biological resources. The only portion of the proposed project located within the Multi-Habitat Planning Area is the proposed brush management zone 2, and is impact neutral because it involves only selected pruning and thinning of the vegetation, not removal. This project includes permit conditions and plan notes assuring implementation of Multi Habitat Planning Area Adjacency requirements. This project will also record a Covenant of Easement on approximately 1.05-acres of the project site to preserve existing steep hillsides and sensitive biological resources, and is essentially much of the same area mapped as Multi-Habitat Planning Area prior to any building or grading permit issuance. The project design was found to be consistent with the City Hillside Slope Guidelines and the City of San Diego's Multiple Species Conservation Program Subarea Plan.

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

The project site is not located adjacent to a public beach or local shoreline. The proposed development will occur entirely within private property. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. The project proposes best management practices to direct all runoff from the private improvements and avoid any potential drainage to public areas. The proposed retaining wall project was designed to include the use of native, drought tolerant and non-invasive plant material and the drainage design was also designed to minimize any impacts to the natural steep hillsides and sensitive biological resources. There is no additional impervious surface area being added to this site with the construction of this project. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The proposed development is to construct a set of terraced retaining walls located on a two adjoining lots, Lot 35 is vacant, Lot 36 contains an existing single residential dwelling unit. This project includes permit conditions and notes added to the plans to assure implementation of Multi-Habitat Planning Area Adjacency requirements. Also a permit condition requires the recording a Covenant of Easement on approximately 1.05-acres of the project site to preserve existing steep hillsides and sensitive biological resources. The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15303 (New Construction or Conversion of Small Structures), therefore, no further mitigation measures are required.

## ATTACHMENT 5

NOW THEREFORE, BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development No. 1092606 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1092606, a copy of which is attached hereto and made a part hereof.

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Glenn R. Gargas  
Development Project Manager  
Development Services

Adopted on: July 27, 2016

IO#: 24003555

3-3-16

**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: 24003555

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1092606  
**BUCKNELL RETAINING WALL - PROJECT NO. 312379**  
HEARING OFFICER

This Site Development Permit No. 1092606 is granted by the Hearing Officer of the City of San Diego to SCT Properties, LLC, Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502(a)(2). The 2.12-acre site is located at 5817 (Lot No. 36) and 5805 (Lot No. 35) Bucknell Avenue, in the RS-1-2 zone, and Coastal Height Limitation Overlay Zone of the La Jolla Community Plan area. The project site is legally described as: Lots 35 and 36, Muirlands Vista Unit No. 2, Map No. 3244, filed in the office of the County Recorder of San Diego County, except that portion lying easterly of line described as follows: Beginning at the most easterly corner of said Lot 35; thence along the Southerly line thereof South 75 degrees 37 feet 30 inches West 256.71 feet to the Westerly line of that portion of said Lot 35 reserved for Future Street, beginning the true point of beginning; thence along the Westerly line North 15 degrees 42 feet 15 inches East to the Northeasterly line of said Lot 35.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a set of retaining walls on the two lot site described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 27, 2016, on file in the Development Services Department.

The project shall include:

- a. Construction of two terraced retaining walls varying from six feet high to nine feet high on Lots 35 and 36. Retaining wall A is approximately 300 linear feet in length with a maximum height of nine feet; retaining wall B is approximately 265 linear feet in length with a maximum height of six feet. An existing single residential dwelling unit will remain on Lot 36;
- b. Existing and proposed landscaping (planting, irrigation and landscape related improvements);
- c. Maintain existing off-street parking;
- d. Maintain existing patio and pool on Lot 36; and

- e. 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 August 11, 2019.
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. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party

Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

8. 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.

9. 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.

10. 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.

11. 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.

**ENGINEERING REQUIREMENTS:**

12. The project proposes to import material to the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
13. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
17. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

18. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, MSCP Land-use Adjacency Guidelines, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.
19. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

20. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program listed on Exhibit 'A' Brush Management Plan on file in the Office of the Development Services Department.

21. The Brush Management Program shall consist of a standard Zone One of 35 feet in width extending into the pad from the retaining wall as shown on Exhibit 'A' with a Zone Two of 65 feet in width extending out from the retaining wall towards the native/naturalized vegetation, consistent with the Brush Management Regulations of the Land Development Code section 142.0412.

22. Prior to issuance of any construction permits for grading, landscape construction documents required for the construction permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A' demonstrating compliance with the Brush Management Regulations and Landscape Standards set forth under Land Development Code Section 142.0412.

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

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

**PLANNING/DESIGN REQUIREMENTS:**

25. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Steep Hillside and sensitive biological resources, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

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

**INFORMATION ONLY:**

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

## ATTACHMENT 6

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

APPROVED by the Hearing Officer of the City of San Diego on July 27, 2016 by Resolution No. \_\_\_\_\_.

**ATTACHMENT 6**

Permit Type/PTS Approval No.: SDP No. 1092606  
Date of Approval: July 27, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Glenn R. Gargas  
Development Project Manager

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

---

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

Owner/Permittee

By \_\_\_\_\_  
Shawn Tobias, Property Manager,  
SCT Properties, LLC

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

## NOTICE OF EXEMPTION

(Check one or both)

To:  Recorder/County Clerk  
 P.O. Box 1750, MS A-33  
 1600 Pacific Hwy, Room 260  
 San Diego, CA 92101-2422  
 Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

FROM: City of San Diego  
 Development Services Department  
 1222 First Avenue, MS 501  
 San Diego, CA 92101

PROJECT TITLE/ NO.: **BUCKNELL RETAINING WALL / 312379**

SCH No.: N/A

PROJECT LOCATION-SPECIFIC: 5805 Bucknell Avenue and 5817 Bucknell Avenue, San Diego, CA

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A SITE DEVELOPMENT PERMIT is being requested to construct terraced retaining walls within the rear portions of two legal lots. Retaining wall A would be approximately 300 linear feet with a maximum height of 9 feet; whereas retaining wall B would be approximately 265 linear feet with a maximum height of 6 feet. The overall 2.12-acre project site is located at 5805 Bucknell Avenue (Lot 35, which is 1.44 acres) and 5817 Bucknell Avenue (Lot 36, which is 0.68 acre). The land use designation for the front portion of the site is identified as Very Low Density Residential (0-5 dwelling unit per acre), while the remaining portion of the site is identified as park, open space within the La Jolla Community Plan and Local Coastal Program area. Furthermore, the project is located within the RS-1-2 zone, the Coastal Height Limit Overlay Zone. (LEGAL: Lots 35 and 36 of Muirlands Vista Unit No. 2, Map No. 3244.)

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Leslie S. Vartanian, Verizon Wireless, 15505 Sand Canyon Avenue, Irvine CA, 92618, (949) 286-8623.

## EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268)  
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))  
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))  
 CATEGORICAL EXEMPTION; 15303 (New Construction or Conversion of Small Structures).  
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 that allows for new construction, one single-family residence in a residential zone. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

## IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
 YES  NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.

 Senior Planner  
SIGNATURE/TITLE

May 27, 2016  
DATE OF PROJECT APPROVAL

CHECK ONE:

SIGNED BY LEAD AGENCY

SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



P.O. BOX 889  
LA JOLLA  
CALIFORNIA 92038

**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900

<http://www.LaJollaCPA.org> Email: [Info@LaJollaCPA.org](mailto:Info@LaJollaCPA.org)

**Regular Meeting – 2 April 2015**

**Attention:** Glenn Gargas, PM, City of San Diego

**Project:** Bucknell Retaining Wall  
5805 & 5817 Bucknell Avenue  
PN: 312379

**Motion:** That the findings can be made for an SDP      **Vote: 8-6-1**  
for the Bucknell Retaining Wall Project.

**Submitted by:** *Joseph LaCava*      4/02/2015

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Joe LaCava, President      Date  
La Jolla Community Planning Association



THE CITY OF SAN DIEGO

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

# Ownership Disclosure Statement

**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

Bucknell Site Development Permit

Project No. For City Use Only

312379

Project Address:

5805 Bucknell Avenue, La Jolla, CA 92037

## Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached  Yes  No

Name of Individual (type or print):

 Owner  Tenant/Lessee  Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

 Owner  Tenant/Lessee  Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

 Owner  Tenant/Lessee  Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

 Owner  Tenant/Lessee  Redevelopment Agency

Street Address:

City/State/Zip:

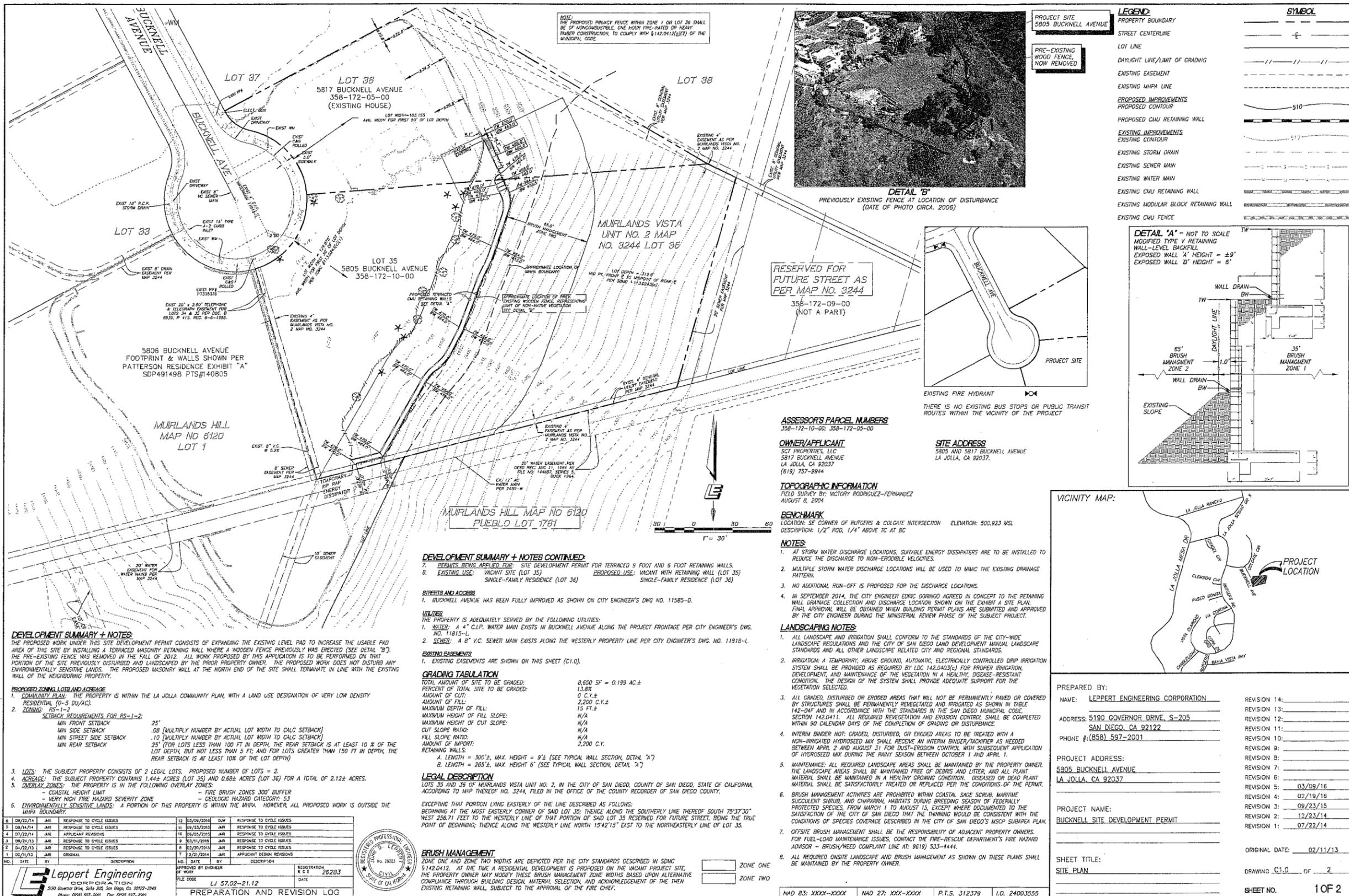
Phone No:

Fax No:

Signature :

Date:

Project Title:	Project No. (For City Use Only)
<b>Part II - To be completed when property is held by a corporation or partnership</b>	
<b>Legal Status (please check):</b>	
Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? _____ Corporate Identification No. _____ <input checked="" type="checkbox"/> Partnership	
By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. <b>Note:</b> 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. <b>Additional pages attached</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
Corporate/Partnership Name (type or print): SCT Properties LLC	Corporate/Partnership Name (type or print): SCT Investments LLC
Owner <input type="checkbox"/> Tenant/Lessee <input checked="" type="checkbox"/>	Owner <input checked="" type="checkbox"/> Tenant/Lessee <input type="checkbox"/>
Street Address: 5817 Bucknell Avenue	Street Address: 3954 Augusta Stage
City/State/Zip: La Jolla, CA 92037	City/State/Zip: Garnett SC 29922
Phone No: (619) 757-9944 Fax No:	Phone No: 757 620-0477 Fax No:
Name of Corporate Officer/Partner (type or print): Shawn Tobias Shawn Tobias	Name of Corporate Officer/Partner (type or print): Connie Tobias
Title (type or print): Property Manager	Title (type or print): Owner
Signature:  Date: 1/29/13	Signature:  Date: 1/29/13
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature: Date:	Signature: Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature: Date:	Signature: Date:



**DEVELOPMENT SUMMARY + NOTES:**

THE PROPOSED WORK UNDER THIS SITE DEVELOPMENT PERMIT CONSISTS OF EXPANDING THE EXISTING LEVEL PAD TO INCREASE THE USABLE PAD AREA OF THIS SITE BY INSTALLING A TERRACED MASONRY RETAINING WALL WHERE A WOODEN FENCE PREVIOUSLY WAS ERECTED (SEE DETAIL 'B'). THE PRE-EXISTING FENCE WAS REMOVED IN THE FALL OF 2012. ALL WORK PROPOSED BY THIS APPLICATION IS TO BE PERFORMED ON THAT PORTION OF THE SITE PREVIOUSLY DISTURBED AND LANDSCAPED BY THE PRIOR PROPERTY OWNER. THE PROPOSED WORK DOES NOT DISTURB ANY ENVIRONMENTALLY SENSITIVE LANDS. THE PROPOSED MASONRY WALL AT THE NORTH END OF THE SITE SHALL TERMINATE IN LINE WITH THE EXISTING WALL OF THE NEIGHBORING PROPERTY.

**PROPOSED ZONING, LOT AND ACREAGE:**

- COMMUNITY PLAN:** THE PROPERTY IS WITHIN THE LA JOLLA COMMUNITY PLAN, WITH A LAND USE DESIGNATION OF VERY LOW DENSITY RESIDENTIAL (V-5 DU/AC).
- ZONING:** RS-1-2. SETBACK REQUIREMENTS FOR RS-1-2: MIN FRONT SETBACK 25'; MIN SIDE SETBACK .00 (MULTIPLY NUMBER BY ACTUAL LOT WIDTH TO CALC SETBACK); MIN STREET SIDE SETBACK .10 (MULTIPLY NUMBER BY ACTUAL LOT WIDTH TO CALC SETBACK); MIN REAR SETBACK 25' (FOR LOTS LESS THAN 100 FT IN DEPTH, THE REAR SETBACK IS AT LEAST 10% OF THE LOT DEPTH, BUT NOT LESS THAN 5 FT; AND FOR LOTS GREATER THAN 150 FT IN DEPTH, THE REAR SETBACK IS AT LEAST 10% OF THE LOT DEPTH).
- LOTS:** THE SUBJECT PROPERTY CONSISTS OF 2 LEGAL LOTS. PROPOSED NUMBER OF LOTS = 2.
- ACREAGE:** THE SUBJECT PROPERTY CONTAINS 1.44± ACRES (LOT 35) AND 0.68± ACRES (LOT 36) FOR A TOTAL OF 2.12± ACRES.
- OVERLAY ZONES:** THE PROPERTY IS IN THE FOLLOWING OVERLAY ZONES: COASTAL HEIGHT LIMIT; VERY HIGH FIRE HAZARD SEVERITY ZONE - FIRE BRUSH ZONES 300' BUFFER; CELESTIAL HAZARD CATEGORY: C-3.

- ENVIRONMENTALLY SENSITIVE LANDS:** A PORTION OF THIS PROPERTY IS WITHIN THE MHFA. HOWEVER, ALL PROPOSED WORK IS OUTSIDE THE MHFA BOUNDARY.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
6	09/22/14	JAR	RESPONSE TO CYCLE ISSUES	12	03/09/2016	DJK	RESPONSE TO CYCLE ISSUES
5	08/14/14	JAR	RESPONSE TO CYCLE ISSUES	11	02/23/2015	JAR	RESPONSE TO CYCLE ISSUES
4	07/22/14	JAR	APPLICANT RESPONSE	10	06/26/2015	JAR	RESPONSE TO CYCLE ISSUES
3	09/24/13	JAR	RESPONSE TO CYCLE ISSUES	9	03/11/2015	JAR	RESPONSE TO CYCLE ISSUES
2	04/22/13	JAR	RESPONSE TO CYCLE ISSUES	8	02/26/2015	JAR	RESPONSE TO CYCLE ISSUES
1	05/11/13	JAR	ORIGINAL	7	03/23/2014	JAR	APPLICANT DESIGN RESPONSES

NO.	DATE	BY	DESCRIPTION	REGISTRATION #	DATE
1		JAR	APPROVED BY ENGINEER OF WORK	26283	
2		JAR	FILED		
3		JAR	DATE		
4		JAR	DATE		

PREPARATION AND REVISION LOG

**DEVELOPMENT SUMMARY + NOTES CONTINUED:**

- PERMITS BEING APPLIED FOR:** SITE DEVELOPMENT PERMIT FOR TERRACED 9 FOOT AND 5 FOOT RETAINING WALLS.
- EXISTING USE:** VACANT SITE (LOT 35). **PROPOSED USE:** VACANT WITH RETAINING WALL (LOT 35) SINGLE-FAMILY RESIDENCE (LOT 36).

**UTILITIES AND ACCESS:**

BUCKNELL AVENUE HAS BEEN FULLY IMPROVED AS SHOWN ON CITY ENGINEER'S DWG NO. 11585-0. THE PROPERTY IS ADEQUATELY SERVED BY THE FOLLOWING UTILITIES:

- WATER:** A 4" C.I.P. WATER MAIN EXISTS IN BUCKNELL AVENUE ALONG THE PROJECT FRONTAGE PER CITY ENGINEER'S DWG. NO. 11815-L.
- SEWER:** A 6" V.C. SEWER MAIN EXISTS ALONG THE WESTERLY PROPERTY LINE PER CITY ENGINEER'S DWG. NO. 11818-L.

**EXISTING EASEMENTS:**

1. EXISTING EASEMENTS ARE SHOWN ON THIS SHEET (C1.0).

**GRADING TABULATION:**

TOTAL AMOUNT OF SITE TO BE GRADED:	0.650 SF = 0.199 AC.±
PERCENT OF TOTAL SITE TO BE GRADED:	13.8%
AMOUNT OF CUT:	0 C.Y.±
AMOUNT OF FILL:	2,200 C.Y.±
MAXIMUM DEPTH OF FILL:	15 FT.±
MAXIMUM HEIGHT OF FILL SLOPE:	N/A
CUT SLOPE RATIO:	N/A
FILL SLOPE RATIO:	N/A
AMOUNT OF IMPORT:	2,200 C.Y.
RETAINING WALLS:	
A. LENGTH = 300'±, MAX. HEIGHT = 9'± (SEE TYPICAL WALL SECTION, DETAIL 'A')	
B. LENGTH = 265'±, MAX. HEIGHT = 6' (SEE TYPICAL WALL SECTION, DETAIL 'A')	

**LEGAL DESCRIPTION:**

LOTS 35 AND 36 OF MUIRLANDS VISTA UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3244, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. EXCEPTING THAT PORTION LYING EASTERLY OF THE LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 35; THENCE ALONG THE SOUTHERLY LINE THEREOF SOUTH 75°37'30" WEST 226.71 FEET TO THE WESTERLY LINE OF THAT PORTION OF SAID LOT 35 RESERVED FOR FUTURE STREET, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE NORTH 154°21'15" EAST TO THE NORTHEASTERLY LINE OF LOT 35.

**BRUSH MANAGEMENT:**

ZONE ONE AND ZONE TWO WIDTHS ARE DEPICTED PER THE CITY STANDARDS DESCRIBED IN SDMC 5142.0412. AT THE TIME A RESIDENTIAL DEVELOPMENT IS PROPOSED ON THE VACANT PROJECT SITE, THE PROPERTY OWNER MAY MODIFY THESE BRUSH MANAGEMENT ZONE WIDTHS BASED UPON ALTERNATIVE COMPLIANCE THROUGH BUILDING DESIGN, MATERIAL SELECTION, AND ACKNOWLEDGEMENT OF THE THEN EXISTING RETAINING WALL, SUBJECT TO THE APPROVAL OF THE FIRE CHIEF.

**ASSESSOR'S PARCEL NUMBERS:**

358-172-10-00; 358-172-03-00

**OWNER/APPLICANT:**

SCT PROPERTIES, LLC  
5817 BUCKNELL AVENUE  
LA JOLLA, CA 92037  
(619) 757-9944

**TOPOGRAPHIC INFORMATION:**

FIELD SURVEY BY: VICTORY RODRIGUEZ-FERNANDEZ  
AUGUST 8, 2014

**BENCHMARK:**

LOCATION: SE CORNER OF RUTGERS & COLGATE INTERSECTION  
ELEVATION: 500.923 MSL  
DESCRIPTION: 1/2" ROD, 1/4" ABOVE TC AT BC

**NOTES:**

- AT STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
- MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
- NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.
- IN SEPTEMBER 2014, THE CITY ENGINEER EDIC DORRINO AGREED IN CONCEPT TO THE RETAINING WALL DRAINAGE COLLECTION AND DISCHARGE LOCATION SHOWN ON THE EXHIBIT A SITE PLAN. FINAL APPROVAL WILL BE OBTAINED WHEN BUILDING PERMIT PLANS ARE SUBMITTED AND APPROVED BY THE CITY ENGINEER DURING THE MINISTERIAL REVIEW PHASE OF THE SUBJECT PROJECT.

**LANDSCAPING NOTES:**

- 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.
- IRRIGATION: A TEMPORARY, ABOVE-GROUND, AUTOMATIC, ELECTRICALLY CONTROLLED DRIP IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LOC 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.
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-041 AND IN ACCORDANCE WITH THE STANDARDS IN THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0411. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
- INTERIM BINDER NOT: GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUGCOLENT SHRUB, AND CHAPARRAL HABITATS DURING BREEDING SEASON OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.
- OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FUEL-LOAD MAINTENANCE ISSUES, CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR - BRUSH/WEED COMPLIANT LINE AT: 9619) 533-4444.
- ALL REQUIRED ONSITE LANDSCAPE AND BRUSH MANAGEMENT AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

NAD 83: XXXX-XXXX	NAD 27: XXX-XXXX	P.T.S. 312379	I.D. 24003555
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PREPARED BY: LEPPERT ENGINEERING CORPORATION

NAME:	REVISION 14:
5190 GOVERNOR DRIVE, S-205	REVISION 13:
SAN DIEGO, CA 92122	REVISION 12:
PHONE #: (658) 597-2001	REVISION 11:
	REVISION 10:
	REVISION 9:
	REVISION 8:
	REVISION 7:
	REVISION 6:
	REVISION 5: 03/09/16
	REVISION 4: 02/19/16
	REVISION 3: 09/23/15
	REVISION 2: 12/23/14
	REVISION 1: 07/22/14

PROJECT ADDRESS: 5805 BUCKNELL AVENUE, LA JOLLA, CA 92037

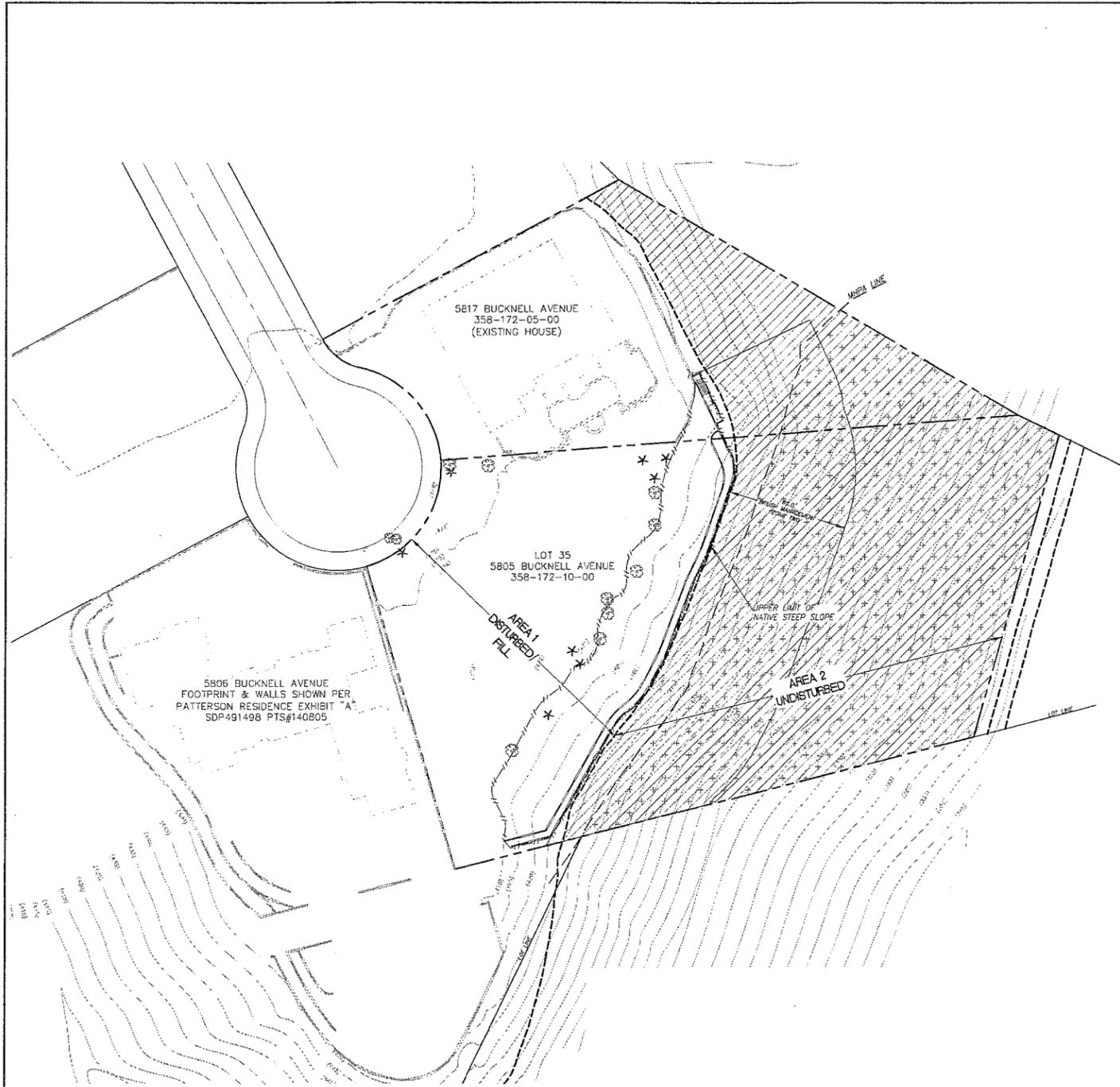
PROJECT NAME: BUCKNELL SITE DEVELOPMENT PERMIT

SHEET TITLE: SITE PLAN

ORIGINAL DATE: 02/11/13

DRAWING C1.0 OF 2

SHEET NO. 1 OF 2



**LEGEND:**

MHPA

LIMIT OF "AREA 1" -- FILL/DISTURBED AREAS BY PREVIOUS GRADING OPERATIONS PER SITE DISTURBANCE MAP FROM GEOLOGIC RECONNAISSANCE REPORT PREPARED BY CHRISTIAN WHEELER ENGINEERING DATED DECEMBER 2014

COVENANT OF EASEMENT AREA / LIMIT OF "AREA 2" -- NATIVE VEGETATION IS STILL PRESENT AND APPEARS TO BE IN ITS NATURAL UNDISTURBED CONDITION PER SITE DISTURBANCE MAP FROM GEOLOGIC RECONNAISSANCE REPORT PREPARED BY CHRISTIAN WHEELER ENGINEERING DATED DECEMBER 2014

LOCATION OF PREVIOUS EXISTING WOODEN FENCE, REPRESENTING LIMIT OF NON-NATIVE VEGETATION SEE SHEET C1.0 DETAIL "B"

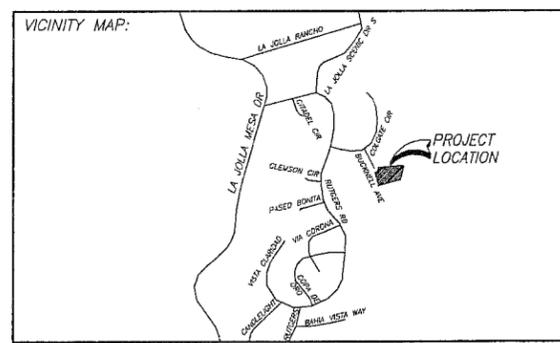
DAYLIGHT LINE/LIMIT OF GRADING

**HABITATS/VEGETATION COMMUNITIES, IMPACTS, AND MITIGATION**  
FROM MERKEL + ASSOCIATES, INC. BIOLOGICAL RESOURCE LETTER REPORT

VEGETATION TYPE	MSCP UPLAND TIER HABITAT TYPE	EXISTING (ACRES)	IMPACTS (ACRES)	IMPACT NEUTRAL (ACRES)	MITIGATION RATIO	MITIGATION REQUIRED (ACRES)
DIEGAN COASTAL SAGE SCRUB	TIER II	2.55	0.00	0.30	N/A	--
NON-NATIVE VEGETATION	TIER IV	0.55	0.18	0.05	NONE	--
EUCALYPTUS WOODLAND	TIER IV	0.32	0.00	0.00	NONE	--
URBAN/DEVELOPED	TIER IV	2.26	0.02	0.00	NONE	--
	TOTAL:	5.68	0.20	0.35		0.00

**ENVIRONMENTALLY SENSITIVE LANDS**

AREA LOT 35 (VACANT LOT)	AREA LOT 36
1.44 ACRES	0.68 ACRES
AREA SITE CONTAINING STEEP HILLSIDES ±0.79 ACRES	AREA SITE CONTAINING STEEP HILLSIDES ±0.26 ACRES
IMPACTS TO STEEP HILLSIDES 0% IMPACT	IMPACTS TO STEEP HILLSIDES 0% IMPACT



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PROJECT NAME:  
BUCKNELL SITE DEVELOPMENT PERMIT

SHEET TITLE:  
SLOPE ANALYSIS

REVISION 14: \_\_\_\_\_  
REVISION 13: \_\_\_\_\_  
REVISION 12: \_\_\_\_\_  
REVISION 11: \_\_\_\_\_  
REVISION 10: \_\_\_\_\_  
REVISION 9: \_\_\_\_\_  
REVISION 8: \_\_\_\_\_  
REVISION 7: \_\_\_\_\_  
REVISION 6: \_\_\_\_\_  
REVISION 5: 03/09/16  
REVISION 4: 02/19/16  
REVISION 3: 09/23/15  
REVISION 2: 12/23/14  
REVISION 1: 07/22/14

ORIGINAL DATE: 02/11/13

DRAWING C1.1 OF 2

SHEET NO. 2 OF 2

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
5	02/22/14	JAR	RESPONSE TO CYCLE ISSUES	17	03/09/2016	DJM	RESPONSE TO CYCLE ISSUES
6	03/21/14	JAR	RESPONSE TO CYCLE ISSUES	18	03/23/2015	JAR	RESPONSE TO CYCLE ISSUES
7	07/22/14	JAR	APPLICANT REVISIONS	19	06/05/2015	JAR	RESPONSE TO CYCLE ISSUES
8	08/21/14	JAR	RESPONSE TO CYCLE ISSUES	9	03/11/2015	JAR	RESPONSE TO CYCLE ISSUES
9	04/22/15	JAR	RESPONSE TO CYCLE ISSUES	8	02/20/2015	JAR	RESPONSE TO CYCLE ISSUES
10	05/21/15	JAR	ORIGINAL	7	10/27/2014	JAR	APPLICANT DESIGN REVISIONS
11	05/21/15	JAR					

APPROVED BY ENGINEER OF WORK: \_\_\_\_\_ REGISTRATION NO. 26283 DATE \_\_\_\_\_

FILE CODE: LJ 57.02-21.12

PREPARATION AND REVISION LOG

