



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 28, 2018 REPORT NO. HO-18-016

HEARING DATE: March 7, 2018

SUBJECT: 615 Wrelton – CDP. Process Three Decision.

PROJECT NUMBER: [551969](#)

OWNER/APPLICANT: Donald and Celia Henely 2000 Trust, Owner
Sven Gierlichs, Stuart Engineering, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a development permit to allow and make minor alterations to retaining walls previously constructed without building or grading permits at 615 Wrelton Drive within the La Jolla Community Planning area?

Staff Recommendation: Approve Coastal Development Permit No. 1949851.

Community Planning Group Recommendation: On November 7, 2017, the La Jolla Community Planning Association voted 6-5-2 to recommend approval of the proposed project without recommendations/conditions.

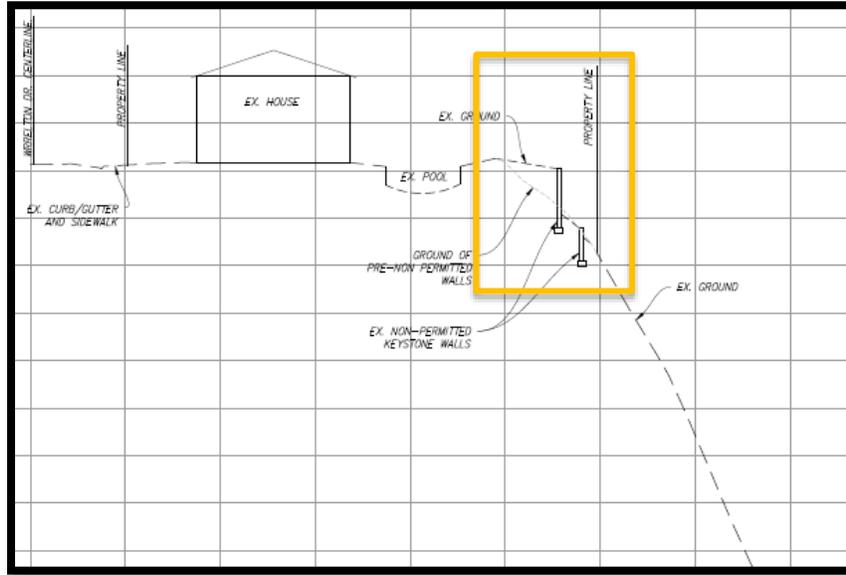
Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 20, 2017, and the opportunity to appeal that determination ended January 5, 2018.

Code Enforcement: A Civil Penalty Notice and Order was issued to the property owner on January 26, 2015, citing violations that included grading without a grading permit and constructing site retaining walls without a building permit. In addition to grading and building permits, San Diego Municipal Code (SDMC) Section 142.0305 – Fence Regulations requires a Coastal Development Permit for the construction of any walls and/or fences on premises located between shore and the First Public Roadway.

BACKGROUND/DISCUSSION

The 0.33-acre site contains an existing single dwelling located at 615 Wrelton Drive (Attachments 1–3). The site is designated for Low Density Residential uses within the La Jolla Community Plan and is within the RS-1-7, Coastal Appealable Overlay, Coastal Height Limitation Overlay, and Parking Impact

Overlay Zones. The subject property is located between the First Public Roadway – Wrelton Drive – and the Pacific Ocean. The proposal requests a Coastal Development Permit to allow the existing site retaining walls. The site section below illustrates the retaining walls.



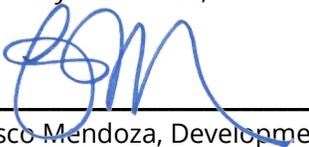
No new construction is proposed. However, a portion of the lower level retaining wall, located within an unnamed public easement, will be reduced (by approximately 1-foot) to a maximum allowed 3-foot height. Other corrective actions include encroachment maintenance and removal agreements to assure private improvements within the public right-of-way or within easements meet current City standards.

With these corrective actions, staff supports a determination that the project is consistent with the recommended land use, design guidelines, and development standards in effect for this site pursuant all policy documents. Staff has prepared draft findings and draft conditions of approval, and recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1949851, with modifications.
2. Deny Coastal Development Permit No. 1949851, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

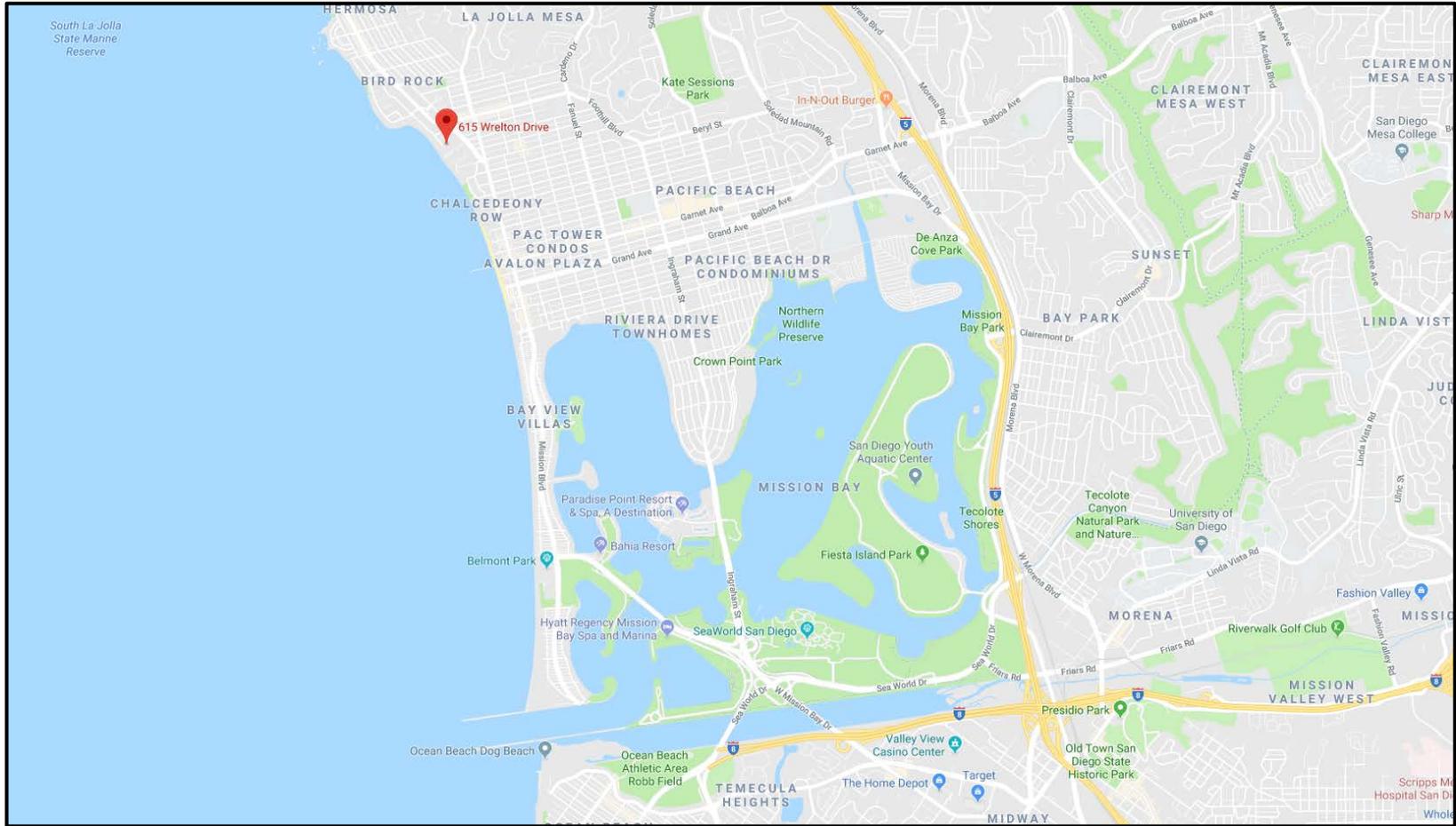

Francisco Mendoza, Development Project Manager

Attachments:

1. Project Location Map

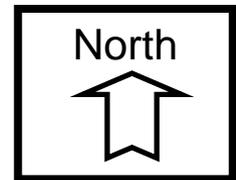
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendations
8. Ownership Disclosure Statement
9. Project Plans

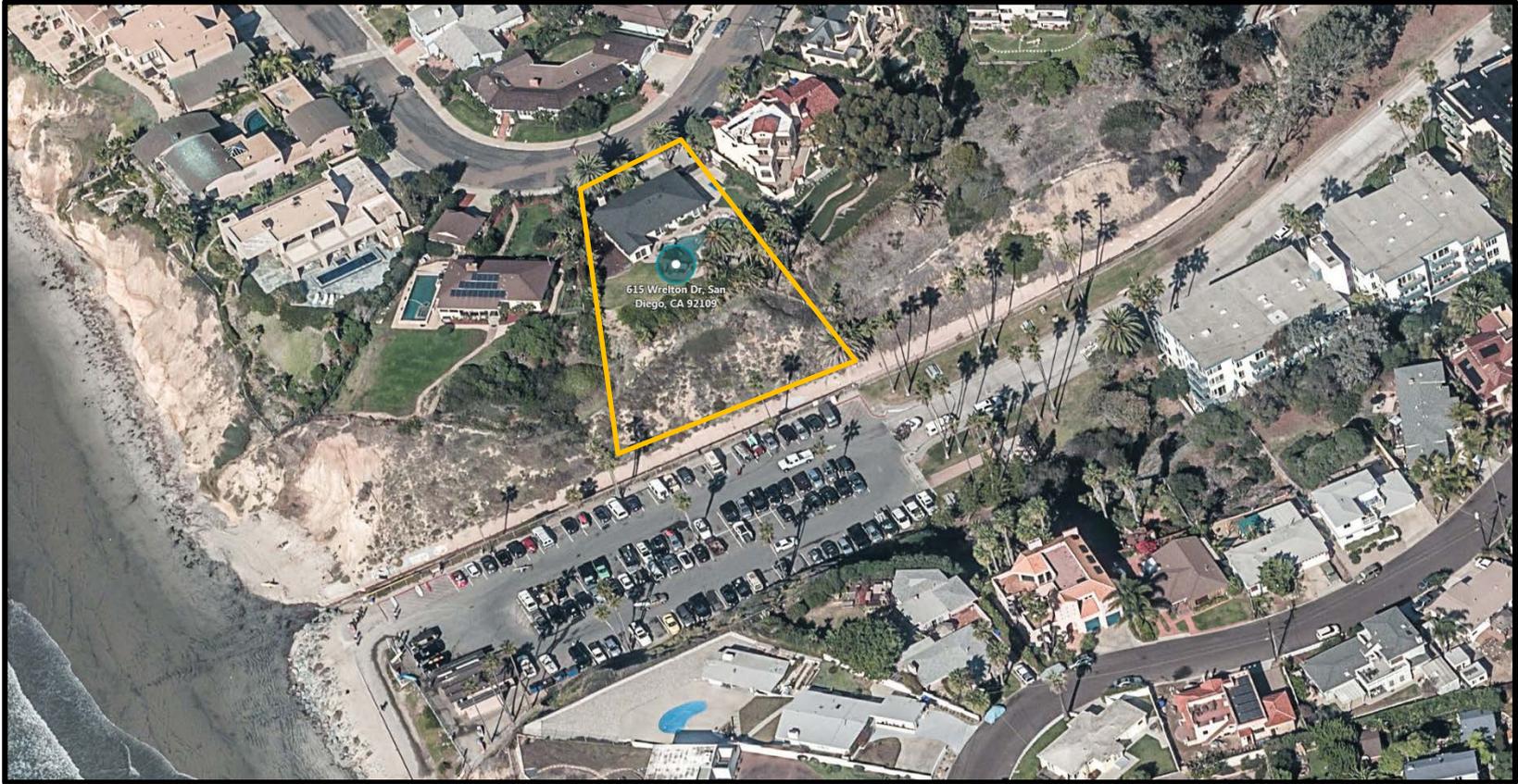
Rev 2/10/16pjf



Project Location Map

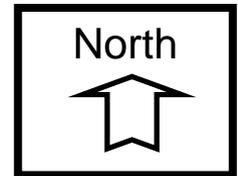
615 Wrelton CDP
PROJECT NO. 551969





Aerial Photograph

615 Wrelton CDP
PROJECT NO. 551969



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1949851
615 WRELTON CDP - PROJECT NO. 551969

WHEREAS, DONALD AND CELIA HENELY 2000 TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit to legalize site retaining walls (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1949851), on portions of a 0.33-acre site; and

WHEREAS, the project site is located at 615 Wrelton Drive (the First Public Roadway) in the RS-1-7, Coastal Overlay (Appealable), Coastal Height Limitation Overlay, and Parking Impact (Beach) Overlay zones of the La Jolla Community Plan; and

WHEREAS, the project site is legally described as: Lot 19 in Block 4 of Pacific Riviera Villas Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2531, filed in the Office of the County Recorder of San Diego County, December 23, 1948; and

WHEREAS, on December 20, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section (SDMC) 112.0520; and

WHEREAS, on March 7, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1949851 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated March 7, 2018.

A. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the 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.**

SDMC Section 142.0305 (Fence Regulations) requires a Coastal Development Permit for the retaining walls built on the rear portions of the site. The project site is located adjacent to a public accessway on Wrelton Drive as identified in the La Jolla

Community Plan. The development is located away from the accessway on private land, therefore, the proposed development will not impact nor encroach upon the public accessway.

The project site is located north of a framed view to the Pacific Ocean, along Tourmaline Road, to the south. The retaining walls cannot be seen from public vantage points due to the terrain along the northern side of this corridor. As conditions of approval, the project will require Grading and Building permits to assure that construction meets the requirements of the regulations in effect for the site. These regulations assure that the construction is safe and will not present a danger to the public or the view corridor. Therefore, the development will enhance and protect the Tourmaline view corridor to the ocean.

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

The project site is located in an urbanized and built environment that does not contain environmentally sensitive lands, including steep hillsides, as defined in SDMC Section 113.0103. The City of San Diego conducted an environmental review of this site in accordance with the CEQA Guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15301 – Existing Facilities. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified, no significant effects on the environment were identified, the project is not adjacent to a scenic highway, nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code. Therefore, the development will not adversely affect environmentally sensitive lands.

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

The La Jolla Community Plan serves as the certified Local Coastal Program and designates the site for residential uses. The project site is subject to the RS-1-7 Zoning and the SDMC Fence Regulations. The site retaining walls were found to be in general conformance to the regulations in effect for the site. A portion of the southernmost retaining wall will be lowered approximately one foot (to a maximum 3-foot height) to bring all site retaining walls into conformance with current City regulations. With these modifications, 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.

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

The project would conform to the public access and public recreation policies of Chapter 3 of the California Coastal Act which require that projects will not impede any water oriented activity, interfere with coastal dependent aquaculture uses, interfere with coastal access, and not interfere with Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas. The project site is located between the First Public Roadway (Wrelton Street) and the Pacific Ocean. The proposed development is located away from the accessway on private land and will not interfere with any water or beach activities. Therefore, the coastal development is in conformity with the public access and public recreation policies of Chapter 3 and the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1949851, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1949851, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: March 7, 2018

IO#: 24007303

fm 7-17-17

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: 24007303

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1949851
615 WRELTON CDP - PROJECT NO. 551969
HEARING OFFICER

This Coastal Development Permit No. 1949851 (Permit) is granted by the Hearing Officer of the City of San Diego to the DONALD AND CELIA HENELY 2000 TRUST, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.33-acre site is located at 615 Wrelton Drive in the RS-1-7, Coastal Overlay (Appealable), Coastal Height Limitation Overlay, and Parking Impact (Beach) Overlay zones of the La Jolla Community Plan. The project site is legally described as: Lot 19 in Block 4 of Pacific Riviera Villas Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2531, filed in the Office of the County Recorder of San Diego County, December 23, 1948.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 7, 2018, on file in the Development Services Department.

The project shall include:

- a. Site retaining walls;
- 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

ATTACHMENT 5

guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 21, 2021.

2. This 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 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.

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

ENGINEERING REQUIREMENTS:

12. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

13. The drainage system proposed for this development is private and subject to the approval of the City Engineer.

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

15. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the encroaching retaining walls, a maximum 3 feet in height, within the 4-foot public easement to the south of the property.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the landscaping, irrigation, pavers, and walls (3-foot max in height) in the Wrelton Street Right-of-Way.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond, the removal of the existing pavers in the right of way on both sides of the existing driveway adjacent to site on Wrelton Dr. to maintain a 12-foot driveway width and restore parkway to original condition.

PLANNING/DESIGN REQUIREMENTS:

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on March 7, 2018 and [Approved Resolution Number].

ATTACHMENT 5

Coastal Development Permit No.
Date of Approval: 1949851

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
Development Project Manager

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

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

Donald and Celia Henely 2000 Trust
Owner/Permittee

By _____
Donald Henely
Trustee

Donald and Celia Henely 2000 Trust
Owner/Permittee

By _____
Celia Henely
Trustee

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



THE CITY OF SAN DIEGO

Date of Notice: December 20, 2017

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007303

PROJECT NAME/NUMBER: 615 WRELTON CDP / 551969

COMMUNITY PLAN AREA: La Jolla Community Plan

COUNCIL DISTRICT: 1

LOCATION: 615 Wrelton Drive, San Diego, CA 92109

PROJECT DESCRIPTION: Coastal Development Permit (CDP) for the legalization of site retaining walls located at 615 Wrelton Drive. The 0.33-acre site is located along the First Public Roadway within the Coastal Overlay Zone (Appealable) in the RS-1-7 zone(s) of the La Jolla Community Plan area within Council District 1. No new construction is proposed with the project. The CDP is only permitting the existing non-permitted retaining walls (Code Violation is CE# 212779).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Staff Decision

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (Existing Facilities)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the permitting of existing private structures involving negligible or not expansion of use beyond that existing at the time of the lead agency's determination. Since the project proposed is the permitting of already constructed retaining walls that comply with all height and bulk regulations and the retaining walls will not be expanded beyond their current condition, the exemption is appropriate. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply because no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Glenn Gargas
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: (619) 446-5142

On December 20, 2017 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice January 5, 2018). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

POSTED IN THE OFFICE OF DSD
Posted DEC 15 2017 *RW*
Removed JAN 09 2018
Posted by *Rose M. White*



La Jolla Community Planning Association

November 14, 2017

To: Pancho Mendoza
CC: Stuart Peace

RE: Henley Retaining Walls, 615 Wrelton Drive - PTS #551969

On November 7, 2017, at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed the Henley Retaining Walls Project as an Action Item on Full Review.

12.0 Coastal Development Permit for Site retaining walls located at 615 Wrelton Drive. The 0.33 acre site is located in the Coastal Overlay Zone (Appealable) and RS 1-7 zones of the La Jolla Community Plan Area.

DPR Motion: Findings can be made for the CDP for Site retaining walls located at 615 Wrelton Drive. The 0.33 acre site is located in the Coastal Overlay Zone (Appealable) and RS 1-7 zones of the La Jolla Community Plan Area. 4-0-1.

The LJCPA voted to accept the recommendation of the DPR committee. 6-5-2.

Sincerely,

Bob Steck
President, LJCPA



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 615 Wrelton 551969
Project Address:
 615 Wrelton Drive, San Diego, CA 92109

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):
 Don Henely
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 7014 Via Estrada
 City/State/Zip:
 La Jolla, CA 92037
 Phone No: (858) 336-7030 Fax No:
 Signature: Date: 5-5-17

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature : Date:

615 WRELTON DRIVE

SAN DIEGO, CA 92109



PROJECT NOTE:

THIS COASTAL DEVELOPMENT PERMIT IS TO RESOLVE A CODE VIOLATION ONLY. THERE WILL BE NO CONSTRUCTION ACTIVITY AS PART OF THIS COASTAL DEVELOPMENT PERMIT.



STUART ENGINEERING
 7525 METROPOLITAN DRIVE, STE. 308
 SAN DIEGO, CA 92109
 TEL: (619) 296-9276
 FAX: (619) 296-9276
 E-MAIL: SE@stuartengineering.com

WRELTON RESIDENCE
TITLE SHEET

DISCRETIONARY PERMIT CONDITIONS	VICINITY MAP	SCOPE OF WORK	PROJECT DATA																							
<p style="text-align: center;">PROJECT TEAM</p> <p>OWNERS MR. DON HENELEY 615 WRELTON DRIVE SAN DIEGO, CA 92109 TELEPHONE: (858) 336-7030 EMAIL: DONHENELEY@GMAIL.COM</p> <p>CIVIL ENGINEER: STUART PEACE, PE STUART ENGINEERING 7525 METROPOLITAN DRIVE, SUITE 308 SAN DIEGO, CA 92108 TELEPHONE: (619) 296-1010 FAX: (619) 296-9276</p> <p>GEO TECHNICAL ENGINEER: CHRISTIAN WHEELER ENGINEERING 3980 HOME AVENUE SAN DIEGO, CA 92105 TELEPHONE: (619) 550-1700 FAX: (619) 550-1701</p> <p>SURVEYOR (FIELD SURVEY): STUART PEACE, PE STUART ENGINEERING 7525 METROPOLITAN DRIVE, SUITE 308 SAN DIEGO, CA 92108 TELEPHONE: (619) 296-1010 FAX: (619) 296-9276</p> <p>SURVEYOR (AERIAL TOPOGRAPHY): SAN-LO AERIAL SURVEYS 1130 D STREET, SUITE 7 RAMONA, CA 92065 TELEPHONE: (858) 565-1024</p>		<ul style="list-style-type: none"> THE PROJECT PROPOSES THE APPROVAL OF THE EXISTING NON-PERMITTED RETAINING WALLS LOCATED WITHIN THE SOUTH EASTERN PORTION OF THE PROPERTY. ON JANUARY 26, 2015 THE PROPERTY WAS OBSERVED TO BE IN VIOLATION OF THE FOLLOWING SECTIONS OF THE SAN DIEGO MUNICIPAL CODE: <ul style="list-style-type: none"> 129.0202 121.0302 (A) 121.0302 (B)(1) 142.0103 129.0602 142.0150 (A)(B)(C) THE PROJECT IS REQUESTING A COASTAL DEVELOPMENT PERMIT (CDP) AS A DISCRETIONARY REVIEW IN THE LA JOLLA COMMUNITY. 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">PROJECT INFORMATION</th> <th style="text-align: left;">615 WRELTON</th> </tr> </thead> <tbody> <tr> <td>PROJECT ADDRESS:</td> <td>615 WRELTON DRIVE SAN DIEGO, CA 92109</td> </tr> <tr> <td>ACCESSORS PARCEL NUMBER (APN):</td> <td>APN-415-214-09-00</td> </tr> <tr> <td>LEGAL DESCRIPTION:</td> <td>LOT 19 IN BLOCK 4 OF PACIFIC RIVERA VILLAS UNIT NO. 1, MAP NO. 2531</td> </tr> <tr> <td>YEAR OF NON-PERMITTED RETAINING WALL CONSTRUCTION:</td> <td>2001</td> </tr> <tr> <td>YEAR BUILT OF RESIDENCE:</td> <td>ORIGINAL BUILT: 1950</td> </tr> <tr> <td>OCCUPANCY TYPE:</td> <td>SINGLE FAMILY RESIDENCE: R-3 & U PRIVATE GARAGE</td> </tr> <tr> <td>LOT AREA:</td> <td>14,300 S.F. (0.33 ACRES)</td> </tr> <tr> <td>TYPE OF CONSTRUCTION:</td> <td>RETAINING WALLS</td> </tr> <tr> <td>GEOLOGIC HAZARD CATEGORY:</td> <td>GEO-HAZ. CATEGORY: 53</td> </tr> </tbody> </table>	PROJECT INFORMATION	615 WRELTON	PROJECT ADDRESS:	615 WRELTON DRIVE SAN DIEGO, CA 92109	ACCESSORS PARCEL NUMBER (APN):	APN-415-214-09-00	LEGAL DESCRIPTION:	LOT 19 IN BLOCK 4 OF PACIFIC RIVERA VILLAS UNIT NO. 1, MAP NO. 2531	YEAR OF NON-PERMITTED RETAINING WALL CONSTRUCTION:	2001	YEAR BUILT OF RESIDENCE:	ORIGINAL BUILT: 1950	OCCUPANCY TYPE:	SINGLE FAMILY RESIDENCE: R-3 & U PRIVATE GARAGE	LOT AREA:	14,300 S.F. (0.33 ACRES)	TYPE OF CONSTRUCTION:	RETAINING WALLS	GEOLOGIC HAZARD CATEGORY:	GEO-HAZ. CATEGORY: 53			
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PROJECT ADDRESS:	615 WRELTON DRIVE SAN DIEGO, CA 92109																									
ACCESSORS PARCEL NUMBER (APN):	APN-415-214-09-00																									
LEGAL DESCRIPTION:	LOT 19 IN BLOCK 4 OF PACIFIC RIVERA VILLAS UNIT NO. 1, MAP NO. 2531																									
YEAR OF NON-PERMITTED RETAINING WALL CONSTRUCTION:	2001																									
YEAR BUILT OF RESIDENCE:	ORIGINAL BUILT: 1950																									
OCCUPANCY TYPE:	SINGLE FAMILY RESIDENCE: R-3 & U PRIVATE GARAGE																									
LOT AREA:	14,300 S.F. (0.33 ACRES)																									
TYPE OF CONSTRUCTION:	RETAINING WALLS																									
GEOLOGIC HAZARD CATEGORY:	GEO-HAZ. CATEGORY: 53																									
<p>GENERAL NOTES</p> <ol style="list-style-type: none"> THERE ARE NO EXISTING OR PROPOSED TRANSIT STOPS ADJACENT TO THE PROJECT. THERE IS ONE EXISTING FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF WRELTON DRIVE AND CRYSTAL DRIVE. (DISTANCE TO PROJECT SITE: APPROXIMATELY 480 FEET) THERE IS ONE EXISTING FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF CHELSEA STREET AND CRYSTAL DRIVE. (DISTANCE TO PROJECT SITE: APPROXIMATELY 540 FEET) 	<p style="text-align: center;">CODE VIOLATION</p> <p>CE# 212779 DATE: JANUARY 26, 2015 LOCATION: 615 WRELTON DRIVE, SAN DIEGO, CA 92109 APN NO.: 415-214-09-00 ZONE: RS-1-7</p>	<p style="text-align: center;">ZONING INFORMATION</p> <p>ZONE: RS-1-7 (COASTAL APPEALABLE)</p> <p>OVERLAY ZONES: LA JOLLA COMMUNITY PLAN, COASTAL OVERLAY (APPEALABLE), COASTAL HEIGHT LIMIT</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>EXISTING</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>NUMBER OF DWELLINGS:</td> <td style="text-align: center;">1</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td>NUMBER OF STORIES:</td> <td style="text-align: center;">1</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td>SETBACKS:</td> <td></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">FRONT:</td> <td style="text-align: center;">15.00'</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td style="padding-left: 20px;">SIDE:</td> <td style="text-align: center;">7.34'</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td style="padding-left: 20px;">REAR:</td> <td style="text-align: center;">13.00'</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td>BUILDING HEIGHT:</td> <td style="text-align: center;">24'/30'</td> <td style="text-align: center;">N/A</td> </tr> </tbody> </table>		EXISTING	PROPOSED	NUMBER OF DWELLINGS:	1	N/A	NUMBER OF STORIES:	1	N/A	SETBACKS:			FRONT:	15.00'	N/A	SIDE:	7.34'	N/A	REAR:	13.00'	N/A	BUILDING HEIGHT:	24'/30'	N/A
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	<p style="text-align: center;">SHEET INDEX</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>TITLE SHEET</td> <td style="text-align: right;">T-1</td> </tr> <tr> <td>NOTES</td> <td style="text-align: right;">C-1</td> </tr> <tr> <td>SITE PLAN - TOPOGRAPHY PRIOR TO NON-PERMITTED WALLS</td> <td style="text-align: right;">C-2</td> </tr> <tr> <td>SITE PLAN - NON-PERMITTED WALLS, GRADING, RE-VEGETATION PLAN AND EROSION CONTROL PLAN</td> <td style="text-align: right;">C-3</td> </tr> <tr> <td>SITE SECTIONS A-A & B-B</td> <td style="text-align: right;">C-4</td> </tr> <tr> <td>CLIMATE ACTION PLAN (CAP) CONSISTENCY CHECKLIST</td> <td style="text-align: right;">C-5</td> </tr> <tr> <td>STRUCTURAL SITE PLAN</td> <td style="text-align: right;">S1.0</td> </tr> <tr> <td>STRUCTURAL WALL SECTIONS AND DETAILS</td> <td style="text-align: right;">S2.0</td> </tr> </tbody> </table>	TITLE SHEET	T-1	NOTES	C-1	SITE PLAN - TOPOGRAPHY PRIOR TO NON-PERMITTED WALLS	C-2	SITE PLAN - NON-PERMITTED WALLS, GRADING, RE-VEGETATION PLAN AND EROSION CONTROL PLAN	C-3	SITE SECTIONS A-A & B-B	C-4	CLIMATE ACTION PLAN (CAP) CONSISTENCY CHECKLIST	C-5	STRUCTURAL SITE PLAN	S1.0	STRUCTURAL WALL SECTIONS AND DETAILS	S2.0									
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ISSUE	DATE
PERMIT SUBMITTAL SET	31 MAY 2017
PLAN CHECK CORRECTIONS	28 SEPT 2017
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DATE:	
SCALE:	
DRAWN:	
JOB:	
SHEET:	

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/8 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.
2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/8 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

PERMANENT POST-CONSTRUCTION BMP NOTES

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMOMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
2. ANY MODIFICATION(S) TO THE PERMANENT POST CONSTRUCTION BMP DEVICES/STRUCTURES SHOWN ON PLAN REQUIRES A CONSTRUCTION CHANGE TO BE PROCESSED AND APPROVED THROUGH DEVELOPMENT SERVICES DEPARTMENT BY THE ENGINEER OF WORK. APPROVAL OF THE CONSTRUCTION CHANGE IS REQUIRED PRIOR TO CONSTRUCTION OF THE PERMANENT BMP.

STORM WATER REQUIREMENTS

1. THIS PROJECT IS SUBJECT TO MUNICIPAL CODE SECTION 4303 AND ORDER NO. R9-2013-0001 AS AMENDED BY R9-2015-0001 AND R9-2015-0100
2. POST-CONSTRUCTION BMPs ARE REQUIRED. SEE SHEET 4.

SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS		FORM I-5	
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S SD-1 THROUGH SD-8. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST			
NOTE: ALL SELECTED BMP'S MUST BE SHOWN ON THE CONSTRUCTION PLANS			
SITE DESIGN REQUIREMENT	APPLIED?		
SD-1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
SD-2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
SD-3 MINIMIZE IMPERVIOUS AREA	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SD-4 MINIMIZE SOIL COMPACTION	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A
SD-5 IMPERVIOUS AREA DISPERSION	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SD-6 RUNOFF COLLECTION	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SD-7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
SD-8 HARVESTING AND USING PRECIPITATION	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:			
SD-2: NATURAL AREAS, SOILS, AND VEGETATION WERE DISTURBED DURING THE CONSTRUCTION OF THE NON-PERMITTED RETAINING WALLS			
SD-3: ONLY THE NON-PERMITTED RETAINING WALLS ARE CONSIDERED IMPERVIOUS			
SD-4: SOIL COMPACTION OCCURRED AROUND THE FOOTPRINT OF THE NON-PERMITTED RETAINING WALLS			
SD-5: ONLY THE NON-PERMITTED RETAINING WALLS ARE CONSIDERED IMPERVIOUS. RUNOFF CONTINUES TO SHEET FLOW TOWARDS THE SOUTHEAST.			
SD-6: NO RUNOFF WILL BE COLLECTED. DRAINAGE PATTERN WILL NOT BE ALTERED.			
SD-8: NO HARVEST AND USE BMP'S ARE PROPOSED FOR THIS SITE.			

SOURCE CONTROL BMP CHECKLIST FOR STANDARD PROJECTS		FORM I-4	
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S SD-1 THROUGH SD-8. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST			
NOTE: ALL SELECTED BMP'S MUST BE SHOWN ON THE CONSTRUCTION PLANS			
SOURCE CONTROL REQUIREMENT	APPLIED?		
SC-1 PREVENTION OF ILLICIT DISCHARGES INTO THE MSA	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-2 STORM DRAIN STENCILING OR SIGNAGE	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-3 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-6 BMP'S BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS			
ON-SITE STORM DRAIN INLETS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
INTERIOR PARKING GARAGES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
LANDSCAPE/OUTDOOR PESTICIDE USE	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
POOLS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
FOOD SERVICE	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
REFUSE AREAS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
INDUSTRIAL PROCESSES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
FUEL DISPENSING AREA	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
LOADING DOCKS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
FIRE SPRINKLER TEST WATER	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
MISCELLANEOUS DRAIN OR WASH WATER	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
PLAZAS, SIDEWALKS, AND PARKING LOTS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-6A LARGE TRASH GENERATING FACILITIES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-6B ANIMAL FACILITIES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-6C PLANT NURSERIES AND GARDEN CENTERS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-6D AUTOMOTIVE-RELATED USES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:			
SC-1, SC-2: NO STORM DRAIN FACILITIES ARE LOCATED WITHIN THE PROJECT PERIMETER OR ARE PROPOSED FOR THIS SITE.			
SC-3: NO OUTDOOR MATERIAL STORAGE AREAS EXIST WITHIN THE PROJECT PERIMETER OR ARE PROPOSED FOR THIS SITE.			
SC-4: SINCE THIS IS A RESIDENTIAL SITE THERE IS NO NEED FOR STORING MATERIAL ONSITE.			
SC-5: NO TRASH STORAGE AREAS EXIST WITHIN THE PROJECT PERIMETER. NO TRASH STORAGE AREAS ARE PROPOSED FOR THIS SITE.			
SC-6: NO POTENTIAL SOURCES OF RUNOFF POLLUTANTS THAT ARE LISTED UNDER SC-6 ARE ANTICIPATED FOR THIS PROJECT.			

REVISIONS	BY:

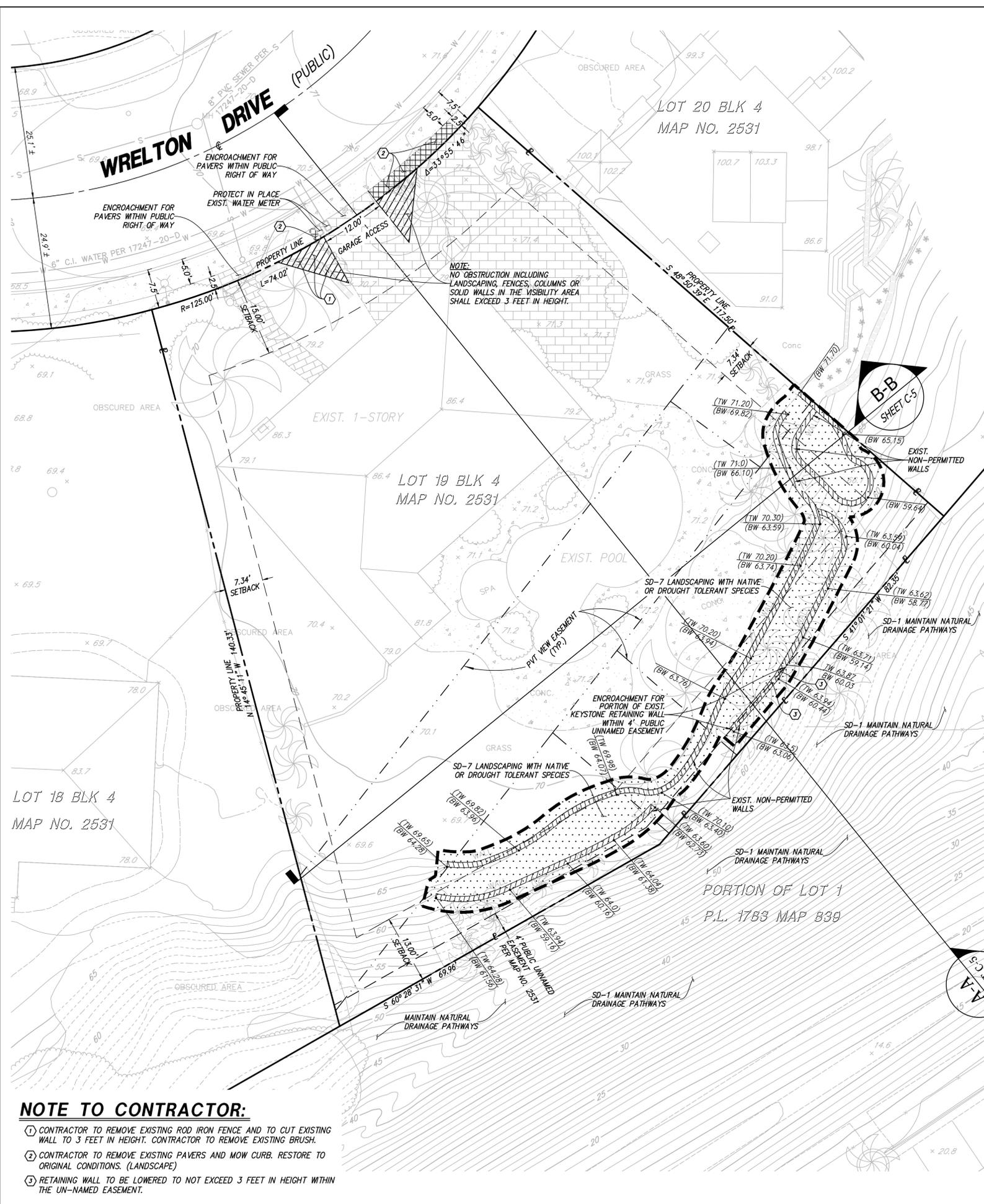


STUART ENGINEERING
 METROPOLITAN DRIVE STE. 308
 COSTA MESA, CALIF. 92626
 FAX (714) 298-8278 Email: se@stuarteng.com

WRELTON RESIDENCE
 NOTES SHEET

ISSUE	DATE
<input checked="" type="checkbox"/> PERMIT SUBMITTAL SET	31 MAY 2017
<input checked="" type="checkbox"/> PLAN CHECK CORRECTIONS	28 SEPT 2017
<input checked="" type="checkbox"/> PLAN CHECK CORRECTIONS	21 NOV 2017
<input checked="" type="checkbox"/> PLAN CHECK CORRECTIONS	14 DEC 2017

DATE: _____
 SCALE: _____
 DRAWN: _____
 JOB: _____
 SHEET: _____



LEGEND

PROPOSED PRIVATE IMPROVEMENTS:

IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROPERTY LINE, R/W LINE	---	---
TOP OF WALL ELEVATION	---	TW 63.00
BOTTOM OF WALL ELEVATION	---	BW 59.00
EXISTING "NON-PERMITTED" RETAINING WALLS	---	---
LIMITS OF WORK OF EXISTING NON-PERMITTED WALLS	---	---
SITE VISIBILITY TRIANGLES	---	---
EXISTING PAVERS, MOW CURB TO BE REMOVED RESTORE TO ORIGINAL CONDITIONS (LANDSCAPE)	---	---

EXISTING IMPROVEMENTS

ITEM	SYMBOL
EXIST. SPOT ELEVATION	+ 69.8
EXIST. SURVEY MONUMENT	+
EXIST. CONTOUR	69

TOPOGRAPHY SOURCE

AERIAL SURVEY:
AERIAL SURVEY FLOWN BY SAN-LO AERIAL SURVEYS ON 10-14-2013, JOB NO. 13787.

FIELD SURVEY:
FIELD SURVEY PERFORMED BY STUART ENGINEERING ON 01-09-2014, JOB NO. 1294-15-04

FIELD MEASUREMENTS WERE TAKEN ON 08-29-2017.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF SAN DIEGO SEBP AT THE INTERSECTION OF CRYSTAL DRIVE AND CHELSEA STREET. ELEV. 69.596 NGVD 29.

NON-IRRIGATED HYDROSEED MIX

BOTANICAL NAME	COMMON NAME	LBS./ACRE	PURITY	GERM.
BROMUS MOLLISS	BLANDO BROOM	30	95%	85%
PLANTAGO INSULARIS	PLANTAIN	100	98%	75%
DMORPHOTHECA SINUATA	AFRICAN DAISY	3	85%	75%

THE FOLLOWING MATERIALS SHALL BE INCLUDED IN THE MIXES:

MULCH - COMWEB FIBER	2000 LBS./ACRE
BINDER - TERRA TAC #3	200 LBS./ACRE
WETTING AGENT - SARVON	6 GAL./ACRE
FERTILIZER 16-20-0	150 LBS./ACRE

NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST CONTROL AND SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.

PREVIOUS TOTAL DISTURBED AREA

1,300 SF

PREVIOUS GRADING QUANTITIES

GRADED AREA	0.03 (ACRES)	MAX. CUT DEPTH	3.0 (FT)
GRADED AREA	9.09 % OF ENTIRE SITE	MAX CUT SLOPE RATIO (2:1) MAX	N/A
CUT QUANTITIES	25 (CYD)	MAX. FILL DEPTH	3.2 (FT)
FILL QUANTITIES	10 (CYD)	MAX FILL SLOPE RATIO (2:1) MAX	3:1
IMPORT	282 (CYD)		
RETAINING WALLS LENGTH	233 (FT)		
RETAINING WALLS MAX HEIGHT	6.20 (FT)		

THIS COASTAL DEVELOPMENT PERMIT IS TO RESOLVE A CODE VIOLATION ONLY. THERE WILL BE NO CONSTRUCTION ACTIVITY AS PART OF THIS COASTAL DEVELOPMENT PERMIT.

SITE DESIGN BMPS

- SD-1 MAINTAIN NATURAL DRAINAGE PATHWAYS
- SD-7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES

STANDARD DEVELOPMENT PROJECT

THIS PROJECT WAS DETERMINED TO BE A STANDARD DEVELOPMENT PROJECT PER THE CITY OF SAN DIEGO STORM WATER APPLICABILITY CHECKLIST (DS-560)

ADDITIONAL NOTES

REFER TO SHEET 2 FOR FORM I-4 AND FORM I-5.

RETAINING WALLS NOTES:

4" PERFORATED PVC SUB-DRAINS AS SHOWN ON SHEET S2.0 WERE PLACED 8'-0" ON CENTER.

PROJECT NOTE:

THIS COASTAL DEVELOPMENT PERMIT IS TO RESOLVE A CODE VIOLATION ONLY. THERE WILL BE NO CONSTRUCTION ACTIVITY AS PART OF THIS COASTAL DEVELOPMENT PERMIT.

CONSTRUCTION BMP GENERAL NOTES

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

- 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 WATER POLLUTION CONTROL PLAN (WPCC) FOR CONSTRUCTION LEVEL BMP'S.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS. INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MAY BE TEMPORARILY REMOVED WHERE IT IS PRONE TO FLOODING PRIOR TO A RAIN EVENT AND REINSTALLED AFTER RAIN IS OVER.
- ALL CONSTRUCTION BMPS SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED WPCC WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES AND/OR STOP WORK NOTICES.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE ENGINEER AND AS INDICATED IN THE WPCC.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL CLEAR DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND AFTER EACH RAIN EVENT.
- IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF THE DISCHARGE. AS SOON AS PRACTICAL, ANY AND ALL WASTE MATERIAL, SEDIMENT AND DEBRIS FROM EACH NON STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR ROUND.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED WPCC SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.
- UPON NOTIFICATION BY THE RESIDENT ENGINEER, THE CONTRACTOR SHALL ARRANGE FOR MEETINGS DURING OCTOBER 1ST 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 AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPS AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.
- CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXIT AREA SHALL BE ON LEVEL, STABILIZED GROUND. THE ENTRANCE AND EXIT AREA SHALL BE CONSTRUCTED BY OVERLAYING THE STABILIZED ACCESS AREA WITH 3 TO 6" DIAMETER STONES. THE AREA SHALL BE MINIMUM 50' LONG X 30' WIDE. IN LIEU OF STONE COVERED AREA, THE CONTRACTOR MAY CONSTRUCT RUMBLE RACKS OF STEEL PANELS WITH RIDGES MINIMUM 20' LONG X 30' WIDE CAPABLE OF PREVENTING THE MIGRATION OF CONSTRUCTION MATERIALS INTO THE TRAVELED WAYS.
- PERFORMANCE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING WATER POLLUTION CONTROL MEASURES BASED ON PERFORMANCE STANDARDS. PERFORMANCE STANDARDS SHALL INCLUDE:
 - A. NON-STORM WATER DISCHARGES FROM THE SITE SHALL NOT OCCUR TO THE MEP.3. STORM WATER DISCHARGES SHALL BE FREE OF POLLUTANTS INCLUDING SEDIMENT TO THE MEP.
 - B. EROSION SHALL BE CONTROLLED BY ACCEPTABLE BMPS TO THE MEP. IF RILLS AND GULLIES APPEAR THEY SHALL BE REPAIRED AND ADDITIONAL BMPS INSTALLED TO PREVENT A REOCCURRENCE OF EROSION.
 - C. AN INACTIVE AREA SHALL BE PROTECTED TO PREVENT POLLUTANT DISCHARGES. A SITE OR PORTIONS OF A SITE SHALL BE CONSIDERED INACTIVE WHEN CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD OF 14 OR MORE CONSECUTIVE DAYS.

NOTE TO CONTRACTOR:

- CONTRACTOR TO REMOVE EXISTING ROD IRON FENCE AND TO CUT EXISTING WALL TO 3 FEET IN HEIGHT. CONTRACTOR TO REMOVE EXISTING BRUSH.
- CONTRACTOR TO REMOVE EXISTING PAVERS AND MOW CURB. RESTORE TO ORIGINAL CONDITIONS. (LANDSCAPE)
- RETAINING WALL TO BE LOWERED TO NOT EXCEED 3 FEET IN HEIGHT WITHIN THE UN-NAMED EASEMENT.

REVISIONS	BY:

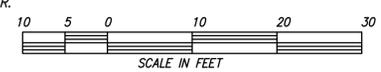
STUART ENGINEERING
2925 METROPOLITAN DRIVE, STE. 308
SAN DIEGO, CA 92108
TEL: (619) 596-9276
WWW.STUARTENGINEERING.COM

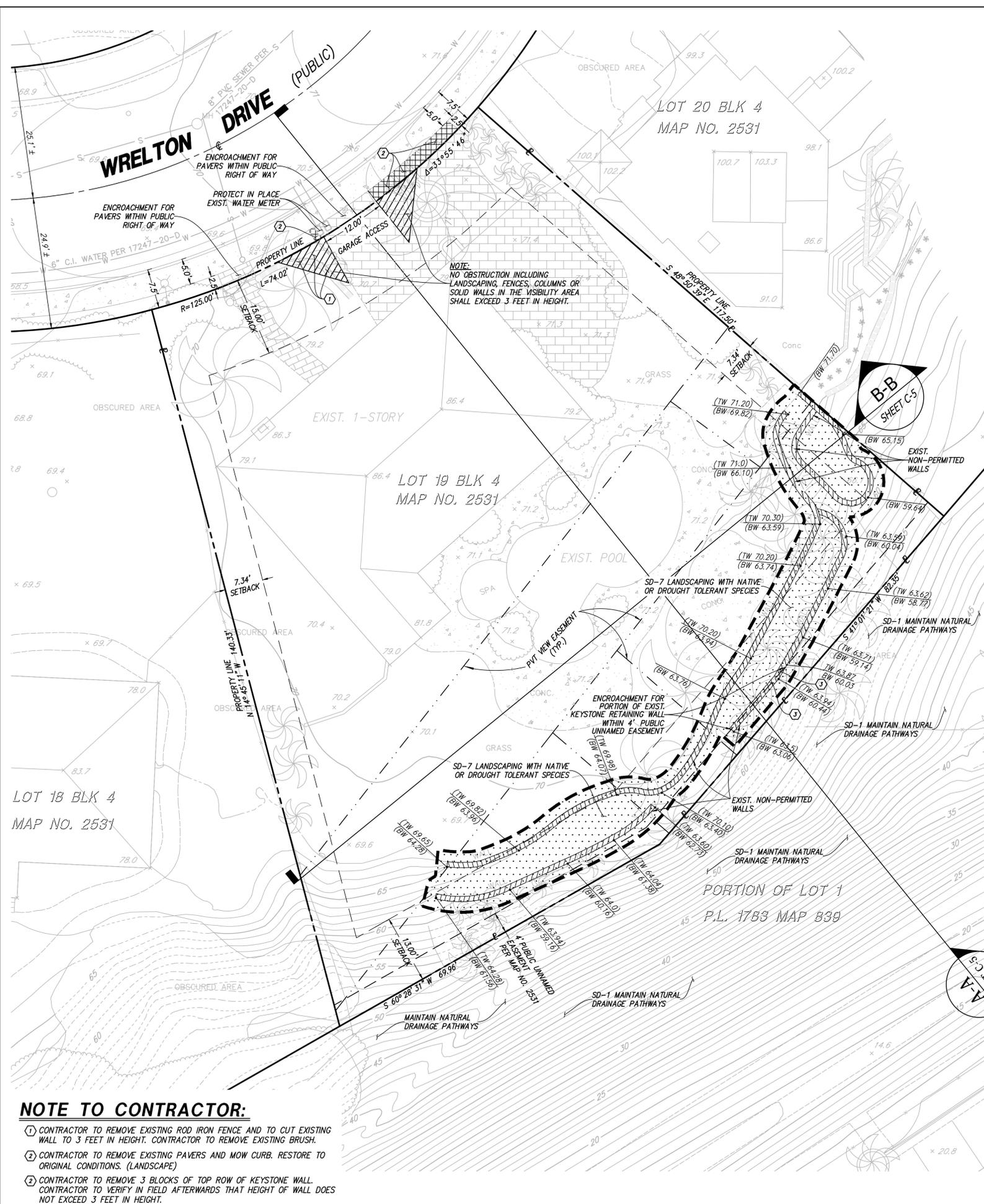
WRELTON RESIDENCE
SITE PLAN - NON-PERMITTED WALLS, GRADING, RE-VEGETATION AND EROSION CONTROL PLAN

ISSUE	DATE
PERMIT SUBMITTAL SET	31 MAY 2017
PLAN CHECK CORRECTIONS	28 SEPT 2017
PLAN CHECK CORRECTIONS	21 NOV 2017
PLAN CHECK CORRECTIONS	14 DEC 2017

DATE:	
SCALE:	
DRAWN:	
JOB:	
SHEET:	

C-3





LEGEND

PROPOSED PRIVATE IMPROVEMENTS:

IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROPERTY LINE, R/W LINE	---	---
TOP OF WALL ELEVATION	---	TW 63.00
BOTTOM OF WALL ELEVATION	---	BW 59.00
EXISTING "NON-PERMITTED" RETAINING WALLS	---	---
LIMITS OF WORK OF EXISTING NON-PERMITTED WALLS	---	---
SITE VISIBILITY TRIANGLES	---	---
EXISTING PAVERS, MOW CURB TO BE REMOVED RESTORE TO ORIGINAL CONDITIONS (LANDSCAPE)	---	---

EXISTING IMPROVEMENTS

ITEM	SYMBOL
EXIST. SPOT ELEVATION	+ 69.8
EXIST. SURVEY MONUMENT	+
EXIST. CONTOUR	69

TOPOGRAPHY SOURCE

AERIAL SURVEY:
AERIAL SURVEY FLOWN BY SAN-LO AERIAL SURVEYS ON 10-14-2013, JOB NO. 13787.

FIELD SURVEY:
FIELD SURVEY PERFORMED BY STUART ENGINEERING ON 01-09-2014, JOB NO. 1294-15-04

FIELD MEASUREMENTS WERE TAKEN ON 08-29-2017.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF SAN DIEGO SEBP AT THE INTERSECTION OF CRYSTAL DRIVE AND CHELSEA STREET. ELEV. 69.596 NGVD 29.

NON-IRRIGATED HYDROSEED MIX

BOTANICAL NAME	COMMON NAME	LBS./ACRE	PURITY	GERM.
BROMUS MOLLISS	BLANDO BROOM	30	95%	85%
PLANTAGO INSULARIS	PLANTAIN	100	98%	75%
DMORPHOTHECA SINUATA	AFRICAN DAISY	3	85%	75%

THE FOLLOWING MATERIALS SHALL BE INCLUDED IN THE MIXES:

MULCH - COMWEB FIBER	2000 LBS./ACRE
BINDER - TERRA TAC #3	200 LBS./ACRE
WETTING AGENT - SARVON	6 GAL./ACRE
FERTILIZER 16-20-0	150 LBS./ACRE

NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST CONTROL AND SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.

PREVIOUS TOTAL DISTURBED AREA

1,300 SF

PREVIOUS GRADING QUANTITIES

GRADED AREA	0.03 (ACRES)	MAX. CUT DEPTH	3.0 (FT)
GRADED AREA	9.09 % OF ENTIRE SITE	MAX CUT SLOPE RATIO (2:1) MAX	N/A
CUT QUANTITIES	25 (CYD)	MAX. FILL DEPTH	3.2 (FT)
FILL QUANTITIES	10 (CYD)	MAX FILL SLOPE RATIO (2:1) MAX	3:1
IMPORT	282 (CYD)		
RETAINING WALLS LENGTH	233 (FT)		
RETAINING WALLS MAX HEIGHT	6.20 (FT)		

THIS COASTAL DEVELOPMENT PERMIT IS TO RESOLVE A CODE VIOLATION ONLY. THERE WILL BE NO CONSTRUCTION ACTIVITY AS PART OF THIS COASTAL DEVELOPMENT PERMIT.

SITE DESIGN BMPS

- SD-1 MAINTAIN NATURAL DRAINAGE PATHWAYS
- SD-7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES

STANDARD DEVELOPMENT PROJECT

THIS PROJECT WAS DETERMINED TO BE A STANDARD DEVELOPMENT PROJECT PER THE CITY OF SAN DIEGO STORM WATER APPLICABILITY CHECKLIST (DS-560)

ADDITIONAL NOTES

REFER TO SHEET 2 FOR FORM I-4 AND FORM I-5.

RETAINING WALLS NOTES:

4" PERFORATED PVC SUB-DRAINS AS SHOWN ON SHEET S2.0 WERE PLACED 8'-0" ON CENTER.

PROJECT NOTE:

THIS COASTAL DEVELOPMENT PERMIT IS TO RESOLVE A CODE VIOLATION ONLY. THERE WILL BE NO CONSTRUCTION ACTIVITY AS PART OF THIS COASTAL DEVELOPMENT PERMIT.

CONSTRUCTION BMP GENERAL NOTES

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

- 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 WATER POLLUTION CONTROL PLAN (WPCL) FOR CONSTRUCTION LEVEL BMP'S.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS. INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MAY BE TEMPORARILY REMOVED WHERE IT IS PRONE TO FLOODING PRIOR TO A RAIN EVENT AND REINSTALLED AFTER RAIN IS OVER.
- ALL CONSTRUCTION BMPS SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED WPCL WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES AND/OR STOP WORK NOTICES.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEMS DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE ENGINEER AND AS INDICATED IN THE WPCL.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL CLEAR DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND AFTER EACH RAIN EVENT.
- IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF THE DISCHARGE, AS SOON AS PRACTICAL, ANY AND ALL WASTE MATERIAL, SEDIMENT AND DEBRIS FROM EACH NON STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR ROUND.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED WPCL SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.
- UPON NOTIFICATION BY THE RESIDENT ENGINEER, THE CONTRACTOR SHALL ARRANGE FOR MEETINGS DURING OCTOBER 1ST 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 AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPS AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.
- CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXIT AREA SHALL BE ON LEVEL, STABILIZED GROUND. THE ENTRANCE AND EXIT AREA SHALL BE CONSTRUCTED BY OVERLAYING THE STABILIZED ACCESS AREA WITH 3 TO 6" DIAMETER STONES. THE AREA SHALL BE MINIMUM 50' LONG X 30' WIDE. IN LIEU OF STONE COVERED AREA, THE CONTRACTOR MAY CONSTRUCT RUMBLE RACKS OF STEEL PANELS WITH RIDGES MINIMUM 20' LONG X 30' WIDE CAPABLE OF PREVENTING THE MIGRATION OF CONSTRUCTION MATERIALS INTO THE TRAVELED WAYS.
- PERFORMANCE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING WATER POLLUTION CONTROL MEASURES BASED ON PERFORMANCE STANDARDS. PERFORMANCE STANDARDS SHALL INCLUDE:
 - A. NON-STORM WATER DISCHARGES FROM THE SITE SHALL NOT OCCUR TO THE MEP.3. STORM WATER DISCHARGES SHALL BE FREE OF POLLUTANTS INCLUDING SEDIMENT TO THE MEP.
 - B. EROSION SHALL BE CONTROLLED BY ACCEPTABLE BMPS TO THE MEP. IF RILLS AND GULLIES APPEAR THEY SHALL BE REPAIRED AND ADDITIONAL BMPS INSTALLED TO PREVENT A REOCCURRENCE OF EROSION.
 - C. AN INACTIVE AREA SHALL BE PROTECTED TO PREVENT POLLUTANT DISCHARGES. A SITE OR PORTIONS OF A SITE SHALL BE CONSIDERED INACTIVE WHEN CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD OF 14 OR MORE CONSECUTIVE DAYS.

NOTE TO CONTRACTOR:

- CONTRACTOR TO REMOVE EXISTING ROD IRON FENCE AND TO CUT EXISTING WALL TO 3 FEET IN HEIGHT. CONTRACTOR TO REMOVE EXISTING BRUSH.
- CONTRACTOR TO REMOVE EXISTING PAVERS AND MOW CURB. RESTORE TO ORIGINAL CONDITIONS. (LANDSCAPE)
- CONTRACTOR TO REMOVE 3 BLOCKS OF TOP ROW OF KEYSTONE WALL. CONTRACTOR TO VERIFY IN FIELD AFTERWARDS THAT HEIGHT OF WALL DOES NOT EXCEED 3 FEET IN HEIGHT.

REVISIONS	BY:

STUART ENGINEERING
2925 METROPOLITAN DRIVE STE. 308
SAN DIEGO, CA 92108
TEL: (619) 596-9276 FAX: (619) 596-9278 Email: stuart@stuartengineering.com

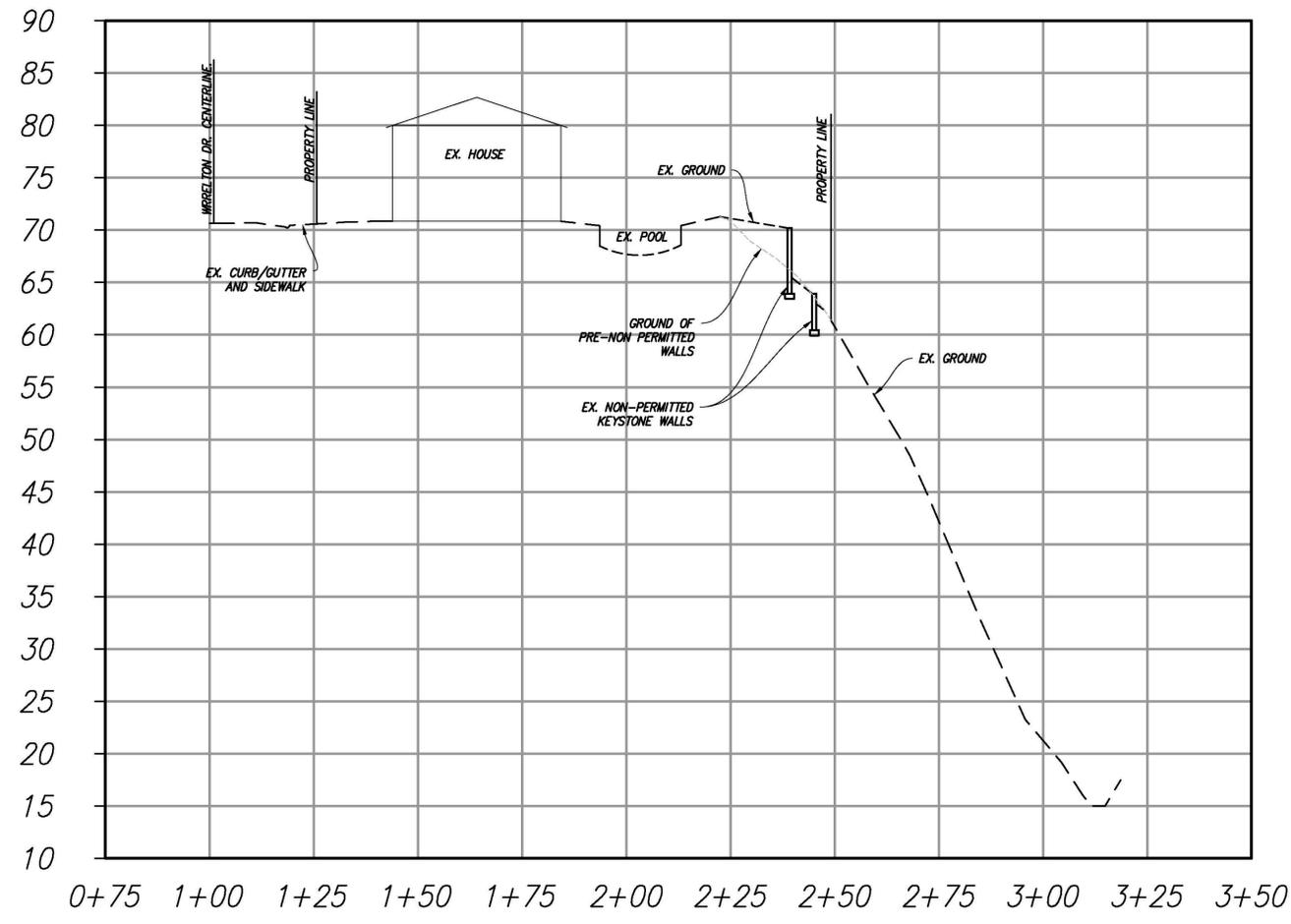
WRELTON RESIDENCE
SITE PLAN - NON-PERMITTED WALLS, GRADING, RE-VEGETATION AND EROSION CONTROL PLAN

ISSUE	DATE
PERMIT SUBMITTAL SET	31 MAY 2017
PLAN CHECK CORRECTIONS	28 SEPT 2017
PLAN CHECK CORRECTIONS	21 NOV 2017
PLAN CHECK CORRECTIONS	14 DEC 2017

DATE:	
SCALE:	
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SHEET:	

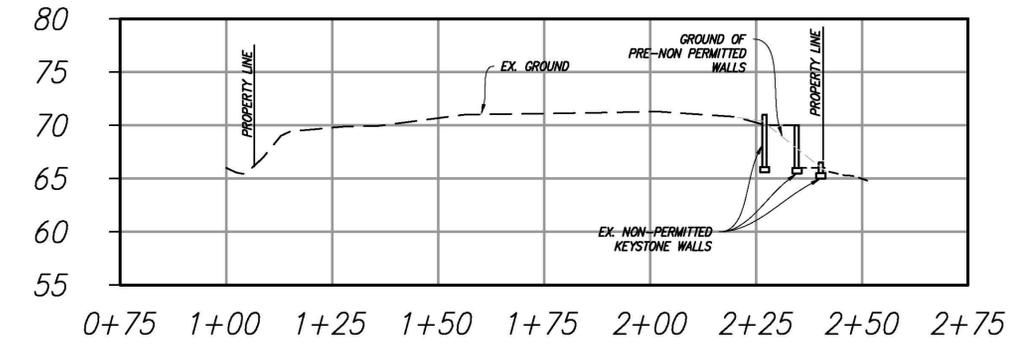
C-3





SITE CROSS SECTION A-A

SCALE: HORIZ = 1" = 20'
VERT = 1" = 8'



SITE CROSS SECTION B-B

SCALE: HORIZ = 1" = 20'
VERT = 1" = 8'

PREVIOUS GRADING QUANTITIES

GRADED AREA	0.03	(ACRES)		
GRADED AREA	3.09 %	OF ENTIRE SITE		
CUT QUANTITIES	2.5	(CYD)	MAX CUT DEPTH	3.0 (FT)
FILL QUANTITIES	1.0	(CYD)	MAX CUT SLOPE RATIO (2:1MAX)	N/A
IMPORT	282	(CYD)	MAX FILL DEPTH	3.7 (FT)
RETAINING WALLS LENGTH	233	(FT)	MAX FILL SLOPE RATIO (2:1MAX)	3:1
RETAINING WALLS MAX HEIGHT	6.70	(FT)		

THIS COASTAL DEVELOPMENT PERMIT IS TO RESOLVE A CODE VIOLATION ONLY. THERE WILL BE NO CONSTRUCTION ACTIVITY AS PART OF THIS COASTAL DEVELOPMENT PERMIT.

REVISIONS	BY:



STUART ENGINEERING
METROPOLITAN DRIVE, STE. 308
2325 METROPOLITAN DRIVE, STE. 308
FAY (619) 268-8276 Email: SE@stuartengineering.com

WRELTON RESIDENCE
SITE SECTIONS
A-A & B-B

ISSUE	DATE
PERMIT SUBMITTAL SET	31 MAY 2017
PLAN CHECK CORRECTIONS	28 SEPT 2017
PLAN CHECK CORRECTIONS	21 NOV 2017
PLAN CHECK CORRECTIONS	14 DEC 2017

DATE: _____
SCALE: _____
DRAWN: _____
JOB: _____
SHEET: _____

SD CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- The Checklist is required only for projects subject to CEQA review.
If required, the Checklist must be included in the project submittal package.
The requirements in the Checklist will be included in the project's conditions of approval.
The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information
Contact Information
Project No./Name: 615 Wreilton
Property Address: 615 Wreilton Drive, San Diego, CA 92109
Applicant Name/Co.: Don Heneley
Contact Phone: (858) 336-7030 Contact Email: donrheneley@gmail.com
Was a consultant retained to complete this checklist? Yes
Company Name: Stuart Engineering Contact Email: speace@stuartengineering.com

Project Information
1. What is the size of the project (acres)? 0.03 Acres
2. Identify all applicable proposed land uses:
Residential (indicate # of single-family units):
Residential (indicate # of multi-family units):
Commercial (total square footage):
Industrial (total square footage):
Other (describe):
3. Is the project located in a Transit Priority Area? Yes No
4. Provide a brief description of the project proposed:
The project proposes the approval of existing non-permitted retaining walls located at the eastern portion of the property.

Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

City Council Approved July 12, 2016

SD CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)
1. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations?
2. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?
3. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment that would result in an increase in GHG emissions when compared to the existing designations, would the project be located in a Transit Priority Area (TPA) and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department?

If "Yes," proceed to Step 2 of the Checklist. For questions 2 and 3 above, provide estimated project emissions under both existing and proposed designation(s) for comparison. For question 3 above, complete Step 3.

If "No," in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

Explanation:
The project only proposes the approval of the existing non-permitted retaining walls. The project is consistent with the existing General Plan, Community Plan and project's Zoning Designation RS-1-7.

This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

City Council Approved July 12, 2016

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures. All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the Greenbook (for public projects).

Step 2: CAP Strategies Consistency
Checklist Item (Check the appropriate box and provide explanation for your answer)
Strategy 1: Energy & Water Efficient Buildings
1. Cool/Green Roofs.
Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)?
Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code?
Would the project include a combination of the above two options?
Check "N/A" only if the project does not include a roof component.
2. Plumbing fixtures and fittings
With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:
Residential buildings:
Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi
Standard dishwashers: 4.25 gallons per cycle;
Compact dishwashers: 3.5 gallons per cycle; and
Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?
Nonresidential buildings:
Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table AS 303.2.3.1 (voluntary measures) of the California Green Building Standards Code (See Attachment A); and
Appliances and fixtures for commercial applications that meet the provisions of Section AS 303.3 (voluntary measures) of the California Green Building Standards Code (See Attachment A)?
Check "N/A" only if the project does not include any plumbing fixtures or fittings.

Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development, 2) permits allowing wireless communication facilities, 3) special events permits, 4) use permits that do not result in the expansion or enlargement of a building, and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

City Council Approved July 12, 2016

Step 2: CAP Strategies Consistency
Checklist Item (Check the appropriate box and provide explanation for your answer)
Strategy 2: Clean & Renewable Energy
3. Energy Performance Standard / Renewable Energy
Is the project designed to have an energy budget that meets the following performance standards when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building as calculated by Compliance Software certified by the California Energy Commission (percent improvement over current code):
Low-rise residential - 15% improvement?
Nonresidential with indoor lighting OR mechanical systems, but not both - 5% improvement?
Nonresidential with both indoor lighting AND mechanical systems - 10% improvement?
The demand reduction may be provided through on-site renewable energy generation, such as solar, or by designing the project to have an energy budget that meets the above-mentioned performance standards, when compared to the Title 24, Part 6 Energy Budget for the Proposed Design Building (percent improvement over current code).
Note: For Energy Budget calculations, high-rise residential and hotel/motel buildings are considered non-residential buildings.
Check "N/A" only if the project does not contain any residential or non-residential buildings.
Strategy 3: Cycling, Walking, Transit & Land Use
4. Electric Vehicle Charging
Single-family projects: Would the required parking serving each new single-family residence and each unit of a duplex be constructed with a listed cabinet, box or enclosure connected to a raceway linking the required parking space to the electrical service, to allow for the future installation of electric vehicle supply equipment to provide an electric vehicle charging station for use by the resident?
Multiple-family projects of 10 dwelling units or less: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?
Multiple-family projects of more than 10 dwelling units: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official? Of the total listed cabinets, boxes or enclosures provided, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents?

CALGreen defines mechanical systems as equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

City Council Approved July 12, 2016

Step 2: CAP Strategies Consistency
Checklist Item (Check the appropriate box and provide explanation for your answer)
Non-residential projects: If the project includes new commercial, industrial, or other uses with the building or land area, capacity, or numbers of employees listed in Attachment A, would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official?
Check "N/A" only if the project is does not include new commercial, industrial, or other uses with the building or land area, capacity, or numbers of employees listed in Attachment A.
Strategy 3: Cycling, Walking, Transit & Land Use
5. Bicycle Parking Spaces
Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code (Chapter 14, Article 2, Division 5)?
Check "N/A" only if the project is a residential project.
6. Shower facilities
If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the California Green Building Standards Code as shown in the table below?
Table: Number of Tenant Occupants (Employees) vs Shower/Changing Facilities Required vs Two-Tier (12' X 15' X 72") Personal Effects Lockers Required.
Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).

Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.
City Council Approved July 12, 2016

Step 2: CAP Strategies Consistency
Checklist Item (Check the appropriate box and provide explanation for your answer)
7. Designated Parking Spaces
If the project includes an employment use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?
Table: Number of Required Parking Spaces vs Number of Designated Parking Spaces.
This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.
Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.
Check "N/A" only if the project is a residential project, or if it does not include an employment use in a TPA.
8. Transportation Demand Management Program
If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:
At least one of the following components:
Parking cash out program
Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools
Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development
And at least three of the following components:
Commitment to maintaining an employer network in the SANDAG I Commute program and promoting its RideMatcher service to tenants/employees
On-site carsharing vehicle(s) or bikesharing
Flexible or alternative work hours
Telework program
Transit, carpool, and vanpool subsidies

City Council Approved July 12, 2016

Step 2: CAP Strategies Consistency
Checklist Item (Check the appropriate box and provide explanation for your answer)
Pre-tax deduction for transit or vanpool fares and bicycle commute costs
Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use?
Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).
Explanation:
Strategy 1: Energy & Water Efficient Buildings:
1.) The project only proposes the approval of existing non-permitted retaining wall and does not include a roof component.
2.) The project only proposes the approval of existing non-permitted retaining wall and does not include any plumbing fixtures or fittings.
Strategy 2: Clean & Renewable Energy:
3.) The project only proposes the approval of existing non-permitted retaining walls. No residential or non-residential buildings are proposed.
Strategy 3: Cycling, Walking, Transit & Land Use:
4.) The project is does not include new commercial, industrial, or other uses with the building or land area, capacity, or numbers of employees listed in Attachment A.
5.) The project is a residential project.
6.) The project is a residential project and does not include nonresidential development that would accommodate over 10 tenant occupants (employees).
7.) The project is a residential project and does not include an employment use in a TPA.
8.) The project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).

City Council Approved July 12, 2016

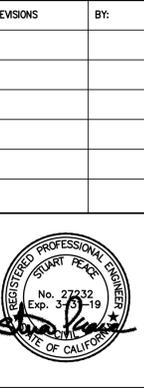
Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option 3. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment that would result in an increase in GHG emissions when compared to the existing designations, is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. The following questions must each be answered in the affirmative and fully explained.

- Would the proposed project implement the General Plan's City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?
Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit?
Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?
Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?
Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?
Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?

Explanation:
Step 3 is not applicable. The project only proposes the approval of the existing non-permitted retaining walls. The project is consistent with the existing General Plan, Community Plan and project's Zoning Designation RS-1-7. Also refer to answer in Step 1 of this CAP Consistency Checklist.

City Council Approved July 12, 2016



STUART ENGINEERING
2925 METROPOLITAN DRIVE, STE. 308
SAN DIEGO, CA 92108
PH: (619) 298-9276
E: info@stuartengineering.com

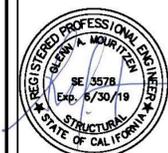
WREILTON RESIDENCE
CLIMATE ACTION PLAN (CAP)
CONSISTENCY CHECKLIST

Table with columns: ISSUE, DATE, PERMIT SUBMITTAL SET, PLAN CHECK CORRECTIONS. Includes dates from 31 MAY 2017 to 14 DEC 2017.

DATE:
SCALE:
DRAWN:
JOB:
SHEET: C-5

ISSUE	DATE
PERMIT SUBMITTAL SET	31 MAY 2017
PLAN CHECK CORRECTIONS	28 SEPT 2017
PLAN CHECK CORRECTIONS	21 NOV 2017
PLAN CHECK CORRECTIONS	14 DEC 2017

REVISIONS	BY
01/26/16	GM
PC RESUBMITTAL	



08/30/17

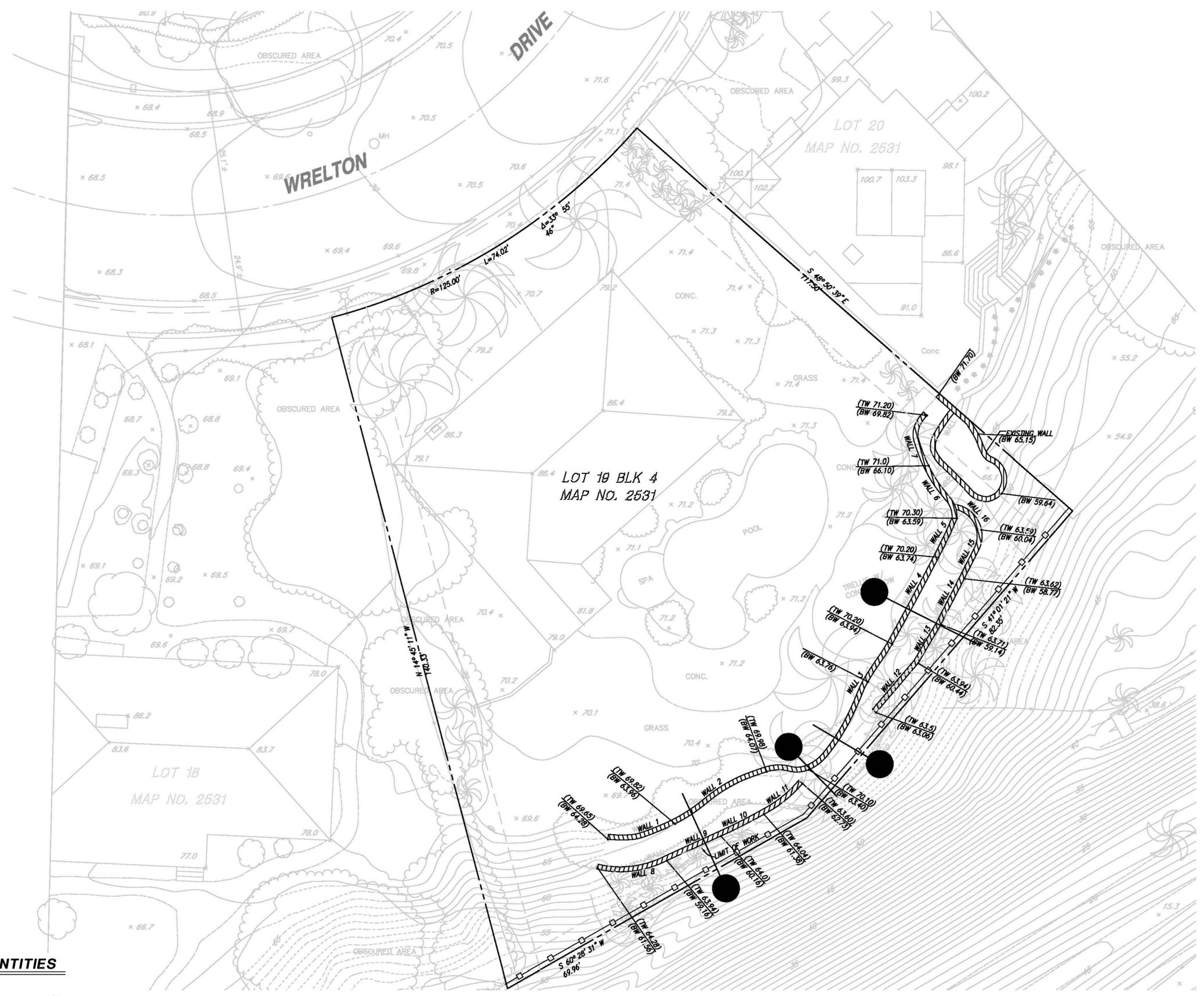


MOUR GROUP
ENGINEERING + DESIGN
1880 RIVIERALE ST. SAN DIEGO CA 92108
PH: 619-727-4800

WRELTON RESIDENCE
KEYSTONE WALL AS-BUILTS



Date	07-26-16
Scale	AS SHOWN
Drawn	JK/DK/GM
Job	
Sheet	S1.0

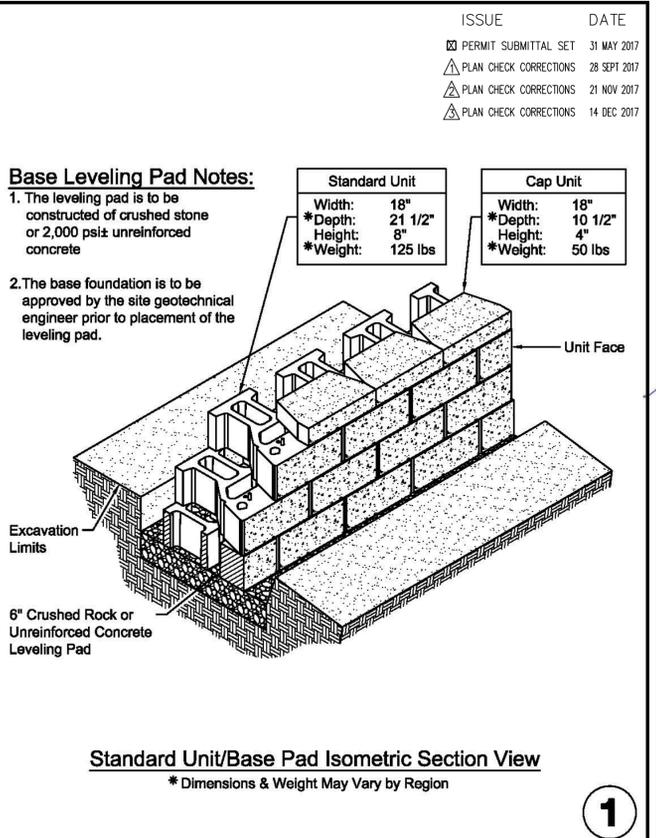
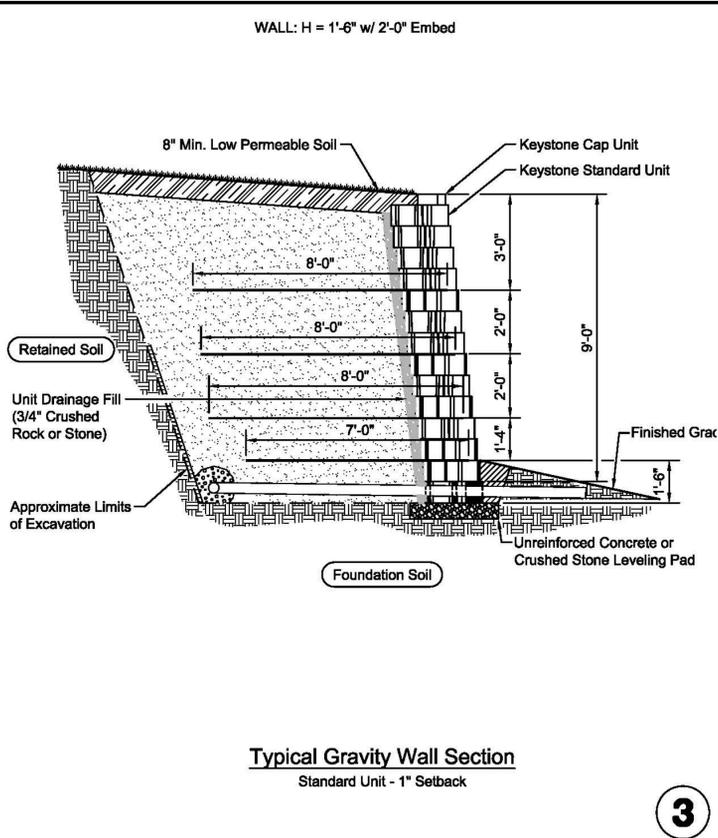
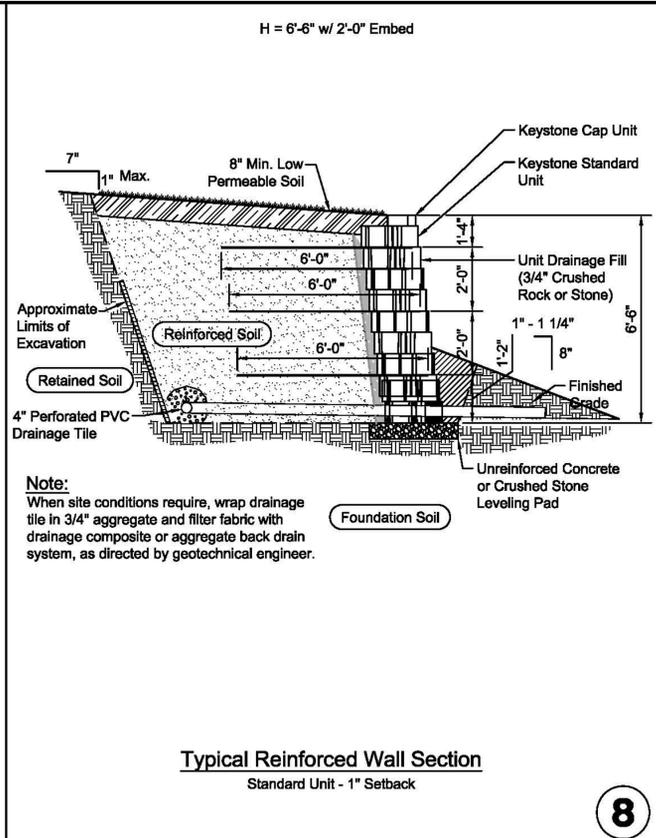
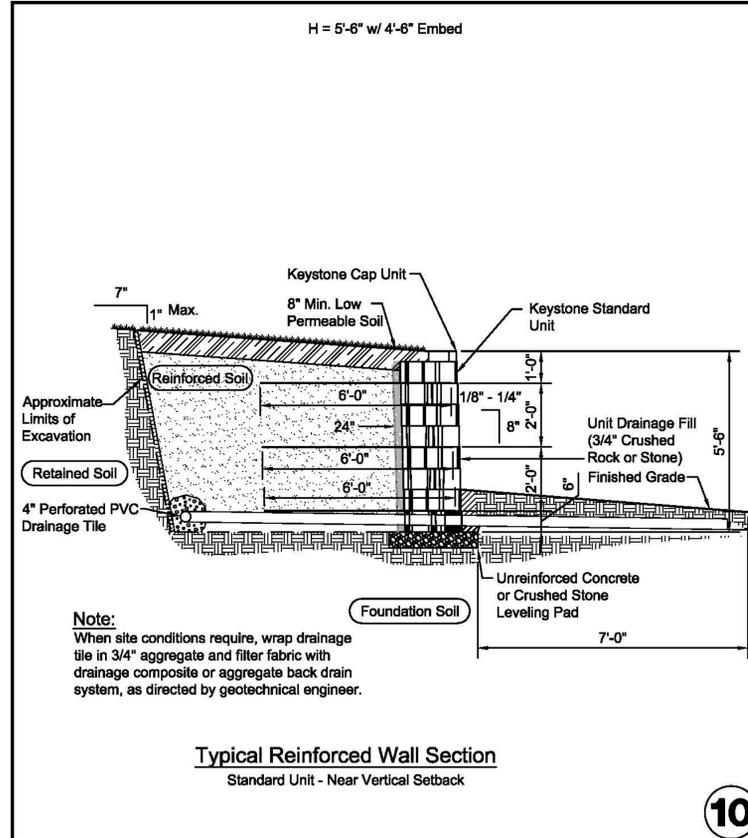


1 SITE PLAN
SCALE 1/8"=1'-0"

PREVIOUS GRADING QUANTITIES

GRADED AREA	0.03	(ACRES)	MAX. CUT DEPTH	3.0	(FT)
GRADED AREA	9.09	% OF ENTIRE SITE	MAX CUT SLOPE RATIO (2:1MAX)	N/A	
CUT QUANTITIES	2.5	(CYD)	MAX. FILL DEPTH	3.7	(FT)
FILL QUANTITIES	1.0	(CYD)	MAX FILL SLOPE RATIO (2:1MAX)	3:1	
IMPORT	282	(CYD)			
RETAINING WALLS LENGTH	233	(FT)			
RETAINING WALLS MAX HEIGHT	6.20	(FT)			

THIS COASTAL DEVELOPMENT PERMIT IS TO RESOLVE A CODE VIOLATION ONLY. THERE WILL BE NO CONSTRUCTION ACTIVITY AS PART OF THIS COASTAL DEVELOPMENT PERMIT.

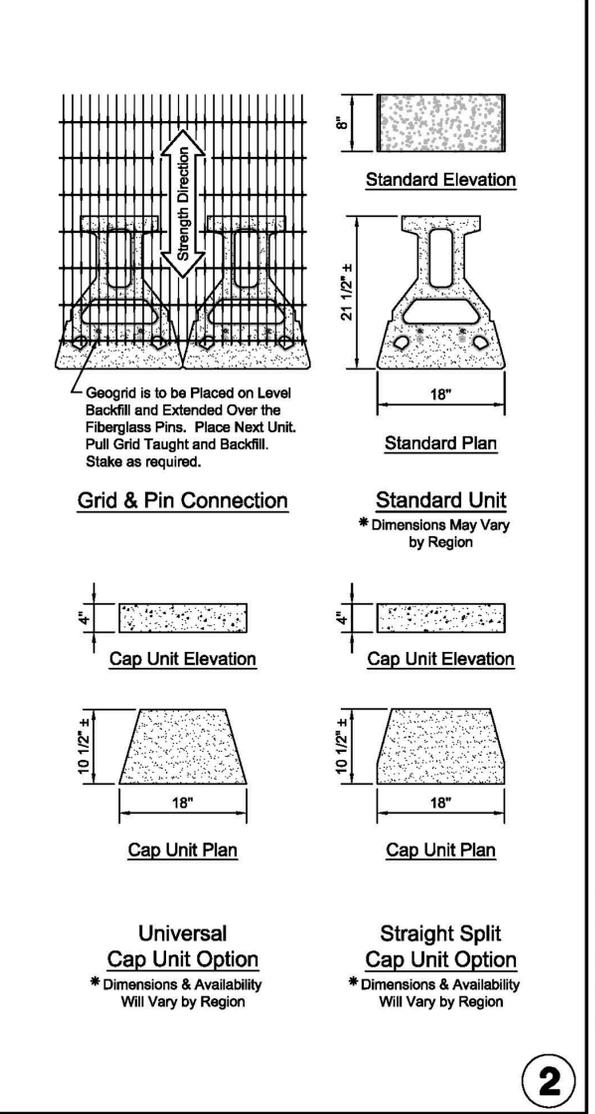
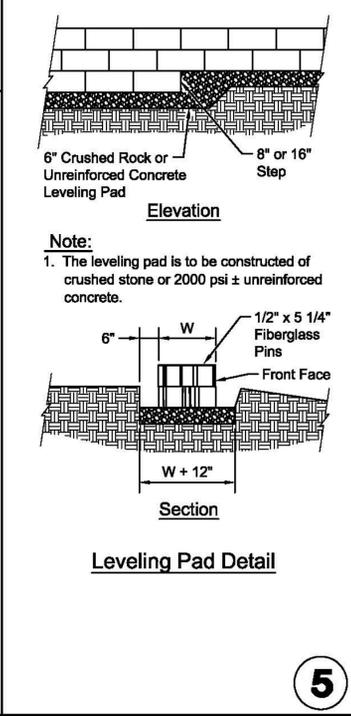
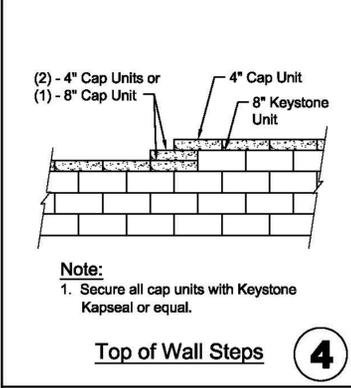
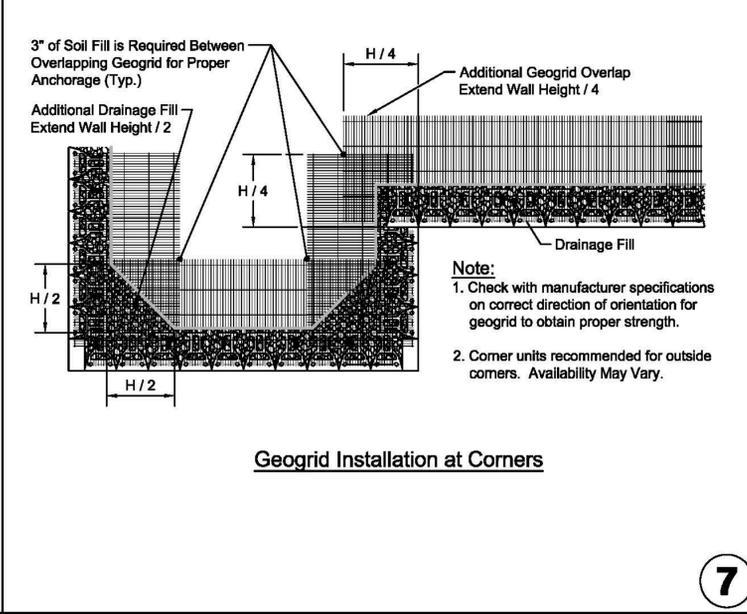
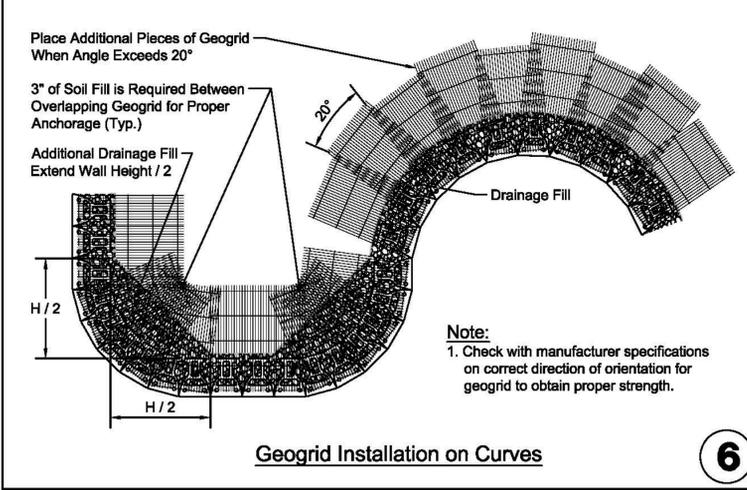
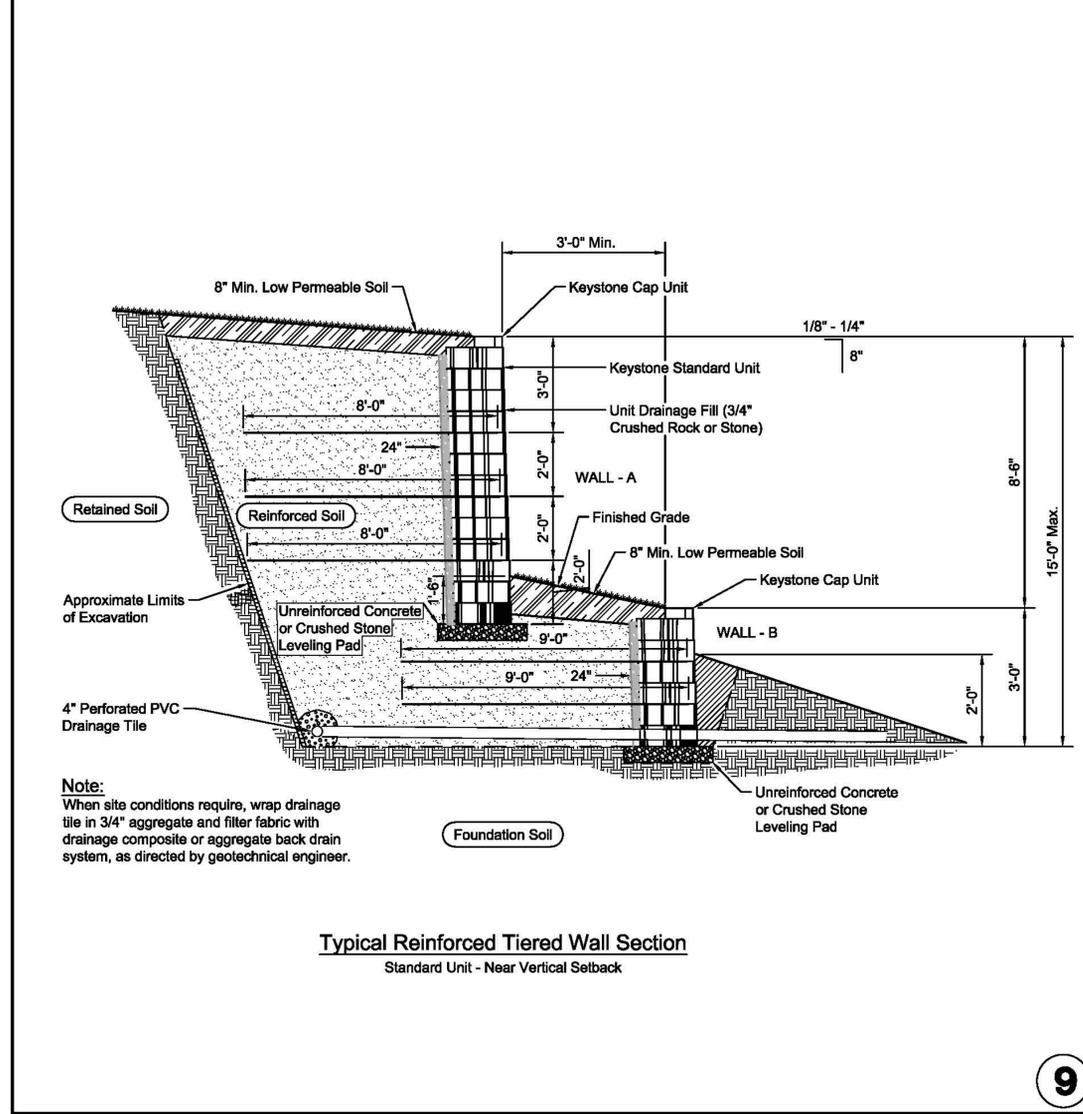


ISSUE	DATE	REVISIONS	BY
PERMIT SUBMITTAL SET	31 MAY 2017	01/26/16	GM
PLAN CHECK CORRECTIONS	28 SEPT 2017	PC RESUBMITTAL	
PLAN CHECK CORRECTIONS	21 NOV 2017		
PLAN CHECK CORRECTIONS	14 DEC 2017		

REGISTERED PROFESSIONAL ENGINEER
BRIAN A. MOURTHER
SE 3578
Exp. 6/30/19
STRUCTURAL
STATE OF CALIFORNIA

08/30/17

MOUR GROUP
ENGINEERING + DESIGN
1860 RIVERDALE ST., SAN DIEGO CA, 92108
TEL: 619-727-4800



WRELTON RESIDENCE
KEYSTONE WALL AS-BUILTS

KEYSTONE
A COMTECH COMPANY
4444 W 78th Street
Minneapolis, MN 55435
952-897-1040

Date	07-26-16
Scale	AS SHOWN
Drawn	JK/DK/GM
Job	
Sheet	S2.0