



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: August 3, 2016 [REPORT NO. HO-16-051](#)

HEARING DATE: August 10, 2016

SUBJECT: Nover Bluff Repair. Process Three Decision

PROJECT NUMBER: [400177](#)

OWNER/APPLICANT: NOVER LIVING TRUST dated March 23, 1989, Owner  
Robert Trettin, Applicant

### SUMMARY:

Issue: Should the Hearing Officer approve a coastal bluff protection device at 1759-1765 Ocean Front Street within the Ocean Beach Community Planning area?

Staff Recommendation: Approve Coastal Development Permit No. 1402059 and Site Development Permit No. 1402060.

Community Planning Group Recommendation: On October 5, 2015, the Ocean Beach Planning Board voted 8:0:0 to recommend approval of the proposed project without conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) which allows for the repair of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 29, 2016 and the opportunity to appeal that determination ended July 14, 2016.

### BACKGROUND

The Nover Bluff Repair project (Project) site is designated by the Ocean Beach Community Plan Land Use map for low medium residential use at a density range of twenty-five dwelling units per acre highest area-wide density (Attachment 1). The Project site is located west of 1759-1765 Ocean Front Street (Attachment 2). At the base of the coastal bluff there is an existing concrete wall constructed by the City of San Diego. The existing City wall measures approximately six feet in height, yet in a few specific locations the wall is five feet high.

## DISCUSSION

The Nover Bluff Repair project (Project) would construct a coastal bluff protection device on the coastal bluff on the land-ward side of and above an existing concrete sea wall at the base of the bluff. The Project would occur on the coastal bluff from the top of an existing concrete sea wall to the top of the bluff. The Project would also provide drain outlets as necessary to drain any accumulated water from behind the coastal bluff protection device out onto the face of the coastal bluff protection device, tie-back anchors for structural stability, and other necessary design detail features as shown on the Exhibit "A." The coastal bluff protection device would include a shotcrete concrete textured, colored and hand sculpted to blend to the greatest extent possible with the appearance of a natural coastal bluff.

### Required Approvals

The Project requires the approval of a Coastal Development Permit for development within the Coastal Overlay Zone. The Environmentally Sensitive Lands regulations require a Site Development Permit for development on a sensitive coastal bluff.

### Necessity

The primary goal of the Project is to protect the existing residential structures from damage and/or collapse. The proposed Project is to stabilize a coastal bluff face at imminent risk of failure. Similar to dozens of coastal bluff protective measures implemented along the San Diego coastline, the proposed Project and the City-built seawall are both providing support to different areas of the coastal bluff. The City seawall, at the base of the bluff, prevents wave action from undercutting the bluff face which would ultimately result in shear failures near the base of the bluff. The proposed Project is necessary to respond to an extreme surficial instability on the bluff. No grading would occur with the implementation of the Project. The Project would minimize undue risks from erosional forces by covering the surface of the bluff with a coastal bluff protection device. The site is not within a flood way or flood plain and is not within or adjacent to an area of undeveloped natural terrain which contains a natural wildfire hazard.

Because there is an existing City of San Diego-built seawall between the proposed Project and the public tidal area, the proposed Project will have no impact on sand supply, beach access or public recreational opportunities. Further, there is no beach sand located at the base of the bluffs in this area. At the base of the coastal bluff and only at low tide is a rocky area. There is no existing beach, no public access to the ocean from the private property or recreational opportunities available to the public from the private property. The existing City of San Diego-built seawall prevents any sand eroded from the bluff from reaching the tidal area and the high tides would remove any accumulated sand. A narrow tide pool area, based in formational materials, is available by lateral public access only at periods of and during low tides.

## Community Plan Analysis

The proposed coastal bluff protection device would be a shotcrete concrete textured, colored and hand sculpted installation to blend to the greatest extent possible with the appearance of a natural coastal bluff. The newly updated Ocean Beach Community Plan Section 7.3.4 states:

*"... Shoreline protective works should be designed to blend in with the surrounding shoreline ..." and "The seawall along the Bermuda Avenue beach is an excellent example of an appropriately designed shoreline protective work."*

The proposed Project would apply a textured, colored and hand sculpted covering of the degraded bluff face which adheres to the existing topography of the bluff and appears more natural than what presently exists or any other viable alternative.

The Bermuda Avenue seawall cited in the Ocean Beach Community Plan was designed and constructed by Soil Engineering Construction, Inc. (S.E.C.), the engineer and contractor of record for the proposed Project. The proposed Project is similar in treatment to the referenced Bermuda Avenue seawall in the Ocean Beach Community Plan. Based on the photo simulation of how the finished Project would appear the proposed Project would conform to the high standards for shoreline protective devices developed in Ocean Beach (Attachment 5).

## Conclusion

Staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings (Attachment 6) and draft conditions (Attachment 7) to support approval of the Project. Staff recommends the Hearing Officer approve the Project as proposed.

## ALTERNATIVES

1. Approve Coastal Development Permit No. 1402059 and Site Development Permit No. 1402060, with modifications.
2. Deny Coastal Development Permit No. 1402059 and Site Development Permit No. 1402060, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

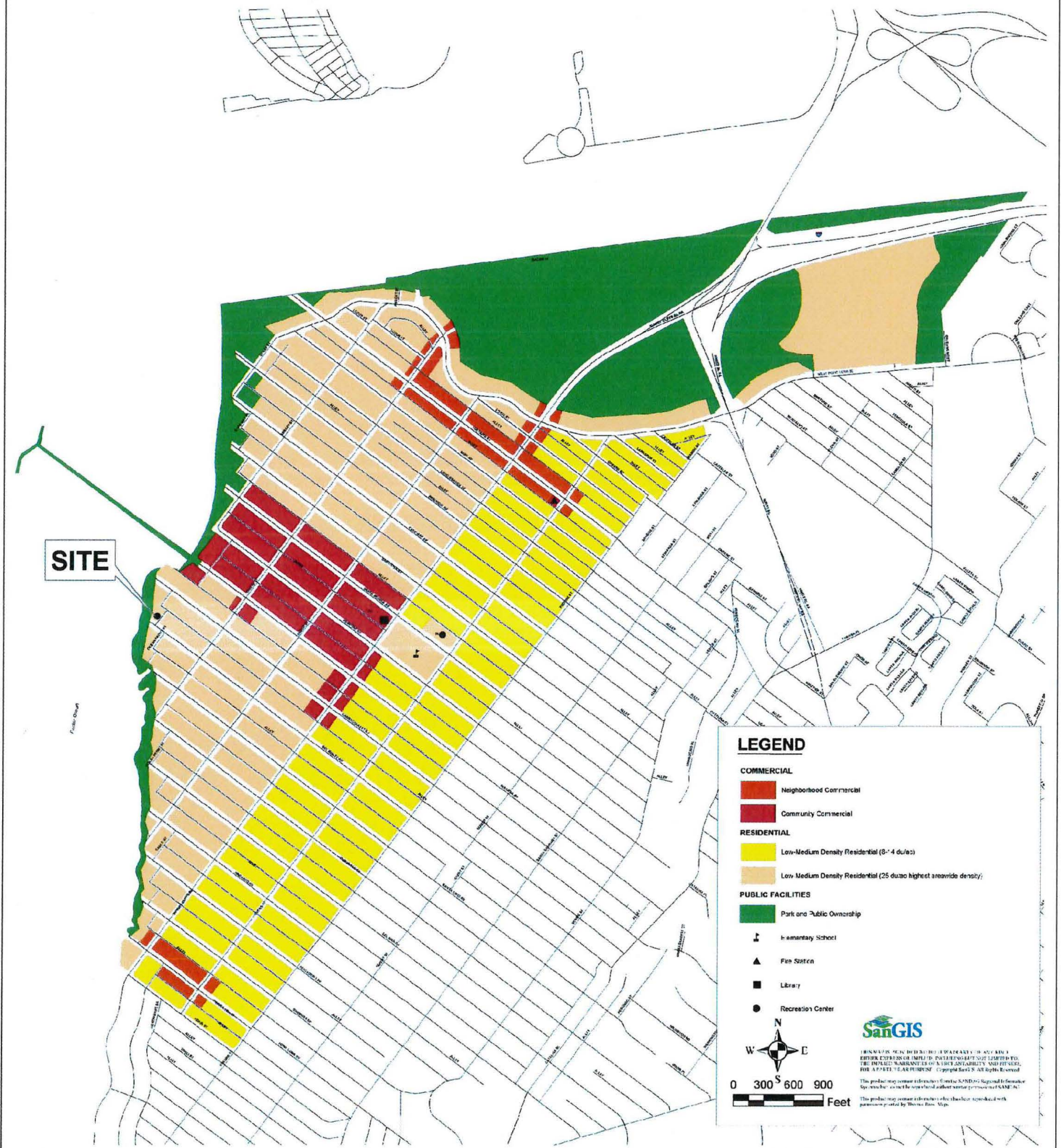


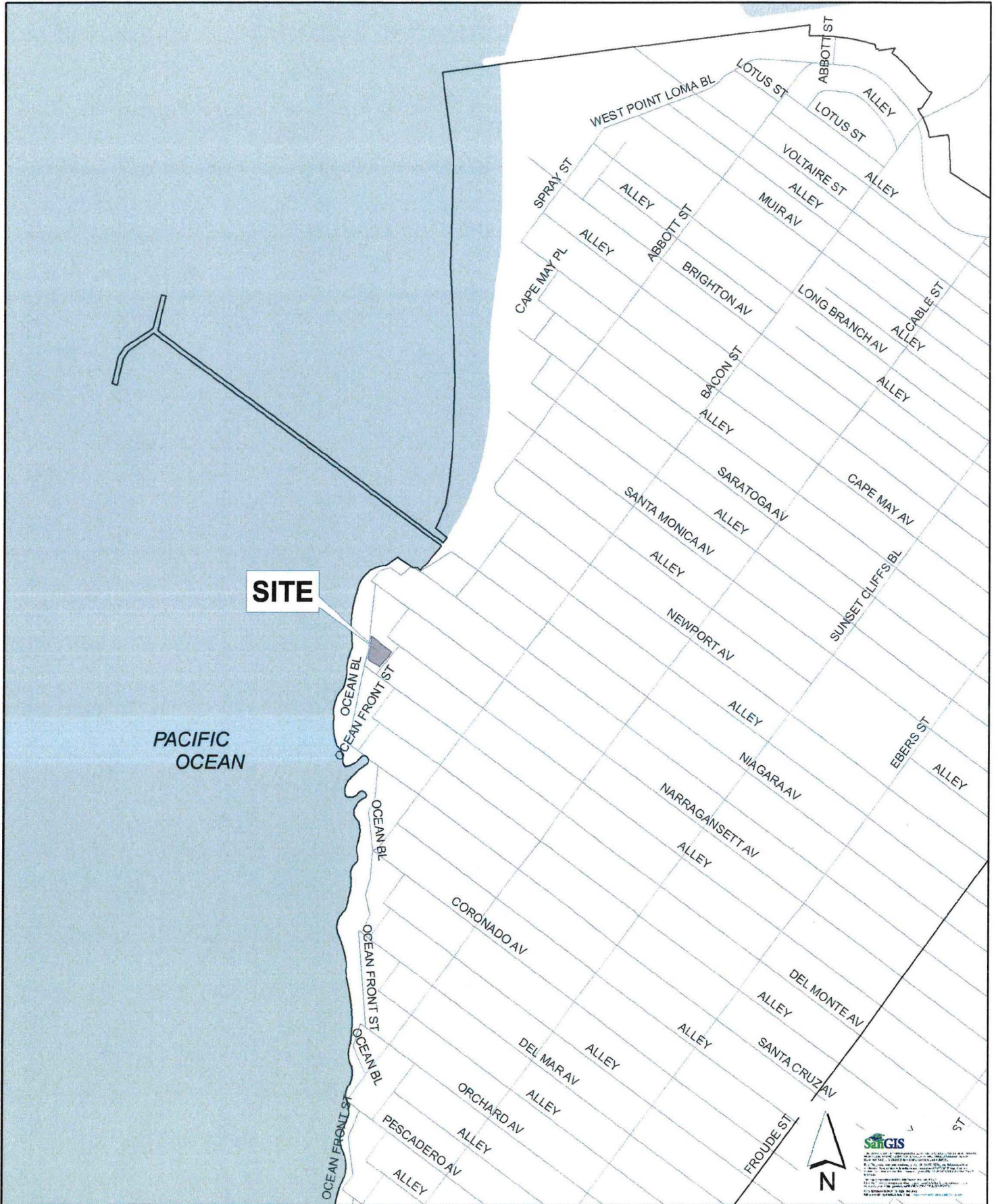
John S. Fisher  
Development Project Manager

Attachments:

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

  
**City of San Diego**      **Planning Department**  
**Ocean Beach Community Plan Land Use**





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PACIFIC OCEAN

**SITE**

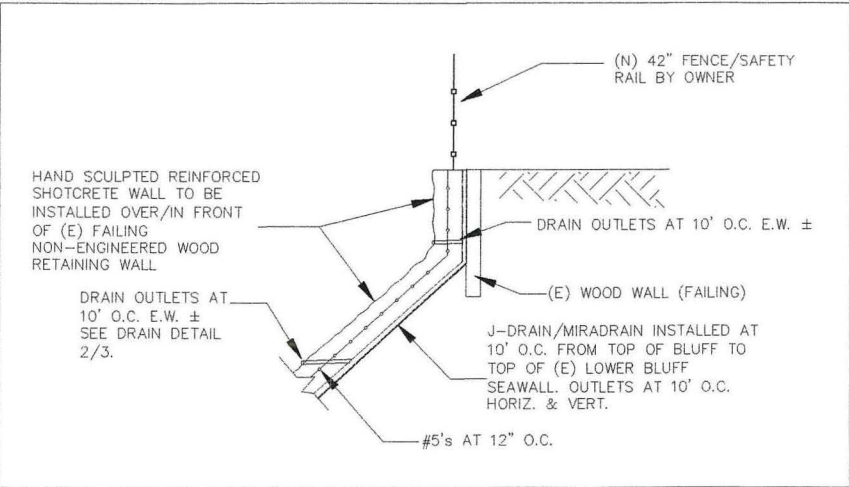
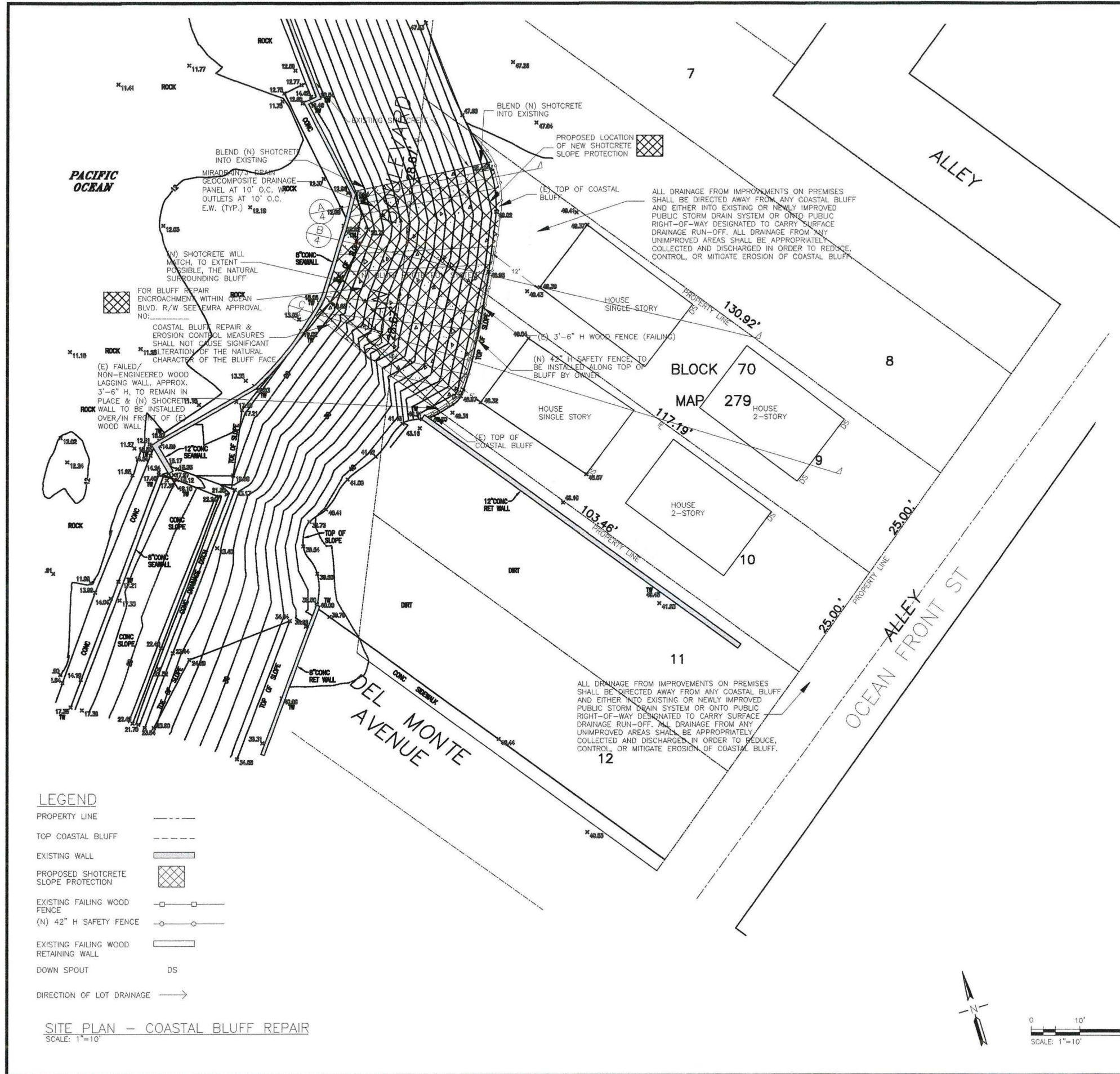
OCEAN BL  
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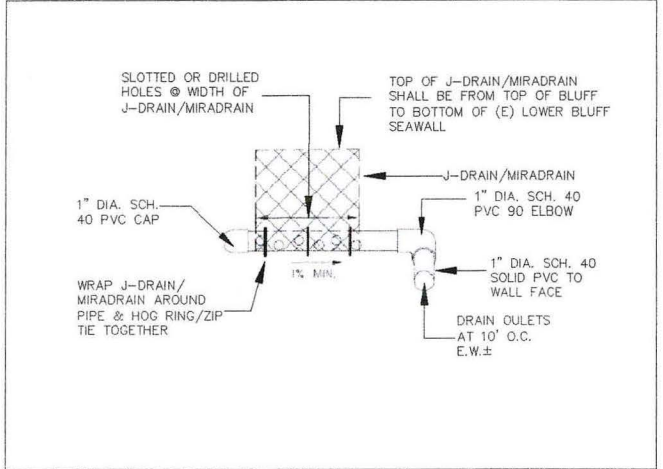


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1 WALL DETAIL - UPPER  
3 NO SCALE

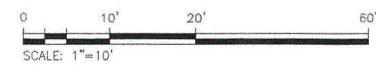


2 DRAIN DETAIL  
3 NO SCALE

**LEGEND**

- PROPERTY LINE
- TOP COASTAL BLUFF
- EXISTING WALL
- PROPOSED SHOTCRETE SLOPE PROTECTION
- EXISTING FAILING WOOD FENCE
- (N) 42" H SAFETY FENCE
- EXISTING FAILING WOOD RETAINING WALL
- DOWN SPOUT DS
- DIRECTION OF LOT DRAINAGE

SITE PLAN - COASTAL BLUFF REPAIR  
SCALE: 1"=10'



FOR BLUFF REPAIR ENCROACHMENT, SEE EMRA APPROVAL NO: \_\_\_\_\_

<b>PRIVATE CONTRACT</b>				
<b>SITE PLAN</b>				
<b>NOVER BLUFF REPAIR</b>				
LOTS 8, 10, 11, AND 12 IN BLOCK 70 OF OCEAN BEACH, MAP NO. 279				
<b>CITY OF SAN DIEGO, CALIFORNIA</b> Development Services Department SHEET 3 OF 6 SHEETS				I.O. NO. _____ PROJECT NO. _____
FOR CITY ENGINEER		DATE		V.T.M. _____
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
				XXXX-XXXX NAUTY COORDINATES
				XXXX-XXXX LAMBERTY COORDINATES
AS-BUILTS		DATE STARTED		3-D
CONTRACTOR		DATE COMPLETED		
INSPECTOR		DATE COMPLETED		





1759-65 Ocean Front Street

Approx. Property Lines

Proposed reinforced shotcrete repair

Note:  
Shotcrete to be hand sculpted and colored, to the extent possible, to match the existing bluff



Proposed Reinforced Shotcrete Repair  
1759-65 Ocean Front Street

HEARING OFFICER RESOLUTION NO. HO-  
COASTAL DEVELOPMENT PERMIT NO. 1402059 and SITE DEVELOPMENT PERMIT NO. 1402060  
**NOVER BLUFF REPAIR PROJECT NO. 400177**

WHEREAS, NOVER LIVING TRUST dated March 23, 1989, Edward P. Nover and Helga E. Nover, Trustees, Owner/Permittee, filed an application with the City of San Diego for a permit to allow a coastal bluff protection device on the coastal bluff on the land-ward side of and above an existing concrete sea wall at the base of the bluff. The Project would occur on the coastal bluff from the top of an existing concrete sea wall to the top of the bluff at 1759-1765 Ocean Front Street and include drain outlets to drain any accumulated water from behind the coastal bluff protection device out onto the face of the wall, tie-back anchors, and all other necessary design detail features (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1402059 and 1402060), on portions of a 0.13 acre site;

WHEREAS, the Project site is located at 1759-1765 Ocean Front Street in the RM-2-4 zone within the Ocean Beach Community Plan Area;

WHEREAS, the Project site is legally described as Lots 9, 10, 11 and 12, in Block 70, of Ocean Beach, according to Map thereof No. 279, filed May 28, 1887, Excepting therefrom that portion, if any, lying below the mean high tide line of the Pacific Ocean;

WHEREAS, on July 27, 2016, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1402059 and Site Development Permit No. 1402060 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 29, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an environmental determination the Project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities); and there was no appeal of the environmental determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, 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 August 10, 2016.

FINDINGS:

**Findings for all Site Development Permits – SDMC § 126.0504**

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

The Nover Bluff Repair project (Project) proposes a coastal bluff protection device which will be a shotcrete concrete textured, colored and hand sculpted installation to blend to the greatest extent

possible with the natural coastal bluff. The newly updated Ocean Beach Community Plan Section 7.3.4 states:

*"... Shoreline protective works should be designed to blend in with the surrounding shoreline ..." "The seawall along the Bermuda Avenue beach is an excellent example of an appropriately designed shoreline protective work."*

The proposed Project will apply a sculpted and color-treated covering of the degraded bluff face which adheres to the existing topography of the bluff and appears far more natural than what presently exists or any other viable alternative.

The Bermuda Avenue seawall was designed and constructed by Soil Engineering Construction, Inc. (S.E.C.), the engineer and contractor of record for the proposed Project. The shotcrete concrete textured, colored and hand sculpted installation proposed for the Nover bluff is similar to the treatment provided in the referenced Bermuda Avenue seawall, and based on the photo simulations of how the finished Project would appear, the proposed Project will conform to the high standards for shoreline protective devices developed in Ocean Beach. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The Nover Bluff Repair project (Project) proposes a coastal bluff protection device which will be a shotcrete concrete textured, colored and hand sculpted installation to blend to the greatest extent possible with the natural coastal bluff. The Project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the Project for this site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls, the review of all construction plans by professional staff to determine construction will comply with all regulations, and the inspection of construction to assure construction permits are implemented in accordance with the approved plans, and that the final construction will comply with all regulations. Therefore, the proposed development will not be detrimental to the health, safety, or general welfare of persons residing or working in the area.

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

The Nover Bluff Repair project (Project) proposes a coastal bluff protection device which will be a shotcrete concrete textured, colored and hand sculpted installation to blend to the greatest extent possible with the natural coastal bluff. The Project complies with all the development regulations of the applicable zone. The Project does not require any deviations or a variance. Therefore, the Project will comply with all relevant regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

**Supplemental Findings--Environmentally Sensitive Lands**

**(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 Nover Bluff Repair project (Project) proposes a coastal bluff protection device on the coastal bluff on the land-ward side of and above an existing concrete sea wall in order to minimize disturbance to environmentally sensitive lands in the vicinity. The Project will not result in any further seaward development. Construction design techniques will utilize a shotcrete concrete textured, colored and hand sculpted installation to blend to the greatest extent possible with the natural coastal bluff. The existing bluff is presently severely damaged and continues to erode. Without any action the existing bluff will continue to erode. The proposed Project will halt further erosion of the bluff face and will protect the existing bluff and residential structures above the bluff. The coastal bluff protection device is the least damaging alternative available to remedy the situation. The use of a geogrid re-manufactured bluff wall will not be a practical solution. Constructing a geogrid re-manufactured bluff wall would require excavation on the bluff which, due to the length of the geogrid, would undermine the existing structures or, alternatively, temporary shoring to protect the existing structures during construction. The temporary shoring would be more disruptive than the current proposal. In addition, the face of a geogrid re-manufactured bluff wall would have the appearance of a manufactured fill slope rather than a natural bluff. Sufficient space for a geogrid re-manufactured bluff wall does not exist between the bluff face and the existing structures to provide adequate slope stability factors-of-safety utilizing a geogrid alternative. The proposed Project will apply a sculpted and color-treated covering of the degraded bluff face which adheres to the existing topography of the bluff and appears far more natural than what presently exists or any other viable alternative. Implementation of the Project will protect the remaining environmentally sensitive lands present to the south and will protect the residential structures on the property. 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 Nover Bluff Repair project (Project) proposes a coastal bluff protection device which will be a shotcrete concrete textured, colored and hand sculpted installation to blend to the greatest extent possible with the natural coastal bluff. Similar to dozens of coastal bluff protective measures implemented along the San Diego coastline, the proposed Project and the City-built seawall will be and are providing support to different areas of the coastal bluff. The City of San Diego seawall, at the base of the bluff, prevents waves from undercutting the bluff that would ultimately result in shear failures at or near the base of the bluff. The proposed Project responds to the extreme surficial instability on the bluff. No grading will occur with the implementation of the Project. The Project will minimize undue risks from erosional forces by covering the surface of the bluff with a coastal bluff protection device. The Project would include a shotcrete concrete textured, colored and hand sculpted to blend to the greatest extent possible with the natural coastal bluff. The site is not within a flood way or flood plain and is not within or adjacent to an area of undeveloped natural terrain which contains a natural wildfire hazard. Therefore the Project 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 Nover Bluff Repair project (Project) will construct a coastal bluff protection device on the coastal bluff on the land-ward side of an existing concrete sea wall and extending up from the base of the bluff west of 1759-1765 Ocean Front Street to the top of the bluff. The Project will be confined within the boundaries of the existing disturbed areas and will not encroach into any natural bluff area. To the north is another coastal bluff face covered in gunite concrete, to the south is an unimproved, unaltered coastal bluff. The proposed Project will have no adverse impacts on the adjacent environmentally sensitive lands to the south and there are no environmentally sensitive lands to the north or east. 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 (MSCP) Subarea Plan.**

The project site is not within the Multi-Habitat Planning Area of the City's Multiple Species Conservation Plan, and neither connects or is adjacent to any lands designated as Multi-Habitat Planning Area. The Nover Bluff Repair project (Project) proposes a coastal bluff protection device which will be a shotcrete concrete textured, colored and hand sculpted installation will blend to the greatest extent possible with the natural coastal bluff. Therefore the development is consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan in that the site is not within the Multi-Habitat Planning Area of the City's Multiple Species Conservation Plan, and neither connects or is adjacent to any lands designated as Multi-Habitat Planning Area.

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

The Nover Bluff Repair project (Project) proposes a coastal bluff protection device which will be a shotcrete concrete textured, colored and hand sculpted installation to blend to the greatest extent possible with the natural coastal bluff. In 1978, the City of San Diego received Coastal Commission approval of the Sunset Cliffs Stabilization Project. That City project included construction of a lower coastal bluff seawall, portions of which exist seaward of the proposed Project site.

The proposed Project is to stabilize a coastal bluff face at imminent risk of failure. Because there is an existing City of San Diego-built seawall between the proposed Project and the public tidal beach area, the proposed Project will have no impact on sand supply, beach access or public recreational opportunities. Further, there is no beach sand located at the base of the bluffs in this area. At the base of the coastal bluff and only at low tide is a rocky area. There is no existing beach. A narrow tide pool area, based in formational materials, is available for lateral public access only at periods of and during low tides. Further, in that the coastal bluff protection device will be a shotcrete concrete application on the coastal bluff and cover the bluff completely with an impervious material and no beach exists at the base of the bluff, no erosion of public beaches will occur because there is no beach to erode. 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 Nover Bluff Repair project (Project) proposes a coastal bluff protection device which will be a shotcrete concrete textured, colored and hand sculpted installation to blend to the greatest extent possible with the natural coastal bluff. The proposed Project will apply a sculpted and color-treated covering to the degraded bluff face which adheres to the existing topography of the bluff and appears more natural than what presently exists or any other viable alternative.

The proposed Project activity is exempt from CEQA pursuant to Section 15301 (Existing facilities) of the State CEQA Guidelines. Therefore, there is no mitigation required as a condition of the permit and there are no negative impacts created by the proposed Project.

**Finding for all Coastal Development Permits - SDMC § 126.0708**

**(1) 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 Nover Bluff Repair project (Project) proposes a coastal bluff protection device which will be a shotcrete concrete textured, colored and hand sculpted installation to blend to the greatest extent possible with the natural coastal bluff. The proposed Project will apply a sculpted and color-treated covering of the degraded bluff face which adheres to the existing topography of the bluff and appears more natural than what presently exists or any other viable alternative.

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 in that there is no existing or proposed physical accessway identified in the Local Coastal Program land use plan. In addition, because there is an existing City of San Diego-built seawall between the proposed Project and the public tidal area, the public has no physical access to the coastline. Therefore, the proposed Project will have no impact on beach access or public recreational opportunities. Further, there is no beach located at the base of the bluffs in this area. At the base of the coastal bluff and only at low tide is a rocky area. There is no existing beach. A narrow tide pool area, based in formational materials, is available for lateral public access only at periods of and during low tides.

The proposed coastal development will be a shotcrete concrete textured, colored and hand sculpted installation to blend to the greatest extent possible with the natural coastal bluff. The Ocean Beach Community Plan does not identify any public views to and along the ocean and other scenic coastal areas across the site and therefore the Project will have no effect upon public views. The natural appearance of the shotcrete concrete textured, colored and hand sculpted installation will enhance the esthetics of the Project. The site is located at 1759-1765 Ocean Front Street within the Ocean Beach Community Plan area. The Ocean Beach Community Plan does not identify any existing or proposed physical accessway from this site to any coastal resources and

there are no public access easements recorded on the title of the property. Therefore 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.

Furthermore, the Ocean Beach Community Plan, the adopted Local Coastal Program land use plan, does not identify any public views from this private property to and along the ocean which is immediately east of the Pacific Ocean. In addition, the proposed coastal development will not degrade and will not remove, eliminate, or detract any protected public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan from this site in that the proposed coastal development will be a shotcrete concrete textured, colored and hand sculpted installation to blend to the greatest extent possible with the natural coastal bluff.

**(2) The proposed coastal development will not adversely affect environmentally sensitive lands.**

The Nover Bluff Repair project (Project) proposes a coastal bluff protection device which will be a shotcrete concrete textured, colored and hand sculpted installation to blend to the greatest extent possible with the natural coastal bluff. The coastal bluff is an environmentally sensitive landform which requires a sensitive design solution because of its location. The proposed coastal bluff protection device is on the coastal bluff on the land-ward side of and above an existing concrete sea wall at 1759-1765 Ocean Front Street on an existing bluff face which has been documented by licensed geologists to be failing and the failure of which threatens the safety and utility of four existing cottages on the property at 1759-1765 Ocean Front Street. The coastal bluff protection device is the least damaging alternative available to remedy the situation. The use of a geogrid re-manufactured bluff will not be a practical solution. Constructing a geogrid re-manufactured bluff would require excavation on the bluff which, due to the length of the geogrid, would undermine the existing structures or, alternatively, temporary shoring to protect the existing structures during construction. The temporary shoring would be more disruptive than the current proposal. In addition, the face of a geogrid re-manufactured bluff would have the appearance of a manufactured fill slope rather than a natural bluff. Sufficient space for a geogrid re-manufactured bluff does not exist between the bluff face and the existing structures to provide adequate slope stability factors-of-safety utilizing a geogrid alternative. The proposed Project will apply a sculpted and color-treated covering of the degraded bluff face which adheres to the existing topography of the bluff and will appear more natural than what presently exists or any other viable alternative. The proposed Project is the most sensitive and least intrusive design solution necessary to remedy the failure of the existing bluff face which threatens residential structures. In that the coastal bluff protection device will include a shotcrete concrete, textured, colored and hand sculpted installation to blend to the greatest extent possible with the natural coastal bluff, the proposed coastal development will not adversely affect environmentally sensitive lands.

**(3) 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 Nover Bluff Repair project (Project) proposes a coastal bluff protection device which will be a shotcrete concrete textured, colored and hand sculpted installation to blend to the greatest extent possible with the natural coastal bluff. The newly updated Ocean Beach Community Plan / LUP Section 7.3.4 of the Community Plan states:

*"... Shoreline protective works should be designed to blend in with the surrounding shoreline ..." "The seawall along the Bermuda Avenue beach is an excellent example of an appropriately designed shoreline protective work."*

The proposed Project will apply a sculpted and color-treated covering of the degraded bluff face which adheres to the existing topography of the bluff and will appear more natural than what presently exists or to any other viable alternative. No deviations or variance is required to approve the Project. Therefore, 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. For additional information see Site Development Permit Finding No. 1 above.

**(4) 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 Nover Bluff Repair project (Project) proposes a coastal bluff protection device which will be a shotcrete concrete textured, colored and hand sculpted installation to blend to the greatest extent possible with the natural coastal bluff. The proposed coastal bluff protection device is on the coastal bluff on the land-ward side of and above an existing concrete sea wall at 1759-1765 Ocean Front Street. The Project location is between the nearest public road and the Pacific Ocean, however, there is no existing or planned public access from Ocean Front Street to the tidal pool area and exposed formational materials beyond the Project site below the coastal bluff. The proposed coastal bluff protection device is entirely on private property and is only necessary to protect existing structures. The tidal pool area west of the City-built sea wall is accessible only at and during periods of low tide by means of lateral access along the coast. The proposed coastal bluff protection device will have no negative impact upon and is therefore in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1402059 and Site Development Permit No. 1402060 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1402059 and 1402060, a copy of which is attached hereto and made a part hereof.

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John S. Fisher  
Development Project Manager  
Development Services

Adopted on: August 10, 2016

IO#: 24005399

DRAFT

**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: 24005399

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1402059 and SITE DEVELOPMENT PERMIT NO. 1402060  
**NOVER BLUFF REPAIR PROJECT NO. 400177**  
 HEARING OFFICER

This Coastal Development Permit No. 1402059 and Site Development Permit No. 1402060 is granted by the Hearing Officer of the City of San Diego to NOVER LIVING TRUST dated March 23, 1989, Edward P. Nover and Helga E. Nover, Trustees, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0704 and 126.0504. The 0.13-acre site is located at 1759-1765 Ocean Front Street in the RM-2-4 zone within the Ocean Beach Community Plan Area. The project site is legally described as Lots 9, 10, 11 and 12, in Block 70, of Ocean Beach, according to Map thereof No. 279, filed May 28, 1887, Excepting therefrom that portion, if any, lying below the mean high tide line of the Pacific Ocean.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a coastal bluff protection device on the coastal bluff on the land-ward side of and above an existing concrete sea wall at the base of the bluff. The project would occur on the coastal bluff from the top of an existing concrete sea wall to the top of the bluff at 1759-1765 Ocean Front Street and include drain outlets to drain any accumulated water from behind the coastal bluff protection device out onto the face of the wall, tie-back anchors, and all other necessary design detail features as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 10, 2016, on file in the Development Services Department.

The project shall include:

- a. A coastal bluff protection device on the coastal bluff on the land-ward side of and above an existing concrete sea wall at the base of the bluff. The project would occur on the coastal bluff from the top of an existing concrete sea wall to the top of the bluff at 1759-1765 Ocean Front Street and include drain outlets to drain any accumulated water from behind the coastal bluff protection device out onto the face of the wall, tie-back anchors, and all other necessary design detail features as shown on the Exhibit "A";

- b. The coastal bluff protection device includes shotcrete concrete textured, colored and hand sculpted to blend to the greatest extent possible with the natural coastal bluff and similar coastal bluff protection devices in the immediate vicinity;
  
- 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 [to be completed upon conclusion of all appeal periods].
  
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
  
3. 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.
  
4. 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.
  
5. 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.
  
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
  
7. 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.).

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

DRAFT

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. 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 Municipal Code, into the construction plans or specifications.

13. 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.

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

15. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement with the City for the private improvements located within the City's right-of-way, satisfactory to the City Engineer.

16. The project proposes to export 10 cubic yards of material from the project site. All excavated material listed to be 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.

**PLANNING/DESIGN REQUIREMENTS:**

17. Prior to the issuance of any construction permits, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement for Sensitive Coastal Bluffs in accordance with SDMC section 143.0143, in a form and content acceptable to the Director of the Development Services Department, or designated representative, which shall provide: (a) that the Owner/Permittee understands that new accessory structures or landscape features customary and incidental to residential uses are prohibited within 5 feet of the Coastal Bluff Edge or on the face of the Bluff, as illustrated on approved plan Exhibit "A;" (b) that the Owner/Permittee understands that the site may be subject to extraordinary hazard from coastal bluff erosion, and the Owner/Permittee assumes all liability from such hazards; and (c) the Owner/Permittee unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify, and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land, binding upon all successors and assigns.

**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.
- 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 August 10, 2016 by Resolution No. X.

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Permit Type/PTS Approval No.: CDP No. 1402059 and SDP No. 1402060  
Date of Approval: August 10, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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John S. Fisher  
Development Project Manager

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

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**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.

**NOVER LIVING TRUST dated March 23, 1989**  
Owner/Permittee

By \_\_\_\_\_  
Edward P. Nover  
Trustee

**NOVER LIVING TRUST dated March 23, 1989**  
Owner/Permittee

By \_\_\_\_\_  
Helga E. Nover  
Trustee

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

NOTICE OF EXEMPTION

ATTACHMENT 8

(Check one or both)

TO:  X  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 No.: 400177

Project Title: Nover Bluff Repair

PROJECT LOCATION-SPECIFIC: The site is located at 1759-1765 Ocean Front Street, San Diego, CA 92107, within Ocean Beach Community Plan area.

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

Description of nature and Purpose of the Project: Coastal Development Permit (CDP) and Site Development Permit (SDP) to stabilize the coastal bluff adjacent to the residences at 1759-1765 Ocean Front Street. The 0.134 acre site is in the RM-2-4 zone, Coastal (Appealable) Overlay Zone within the Ocean Beach Community Plan Area, and Council District 2. Existing conditions on the coastal bluff include an approximate 6-foot high concrete retaining wall at the toe of the coastal bluff and a wooden fence at the top of the slope. The project proposes to make improvements in order to prevent coastal bluff destabilization. The failed and dilapidated wooden fence at the top of the bluff would be removed and new shotcrete would be added to stabilize the bluff. The proposed bluff stabilization system would provide lateral support for the houses and the shotcrete is being designed to match the existing bluff to the extent possible.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: The Trettin Company, Contact: Robert Trettin, 560 North Highway 101 Suite 5, Encinitas CA, 92024 (858) 603-1741.

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)..
- (X) CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
- ( ) STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for the repair of existing private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Since the project is repairing an existing seawall the exemption is appropriate. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were indentified; no significant effects on the environmental were indentified and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

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

6/29/2016

SIGNATURE/TITLE

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

## OCEAN BEACH PLANNING BOARD

FINAL General Meeting Minutes: October 5, 2015

Page 1 of 3

## MEMBERS PRESENT (MARKED WITH "X")

X 1	Dan Dennison	X 3	Blake Herrschaft	X 6	John Ambert (Chair)
1	[VACANT]	X 4	Craig Klein	X 6	Tom Gawronski
2	[VACANT]	4	Andrew Waltz	7	Valerie Paz
X 2	Nanci Kelly	X 5	Jane Gawronski	X 7	Georgia Sparkman
3	Pete Ruscitti	5	[VACANT]	Numbers indicate district	

## AGENDA MODIFICATIONS &amp; APPROVAL

- Motion from John to approve agenda as presented, seconded by Craig.
  - **Motion passes, 6-0-0.**

## CITY COUNCIL DISTRICT 2 REPORT – CONRAD WEAR

- The draft ordinance on Short-Term Vacation Rentals (STVRs) is scheduled for the Planning Commission on December 3.
- Both Mayor Faulconer and Councilmember Zapf spoke in opposition to the Federal Aviation Administration's proposed revisions to flight paths over Point Loma. (See Action Item #4)
- The Orchard Avenue cave is planned for a pre-construction meeting on October 12, with construction to begin on October 19.

## ACTION #1: 1759 OCEAN FRONT COASTAL BLUFF REPAIR

- *Bob Trenton (applicant)* has presented this design in a previous meeting. We left the project open so that we could review the geo-tech report. The project is now here for approval.
- *Jane:* What are you doing at the top end of the bluff so that water doesn't come underneath and behind the work that you're doing?
- *Bob:* There will be no drainage that comes beneath the wall. Across the street we had to make sure all of the water went through a drainage that was near Bermuda.
- *Georgia:* Is this threat really there?
- *Bob:* Yes, this home is close to 1.0, which would be borderline failure.
- *Georgia:* The Coastal Commission had very specific discussion on 'tying blufftop repair to the life of the structure.' Has the setback requirement been met?
- *Bob:* If the homeowner comes in and wants to put a new structure there, he has to do a geotechnical assessment that looks at the bluff and ensures it is safe.
- Motion from Craig to approve the project as presented, seconded by Jane.
  - **Motion passes, 8-0-0.**

## ACTION #2: SHORT-TERM VACATION RENTALS

- *John:* Reviewed the City's draft memorandum providing regulatory framework:
  - Updated memo from Councilmember Zapf relates specifically to occupancy, frequency, and eligible housing types.
  - Councilmember Cate then made some semantic modifications to the proposed legislation. He also eliminated the frequency limits, etc.
- *Craig:* Thinks that duration is an unacceptable and doesn't work for either STVR owners or for limitation on residents. Blake believes the metric doesn't work.

## OCEAN BEACH PLANNING BOARD

FINAL General Meeting Minutes: October 5, 2015

Page 2 of 3

- *Craig*: Believes that a 3-4% cap based on total number of rental units like the Austin, TX plan is the best way to do it. His cap is specific to whole house rentals.
- *Nanci*: Believes there is a preference for people who are on-site. A preference should be given to local owners who live in the immediate vicinity. "I'm not talking in El Cajon, I'm talking in Point Loma, Downtown, etc."
- *John*: It is worth noting that there needs to be some sort of on-site or local ownership.
- John, on the motion:
  - Do we use total dwelling units or total rental units?
  - Owners should need to stay in the house for a minimum amount of time to prove that they live there.
  - Homesharing means you live in the house, the whole time.
- *Dan and Craig*: Most concerned about losing a sense of community, but what is the constitutionality of putting a limit on the number of homes that can actually do home sharing.
- *Nanci*: At the last meeting we talked about doing it on the percentage of the census tract.
- *John*: We need to amend the Community Plan if we want to add the percentage cap or do anything that is specific to Ocean Beach.

Excerpts of Public and Board Comments:

- *Hershey*: Is a host and guest for AirBnB, and we could do a lot worse than having a short term rental next door. We have a new legislation that we cannot keep alcoholics and drug units out of residential areas. Most of them are no trouble at all. We only hear about the ones that make a mess and a noise. Owns a home homeshare.
- *Lori Hegerle*: I'm okay with homesharing and if you live on the site and want to rent out a room. I am also okay with home swapping. I am not okay with when a house is just a vacation rental. If we had a cap, it could work within our current cap. I think the SF regulation could work. We have 5 on our block right now. OB is all about neighbors, it's about knowing your neighbors. I also want to mention that Mission Beach is having a talk with the city. If anything we need to have the same regulations across the board to make it fair for everyone.
- *Celeste Abbott*: Lived here for 42 years and noticed the fabric has really been threatened. The first time I was involved in OB politics, my mom was protesting x-rated movies at the Strand. This is the 3rd time in 42 years I've witnessed the fabric of the community be threatened. My boyfriend's mom recently had to move to East County. Another friend this has happened.
- *Valerie*: It's not equitable that the Transient Occupancy Tax (ToT) takes all that money out of our community. It goes in the general fund, but we don't end up getting the infrastructure that we are getting funding on. We need to make sure it's still being reinvested in the community and having that go to everywhere else.
- *Conrad Wear (City Council District 2 staff)*: I believe that a cap is something the Coastal Commission would not stand for, because they would think that eventually you aren't going to be able to have enough visitor accommodations.
- *Georgia*: I believe that the cap would be liked by the coastal commission because it both increases overnight accommodation and we already have provisions in the Community Plan to protect overnight accommodation.

## OCEAN BEACH PLANNING BOARD

FINAL General Meeting Minutes: October 5, 2015

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- What about recommending that we are at least told how many have been approved and that they keep having to send us that information. We need to make sure we at least have notification that the short term rentals are here.

### Summary of Public Comments:

- The majority believe there should be a permit process. Georgia believes that the permit process could not happen because the City requires too much money to pull a permit. Conrad says that the ToT is sort of like a permit or licensing or registration process.
- The majority believe there should be a cap on the quantity.
- The majority believe that the homeowner should need to live in the premises for a significant portion of the year.
- Funding generated by ToT should be directly channeled to enforce STVR permit or go to money for reinvestment to Ocean Beach. Can this be used by a business improvement district or a resident improvement district?

### AGENDA MODIFICATION

- Motion from John to move Action Item #4 next on the agenda.
  - **Motion passes, 5-2-1.**

### ACTION #4: FAA METROPLEX PROJECT AND ADJUSTMENT OF WAY POINT LOWMA

*Dan:* While issue primarily affects Peninsula, believes the OB and Peninsula communities should stand together. As vice chair of the Point Loma Association I know both sides. 108 units were recently ministerial approved. They've done a lot of research and taken a strong position.

- Motion from John: "The Ocean Beach Planning Board opposes the FAA's proposal to delete the waypoint LOWMA, and stands with neighboring Community Planning Groups and concerned citizens against the current Next Gen proposal."
  - **Motion passes (vote not recorded).**

### ACTION #3: SUSTAINABLE BUILDINGS EXPEDITE PROGRAM

Item tabled to Special Meeting scheduled for October 21, 2015.



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 444-5000

# Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  City Development Permit  Planning Commission Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other

Project Title: Coastal Bluff Repair  
 Project Address: 1750 - 1765 Ocean Front Street, San Diego, California 92107  
 Project No. For City Use Only:

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

By signing the Ownership Disclosure Statement, the applicant acknowledges that an application for a permit, map, or other public action that is subject to review by the City of San Diego on the subject property, with the intent to receive an improvement against the property. Please list below the person(s) and firm(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, including an otherwise, and state the type of property interest (e.g., tenant, 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 must be required for all project permits for which a Disposition and Development Agreement (DDA) has been required / indicated 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 completed. Changes in ownership are to be given to the Project Manager at least 15 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):  
 Never Living Trust, Edward P. Nover & Helga E. Nover  
 Owner  Tenant/Leasee  Redevelopment Agency

Street Address:  
 11825 Preston Trails  
 City/County/Zip:  
 Northridge, CA 91326  
 Phone No: ( 818 ) 340 1110 Fax No:  
 Signature: *Edward P. Nover* Date: 11/25/2014

Name of individual (type or print):  
 Owner  Tenant/Leasee  Redevelopment Agency

Street Address:  
 City/County/Zip:  
 Phone No: Fax No:  
 Signature: Date:

Name of individual (type or print):  
 Never Living Trust, Edward P. Nover & Helga E. Nover  
 Owner  Tenant/Leasee  Redevelopment Agency

Street Address:  
 11825 Preston Trails  
 City/County/Zip:  
 Northridge, CA 91326  
 Phone No: ( 818 ) 340 1110 Fax No:  
 Signature: *Helga E. Nover* Date: 11-25-14

Name of individual (type or print):  
 Owner  Tenant/Leasee  Redevelopment Agency

Street Address:  
 City/County/Zip:  
 Phone No: Fax No:  
 Signature: Date:

1374

89 175606

RECORDED IN  
OFFICIAL RECORDS  
OF SAN DIEGO COUNTY, CA.

89 APR -5 AM 8:53

VERA L. LYLE  
COUNTY RECORDER

Recording Requested By and  
When Recorded Mail To:

Nover Living Trust  
11825 Preston Trails  
Northridge CA 91326

Mail Tax Statements To:

Nover Living Trust  
11825 Preston Trails  
Northridge CA 91326

RF	6-
AR	4-
MG	7-
UF	/
OC	/
TXPD	3

Quitclaim Deed

Assessor Identification Number(s): 448-070-05-00

Property Address:

01759-65 Ocean Blvd  
Ocean Beach CA

There is no documentary transfer tax since this conveyance transfers the grantor's interest into a revocable living trust.

Edward P. Nover  
Edward P. Nover

Helga E. Nover  
Helga E. Nover

RECORDS SECTION  
COUNTY OF SAN DIEGO  
VERA L. LYLE, COUNTY RECORDER



1377

EXHIBIT 1 - LEGAL DESCRIPTION

LOTS 9, 10, 11, AND 12, IN BLOCK 70 OF OCEAN BEACH, ACCORDING TO  
MAP THEREOF NO. 279, FILED IN THE OFFICE OF THE COUNTY RECORDER.

OFFICE OF THE COUNTY RECORDER  
COUNTY OF SAN DIEGO  
RECORDED

1376

Acknowledgment

State of California )  
County of Los Angeles ) ss.

On March 23, 1989, before me, the undersigned officer, personally appeared Edward P. Nover.

The subscriber has proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that the subscriber executed it.



*Arline M. Bethencourt*

Acknowledgment

State of California )  
County of Los Angeles ) ss.

On March 23, 1989, before me, the undersigned officer, personally appeared Helga E. Nover.

The subscriber has proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that the subscriber executed it.

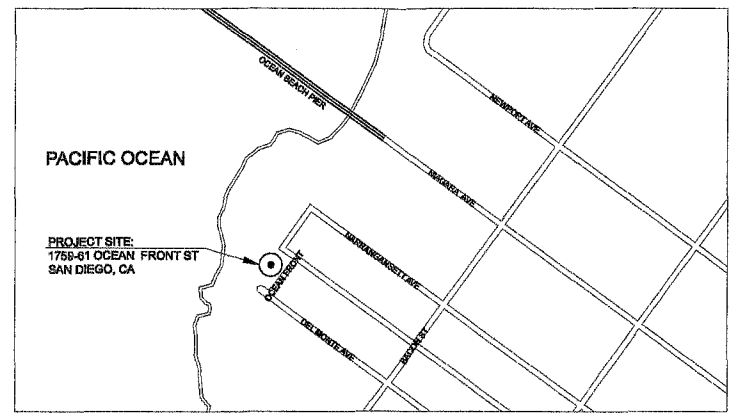


*Arline M. Bethencourt*

GENERAL NOTES

- 1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL "A PERMIT" A NOTICE TO PROCEED HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET SEQ.).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.
8. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.
9. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
10. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
11. AN AS-GRADED GEOTECHNICAL REPORT AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 9489 AERO DR.
12. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREAS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
13. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR >= 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

GRADING AND IMPROVEMENT PLANS FOR: NOVER BLUFF REPAIR



VICINITY MAP

NTS

GRADING & GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOCHEMICAL INVESTIGATION ENTITLED

GEOTECHNICAL INVESTIGATION: PROPOSED COASTAL BLUFF STABILIZATION, 1758-1761 OCEAN FRONT STREET, OCEAN BEACH, CA, PREPARED BY HETHERINGTON ENGINEERING, INC., DATED AUGUST 8, 2014, PROJECT NO. 7376.1

2. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED SOILS REPORT, OR IF REQUIRED, AN AS-GRADED GEOTECHNICAL REPORT WILL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO TECHNICAL GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT WILL BE SUBMITTED TO THE FIELD ENGINEERING SECTION OF ENGINEERING AND CAPITAL PROJECTS DEPARTMENT AND A SECOND COPY TO THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT OR PROJECT PLANS, REPORTS OR SPECIFICATIONS, THE FINAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A CALIFORNIA CERTIFIED ENGINEERING GEOLOGIST.

4. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THE RESPONSIBILITY WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE CITY ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.

5. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

Table with 3 columns: Name, License No., Date. Includes Mark D. Hetherington (R.C.E. OR G.E.), Paul A. Boggs (C.E.G.), and Hetherington Engineering, Inc. (C.E.G.).

6. FOR SOIL FILE SEE CITY RECORD S - XXXXXX

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 9703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

Professional Engineer stamps for Mark D. Hetherington and Paul A. Boggs. Includes company information for Hetherington Engineering, Inc. and Soil Engineering Construction, Inc.

OWNER/APPLICANT

OWNER: EDWARD NOVER, 11825 PRESTON TRAILS AVE, NORTH RIDGE, CA 91328
APPLICANT: SOIL ENGINEERING CONSTRUCTION, 880 N. HWY 101, STE. 5, ENCINITAS, CA 92024, 760-833-3470

SITE ADDRESS

1758-81 OCEAN FRONT STREET, SAN DIEGO, CA 92107

TOPOGRAPHY SOURCE

CREMELE SURVEYING INC., 184 S. ESCONCIDO BLVD., CA 92025
AERIAL TOPOGRAPHY, SEPTEMBER 29, 2014

BENCHMARK

CITY OF SAN DIEGO BENCH MARK NO. 2575, BRASS PLUG LOCATED AT THE WEST CURB RETURN OF BACON ST. AND NARRANGANSETT AVE. ELEVATION: 25.811 FEET

TOTAL DISTURBED AREA

TOTAL SITE DISTURBED AREA: 1255 SF

GRADING QUANTITIES

Table with 2 columns: Quantity, Unit. Includes Graded Area (0 ACRES), Cut/Fill Quantities (0 CYD), and Import/Export (10 CYD).

THIS PROJECT PROPOSES TO EXPORT 10 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

ASSESSORS PARCEL NUMBER

448-070-0405

DEVELOPMENT SUMMARY

Table with 2 columns: Description, Value. Includes Legal Description (Lots 9, 10, 11, and 12 in Block 70 of Ocean Beach), Zoning (RM-2-4 Overlay Zones), Year Constructed (1927), and Scope of Work (Coastal Bluff Stabilization).

SHEET INDEX

Table with 2 columns: Title, Sheet No. Includes Notes (Sheet 1), Site Plan (Sheet 2), Details (Sheet 3), Staging, Erosion Control, SWPPP (Sheet 4), Storm Water Checklist, Special Inspections (Sheet 5).

STORM WATER PROTECTION NOTES

- 1. THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO. R9-2007-0001; AND RISK LEVEL TYPE: CHECK ONE BELOW
[ ] WPCP
[ ] CGP RISK LEVEL 1
[ ] CGP RISK LEVEL 2
[ ] CGP RISK LEVEL 3
[ ] CGP LUP TYPE 1
[ ] CGP LUP TYPE 2
[ ] CGP LUP TYPE 3
2. CHECK ONE
[ ] THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED AREA LIMIT, THEREFORE A WEATHER TRIGGERED ACTION PLAN (WTAP) IS REQUIRED.
[ ] THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED FIVE (5) ACRES PER PHASE.
[ ] NOT APPLICABLE
3. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCP OR SWPPP AS APPLICABLE.

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

Table with 2 columns: Document No., Description. Lists standards for public works construction, traffic control devices, and standard drawings.

LEGEND

Legend for proposed and existing improvements. Includes symbols for Proposed Shotcrete Facing (PVT), Proposed Tieback (PVT), 42" H Safety Fence, Existing Concrete Wall, and Existing Failing Wood Fence.

GRADING NOTES

- 1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET NA FOR MIX AND SPECIFICATIONS.

GROUND WATER DISCHARGE NOTES

- 1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2005-0002 NPDES CAG919002.
2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2007-0034 NPDES NO. CAG919001.

CONSTRUCTION CHANGE TABLE with columns for Change, Date, Effected or Added Sheet Numbers, Approval No., Project No., and a Warning section.

CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT logo and seal.

STREET DATA TABLE with columns for Street Name, Classification, Speed (MPH), ADT (VEHICLES), and R/W (FT).

CITY OF SAN DIEGO, CALIFORNIA stamp and project information including I.O. No., Project No., and contractor/inspector details.

CAUTION:

- 1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY...

GENERAL SITE NOTES:

- 1. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.

EXISTING CONDITIONS:

- 1. EXISTING TOPOGRAPHIC SURVEYS PERFORMED BY CIREMELE SURVEYING INC. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN.

SURVEYOR'S NOTES:

BENCHMARK: CITY OF SAN DIEGO BENCH MARK NO. 2575, BRASS PLUG LOCATED AT THE WEST CURB RETURN OF BACON ST. AND NARRAGANSETT AVE.

HORIZONTAL CONTROL NOTES:

- 1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

RECORD DRAWINGS:

- 1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION...

EROSION AND SEDIMENTATION CONTROL NOTES:

- 1. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED, BY THE START OF CONSTRUCTION AND SHALL CONTINUE IN EFFECT UNTIL THE INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS.

SHOTCRETE:

- 1. SHOTCRETE STRENGTH: MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28-DAYS.

TIEBACKS & REINFORCING STEEL:

- 1. ALL TIE-BACKS SHALL BE CON-TECH SYSTEMS 5/8" GRADE 160 CLASS 1 DOUBLE CORROSION PROTECTION, EPOXY COATED, OR HOT DIP GALVANIZED BAR ANCHORS.

STRUCTURAL STEEL:

- 1. ALL STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A572, GRADE 36 AND SHALL BE FABRICATED IN ACCORDANCE WITH AISC PRACTICE AND SPECIFICATIONS FOR BUILDINGS.

GROUT:

- 1. DRILL HOLES SHALL BE GROUTED USING A LOW PRESSURE TREMIE METHOD.

STATEMENT OF SPECIAL INSPECTIONS 2013 CBC SEC. 1704:

- SPECIAL INSPECTION REQUIRED FOR: - SOILS REPORT - CONCRETE f'c=3,000 PSI - SHOTCRETE - REINFORCING STEEL Fy=60 KSI

SEE "REQUIRED VERIFICATION AND INSPECTION" TABLES, ON SHEET STATEMENT OF SPECIAL INSPECTIONS, 2013 CBC. STATEMENT OF SPECIAL INSPECTIONS, 2013 CBC, WILL BE SUBMITTED TO CITY OF SAN DIEGO DEVELOPMENT SERVICES.

Special Inspection Agreement DS-316 FEBRUARY 2009. City of San Diego Development Services. SUBJECT: WORK REQUIRING SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS AND CONSTRUCTION MATERIALS TESTING IN ACCORDANCE WITH CHAPTER 17 OF THE CALIFORNIA BUILDING CODE.

Schedule of Inspection, Testing Agencies, and Inspectors

Table with 3 columns: Responsibility, Firm, Address, Telephone, e-mail. Includes entries for Special Inspection (Robert D. Mahony, R.C.E.), Material Testing Concrete, and Geotechnical Inspections.

Seismic Requirements (Section 1705.3.1)

Description of seismic-force-resisting system and designated seismic systems subject to special inspections as per Section 1705.3:

The extent of the seismic-force-resisting system is defined in more detail in the construction documents.

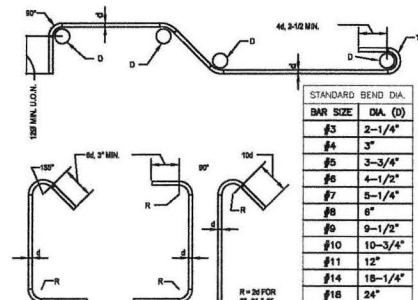
Wind Requirements (Section 1705.4.1)

Description of main wind-force-resisting system and designated wind resisting components subject to special inspections in accordance with Section 1705.4.2:

The extent of the main wind-force-resisting system and wind resisting components is defined in more detail in the construction documents.

Tables for MIN. DEVELOPMENT LENGTH IN INCHES (Ld) and LAP LENGTH IN INCHES (Ll) for various bar sizes and concrete strengths.

NOTE: - FOR LAP SPICES USE CLASS "B" SPICES. (LAP OF 1.30 Ld) - AT CONTRACTOR'S OPTION, HIGH STRENGTH COUPLERS MAY BE UTILIZED. (COUPLERS TO DEVELOP AT LEAST 125% SPECIFIED YIELD STRENGTH Fy OF BAR)

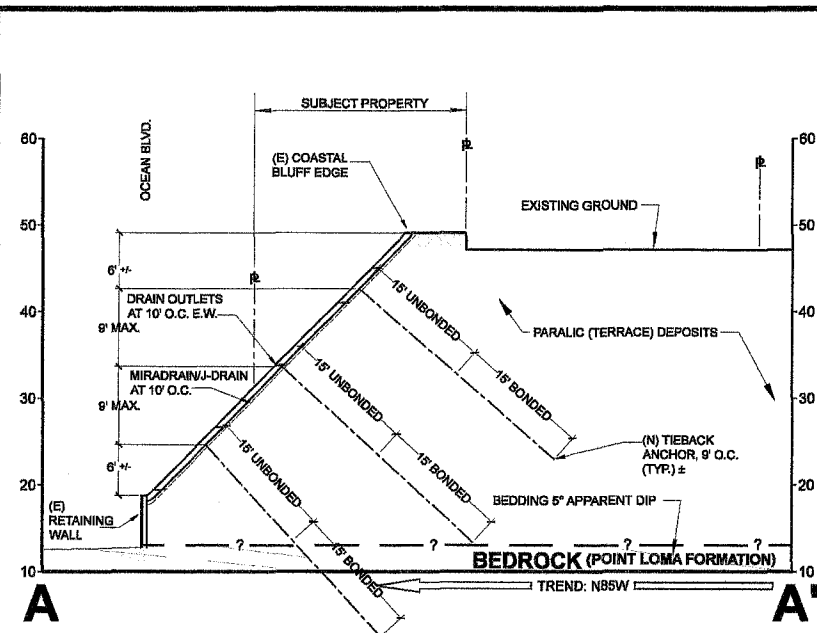


STANDARD REINFORCING HOOKS AND BENDS

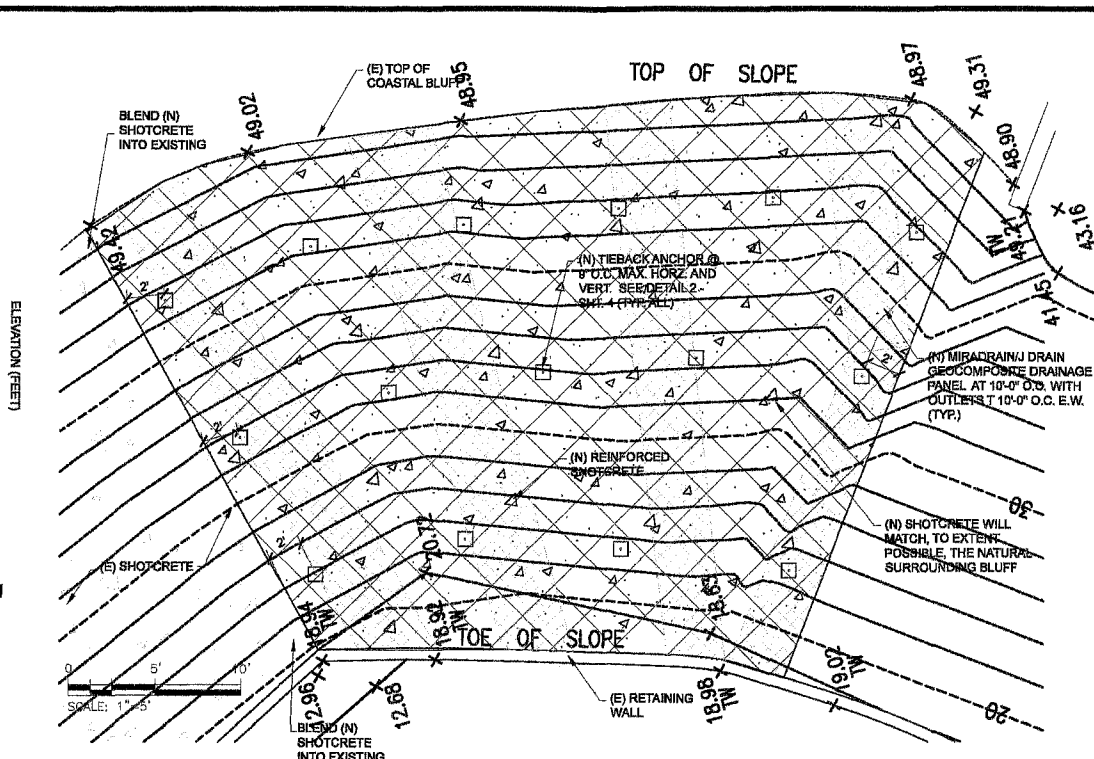
NOTES: - HOOK LENGTHS ARE MINIMUMS. LONGER HOOKS SHALL BE PROVIDED WHERE DETAILED ON DRAWINGS. - BAR STRIPUP AND TIE CONFIGURATION SHALL BE AS SHOWN ON DRAWINGS.



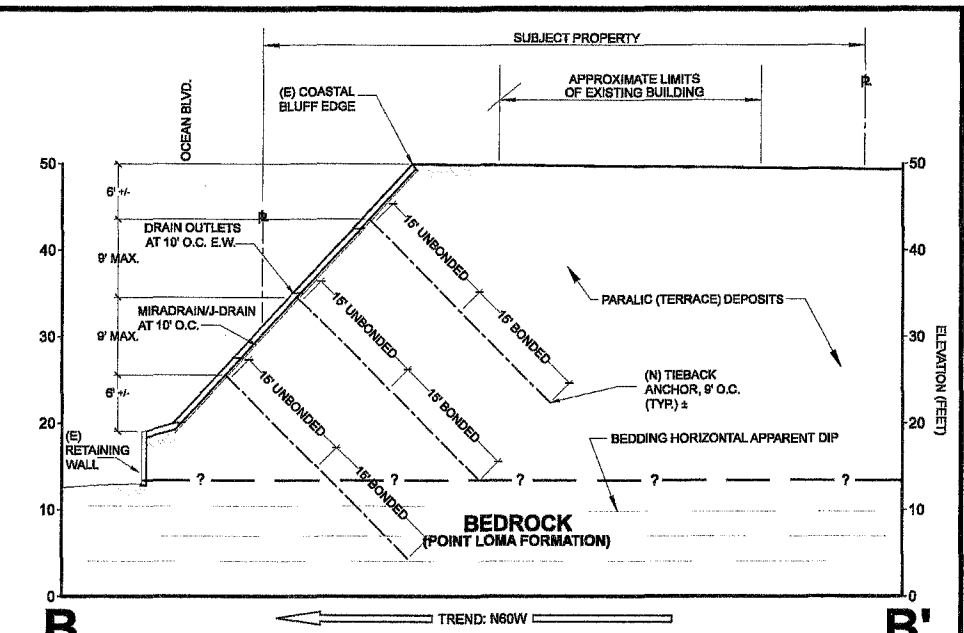
PRIVATE CONTRACT GENERAL NOTES AND SPECIAL INSPECTIONS NOVER BLUFF REPAIR. LOTS 8, 10, 11, AND 12 IN BLOCK 70 OF OCEAN BEACH, MAP NO. 279. CITY OF SAN DIEGO, CALIFORNIA. SHEET 2 OF 6 SHEETS.



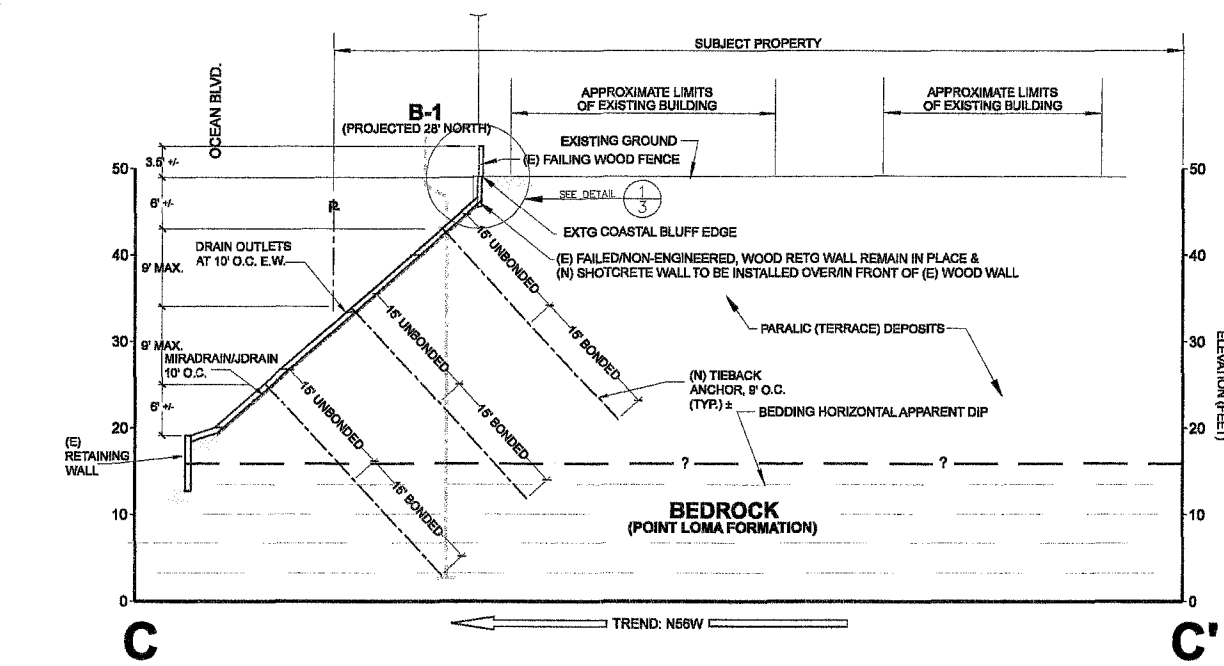
**A** SECTION A-A'  
4 SCALE: 1"=10'-0"



**1** TIEBACK LAYOUT PLAN  
4 SCALE: 1"=5'-0"



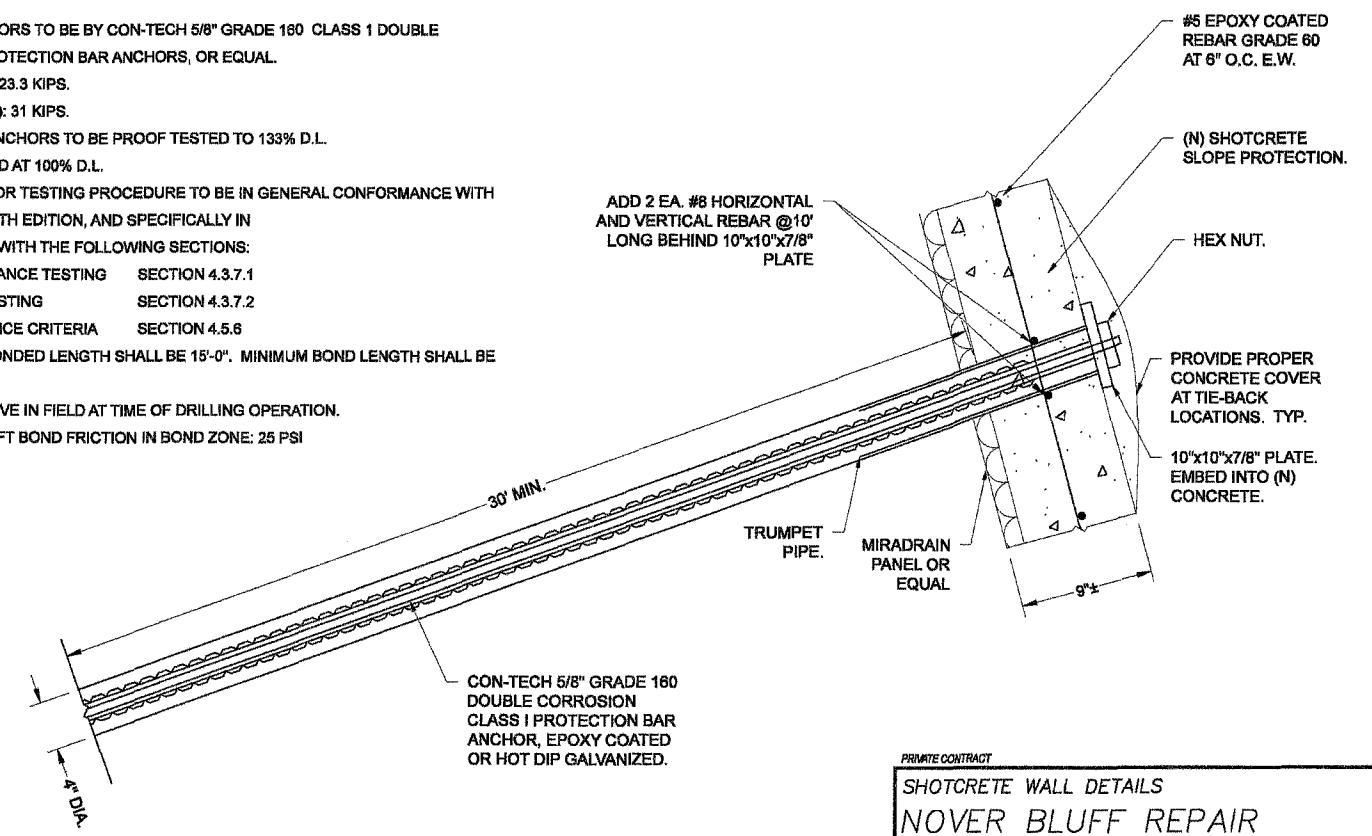
**B** SECTION B-B'  
4 SCALE: 1"=10'-0"



**C** SECTION C-C'  
4 SCALE: 1"=10'-0"

- NOTES:**
- TIEBACK ANCHORS TO BE BY CON-TECH 5/8" GRADE 180 CLASS 1 DOUBLE CORROSION PROTECTION BAR ANCHORS, OR EQUAL.
  - DESIGN LOAD: 23.3 KIPS.
  - TEST LOAD (TL): 31 KIPS.
  - ALL TIEBACK ANCHORS TO BE PROOF TESTED TO 133% D.L.
  - LOCK-OFF LOAD AT 100% D.L.
  - TIEBACK ANCHOR TESTING PROCEDURE TO BE IN GENERAL CONFORMANCE WITH PTI MANUAL, FIFTH EDITION, AND SPECIFICALLY IN ACCORDANCE WITH THE FOLLOWING SECTIONS:  
 PERFORMANCE TESTING SECTION 4.3.7.1  
 PROOF TESTING SECTION 4.3.7.2  
 ACCEPTANCE CRITERIA SECTION 4.5.8
  - MINIMUM UNBONDED LENGTH SHALL BE 15'-0". MINIMUM BOND LENGTH SHALL BE 15'-0".
  - REPRESENTATIVE IN FIELD AT TIME OF DRILLING OPERATION.
  - WORKING SHAFT BOND FRICTION IN BOND ZONE: 25 PSI

**2** TIEBACK ANCHOR - DETAIL  
4 SCALE: NTS



PRIVATE CONTRACT

**SHOTCRETE WALL DETAILS**  
**NOVER BLUFF REPAIR**  
LOTS 8, 10, 11, AND 12 IN BLOCK 70 OF OCEAN BEACH, MAP NO. 278

CITY OF SAN DIEGO, CALIFORNIA Development Services Department SHEET 4 OF 6 SHEETS		I.O. NO. _____
PROJECT NO. _____		VTM. _____
FOR CITY ENGINEER	DATE	
DESCRIPTION	BY	APPROVED
DATE		FILMED
ORIGINAL	XXX	
AS-BUILT		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

4-D

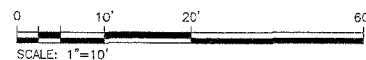
EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

- 1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCL) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
2. FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
3. FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
4. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
5. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
6. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
7. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
8. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
9. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
11. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
14. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
15. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 15 TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

BMP LEGEND

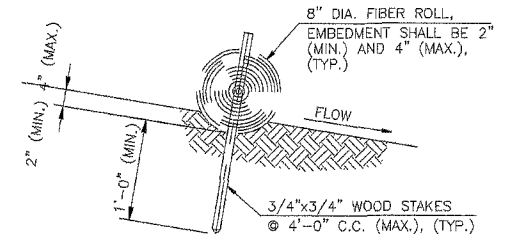
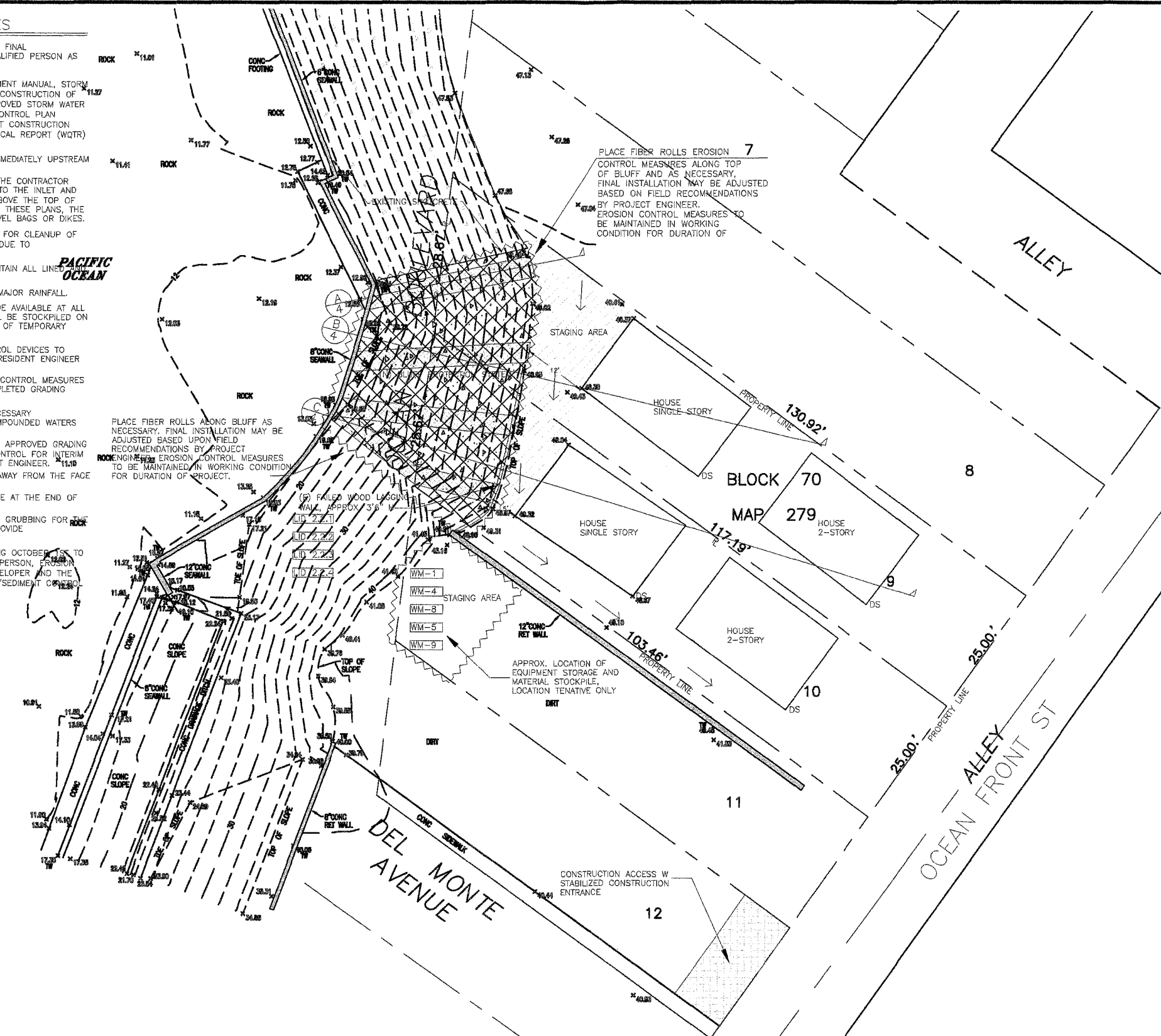
- DPLU659 BROW DITCH
DIRECTION OF LOT DRAINAGE
MATERIAL & WASTE MANAGEMENT CONTROL BMP'S:
WM-1 MATERIAL DELIVERY & STORAGE
WM-4 SPILL PREVENTION AND CONTROL
WM-8 CONCRETE WASTE MANAGEMENT
WM-5 SOLID WASTE MANAGEMENT
WM-9 SANITARY WASTE MANAGEMENT
TEMPORARY RUNOFF CONTROL BMP'S:
SC-1 SILT FENCE
SC-5 FIBER ROLL
SC-6 GRAVEL BAGS
SC-7 STREET SWEEPING AND VACUUMING, T.B.D.
SC-10 STORM DRAIN INLET PROTECTION, T.B.D.
LOW IMPACT DEVELOPMENT BMP'S:
LID 2.2.1 CONSERVATION OF NATURAL DRAINAGES, WELL DRAINED SOILS AND SIGNIFICANT VEGETATION
LID 2.2.2 MINIMIZE DISTURBANCES TO NATURAL DRAINAGES
LID 2.2.3 MINIMIZE AND DISCONNECT IMPERVIOUS SURFACES
LID 2.2.4 MINIMIZE SOIL COMPACTION



STAGING, EROSION CONTROL AND STORM WATER POLLUTION PREVENTION PLAN

SCALE: 1"=10'

1/5



NOTE:
- INSTALLATION OF FIBER ROLL IS PREFERRED OPTION FOR EROSION CONTROL.
- EROSION CONTROL MEASURES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.
- FINAL LOCATION AS DIRECTED BY GEOTECHNICAL CONSULTANT IN FIELD.

SECTION-FIBER ROLL
SCALE: AS SHOWN
2/5



Form containing project information: PRIVATE CONTRACT, EROSION CONTROL PLAN, NOVER BLUFF REPAIR, LOT 8, 10, 11, AND 12 IN BLOCK 70 OF OCEAN BEACH, MAP NO. 279. Includes City of San Diego, California, and a table for approval signatures and dates.

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

**Storm Water Requirements Applicability Checklist** FORM DS-560

Project Address: 1759-61 OCEAN FRONT Project Number (For City Use Only):

**SECTION 1. Construction Storm Water BMP Requirements:**  
All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Water Resources Control Board.

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

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

- Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)  
 Yes; SWPPP required, skip questions 2-4  No; next question
- Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity that results in ground disturbance and contact with storm water runoff?  
 Yes; WPCP required, skip 3-4  No; next question
- Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity or original purpose of the facility? (Projects such as pipeline/utility replacement)  
 Yes; WPCP required, skip 4  No; next question
- Does the project only include the following Permit types listed below?  
• Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Sign Permit.  
• Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.  
• Right of Way Permits with a project footprint less than 160 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot-holing, curb and gutter replacement, and retaining wall encroachments.  
 Yes; no document required

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

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

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: www.sandag.ca.gov/development-services/560-5300  
Printed on recycled paper. Visit our web site at www.sandag.ca.gov/development-services.  
Storm resources. This information is available in alternative formats for persons with disabilities. (619) 446-6616

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

**Complete PART B and continued to Section 2**

- ASBS**  
a. Projects located in the ASBS watershed.
- High Priority**  
a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.  
b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.
- Medium Priority**  
a. Projects 1 acre or more but not subject to an ASBS or high priority designation.  
b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.
- Low Priority**  
a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.

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

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

**If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".**

**If "no" is checked for all of the numbers in Part C continue to Part D.**

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

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**PART D: PDP Exempt Requirements.**  
PDP Exempt projects are required to implement site design and source control BMPs.

**If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."**

**If "no" was checked for all questions in Part D, continue to Part E.**

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

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

**If "yes" is checked for any number in Part E, continue to PART F.**

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

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

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- New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 5,000 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 900 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flow from adjacent lands).  Yes  No
- New development or redevelopment projects of a retail gasoline outlet (RGO) that creates and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.  Yes  No
- New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surface. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7302-7304, or 7309-7399.  Yes  No
- Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sq ft of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces.  Yes  No

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

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

Soil Engineering Construction, Inc.  
Robert D Mahony  
560 N Hwy 101, Ste 5  
Encinitas, CA 9204

Name of Owner or Agent (Please Print): \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

TABLE 1705.3 REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD*	IBC REFERENCE
1. Inspection of reinforcing steel, including prestressing tendons, and placement.	--	X	ACI 318: 3.5, 7.1-7.7	1910.4
2. Inspection of reinforcing steel welding in accordance with Table 1705.2.2, Item 2b.	--	--	AWS D1.4 ACI 318: 5.5.2	--
3. Inspection of anchor cast in concrete where allowable loads have been increased or where strength design is used.	--	X	ACI 318: 6.1.3, 21.2.8	1908.5, 1909.1
4. Inspection of anchors post-installed in hardened concrete members <sup>b</sup> .	--	X	ACI 318: 3.8.6, 8.1.3, 21.2.8	1909.1
5. Verifying use of required design mix.	--	X	ACI 318: Ch. 4, 5.2-5.4	1904.2, 1910.2, 1910.3
6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	--	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	1910.10
7. Inspection of concrete and shotcrete placement for proper application techniques.	X	--	ACI 318: 5.9, 5.10	1910.6, 1910.7, 1910.8
8. Inspection for maintenance of specified curing temperature and techniques.	--	X	ACI 318: 5.11-5.13	1910.9
9. Inspection of prestressed concrete: a. Application of prestressing forces. b. Grouting of bonded prestressing tendons in the seismic force-resisting system.	X X	--	ACI 318: 18.20 ACI 318: 18.18, 18.4	--
10. Erection of precast concrete members.	--	X	ACI 318: Ch. 16	--
11. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	--	X	ACI 318: 6.2	--
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	--	X	ACI 318: 6.1.1	--

TABLE 1705.4 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	--	X
2. Verify excavations are extended to proper depth and have reached proper material.	--	X
3. Perform classification and testing of compacted fill materials.	--	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

TABLE 1705.7 REQUIRED VERIFICATION AND INSPECTION OF DRIVEN DEEP FOUNDATION ELEMENTS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify element materials, sizes and lengths comply with the requirements.	X	--
2. Determine capacities of test elements and conduct additional load tests, as required.	X	--
3. Observe driving operations and maintain complete and accurate records for each element.	X	--
4. Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element.	X	--
5. For steel elements, perform additional inspections in accordance with Section 1705.2.	--	--
6. For concrete elements and concrete-filled elements, perform additional inspections in accordance with Section 1705.3.	--	--
7. For specialty elements, perform additional inspections as determined by the registered design professional in responsible charge.	--	--



PRIVATE CONTRACT

**STORM WATER CHECKLIST**

**NOVER BLUFF REPAIR**

LOTS 8, 10, 11, AND 12 IN BLOCK 70 OF OCEAN BEACH, MAP NO. 278

CITY OF SAN DIEGO, CALIFORNIA  
Development Services Department  
SHEET 8 OF 8 SHEETS

FOR CITY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

DESCRIPTION	BY	APPROVED	DATE	FILED
ORIGINAL	XXX			

AS-BUILTS: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ DATE STARTED: \_\_\_\_\_

INSPECTOR: \_\_\_\_\_ DATE COMPLETED: \_\_\_\_\_

6-D