THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: **March 19, 2015** **REPORT NO. PC-15-026**

ATTENTION: **Planning Commission, Agenda of March 26, 2015**

SUBJECT: **APPEAL OF THE HEARING OFFICER DECISION TO GRANT THE SACIDO CDP/SDP. PROJECT NO. 349884. Process Three.**

LOCATION: **901 and 911 Skylark Drive**

APPLICANT: **Antonio Sacido**

SUMMARY

Issue(s): Should the Planning Commission approve or deny an appeal of the Hearing Officer's decision to approve the Sacido project located at 901 and 911 Skylark Drive within the La Jolla Community Plan area?

Staff Recommendation: **Deny** the appeal and **Approve** Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890.

Community Planning Group Recommendation - The La Jolla Community Planning Association on November 6, 2014 voted 10:1:2 to recommend denial of the project.

Environmental Review - The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New construction or conversion of small structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 19, 2014 and the opportunity to appeal that determination ended January 6, 2015.

Fiscal Impact Statement - No fiscal impact. All costs associated with processing the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - Neighborhood Code Compliance Division staff conducted inspections of the properties on June 29, 2012 and August 9 and 10, 2012. A Notice of Violation (NOV), dated August 16, 2012, was issued to the property owner identifying

violations of law by conducting unauthorized grading and construction activity on the premises without the required Coastal Development Permit, Site Development Permit, Grading Permit and Building Permit.

Housing Impact Statement - No housing impact. The site is developed with single family structures consistent with the land use designation of the La Jolla Community Plan.

BACKGROUND

The properties are located within the La Jolla Community Plan area. The La Jolla Community Plan Land Use map indicates the sites are designated for Very Low Density Residential development at a density range of 0-5 dwelling units per acre (Attachment 1). The sites are addressed as 901 and 911 Skylark Drive (Attachment 2). The two sites, a 0.29 acre site and 0.89 acre site, are located in the RS-1-5 zone. Each property is developed with single family structures and accessory amenities typical of single family development (Attachment 3). The properties were created by a subdivision map recorded in 1957 and the subdivision was graded and public improvements constructed. Both properties are owned by one entity, Axapusco, LLC, a California limited liability company.

Representatives of the Neighborhood Code Compliance Division conducted inspections of the properties on June 29, 2012, August 9 and 10, 2012. A Notice of Violation (NOV), dated August 16, 2012, was issued to the property owner identifying violations of law by conducting unauthorized grading and construction activity on the premises without the required Coastal Development Permit, Site Development Permit, Grading Permit or Building Permit (Attachment 4). The grading and construction activity potentially impacted Environmentally Sensitive Lands (ESL) in the form of steep hillsides over an area of 0.3 acres of the premises. The unauthorized grading included excavation and placement of embankment along with the construction of a keystone retaining wall in excess of three feet in height. Concrete debris from the demolition of a patio at 911 Skylark Drive had been pushed and deposited down slope on portions of the premises. No erosion control measures using Best Management Practices had been implemented. Additionally, the property owner indicated the premises were being developed to be used as an event facility which is not a permitted use in the RS-1-5 zone. The proposed Coastal Development Permit and Site Development Permit are proposed to remedy the violation and entitle the properties to be developed as indicated on the conceptual development plans. The current application was submitted and deemed complete on January 30, 2014 after an application on May 21, 2013 for an emergency Coastal Development Permit was denied by Development Services Department staff.

On January 21, 2015 the Hearing Officer heard testimony from speakers in favor of and opposition to the proposed project. The Hearing Officer approved Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890.

DISCUSSION

Project Description

The Sacido CDP/SDP project (Project) proposes to remedy the NOV, dated August 16, 2012, and to entitle the two sites to allow an adjustment to the property line between Lot 53 and Lot 52, and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive (Attachment 5). The plans submitted by the applicant indicate the project would comply with all requirements of the San Diego Municipal Code relevant to the proposal, and no deviations or variances are requested or are required to approve the Project.

Required Approvals

The Project site is located within the Coastal Overlay Zone and as such a Coastal Development Permit is required for development on the property. A Site Development Permit (SDP) is required where environmentally sensitive lands are present on the site. The Biology Letter Report submitted by the applicant's consultant indicates the site is mostly disturbed yet contains remnants of sensitive native vegetation. A ministerial Parcel Map is required to adjust the lot lines.

Project Review

Review of the Project included several technical reports, including a Biology Letter Report prepared by Merkel & Associates, dated May 12, 2014, and historical information relevant to the presence or absence of steep hillsides compiled in a letter, dated April 7, 2014, by Farrington Engineering Consultants, Inc.

The Biology Letter Report (Attachment 6) submitted by the applicant's consultant indicates the site is mostly disturbed yet contains remnants of sensitive native vegetation. Given the possibility that sensitive vegetation may have been present prior to the illegal construction activities, Merkel & Associates examined several sources for relevant information to establish the probable conditions at the sites prior to the illegal construction activities. This investigation included: 1) aerial photography using Bing Maps 2010; 2) regional vegetation data for the project vicinity using SanGIS 2013 data; 3) geological substrates and soil types mapped on the sites using SanGIS 2013 and USDA 2007, respectively; and 4) California Department of Fish and Wildlife (CDFW) 2014 and 2013 California Natural Diversity Database and U.S. Fish and Wildlife Service (USFW) 2014 special status species records for the project vicinity. A physical survey by the biologist was also conducted. Three vegetation types and one land use (urban/developed) were identified within the study area: Disturbed habitat, Non-native vegetation and Eucalyptus woodland. Four sensitive plant species were identified on the site. No City narrow endemic species were identified within the study area or have at least a moderate potential to occur within the area predominantly due to the lack of suitable habitat and/or soils. No sensitive fauna species were observed or detected during the survey. Two sensitive bird species, Cooper's hawk and Nuttall's woodpecker are urban adapted species yet were not observed, but may utilize the site

for foraging and possibly nest. No other sensitive wildlife species are expected to utilize the site. No jurisdictional wetlands or non-wetland resources were observed or are expected to occur on the site. No wildlife corridors occur on the site. The site is not located within or adjacent to the Multi-Habitat Planning Area. The three vegetation types and land use are categorized as Tier IV habitat types and mitigation is not required for impacts to Tier IV habitat types.

The background information prepared by Mark Farrington, Registered Professional Engineer, Farrington Engineering Consultants, Inc. (FEC) and reviewed by city staff is relevant to the presence or absence of steep hillsides. This historic information included: a search of city records, results from an interview with retired Professional Engineer Mr. Eugene F. Cook who practiced civil engineering during the period the subdivision was created and improved with public roads, a Geotechnical Investigation, dated July 27, 2007, prepared by TerraPacific Consultants, Inc. for the site at 911 Skylark Drive, and a site specific slope analysis for the project site. The information presented by FEC supports the conclusion the project site was previously graded and does not contain steep hillsides as defined by the Land Development Code section 113.0103 (Attachment 7). Development Services staff reviewed the information provided by FEC and concurs with these conclusions.

On January 22, 2015 Mr. Leland Wiesner filed an appeal (Attachment 8) and on February 3, 2015 the La Jolla Community Planning Association also filed an appeal (Attachment 9). Both appellants established the right to appeal by attending and speaking at the Hearing Officer hearing on January 21, 2015.

Appeal filed by Leland Wiesner (Attachment 8)

Issue 1: Coastal development would adversely affect environmentally sensitive lands.

Staff Response: As required by SDMC Section 143.0113 the applicant provided information required to determine the existence and location of environmentally sensitive lands

Regarding the presence of environmentally sensitive lands in the form of steep hillsides, SDMC Section 113.0103 defines steep hillsides as follows: "*Steep hillsides* means all lands that have a slope with a natural gradient of 25 percent (4 feet of horizontal distance for every 1 foot of vertical distance) or greater and a minimum elevation differential of 50 feet, or a natural gradient of 200 percent (1 foot of horizontal distance for every 2 feet of vertical distance) or greater and a minimum elevation differential of 10 feet."

Attachment 6 presents conclusive information the site was previously graded and therefore the slope on the property is not a slope with a natural gradient of 25 percent, therefore steep hillsides do not exist on the property (underline added). Staff review of this information concluded the site does not contain steep hillsides.

Regarding the presence of environmentally sensitive lands in the form of sensitive biological resources, a site-specific impact analysis was conducted by a qualified Biologist and a Biological Survey was provided by Merkel & Associates, dated May 12, 2014, in accordance with the

Biology Guidelines in the Land Development Manual. The Biological Survey concluded the impacts to Tier IV habitat are not considered significant under CEQA and do not require mitigation, as specified in the City's Significance Determination Guidelines. Based on the information submitted, in accordance with the Biology Guidelines, the site contains Tier IV habitat and no mitigation is required. The proposed project does not require mitigation and is consistent with the Environmentally Sensitive Lands regulations. The Project would not adversely affect environmentally sensitive lands.

Issue 2: Proposed development adversely affects land use plan.

Staff Response: The adopted La Jolla Community Plan designates this site for residential use and the Project is consistent with this use. The Project as proposed conforms to a number of goals included in the Residential Element of the La Jolla Community Plan (adopted 2004). These goals include:

- Provide a high quality residential environment in La Jolla that respects its relationship to the sea, to hillsides and to open space.
- Promote the development of a variety of housing types and styles in La Jolla.
- Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures

The Project is designed to exemplify high quality residential architecture that would promote and support the high quality residential environment in La Jolla and would respect the relationship to the manufactured hillside where the proposed Project is located. Furthermore, the Project would create a harmonious visual relationship to exist between the bulk and scale of new and older structures by being within the range of bulk and scale of the other surrounding high quality single family residential homes.

The Design Principle section of the La Jolla Community Plan states: "Within the limitations implied above, originality and diversity in architecture are encouraged. The theme 'unity with variety' shall be a guiding principle. Unity without variety means simple monotony; variety by itself is chaos. No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure would be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area." The Project would be harmonious with many of the homes in the surrounding community.

According to the Community Character section of the Residential Element: "Single dwelling unit residential development in La Jolla covers a spectrum of densities and architectural styles and expressions. One of the more critical issues associated with single dwelling unit development is the relationship between the bulk and scale of infill development to existing single dwelling units. New construction of single dwelling unit homes have tended to be larger in size than the traditional development in some neighborhoods."

The Project would create a development compatible with the existing residential scale of the surrounding neighborhood by constructing a structure less than the maximum height limit allowed and would be compatible with the existing bulk and scale of the surrounding newer single family residences. By complying with the height limits and surrounding scale, the Project would promote good design and would create harmonious visual relationship and transitions between new and older structures in the neighborhood.

The Project would conform to the landscape and streetscape guidelines as identified in the residential element of the La Jolla Community Plan and in Appendix E of the La Jolla Community Plan. The La Jolla Community Plan recommends the application of minimum side and rear yard setback requirements to achieve a separation between structures from adjacent properties in order to prevent a wall effect along the street face as viewed from the public right-of-way. Furthermore, side yard setbacks should be incrementally increased for wider lots. The Project would implement these recommendations by complying with all required setbacks. Therefore, in consideration of all the foregoing, the proposed development would not adversely affect the applicable land use plan.

Issue 3: Proposed development is detrimental to public health, safety and welfare.

Staff Response: The Project would be issued construction permits only after city staff determines the proposed plans met all relevant local and state construction codes to assure the protection of the public health, safety and welfare. These include, yet are not limited to, City of San Diego regulations for grading and state of California Uniform Building Code, Electrical Code and Plumbing Code. The permit controlling the development and continued use of the project for this site contains specific conditions addressing project compliance with the City's codes, policies, regulations and 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 operational constraints and development controls. All construction plans will be reviewed and inspected by professional staff to assure compliance with all regulations. These requirements would assure the continued health, safety and general welfare of persons residing or working in the area.

Issue 4: Grounds for development are upon protected steep slopes and should not be allowed.

Staff Response: As required by SDMC Section 143.0113, the applicant provided the information required to determine the existence and location of environmentally sensitive lands. For additional information, please refer to the staff response to Issue 1 above.

Issue 5: Factual basis for permit is flawed as area studied by experts was disturbed prior to permit application and needs more weight on community review in lieu of reports, as a matter of policy.

Staff Response: Regarding the presence of environmentally sensitive lands, as required by SDMC Section 143.0113, the applicant provided the information required to determine the existence and location of environmentally sensitive lands in accordance with Section

112.0102(b). For additional information, please refer to the staff response to Issue 1 above.

Appeal filed by La Jolla Community Planning Association (Attachment 9)

Issue 1: Findings cannot be made.

Staff Response: Draft findings were provided to the Hearing Officer in the draft resolution in the Report to the Hearing Officer, Report No. HO-15-007, as Attachment 6. These findings are provided herein addressed to the Planning Commission as Attachment 10. Please also refer to the staff response to Mr. Wiesner's issue number 2 above. Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The findings necessary to deny the appeal and approve the project are provided in the draft resolution.

Issue 2: Project not compatible with the Neighborhood Character of the La Jolla Mesa Vista Subdivision (Community Plan).

Staff Response: The Project site includes two single family properties developed with a single family structure each and typical single family accessory improvements, landscaping, patios, and a swimming pool. The Project proposes to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive. Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The improvements proposed by the Project are commonly found in single family developments.

The Project is not incompatible with the neighborhood character of the La Jolla Mesa Vista subdivision. The adopted La Jolla Community Plan designates this site for residential use and the Project is consistent with this use. The Project as proposed conforms to a number of goals included in the Residential Element of the La Jolla Community Plan (adopted 2004). Please also refer to the staff response to Mr. Wiesner's issue number 2 above. For additional information, please refer to the draft resolution, Site Development Permit finding number 1 and Coastal Development Permit finding number 3 found in Attachment 8.

Staff maintains the findings necessary to deny the appeal and approve the project are provided in the draft resolution.

Issue 3: Insufficient parking for guest quarters due (to) the special circumstances of the lack of parking in the cul-de-sac.

Staff Response: According San Diego Municipal Code Section 141.0306 Guest Quarters or Habitable Accessory Buildings, which regulates guest quarters, parking for guest quarters is not required. The parking required for the existing single family structures is provided in existing garages on the site. Only the site at 901 Skylark Drive proposes a guest quarters. Should a guest

visiting at 901 Skylark Drive require parking, parking is available on the private driveway within the private property and also in the existing public right-of-way. Although the public right-of-way adjacent to the site is in fact a cul-de-sac and the physical dimensions of the cul-de-sac are limited, this is not a basis for denying a proposed guest quarters which complies with all the relevant regulations.

No additional information was provided by the La Jolla Community Planning Association to elaborate upon the issues cited in their appeal.

Conclusion

Staff has reviewed the proposed project and all issues identified through that review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project (Attachment 10) and draft conditions of approval (Attachment 11). Staff recommends the Planning Commission deny the appeal and approve Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890.

ALTERNATIVES

1. **Deny** the appeal and **Approve** Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890, **with modifications.**

2. **Grant** the appeal and **Deny** Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Mike Westlake
Assistant Deputy Director
Development Services Department

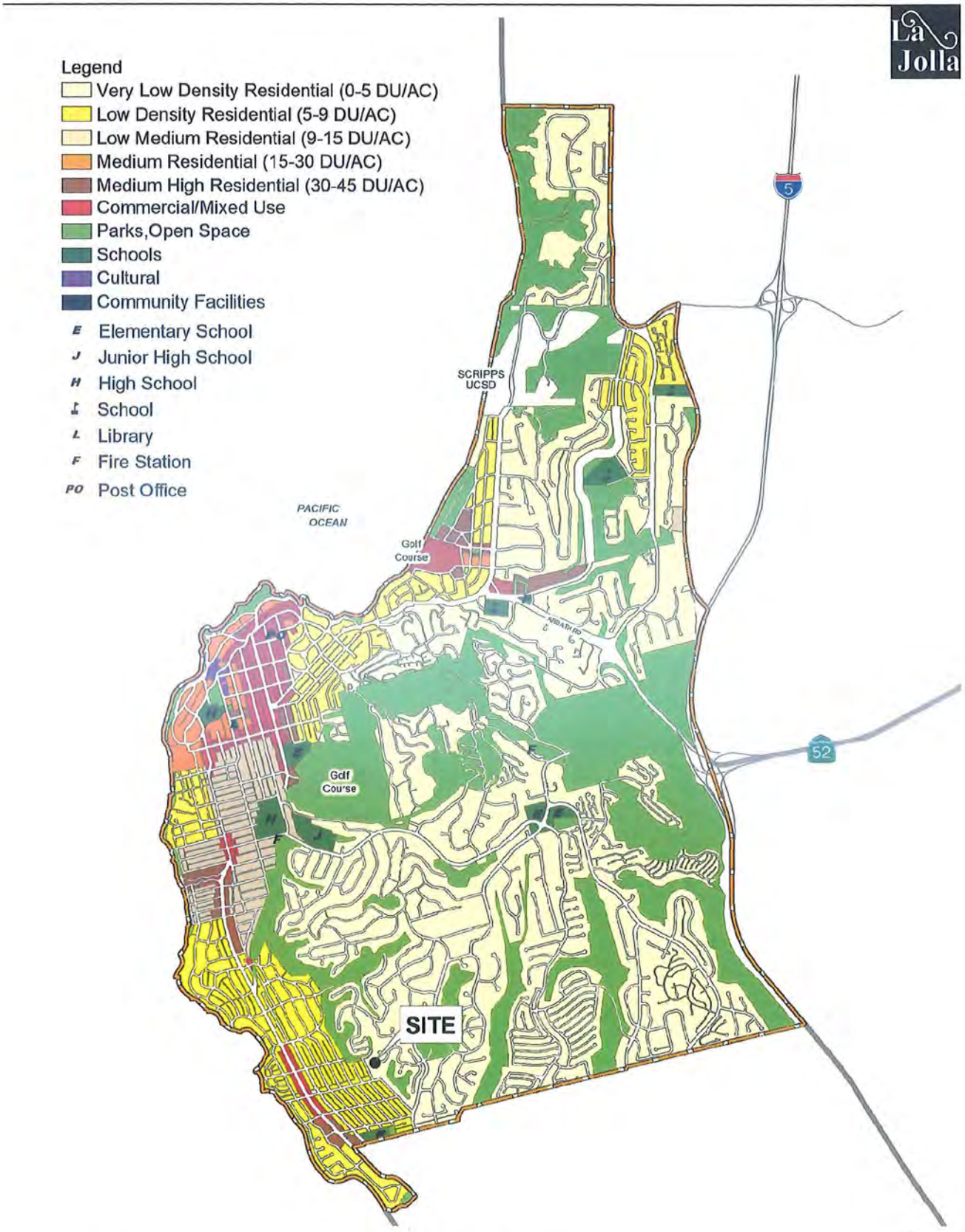
John S. Fisher
Development Project Manager
Development Services Department

VACCHI/JSF

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Aerial Photograph
4. Notice of Violation, dated August 16, 2012
5. Project Plans

6. Biology Letter Report
7. Background site information, FEC, Inc., dated April 7, 2014
8. Appeal of Mr. Leland Wiesner, dated January 22, 2015
9. Appeal of La Jolla Community Planning Association, dated February 3, 2015
10. Draft Permit Resolution with Findings
11. Draft Permit with Conditions
12. Environmental Exemption
13. Community Planning Group Recommendation
14. Project Data Sheet



Community Land Use Map

La Jolla Community Plan

City of San Diego · Planning Department

Figure 1

Map Document: (L:\GIS\PGIS\publications\Vajolla\Vajolla pub 2004\LaJolla_PLU.mxd)
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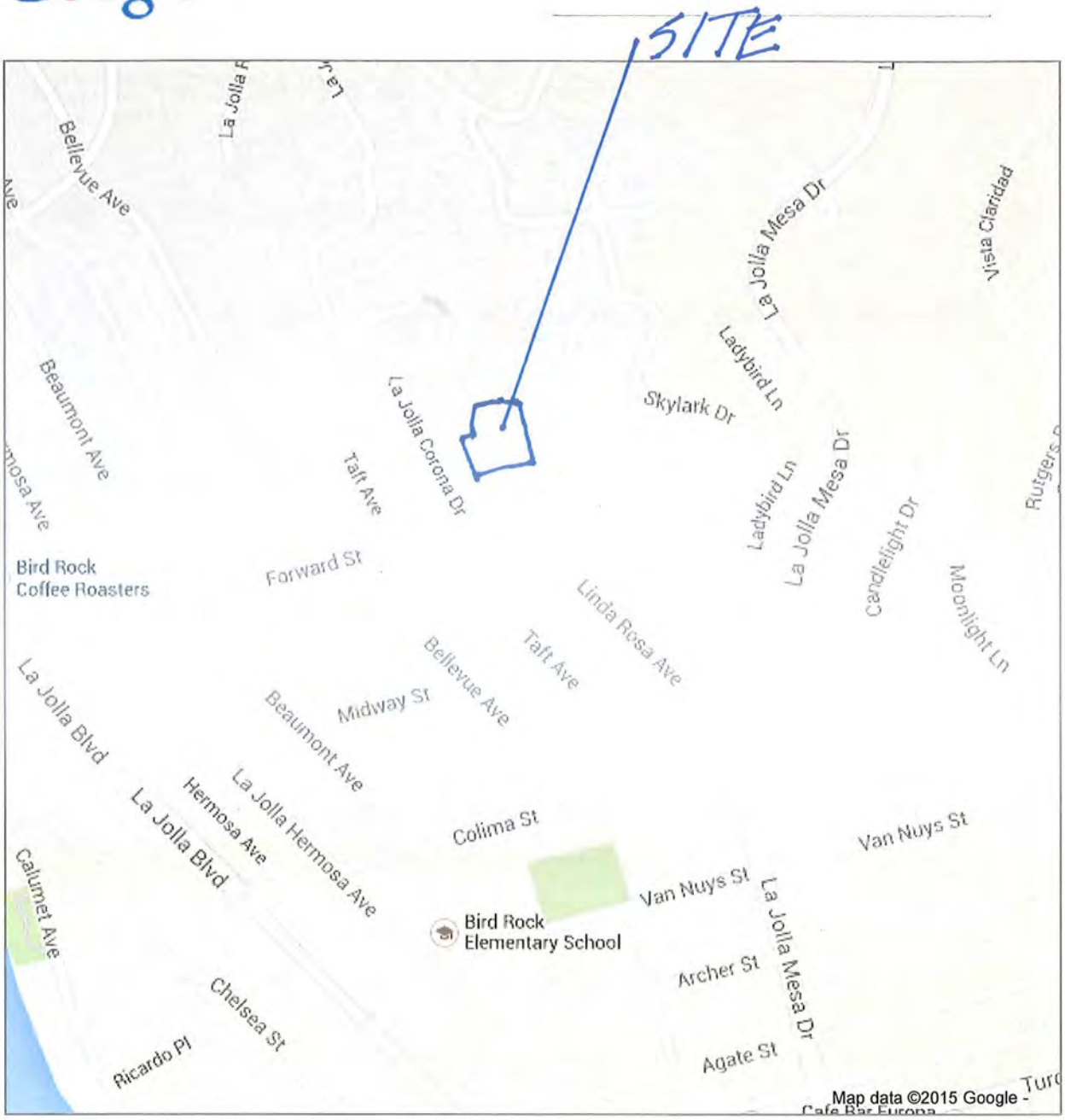
ATTACHMENT 2

To see all the details that are visible on the screen, use the "Print" link next to the map.

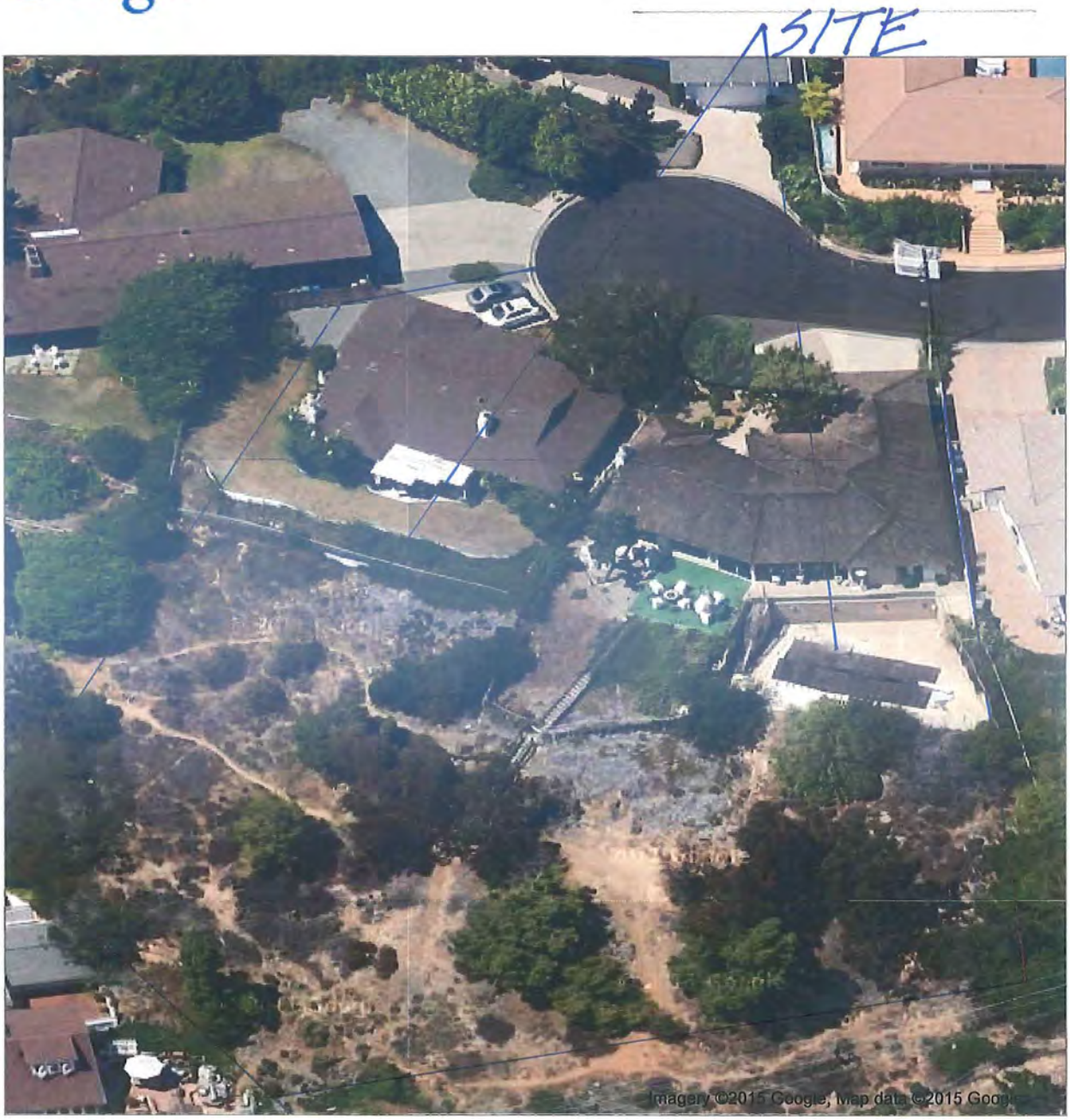
Google



ATTACHMENT 3

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



ATTACHMENT 4

THE CITY OF SAN DIEGO

August 16, 2012

NOTICE OF VIOLATION

Location:	**901 Skylark Drive** **911 Skylark Drive**
APN NO.:	357-461-15 357-461-16
Property Owner: Agent for Service: Address:	Axapusco LLC Miguel Leff 875 Prospect Street, Suite 204 La Jolla, CA 92037
Property Owner:	Axapusco LLC 5920 Camino De La Costa La Jolla, CA 92037
Responsible Party: Address:	Antonio Sacido Biasco 901 Skylark Drive La Jolla, CA 92037
Zone:	**RS-1-5**

Representatives of the Neighborhood Code Compliance Division conducted inspections of the above referenced premises on June 29, 2012, August 9, 2012, and August 10, 2012.

The specific elements in violation include, but may not be limited to, the following:

You have violated the law by conducting unauthorized grading and construction activity on the premises without required Coastal Development Permit, Site Development Permit, Grading Permit and Building Permit. The grading and construction activity included impacts to Environmentally Sensitive Lands (ESL), steep hillsides, and has impacted an area approximately 0.3 acres in size. The unauthorized grading and construction activity included excavation and placement of fill for which the depth or height at any point from the lowest grade to the highest grade is more than 5 feet measured vertically along with the construction of a keystone retaining in excess of three feet in height. Concrete debris from the demolition of a patio surrounding the swimming pool at 911 Skylark Drive has been pushed and deposited down slope on portions of

the lots that contain ESL steep hillsides. No erosion control measures using Best Management Practices (BMP) have been implemented. Additionally, the property owner indicated the premises are being developed to be used as an event facility which is not a permitted use in the RS-1-5 zone.

In accordance with the San Diego Municipal Code (SDMC) this is to notify you that the following violations were observed.

SDMC Sec.	Violation Description & Location
121.0302(a)	**Required Compliance with the Land Development Code** It is unlawful for any person to maintain or use any premises in violation of any of the provisions of the Land Development Code, without a required permit, contrary to permit conditions, or without a required variance.
121.0302(b)	It is unlawful for any person to engage in any of the following activities, or cause any of the following activities to occur in a manner contrary to the provisions of the Land Development Code: (1) To erect, place, construct, convert, establish, alter, use, enlarge, repair, move, remove, equip, maintain, improve, occupy, or demolish any premises; (2) To grade, excavate, clear, fill, grub, build an embankment, construct slopes, or disturb sensitive natural or biological resources on any lot or premises; or (3) To change density or intensity of the use of land; or (4) To maintain or allow the existence of any condition that creates a public nuisance.
126.0502	**When a Site Development Permit Is Required** Failure to obtain the required Site Development Permit for development/grading where the lot contains environmentally sensitive lands.
126.0505	**Violations of a Site Development Permit** It is unlawful for any person to maintain, use, or develop any premises without a Site Development Permit if such a permit is required for the use or development, or to maintain, use, or develop any premises contrary to the requirements or conditions of an existing Site Development Permit. Violation of any provision of this division shall be subject to the enforcement provisions contained in Chapter 12, Article 1. Violations of this division shall be treated as strict liability offenses regardless of intent.

126.0702(a)	**When a Coastal Development Permit Is Required** Permits Issued by the City. A Coastal Development Permit issued by the City is required for all coastal development of a premises within the Coastal Overlay Zone described in Chapter 13, Article 2, Division 4, unless exempted by Section 126.0704, or if the proposed project site lies completely within the Coastal Commission Permit Jurisdiction or the Deferred Certification Area as described in Section 126.0702(b).
126.0723	**Violations of a Coastal Development Permit** It is unlawful for any person to maintain, use, or undertake coastal development on any lot or premises without a Coastal Development Permit if such a permit is required for the use or development or to maintain, use, or develop any premises contrary to the requirements or conditions of an existing Coastal Development Permit. Violation of any provision of this division shall be subject to the enforcement provisions contained in Chapter 12, Article 1. Violations of this division shall be treated as strict liability offenses regardless of intent.
129.0111	Failure to obtain the required building inspections and approvals
129.0202	Failure to obtain the required building permit for structural work.
129.0602	**When a Grading Permit is Required** A Grading Permit is required for the following work: (b) Any grading required for the restoration of unauthorized grading; (e) Any grading that includes the following conditions: (1) Excavation or fill that results in a slope with a gradient of 25 percent or greater (4 horizontal feet to 1 vertical foot) and for which the depth or height at any point is more than 5 feet measured vertically at the face of the slope from the top of the slope to the bottom of the slope; (2) Excavation or fill for which the depth or height at any point from the lowest grade to the highest grade at any time during the proposed grading is more than 5 feet measured vertically; (5) Grading that adversely affects the existing drainage pattern by altering the drainage pattern, concentrating runoff, increasing the quantity of runoff, or increasing the velocity of runoff to adjacent properties. (6) Placing fill material that contains more than 5 percent, by volume, of broken concrete, asphalt, masonry, or construction debris.

(7) Placing fill material that has any piece larger than 12 inches in any direction.

131.0420 **Use Regulations of Residential Zones**
(a) Within the residential zones, no structure or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any premises be used or maintained except for one or more of the purposes or activities listed in Table 131-04B. It is unlawful to establish, maintain, or use any *premises* for any purpose or activity not listed in this section or Section 131.0422.

142.0103 **When a Permit Is Required for Grading**
(a) A Grading Permit is required for any grading work specified in Section 129.0602.

142.0144 **Grading Within Environmentally Sensitive Lands**
Grading within environmentally sensitive lands shall comply with Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations.

142.0146 **Erosion, Sedimentation, and Water Pollution Control**
(a) All grading work shall incorporate erosion and siltation control measures in accordance with Chapter 14, Article 2, Division 4 (Landscape Regulations) and the standards established in the Land Development Manual.
(b) All development shall be conducted to prevent erosion and stop sediment and pollutants from leaving the work site. The property owner is responsible to implement and maintain temporary and permanent erosion, sedimentation, and water pollution control measures to the satisfaction of the City Manager, whether or not such measures are a part of approved plans. The property owner shall install, monitor, maintain, and revise these measures, as appropriate, to ensure their effectiveness. Controls shall include measures outlined in Chapter 14, Article 2, Division 2 Storm Water Runoff Control and Drainage Regulations) that address the development's potential erosion and sedimentation impacts.

142.0147 **Revegetation Requirements**
All graded areas including manufactured slopes and disturbed areas other than manufactured slopes shall be revegetated in accordance with Chapter 14, Article 2, Division 4 (Landscape Regulations).

142.0202 **When Drainage Regulations Apply**
This division shall apply to all development in the City, whether or not a permit or other approval is required.

142.0220	**Storm Water Runoff Control** (a) All development shall comply with Municipal Code Chapter 4, Article 3, Division 3 (Stormwater Management and Discharge Control). (b) All development shall be conducted to prevent erosion and stop sediment and pollutants from leaving the property to the maximum extent practicable. The property owner is responsible to implement and maintain temporary and permanent erosion, sedimentation, and water pollution control measures to the satisfaction of the City Manager, whether or not such measures are a part of approved plans. The property owner shall install, monitor, maintain, and revise these measures, as appropriate, to ensure their effectiveness. Controls shall include the following measures that address the development's potential erosion, sedimentation, and water pollution impacts. (1) Erosion prevention. (2) Sediment control. (3) Phased grading.
142.0305(b)	**Requirements for Retaining Walls with a height greater than 3 feet** Any retaining wall with a height of 3ft or greater requires a building permit.
143.0110	**When Environmentally Sensitive Lands Regulations Apply** This division applies to all proposed development when environmentally sensitive lands are present on the premises. (a) Where any portion of the premises contains any of the following environmentally sensitive lands, this division shall apply to the entire premises, unless otherwise provided in this division: (1)Steep hillsides.
143.0112	It is unlawful to begin development on a premise that contains Environmentally Sensitive Lands without submitting the required documentation and obtaining the applicable development permit or an exemption, as required pursuant to the Environmentally Sensitive Lands Regulations. No development permit application may be processed until the enforcement action has been concluded.
143.0160	**Violations and Remedies** The provisions of this division shall be enforced pursuant to Chapter 12, Article 1, Division 2, Enforcement Authorities for the Land Development Code.

You are hereby ordered to correct the violations by completing the following actions set forth below:

Immediately: cease all grading and retaining wall construction activity, and other landscaping activity on the rear portion of the premises containing steep hillsides.

Immediately: provide erosion control measures, utilizing Best Management Practices (BMPs), to control drainage from the property to avoid erosion, scour, and resulting siltation as recommended by a qualified professional.

In order to correct the violations, you shall obtain a Coastal Development Permit/, Grading Permit for restoration of the site.

This matter has been referred to the City Attorney's office for further enforcement action.

Be advised that there is a reinspection fee ($269.00 or $288.00) to recover costs for additional inspection services in accordance with San Diego Municipal Code, Section 13.0103. A bill for this service will be mailed to you immediately following the third (3rd) scheduled inspection.

If you have any questions, please call me at **(619) 236-6880**.

Leslie Sennett
Land Development Investigator II

LS/ta

cc: File

NC# 207365
NC# 206436

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

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ATTACHMENT 5

SACIDO RESIDENCE

PRELIMINARY SITE PLAN

DEVELOPMENT SUMMARY:

BULLET POINT NARRATIVE:

1. SITE DEVELOPMENT PERMIT, COASTAL DEVELOPMENT PERMIT, AND LOT ADJUSTMENT FOR TWO RESIDENTIAL LOTS, GRADING AND GUEST QUARTERS PROPOSED AS PART OF THIS PERMIT.
2. STREET ADDRESS: 901 & 911 SKYLARK DRIVE, LA JOLLA
3. ZONING: RS-1-5 (NO ZONE CHANGE), COASTAL OVERLAY ZONE.
4. COVERAGE DATA:

	901	911
EXIST. GROSS SITE AREA	12,564	36,833
PROP. GROSS SITE AREA	25,464	25,934
MAX. FLOOR AREA RATIO	0.58	0.45
EXIST FLOOR AREA RATIO	0.27	0.09
PROP. FLOOR AREA RATIO	0.16	0.16
EXISTING COVERAGE	3,395	3,592
PROPOSED ADDITION	600	0
TOTAL COVERAGE	3,995	3,592

5. DENSITY: MAXIMUM UNITS @901 LOT ALLOWED PER ZONE = 1; EXISTING UNITS=1; PROPOSED UNITS=0; TOTAL UNITS=1 including Guest Quarters
6. SETBACKS:
   a. FRONT - REQD. 12', PROPOSED 12'
   b. SIDE - REQD. 2'/, PROP. 10'&5'
   c. REAR - REQD. 20', PROPOSED 28.5'
   d. PARKING: TOTAL SPACES REQUIRED (2) EA. LOT, EXISTING EA. LOT.
7. BRUSH MANAGEMENT: NOT REQUIRED

PROJECT TEAM:

Developer/Owner:
Axapusco LLC
901 Skylark Dr.
La Jolla, CA 92037
Antonio Sacido

Civil Engineer:
Mark Farrington, RCE 38114
11679 Via Pinal
San Diego, CA 92128
(858) 675-9480

Landscape Architect:
Krizan Associates Inc., RLA 2326
1897 Granite Hills Drive
Granite Hills, CA 92019
(619) 517-2685

Geotechnical:
Terra Pacific Consultants, Inc.
4010 Morena Blvd., Suite 108
San Diego, CA 92117
858-521-1180
ATTN: Christopher O'Hern

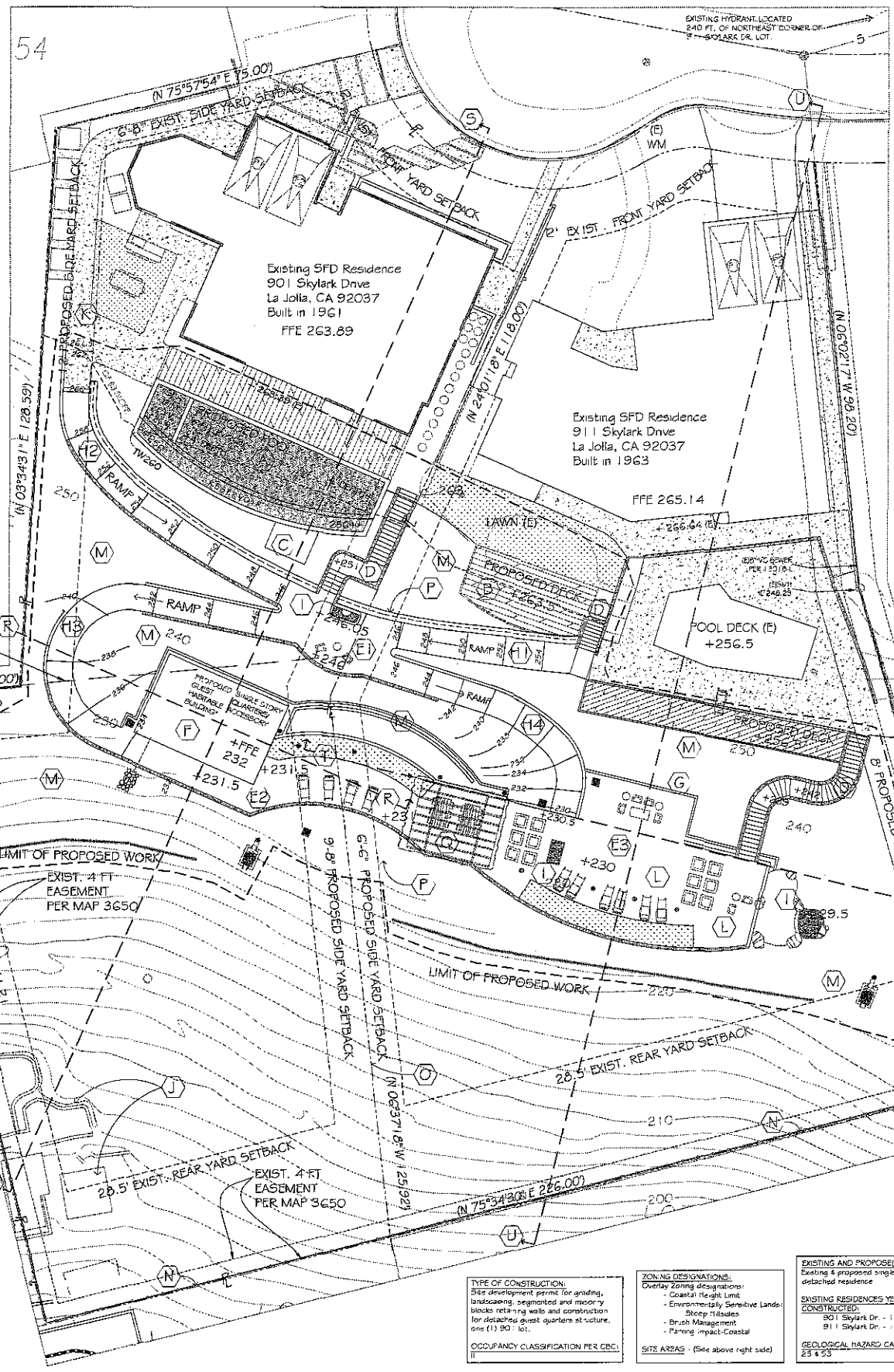
*Applicant shall record an Agreement with the city of San Diego for the proposed Guest Quarters/Habitable Accesory Buildings restricting the use pursuant to SDMC 141.0305 (see form DS-203)

LEGAL DESCRIPTION:
Lots 52 & 53 of La Jolla Mesa Vista, in the city of San Diego, State of California, according to map thereof no. 3650 filed in the office of the county recorder of San Diego county, May 20, 1957.

APN:
357-461-15
357-461-16

PROPERTY OWNER:
Axapusco LLC
901 Skylark Dr.
La Jolla, CA 92037
Antonio Sacido

SHEET INDEX:



SITE AREAS:

901 Skylark Site

Existing Gross Site Area (prior to Boundary Adjustment)	12,564 Sq.Ft.
Proposed Gross Site Area (with Boundary Adjustment)	25,464 Sq.Ft.
Proposed Landscape Areas	8,045 Sq.Ft.
Existing Residence	3,396 Sq.Ft.
Existing hard-surfaced (paved) Area (non-structure)	1,026 Sq.Ft.
Proposed hard-surfaced (paved) Area only (non-structure)	3,560 Sq.Ft.
Proposed Guest Quarters /Habitable Accessory Bldg.	600 Sq.Ft.
Proposed Water Feature Areas (<1.5% total Landscape Area)	62 Sq.Ft.
Proposed Irrigated Areas (High Water Use Hydrozone)	334 Sq.Ft.
Proposed Irrigated Areas (Moderate Water Use Hydrozone)	4,764 Sq.Ft.
Proposed Irrigated Areas (Low Water Use Hydrozone)	947 Sq.Ft.
Existing Areas to remain Undisturbed	10,015 Sq.Ft.

911 Skylark Site

Existing Gross Site Area (prior to Boundary Adjustment)	36,833 Sq.Ft.
Proposed Gross Site Area (with Boundary Adjustment)	25,934 Sq.Ft.
Proposed Landscape Areas	6,709 Sq.Ft.
Existing Residence	3,592 Sq.Ft.
Existing hard-surfaced (paved) Area (non-structure)	3,117 Sq.Ft.
Existing Water Feature (Pool)	527 Sq.Ft.
Proposed hard-surfaced (paved) Area only (non-structure)	3,769 Sq.Ft.
Proposed Deck	41 Sq.Ft.
Proposed Water Feature Areas (<1.5% total Landscape Area)	202 Sq.Ft.
Proposed Irrigated Areas (High Water Use Hydrozone)	205 Sq.Ft.
Proposed Irrigated Areas (Moderate Water Use Hydrozone)	5,734 Sq.Ft.
Proposed Irrigated Areas (Low Water Use Hydrozone)	770 Sq.Ft.
Existing Areas to remain Undisturbed	7,868 Sq.Ft.

SITE PLAN IMPROVEMENTS LEGEND

- (A) Proposed Swimming Pool and Spa with vanishing edge structure.
- (B) Proposed Elevated View Deck at Elevation shown - 385 SqFt. Cable handrail to match existing
- (C) Locate Pool Equipment
- (D) Proposed concrete staircase with handrails - 10" tread 7¾" riser typical
- (E) E : Proposed paving area as shown with water feature and gas fire pit
  E-2 Proposed paving area as shown with Pergola
  E-3 Proposed paving area as shown with water features and raised planters
- (F) Proposed Guest Quarters on 901 lot - less than 700 SqFt.
- (G) Proposed retaining wall
- (H) Proposed concrete ramps as shown
  H-1 Segment
  H-2 Segment
  H-3 Segment
  H-4 Segment
- (I) Proposed Water Features
- (J) Existing Unauthorized Improvements To Be Removed
- (K) Proposed Outdoor BBQ Gas Grill
- (L) Existing Eucalyptus - To be removed
- (M) Proposed drought tolerant erosion control plantings - Typical
- (N) Proposed 6' ht. Fence at Property Line
- (O) Proposed Lot Boundary Adjustment
- (P) Proposed Retaining Wall - See Also Grading Plans
- (Q) Proposed Pergola - 300 SqFt.
- (R) Site Cross Section See Sheet S-2
- (S) Site Longitudinal Section See Sheet S-2
- (T) Site Cross Section See Sheet S-3
- (U) Site Longitudinal Section See Sheet S-3

PREVIOUS APPROVALS:

THIS PROJECT IS BEING RESUBMITTED UNDER A NEW APPLICANT OWNERSHIP. THIS PROJECT AT 911 SKYLARK DR. WAS PREVIOUSLY APPROVED UNDER THE APPLICANT NAME FRED HAMMOND. THE FOLLOWING APPROVALS WERE GRANTED:
SDP, NO. 581787, CDP NO. 523547, PROJECT NO. 40629

NOTES:

- NO EXISTING / PROPOSED BUS STOPS
- NO EXISTING HYDRANTS
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FMPS POLICY P-00-6 (UFC 901.4.4).

DRAINAGE IMPROVEMENTS

- landscape drain
- deck drain
- catch basin
- brow ditch
- rip-rap
- clean water inlet

SEE GRADING PLAN

TYPE OF CONSTRUCTION:
Site development permit for grading, landscaping, segmented and masonry blocks retaining walls and construction for detached guest quarters structure, one (1) 901 - lot.

OCCUPANCY CLASSIFICATION PER CBC:
II

ZONING DESIGNATIONS:
Overlay Zoning designations:
- Coastal Height Limit
- Environmentally Sensitive Lands: Steep Hillsides
- Brush Management
- Parking Impact-Coastal

SITE AREAS - (See above right side)

EXISTING AND PROPOSED USES
Existing & proposed single-family, detached residence

EXISTING RESIDENCES YEAR CONSTRUCTED:
901 Skylark Dr. - 1961
911 Skylark Dr. - 1963

GEOLOGICAL HAZARD CATEGORY:
25 & 53

PREPARED BY:
NAME: KRIZAN ASSOCIATES
ADDRESS: 1897 GRANITE HILLS DRIVE, GRANITE HILLS, CA 92019
PHONE NO: 619-517-2685
PROJECT ADDRESS: 901 & 911 SKYLARK DR. LA JOLLA, CA 92037
PROJECT NAME: SACIDO RESIDENCE
SHEET TITLE: PRELIMINARY SITE PLAN

REVISION 1: 6-30-14
REVISION 2: 11-5-14
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:
REVISION 8:
REVISION 9:
REVISION 10:
ORIG. DATE:
SHEET 1 OF 3
P.T.S. NO. 123623

KRIZAN ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
JOHN D. KRIZAN
1897 GRANITE HILLS DR.
GRANITE HILLS, CA 92019
CALL: (619) 517-2685
FAX: (619) 301-2886
john@krizanassociates.com

PLANS PREPARED BY:

SACIDO RESIDENCE
901 & 911 Skylark Drive
La Jolla, CA 92037

REVISIONS DATE:
May 30, 2014
July 21, 2014
August 15, 2014 (AD)
November 5, 2014

SUBMITTAL DATE: DEC. 23, 2013
DRAWN BY: K.K. / A.S.
REVISED BY:
PROJECT NO. R. 37-50

PRELIMINARY SITE PLAN

SHEET NO.
S-1

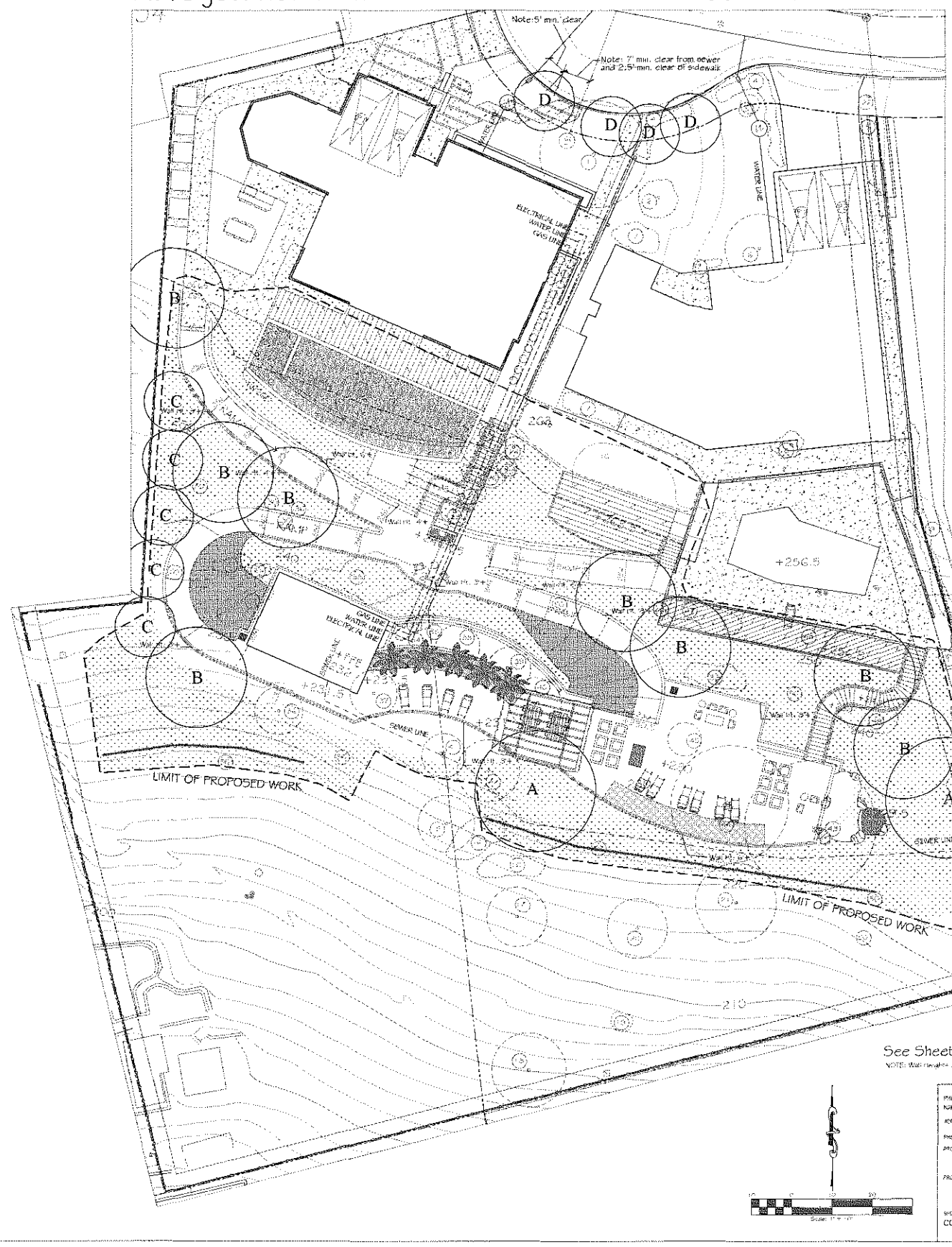
ATTACHMENT 5

SACIDO RESIDENCE

CONCEPTUAL LANDSCAPE PLAN

Revegetation Plan

Erosion Control Plan



PREPARED BY:
NAME: KRIZAN ASSOCIATES
ADDRESS: 3961 GRANITE HILLS DRIVE, GRANITE HILLS, CA 92065
PHONE NO.: 619-417-3084

PROJECT ADDRESS:
901 & 911 SKYLARK DR
LA JOLLA, CA 92037

PROJECT NAME:
SACIDO RESIDENCE

SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

REVISION 1: 5-30-14
REVISION 2: 8-1-14
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:
REVISION 8:
REVISION 9:
REVISION 10:
DWG. DATE:
SHEET 14 OF 15
P.T.S. NO. 409049

KRIZAN ASSOCIATES
LANDSCAPE ARCHITECTURE PLANNING AND PRESERVATION
JOHN D. KRIZAN
3961 GRANITE HILLS DRIVE
GRANITE HILLS, CA 92065
PHONE (619) 417-3084
FAX (619) 562-4865
E-MAIL JKRIZAN@COX.NET

PLANS PREPARED BY

SACIDO RESIDENCE
901 & 911 Skylark Drive
La Jolla, CA 92037

REVISIONS DATE

TECHNICAL DATE
DRAWN BY
APPROVED BY
PROJECT NO

CONCEPTUAL LANDSCAPE PLAN

SHEET NO.
L-1

ATTACHMENT 5

SACIDO RESIDENCE

CONCEPTUAL LANDSCAPE PLAN

IRRIGATION CONCEPT

The Project falls into the Coastal Classification of the California Irrigation Management System (CIMIS) zone and water and consumption values for the 41 & 43 Skylark Drive Project is anticipated to have an annual ACE average. Supplemental irrigation system will be seasonal and/or period utilizing the most low water use technologies, an automated "Rain Smart" controller, automatic rain sensor, drip low precipitation water conserving piping and technologies, Hydrant to use existing water materials. The System will be designed with a detailed Irrigation System Maintenance Manual that will cover steps for maintaining the irrigation system including plans to monitor for leaks and systematic repairs anticipated for a maximum period. A private Irrigation Contractor Schedules and is checked for seasonal adjustments to eliminate over watering.

The Plant Materials will be selected from the Proposed Palette to have similar water use requirements with trees that Water use calculations are estimated are appropriate hydrozones of materials.

The Proposal is for an industry standard one (1) year establishment period after which tree plant materials are to have their water use requirements reduced for supplemental irrigation. Once establishment is achieved the plant materials will anticipated to grow with only normal moisture such as rainfall and natural fog conditions.

LANDSCAPE CONCEPT

The Landscape Concept for the Properties redevelopment is generally a highly technical approach to low water usage and plant materials selections to create a delightful landscape setting appropriate to the existing climate zone that will satisfy the requirements necessary and the vision of the owner's and Landscape. The objective will be to create a Mediterranean like biologic park like setting that integrates:

Any negative impacts and mistakes and opposing the certified landscape systems and Project solar photovoltaic systems, sensitive to the coastal and all other climate and climate zones with the hospitality and unique southern California vibe.

The Plant Materials have been selected for low water requirements, capacity for retention areas in the coastal zone and the ability to withstand the salt air conditions area for intended use.

Plants have been categorized for their inherent qualities and proposed for use in deliberately placed areas that add to the water requirements overall and a meaningful distinction created and a high resistance against characteristics, energy growing and high dispersion of root systems and in the Storm Management Zone. Over a slow time span to more than natural amount of rainwater native and low consumptions, the Plant selected characters. Plants have also been selected for maximum shade/shelter. Additional the tree currently contains numerous individuals that are highly invasive and fire prone and is for these reasons to be removed and replaced with more appropriate materials.

NOTES:

1. All construction and irrigation shall conform to the standards of the City/Utah, Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other applicable County and Regional Standards.

2. MINIMUM Tree Separation DISTANCE:
   a. Traffic Signs (10' Each Side)
   b. Underground Utility Lines (5' in Each Direction)
   c. Above ground Utility Structures - 10'
   d. Driveways (Minimum) - 10'
   e. Intersections (Measured from point of face of curb) - 25'

3. All planted, cultivated or unpaved areas that will not be permanently covered or protected must shall be permanently revegetated and irrigated as shown on Public Improvement Plans (PIP) and in accordance with the City of San Diego Municipal Code, Section 142.0411. All required revegetation and erosion control must be completed within 90 calendar days of the completion of grading or construction.

4. Maintenance: All required landscape areas shall be maintained by the Property Owner. Landscape and irrigation areas in the public right-of-way shall be maintained by the Property Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Damaged or dead plant materials shall be satisfactorily treated or replaced, per the conditions of the permit.

5. A minimum root zone of 40 sf, or area shall be provided for all trees. The minimum dimension for this area shall be 5 ft. per SDMC 142.0403(b)(5)

6. Existing trees to remain in and within the area of work will be protected in place. The following protection measures will be provided:
   1. A single yellow or orange temporary fence will be placed around existing trees at the drip line.
   2. Straightening, bypass disturbance, vehicles, and placement of storage of any kind is prohibited within the area.

7. a. All new retaining materials will be maintenance and plan material during construction.
   b. All damaged trees will be replaced with new of equal or greater size.

8. Mulch: All required planting areas and all exposed soil areas without vegetation must be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC 142.0411.

9. Any required landscape indicated on the approved construction document plans or specified in ordinances (zoning, sensitive or coastal overlay) or deed restrictions (CC&R) that the owner is responsible for that die must be replaced with the same or equivalent size and species of plant material within 30 days or 30 days of damage.

WATER BUDGET									
LOT	TOTAL AREA (sf)	WUCOLS	Hydrozone	Mult Area	Hydrozone	ETo	Hydrozone	ETAWU	MAWA
41 Skylark Dr.	41,248	0.67	0.9	41,773	1.0 ETo	49.6	50%	1.0 ETo	51,344%
43 Skylark Dr.	41,248	0.67	0.9	41,773	1.0 ETo	49.6	50%	1.0 ETo	51,344%

Sacido Residence Plant Material Legend

Symbol / Description / Canopy Form / Specimen Trees (30'+/ht. 40'+/- spread)	Botanical Name	Common Name	Remarks: 24" box (~300mm) or larger
A	Ficus Rubiginosa	Rusty Leaf Fig Tree	
Screening Accent	Juglans California	California Walnut	
B	Chitalpa Tashkenti	Chitalpa Tree	24" box (~300mm) or larger
	Olanica Speciosa	Silk Floss Tree	
	Ficus rubida	Edible Fig	
	Brahea/Washingtonia	African Fan Tree	
	Tabebuia impetiginosa	Ipe Tree	
Vertical Form / Special Exfeatures (24'-40'+/ht. 20'-0'+/spread)			
C	Archontophoenix cunninghamiana	King Palm	15' up/box (40%) 24" box (300mm) or larger
	Arecastrum romanzoffianum	Queen Palm	
	Brahea/Washingtonia	N.C.N.	
	Markhamia lutea/kirondron	N.C.N.	
	Prunus Caroniana	Carolina Cherry	
	Prunus Ilicifolia	Holly leaf Cherry	
Intermediate Screen Tree (20'-0'+/ht. 20'+/-spread)			
D	Archontophoenix cunninghamiana	King Palm	24" box
	Arecastrum romanzoffianum	Queen Palm	
Large Scale Special Deciduous Specie Plantings			60% 5 gal. 40% 15" gal.
	Arbutus x 'marina'	Strawberry tree	
	Lagerstroemia fauriei/indica	Pink Powder Puff	
	Cercis occidentalis	Western Redbud	
	Determeles arbutifolia	Toyon	
	Rhamnus California	Coffeeberry	
Small Scale Identity Accent Shrub and			100% G.C. Plant
	Agave ssp.	Agave	@1.5' O.C.
	Artemisia/Leu. 'Silvous'	Silver Sage	20% 5 gal.
	Muhlenbergia spp.	Deergrass/Hair	70% 5 gal.
	Calamagrostis x'acutiflora'	Calamagrostis	10% 15 gal
	Carex pansa	Meadow	
	Festuca californica	California Fescue	
	Leucadendron	Conebush	
	Muhlenbergia rigens	Deergrass	
	Pennisetum spathiolatum	Feather Top	
	Phormium tenax	New Zealand Flax	
	Rosmarinus officinalis	Rosemary	
	Salvia clevelandii	Cleveland Sage	
	Salvia leucophylla	Purple Sage	
	Salvia mellifera	Black Sage	
	Salvia spathacea	Hummingbird Sage	
	Senecio mandraliscae	Blue Chalksticks	
	Yucca spp.	Yucca	
Drought Tolerant Slope Erosion Control and Revegetation Plantings			100% G.C. Hydroseeded & over 70% Total 25% Sod.
	Achillea lanata	Woolly yarrow	
	Festuca californica	California fescue	
	Carex Pansa	Sedge (Groundcover)	
	Eschscholzia sp. mat.	Wild Mat	
	Romneya coulteri	Matilija poppy (Mass Planted)	
	Stipa cernua/pulchra	Stipa	
	Verbena perviana	Verbena	

Symbol	Botanical Name	Common Name	Height	Width	Caliper
Existing to Remain					
1	Melaleuca quinquenervia	Cajeput Tree	20'	20'	18"
2	Trachycarpus fortunei	Windmill Palm	0'	8'	12"
3	Archontophoenix cunninghamiana	King Palm	18'	6'	24", 4", 4"
4	Rosmarinus officinalis	Rosemary	18"	4'	4"
5	Juniperus chinensis	'Blaue' Juniper	4'	7'	2"
6	Arbutus unedo	Strawberry tree	0'	4'	2"
7	Euphorbia tirucalli	Pencil plant	18'	18"	
8	Bougainvillea spectabilis	Angels Trumpet	4'	4'	2"
9	Vitis spp.	Grape vine	0'	20'	6"
10	Pinus canariensis	Canary Island Pine	0'	0'	0"
11	Podocarpus gracilior	Yew pine	0'	0'	0"
12	Acacia longifolia	Sydney golden wattle	12'	0'	0"
13	Rhus integrifolia	Lemonade berry	0'	12'	0"
14	Pinus pinea	Italian stone pine	0'	40'	0"
15	Pinus halepensis	Aleppo pine	40'	30'	24"
16	Ceratonia siliqua	Flattened fig	n.a. groundcover		
17	Pinus halepensis	Aleppo pine	18'	18'	14"
18	Acacia saligna	Sydney wattle	18'	10'	0"
19	Cotoneaster sp.	Juice plant	0'	0'	0"
20	Rhus integrifolia	Lemonade berry	0'	8'	0"
21	Pinus halepensis	Aleppo pine	22'	24'	17"
Existing to be Removed					
22	Ligustrus lucidum	Hollywood privet	8'	8'	4"
23	Carpobrotus edulis	Sea fig ice plant	0'	0'	1-1/2"
24	Acacia longifolia	Sydney golden wattle	4'	4'	1-1/2"
25	Acacia longifolia	Sydney golden wattle	0'	4'	1-1/2"
26	Acacia longifolia	Sydney golden wattle	4'	4'	1-1/2"
27	Rhus integrifolia	Lemonade berry	0'	4'	1-1/2"
28	Rhus integrifolia	Lemonade berry	4'	4'	1-1/2"
29	Acacia longifolia	Sydney golden wattle	6'	15'	2-1/2"
30	Carpobrotus edulis	Sea fig ice plant	0'	0'	1-1/2"
31	non-native grasses	grass	n.a. groundcover		
32	Drosanthemum floribundum	Rosea ice plant	n.a. groundcover		
33	Carpobrotus edulis	Flattened fig	n.a. groundcover		
34	Rhus integrifolia	Lemonade berry	0'	8'	0"
35	Rhus integrifolia	Lemonade berry	0'	0'	0"
36	Pinus halepensis	Aleppo pine	24'	16'	12"
37	Eucalyptus baileyanus	Red ironbark	16'	12'	8"
38	Eucalyptus baileyanus	Red ironbark	20'	14'	8"
39	Eucalyptus baileyanus	Red ironbark	20'	18'	0', 12"
40	Eucalyptus baileyanus	Red ironbark	18'	16'	8", 8"
41	Eucalyptus baileyanus	Red ironbark	25'	20'	8", 8", 8"
42	Eucalyptus baileyanus	Red ironbark	20'	14'	10"
43	Eucalyptus baileyanus	Red ironbark	22'	24'	4", 8", 8", 8", 10", 10", 11"
44	Eucalyptus baileyanus	Red ironbark	25'	20'	8", 8", 10", 11", 12", 12"
45	Eucalyptus baileyanus	Red ironbark	8'	5'	4"
46	Rhus integrifolia	Lemonade berry	6'	3'	1"
47	Convolvulus arvensis	Wild morning glory	1'-0"	1'-0"	1"
48	Rhus integrifolia	Lemonade berry	6'	6'	1"
49	Pennisetum setaceum	Fountain grass	n.a. groundcover		

(S) non-native grasses and (>2"dia bore size)

SITE AREAS:

901 Skylark Dr.	
Existing Gross Site Area (prior to Boundary Adjustment)	12,004 Sq.Ft.
Proposed Gross Site Area (with Boundary Adjustment)	47,464 Sq.Ft.
Proposed Landscape Areas	6,043 Sq.Ft.
Existing Residence	3,386 Sq.Ft.
Existing hard-surfaced (paved) Area (to remain)	1,086 Sq.Ft.
Proposed hard-surfaced (paved) Area only (to remain)	3,760 Sq.Ft.
Proposed Accessory Building	600 Sq.Ft.
Proposed Water Feature Areas (4.15% total Landscape Area)	82 Sq.Ft.
Proposed Irrigated Areas (High Water Use Hydrozone)	334 Sq.Ft.
Proposed Irrigated Areas (Moderate Water Use Hydrozone)	4,764 Sq.Ft.
Proposed Irrigated Areas (Low Water Use Hydrozone)	947 Sq.Ft.
Existing Areas to remain Undisturbed	10,215 Sq.Ft.

911 Skylark Dr.	
Existing Gross Site Area (prior to Boundary Adjustment)	34,933 Sq.Ft.
Proposed Gross Site Area (with Boundary Adjustment)	25,458 Sq.Ft.
Proposed Landscape Areas	6,709 Sq.Ft.
Existing Residence	3,596 Sq.Ft.
Existing hard-surfaced (paved) Area (to remain)	3,117 Sq.Ft.
Existing Water Feature (Pool)	327 Sq.Ft.
Proposed hard-surfaced (paved) Area (only new structures)	3,699 Sq.Ft.
Proposed Accessory Building	less than 120 Sq.Ft.
Proposed Deck	411 Sq.Ft.
Proposed Water Feature Areas (4.15% total Landscape Area)	208 Sq.Ft.
Proposed Irrigated Areas (High Water Use Hydrozone)	208 Sq.Ft.
Proposed Irrigated Areas (Moderate Water Use Hydrozone)	5,734 Sq.Ft.
Proposed Irrigated Areas (Low Water Use Hydrozone)	770 Sq.Ft.
Existing Areas to remain Undisturbed	7,466 Sq.Ft.

KRIZAN ASSOCIATES
LANDSCAPE ARCHITECTURE
PLANNING AND PLANNING DESIGN
2094 "G" KRIZAN
POINT LOMA'S FAVORITE
SAN DIEGO, CA 92107-2
PHONE 619.223.7.2466
FAX 619.223.2466
krizan@cox.net

REGISTERED LANDSCAPE ARCHITECT

SACIDO RESIDENCE
901 & 911 Skylark Drive
La Jolla, CA 92037

ISSUE/SUBMITTAL	DATE
MAY 20, 2014	
JULY 20, 2014	
November 21, 2014	

ORIGINAL DATE: Oct 28 20 2

DRAWN BY: K.K.

REVISED BY:

SHEET NO.: L-2

CONCEPTUAL LANDSCAPE NOTES and LEGEND

PREPARED BY:
NAME: KRIZAN ASSOCIATES
ADDRESS: 2094 ARAMINGO DRIVE, SAN DIEGO, CA 92107
Project no. 2014-11-2085
PROJECT ADDRESS: 901 & 911 SKYLARK DR. LA JOLLA, CA 92037
PROJECT NAME: SACIDO RESIDENCE
SHEET TITLE: LANDSCAPE NOTES and LEGEND

REVISION 1: 5-20-14
REVISION 2: 7-20-14
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:
REVISION 8:
REVISION 9:
REVISION 10:
DRG. DATE:
SHEET 14 OF 15
SCALE: 1/8"=1'-0"

SACIDO RESIDENCE

COASTAL DEVELOPMENT PERMIT
LOT LINE ADJUSTMENT PARCEL MAP
TITLE SHEET

DEVELOPMENT PLANS SUMMARY:

BULLET POINT NARRATIVE:

1. SITE DEVELOPMENT PERMIT, COASTAL DEVELOPMENT PERMIT, AND LOT LINE ADJUSTMENT FOR TWO RESIDENTIAL LOTS. GRADING AND ANCILLARY STRUCTURES PROPOSED AS PART OF THIS PERMIT.
2. STREET ADDRESSES: 901 & 911 SKYLARK DRIVE, LA JOLLA
3. SITE AREAS: 901 SKYLARK DR.: TOTAL SITE AREA = 0.29 AC (12,587 SQ.FT.); 911 SKYLARK DR.:0.68 ACRES (38,843 SF)
4. ZONING: RS-1-5 (NO ZONE CHANGE), COASTAL OVERLAY ZONE
5. COVERAGE DATA:

	901 SKYLARK DRIVE	911 SKYLARK DRIVE
FLOOR AREA RATIO	0.52	0.45
MAX. BUILDING COVERAGE	6,535 SF	17,478 SF
EXISTING COVERAGE	3,353 SF	3,592 SF
PROPOSED ADDITION	606 SF	0 SF
TOTAL COVERAGE	3,959 SF	3,592 SF

6. DENSITY: MAXIMUM UNITS (EA. LOT) ALLOWED PER ZONE = 1; EXISTING UNITS=1; PROPOSED UNITS=1; TOTAL UNITS = 2 (901 SKYLARK DRIVE).
7. SETBACKS:

	901 SKYLARK DRIVE		911 SKYLARK DRIVE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
FRONT YARD:	12'	12'	12'	12'
SIDE YARDS:				
AVERAGE WIDTH CALCULATION:	84'-7"	108'-6"	83'-5"	73'-3"
TOTAL REQUIRED (30%)	18'-11"	21'-8"	19'-8"	14'-8"
SIDE YARD 1:	8'-8"	9'-8"	6'-8"	6'-8"
SIDE YARD 2:	7'-5"	12'-0"	10'-0"	8'-0"
REAR YARD:	28'-5"	28'-8"	28'-5"	28'-8"

8. BRUSH MANAGEMENT:
   a. ZONE 1 = NONE
   b. ZONE 2 = NONE

PROJECT TEAM:

1. DEVELOPER/OWNER: ANAPUESCO LLC, 901 SKYLARK DRIVE, LA JOLLA, CA. 92037, ANTONIO SACIDO
2. CIVIL ENGINEER: MARK FARRINGTON, RCE 38114, 11679 VIA FRUL, SAN DIEGO, CA 92126, 858-675-9490 — (FAX) 858-675-9487, EMAIL: mark@farringtonengineering.com
3. LANDSCAPE ARCHITECT: KRIZAN & ASSOCIATES, 115050 DUTTON DRIVE, LA MESA, CA. 91941, 619-517-2885 — (FAX) 619-590-2555, EMAIL: john@krizanassociates.com
4. GEOTECHNICAL: TERRA PACIFIC CONSULTANTS, INC, 4010 MORENA BLVD., SUITE 106, SAN DIEGO, CA 92117, 858-521-1100 — (FAX) 858-521-1198, ATTN: CRISTOPHER O'HERN, EMAIL: orisa@terrapac.com
5. BIOLOGIST: MERKEL & ASSOCIATES, INC, 5434 RUFFIN ROAD, SAN DIEGO, CA 92123, 858-560-5465 — (FAX) 858-560-7779, EMAIL: esassociates@merkelinc.com

PREVIOUS APPROVALS:

THIS PROJECT IS BEING RESUBMITTED UNDER A NEW APPLICANT OWNERSHIP. THIS PROJECT AT 911 SKYLARK DRIVE WAS PREVIOUSLY APPROVED UNDER THE APPLICANT NAME FRED HAMMOND. THE FOLLOWING APPROVALS WERE GRANTED BUT HAVE SINCE EXPIRED:

SDP. NO. 581767, CDP NO. 523547, PROJECT NO. 148899.

LEGAL DESCRIPTION:

LOTS 52 & 53 OF LA JOLLA MESA VISTA, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3650 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 20, 1957.

APNs = 357-461-15,16

A. CONSTRUCTION TYPE: SITE DEVELOPMENT PERMIT FOR GRADING, LANDSCAPING, SEGMENTED AND MASONRY BLOCK RETAINING WALLS, AND CONSTRUCTION FOR DETACHED ACCESSORY STRUCTURES, ONE EACH LOT

B. ZONING: RS-1-5

C. SITE AREAS: (SEE ABOVE)

D. EXISTING AND PROPOSED USES: EXISTING & PROPOSED SINGLE-FAMILY, DETACHED RESIDENCE

GENERAL NOTES:

1. THERE ARE TWO SINGLE FAMILY RESIDENTIAL LOTS.
2. TOTAL AREA OF LOTS: 901 SKYLARK DR.— = 0.29 AC. OR 12,587 SQFT.; 911 SKYLARK DR.—= 0.89 AC. OR 38,843 SQ. FT.
3. ZONING IS RS-1-5
4. GAS & ELECTRIC BY SAN DIEGO GAS & ELECTRIC
5. TELEPHONE BY SBC
6. CABLE TV BY TIME-WARNER
7. SEWER & WATER BY CITY OF SAN DIEGO
8. DRAINAGE AS REQUIRED BY CITY ENGINEER
9. FIRE BY CITY OF SAN DIEGO
10. SCHOOL DISTRICTS: SAN DIEGO UNIFIED SCHOOL DISTRICT: BIRD ROCK ELEMENTARY, MURRAY'S MIDDLE SCHOOL, LA JOLLA HS.
11. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
12. CONTOUR INTERVAL IS 2 FEET.
    a. DATUM: CITY BENCHMARK
    b. SOURCE: TIED-DIMENSIONAL ENGINEERING, MAY 7, 2007, UPDATED BY CTE CORP., SEPTEMBER, 2011
13. ALL PROPOSED SLOPES ARE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
14. GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
15. LOT DIMENSIONS AND SETBACKS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
16. SEISMIC ZONES: 25— UPPER PORTIONS OF THE LOTS; 53— SLOPING PORTIONS OF THE LOTS

GRADING DATA

DISTURBED AREA: 0.39 ACRES. MAX. CUT DEPTH: 5 FT.
GRADED AREA: 0.29 ACRES MAX. CUT SLOPE RATIO (2:1 MAX.): 2:1
CUT QUANTITIES: 430± C.Y. MAX. FILL DEPTH: 5 FT.
FILL QUANTITIES: 310± C.Y. MAX. FILL SLOPE RATIO (2:1 MAX): 2:1
IMPORT/EXPORT: 225± C.Y.
MASONRY RETAINING WALL LENGTH: 570± FEET MAX. HEIGHT: 7 FEET
CRIB WALL LENGTH: 140± FEET MAX. HEIGHT: 6 FEET

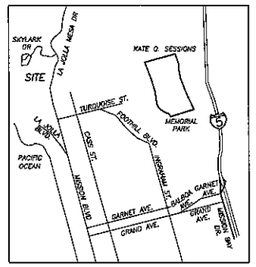
SITE DEVELOPMENT DATA

901 SKYLARK DR (LOT 53)
LOT SIZE: 0.29 ACRES
EXISTING DEVELOPED LAND:0.20 ACRES
EXISTING DEVELOPED LAND (%):68.97
STEEP HILLSIDE SLOPE AREA: 3,807 SF (30.29%)
STEEP HILLSIDE SLOPE DISTURBANCE: 1,308 SF
STEEP HILLSIDE SLOPE DISTURBANCE (%) 34.28
STEEP HILLSIDE SLOPE UNDISTURBED AREA: 2,502 SF
STEEP HILLSIDE SLOPE UNDISTURBED (%): 65.72%

911 SKYLARK DR (LOT 52)
LOT SIZE: 0.89 ACRES
EXISTING DEVELOPED LAND:0.23 ACRES
EXISTING DEVELOPED LAND (%):26.16
STEEP HILLSIDE SLOPE AREA: 25,920 SF (67.43%)
STEEP HILLSIDE SLOPE DISTURBANCE: 4,900 SF
STEEP HILLSIDE SLOPE DISTURBANCE (%) 18.90%
STEEP SLOPE UNDISTURBED AREA: 21,020 SF
STEEP SLOPE UNDISTURBED (%): 81.10%

STATE HEALTH & SAFETY NOTE

STATE HEALTH & SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.



VICINITY MAP
NO SCALE
THOMAS BROS. PAGE 1247-G3

SHEET INDEX

PROJECT DESCRIPTION

THE APPLICANT, ANTONIO SACIDO, HAS RECRUITED FARRINGTON ENGINEERING CONSULTANTS, TO HAVE PREPARED AND PROCESSED THE REQUIRED PLANS AND REPORTS NECESSARY FOR APPROVAL OF A COASTAL DEVELOPMENT PERMIT (CDP) AND SITE DEVELOPMENT PERMIT (SDP). THE CDP SUBMITTAL IS IN RESPONSE TO A NOTICE OF VIOLATION (NOV), DATED AUGUST 16, 2012. THE NOV WAS ISSUED IN RESPONSE TO A COMPLAINT OF UNPERMITTED GRADING ON THE TWO PROPERTIES LOCATED AT 901 AND 911 SKYLARK DRIVE. AN EMERGENCY CDP WAS SUBMITTED TO THE CITY IN MAY, 2013, WHICH WAS DENIED BY THE CITY PLANNING DEPARTMENT IN JULY.

PRIOR TO MR. SACIDO PURCHASING THE TWO ADJACENT PROPERTIES, THE PROPERTY LOCATED 911 SKYLARK DRIVE WAS ISSUED A CDP IN 2008 FOR THE HAMMOND RESIDENCE (PROJECT NO. 148899). NO PRIOR DISCRETIONARY APPROVALS HAVE BEEN GRANTED FOR THE PROPERTY LOCATED AT 901 SKYLARK DRIVE.

THE APPLICANT, AT THE REQUEST OF THE CITY PLANNING DEPARTMENT, IS FILING FOR A CDP AND SDP TO RESOLVE THE CODE VIOLATION COVERING BOTH PROPERTIES (901 & 911 SKYLARK DRIVE). AS PART OF THIS PROCESS, A PARCEL MAP LOT LINE ADJUSTMENT IS BEING REQUESTED TO ALLOW FOR THE CONSTRUCTION OF A SEPARATE GUEST QUARTERS/HABITABLE ACCESSORY STRUCTURE ON LOT 53 PER S.D.M.C. SECTION 141.0306 AS SHOWN ON THESE PLANS.

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001-01 NPDES NO. CAS0108758, http://www.swrcb.ca.gov/rwqcb9/programs/stormwater.shtml AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (http://clerkdoc.sannet.gov/Website/docs/Ordinance/20070417_0[1].pdf)

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMPS.

1. SUFFICIENT BMPS MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREETS OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREECH IN THE INSTALLED CONSTRUCTION BMPS.
2. ALL STOCK PILES OF UNCONSOLIDATED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT ALL ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

STANDARD NOTES

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0411. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETIONOF GRADING OR DISTURBANCE.

BENCHMARK

SOUTHWEST BRASS PLUG LOCATED AT IN THE SIDEWALK AT THE INTERSECTION OF SKYLARK DRIVE AND SANDPIPER PLACE PER CITY OF SAN DIEGO VERTICAL BENCHMARK DATA.
ELEVATION: 278.99' DATUM: M.S.L.

BOUNDARY NOTE

THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN HEREON FROM RECORD DATA USING A MINIMUM OF TWO TIES TO EXISTING FOUND SURVEY MONUMENTS. A LOT LINE ADJUSTMENT PARCEL MAP IS BEING FILED AS PART OF THIS COASTAL DEVELOPMENT PERMIT PROCESS.

REFERENCE DRAWINGS

13018-L
MAP 3650

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

STANDARD SPECIFICATIONS

DOCUMENT NO.	DESCRIPTION
PITS070112-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2012 EDITION
PITS070112-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK), 2012 EDITION
PITS070112-04	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION
PITS070112-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION

STANDARD DRAWINGS

DOCUMENT NO.	DESCRIPTION
PITS070112-03 FOR PUBLIC	CITY OF SAN DIEGO STANDARD DRAWINGS WORKS CONSTRUCTION, 2012 EDITION
PITS070112-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD PLANS, 2010 EDITION

IMPROVEMENTS	STD. DWG.	SYMBOL
PROPERTY BOUNDARY		
LIMITS OF WORK		
EXISTING CONTOUR		200
FINISH GRADE CONTOUR		200
LIMITS OF GRADING		
SPOT ELEVATION (FINISH GRADE)		78.9 TC
FINISH GRADED SLOPE (FYI.)		
8"ø NDS CATCH BASIN (OR EQUAL) PVT.		
8"ø NDS CATCH BASIN W/ ATRIUM GRATE (OR EQUAL) PVT.		
PRIVATE MASONRY RETAINING WALL (PER SEPARATE PERMIT) (SEE SHEET C-5 FOR DETAILS)		
PVT KEYSTONE RETAINING WALL		
PVT. CATCH BASIN (SIZE NOTED ON PLAN SHEET C-4)		
PVT. ISO CLEAN WATER POLISHER STORM WATER FILTER		
PRIVATE PVC DRAIN PIPE (PVC SCH. 40)		INDICATES COURSE NUMBER
PVT. STORM CAPTURE UNIT SC-7-10-5 (OR EQUAL)		
PRIVATE PERFORATED PVC DRAIN PIPE (PVC SCH. 40)		
PRIVATE 4" PVC SEWER LATERAL		

EXISTING IMPROVEMENTS	SYMBOL
EXISTING 10 FT. FLOWN TOPO CONTOUR	200
EXISTING 2 FT. FLOWN TOPO CONTOUR	
EXISTING PALM TREE	
EXISTING EUCALYPTUS TREE	

POST-CONSTRUCTION PERMANENT BMP OPERATION & MAINTENANCE PROCEDURE DETAILS

STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.: 1162110

O&M RESPONSIBLE PARTY DESIGNEE: ANAPUESCO, LLC

BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	SERVICE FREQUENCY	SERVICE METHOD
ISO CLEAN WATER POLISHER	2X/YEAR	6-12 MONTHS	CLEAN/REPLACE FILTERS	PAGE YEARLY	REPLACE
EFFLUENT IRRIGATION SYSTEM	MONTHLY	MONTHLY	REPAIR BROKEN VALVES	AS NEEDED	REPLACE
COVERED TRASH RECEPTACLES	2X/YR	MONTHLY	CLEAN TRASH AND DEBRIS	AS NEEDED	REPLACE
STORM CAPTURE UNITS (INSP. FACILITY	2X/YR	MONTHLY	CLEAN/REPLACE FILTERS	ANNUALLY	REPLACE
INSP. FACILITY					
STORM CAPTURE UNITS (INSP. FACILITY	2X/YR	MONTHLY	CLEAN/REPLACE FILTERS	ANNUALLY	REPLACE

FARRINGTON ENGINEERING CONSULTANTS, INC.
CONSULTING CIVIL ENGINEERING
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SAN DIEGO, CA. 92126
(858) 675-9490

11-3-14
MARK A. FARRINGTON RCE 38114 EXP. 3/31/15 DATE

PREPARED BY:
NAME: FARRINGTON ENGINEERING
ADDRESS: 11679 VIA FRUL, SAN DIEGO, CA 92126
PHONE NO: (858)-675-9490
PROJECT ADDRESS: 901 & 911 SKYLARK DR. LA JOLLA, CA 92037
PROJECT NAME: SACIDO RESIDENCE
SHEET TITLE: TITLE SHEET

REVISION 1:	12-23-13
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P.T.S. NO.	348804

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11679 VIA FRUL
SAN DIEGO, CA. 92126
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SACIDO RESIDENCE
TITLE SHEET

ISSUE DATES

REVISION DATES
1 —

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M.F.
PLOT SCALE
NONE
SHEET NUMBER
C-1
SHEET OF

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ATTACHMENT 5

ATTACHMENT 5

ATTACHMENT 5

SACIDO RESIDENCE

COASTAL DEVELOPMENT PERMIT
LOT LINE ADJUSTMENT PARCEL MAP
TOPOGRAPHY MAP

SKYLARK DRIVE

EXISTING 8" SEWER MANHOLE FL=249.25

EXISTING 8" W.C. SEWER MAIN PER DRAWING 13012-L

EXISTING WATER MAIN

EXIST. 4" BLOCK WALL

EXIST. 6' WOOD FENCE

EXIST. CHAIN LINK

EXIST. GARAGE FF 265.09

EXISTING RESIDENCE

EXISTING HOUSE FF 265.14

EXIST. 5' FT CLF

TW 265.74
TRW 264.26
BRW 256.80

EXISTING 8" SEWER MANHOLE FL=248.29

TW 264.72
TRW 264.53
BRW 256.75

EXISTING POOL

APPROXIMATE LIMITS OF UNDOCUMENTED FILL PER TERRAPACIFIC SOILS INVESTIGATION REPORT, DATED JULY 27, 2007 (FILE 27060)

EXISTING SLOPE DISTURBANCE PER CODE VIOLATION

EXISTING 4" WIDE SEWER EASEMENT TO THE CITY OF SAN DIEGO PER MAP NO. 3650

EXISTING 8" SEWER MANHOLE FL=255.42

EXISTING TREE (TRUNK SIZE INDICATED) TYP.

LOT 54
LOT 53
LOT 52
LOT 51
LOT 3
LOT 2
MAP 3650

PROPERTY LINE
SETBACK
25'-0" SETBACK

Scale: 1/8" = 1'-0"

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MARK A. FARRINGTON RCE 38114 EXP. 3/31/15 DATE 11-3-14

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PHONE NO: 858-672-9400
PROJECT ADDRESS: 907 & 911 SKYLARK DR. LA JOLLA, CA 92037
PROJECT NAME: SACIDO RESIDENCE
SHEET TITLE: TOPOGRAPHY MAP

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SACIDO RESIDENCE
TOPOGRAPHY MAP

ISSUE DATES

REVISION DATES
A

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PLOT SCALE: 1/8"=1'-0"
SHEET NUMBER: C-2
SHEET OF

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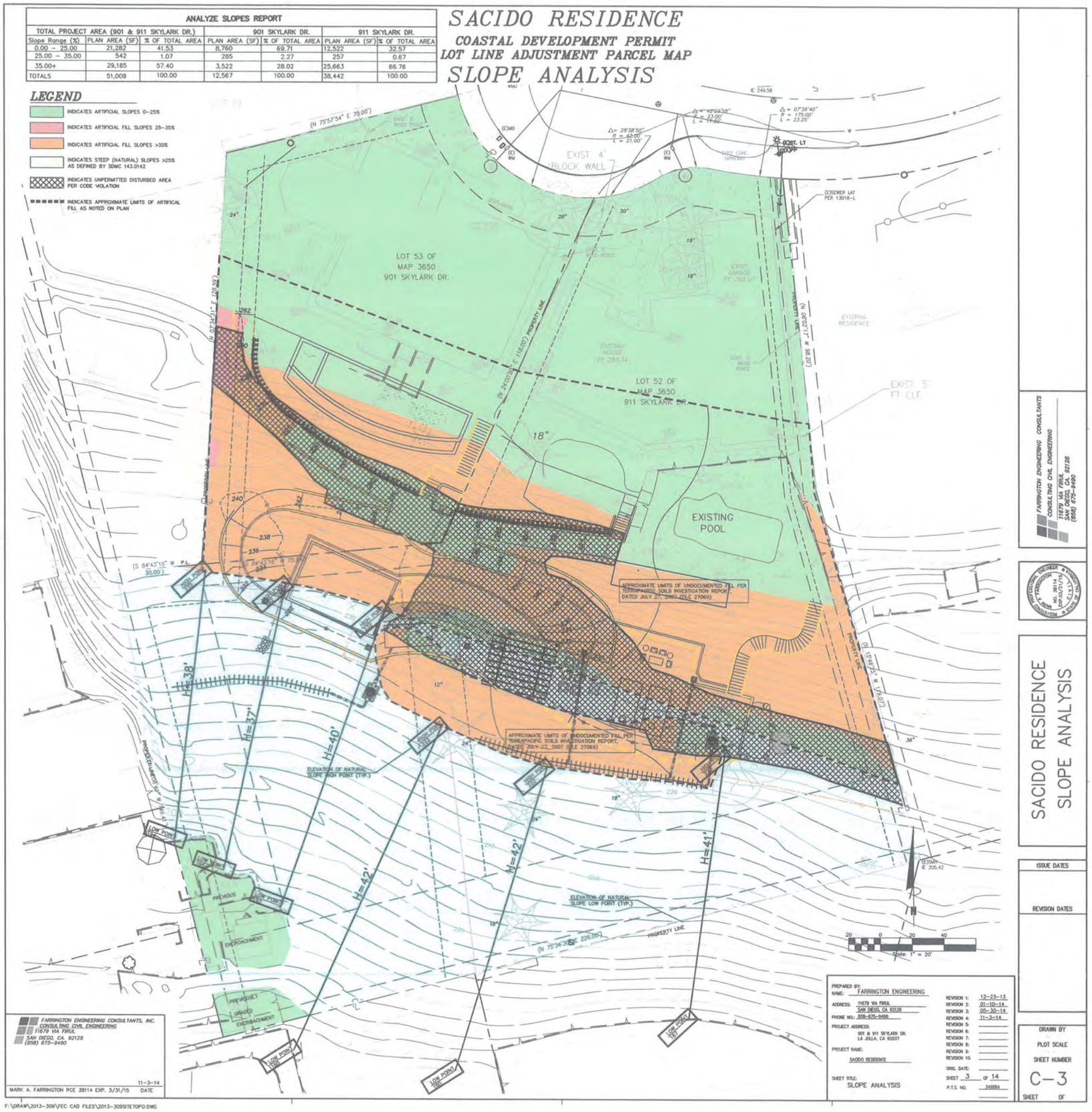
ATTACHMENT 5

SACIDO RESIDENCE

COASTAL DEVELOPMENT PERMIT
LOT LINE ADJUSTMENT PARCEL MAP
SLOPE ANALYSIS

ANALYZE SLOPES REPORT						
TOTAL PROJECT AREA (901 & 911 SKYLARK DR.)			901 SKYLARK DR.		911 SKYLARK DR.	
Slope Range (%)	PLAN AREA (SF)	% OF TOTAL AREA	PLAN AREA (SF)	% OF TOTAL AREA	PLAN AREA (SF)	% OF TOTAL AREA
0.00 – 25.00	21,282	41.53	8,760	69.71	12,522	32.57
25.00 – 35.00	542	1.07	285	2.27	257	0.67
35.00+	29,185	57.40	3,522	28.02	25,663	66.76
TOTALS	51,009	100.00	12,567	100.00	38,442	100.00



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11-3-14
MARK A. FARRINGTON RCE 38114 EXP. 3/31/15 DATE

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PREPARED BY:
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PHONE NO.: 858-675-9490
PROJECT ADDRESS: 901 & 911 SKYLARK DR. LA JOLLA, CA 92037
PROJECT NAME: SACIDO RESIDENCE
SHEET TITLE: SLOPE ANALYSIS

REVISION 1:	12-23-13
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ORIG. DATE:	
SHEET	3 OF 14
P.T.S. NO.	349884

FARRINGTON ENGINEERING CONSULTANTS
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REGISTERED PROFESSIONAL ENGINEER MARK A. FARRINGTON NO. 38114 (EXP. 03/31/15) CIVIL STATE OF CALIFORNIA

SACIDO RESIDENCE
SLOPE ANALYSIS

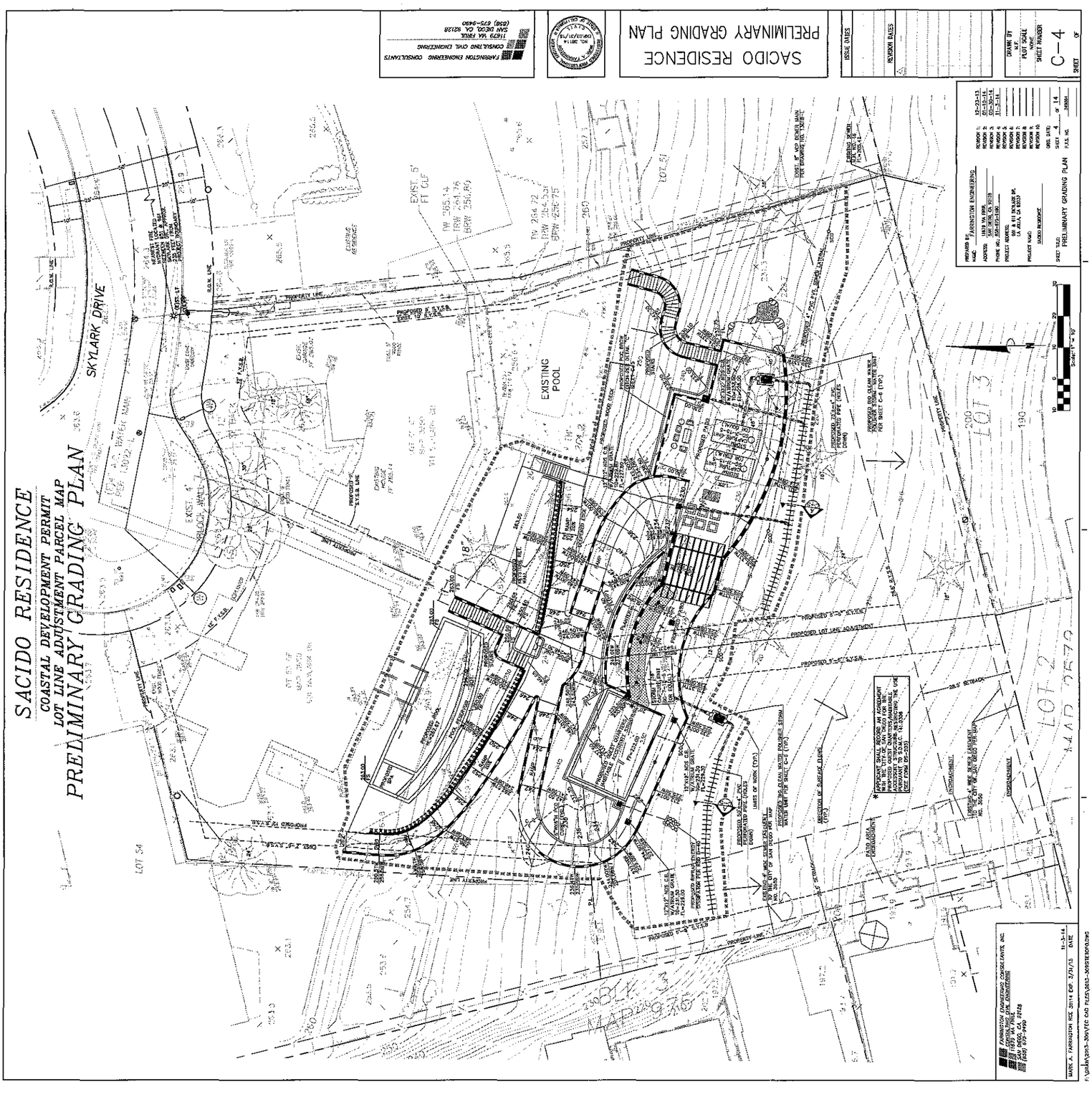
ISSUE DATES

REVISION DATES

DRAWN BY
PLOT SCALE
SHEET NUMBER
C-3
SHEET OF

ATTACHMENT 5

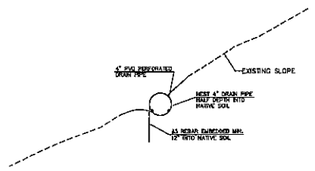
ATTACHMENT 5



SACIDO RESIDENCE

COASTAL DEVELOPMENT PERMIT
LOT LINE ADJUSTMENT PARCEL MAP

PRELIMINARY GRADING PLAN DETAILS

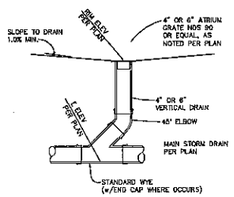


A–A NOT TO SCALE

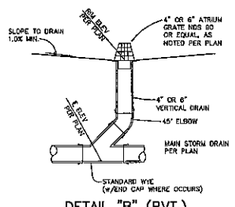
B–B NOT TO SCALE

C–C NOT TO SCALE

D–D NOT TO SCALE



DETAIL "A" (PVT.)
AREA CATCH BASIN CONNECTION–FLAT GRATE



DETAIL "B" (PVT.)
AREA CATCH BASIN CONNECTION–ATRIUM GRATE

A NOT TO SCALE

B NOT TO SCALE

C NOT TO SCALE

FARRINGTON ENGINEERING CONSULTANTS, INC.
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11-3-14
MARK A. FARRINGTON RCE 38114 EXP. 3/31/15 DATE

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PREPARED BY:
NAME: FARRINGTON ENGINEERING
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PHONE NO.: 858-675-3400
PROJECT ADDRESS: 901 & 915 SKYLARK DR. LA JOLLA, CA 92037
PROJECT NAME: SACIDO RESIDENCE
SHEET TITLE: PRELIMINARY GRADING PLAN

REVISION 1: 12-23-13
REVISION 2: 01-10-14
REVISION 3: 05-30-14
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REVISION 5:
REVISION 6:
REVISION 7:
REVISION 8:
REVISION 9:
REVISION 10:
ORIG. DATE:
SHEET 5 OF 14
P.T.S. NO. 36984

FARRINGTON ENGINEERING CONSULTANTS
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SACIDO RESIDENCE
PRELIMINARY GRADING PLAN

ISSUE DATES

REVISION DATES

DRAWN BY
M.F.
PLOT SCALE
NONE
SHEET NUMBER
C–5
SHEET OF

ATTACHMENT 5

ATTACHMENT 5

SACIDO RESIDENCE

COASTAL DEVELOPMENT PERMIT
LOT LINE ADJUSTMENT PARCEL MAP
PRELIMINARY GRADING PLAN

GENERAL NOTES
1. BIG CLEAN TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS, AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS, AND ACCESSORIES PLEASE CONTACT BIG CLEAN.

INSTALLATION NOTES
1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS, AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE WSHB UNIT AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. MANUFACTURER RECOMMENDS A MINIMUM 6"-12" LEVEL ROCK BASE, UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH).
4. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. ALL COVERS SHALL BE SHIPPED LOOSE. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.

SITE SPECIFIC DATA*	
PROJECT NAME	
PROJECT LOCATION	
STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS)	
PEAK FLOW RATE (CFS)	
PEAK STORM DURATION (YEARS)	

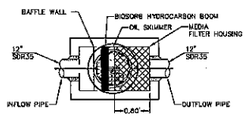
WP PERFORMANCE DATA	
TREATMENT FLOW RATE (CFS)	0.12
MEDIA SURFACE AREA (SF)	8
LOADING RATE (GPM/SF)	-
SEDIMENT STORAGE CAPACITY (CF)	11.95

WP STORAGE CAPACITIES

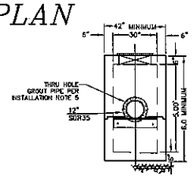
SEDIMENT CHAMBER CAPACITY	LENGTH (FT)	WIDTH (FT)	HEIGHT (FT)	TOTAL (CF)
CHAMBER 1	0.83	2.50	1.94	4.00
CHAMBER 2	3.17	2.50	1.00	7.92

PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
OUTLET PIPE 1			
RIM ELEVATION			
SURFACE LOADING REQUIREMENT			
FRAME AND COVER			#24"
CORROSIVE SOIL CONDITIONS			
KNOWN GROUNDWATER ELEVATION			
NOTES:			

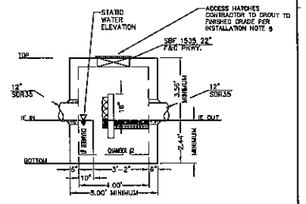
*PER ENGINEER OF RECORD



PLAN VIEW
NTS



END VIEW
NTS



ELEVATION VIEW
NTS

PROPRIETARY AND CONFIDENTIAL

BIG CLEAN
bigcleanwaterandsoil.com
P 760.433.7640 F 760.433.3176

WP-2.5-4-60
WATER POLISHER UP FLOW MEDIA FILTER
STANDARD DETAIL

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 (SWMDCMA), 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. PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

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 (WPCP) 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 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/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

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 ½ INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.

2. STRUCTURAL PRACTICES: DESILTING BASINS, EMERGENCY SPILLWAYS, 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 ½ 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.

WATER QUALITY NOTES

1. POST CONSTRUCTION BMP's WILL INCLUDE KRISTAR FLO-GARD FILTER INSERTS SHOWN.
2. SURFACE DRAINAGE TO PRIVATE 14"x14" CATCH BASINS SHOWN FOR 0.2IN./HR. STORM INTENSITIES.
3. MAINTENANCE CHECK OF ALL PRIVATE CATCH BASINS TO BE MADE ON A PER STORM EVENT OR MONTHLY, WHICHEVER IS A GREATER OCCURANCE.
4. MAINTENANCE RESPONSIBILITY SHALL BE BY OWNER.

CONSTRUCTION BMPs

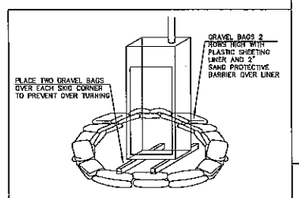
BMPs SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
1. STABILIZED CONSTRUCTION ENTRANCES
2. GRAVEL BAGS AROUND EACH CATCH BASIN ONCE INSTALLED AND VEGETATION NOT COMPLETED.
3. SILT FENCING COMPLETELY SURROUNDING PROJECT DISTURBANCE
4. STREET SWEEPING.
5. CONCRETE WASH OUT AREA.
6. SANITATION WASTE CONTAINMENT.
7. MATERIAL WASTE CONTAINMENT.
8. MATERIAL STORAGE.
9. BMP GOOD HOUSEKEEPING INSTRUCTIONS TO ALL PARTIES ASSOCIATED WITH CONSTRUCTION.

HYDROSEEDING NOTES

SEE LANDSCAPE PLANS FOR EROSION CONTROL PLANTING

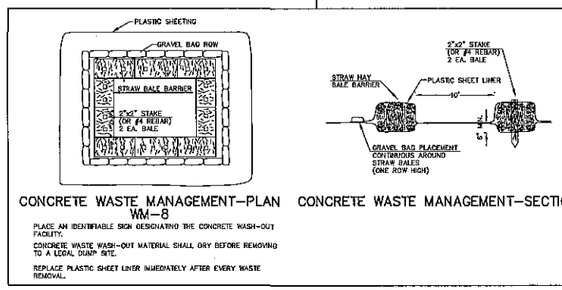
LEGEND

DESCRIPTION		SYMBOL
STABILIZED CONSTRUCTION ENTRANCE	TC-1	
TEMPORARY HYDROSEED MIX (SPEC ON THIS SHEET)		
SILT FENCE	SE-1	
UNLINED SWALE & BERM		
GRAVEL BAG BERM	SE-6	
MATERIAL DELIVER STORAGE	WM-1	MS
CONCRETE WASTE MANAGEMENT	WM-8	CWM
SANITARY/SEPTIC WASTE MANAGEMENT	WM-9	BS BS
STOCKPILE MANAGEMENT	WM-3	CS
WIND EROSION CONTROL	WM-1	
CONTAMINATED SOIL MANAGEMENT	WM-7	
SOLID WASTE MANAGEMENT	WM-5	SWM



SANITARY/SEPTIC WASTE MANAGEMENT
WM-9

SANITARY WASTE REMOVAL SHALL BE BY A LICENSED SANITARY WASTE HAULER. SANITARY WASTE SHALL BE MOVED TO A LEGAL SANITARY TREATMENT FACILITY.



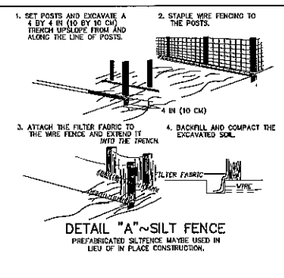
CONCRETE WASTE MANAGEMENT—PLAN
WM-8

PLACE AN IDENTIFIABLE SIGN DESIGNATING THE CONCRETE WASH-OUT FACILITY.

CONCRETE WASTE WASH-OUT MATERIAL SHALL DRY BEFORE REMOVING TO A LOCAL DUMP SITE.

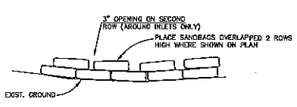
REPLACE PLASTIC SHEET LINER IMMEDIATELY AFTER EVERY WASTE REMOVAL.

CONCRETE WASTE MANAGEMENT—SECTION



DETAIL "A"~SILT FENCE

PREFABRICATED SILTFENCE MAYBE USED IN LIEU OF IN PLACE CONSTRUCTION.



DETAIL "B"~GRAVEL BAG PLACEMENT

FARRINGTON ENGINEERING CONSULTANTS, INC.
CONSULTING CIVIL ENGINEERING
11679 VIA TRUL
SAN DIEGO, CA 92128
(858) 675-9490

11-3-14
MARK A. FARRINGTON RCE 38114 EXP. 3/31/15 DATE

FARRINGTON ENGINEERING CONSULTANTS
CONSULTING CIVIL ENGINEERING
11679 VIA TRUL
SAN DIEGO, CA 92128
(858) 675-9490

SACIDO RESIDENCE
PRELIMINARY GRADING PLAN

ISSUE DATES

REVISION DATES
1 --

PREPARED BY: NAME:	FARRINGTON ENGINEERING
ADDRESS:	11679 VIA TRUL, SAN DIEGO, CA 92128
PHONE NO.:	858-675-9490
PROJECT ADDRESS:	903 & 911 SKYLARK DR. LA JOLLA, CA 92037
PROJECT NAME:	SACIDO RESIDENCE
SHEET TITLE:	PRELIMINARY GRADING PLAN

REVISION 1:	12-23-13
REVISION 2:	01-10-14
REVISION 3:	05-30-14
REVISION 4:	11-3-14
REVISION 5:	
REVISION 6:	
REVISION 7:	
REVISION 8:	
REVISION 9:	
REVISION 10:	
ORIG. DATE:	
SHEET:	6 OF 14
P.T.S. NO.	349084

DRAWN BY: M.F.
PLOT SCALE: NONE
SHEET NUMBER: C-6
SHEET OF

F:\DRAW\2013-309\FEC CAD FILES\2013-309STETOPO.DWG

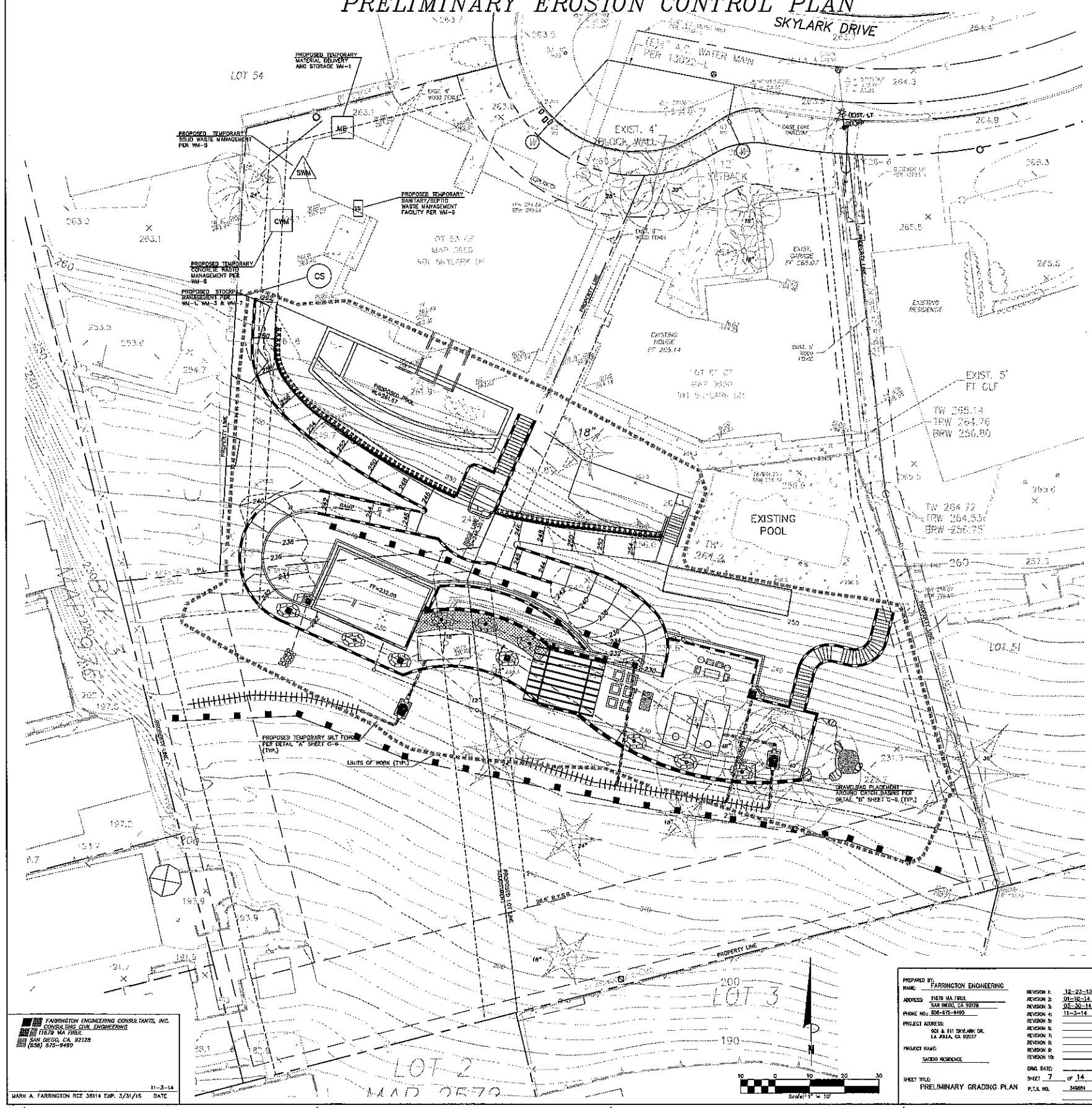
ATTACHMENT 5

ATTACHMENT 5

SACIDO RESIDENCE

COASTAL DEVELOPMENT PERMIT
LOT LINE ADJUSTMENT PARCEL MAP

PRELIMINARY EROSION CONTROL PLAN



FARRINGTON ENGINEERING CONSULTANTS, INC.
CONSULTING CIVIL ENGINEERING
11679 MA TRUL
SAN DIEGO, CA. 92126
(858) 675-9490

MARK A. FARRINGTON RCE 36114 EXP. 3/31/15 — DATE 11-3-14

PREPARED BY:
NAME: FARRINGTON ENGINEERING
ADDRESS: 11679 MA TRUL, SAN DIEGO, CA 92126
PHONE NO.: 858-675-9490
PROJECT ADDRESS: 501 & 511 SKYLARK DR. LA JOLLA, CA. 92037
PROJECT NAME: SACIDO RESIDENCE
SHEET TITLE: PRELIMINARY GRADING PLAN

REVISION 1:	12-22-13
REVISION 2:	05-16-14
REVISION 3:	05-30-14
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REVISION 5:	
REVISION 6:	
REVISION 7:	
REVISION 8:	
REVISION 9:	
REVISION 10:	
DRG. DATE:	
SHEET	7 of 14
P.T.S. NO.	349684

FARRINGTON ENGINEERING CONSULTANTS
CONSULTING CIVIL ENGINEERING
11679 MA TRUL
SAN DIEGO, CA. 92126
(858) 675-9490

SACIDO RESIDENCE
PRELIMINARY EROSION CONTROL PLAN

ISSUE DATES

REVISION DATES

DRAWN BY: M.F.
PLOT SCALE: NONE
SHEET NUMBER: C-7
SHEET OF

P:\SRAW\2013-309\ECC CAD FILES\2013-309SITETOPO.DWG

ATTACHMENT 5

ATTACHMENT 5

SACIDO RESIDENCE

COASTAL DEVELOPMENT PERMIT

PRELIMINARY GRADING PLAN

FARRINGTON ENGINEERING CONSULTANTS, INC.
CIVIL ENGINEERING
11679 VIA FRIVL
SAN DIEGO, CA. 92128
(858) 675-2490

4-23-14
MARK A. FARRINGTON RCE 36114 EXP. 3/31/15 DATE

PREPARED BY:
NAME: FARRINGTON ENGINEERING
ADDRESS: 11679 VIA FRIVL, SAN DIEGO, CA 92128
PHONE NO.: 858-675-2490
PROJECT ADDRESS: 901 & 911 SKYLARK DR. LA JOLLA, CA 92037
PROJECT NAME: SACIDO RESIDENCE
SHEET TITLE: FIRE ACCESS PLAN

REVISION 1:	12-23-13
REVISION 2:	01-10-14
REVISION 3:	11-3-14
REVISION 4:	
REVISION 5:	
REVISION 6:	
REVISION 7:	
REVISION 8:	
REVISION 9:	
REVISION 10:	
ORIG. DATE:	
SHEET: 1	OF 1
P.T.S. NO.	34664

F:\DRAW\2013-308\VEC CAD FILES\2013-309SITETOPO.DWG

FARRINGTON ENGINEERING CONSULTANTS
CIVIL ENGINEERING
11679 VIA FRIVL
SAN DIEGO, CA. 92128
(858) 675-2490

SACIDO RESIDENCE
PRELIMINARY GRADING PLAN

ISSUE DATES

REVISION DATES

DRAWN BY: M.F.
PLOT SCALE: NONE
SHEET NUMBER: F-1
SHEET OF

ATTACHMENT 5

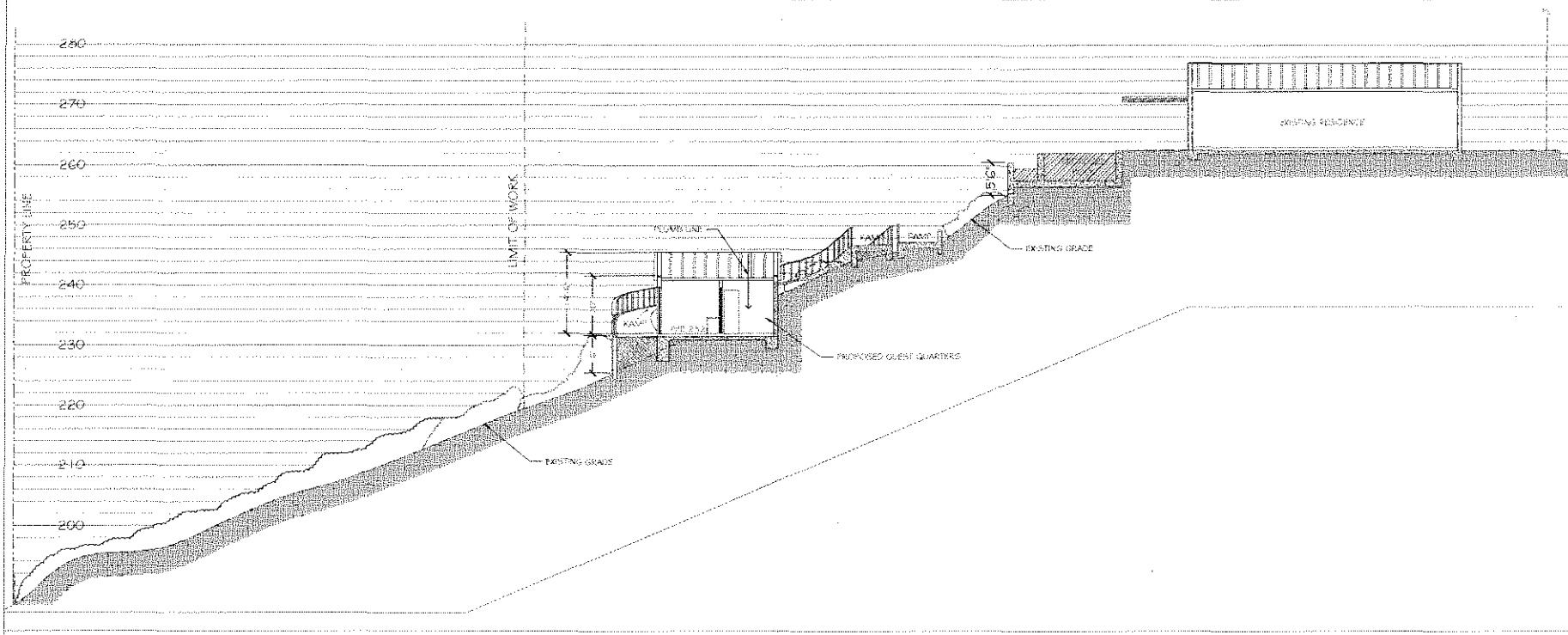
ATTACHMENT 5

ATTACHMENT 5

SACIDO RESIDENCE

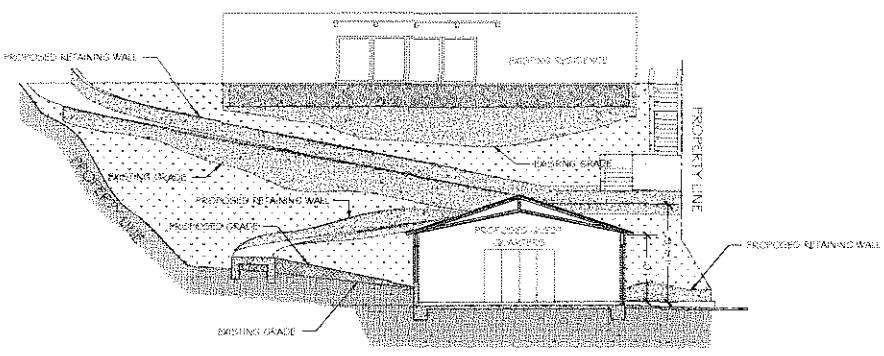
PROPOSED SITE SECTIONS

901 SKYLARK DR.



SITE LONGITUDINAL SECTION

SCALE: 1/8" = 1'-0"



SITE CROSS SECTION

SCALE: 1/8" = 1'-0"

KRIZAN ASSOCIATES

SACIDO RESIDENCE

901 Skylark Drive
La Jolla, CA 92037

REVISIONS	DATE
MAY 2014	
AUG 2014	
NOVEMBER 2014	

SITE SECTIONS

901 SKYLARK DR.

SHEET NO.

S-2

PREPARED BY
NAME: KRIZAN ASSOCIATES
ADDRESS: 1651 GRANITE HILLS DRIVE, EL CAJON, CA 92019
PHONE NO: 619-517-7988
PROJECT ADDRESS: 901 & 911 SKYLARK DR, LA JOLLA, CA 92037
PROJECT NAME: SACIDO RESIDENCE
SHEET TITLE: PROPOSED SITE SECTIONS 901 SKYLARK DR

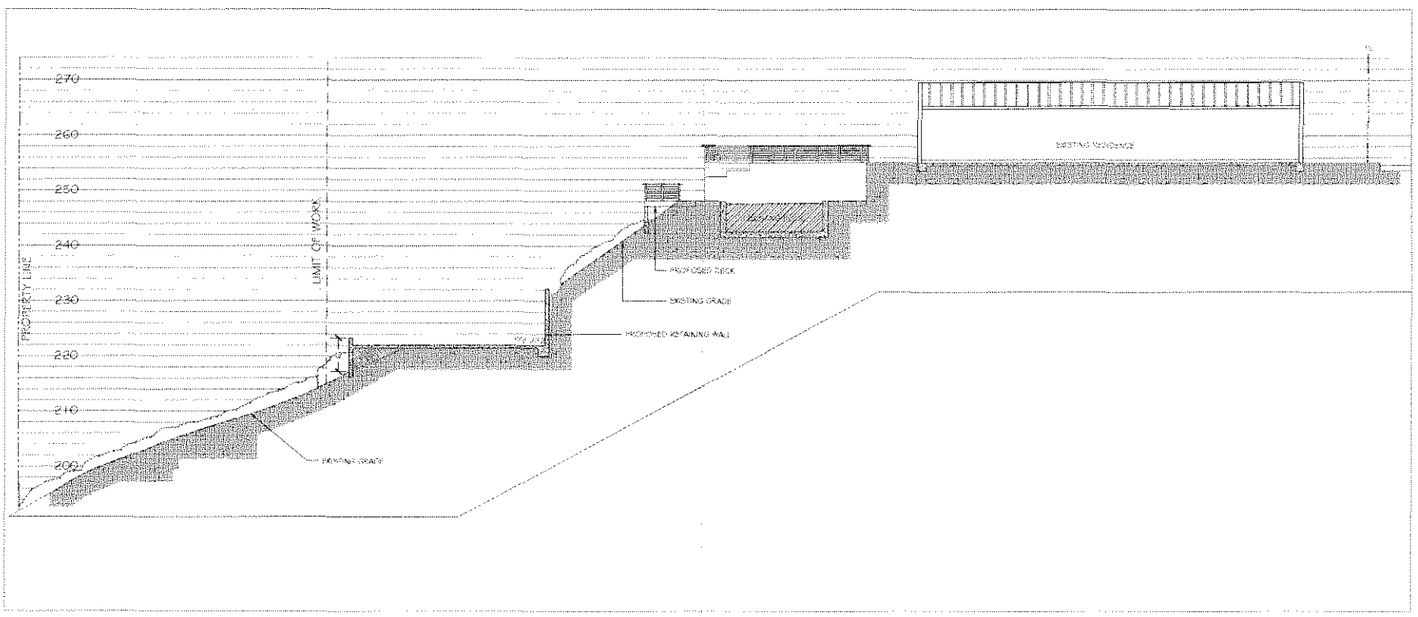
REVISION 1: 5-12-14
REVISION 2: 11-7-14
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:
REVISION 8:
REVISION 9:
REVISION 10:
ORIG. DATE:
SHEET 12 OF 15
JOB NO. 1314A

ATTACHMENT 5

SACIDO RESIDENCE

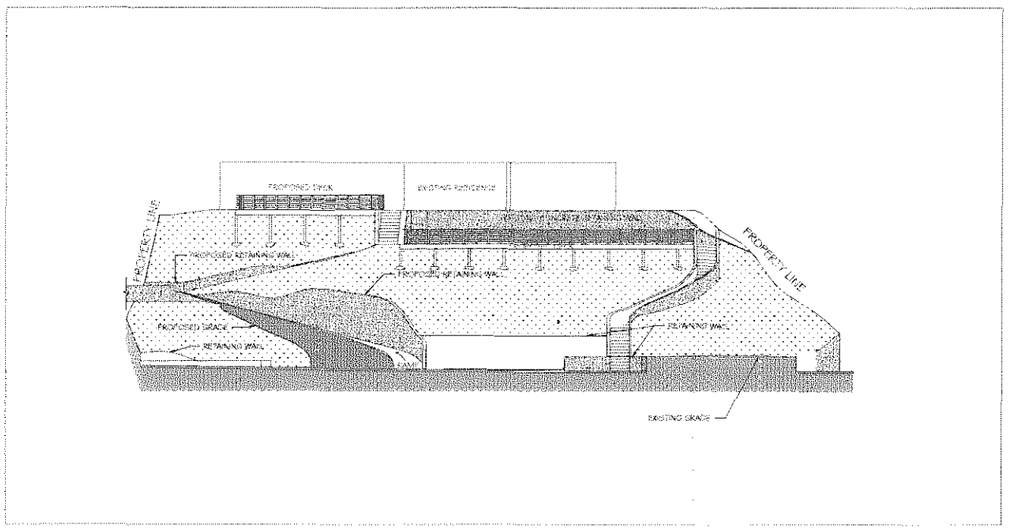
PROPOSED SITE SECTIONS

911 SKYLARK DR.



T SITE LONGITUDINAL SECTION

SCALE 1/8" = 1'-0"



U SITE CROSS SECTION

SCALE 1/8" = 1'-0"

KRIZAN ASSOCIATES

SACIDO RESIDENCE

911 Skylark Drive
La Jolla, CA 92037

REVISIONS	DATE
MAY 24, 2013 A	
APR. 19 2013 A	
NOVEMBER 2, 2012 A	

SITE SECTIONS

911 SKYLARK DR.

SHEET NO.

S-3

PREPARED BY:
NAME: KRIZAN ASSOCIATES
ADDRESS: 9857 GRANITE RIDGE DRIVE, GRANITE RIDGE, CA 92124
PHONE NO.: 858.677.1369
PROJECT ADDRESS: 911 & 911 SKYLARK DR LA JOLLA, CA 92037
PROJECT NAME: SACIDO RESIDENCE

REVISION 1: 5-24-13
REVISION 2: 4-19-13
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:
REVISION 8:
REVISION 9:
REVISION 10:

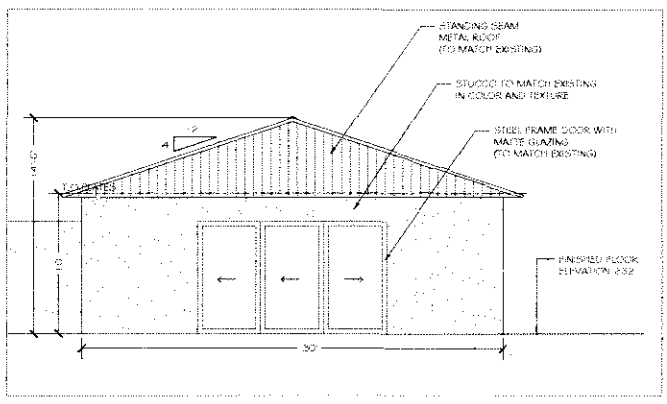
DATE SIGNED:
SHEET TITLE: PROPOSED SITE SECTIONS 911 SKYLARK DR.
SHEET 1 OF 12
APN NO: 357-233-

ATTACHMENT 5

SACIDO RESIDENCE

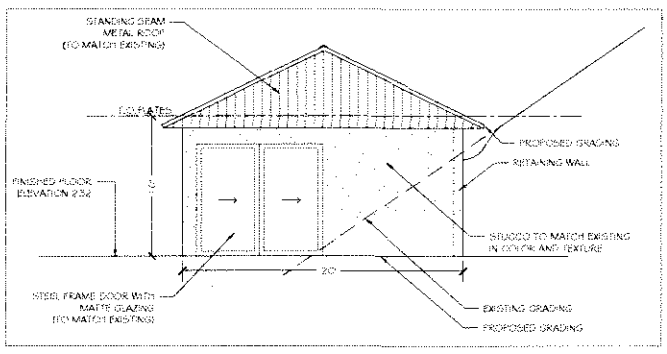
PROPOSED GUEST QUARTERS/ HABITABLE ACCESSORY BUILDING PLANS

901 SKYLARK DR.



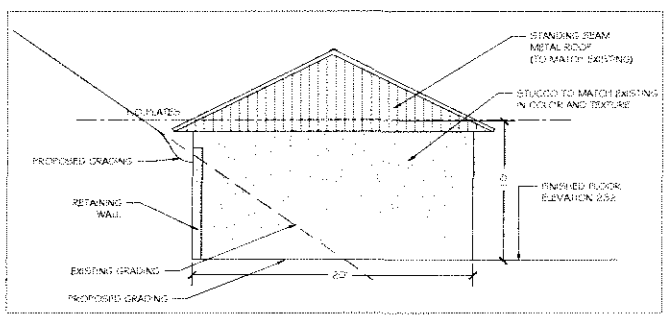
A SOUTH ELEVATION

SCALE 1/4" = 1'-0"



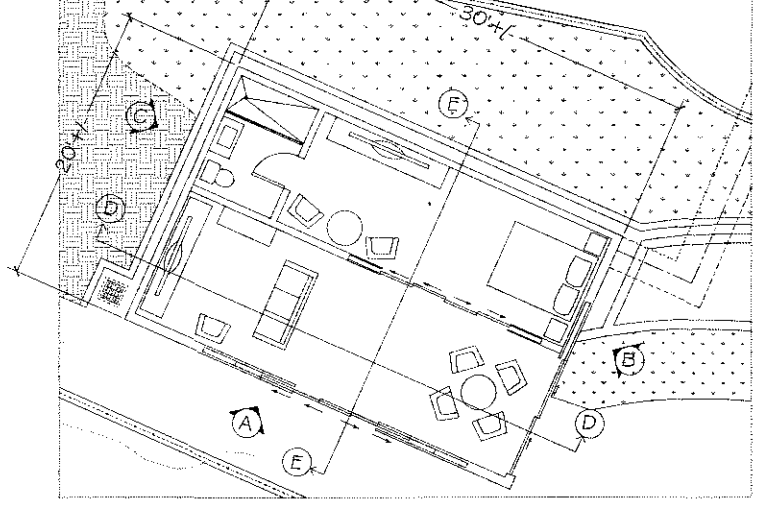
B EAST ELEVATION

SCALE 1/4" = 1'-0"



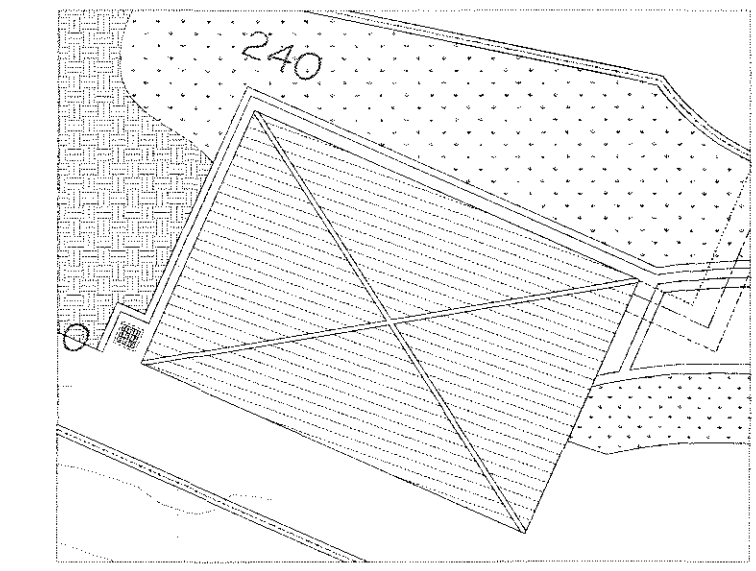
C WEST ELEVATION

SCALE 1/4" = 1'-0"



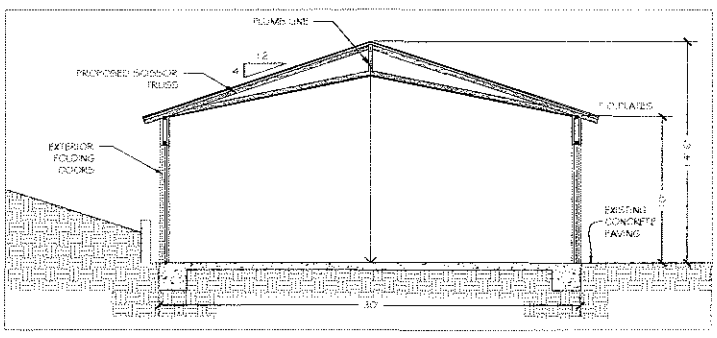
GUEST QUARTERS PLAN VIEW

SCALE 1/4" = 1'-0"



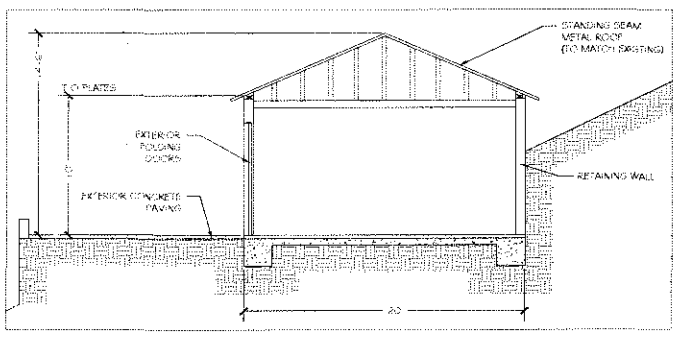
GUEST QUARTERS ROOF PLAN

SCALE 1/4" = 1'-0"



D LONGITUDINAL SECTION

SCALE 1/4" = 1'-0"



E CROSS SECTION

SCALE 1/4" = 1'-0"

PREPARED BY:
NAME: KRIZAN ASSOCIATES
ADDRESS: 5487 GRANITE HILLS DRIVE, GRANITE HILLS, CA 92019
PHONE NO.: 619-247-2985
PROJECT ADDRESS: 901 & 911 SKYLARK DR. LA JOLLA, CA 92037
PROJECT NAME: SACIDO RESIDENCE
SHEET TITLE: 901 SKYLARK DR. GUEST QUARTERS BUILDING PLAN

REVISION 1: 2-20-15
REVISION 2: 11-2-15
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:
REVISION 8:
REVISION 9:
REVISION 10:
ORIG. DATE:
SHEET 17 OF 19
P.T.S. NO. 25790

KRIZAN ASSOCIATES
CONSULTANT ARCHITECTURE PLANNING AND URBAN DESIGN

PLANS PREPARED BY:

SACIDO RESIDENCE
901 Skylark Drive
La Jolla, CA 92037

REVISIONS	DATE
MAY 30, 2014	
OCT 1, 2015	
August 19, 2015 (ADU)	
NOV 2, 2015	

PLANNING DATE: SEPT 25, 2014
DRAWN BY: J.K. / A.S.
APPROVED BY:
PROJECT NO: D 25790

PROPOSED ACCESSORY BUILDING PLANS

901 SKYLARK DR.

SHEET NO.

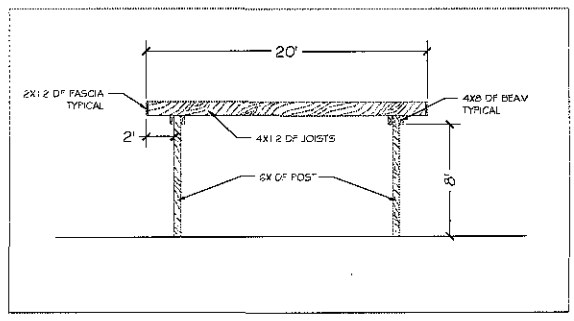
A-1

ATTACHMENT 5

SACIDO RESIDENCE

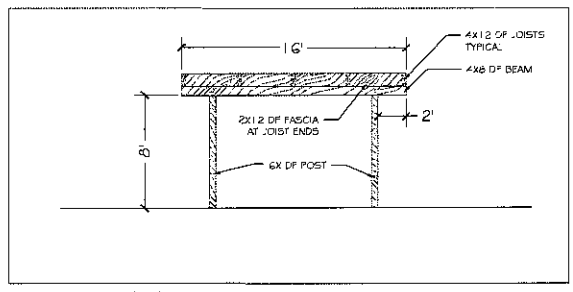
PROPOSED PERGOLA PLANS

911 SKYLARK DR.



PERGOLA SOUTH AND NORTH ELEVATION

SCALE 1/4" = 1'-0"



PERGOLA EAST AND WEST ELEVATION

SCALE 1/4" = 1'-0"

KRIZAN ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN
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PLANS PREPARED BY:

SACIDO RESIDENCE
911 Skylark Drive
La Jolla, CA 92037

REVISIONS:	DATE:
MAY 30, 2014	
JULY 21, 2014	
August 19, 2014 (SD)	
November 3, 2014	

SUBMITTAL DATE: DEC. 23, 2014

DRAWN BY: J.K. / A.K.
REVISED BY:

PROJECT NO. R18750

PROPOSED PERGOLA PLANS

911 SKYLARK DR.

SHEET NO.

A-2

PREPARED BY:
NAME: KRIZAN ASSOCIATES
ADDRESS: 9887 GRANITE HILLS DRIVE, GRANITE HILLS, CA 92019
PHONE NO.: 619-517-2685
PROJECT ADDRESS: 911 or 911 SKYLARK DR. LA JOLLA, CA 92037
PROJECT NAME: SACIDO RESIDENCE
SHEET TITLE: 911 SKYLARK DR. PERGOLA PLAN

REVISION 1: 5-27-14
REVISION 2: 11-3-14
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:
REVISION 8:
REVISION 9:
REVISION 10:
ORIG. DATE:
SHEET 12 OF 15
P.T.S. NO. 341627

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May 12, 2014
M&A #12-086-02

Mr. Antonio Sacido
901 Skylark Drive
San Diego, CA 92037

Biological Survey Letter Report for the
901 and 911 Skylark Drive Project
Located in the City of San Diego, California

Dear Mr. Sacido,

Merkel & Associates, Inc. has prepared the following biological letter report for the 901 and 911 Skylark project located in the City of San Diego, California. If you have any questions concerning this report, please do not hesitate to contact me at (858) 560-5465 or kince@merkelinc.com.

Sincerely,

Kyle L. Ince
Project Manager

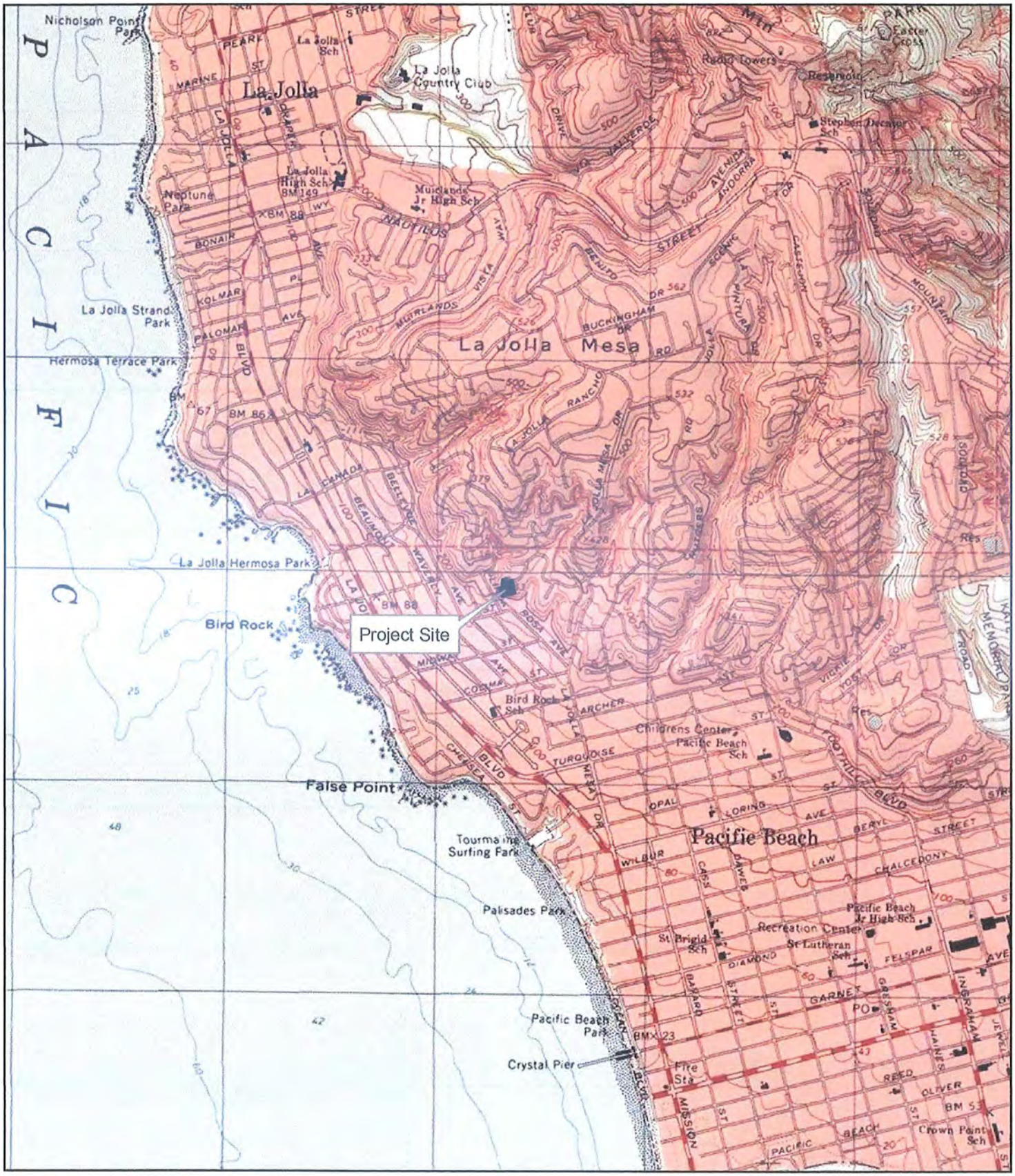
Keith W. Merkel
Principal Consultant

INTRODUCTION

Merkel & Associates, Inc. (M&A) has prepared this biological survey letter report, written in accordance with the current City of San Diego (City) Biology Guidelines for Conducting Biological Surveys (2002), for the proposed development (Project) at the 901 and 911 Skylark Drive properties located in the City of San Diego. The purpose of this report is to document the existing biological conditions within the project study area; identify potential impacts to biological resources that could result from implementation of the proposed project; and recommend measures to avoid, minimize, and/or mitigate significant impacts pursuant to the California Environmental Quality Act (CEQA) and applicable federal, state, and local regulations and guidelines, including the City's Multiple Species Conservation Program (MSCP) Subarea Plan (1997), Biology Guidelines (2012a), Environmentally Sensitive Land Regulations (2012b), and Significance Determination Thresholds (2011).

The project site is located within the property boundaries of 901 and 911 Skylark Drive (APN #s 357-461-15, 16) in the City of San Diego. It is situated in unsectioned lands on the San Bernardino Base and Meridian, U.S. Geological Survey (USGS) La Jolla, California 7.5-minute Quadrangle (Figure 1). The properties are within the La Jolla Mesa subdivision (Map 3650).

The project includes the development of two companion units to the rear of both lots. A series of retaining walls, access stairs and pathways are proposed with these units. In addition, a pool and spa are proposed for the 901 residence.



N
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Project Vicinity Map

901 and 911 Skylark Project

Source: USGS 7.5' La Jolla, CA Quadrangle

Figure 1

METHODS AND SURVEY LIMITATIONS

LITERATURE AND DATA REVIEW

Historical and currently available biological literature and data pertaining to the study area were reviewed prior to initiation of the field investigation. This review included examination of: 1) aerial photography for the project site (Bing Maps 2010, Microsoft Corporation); 2) regional vegetation data for the project vicinity (SanGIS 2013); 3) geological substrates and soil types mapped on the project site (SanGIS 2003 and USDA 2007, respectively); and 4) California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) and U.S. Fish and Wildlife Service (USFWS) special status species records for the project vicinity (CDFW 2014 and 2013, and USFWS 2014, respectively).

SURVEY DATES, TIMES, AND CONDITIONS

M&A biologist, Kyle Ince, conducted a general biological survey within the project study area (Table 1). The study area consisted of the two project parcels that include the proposed development.

Table 1. Summary of Survey Dates, Times, Conditions, and Staff

Date	Time	Weather Conditions [1]	Biologist	Survey
April 28, 2014	1100-1300	Weather: 0% cc Wind: 0 - 5 mph Temperature: 72°F	Kyle L. Ince	General Biological Survey

1 cc = cloud cover; mph = miles per hour; F = Fahrenheit

GENERAL BIOLOGICAL SURVEY

Existing vegetation types were delineated onto a 1" = 200' scale, color aerial photograph (Air Photo USA, 2007). Vegetation types were classified according to the Holland (1986) code classification system as modified by Oberbauer (2008) and were mapped in accordance with the City's current biological resource mapping requirements (2002). A Trimble GPS unit with submeter accuracy was used to map sensitive species detected on the site. A list of detectable flora and fauna species were recorded in a field notebook. Plant identifications were either resolved in the field or later determined through verification of voucher specimens, and wildlife species were determined through direct observation (aided by binoculars), identification of songs, call notes and alarm calls, or by detection of sign (e.g., burrows, tracks, scat, etc.). In addition, directed searches for sensitive species with a potential to occur onsite were conducted within the study area, and any other potential occurrences were assessed in the field based on the existing biological conditions. Data collected from the survey were digitized into current Geographical Information System (GIS) Environmental Systems Research Institute (ESRI) software platforms.

The scientific and common names utilized for the floral and faunal resources were noted according to the following scientific nomenclature: flora, Baldwin et al. (2011); butterflies, Klein/San Diego Natural History Museum (2002); amphibians and reptiles, Crother et al. (2001 and 2003); birds, American Ornithologists' Union (1998 and 2012); and mammals, San Diego Natural History Museum (undated), which uses Wilson and Reeder (2005) for species names and Hall (1981) for subspecies.

JURISDICTIONAL WETLANDS AND NON-WETLAND RESOURCES

M&A did not conduct a jurisdictional wetland delineation for the project. No evidence of jurisdictional wetland resources was observed on the property.

GENERAL SURVEY LIMITATIONS

Biological inventories are generally subject to various survey limitations. Depending on the season and time of day during which field surveys are conducted, some species may not be detected due to temporal species variability. The biological surveys conducted for this project were performed during daylight hours in the spring, therefore sensitive annual plants and sensitive animal species including nesting raptors could be assessed during the survey. Based on the literature review performed, as well as knowledge of species-specific habitat requirements, it is anticipated that any additional species potentially present can be fairly accurately predicted, and that the survey conducted is sufficient in obtaining a thorough review of the biological resources present on the project site.

SURVEY RESULTS

PHYSICAL CHARACTERISTICS

The project study area is located within a residential area in the La Jolla community. The project site is situated on a southwest facing slope that is primarily vegetated with non-native, ornamental vegetation. No native habitat types occur on or within the immediate vicinity of the study area. The properties are not situated within the City's MSCP Multiple Habitat Planning Area (MHPA). No USFWS designated critical habitat for any listed species occurs within or adjacent to the project area. The project site is situated with the Peñasquitos Watershed.

The elevations within the project study area range from approximately 182 feet above mean sea level (MSL) near the south end of the study area to 265 feet above MSL near the north end of the study area. The soils within the project study area are mapped as Olivenhain cobbly loam on 30 to 50 percent slopes (USDA 2007).

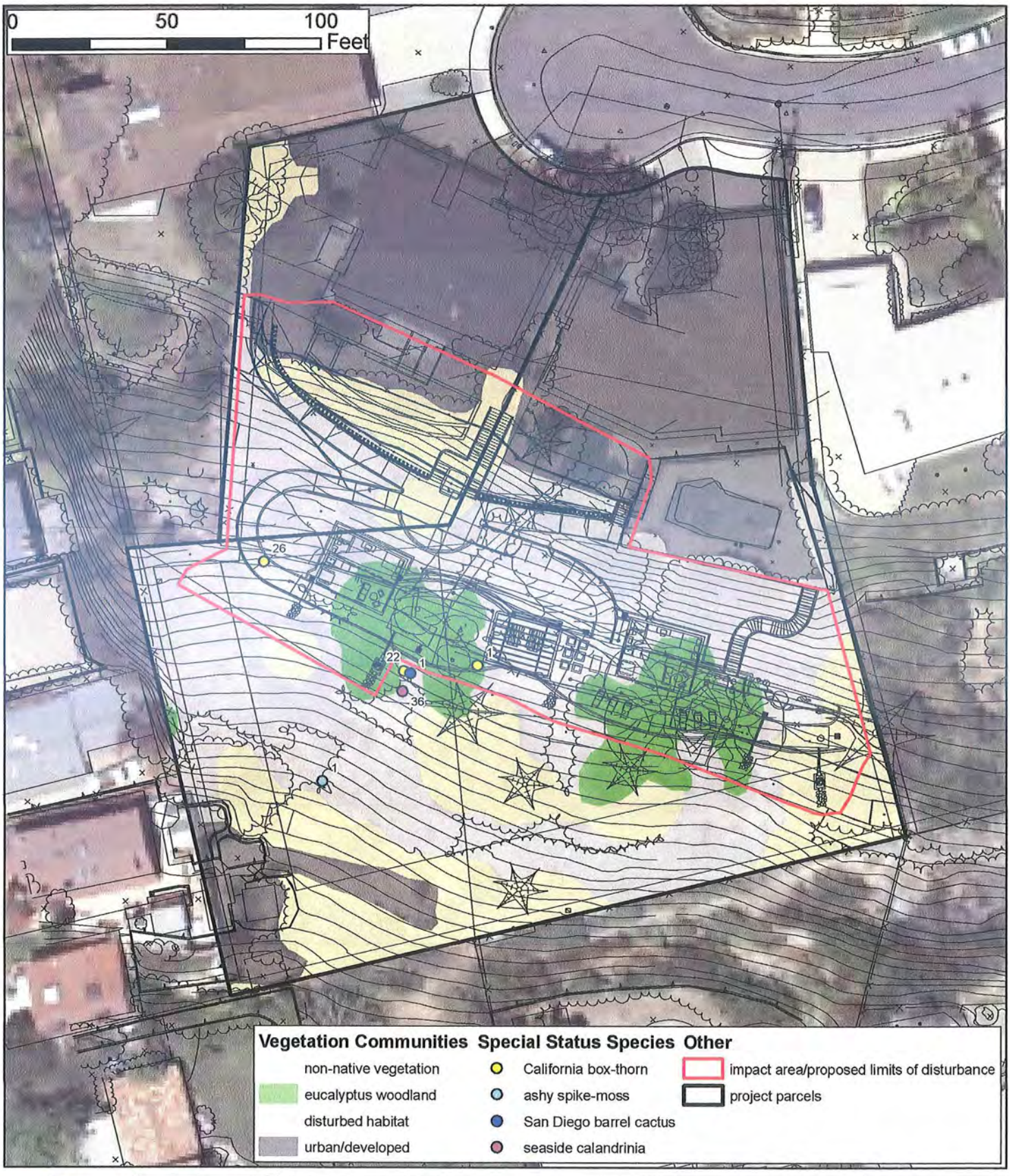
The regional climate is characterized by warm, dry summers and mild winters with most of the annual precipitation falling between December and March. Annual rainfall is approximately 9–13 inches (USDA-NRCS 2002).

BIOLOGICAL RESOURCES

Botanical Resources-Flora

Three vegetation types and one land use type (i.e., urban/developed) were identified within the project study area during the biological survey (Figure 2, Table 2).

A complete list of the floral species observed within the study area during the biological survey has been included with this report (Appendix 1).



Biological Resources Map

901 and 911 Skylark Project

Figure 2

Table 2. Habitats/Vegetation Communities within Project Study Area

Vegetation Type/Land Use	Holland/ Oberbauer Code	MSCP Wetland/ Upland Tier Habitat Type	Total Area (acres)	Inside MHPA (acres)	Outside MHPA (acres)
Disturbed habitat	11300	IV	0.42	0.0	0.42
Non-native vegetation	11000	IV	0.23	0.0	0.23
Eucalyptus woodland	79100	IV	0.09	0.0	0.09
Urban/developed	12000	IV	0.44	0.0	0.44
		Total:	**1.18**	**0.0**	**1.18**

Disturbed Habitat

The site includes two residential lots that have been historically disturbed presumably from landscape uses and no longer support native vegetation types. Areas mapped as disturbed habitat are dominated by non-native forbs such as nettle-leaf goosefoot (*Chenopodium murale*), crystalline iceplant (*Mesembryanthemum crystallinum*), Russian thistle (*Salsola tragus*), cheeseweed (*Malva parviflora*), and common sow-thistle (*Sonchus oleraceus*). Grasses are less common and include invasive species such as purple false brome (*Brachypodium distachyon*) and slender wild oat (*Avena barbata*). A patch of non-native crimson fountain grass (*Pennisetum setaceum*) occurs near the southeast corner of the site. Some native plants occur within this area but do not occur in densities that would be construed as native habitat. Individual lemonadeberry (*Rhus integrifolia*) are found scattered throughout the site. A small patch of coast cholla (*Cylindropuntia prolifera*) occurs near the southwest corner of the site and extends offsite where it is mixed with planted desert carpet (*Acacia redolens*). Individual coastal California buckwheat (*Eriogonum fasciculatum* var. *fasciculatum*) and California encelia (*Encelia californica*) were also encountered. Four sensitive plant species occur in this habitat and are either remnants from vegetation that occurred on the site prior to the lot's development or plants that have naturally recruited to the site since the lot was developed. These plants include California box-thorn (*Lycium californicum*), seaside calandrinia (*Cistanthe maritima*), San Diego barrel cactus (*Ferocactus viridescens*) and ashy spike-moss (*Selaginella cinerascens*) (Figure 2).

Disturbed habitat provides minimal value to wildlife given the lack of native vegetative cover and predominance of non-native species. Anna's hummingbird (*Calypte anna*), California towhee (*Melozone crissalis*), black phoebe (*Sayornis nigricans*) are common bird species observed in these areas and adjacent non-native vegetation types. Migrants such as the white-crowned sparrow (*Zonotrichia leucophrys*) and yellow-rumped warbler (*Dendroica coronata*) were not observed but may utilize the site during the fall and winter months. The western fence lizard (*Sceloporus occidentalis*) was observed in this habitat, and other locally common and urban adapted reptile species such as the side-blotched lizard (*Uta stansburiana*) and alligator lizard (*Elgaria multicarinata*) may also occur onsite.

Mammal use of the site is expected to be limited to urban adapted species such as the Virginia opossum (*Didelphis virginiana*), Botta's pocket gopher (*Thomomys bottae*), and striped skunk (*Mephitis mephitis holzneri*).

Non-native Vegetation

Non-native vegetation is mapped for areas that are dominated by non-native, ornamental/landscape plant species. Several relatively large pine trees (*Pinus* sp.) occur on the site, as well as several other commonly planted trees and shrubs such as Brazilian pepper tree (*Schinus teribinthifolius*), cyclops acacia (*Acacia cyclops*), ngaio (*Myoporum laetum*), desert carpet, freeway iceplant (*Carpobrotus edulis*), oleander (*Nerium oleander*), and trailing lantana (*Lantana montevidensis*).

These areas have limited wildlife value given their predominance of non-native plant species. Typical urban adapted bird species as house finch (*Haemorhous mexicanus*) and northern mockingbird (*Mimus polyglottos*) utilize this habitat.

Eucalyptus Woodland

Several red ironbark eucalyptus trees (*Eucalyptus sideroxylon*) were mapped within the study area. The understory of these trees is mostly devoid of vegetation. In some cases eucalyptus trees support nesting raptors such as the red-tailed hawk (*Buteo jamaicensis*). The trees on-site appear to have been recently topped and thinned and do not provide ideal conditions for nesting raptors. No raptor nests were observed within these trees during the biological survey.

Urban/Developed

Urban/Developed was mapped for developed areas that are mostly devoid of vegetation, including residential housing and associated walkways and other landscape features. No wildlife value is attributed to these areas.

ZOOLOGICAL RESOURCES-FAUNA

A total of 10 faunal species were observed and/or detected within the proposed project study area during the biological survey (Appendix 2). The majority of these species are common and widespread species that typically occur within urbanized areas.

RARE, THREATENED, ENDANGERED, ENDEMIC AND/OR SENSITIVE OR MSCP-COVERED SPECIES

Sensitive species are those considered sensitive by the City or any state or federal agency. For the purposes of this report, species listed as endangered or threatened under the federal Endangered Species Act (ESA) and California Endangered Species Act (CESA); species designated as California Special Concern species or Fully Protected species by the CDFW; and species listed as MSCP narrow endemics by the City (1997) are considered "sensitive". Species considered rare by the California Native Plant Society (CNPS) (2011) or as Special Plants or Animals in the CNDDB (2013 and 2011, respectively), may be considered "sensitive" if they meet the CEQA Guidelines §15380 (Title 14, Chapter 3, Article 20) definition for "endangered, rare or threatened species".

Sensitive Flora

Four sensitive floral species were identified within the project study area during the biological surveys: San Diego barrel cactus (CNDDB Special Plant, CRPR 2.1, and MSCP Covered Species), ashy spike-moss (CNDDB Special Plant and CRPR 4.1), California box-thorn (CNDDB Special Plant and CRPR 4.2), and seaside calandrina (CRPR 4.2). No City narrow endemics were identified on-site or have at least a moderate potential to occur within the project study area predominately due

to the lack of suitable habitat and/or soils. One narrow endemic, variegated dudleya (*Dudleya variegata*), is known from the project area on similar soils that are found on-site. This conspicuous species was sought but not found, and thus is not expected on-site.

Appendix 3 provides a complete listing of the sensitive plant species detected or an evaluation of the potential for sensitive floral species to occur within the study area based on suitable habitat, soils, topography, and/or elevation.

Sensitive Fauna

No sensitive fauna species were observed or detected during the M&A biological survey of the site. Two sensitive bird species, Cooper's hawk (*Accipiter cooperii*) (CNDDB Special Animal, CDFW Watch List species, and MSCP Covered Species) and Nuttall's woodpecker (*Picoides nuttallii*) are urban adapted species that were not observed during the biology surveys but may utilize the site to forage and possibly nest. No other sensitive wildlife species are expected to utilize the site.

Appendix 3 provides a complete listing of the sensitive wildlife species identified during the biological surveys or evaluated for the potential to occur on-site primarily based on suitable habitat.

JURISDICTIONAL WETLANDS AND NON-WETLAND RESOURCES

No jurisdictional wetlands or non-wetland resources were observed or are expected to occur on the site.

WILDLIFE CORRIDORS

The subject properties occur on a southwest facing slope that is surrounded by residential development. Given the site's absence of native habitat and any connectivity with native habitat, no wildlife corridors occur on the site.

PROJECT IMPACT ANALYSIS

The project includes the development of two companion units to the rear of both properties. A series of retaining walls, access stairs and pathways are associated with these units. In addition, a pool and a spa are proposed for the 901 residence.

CEQA THRESHOLDS OF SIGNIFICANCE

State CEQA Guidelines §15065 (a) (Title 14, Chapter 3, Article 5) states, "A project may have a significant effect on the environment" if:

- "The project has the potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare or threatened species; or eliminate important examples of the major periods of California history or prehistory."
- "The project has possible environmental effects which are individually limited but cumulatively considerable."

The following analysis identifies potential impacts to biological resources that could result from implementation of the proposed project. In addition, the City has developed Significance Determination Thresholds (2011) and Biology Guidelines (2012a) under CEQA; therefore, mitigation measures for significant project impacts are recommended in accordance with these City guidelines.

PROJECT CEQA IMPACTS AND SIGNIFICANCE

Direct Impacts

CEQA guidelines §15358 define a "direct impact or primary effect" as "effects which are caused by the project and occur at the same time and place" that can produce a temporary or permanent biologically significant, "physical change" in the environment.

Vegetation Community Direct Impacts

No direct or indirect impacts to sensitive vegetation communities (i.e., wetland, Tier I, II, IIIA) are proposed with the project and thus no habitat mitigation is expected to be required, as summarized in Table 3. Based on the City's Significance Determination Guidelines under CEQA, impacts to Tier IV habitat (i.e., disturbed habitat, eucalyptus woodland, non-native vegetation, urban/developed) would not be considered significant and therefore would not require mitigation (Table 3).

Table 3. Quantitative Summary of Vegetation Community Impacts within the Project Study Area/Applicable Mitigation

Vegetation Community	MSCP Upland Tier Habitat Type	Existing (acres)	Proposed Project Impacts (acres)	Applicable Mitigation Ratios*	Required Mitigation Acreage
Non-native vegetation	IV	0.23	0.07	n/a	0.0
Eucalyptus woodland	IV	0.09	0.07	n/a	0.0
Disturbed habitat	IV	0.42	0.24	n/a	0.0
Urban/developed	IV	0.44	0.06	n/a	0.0
	Total:	**1.18**	**0.44**	**n/a**	**0.0**

*Impacts to Tier IV habitat are not considered significant under CEQA and thus do not require mitigation, as specified in the City's Significance Determination Guidelines.

Sensitive Species Direct Impacts

Sensitive Flora

The proposed project is expected to directly impact a total of 26 California box-thorn (CNDDB Special Plant and CRPR 4.2). Impacts to this species are not expected to be considered significant based on CEQA Thresholds of Significance Guidelines discussed above. The box-thorn is somewhat common throughout its range including Los Angeles, Orange, and Santa Barbara counties. In San Diego County, this species can often occur in coastal bluff scrub, coastal sage scrub and coastal salt marsh along the coast. The project will avoid direct impacts to 22 additional California box-thorn,

one coast barrel cactus (CNDDB Special Plant, CRPR 2.1, MSCP Covered Species), 36 seaside calandrina (CRPR 4.2) and a patch of ashy spike-moss (CNDDB Special Plant and CRPR 4.1). Each of these populations occurs outside the proposed construction footprint for the project.

Sensitive Fauna

The proposed project is not expected to impact any sensitive fauna species. Elevated noise during the breeding season may significantly impact potential sensitive avian species, including Cooper's hawk that may nest on-site or within the vicinity of the proposed project. Mitigation measures to address this potential impact are discussed below.

Jurisdictional Wetlands and Waterways Direct Impacts

No jurisdictional wetlands or waterways occur on the site and therefore no impacts are expected to occur to these resources.

Wildlife Corridor Direct Impacts

No wildlife corridor occurs on-site or in the vicinity of the project site; therefore, the project is not expected to impact a wildlife corridor or alter the local movement of wildlife.

Indirect Impacts

CEQA guidelines §15358 define an "indirect impact or secondary effect" as "effects which are caused by the project and are later in time or farther removed in distance, but are still reasonably foreseeable" that can produce a temporary or permanent biologically significant, "physical change" in the environment.

Construction activities may inadvertently impact additional sensitive plant species (i.e., ashy spike-moss, coast barrel cactus, seaside calandrinia, and California box-thorn) which occur adjacent to the proposed impact area for the project. This may occur if construction crews are not made aware of the location of these plants prior to conducting the work. Of these impacts, only the loss of seaside calandrinia would merit some importance. Although this species has a range that extends as far north as Santa Barbara County, it is thought to be approaching extirpation in San Diego County and Orange County (Reiser 1994). The on-site population, however, lacks long term viability as it is small (i.e., less than 10 square feet) and is surrounded by non-native vegetation that is bordered by urban development. It should be noted however that the removal of non-native vegetation including Eucalyptus as proposed with the project will likely benefit seaside calandrina in the long-term. Although impacts to seaside calandrina would not be considered significant, avoidance where possible is recommended.

MSCP Consistency

The City of San Diego requires that land uses adjacent to the MHPA preserve be managed to ensure minimal impacts to the preserve; therefore, applicable project mitigation measures and/or recommendations pertaining to drainage, toxics, lighting, noise, barriers, invasive plant species, brush management, and grading/land development would be required to ensure consistency with the MHPA Land Use Adjacency Guidelines (City of San Diego 1997) and ensure the long-term viability of wildlife and sensitive habitats in the MHPA. The proposed project is not located within or adjacent to a City of San Diego MHPA and therefore no direct or indirect impacts to an MHPA are anticipated to occur.

Cumulative Impacts

CEQA guidelines §15355 define cumulative impacts as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts". The MSCP was designed to compensate for the loss of biological resources throughout the program's region; therefore, projects that conform to the MSCP would not result in a cumulatively considerable impact for those biological resources adequately covered by the program. The aforementioned direct and indirect impacts resulting from the proposed project would therefore not be cumulatively considerable if the project mitigation measures are implemented to ensure conformance to the MSCP Subarea Plan and Biology Guidelines.

PROJECT IMPACTS UNDER THE MIGRATORY BIRD TREATY ACT (MBTA)/CDFG CODE

The study area has the potential to be utilized by regionally common migratory birds and raptors that are not designated as special status species under CEQA, but are protected under the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Sections 3503 and 3513.

Under the MBTA, it is unlawful, except as permitted by the USFWS, to "take, possess, transport, sell, purchase, barter, import, or export all species of birds protected by the MBTA, as well as their feathers, parts, nests, or eggs. Take means to pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to pursue, hunt, shoot, wound, kill, trap, capture, or collect (50 CFR 10.12)." It is important to note that "take" as defined under the federal MBTA is not synonymous with "take" as defined under the federal ESA. The MBTA definition of "take" lacks a "harm and harassment" clause comparable to "take" under the ESA; thus, the MBTA authority does not extend to activities beyond the nests, eggs, feathers, or specific bird parts (i.e., activities or habitat modification in the vicinity of nesting birds that do not result in "take" as defined under the MBTA are not prohibited).

Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit the "take, possession, or destruction of bird nests or eggs." Section 3503 states: "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." Section 3513 states: "It is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act."

The project is expected to remove potential bird nesting habitat including several eucalyptus trees that have been mapped as eucalyptus woodland on Figure 2. As such, the proposed project could result in impacts to active bird and/or raptor nests protected under the federal MBTA and/or California Fish and Game Code Sections 3503 and 3513 if construction-related activities were to occur during the avian and/or raptor breeding season (City generally defines as February 1 through September 15). If construction during this time period cannot be avoided, then all construction activities undertaken for the project shall comply with the regulatory requirements of the federal MTBA and CDFG Codes Sections 3503 and 3513, as recommended below.

MITIGATION AND MONITORING REQUIREMENTS

CEQA Guidelines §15370 (Title 14, Chapter 3, Article 20) defines "mitigation" as:

- "Avoiding the impact altogether by not taking a certain action or parts of an action."
- "Minimizing impacts by limiting the degree or magnitude of the action and its implementation."

- "Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment."
- "Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action."
- "Compensating for the impact by replacing or providing substitute resources or environments."

Implementation of the following mitigation measures would reduce biological impacts to a level below significance under CEQA and ensure conformance to the City's (MSCP) Subarea Plan (1997), Biology Guidelines (2012a), Environmentally Sensitive Land Regulations (2012b), and Significance Determination Thresholds (2011).

> If construction cannot avoid the raptor breeding season (including Cooper's hawk), then a preconstruction survey for Cooper's hawk nests should be conducted to determine the exact location of a Cooper's hawk nesting site. If a Cooper's hawk nesting site is identified on-site or within the vicinity of the site (i.e., within 300 feet), then a 300-foot avoidance area from the Cooper's hawk nest site should be established and monitored by a qualified biologist to ensure normal Cooper's hawk nest chronology for the subject nest site throughout the project construction activity period.

PROJECT RECOMMENDATIONS

The following recommendations are provided. Implementation of #1 would ensure consistency with the federal MBTA and CDFG Code Sections 3503 and 3513.

1. If construction cannot avoid the avian and raptor breeding season (City generally defines as February 1 through September 15), a pre-construction survey for active raptor and migratory bird nests protected under MBTA and/or CDFG Code should be conducted within approximately 48 hours prior to the start of construction. The results of the survey should be submitted to the City in the form of a written report, and should include the date(s) of the survey, the name(s) of the investigator(s), the total field time of the survey efforts, a description of the survey area(s), and if any active nests were found. If an active bird nest were found, then all construction activities undertaken for the project shall comply with the regulatory requirements of the federal MTBA and CDFG Codes Sections 3503 and 3513.

2. To avoid inadvertent impacts to seaside calandrina occurring adjacent to the proposed development footprint, a temporary construction fence (i.e., snow fence with t-posts) should be installed around the periphery of the population. Given the proximity of this population to the one coast barrel cactus and the 22 California box-thorn in this area, it is recommended that the fence also include these plants. The fence shall be placed at the direction of a qualified biologist having familiarity with these species. The fence should remain in place until all work has been completed. In addition, for the long term protection of this species on the site, no invasive plants shall be used in the landscape plan. Also, creeping ground cover species (e.g., Japanese honeysuckle, creeping myoporum) shall not be planted within 50 feet of the population.

PERMITTING REQUIREMENTS

No impacts to jurisdictional resources (i.e., waters of the U.S./streambed) will occur as a result of the project. As such, no regulatory permits from ACOE, RWQCB, and/or CDFW will be required.

REFERENCES

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APPENDIX 1. FLORA SPECIES OBSERVED ON-SITE

Habitat Types:

NNV = Non-native Vegetation
EW = Eucalyptus Woodland
DH = Disturbed Habitat

* = Denotes non-native flora species.

Scientific Name	Common Name	Habitat
GYMNOSPERMS		
Cupressaceae – Cypress Family		
**Juniperus* sp.	ornamental juniper	NNV
Pinaceae – Pine Family		
**Pinus* sp.	pine	NNV
DICOTYLEDONS		
Aizoaceae – Fig-Marigold Family		
**Carpobrotus edulis* (L.) N. E. Br.	freeway iceplant	NNV
**Lampranthus spectabilis* N.E. Br.	trailing iceplant	NNV
**Mesembryanthemum crystallinum* L.	crystalline iceplant	DH
Anacardiaceae – Sumac Family		
Rhus integrifolia (Nutt.) Benth. & Hook. f. ex Rothr.	lemonadeberry	DH
**Schinus terebinthifolius* Raddi	Brazilian pepper tree	NNV
Apocynaceae – Dogbane Family		
**Nerium oleander* L.	oleander	NNV
Araliaceae – Ginseng Family		
**Schefflera actinophylla* (Endl.) Harms	Queensland umbrella tree	NNV
Asteraceae – Sunflower Family		
Artemisia californica Less.	California sagebrush	DH
**Centaurea melitensis* L.	tocalote	DH
**Erigeron bonariensis* L.	flax-leaf fleabane	DH
Encelia californica Nutt.	California encelia	DH
Pseudognaphalium biolettii Anderb.	bicolor cudweed	DH
**Sonchus oleraceus* L.	common sow-thistle	DH
Brassicaceae – Mustard Family		
**Hirschfeldia incana* (L.) Lagr.-Fossat	short-pod mustard	DH
**Raphanus sativus* L.	wild radish	DH
Cactaceae – Cactus Family		
Cylindropuntia prolifera (Engelm.) F. M. Knuth	coast cholla	DH
Ferocactus viridescens (Torr. & A. Gray) Britton & Rose	San Diego barrel cactus	DH
Chenopdiaceae – Goosefoot Family		
**Atriplex semibaccata* R. Br.	Australian saltbush	DH
**Chenopodium album* L.	lamb's quarters	DH
**Chenopodium murale* L.	nettle-leaf goosefoot	DH
**Salsola tragus* L.	Russian thistle, tumbleweed	DH

Scientific Name	Common Name	Habitat
Convolvulaceae – Morning-Glory Family		
**Ipomoea purpurea* (L.) Roth	common morning-glory	NNV
Crassulaceae – Stonecrop Family		
**Crassula ovata* (Mill.) Druce	jade plant	NNV
Dudleya edulis (Nutt.) Moran	ladies fingers	DH
Euphorbiaceae – Spurge Family		
**Chamaesyce maculata* (L.) Small	spotted spurge	DH
Fabaceae – Pea Family		
**Acacia cyclops* A. Cunn. ex G. Don	cyclops acacia	NNV
**Acacia redolens* Maslin	desert carpet, catclaw	NNV
**Medicago polymorpha* L.	California burclover	DH
**Melilotus albus* Medik.	white sweetclover	DH
**Melilotus indicus* (L.) All.	Indian Sweetclover, sourclover	DH
**Melilotus officinalis* Lam.	yellow sweetclover	DH
Geraniaceae – Geranium Family		
**Erodium cicutarium* (L.) L'Hér. ex Aiton	red-stem filaree	DH
Lamiaceae – Mint Family		
**Marrubium vulgare* L.	horehound	DH
Malvaceae – Mallow Family		
**Malva parviflora* L.	cheeseweed, little mallow	DH
Montiaceae – Miner's Lettuce Family		
Cistanthe maritima (Nutt.) Hershk.	seaside cistanthe	DH
Myrtaceae – Myrtle Family		
**Eucalyptus sideroxylon* A. Cunn. ex Woolls	red ironbark	EW
**Melaleuca viminalis* (Sol. ex Gaertn.) Bymes	bottlebrush	NNV
Myrsinaceae – Myrsine Family		
**Anagallis arvensis* L.	scarlet pimpernel	DH
Nyctaginaceae – Four-O'Clock Family		
**Bougainvillea* sp.	bougainvillea	NNV
Mirabilis laevis (Benth.) Curran var. *crassifolia* (Choisy) Spellenb.	coastal wishbone plant	DH
Oxalidaceae – Oxalis Family		
**Oxalis pes-caprae* L.	Bermuda buttercup	DH
Papaveraceae – Poppy Family		
Eschscholzia californica Cham.	California poppy	DH

Scientific Name	Common Name	Habitat
Polygonaceae – Buckwheat Family		
Eriogonum fasciculatum Benth. var. *fasciculatum*	coastal California buckwheat	DH
Rosaceae – Rose Family		
Cotoneaster salicifolius Franch.	willow-leaved cotoneaster	NNV
Prunus sp.	apricot, plum, cherry	NNV
Scrophulariaceae – Figwort Family		
**Myoporum laetum* G. Forst.	ngaio	NNV
Solanaceae – Nightshade Family		
Lycium californicum Nutt.	California box-thorn	DH
**Solanum nigrum* L.	black nightshade	DH
Verbenaceae – Vervain Family		
**Lantana montevidensis* (Spreng.) Briq.	trailing lantana	NNV
MONOCOTYLEDONS		
Asphodelaceae – Asphodel Family		
**Aloe x schoenlandii* Baker	aloe	NNV
Commelinaceae – Spiderwort Family		
**Commelina benghalensis* L.	tropical spiderwort	NNV
Poaceae – Grass Family		
**Avena barbata* Pott ex Link	slender wild oat	DH
**Brachypodium distachyon* (L.) P. Beauv.	purple false brome	DH
**Bromus diandrus* Roth	ripgut grass	DH
**Cortaderia selloana* (Schult. And Schult. f.) Asch. & Graebn.	pampas grass	DH
**Cynodon dactylon* (L.) Pers.	Bermuda grass	DH
**Pennisetum setaceum* (Forssk.) Chiov.	crimson fountain grass	DH
Stipa pulchra Hitchc.	purple needle grass	DH
Themidaceae – Brodiaea Family		
Dichelostemma capitatum (Benth.) Alph.Wood ssp. *capitatum*	blue dicks	DH
LYCOPHYTES		
Selaginellaceae – Spike-Moss Family		
Selaginella cinerascens A. A. Eaton	ashy spike-moss	DH

APPENDIX 2. FAUNA SPECIES OBSERVED OR DETECTED ON-SITE

Habitat Types:

NNV	=	Non-native Vegetation
EW	=	Eucalyptus Woodland
DH	=	Disturbed Habitat
FO	=	fly over

* = denotes introduced species

Abundance Codes (birds only):

A = Abundant: Almost always encountered in moderate to large numbers in suitable habitat and the indicated season.

C = Common: Usually encountered in proper habitat at the given season.

U = Uncommon: Infrequently detected in suitable habitat. May occur in small numbers or only locally in the given season.

R = Rare: Applies to species that are found in very low numbers.

"Numbers" indicate the number of individuals observed during the field survey work.

Status Codes (birds only):

M = Migrant: Uses the site for brief periods of time, primarily during the spring and fall months.

R = Year-round resident: Probable breeder on-site or in the vicinity.

S = Spring/summer resident: Probable breeder on-site or in the vicinity unless combined with transient status.

T = Transient: Uses site irregularly in summer but unlikely to breed. Not a true migrant and actual status often poorly known.

W = Winter visitor: Does not breed locally.

V = Casual vagrant: Not expected; out of normal geographic or seasonal range and by definition rare.

Common Name	Scientific Name	Habitat	Abundance	Status
REPTILES				
Phrynosomatidae				
western fence lizard	*Sceloporus occidentalis*	DH		
BIRDS				
Columbidae (Pigeons and Doves)				
mourning dove	*Zenaida macroura*	NNV	C	R
Trochilidae (Hummingbirds)				
Anna's hummingbird	*Calypte anna*	NNV	C	R
Tyrannidae (Tyrant Flycatchers)				
black phoebe	*Sayornis nigricans*	NNV	C	R
Corvidae (Jays, Magpies, and Crows)				
American crow	*Corvus brachyrhynchos*	NNV	A	R
Mimidae (Mockingbirds and Thrashers)				
northern mockingbird	*Mimus polyglottos*	NNV	C	R
Parulidae (Warblers)				
orange-crowned warbler	*Oreothlypis celata*	NNV	C	M, W, S
Emberizidae (Sparrows, Blackbirds and Relatives)				
California towhee	*Melozone crissalis*	NNV	C	R
Fringillidae (Finches)				
house finch	*Haemorhous mexicanus*	NNV	A	R
lesser goldfinch	*Spinus psaltria*	NNV	C	M, R

[1]Nomenclature from:

American Ornithologists' Union, et al. 1998. Check-list of North American Birds, 7th ed. American Ornithologists' Union, Washington D.C.

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APPENDIX 3. OCCURRENCE OR POTENTIAL OF SPECIAL STATUS SPECIES ON THE PROJECT SITE

Key to abbreviations:

Federal Endangered Species Act (ESA)
FE = Federally-listed as Endangered
FT = Federally-listed as Threatened
FPE = Federally proposed for listing as Endangered
FPT = Federally proposed for listing as Threatened
FPD = Federally proposed for delisting
FC = Federal candidate species
SC = Species of concern
Delisted species are monitored for 5 years

California Endangered Species Act (CESA)
SE = State-listed as Endangered
ST = State-listed as Threatened
SCE = State candidate for listing as Endangered
SCT = State candidate for listing as Threatened
SCD = State candidate for de-listing
SR = California Rare Species

California Natural Diversity Database (CNDDB)
SP = Special Plant
SA = Special Animal

California Department of Fish and Wildlife (DFW)
SSC = Species of Special Concern
FP = California fully protected species
WL = Watch List

U.S. Forest Service (USFS)
S = Sensitive

California Rare Plant Rank (CRPR)
List 1A = Plants presumed extinct in California
List 1B = Plants rare, threatened, or endangered in California and elsewhere
List 2 = Plants rare, threatened, or endangered in California, but more common elsewhere
List 3 = Plants about which more information is needed (a review list)
List 4 = Plants of limited distribution (a watch list)
Threat level
0.1-Seriously threatened in California (high degree/immediacy of threat)
0.2-Fairly threatened in California (moderate degree/immediacy of threat)
0.3-Not very threatened in California (low degree/immediacy of threats/ no current threats known)

Multiple Species/Habitat Conservation Program (MSCP)/(MHCP)
NE = Narrow Endemic
CS = Covered Species
CP = Critical Population

County of San Diego
Plant List A = Plants rare, threatened or endangered in California and elsewhere
Plant List B = Plants rare, threatened or endangered in California but more common elsewhere
Plant List C = Plants which may be quite rare, but need more information to determine their true rarity status
Plant List D = Plants of limited distribution and are uncommon, but not presently rare or endangered
Animal Group 1 = Animals rare, threatened or endangered in California and elsewhere
Animal Group 2 = Animals rare, threatened or endangered in California but more common elsewhere

Scientific Name **Common Name**	**Sensitivity Codes and Status**[1,2]	**Habitat Preferences/Requirements**[3]	**Verified On-Site**	**Potential To Occur On-Site**	**Factual Basis forDetermination of Occurrence Potential**
PLANTS					
Acanthomintha ilicifolia San Diego thornmint	ESA: FT CESA: SE CNDDB: SP CRPR 1B.1 MSCP: NE, CS Cnty of SD List: A MHCP: NE, CS	Native, annual herb that has a distinctive microhabitat, prefering grassy openings in chaparral or sage scrub on gabbroic substrate with friable or broken clay soils, including vernal pools; ranges in elevation from 10-960 meters (33-3,150 ft); blooming period April-June.	No	Not Expected	No suitable soils and/or substrate occur within the project study area. In addition, no known records of this species occur in the project region.
Adolphia californica California adolphia	CRPR 2.1 CNDDB: SP	Native, short and spiny, deciduous shrub that is often intermixed with sage scrub, but occasionally occurs in peripheral chaparral habitats, particularly hillsides near creeks; usually associated with xeric locales where shrub canopy reaches 4-5' in height, often with San Miguel and Friant soils; blooming period December-May.	No	Not Expected	This perennial and conspicuous species was not observed in the project area during the recent biological surveys. In addition, no known records of this species occur in the project region.
Agave shawii ssp. *shawii* Shaw's agave	CRPR 2.1 MSCP: NE, CS	Perennial succulent found in coastal Diegan sage scrub and maritime succulent scrub; elevation 10-75 meters (33-250ft.); blooming period September-May	No	Not Expected	This perennial and conspicuous species was not observed in the project area during the recent biological surveys. In addition, no known records of this species occur in the project region.
Ambrosia chenopodiifolia San Diego bursage	CRPR 2.1	Perennial shrub found in coastal sage scrub in southern San Diego County and Baja; elevation 55-155 meters (180-510 ft.); blooming period April-June	No	Low	Project site occurs north of its known range. No known records of this species occur in the project region.
Ambrosia pumila San Diego ambrosia	ESA: FE CNDDB: SP CRPR 1B.1	Native, perennial, rhizomatous herb that prefers creeks beds, seasonally dry drainages, and	No	Low	Typical sandy alluvial habitat lacking on the site. This perennial species was not

Scientific Name **Common Name**	**Sensitivity Codes and Status**[1, 2]	**Habitat Preferences/Requirements**[3]	**Verified On-Site**	**Potential To Occur On-Site**	**Factual Basis forDetermination of Occurrence Potential**
	MSCP: NE, CS Cnty of SD List: A MHCP: NE, CS	floodplains; usually a protective tree canopy is absent and it grows on the periphery of willow woodland; ranges in elevation from 20-450 m (66-1,476 ft.); blooming period April-October.			observed in the project area during the biological survey. In addition, no known records of this species occur in the project region.
Aphanisma blitoides aphanisma	CRPR 1B.2 MSCP: NE (City of SD only), CS	Annual herb found in sandy soils of coastal bluff scrub, coastal dunes, and coastal scrub; elevation 1-305 meters (3-1,000 ft.); blooming period March-June.	No	Not Expected	No suitable habitat or soils occurs within the project study area. Species known from immediate coastline
Artemisia palmeri Palmer's sagewort	CRPR 4.2 CNDDB: SP	Native, deciduous, shrub most often found along perennial creeks and drainages near the coast; grows within a shaded understory beneath riparian woodland; inland it may occur in mesic chaparral conditions; blooming period May-September.	No	Not Expected	No suitable mesic soil conditions occur on site.
Astragalus tener var. *titi* coastal dunes milk-vetch	ESA: FE CESA: SE CNDDB: SP CRPR 1B.1 MSCP: NE (City of SD only), CS Cnty of SD List: A	Annual herb found in sandy coastal bluff scrub, coastal dunes, and mesic coastal prairie; elevation 1-50 meters (3-164 ft.); blooming period March-May.	No	Not Expected	No suitable habitat occurs within the project study area. In addition, no known records of this species occur in the project region.
Atriplex pacifica south coast saltscale	CNDDB: SP CRPR 1B.2	Annual herb usually found in Diegan sage scrub dominated by *Artemisia californica* but also in coastal bluff scrub and playas; elevation 0-140 meters (0-460 ft.); blooming period March-October.	No	Low	Sometimes found on disturbed coastal slopes. It was sought but not found.
Baccharis vanessae	ESA: FT	Native, deciduous shrub that	No	Not Expected	Project site is south of this

Scientific Name **Common Name**	**Sensitivity Codes and Status**[1, 2]	**Habitat Preferences/Requirements**[3]	**Verified On-Site**	**Potential To Occur On-Site**	**Factual Basis forDetermination of Occurrence Potential**
Encinitas baccharis	CESA: SE CNDDB: SP CRPR 1B.1 MSCP: NE, CS MHCP: NE, CS Cnty of SD List: A	prefers mature but relatively low-growing chaparral; at inland locales may be associated with large granitic boulders; blooming period August-November.			species known range.
Cistanthe (=Calandrinia) maritima seaside calandrinia	CRPR 4.2	Annual herb typically found on Sandy bluffs near the beach and sandy openings in Diegan sage scrub; occurs at locales with moist sea breezes; flat-top buckwheat and coastal sagebrush are the dominant shrubs at most of these sites; however, steep slopes with open chaparral may also include potential populations; elevation 5-300 meters (16-1,000 ft.); blooming period February-August.	Yes	Present On-site	A population of approximately 36 plants were mapped on-site.
Ceanothus verrucosus wart-stemmed ceanothus	CNDDB: SP CRPR 2.2 MSCP: CS MHCP: CS	Native, evergreen, sizable shrub that prefers coastal chaparral intermixed with chamise and mission manzanita; typically, is a dominant shrub within the vegetation community where it occurs; it may be particularly vigorous on north-facing slopes, but can accommodate more xeric aspects; blooming period December-May.	No	Not Expected	Evergreen, sizable shrub that is known from the area. This species would have been observed if present on the site.
Deinandra (=Hemizonia) conjugens Otay tarplant	ESA: FT CESA: SE CNDDB: SP CRPR 1B.1 MSCP: NE, CS Cnty of SD List: A	Annual herb found in fractured clay soils of lightly vegetated coastal scrub, valley and foothill grassland; elevation 25-300 meters (82-985 ft.); blooming period May-June.	No	Not Expected	Project site occurs north of this species known range.
Dicranostegia orcuttiana	CNDDB: SP	Annual herb (hemiparasitic)	No	Not Expected	Project site occurs north of

Scientific Name **Common Name**	**Sensitivity Codes and Status**[1,2]	**Habitat Preferences/Requirements**[3]	**Verified On-Site**	**Potential To Occur On-Site**	**Factual Basis forDetermination of Occurrence Potential**
(=*Cordylanthus orcuttianus*) Orcutt's bird's-beak	CRPR 2.1 MSCP: CS	found in coastal scrub often in seasonally dry drainages and upland adjacent to riparian habitat; elevation 10-350 meters (33-1,150 ft.); blooming period March-September			this species known range.
Dudleya brevifolia (=*blochmaniae* ssp *brevifolia*) short-leaf dudleya	CESA: SE CNDDB: SP CRPR 1B.1 MSCP: NE, CS MHCP: NE Cnty of SD List: A	Native, cryptic, perennial herb that prefers open areas of chamise chaparral or Torrey Pine forest on Torrey sandstone with soils mapped as Carlsbad gravelly sandy loam; blooming period in April.	No	Not Expected	No plants were observed although the survey was conducted during its blooming period. Small iron bearing, marble-siazed concretions that are found on the soil surface where this species occurs were also not observed.
Dudleya variegata variegated dudleya	CNDDB: SP CRPR 1B.2 MSCP: NE, CS MHCP: NE	Native, small, corm-like sprouting, succulent, perennial herb that occurs in openings in sage scrub and chaparral, isolated rocky substrates in open grasslands, as well as in vernal pools and mima mound topography; usually grows in small areas devoid of shrub cover, even though chamise, scrub oak, or sage scrub elements may occur nearby; blooming period May-June.	No	Low	This species was sought but not found. Would likely have been detectable during the late April survey if present.
Eryngium aristulatum var. *parishii* San Diego button celery	ESA: FE CESA: SE CNDDB: SP CRPR 1B.1 MSCP: NE (City of SD only), CS MHCP: NE Cnty of SD List: A	Annual/perennial herb found in vernal pools or vernally moist coastal scrub, valley and foothill grassland adjacent to vernal pols; elevation 20-620 meters (65-2,035 ft.); blooming period April-June.	No	Not Expected	No suitable habitat occurs within the project study area. In addition, no known records of this species occur in the project region.
Ferocactus viridescens	CNDDB: SP	Native succulent; optimal habitat	Yes	Present	One plant observed on-site.

Scientific Name **Common Name**	**Sensitivity Codes and Status**[1, 2]	**Habitat Preferences/Requirements**[3]	**Verified On-Site**	**Potential To Occur On-Site**	**Factual Basis forDetermination of Occurrence Potential**
coast barrel cactus	CRPR 2.1 MSCP: CS MHCP: CS	for this cactus appears to be sage scrub hillsides; often at the crest of slopes and growing among cobbles; occasionally is found on the periphery of vernal pools and mima mound topography; blooming period May-June.		On-site	
Isocoma menziesii var. *decumbens* clay-field goldenbush/ decumbent goldenbush	CNDDB: SP CRPR 1B.2	Perennial shrub found in sandy, often disturbed areas of chaparral and coastal sage scrub; elevation 10-135 meters (33-443 ft.); blooming period April-November.	No	Not Expected	Conspicous shrub that would have been observed if present on the site.
Iva hayesiana San Diego marsh elder	CNDDB: SP CRPR 2.2 MHCP: CS	Perennial herb that prefers creeks or intermittent streambeds, marshes, swamps, and playas; elevation 10-500 meters (33-1,640 ft.); blooming period April-October.	No	Not Expected	No suitable habitat occurs on-site.
Juncus acutus ssp. *leopoldii* spiny rush/ southwestern spiny rush	CNDDB: SP CRPR 4.2	Perennial rhizomatous herb found in coastal salt marsh at brackish locales, alkaline meadows and seeps, and riparian marshes; elevation 3-900 meters (10-2,950 ft.); blooming period May-June.	No	Not Expected	No suitable habitat occurs on-site.
Lycium californicum California desert-thorn/ California box thorn	CNDDB: SP CRPR 4.2	Perennial shrub found in coastal bluff scrub and coastal sage scrub; elevation 5-150 meters (16-492 ft.); blooming period December-August.	Yes	Present On-site	A total of 48 plants were mapped for the site.
Navarretia fossalis spreading prostrate navarretia/ Moran's navarretia/ spreading navarretia	ESA: FT CNDDB: SP CRPR 1B.1 MSCP: NE, CS MHCP: NE, CS	Native, small, annual herb that prefers vernal pools and swales, and occurs in chenopod scrub, marshes, swamps, and playas; blooming period April-June.	No	Not Expected	No suitable soils and/or habitat occur within the project study area. In addition, no known records of this species occur in the

Scientific Name **Common Name**	**Sensitivity Codes and Status**[1,2]	**Habitat Preferences/Requirements**[3]	**Verified On-Site**	**Potential To Occur On-Site**	**Factual Basis forDetermination of Occurrence Potential**
	Cnty of SD List: A				project region.
Opuntia californica var. *californica* *(=O. parryi* var. *serpentina;*and *=Cylindropuntia californica)* snake cholla	CNDDB: SP CNPS List: 1B.1 MSCP: NE, CS Cnty of SD List: A	Perennial stem succulent that grows in openings on dry slopes of chaparral and coastal sage scrub; elevation 30-150 meters (100-492 ft.); blooming period April-May.	No	Not Expected	Although suitable habitat occurs in the project study area, this perennial species was not observed in the project area during the biological survey.
Orcuttia californica California Orcutt grass	ESA: FE CESA: SE CNDDB: SP CRPR 1B.1 MSCP: NE, CS MHCP: NE, CS Cnty of SD List: A	Annual herb found in vernal pools; elevation 15-660 meters (49-2,165 ft.); blooming period April-August.	No	Not Expected	No suitable soils and/or habitat occur within the project study area. In addition, no known records of this species occur in the project region.
Pogogyne abramsii San Diego mesa mint	ESA: FE CESA: SE CNDDB: SP CRPR 1B.1 MSCP: NE, CS Cnty of SD List: A	Annual herb found in vernal pools; elevation 90-200 meters (295-656 ft.); blooming period March-July	No	Not Expected	No suitable soils and/or habitat occur within the project study area. In addition, no known records of this species occur in the project region.
Pogogyne nudiuscula Otay Mesa mint	ESA: FE CESA: SE CNDDB: SP CRPR 1B.1 MSCP: NE, CS Cnty of SD List: A	Annual herb found in vernal pools; elevation 90-250 meters (295-820 ft.); blooming period May-July.	No	Not Expected	No suitable soils and/or habitat occur within the project study area. In addition, no known records of this species occur in the project region.
Quercus dumosa Nuttall's scrub oak	CNDDB: SP CRPR 1B.1 MHCP: CS	Native, evergreen shrub that prefers coastal chaparral with a relatively open canopy cover in flat terrain; on north-facing slopes this shrub may grow in dense monotypic stands; blooming period February-April.	No	Not Expected	Evergreen, sizable shrub that is known from the area. This species would have been observed if present on the site.
Selaginella cinerascens ashy spike-moss	CNDDB: SP CRPR 4.1	Native, perennial, prostrate, ground-cover herb that occurs in undisturbed chaparral and sage scrub; ranges in elevation from	Yes	Present On-site	A small patch of this locally common, low-growing plant was mapped.

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		20-640 meters (66-2,100 ft.).			
Solanum tenuilobatum narrow-leaved nightshade	MSCP: CS	Perennial herb found in shrubland, oak/pine woodland, and coniferous forest; elevation < 2700 meters (0-9,000 ft.); blooming period February-June.	No	Not Expected	Project site occurs north of this species known range. This species is no longer considered a valid taxon.
Bahiopsis (=*Viguiera*) *laciniata* San Diego County viguiera	CNDDB: SP CRPR 4.2	Native, shrub that typically prefers arid sage scrub; generally the shrub cover is more open than at mesic, coastal locales supporting sage scrub; blooming period February-June.	No	Low-Moderate	This conspicuous perennial shrub was not observed in the project area during the biological survey
INVERTEBRATES					
Euphydryas editha quino quino checkerspot butterfly	ESA: FE CNDDB: SA Cnty of SD Group: 1 MSCP: NE (Cnty of SD only)	Coastal habitats of sage scrub and chaparral; more inland, can be found in open meadows adjacent to sage scrub, chaparral and oak woodland, as well as juniper woodland and semi-desert scrub; habitats must have open areas with low growing and sparse vegetation; other suitable habitat conditions include dirt trails/roads, especially along hilltops, and clay soils and cryptogrammic crusts, which favor host plant growth; primary caterpillar host plants include *Plantago erecta* at lower elevations and *P. patagonica* and *Antirrhinum coulterianum* at higher elevations; additional host plants may include *Cordylanthus rigidus* and *Castilleja exserta*; adults nectar on low growing annuals; adult flight period typically Mar-Apr, depending on	No	Not Expected	The project site is located well outside of the USFWS recommended quino survey areas.

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		winter rainfall and temperatures.			
AMPHI BIANS					
Spea hammondii western spadefoot toad	CNDDB: SA DFG: SSC Cnty of SD Group: 2 North Cnty MSCP: CS MHCP: CS	Breeding and egg laying occur almost exclusively in shallow, temporary pools formed by heavy winter rains, typically within grassland habitat.	No	Not Expected	No suitable habitat occurs in the project study area. In addition, no known records occur in the project study area.
REPTILES					
Anniella pulchra pulchra silvery legless lizard	CNDDB: SA DFG: SSC Cnty of SD Group: 2	Shows a preference for areas of leaf litter and loose soil along washes, beach sand dunes, open scrub and woodland, and sandy benches along alluvial fans.	No	Low	No suitbable habitat/conditions occur onsite and no known records occur within the project region.
Aspidoscelis hyperythra orange-throated whiptail	CNDDB: SA DFG: SSC Cnty of SD Group: 2 MSCP: CS MHCP: CS	This species is a diurnal reptile from early spring to late summer that prefers washes and other sandy areas with patches of brush and rocks in coastal scrub and chaparral.	No	Not Expected	No suitable habitat occurs in the project study area. In addition, no known records occur in the project study area.
Phrynosoma coronatum (blainvillii) coast (San Diego) horned lizard	CNDDB: SA USFS: S DFG: SSC Cnty of SD Group: 2	This species is endemic to southern California and northern Baja California, Mexico (USFS 2006b). This diurnal lizard occurs in a variety of habitats, including coastal sage scrub, chaparral, grassland, coniferous forest, oak woodland, riparian, and the margins of higher elevation desert, with an abundance of open areas for basking and obtaining prey (i.e., native ants and insects), and loose, fine soils that provide camouflage and allow burrowing for protection from predators.	No	Not Expected	No suitable habitat occurs in the project study area.
Plestiodon (=Eumeces) skiltonianus	CNDDB: SA	Diurnal species that actively	No	Not Expected	No suitable habitat occurs in

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interparietalis Coronado Island skink	DFG: SSC Cnty of SD Group: 2	forages through leaf litter and dense vegetation in a variety of habitats including grasslands, sage scrub, and various woodlands including oak, pine, juniper, and riparian.			the project study area. In addition, no known records occur in the project study area.
Salvadora hexalepis virgultea coast patch-nosed snake	CNDDB: SA DFG: SSC Cnty of SD Group: 2	This species ranges from Creston in San Luis Obispo County southward, primarily on the coastal side of the mountains, into Baja California, at elevations ranging from sea level to 2,130 meters (7,000 feet), but is typically found below 1,524 meters (5,000 feet) (USFS 2006b). This diurnal snake prefers coastal sage and chaparral habitats with low shrub structure of medium density. Habitat selection is closely related to the presence of the species' primary prey, whiptail lizards (*Cnemidophorus* spp.), and the presence of refuge and burrow sites for overwintering, which generally occurs between Oct to Mar.	No	Not Expected	No suitable habitat occurs in the project study area. In addition, no known records occur in the project study area.
BIRDS					

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Accipiter cooperii Cooper's hawk	CNDDB[4]: SA DFG: WL Cnty of SD Group: 1 MSCP: CS MHCP: CS	Year-round resident of San Diego County that frequently nests in dense stands of live oak, riparian deciduous or other forest habitats located near water and along broken woodland habitat and edges, where it can perch under cover and hunt prey, including amphibians, reptiles, and small birds and mammals.	No	Moderate	Potentially suitable foraging and nesting habitat is located within the project study area and adjacent to the site
Accipiter striatus sharp-shinned hawk	CNDDB[4]: SA DFG: WL Cnty of SD Group: 1	Winter visitor only of southern California and is found in a wide variety of habitats. Prefers areas with trees or large shrub and feeds primarily on small birds.	No	Moderate (Winter Visitor Only)	May forage over the site. This species does not nest/breed in San Diego county but is known to winter throughout San Diego county.
Aimophila ruficeps canescens southern California rufous-crowned sparrow	CNDDB: SA DFG: WL Cnty of SD Group: 1 MSCP: CS MHCP: CS	Sedentary year-round resident that occurs in sparse, mixed chaparral and sage scrub habitats, often on rolling, herbage-covered hillsides with scattered shrubs and rocky outcrops; breeds from Mar-Jun, with nests built on the ground concealed at the base of grass or a shrub.	No	Not Expected	No suitable habitat occurs in the project study area.
Buteo lineatus red-shouldered hawk	Cnty of SD Group: 1	Year-round resident that has adapted to loss of habitat. Once found primarily in riparian woodlands it has expanded into rural residences, eucalyptus	No	Moderate	May forage and nest on-site

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		woodlands, and orchards.			
Campylorhynchus brunneicapillus sandiegensis coastal cactus wren	DFG: SSC CNDDB: SA MSCP: NE (Cnty of SD only), CS MHCP: NE, CS Cnty of SD Group: 1	A year-round resident that occurs in cactus dominated Diegan coastal sage scrub. The cactus wren nests in coast cholla (*Cylindropuntia prolifera*) and prickly pear (*Opuntia littoralis*).	No	Not Expected	No suitable habitat occurs in the project study area.
Dendroica petechia brewsteri yellow warbler	DFG: SSC CNDDB[4]: SA Cnty of SD Group: 2	Summer resident but can be found during migration and winter in small numbers; found in mature riparian woodlands; nesting occurs from May through July.	No	Not Expected	No suitable nesting and foraging habitat occur within study area.
Elanus leucurus white-tailed kite	DFG: FP CNDDB[4]: SA Cnty of SD Group: 1	Year-round resident; prefers riparian woodland, oak groves or sycamore groves adjacent to grasslands for foraging. Diet consists of the California vole or meadow mouse. Nests mid-February though June.	No	Not Expected	No suitable nesting and foraging habitat within the study area.
Empidonax traillii extimus southwestern willow flycatcher	ESA: FE CESA: SE CNDDB: SA MSCP: NE (Cnty of SD), CS MHCP: CS Cnty of SD Group: 1	Summer resident, arriving by mid-May and remain through mid-July. This bird is a riparian obligate and primarily occurs in densely vegetated riparian habitats, preferring streamside in areas that have water throughout the spring and summer.	No	Not Expected	No suitable nesting and foraging habitat occur within study area. In addition, no current or historical records of this species in the project area.
Icteria virens yellow-breasted chat	DFG: SSC CNDDB: SA MHCP: CS Cnty of SD Group: 1	Summer resident to riparian woodland/scrub with dense undergrowth below 1500 feet elevation. Arrives in early April and departs by mid-September.	No	Not Expected	No suitable nesting and foraging habitat occur within study area. In addition, no current or historical records of this species in the project area.
Picoides nuttallii Nuttall's woodpecker	CNDDB[4]: SA	Year-round resident; typically uses a mix of deciduous riparian	No	Moderate	This species was not detected, but likely occurs in

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		and adjacent oak habitats, but is also using urban landscaping. Nests in tree cavities; breeds from late Mar to early July.			the area within urban landscaping.
Polioptila californica californica coastal California gnatcatcher	ESA: FT DFG: SSC CNDDB: SA MSCP: NE (Cnty of SD only); CS MHCP: CS Cnty of SD Group: 1	Year-round resident in coastal areas below500 m (1,500 ft); prefers coastal sage scrub habitat that is dominated by *Eriogonum fasciculatum* var. *fasciculatum* and *Artemisia californica* as well as open chaparral.	No	Not Expected	No suitable nesting and foraging habitat occur within the study area.
Vireo bellii pusillus least Bell's vireo	ESA: FE CESA: SE CNDDB: SA MSCP: NE (Cnty of SD only), CS MHCP: CS Cnty of SD Group: 1	Summer visitor to southern willow scrub habitat and mesquite thickets. Arrives in San Diego County by late March or early April and leaves by the end of September.	No	Not Expected	No suitable nesting and foraging habitat occur within the study area. In addition, no current or historical records of this species in the area.
MAMMALS					
Antrozous pallidus pallid bat	CNDDB: SA USFS: S DFG: SSC North Cnty MSCP: CS Cnty of SD Group: 2	Nocturnal bat species that is a yearlong resident throughout California and occurs in a wide variety of habitats, including grasslands, shrublands, woodlands, and forests, but prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging, may forage up to 2.5 km (3 mi) from day roost.	No	Moderate for Foraging; Low for Roosting	Suitable foraging habitat occurs within the study area but no preferable roosting habitat including rocky outcrops, cliffs, and crevices were identified during the biological survey.
Chaetodipus californicus femoralis Dulzura (California) pocket mouse	CNDDB: SA DFG: SSC Cnty of SD Group: 2	Nocturnal species that occurs in a variety of habitats, including coastal scrub, chaparral and grasslands, typically in brushy areas along grass-chaparral edge.	No	Not Expected	No suitable habitat occurs within study area.
Chaetodipus fallax fallax	CNDDB: SA	Nocturnal species that occurs in	No	Not Expected	No suitable habitat occurs

Scientific Name **Common Name**	**Sensitivity Codes and Status**[1, 2]	**Habitat Preferences/Requirements**[3]	**Verified On-Site**	**Potential To Occur On-Site**	**Factual Basis forDetermination of Occurrence Potential**
northwestern San Diego pocket mouse	DFG: SSC Cnty of SD Group: 2 MHCP: CS	a variety of habitats, including coastal scrub, chaparral and grasslands, typically in brushy areas along grass-chaparral edge.			within the study area.
Chaetodipus fallax pallidus pallid San Diego pocket mouse	DFG: SSC CNDDB: SA MHCP: CS Cnty of SD Group: 2	Nocturnal species found in rocky, gravelly areas in both coastal and desert areas. Habitat includes coastal scrub, chamise-redshank chaparral, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinton-juniper and annual grassland.	No	Not Expected	No suitable habitat occurs within the study area.
Eumops perotis californicus western mastiff bat	CNDDB: SA DFG: SSC Cnty of SD Group: 2	Nocturnal bat species that occurs in many open, semi-arid to arid habitats, including woodlands, coastal scrub, grasslands, chaparral, desert scrub, and urban areas; roosts in crevices in vertical cliff faces, high buildings, trees, and tunnels.	No	Moderate for Foraging; Low for Roosting	Suitable foraging habitat occurs within the study area but no preferable roosting habitat including rocky outcrops, cliffs, and crevices were identified during the biological survey.
Lasiurus blossevillii western red bat	DFG: SSC CNDDB: SA Cnty of SD Group: 2	Occurs in CA in coastal lowlands and roosts in large shrubs and fruit trees. Solitary bat that commonly roosts in edge habitats adjacent to streams, open field, orchards and sometimes in urban areas. There may be an association with intact riparian habitat (particularly willows, cottonwoods, and sycamores).	No	Low for Foraging and Roosting	Low suitability for foraging and roosting habitat within the study area.
Myotis yumanensis Yuma myotis	CNDDB: SA Cnty of SD Group: 2	Nocturnal bat species that is found in a wide variety of habitats ranging from sea level to 3300 m (11,000 ft), and prefers open forests and	No	Low	No preferable suitable habitat occurs within the study area. This species is the most commonly detected bat species in the MSCP study

Scientific Name **Common Name**	**Sensitivity Codes and Status**[1, 2]	**Habitat Preferences/Requirements**[3]	**Verified On-Site**	**Potential To Occur On-Site**	**Factual Basis forDetermination of Occurrence Potential**
		woodlands with sources of water over which to feed; roosts in buildings, mines, caves, or crevices, as well as abandoned swallow nests and under bridges, and uses separate day and night roosts; feeds over water sources on a wide variety of small flying insects found by echolocation; hibernates.			area and is fairly urban adapted (2005).
Neotoma lepida intermedia San Diego desert woodrat	CNDDB: SA DFG: SSC Cnty of SD Group: 2	Mainly nocturnal, but also crepuscular and occasionally diurnal small mammal that is active year-long and prefers coastal scrub or juniper/ sagebrush habitat, with moderate to dense canopies, particularly in areas of rock outcrops and rocky cliffs and slopes; nests are constructed of twigs, sticks, cactus parts, and rocks, dependent on the availability of surrounding building materials, and are usually built against a rock crevice or in the lower branches of trees; prefers to eat the buds, fruits, seeds, bark, leaves, and young shoots of live oak, chamise, and buckwheat, and is dependent on prickly pear for water balance in desert habitats.	No	Not Expected	No suitable habitat occurs within the study area.
Onychomys torridus ramona southern grasshopper mouse	CNDDB: SA DFG: SSC Cnty of SD Group: 2	Variety of habitats, including grasslands, sage scrub and chaparral, where friable soils occur.	No	Not Expected	No suitable habitat occurs within the study area.
Taxidea taxus	CNDDB: SA	Nocturnal and diurnal carnivore	No	Not Expected	No suitable habitat occurs

Scientific Name **Common Name**	**Sensitivity Codes and Status**[1, 2]	**Habitat Preferences/Requirements**[3]	**Verified On-Site**	**Potential To Occur On-Site**	**Factual Basis forDetermination of Occurrence Potential**
American badger	DFG: SSC MSCP: CS Cnty of SD Group: 2	that is most abundant in drier open stages of most shrub, forest, and herbaceous habitats with friable soils for digging burrows for cover.			within the study area.

[1]References for Sensitivity Codes and Status: County 1997, Ogden et al. 1998, AMEC 2003a, County 2009b and d, CDFW 2011b-d

[2]California Natural Diversity Database Special Plants/Animals = A general term that refers to all taxa inventoried by the CDFW CNDDB, regardless of their legal or protection status; these taxa include species, subspecies, or varieties that fall into one of the above categories and/or one or more of the following categories: 1) Taxa officially listed or proposed for listing under the federal and/or state ESA; 2) Taxa which meet the criteria for listing, even if not currently included on any list, as described in Section 15380 of the CEQA Guidelines, which may include California Native Plant Society (CNPS) California Rare Plant Rank (CRPR) Lists 1 and 2, and some List 3 plants; 3) Bureau of Land Management (BLM), U.S. Fish and Wildlife Service (USFWS), or U.S. Forest Service (USFS) Sensitive (S) Species; 4) Taxa considered SSC by the CDFW; 5) Taxa listed by the CNPS; 6) Taxa that are biologically rare, very restricted in distribution, declining throughout their range but are not currently threatened with extripation, or have a critical, vulnerable stage in their life cycle that warrants monitoring; 7) Populations in California that may be peripheral to the major portion of a taxon's range, but are threatened with extirpation in California; 8) Taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands, valley shrubland habitats, vernal pools, etc.); and 8) In addition to the above taxa, those taxa designated as a special status, sensitive, or declining species by other state or federal agencies, or non-governmental organization (NGO) [e.g., The World Conservation Union (IUCN) Conservation Dependent (CD), Critically Endangered (CR), Data Deficient (DD), Endangered (EN), Least Concern (LC), Near Threatened (NT), Vulnerable (V) species; California Department of Forestry and Fire Protection (CDF) Sensitive (S) species; National Marine Fisheries Service (NMFS) Species of Concern (SC); American Fisheries Society (AFS) Endangered (EN), Threatened (TH), Vulnerable (VU) species; Xerces Society (XERCES) Critically Imperiled (CI), Data Deficient (DD), Imperiled (IM), Vulnerable (VU) invertebrate species; USFWS Birds of Conservation Concern (BCC); American Bird Conservancy (ABC) U.S. Watch List of Birds of Conservation Concern (WLBCC); Marine Mammal Commission (MMC) Marine Mammal Species of Special Concern (SSC); and The Western Bat Working Group (WBWG) High (H), Low-Medium (LP), Medium (M), Medium-High (MH) Priority species].

[3]References for Habitat Preferences/Requirements: (plants) Reiser 2001, CNPS 2010; (butterflies) Faulkner and Klein 2004, Opler 2006; (amphibians and reptiles) Stebbins 2003, CDFW 2010a; (birds) AOU Birds of North America On-line 2010 and CDFW 2010a; (mammals) CDFW 2010a.

[4]CNDDB only tracks the nesting locations of these bird species; the location of the nest or any indication of breeding (i.e., territorial males, adults carrying nest material, adults carrying food, the presence of newly fledged young, etc.) is acceptable evidence of nesting. County of San Diego listing is for breeding populations only.

[5]CNDDB only tracks the wintering range of these bird species. County of San Diego listing is for wintering populations only

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April 7, 2014 2013.309

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Subject: Response to PTS 349884 Sacido Residence CDP Assessment Letter, Cycle 3 LDR-Planning Review Steep Slope Comments.

Dear John:

In response to your Assessment Letter dated March 11, 2014, our Project Team has reviewed with Mr. Sacido the Cycle 3 comments prepared by city staff. A project critical issue has been raised that needs to be resolved before we can complete our response for resubmittal. In particular, LDR-Planning comment Number 10 pertaining to "Steep Slopes," by Chris Larson, is potentially a project killer if we can't resolve the natural vs. previously legally graded slopes.

As part of our CDP submittal package to the city, I had prepared a colored slope analysis of both lots (901 & 911 Skylark Drive, La Jolla) consistent with the city's Municipal Code. While the Slope Analysis clearly shows that the proposed development along with the code violation area is in slopes greater than twenty-five percent, our research on the history of the properties show that the slopes do not rise to the level of being natural as defined by the Municipal Code (SDMC 143.0142(a)(2).

City Map Records Research

On March 24, 2014, I did further document research at the city's Map Records Department. With the assistance of Patrice Percy, all available records were reviewed to determine if any grading plans had been prepared for the two lots located 901 & 911 Skylark Drive, La Jolla. The subdivision that includes these two lots is **La Jolla Mesa Vista, Map No. 3650, recorded May 7, 1957**. Improvement plans associated with this subdivision have drawing number 13022-L. No mass grading plans for the subdivision lots were prepared. All lot grading plans were prepared and approved under city-issued building permits. Grading associated with the streets was done under the "L" improvement plans. A site plan showing a proposed home and some general grading for 911 Skylark Drive (Lot 52) is on building plan Drawing Number 4768-B. The building plans were approved in 1961.

City Clerk's Office Document Research

Tracy Stevens, in the City Clerk's Office, responded to my request for certain Ordinance documents pertaining to Land Development Code Section 62.04. Ordinance documents requested were 7229,8354 and 8828. Ordinance No. 8354, recorded September 20, 1960, covers Land Development Code Section 62.0106, "Land Development Work Not Subject To Regulation." Land development not subject to regulation under this section included:

"(c) The making of excavation on any site or contiguous sites, held under one ownership not exceeding four feet in depth and/or not exceeding an average of 0.6 cubic yard removed per square yard of pad area removed in any 12-month period."

And,

"(d) The making of embankment on any one site or contiguous sites not exceeding three feet in depth and/or not exceeding an average of 0.4 cubic yard of material deposited per square yard of pad area in any 12-month period."

This ordinance would have been in place and enforced at the time that the two lots were developed in 1961. Since this was considered private development, it was not subject to provisions covering work in the public right-of-way at that time.

Private Engineer Discussion

On April 2, 2014, I met with Mr. Eugene F. Cook, PE (E.F. Cook & Associates), to discuss the way private land development was addressed at the time these lots were developed. Gene Cook has been practicing civil engineering in San Diego since 1952, and is quite familiar with development in the La Jolla area. He indicated that there would not have been any mass grading plans on file with the city for this subdivision because the general practice at that time in this area of town was to grade the streets and install the improvements per the improvement plans on file with the city. The soils engineer on the project would direct where fills would be placed and test for compaction accordingly. Fills may have been placed on lots as part of the grading operation of the streets with oversight fill placement accordingly. This is consistent with the results of my research in the Map Records Department with city staff assistance.

Prior Soils Investigation

TerraPacific Consultants, Inc., prepared a geotechnical investigation ("Geotechnical Investigation, Proposed Residence, 911 Skylark Drive, La Jolla, California," July 27, 2007, File No. 27069) for the previous owner, Dr. Fred W. Hammond. Included in that report were the results of five test pits along the face of the descending slope at the south side of the property. The results of the test pits show in plan view (Figure 3) the approximate limits of prior grading, and cross sections of the various soil formations (Figure 4). Text of this investigation is discussed in "3.2 Subsurface Exploration." This information is included as an attachment to this letter.

Summarizing the results of that soils investigation, the upper portion of the rear, south facing slope is comprised of "undocumented fill material of up to 12 feet" [TerraPacific]. The term undocumented does not insinuate either uncompacted or illegal fill. It simply states that the fill is not a natural formation and no records were referenced to identify the provenance of the fill. This would be consistent in my discussion with Gene Cook, PE. Whereby, placement of fill at the time of this development (1960) probably would have been observed by the soils engineer for the development. The TerraPacific soils report concluded that the undocumented fill ".....was found to be properly benched into formational material." Additionally, the Slope Stability Analysis of the fill showed that it had adequate factor of safety.

Also of note regarding Figure 3 in the soils report, the undocumented fill across both lots extended to the side property lines. This indicates that the lots on either side have fill placement as well. This is not an isolated condition where fill slopes were limited to these two lots.

With respect to SDMC 143.0142(a)(2), the natural slope would begin below an elevations of either approximately 230 or 220 MSL [TerraPacific Fig. 3]. Based on this information, the natural, rear south facing slope for 901 & 911 Skylark Drive does not exceed 50 feet in height. The natural slope is terminated at the excavation for the development of the lots below, which preceded this development (Lomas De La Jolla, Unit No. 1, Map 2572). Overall, the remains of the natural slope does not exceed 40-45 feet in vertical height, below the threshold meeting SDMC 143.0142(a)(2).

John, based on the information provided in this response letter to the Cycle 3 issue raised, and the importance in the city agreeing with our position on this matter, in order to continue with the project process as planned, we wish to obtain a written agreement to our conclusion as quickly as possible. A meeting at your convenience to discuss the particulars of this matter would be welcome by our project team.

Sincerely,

Mark A. Farrington

Mark A, Farrington, PE

Cc: Antonio Sacido, Owner
John Krizan, RLA

DIVISION 4

LAND DEVELOPMENT

(Added 11-27-56 by Ord. 7229 N.S.)
(Amended 9-20-60 by Ord. 8354 N.S.)
(Amended 5-9-63 by Ord. 8828 N.S.)
(Amended 8-17-71 by Ord. 10660 N.S.)

SEC. 62.0401 PURPOSE AND INTENT

It is the purpose of this Division to regulate grading on both public and private property as necessary to protect persons, property and the environment. All land development performed within the City of San Diego shall comply with the provisions of this Division.

In addition to the specific requirements of this Division, all persons performing grading shall take all due care to provide safe and stable slopes.

(Old Sec. 62.0401 PAYMENT OF FEES - Added 11-27-56 by Ord. 7229 N.S.; Amended 9-20-60 by Ord. 8354 N.S.; Amended 2-16-71 by Ord. 10504 N.S.; Renumbered 8-17-71 by Ord. 10660 N.S. to Sec. 62.0107.)

(New Sec. 62.0401 ADMINISTRATION OF LAND DEVELOPMENT BY THE CITY ENGINEER - Added and amended 8-17-71 by Ord. 10660 N.S. - formerly in Sec. 62.0104.)
(Amended 7-16-79 by Ord. 12698 N.S.)
(Amended 1-7-85 by O-16348 N.S. with title change from ADMINISTRATION OF LAND DEVELOPMENT BY CITY ENGINEER to PURPOSE AND INTENT.)

SEC. 62.0402 ADMINISTRATION

The City Engineer shall administer this Division in accordance with the provisions of Division 1 of this Article and shall do all things necessary to effect its purpose and intent, including:

(a) Establish standards and promulgate regulations;
(b) Accept applications and impose conditions of approval;
(c) Issue permits when all applicable conditions are met;
(d) Cause the work to be inspected and certify completion;
(e) Suspend or cancel permits whenever:
  (1) Facts are not as presented in application;
  (2) Work is inconsistent with approved plans;
  (3) Necessary to safeguard the public health, safety or general welfare.
(f) Cause unauthorized land development to be stopped.

(Old Sec. 62.0402 FEES UNDER THIS ARTICLE SHALL BE DETERMINED AND COLLECTED AS FOLLOWS: - Added 11-27-56 by Ord. 7229 N.S.; Amended 9-20-60 by Ord. 8354 N.S.; Amended 2-16-71 by Ord. 10504 N.S.; renumbered 8-17-71 by Ord. 10660 N.S. to Sec. 62.0108.)

(New Sec. 62.0402 APPLICABILITY TO ALL LAND DEVELOPMENT - Added 8-17-71 by Ord. 10660 N.S.)
(Amended 1-7-85 by O-16348 N.S. with title change from APPLICABILITY TO ALL LAND DEVELOPMENT to ADMINISTRATION.)

SEC. 62.0402.1 PENALTIES FOR UNAUTHORIZED LAND DEVELOPMENT

No person shall do or cause to be done any work covered under this Division without having first obtained a Land Development Permit. Where land development is undertaken without a permit, the City Engineer shall initiate administrative penalties in accordance with the provisions of Section 62.0104 hereof.

In addition to the administrative penalties imposed by the City Engineer, persons violating the provisions of this Division shall be guilty of an infraction and subject to a fine not to exceed $100 upon a first conviction. A second violation within three years of conviction shall constitute a misdemeanor and shall be subject to a fine not to exceed $500 plus a maximum of 90 days in jail. A third or subsequent violation within five years of a first conviction shall constitute a misdemeanor and shall be subject to a fine not to exceed $1,000 plus a maximum of six months in jail.

The provisions of this section shall apply to all persons who do, or cause to be done any work covered by this Division without benefit of a permit including, but not limited to:

(a) Property owners or lessees with whose permission or under whose direction the work is done;
(b) Contractors who perform the work;
(c) Truckers who transport fill material to the site or the excavated material from the site.

Compliance with the provisions of this Division shall be evidenced by possession of a valid Land Development Permit or a copy thereof.
(Added 1-7-85 by O-16348 N.S.)

SEC. 62.0402.2 ENFORCEMENT

The City Engineer and his designated representatives, in addition to law enforcement personnel who are otherwise empowered to enforce the provisions of the San Diego Municipal Code, are hereby authorized and empowered to enforce the provisions of this Division.
(Added 1-7-85 by Ord. 0-16348 N.S.)

SEC. 62.0403 EXEMPTIONS FROM PERMIT REQUIREMENTS

The following types of work shall not require a Land Development Permit:

(a) Excavation on any site when all of the following conditions are met:

(1) Depth at any point does not exceed four feet measured vertically from the natural ground surface;

(2) Slopes along any exterior property line are no steeper than two units horizontal to one vertical and the top of slope is no closer than one foot from the property line;

(3) The excavation does not change or adversely affect the existing drainage pattern;

(4) Quantity of material excavated does not exceed the rate of 350 cubic yards per 5,000 square feet of site area exclusive of the volume within the building envelope.

(b) Excavation below finished grade for the basement or footing of a building, for a retaining wall, or for any other structure authorized by a valid building permit. This paragraph shall not exempt from permit requirements, however, any embankment made with the material from such excavation which exceeds subsection (c) nor shall it exempt any resultant cut slope with an unsupported height of greater than four feet after completion of the structure;

(c) Embankment on any site when all of the following conditions are met:

(1) Depth at any point does not exceed three feet measured vertically from the natural ground surface;

(2) Slopes along any exterior property line are no steeper than two units horizontal to one vertical and the toe of slope is no closer than three feet to the propoerty line;

(3) None of the embankment is placed on an existing slope steeper than five units horizontal to one vertical;

(4) The embankment does not change or adversely affect the existing drainage pattern;

(5) Quantity of material placed does not exceed the rate of 350 cubic yards per 5,000 square feet of site area.

(d) The depositing of material in any disposal area operated or licensed by the City pursuant to the terms of the Municipal Code where the operation and conduct thereof does not block or divert any natural drainage way or affect the lateral support or unduly increase the stresses in or pressures upon any adjacent or contiguous property;

(e) Gravel pits, mines, quarries or the processing and stockpiling of soil, rock and gravel, aggregate, or clay where such operations are conducted in accordance with a Conditional Use Permit issued pursuant to the terms of the Municipal Code, where the operation and the conduct thereof does not block or divert any natural drainage way or affect the lateral support or unduly increase the stresses in or pressures upon any adjacent or contiguous property;

(f) Excavation or embankment performed by a governmental agency, public utility, or their contractor in connection with the construction of roadways, pipelines, or utility lines within their rights-of-way;

(g) Clearing and grubbing of subdivided land in all zones except A-1-5 and A-1-10;

(h) Certain soils and geologic exploration activity as more specifically described in Section 62.0404.6.

Exemptions from permit requirements shall not apply to grading, including clearing and grubbing, whenever:

(a) Grading will occur in designated open space or in an environmentally sensitive area;

(b) Grading will occur in any waterway or wetland, stream, river, channel, pond, lake, harbor, ocean, marsh, bog, lagoon, or vernal pool;

(c) Grading will occur in any floodway or floodplain fringe;

(d) Grading will occur in any officially mapped area of high geologic risk (Zone "D") as defined by the Seismic Safety Element of the General Plan;

(e) Grading will occur in the Old San Diego Planned District;

(f) Grading will occur in the Hillside Review Overlay Zone.

Land development required as a condition of approval of a tentative map shall proceed in accordance with the procedures established by Chapter X, Article 2 of the San Diego Municipal Code.

(Old Sec. 62.0403 REFUNDING OF PERMIT FEES - Added 11-27-56 by Ord. 7229 N.S.; Amended 9-20-60 by Ord. 8354 N.S.; Amended 2-16-71 by Ord. 10504 N.S.; renumbered 8-17-71 by Ord.10660 N.S. to 62.0109.)

(New Sec. 62.0403 EXCEPTIONS FOR LAND DEVELOPMENT - Added and amended 8-17-71 by Ord. 10660 N.S. - formerly in Secs. 62.0106 and 62.0107.)

(Amended 7-6-79 by Ord. 12698 N.S.)

(Amended 10-1-79 by Ord. 0-15030 N.S.)

(Amended 1-7-85 by O-16948 N.S. with title change from EXCEPTIONS FOR LAND DEVELOPMENT to EXCEPTIONS FROM PERMIT REQUIREMENTS.)

SEC. 62.0404 LAND DEVELOPMENT IN CONNECTION WITH A BUILDING OR STRUCTURE

Any person desiring to do land development work in connectioin with the construction of a prior building or structure shall obtain a Land Development Permit prior to obtaining a Building Permit. The City may suspend a Building Permit or withhold the Certificate of Occupancy where it is found that land development has been done without a permit until such time as the required permit is obtained. Any person performing land development without benefit of a permit shall be further subject to the penalties provided for in Sections 62.0104(g) and 62.0404.1 of this Article.

(Added and amended 8-17-71 by Ord. 10660 N.S. - formerly in Sec. 62.0108.)

(Amended 1-7-85 by O-16348 N.S. with title change from LAND DEVELOPMENT WORK INCIDENTAL TO A BUILDING OR STRUCTURE to LAND DEVELOPMENT IN CONNECTION WITH A BUILDING OR STRUCTURE.)

SEC. 62.0404.5 CLEARING AND GRUBBING

Clearing and grubbing shall mean the removal of any and all types of vegetation from the land, including the clearing and breaking up of the surface of the land, through the use of motorized equipment.

Clearing and grubbing which must be done in connectioin with land development is an integral part of the total work regulated by this Division and is subject to all of the requirements thereof, including the obtaining of a Land Development Permit, unless such development work is categorically exempted pursuant to Section 62.0403 of this Division.

(Added 9-6-73 by Ord. 11118 N.S.)

(Amended 1-7-85 by Ord. O-16348 N.S. with title change from CLEARING AND GRUBBING INCIDENTAL TO LAND DEVELOPMENT WORK to CLEARING AND GRUBBING.)

SEC. 62.0404.6 SOIL TESTING AND GEOLOGIC EXPLORATION

Soil testing and geologic exploration shall be exempt from the permit requirements of this Division unless the grading thresholds of Section 62.0403(a) or (b) are exceeded; provided, however, that areas disturbed by such activity shall be restored.

(Added 1-7-85 by Ord. 0-16348 N.S.)

SEC. 62.0405 APPLICATIONS FOR PERMITS

Applications for Land Development Permits shall be made in accordance with Section 62.0105 of this Article. Applications shall be accompanied by detailed plans and specifications including but not limited to:

(a) A suitable topographic map showing present contours as well as proposed finished grade elevations;

(b) A plot plan showing as a minimum the boundaries of the proposed development, lot lines, public and private right-of-way lines, and an indication of the intended use of the property;

(c) An erosion control plan for projects within the Hillside Review Overlay Zone or when otherwise required by the City Engineer;

(d) A soils report prepared by a soils engineer, including an assessment of seepage characteristics;

(e) A seepage study whenever blasting is to be performed or bedrock is to be exposed;

(f) A geologic report prepared by a certified engineering geologist shall be required in any area of high geologic risk (Zone "D") as defined by the Seismic Safety Element of the General Plan;

(g) A revegetation plan;

(h) The final environmental document which addresses the proposed grading; or

An application for an environmental initial study; or

A statement certifying that the project is exempt from environmental review requirements in accordance with the California Environmental Quality Act.

All soils and geologic reports shall consist of a preliminary report and a final as-built report.

Applications for agriculture permits are required one time only for lands or portions thereof not used for agriculture during the five year period immediately preceding application. A new application shall be required, however, whenever the lands or any portion thereof subject to a previous permit are not used for agriculture during any continuous five year period after the permit is granted.

Applications require a description of the area, statement of crop to be planted, and method of irrigation. Agriculture permits are limited to plowing along the natural surface only or to the making of embankments or excavations within the scope of Section 62.0403 "Exemptions from Permit Requirements." Environmental clearance is required for endangered species and natural environmental features.

Applications for clearing and grubbing to be performed as part of a City required or approved weed abatement or fire preventive program require only a description of the site and nature of the work.

(Old Sec. 62.0405 STREET CLOSING FEES – Added 5-9-63 by Ord. 8828 N.S.; Amended and renumbered 8-17-71 by Ord. 10660 N.S. - now in Sec. 62.0801.)

(New Sec. 62.0405 APPLICATIONS FOR PERMITS - Added and amended 8-17-71 by Ord. 10660 N.S. - formerly in Sec. 62.0301.)

(Amended 9-27-75 by Ord. 11526 N.S.)

(Amended 7-16-79 by Ord. 12698 N.S.)

(Amended 10-1-79 by Ord. 0-15030 N.S.)

(Amended 8-20-84 by Ord. 0-16263 N.S.)

(Amended 1-7-85 by Ord. 0-16348 N.S.)

SEC. 62.0406 PROTECTION OF ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY

During land development, the owner shall take all necessary measures to protect adjacent property and public rights-of-way from damage which may result from the work and to provide the necessary fences and barricades to eliminate any hazard to the public in their normal use of such property or right-of-way. Temporary fences or barricades shall be provided adjacent to the excavation where the slope is two feet horizontal to one foot vertical or steeper and/or the vertical height of the excavation exceeds six feet. Such fences or barricades shall be substantially constructed and shall be properly maintained so long as the hazard resulting from the excavation exists.

Erosion and siltation control may require temporary or permanent siltation basins, energy dissipators, or other measures as actual field conditions warrant, whether or not such measures are a part of approved plans.

Where a permanent excavation is adjacent to an existing developed right-of-way or other publicly used property, and the top of the slope is within ten feet of the property line, the property owner shall construct an acceptable permanent four-foot high fence at the property line where the vertical height of the excavation exceeds six feet.

The City Engineer may modify or delete the above requirements where it is evident that the land development work will present no hazard to the adjacent property or public rights-of-way.

The City may suspend any Building Permit or Land Development Permit whenever any of the above measures are being inadequately observed until such time as conformity is obtained.

(Added 8-17-71 by Ord. 10660 N.S.)
(Amended 7-16-79 by Ord. 12698 N.S.)
(Amended 1-7-85 by Ord. 0-16348 N.S.)

SEC. 62.0407 REPLACEMENT OF PUBLIC IMPROVEMENTS DAMAGED BY LAND DEVELOPMENT

In the event the City or public utility is required to place, replace, or maintain a facility within a public right-of-way or public property over which the property owner has done land development work, the property owner shall pay that portion of the cost of placement, replacement or maintenance caused by the construction, or existence of the owner's land development work.

The costs of placing, replacing or maintaining the facility shall include the cost of obtaining any necessary alternate right-of-way.

(Added and amended 8-17-71 by Ord. 10660 N.S. - formerly in Sec. 62.0103.)
(Amended 1-7-8 by Ord. 0-16348 N.S.)

SEC. 62.0408 SPECIAL BOND REQUIRED FOR EXCAVATION

Where land development work or any excavation exempted from Land Development Permit procedures under Section 62.0403 hereof involves excavation adjacent to the public right-of-way or public property with a height in excess of six feet and a slope steeper than two units horizontal to one unit vertical, the City Engineer may require a special bond to indemnify the City against any damage which may result from such excavation or land development. The amount of the special bond shall be determined by the City Engineer and such bond shall remain in force and effect until the excavation or land development has been completed or the permanent lateral support for the slope, if required, has been constructed, and it has been determined by the City Engineer that the adjacent improvements are no longer in jeopardy.

The special bond shall be conditioned upon the payment to the City of any costs incurred by the City in repairing, restoring, or replacing improvements which may be damaged as a result of the adjacent excavation or land development. Procedures for notice, performance of work, and payment to the City where such work is performed by the City shall conform to Section 62.0110 of this Code; provided, however, where delay in repair to the improvement would constitute a hazard to the public or to other improvements within the immediate areas, the City Engineer may perform such emergency work as may be required and shall recover the cost thereof from the principal and surety of the bond.

(Added 8-17-71 by Ord. 10660 N.S.)
(Amended 1-7-85 by Ord. 0-16348 N.S.)

SEC. 62.0409 MAINTENANCE AGREEMENT FOR LAND DEVELOPMENT INVOLVING UNCONTROLLED EMBANKMENT

Where, in the opinion of the City Engineer, the construction of an uncontrolled embankment would not be contrary to the public interest or general welfare, a permit for such land development may be issued provided that the plans clearly indicate the limits of the uncontrolled embankment to be constructed and an agreement as required in this Article is recorded in the office of the County Recorder.

Application for Land Development Permits involving uncontrolled embankment shall be accompanied by a land development maintenance agreement signed by the property owner. The agreement shall be prepared by the City Engieer and shall contain the following provisions and such other provisions as may, in the opinion of the City Engineer, afford protection to the property owner and the City.

(a) The land development work shall be designated as uncontrolled embankment and shall be constructed in accordance with plans approved by the City Engineer.

(b) The owner acknowledges that as an uncontrolled embankment the site is not eligible for a Building Permit unless special soils analysis and foundation design are submitted.

(c) The land development work shall be done and maintained in a safe and sanitary manner at the sole cost, risk and responsibility of the property owner and his successors in interest, who shall hold the City harmless with respect thereto. Land development maintenance agreements for uncontrolled embankment shall be recorded in the office of the County Recorder as an obligation upon the land involved.

(Added 8-17-71 by Ord. 10660 N.S.)
(Amended 1-7-85 by Ord. 0-16348 N.S.)

SEC. 62.0410 SLOPE GRADIENT REQUIREMENTS

All constructed slopes shall be designed for proper stability considering both geological and soil properties. Cut and fill slopes less than ten feet in vertical height may be constructed at a gradient no steeper than one and one-half horizontal to one vertical without special permission.

All cut and fill slopes greater than ten feet in vertical height shall be constructed at a gradient no steeper than two horizontal to one vertical. The City Engineer may permit such slopes at a gradient of one and one-half horizontal to one vertical contingent upon:

(a) Submission of reports by both a soils engineer and a certified engineering geologist containing the results of surface and subsurface exploration and analysis sufficient for the soils engineer and engineering geologist to certify that in their professional opinion the underlying bedrock and soil supporting the slope, and the materials to be exposed on cut and fill slopes shall have strength characteristics sufficient to provide a stable slope with a factor of safety of not less than one and one-half for static loads and will not pose a danger to persons or property;

(b) The installation of an approved special slope planting program and irrigation system. This special slope planting program and irrigation system shall be designed by a registered landscape architect and shall include specific measures to be taken on the steeper slopes which will assure definite and continued erosion control and satisfactory growth of the ground cover and plant material under the climactic conditions of the project site. The design shall incorporate the recommendations of the soils engineer as contained in the soils report.

Where extraordinary conditions exist to the extent that enforcement of the standards set forth herein would result in extreme hardship, the City Engineer may authorize slopes steeper than one and one-half horizontal to one vertical; provided, however, that a determination that such steeper slopes are warranted shall be based upon soils and geologic investigations as provided for herein. Extraordinary conditions shall include such conditions as the excavation of solid rock or street construction within a confined right-of-way.

(Added 8-17-71 by Ord. 10660 N.S.)
(Amended 3-27-75 by Ord. 11526 N.S.)
(Amended 7-16-79 by Ord. 12698 N.S.)
(Amended 1-7-85 by Ord. 0-16348 N.S.)

SEC. 62.0411 AUTHORITY OF CITY ENGINEER TO PERMIT STEEPER SLOPE DEVELOPMENT

(Added 8-17-71 by Ord. 10660 N.S.)
(Amended 7-16-79 by Ord. 12698 N.S.)
(Repealed 1-7-85 by Ord. 0-16348 N.S.)

SEC. 62.0412 PLANNING COMMISSION CONSIDERATION OF SPECIAL PERMISSION FOR HIGHER OR STEEPER SLOPE DEVELOPMENT

(Added 8-17-71 by Ord. 10660 N.S.)
(Amended 7-16-79 by Ord. 12698 N.S.)
(Repealed 1-7-85 by Ord. 0-16348 N.S.)

SEC. 62.0413 CITY COUNCIL CONSIDERATION OF APPEALS FROM DECISIONS OF THE PLANNING COMMISSION OR CITY ENGINEER

(Added and amended 8-17-71 by Ord. 10660 N.S. - formerly in Sec. 62.0109.)
(Amended 1-19-77 by Ord. 11998 N.S.)
(Amended 8-21-78 by Ord. 12420 N.S.)
(Amended 7-16-79 by Ord. 12698 N.S.)
(Amended 4-25-83 by Ord. 0-15947 N.S.)
(Repealed 1-7-85 by Ord. 0-16348 N.S.)

SEC. 62.0414 REVEGETATION

Application for a Land Development Permit made in accordance with Section 62.0405 of this Article shall include a program for the permanent revegetation of all slopes which have a gradient steeper than six horizontal to one vertical and are in excess of five feet in vertical height. Revegetation programs shall, to the extent practicable:

(a) Provide short term erosion protection through the use of seeds and/or plantings that ensure vigorous early growth;

(b) Provide long term erosion protection through introduction of seeds and/or plantings which will be fully capable of growing and reproducing without irrigation or by the application of no more than one million gallons of water per acre per year;

(c) Integrate with the adjacent natural terrain;

(d) Emphasize water conservation.

The revegetation program shall be demonstrably capable of producing a vegetation complex of healthy, well established plants in sufficient numbers and of a pattern of distribution which, when mature, will provide permanent erosion protection to the site. Where extensive areas are to be planted or where difficult growing conditions are anticipated, the City Engineer may require that the revegetation program be formulated and signed by a registered landscape architect.

An irrigation system shall be provided whenever required for the proper initiation, development and maintenance of the vegetation complex. The design of the irrigation system shall be such that adequate support is provided for as long as an irrigation requirement is projected to exist for the vegetation complex selected. It shall not have a significant potential for

causing erosion, soil slippage, or landslides by saturating large volumes of soil, high application rates, or erosive water droplet characteristics.

Whenever it is determined by the City Engineer that there is potential for soil slippage, major erosion, landslides, or other geologic hazard or instability, the revegetation plan shall include the recommendations of a soils engineer and certified engineering geologist.

(Added 8-17-71 by Ord. 10660 N.S.)
(Amended 3-27-75 by Ord. 11526 N.S.)
(Amended 1-7-85 by Ord. 0-16348 N.S. with title change from SLOPE PLANTING REQUIREMENTS to REVEGETATION.)

SEC. 62.0415 GENERAL SLOPE IRRIGATION REQUIREMENTS
(Added 8-17-71 by Ord. 10660 N.S.)
(Amended 3-27-75 by Ord. 11526 N.S.)
(Amended 7-16-79 by Ord. 12698 N.S.)
(Repealed 1-7-85 by Ord. 0-16348 N.S.)

SEC. 62.0416 MINIMUM SLOPE IRRIGATION REQUIREMENTS FOR VARIOUS SLOPE GRADIENTS
(Added 8-17-71 by Ord. 10660 N.S.)
(Repealed 1-7-85 by Ord. 0-16348 N.S.)

SEC. 62.0416.5 PROMPT INSTALLATION OF IRRIGATION SYSTEM AND PLANTING REQUIRED

Slope planting and irrigation systems required under the permit shall be installed as soon as practicable after construction of the slopes. If reasonable progress toward installation of the slope planting and irrigation system is not being made in accordance with a project construction schedule submitted by the permittee prior to commencement of work, the City Engineer may cause all other work related to the project to be stopped until such time as the slope planting and irrigation system are installed.

(Added 3-27-75 by Ord. 11526 N.S.)

ATTACHMENT 7

GEOTECHNICAL INVESTIGATION

Proposed Residence
911 Skylark Drive
La Jolla, California

Prepared for:

Dr. Fred W. Hammond
4933 Juneberry Court
San Diego, California 92123

By:

TerraPacific Consultants, Inc.
12245 World Trade Drive, Suite G
San Diego, California 92128

July 27, 2007
File No. 27069

TerraPacific
CONSULTANTS INC

Dr. Fred Hammond
4933 Juneberry Court
San Diego, California 92123

July 27, 2007
File No. 27069

Subject: **GEOTECHNICAL INVESTIGATION**
Proposed Residence
911 Skylark Drive
La Jolla, California

Dear Dr. Hammond:

As requested, TerraPacific Consultants, Inc. has performed a geotechnical investigation of the subject property. The purpose of the investigation was to evaluate the subsurface conditions present at the site and to provide recommendations and design parameters for the proposed residence. Based on the results of our investigation, it is our opinion that the proposed construction is feasible from a geotechnical standpoint, provided the recommendations in the following report are adopted and incorporated into the project plans and specifications.

The following report presents a summary of our findings and recommendations for the proposed construction. We appreciate the opportunity to be of service. If you should have any questions or comments regarding this report or our findings, please do not hesitate to contact this office.

Sincerely,
TerraPacific Consultants, Inc.

REGISTERED PROFESSIONAL ENGINEER
SCOTT A. THOENY
No. GE2400
Exp: 06-30-08
STATE OF CALIFORNIA

Cristopher C. O'Hern, CEG 2397
Senior Geologist

Scott A. Thoeny, GE 2400
Principal Engineer

cc: Bill Hayer, Hayer Architecture

PROFESSIONAL GEOLOGIST
CRISTOPHER C. O'HERN
No. CEG 2397
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

TABLE OF CONTENTS

1.0 INTRODUCTION

1.1 General

The following report presents the findings of a geotechnical investigation performed at the property located at 911 Skylark Drive in La Jolla, California. This investigation along with engineering and geologic analysis was performed in conjunction with the geotechnical investigation for the neighboring lot to the west at 901 Skylark Drive. The approximate location of the project is indicated on the Site Location Map, presented as Figure 1 in Appendix A.

The purpose of the investigation was to evaluate the subsurface conditions at the site and provide recommendations and soil design parameters for the proposed construction.

1.2 Scope of Services

The scope of the investigation primarily consisted of engineering and geologic document research, field reconnaissance, subsurface exploration, laboratory testing, and engineering and geologic analysis of the obtained data. As stated above, the subsurface exploration was performed in conjunction with the investigation of the neighboring property. The following tasks were performed as a part of our investigation:

- Site reconnaissance and review of published geologic, seismologic, and geotechnical reports and maps pertinent to the project.
- A floor-level survey (manometer survey) was performed on the floor system of the existing home to asses for possible adverse soils influence (see Figure 2 in Appendix A).
- Excavation of five test pits along the face of the descending slope at the south side of the properties. The Subsurface Location Plan, Figure 3 (Appendix A), presents the approximate location of these test pits. The logs of the excavations are presented in Appendix C of this report.
- Excavation of three large diameter borings on the upper building pad areas of the properties. The Subsurface Location Plan, Figure 3 (Appendix A), presents the approximate location of the borings. The boring logs are presented in Appendix C of this report.
- Soil sampling from selected depths within the excavations. These samples were transported to our laboratory for testing and analysis.

- Laboratory testing of samples collected from the excavations. The testing included field moisture and density, expansion index, sieve analysis, hydro-response, Atterberg Limits, and direct shear. The laboratory data is presented in Appendix D of this report.

- Engineering and geologic analysis of the data acquired from the investigation, which provided the basis for our conclusions and recommendations.

- Preparation of this report presenting our findings and recommendations.

2.0 PROJECT BACKGROUND

2.1 Site Description

The subject property is located along the south side of Skylark Drive in La Jolla, California; the legal description is Lot 52, Map 3650. The subject lot is approximately 0.91 acres in size and trapezoidal in shape with a relatively flat building pad area in the upper portion of the lot. The rear portion of the lot consists of a slope that descends at a variable inclination ranging from approximately 1.5:1 to 3:1 (horizontal:vertical) toward the south. The total slope height is on the order of 80 feet. The lower portion of the slope remains in its relatively undisturbed state with an inclination of 3:1; however, the upper portion which comprises the 1.5:1 sections consists of undocumented fill material with fill depths of up to approximately 12 feet. The lot is currently developed with a wood framed residential structure, attached garage, in-ground swimming pool, retaining walls, along with other associated site appurtenances. It is bordered by similar residential properties to the east and west, by Skylark Drive to the north, and by the descending slope to the south.

2.2 Proposed Development

Based on conversations with the project architect, and a review of conceptual design plans, it is our understanding that the project will involve demolition of the existing residence and appurtenances, and construction of a new residence with associated appurtenances. The new structure will consist of two levels; a day-light style basement at the lower level and an at grade upper level. The footprint of the new residence will encompass the majority of the flat portion of the lot. A vanishing edge pool is proposed along the slope top. Appurtenances for the site may include various walkways, a concrete driveway, and landscaping walls, among possibly others.

3.0 SITE INVESTIGATION

The site investigation was conducted during June 6 through June 8, 2007, and consisted of surficial reconnaissance, subsurface exploration, and a floor-level survey of the existing residence. The investigation was performed in conjunction with the geotechnical investigation for the neighboring lot to the west at 901 Skylark Drive. The subsurface exploration was performed with hand excavation techniques, a large diameter bucket-auger drill rig, and a limited access large diameter drill rig. The purpose of the exploration was to expose the subsurface conditions in the vicinity of the proposed construction and collect samples for testing.

3.1 Manometer Survey

As part of our investigation, a manometer floor-level survey was conducted on the interior floor surface of the existing residence to evaluate performance of the existing foundations. The manometer is a simple water-level device used to measure points of relative elevation on a floor or other surface. The survey points are corrected for floor covering thickness and then contoured similar to a common topographic map. The map is intended to illustrate the actual floor shape and reveal areas of higher or lower relative elevation. Figure 2 presents the contoured floor-level survey results.

Slabs and/or foundation systems are usually built in a relatively "flat" condition within 1-inch of level, but can deflect due to movement of the supporting soil. Most engineers practicing in southern California use 1-inch of vertical deflection over a 20-foot floor span (1:240) as a rule-of-thumb guideline for allowable post-construction movement. Although the 1-inch in 20-feet "tilt" guideline is usable in many cases, more detailed analysis of bending distortion is often preferable. This is because cracking is usually the result of non-rigid bending and not necessarily floor tilt. Past performance of the existing residence can also be useful for assessing potential adverse soil conditions that may be present at the site.

As shown on Figure 2, the maximum floor differential for the existing residence at 911 Skylark Drive was measured to be approximately 0.9 inches. The calculated overall deflection ratio for the residence floor is within the 1:240 or acceptable range, and there is no overall tilt pattern indicative of adverse soils influence.

3.2 Subsurface Exploration

Five hand-excavated test pits and three large diameter borings were excavated on the two lots. Test pits T-1, T-2, and T-3, and Borings B-2 and B-3 were excavated at 911 Skylark Drive (Lot 52). Test Pits T-4 and T-5, and Boring B-1 were excavated at 901 Skylark Drive (Lot 53). The approximate locations of the excavations are presented on Figure 3, the Subsurface Location Plan. The large diameter borings, B-1 through B-3, were excavated to total depths of 49.5 feet, 70.0 feet, and 44.5 feet respectively, below the ground surface (bgs). The test pit excavations T-1 through T-5 were excavated to total depths of 1.3 feet, 2.2 feet, 1.0 feet, 2.3 feet, and 2.1 feet respectively (bgs). Geologists from this firm logged the test pit excavations and also down-hole logged the large diameter borings B-1 and B-2; B-3 was not down-hole logged due to safety precautions. Representative samples were collected from the excavations as they were advanced.

In general, the excavations revealed that the majority of the flat portion of the lot is underlain by formational material of the Mount Soledad Formation. The upper portions of the slope and rear portions of the lot are comprised of undocumented fill material with depths of up to approximately 12 feet. The remaining portions of the lot are comprised of gradual sloping natural terrain which descends into the adjacent residential lot at the toe of slope. A demarcation indicating the approximate location of the graded fill versus natural slope based on test pits and reconnaissance is shown on Figure 3.

The fill materials encountered in the borings varied from a loose greenish gray clayey sand to a loose cobble with sand. The fill soil encountered in the test pits along the face of slope was generally described as a loose, brown, silty to gravelly sand. The underlying Mount Soledad Formation was generally described as a pale gray to brown, very dense to hard sandstone; to a pale gray, very stiff siltstone. Bedrock of the Cabrillo Formation was encountered in each of the borings at depths of up to 46.8 feet (bgs), this material was described as a cobble conglomerate with a very dense sandstone matrix. The bedding orientation measured during our down-hole logging was generally favorable with most bedding orientation measured as flat or with a northerly dip into the slope. More detailed descriptions of the soil conditions encountered are presented in the following sections and in the excavation logs that are presented in Appendix C.

3.3 Laboratory Testing

Soil samples collected during the field exploration were transported to the laboratory for testing. The purpose of the testing was to characterize the soil types and evaluate the engineering properties of the soil. The laboratory testing included field moisture and density, expansion index, direct shear, sieve analysis, hydro-response, and Atterberg limits.

Each of the laboratory tests were performed in accordance with ASTM specifications or other accepted testing procedures.

In general, the testing indicates that the formational soils underlying the lot are relatively dense and have high strength characteristics. In addition, the soils tested near the proposed basement and on grade foundation levels were found to possess a low expansion potential. The results of the tests conducted, are presented in Appendix D of this report.

4.0 SITE GEOLOGY

4.1 Geologic Setting

The site is located within the Peninsular Ranges Geomorphic Province of California, which is characterized by northwest/southeast trending fault systems dominating its northern portion. This province is further divided into a coastal plain in the west and a mountainous region in the east. The coastal portion of the province in San Diego County is typically comprised of marine and non-marine sedimentary rocks that are associated with the San Diego Embayment (Norris & Webb, 1976).

The geologic literature indicates that the upper most portion of the site is underlain by Tertiary-aged Ardath Shale (Ta), and the sloping portions of the lots underlain by the sandstone member of the Tertiary-aged Mount Soledad Formation (Tmss) which in turn is underlain by the Cretaceous-aged Cabrillo Conglomerate (Kcc), (Kennedy, 1995). These materials are further discussed in the next section, Site Stratigraphy. It should be noted that the Ardath Shale was not encountered during our investigation.

A review of the City of San Diego Seismic Safety Study Maps indicates that the site is located in both Zones 25 and 53. Zone 25 which is mapped in the upper or flat portions of the lots is categorized as a "Slide-Prone Formation - Ardath; neutral or favorable geologic literature". Zone 53, which is mapped in the lower or sloping portions of the lots, is categorized as "Other Terrain - level or sloping terrain, unfavorable geologic structure, low to moderate risk."

4.2 Site Stratigraphy

The subsurface descriptions are interpreted from conditions exposed during the field investigation and/or inferred from geologic literature. In addition to the following general descriptions, detailed logs of our excavations are provided in Appendix C of this report.

Undocumented Fill Material – Fill is man-placed earth material that is used to construct embankments and elevated building pads. The majority of the flat building pad area on the lot is comprised of cut; however, there is a wedge of fill which comprises the upper portion of the slope and rear portion of the pad. This fill wedge creates the approximate 1.5:1 fill slope which extends laterally approximately 50 feet beyond the top of slope as indicated on Figure 1. Based on our cross sections, the fill wedge is up to approximately 12 feet thick along the top of slope area, and where encountered in our borings, it was found to be properly benched into the formational material. The on-site fill encountered in our excavation varies from a loose greenish gray clayey sand, to a loose light brown clayey sand, to a loose cobble with sand.

Bedrock (Mount Soledad Formation) – Formational material underlying the fill at the rear portion of the pad, and near pad grade along the front of the lot consists of the Tertiary-aged Mount Soledad Formation. According to California Division of Mines and Geology Bulletin 200 (Kennedy, 1975) it is "moderately well sorted, sub-angular to subrounded, poorly indurated, and well bedded." The bedrock on-site was generally described as a pale yellow gray to gray brown, very dense silty sandstone to a brown gray, very stiff siltstone. Bedding encountered within this formation was found to be relatively horizontal; however, some bedding was measured as dipping up to 9 degrees to the southeast and southwest. The Mount Soledad Formation was encountered in Borings B-1, B-2, and B-3 at 3.8 feet, 0.9 feet, and 7.1 feet respectively (bgs). This material was also encountered in Test Pits T-1 and T-4 at 0.1 feet, and 0.7 feet, respectively (bgs).

Bedrock (Cabrillo Formation) – Underlying the Mount Soledad formation, bedrock of the Tertiary-aged Cabrillo Formation was encountered in each of our borings. Geologic literature describes this material as a massive medium grained sandstone and cross-bedded cobble conglomerate (Kennedy, 1975). The material encountered in our borings was described as cobble conglomerate with a medium yellow gray, very dense, sandstone matrix. This material was encountered in Borings B-1, B-2, and B-3 at 46.8 feet, 44.1 feet, and 44.0 feet, respectively (bgs).

Groundwater – Static groundwater was not encountered within the depths of our excavations conducted at the site; however, zones of seepage were encountered in Borings B-1 and B-2. Seepage zones at 23.0 feet, 24.5 feet, and 27.5 feet (bgs) were logged in Boring B-1, and seepage at 41.0 feet (bgs) was noted in Boring B-2. It should be mentioned that, transient perched groundwater conditions can develop in the soil profile due to future irrigation patterns, periods of prolonged rainfall, and/or other conditions related to off-site development.

5.0 SEISMICITY

5.1 Regional Seismicity

Generally, seismicity within California can be attributed to the regional tectonic movement taking place along the San Andreas Fault Zone, which includes the San Andreas Fault and most parallel and subparallel faulting within the state. The site is located within southern California, which is considered seismically active. Seismic hazards can be attributed to potential groundshaking from earthquake events along nearby faults or more distant faulting.

According to the regional geologic literature, the closest known active fault is the Rose Canyon Fault, which is located approximately 2.1 miles (3.4 kms) northwest of the subject project. Several potentially active and pre-Quaternary faults also occur within the regional vicinity. Currently, the geologic literature presents varying opinions regarding the seismicity of these faults. As such, the following Seismic Analysis only considers the effects of nearby faults currently considered active.

5.2 Seismic Analysis

The seismicity of the site was evaluated utilizing deterministic methods for active Quaternary faults within the regional vicinity. According to the Fault-Rupture Hazard Zones Act, Quaternary faults have been classified as "active" faults, which show apparent surface rupture during the last 11,000 years (i.e., Holocene time).

Deterministic Analysis – Deterministic seismicity was evaluated with the Eqfault computer program (Blake), which utilizes a digitized map of known active earthquake faults and a catalog of the Maximum Probable and Credible Earthquakes for each fault. The deterministic analysis was performed for all active faults within a specified radius of 50 miles from the site. The data generated is included in Appendix E.

Based on the deterministic analysis described, six faults were located. The site is subject to a Maximum Earthquake Event of 6.9 Magnitude along the Rose Canyon Fault, with a corresponding Peak Ground Acceleration of 0.47g.

Effective Ground Acceleration – The effective ground acceleration is associated with that part of the significant ground motion that contains repetitive strong-energy shaking and that may produce structural deformation. The effective ground acceleration is referred to as the Repeatable High Ground Acceleration (RHGA), and is approximately equal to 65 percent of the Peak Ground Acceleration for earthquakes occurring within approximately 20 miles of the site. Based on the above, the site is subject to a Probable RHGA of approximately 0.31. This level of ground acceleration is lower than that the design values contained in the Uniform Building Code for Seismic Zone 4. The more conservative UBC design values should be adopted.

5.3 Hazard Assessment

Seismically Induced Settlement – Within the depths of our exploration, the soils encountered consisted of predominately finer grained soils in the shallow fill and dense formational zones. Based on the anticipated earthquake effect and the stratigraphy of the site, seismically induced settlement is expected to be minor and within tolerable limits. Structures that are designed and constructed in accordance with applicable building codes are expected to perform well with respect to settlement associated with predictable seismic events.

Liquefaction – Liquefaction involves the substantial loss of shear strength in saturated soil, usually taking place within a saturated soil medium exhibiting a uniform fine-grained characteristic, loose consistency, and low confining pressure when subjected to impact by seismic or dynamic loading. Based on the lack of a high groundwater table and the shallow depth to formation across the lot, the site is considered to have a negligible risk of soil liquefaction.

Lurching and Shallow Ground Rupture – Breaking of the ground is not considered likely due to the absence of known fault traces within the project limits. Due to the generally active seismicity of southern California; however, the possibility of ground lurching and/or rupture cannot be completely ruled out. In this light, "flexible" design for on-site utility lines and connections should be considered.

Landsliding – At the time of our investigation, there was no evidence of landsliding observed at the site. It should be noted that this site is in an area characterized as having an unfavorable geologic structure and within a slide prone formation (City of San Diego Seismic Safety Study, 1995). In general, slope instability can result from factors such as adverse geologic structure, the presence of discontinuities such as joints or planes of weakness, and/or the presence of relatively steep slopes. A review of available reference materials did not reveal the site to be underlain by a known landslide. A slope stability analysis was performed for the site and is described in the following section.

Seiches and Flooding – At the time of our investigation, there were no nearby contained bodies of water that could produce seiches ("tidal" waves in confined bodies of water) that may affect the site. No seiche or flooding potential was identified.

Tsunamis – Tsunamis are sea waves that are typically generated by submarine earthquakes or landslides. Historically, the magnitude of tsunamis to hit the San Diego coast has been fairly small, i.e. less than 1 meter in height. Given the site elevation (approximately 260 feet MSL), the probability for a tsunami to impact the site is considered to be remote.

5.4 Slope Stability Analysis

An analysis of the gross stability of the slope was conducted for each of the adjacent lots; 911 Skylark Drive (Lot 52), and 901 Skylark Drive (Lot 53) with the Slope\W computer program. The cross sections utilized in the analysis of the stability of the slope is included as Cross-Sections A-A', and B-B' on Figures 4 and 5.

Soil strength parameters were adapted from our laboratory test results and our previous experience with similar soil types in the area. The following table summarizes the values used in the analysis.

Soil Description	Strength Parameters Utilized in Analysis: Friction Angle/Apparent Cohesion
Fill	31 degrees/100 psf
Mount Soledad Formation	32 degrees/500 psf
Cabrillo Formation	38 degrees/500 psf

Stability analysis was run on each of the cross sections for both existing lot configuration and proposed configuration for deep seated instability of the lots. The results of the stability analysis indicate a critical factor of safety for Section A-A' (911 Skylark Drive) of approximately 2.32 under the existing configuration, and approximately 2.82 for the proposed configuration. Section B-B' (901 Skylark Drive) indicates a critical factor of safety of 2.38 under existing configuration, and 2.73 for proposed configuration. These calculations indicate that the slope possesses an adequate factor of safety (i.e., greater than 1.5). The results of the slope stability analysis are included in Appendix F of this report.

5.5 Surficial Slope Stability

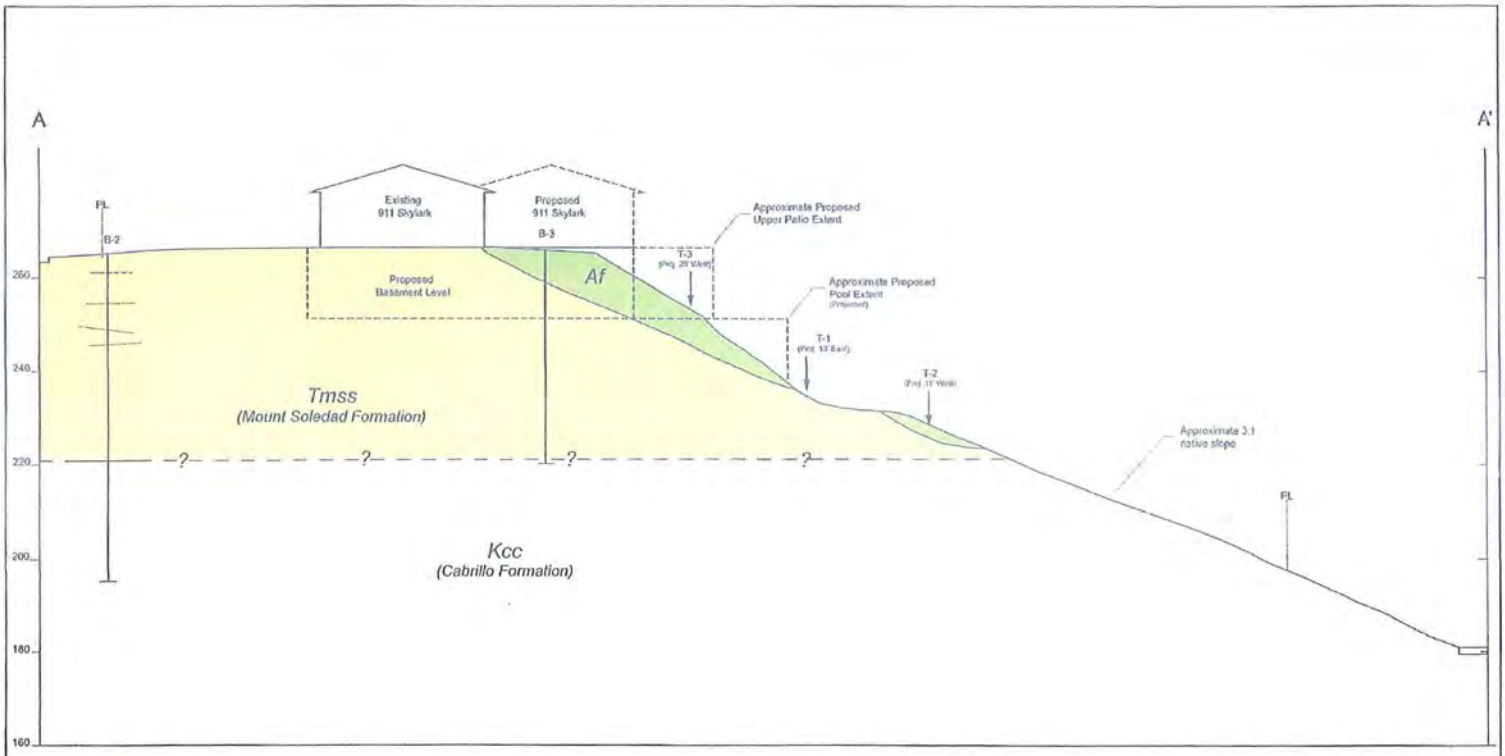
The infinite slope analysis indicated a factor of safety for surficial slope stability of approximately 1.5 for the 1.5:1 portion of the fill slope, approximately 1.8 for the 2:1 portion, and approximately 2.4 for the 3:1 native slope (see Appendix F for a summary of the analysis). As with most slopes in this area, the factor of safety against surficial instability could be reduced with concentrated runoff from irrigation or rainfall. This potential can be mitigated with proper drainage of top of slope improvements and close monitoring of irrigation on and at the top of the slope. If periods of prolonged heavy rainfall, excessive irrigation, pipe breaks, or drainage directed over the top of slope are experienced, instability of the near surface soils could result.

6.0 CONCLUSIONS

Based on the results of our research, geologic reconnaissance, and subsurface exploration, it is our opinion that the proposed construction is feasible from a geotechnical standpoint provided the recommendations presented in the following sections are incorporated into the project plans and specifications.

Given that the building pad area consists mostly of cut and that there is a basement proposed, it is likely that the building footings can be supported entirely in competent formation (i.e. the Mount Soledad Formation). As such, a system consisting of conventional spread footings and slab-on-grade should be suitable. Along the top of the slope, creep and other potential lateral stability concerns can be addressed by providing a setback between the foundation and slope face.

The following sections provide our recommendations for site preparation, design, and construction of the proposed foundation system. Once the plans and details have been prepared they should be forwarded to this office for review and comment.



TerraPacific
12245 World Trade Drive
Suite G
San Diego CA 92128
858-521-0159

911 Skylark
Cross Section A-A'

Hammond Residence
File No. 27059
July 2007

Figure 4

ATTACHMENT 7

TerraPacific 12245 World Trade Drive Suite G San Diego CA 92128 858-521-1190

Subsurface Location Plan

Hammond
File No. 27069
July 2007

Figure 3

ATTACHMENT 8

City of San Diego
Development Services
1222 First Ave. 3rd Floor
San Diego, CA 92101

THE CITY OF SAN DIEGO

Development Permit/ Environmental Determination Appeal Application

FORM DS-3031
OCTOBER 2012

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:
- ☐ Process Two Decision - Appeal to Planning Commission
- ☒ Process Three Decision - Appeal to Planning Commission
- ☐ Process Four Decision - Appeal to City Council
- ☐ Environmental Determination - Appeal to City Council
- ☐ Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant *Please check one* ☐ Applicant ☐ Officially recognized Planning Committee ☒ "Interested Person" (Per M.C. Sec. 113.0103)

Name:	E-mail Address:				
Leland Wiesner	lwiesner@gmail.com				
Address:	**City:**	**State:**	**Zip Code:**	**Telephone:**	
846 Forward St.	San Diego	CA	92037	650-248-1144	

3. Applicant Name *(As shown on the Permit/Approval being appealed). Complete if different from appellant.*
Sbeido, Antonio

4. Project Information

Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination:	City Project Manager:
349884	1/21/2015	J. S. Fisher

Decision (describe the permit/approval decision):
Approved

RECEIVED
JAN 22 2015
DEVELOPMENT SERVICES

5. Grounds for Appeal *(Please check all that apply)*
- ☐ Factual Error
- ☒ Conflict with other matters
- ☒ Findings Not Supported
- ☒ New Information
- ☐ City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (*Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.*)

1. Coastal development will adversely affect environmentally sensitive lands.
2. Proposed development adversely affects land use plan.
3. Proposed development is detrimental to public health safety and welfare.
4. Grounds for development are upon protected steep slopes and should not be allowed.
5. Factual basis for permit is flawed as area studied by experts was disturbed prior to permit application and needs more weight on community review in lieu of reports, as a matter of policy.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: Leland Wiesner Date: 1/22/2015

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

City of San Diego
Development Services
1222 First Ave. 3rd Floor
San Diego, CA 92101

THE CITY OF SAN DIEGO

Development Permit/ Environmental Determination Appeal Application

FORM
DS-3031
OCTOBER 2012

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- ☐ Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant *Please check one* ☐ Applicant ☑ Officially recognized Planning Committee ☐ "Interested Person" (Per M.C. Sec. 113.0103)

Name:		E-mail Address:		
La Jolla Community Planning Association		info@lajollacpa.org		
Address:	**City:**	**State:**	**Zip Code:**	**Telephone:**
P.O. Box 889	La Jolla	CA	92037	(858) 456-7900

3. Applicant Name *(As shown on the Permit/Approval being appealed). Complete if different from appellant.*

Mark Farrington (applicant's consultant

4. Project Information Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination:	City Project Manager:
Sacido Residence / SDP & CDP / PN 349884	1/21/2015	John Fisher

Decision (describe the permit/approval decision):
Hearing Officer approval of SDP and CDP.

5. Grounds for Appeal *(Please check all that apply)*

- ☐ Factual Error
- ☐ Conflict with other matters
- ☑ Findings Not Supported
- ☐ New Information
- ☐ City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (*Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)*

1. Findings cannot be made.

2. Project not compatible with the Neighborhood Character of the La Jolla Mesa Vista Subdivision (Community Plan)

3.Insufficent parking for guest quarters due the special circumstances of the lack of parking in the cul-de-sac.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: Joseph LaCava Date: 2/2/2015

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

PLANNING COMMISSION RESOLUTION NO. PC-6768
COASTAL DEVELOPMENT PERMIT NO. 1239886 and
SITE DEVELOPMENT PERMIT NO. 1239890
SACIDO CDP/SDP PROJECT NO. 349884

WHEREAS, AXAPUSCO, LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1147735 and 1147734), on portions of a 0.46 acre site;

WHEREAS, the project sites located at 901and 911 Skylark Drive, 0.29 acre and 0.89 acre respectively, in the RS-1-5 zone of the La Jolla Community Plan;

WHEREAS, the project sites are legally described as Lot 53 and 52 of La Jolla Mesa Vista, according to Map thereof No. 3650, filed May 20, 1957;

WHEREAS, on January 21, 2015 the Hearing Officer approved Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890 pursuant to the Land Development Code of the City of San Diego and on January 22, 2015 and February 3, 2015 appeals were filed by interested persons;

WHEREAS, on March 26, 2015, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated March 26, 2015.

FINDINGS:

Site Development Permit - Section 126.0504

1. **The proposed development will not adversely affect the applicable land use plan.** The Sacido project (Project) proposes a Site Development Permit and Coastal Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52, and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive.

   The adopted La Jolla Community Plan designates this site for residential use and the Project is consistent with this use. The Project as proposed conforms to a number of goals included in the Residential Element of the La Jolla Community Plan (adopted 2004). These goals include:

   - Provide a high quality residential environment in La Jolla that respects its relationship to the sea, to hillsides and to open space.

- Promote the development of a variety of housing types and styles in La Jolla.
- Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures

The Project is designed to exemplify high quality residential architecture that will promote and support the high quality residential environment in La Jolla and will respect the relationship to the hillside where the proposed Project is located. Furthermore, the Project will create a harmonious visual relationship to exist between the bulk and scale of new and older structures by being within the range of bulk and scale of the other surrounding high quality single family residential homes.

The Design Principle section of the La Jolla Community Plan states: "Within the limitations implied above, originality and diversity in architecture are encouraged. The theme 'unity with variety' shall be a guiding principle. Unity without variety means simple monotony; variety by itself is chaos. No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area." The Project will be harmonious with many of the newer homes in the surrounding community.

According to the Community Character section of the Residential Element: "Single dwelling unit residential development in La Jolla covers a spectrum of densities and architectural styles and expressions. One of the more critical issues associated with single dwelling unit development is the relationship between the bulk and scale of infill development to existing single dwelling units. New construction of single dwelling unit homes have tended to be larger in size than the traditional development in some neighborhoods."

The Project will create a development compatible with the existing residential scale of the surrounding neighborhood by constructing a structure less than the maximum height limit allowed and will be compatible with the existing bulk and scale of the surrounding newer single family residences. By complying with the height limits and surrounding scale, the Project will promote good design and will create harmonious visual relationship and transitions between new and older structures in the neighborhood.

The Project will conform to the landscape and streetscape guidelines as identified in the residential element of the La Jolla Community Plan and in Appendix E of the La Jolla Community Plan. The La Jolla Community Plan recommends the application of minimum side and rear yard setback requirements to achieve a separation between structures from adjacent properties in order to prevent a wall effect along the street face as viewed from the public right-of-way. Furthermore, side yard setbacks should be incrementally increased for wider lots. The Project will implement these recommendations by complying with all required setbacks of the RS-1-5 Zone. Therefore, in consideration of all the foregoing, 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 Sacido project (Project) proposes a Site Development Permit and Coastal Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52, and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa,

staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive.

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 the project compliance with the City's codes, policies, regulations and 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 the final construction will comply with all regulations. These requirements will assure the continued health, safety and general welfare of persons residing or working in the area.

3. **The proposed development will comply with the applicable regulations of the Land Development Code.** The Sacido project (Project) proposes a Site Development Permit and Coastal Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52, and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive. The Project is consistent with all the RS-1-5 zone development regulations, Environmentally Sensitive Lands regulations and the policies of the City of San Diego General Plan, the La Jolla Community Plan and no deviations or variances are required to approve the Project as proposed. Therefore, Project will comply with the applicable regulations of the Land Development Code.

Coastal Development Permit - Section 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 Sacido project (Project) proposes a Site Development Permit and Coastal Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52, and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive.

The Project will be developed entirely within the private property and will not encroach upon any existing physical access way legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan in as much as there is no existing physical access way legally used by the public or any proposed public accessways located on the private property. The proposed coastal development will have no effect upon public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan. Furthermore, there are no 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 or across this site to these visual resources. As such the Project will have no effect upon any existing physical access way

legally used by the public or any proposed public accessway and will have no affect on public views to and along the ocean.

2. **The proposed coastal development will not adversely affect environmentally sensitive lands.** The Sacido project (Project) proposes a Site Development Permit and Coastal Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52, and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive.

The Biology Letter Report submitted by the applicant's consultant indicates the site is mostly disturbed yet contains remnants of sensitive native vegetation. Given the possibility that sensitive vegetation may have been present prior to the illegal construction activities, Merkel & Associates examined several sources for relevant information to establish the probable conditions at the sites prior to the illegal construction activities. This investigation included: 1) aerial photography using Bing Maps 2010; 2) regional vegetation data for the project vicinity using SanGIS 2013 data; 3) geological substrates and soil types mapped on the sites using SanGIS 2013 and USDA 2007, respectively; and 4) California Department of Fish and Wildlife (CDFW) 2014 and 2013 California Natural Diversity Database and U.S. Fish and Wildlife Service (USFW) 2014 special status species records for the project vicinity. A physical survey by the biologist was also conducted. Three vegetation types and one land use (urban/developed) were identified within the study area: Disturbed habitat, Non-native vegetation and Eucalyptus woodland. Four sensitive plant species were identified on the site. No City narrow endemic species were identified within the study area or have at least a moderate potential to occur within the area predominantly due to the lack of suitable habitat and/or soils. No sensitive fauna species were observed or detected during the survey. Two sensitive bird species, Cooper's hawk and Nuttall's woodpecker are urban adapted species yet were not observed but may utilize the site for foraging and possibly nest. No other sensitive wildlife species are expected to utilize the site. No jurisdictional wetlands or non-wetland resources were observed or are expected to occur on the site. No wildlife corridors occur on the site. The site is not located within or adjacent to the Multi-Habitat Planning Area. The three vegetation types and land use are categorized as Tier IV habitat types and mitigation is not required for impacts to Tier IV habitat types.

The historical information prepared by Farrington Engineering Consultants, Inc. (FEC) and reviewed by city staff is relevant to the presence or absence of steep hillsides. This historical information included: a search of city records, results from an interview with retired Professional Engineer Mr. Eugene F. Cook who practiced civil engineering during the period the subdivision was created and improved with public roads, a Geotechnical Investigation, dated July 27, 2007, prepared by TerraPacific Consultants, Inc. for the site at 911 Skylark Drive, and a site specific slope analysis for the project site. The information presented by FEC supports the conclusion the project site was previously graded and does not contain steep hillsides as defined by the Land Development Code section 113.0103. Development Services staff reviewed the information provided by FEC and concurs with these conclusions.

The two sites, a 0.29 acre site and 0.89 acre site, are located in the RS-1-5 zone. Each property is developed with a single family structure and accessory amenities typical of single family development. The properties were created by a subdivision map recorded in 1957 and the subdivision was graded and public improvements constructed. The site is a developed suburban

property. The site contains three vegetation types and the land use is categorized as Tier IV habitat types by the Biology Guidelines in the Land Development Manual and mitigation is not required for impacts to Tier IV habitat types. The proposed Project does not require any mitigation for impacts to environmentally sensitive resources and as such the proposed coastal development will not adversely affect any 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 Sacido project (Project) proposes a Site Development Permit and Coastal Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52, and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive. The adopted La Jolla Community Plan designates this site for residential use and the Project is consistent with this use. The Project complies with all regulations of the certified Implementation Program for the adopted La Jolla Community Plan. For additional information refer to 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 Sacido project (Project) proposes a Site Development Permit and Coastal Development Permit to allow an adjustment to the property line between Lot 53 and Lot 52, and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive. The site is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. As such the Project and approval of the coastal development permit will have no effect upon 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 Planning Commission, the appeal is denied, the Hearing Officer decision is upheld and Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1239886 and 1239890, a copy of which is attached hereto and made a part hereof.

_____

John S. Fisher
Development Project Manager
Development Services

Adopted on: March 26, 2015

Job Order No. 24003789

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003789

COASTAL DEVELOPMENT PERMIT NO. 1239886 and
SITE DEVELOPMENT PERMIT NO. 1239890
SACIDO CDP/SDP PROJECT NO. 349884
PLANNING COMMISSION

This Coastal Development Permit No. 1239886 and Site Development Permit No. 1239890 is granted by the Planning Commission of the City of San Diego to AXAPUSCO, LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code section 126.0504 and 126.0704. The two sites, a 0.29 acre site and 0.89 acre site, are located at 901and 911 Skylark Drive, respectively, in the RS-1-5 zone of the La Jolla Community Plan. The project site is legally described as Lot 53 and 52 of La Jolla Mesa Vista, according to Map thereof No. 3650, filed May 20, 1957.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 26, 2015, on file in the Development Services Department.

The project shall include:

a. An adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive;

b. Landscaping (planting, irrigation and landscape related improvements);

c. Off-street parking;

d. 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 [ENTER DATE including the appeal time].

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species

Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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.

12. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

13. Prior to the issuance of any construction permit, the Owner/Permittee shall file a Parcel Map to adjust the property line between Lot 53 and 52 of La Jolla Mesa Vista, according to Map thereof No. 3650, filed May 20, 1957 consistent with the proposed property line as shown on Exhibit "A," satisfactory to the City Land Surveyor, to be recorded at the San Diego County Recorder's Office.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

15. 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.

16. 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.

17. Prior to the issuance of any construction permit, the Water Quality Technical Report shall be subject to final review and approval by the City Engineer.

18. The drainage system for this project shall be private and shall be subject to approval by the City Engineer.

19. 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

requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A."

21. Prior to issuance of any building permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A." Construction plans shall show, label, and dimension a forty square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

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

23. If any required landscape, including existing or new plantings, hardscape, landscape features, et cetera, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

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

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

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

27. Prior to issuance of a construction permit for the guest quarters/habitable accessory building, the Owner/Permittee shall submit a signed version of form DS-203 to the City specifying the guest quarters/habitable accessory building shall not be used as, or converted to, a companion unit or any other dwelling unit. The agreement shall include a stipulation that neither the primary dwelling unit nor the guest quarters or habitable accessory building shall be sold or conveyed separately. The City shall record the agreement at the County of San Diego Recorder's Office onto the title of the property known as Lot 53 of La Jolla Mesa Vista, according to Map thereof No. 3650, filed May 20, 1957.

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 Planning Commission of the City of San Diego on March 26, 2015 by Planning Commission Resolution No. PC-XXXX.

Permit Type/PTS Approval No.: CDP No. 1239886 and SDP No. 1239890
Date of Approval: March 26, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
John S. Fisher
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.

Axapusco, LLC,
a California limited liability company
Owner/Permittee

By _____
Antonio Sacido
Sole Member

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

NOTICE OF EXEMPTION

ATTACHMENT 12

(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.: 349884

PROJECT TITLE: Sacido Residence

PROJECT LOCATION-SPECIFIC: The project is located at 901 and 911 Skylark Drive within the La Jolla Community Plan area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Coastal Development Permit (CDP) and Site Development Permit (SDP) to allow an adjustment to the property line between Lot 53 and Lot 52 and to allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa, staircase, a deck and a guest quarters at 901 Skylark Drive, and a deck and pergola at 911 Skylark Drive. The project site is currently developed and all public utilities are in place to serve the two residences.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mark Farmington, 11679 Via Firul San Diego, CA 92128. (858) 675-9490.

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: SECTION 15303 (NEW CONSTRUCTION)
( ) STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that since the project would be located on a previously developed site lacking sensitive resources and that grading quantities would not exceed the threshold for requiring mitigation for paleontological resources environmental impacts would not occur. Therefore, the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction) which allows for the construction a limited small structures and residences where the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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

/ SENIOR PLANNER

SIGNATURE/TITLE

12/18/14
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

P.O. BOX 889
• LA JOLLA •
CALIFORNIA 92038

LA JOLLA COMMUNITY PLANNING ASSOCIATION
P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900
http://www.LaJollaCPA.org Email: Info@LaJollaCPA.org

Regular Meeting – 6 November 2014

Attention: **John Fisher, PM, City of San Diego**

Project: **Sacido Residence**
901 & 911 Skylark Drive
PN: 349884

Motion: **The LJCPA cannot make the findings for the CDP and the SDP because of the Neighborhood Character of the La Jolla Mesa Vista Subdivision and because there is insufficient parking for guest quarters due to the special circumstances of the lack of parking in the cul-de-sac.**

Vote: 10-1-2

Submitted by: Joseph LaCava **11/06/2014**

Joe LaCava, President **Date**
La Jolla CPA

PROJECT DATA SHEET

PROJECT NAME:	Sacido Residence
PROJECT DESCRIPTION:	Lot line adjustment, guest quarters on one lot and site improvements to two lots.
COMMUNITY PLAN AREA:	La Jolla
DISCRETIONARY ACTIONS:	Coastal Development Permit, Site Development Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential, 0-5 dwelling units per acre

ZONING INFORMATION:

ZONE: RS-1-5
HEIGHT LIMIT: 30-foot maximum height limit.
LOT SIZE: 8,000 square-foot minimum lot size.
FLOOR AREA RATIO: 0.75 maximum.
FRONT SETBACK: 20 feet.
SIDE SETBACK: 0.08 feet multiplied by lot width.
STREETSIDE SETBACK: 0.10 feet multiplied by lot width.
REAR SETBACK: 20 feet.
PARKING: 2 spaces required per lot.

ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Very Low Density Residential; RS-1-5	Single family residential
SOUTH:	Very Low Density Residential; RS-1-7	Single family residential
EAST:	Very Low Density Residential; RS-1-5	Single family residential
WEST:	Very Low Density Residential; RS-1-7	Single family residential

DEVIATIONS OR VARIANCES REQUESTED:	None.
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 6, 2014, the La Jolla Community Planning Assoc. voted 10:1:2 to recommend denial.