



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: January 29, 2025
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a DRP to Construct Landscape and Site Improvements at 705 Barbara Avenue (Applicant: Dale Watkins; Application: DRP23-013; APN: 263-091-07; Resolution No. 2025-007)**

BACKGROUND:

The Applicant, Dale Watkins, is requesting City Council approval of a Development Review Permit (DRP) to legalize unpermitted site improvements including grading, drainage, hardscape, landscaping, fences and walls, a deck, and a swim spa at 705 Barbara Avenue. The 10,818 square-foot lot is located within the Low Residential (LR) Zone, Hillside Overlay Zone (HOZ), Scenic Area Overlay Zone (SAOZ), and Scaled Residential Overlay Zone (SROZ). The project proposes grading in the approximate amounts of 28.5 cubic yards of cut and 92.5 cubic yards of fill; 10 cubic yards of excavation for footings; with an aggregate grading quantity of 131 cubic yards, including 64 cubic yards of import.

An application for a DRP shall be required for any structure or site development which meets the criteria listed in SBMC Section 17.68.040(B)(1)(a-n). The project meets the following criteria for the requirement of a DRP:

- (d) Grading in excess of 100 cubic yards;
- (f) Grading in excess of 50 cubic yards on a property located in the HOZ; and
- (g) Grading in excess of 50 cubic yards on a property located in the SAOZ.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request for a DRP as contained in Resolution 2025-007 (Attachment 1). The project plans are included in Attachment 2.

DISCUSSION:

The subject property is located on the northwest corner of Barbara Avenue and Patty Hill Drive and is developed with a single-family residence. The topography of the lot descends

CITY COUNCIL ACTION:

over 17 feet from the front (east) property line along Barbara Avenue to the rear (west) property line. The main level of the residence is accessed by an entry walkway from Barbara Avenue and a secondary walkway steps down to the driveway and lower level garage, which is accessed from Patty Hill Drive. Tiered keystone retaining walls exist along the west and side of the property and encroach into the public-right-of way on the south side of the property.

An SDP (SDP19-001) was approved in 2019, and a Building Permit (B20-0092) was issued in 2020, to construct a 598 square-foot addition, façade improvements, an interior remodel, a replacement deck off the main level of the residence, and minimal site grading to support the addition and deck. The Applicant utilized the “one-time exemption” from the requirement of a DRP, as prescribed in SBMC Section 17.68.040(B)(1), and the project was approved administratively. However, during the course of construction, the majority of the existing landscaping was removed. Following the final building permit inspection, new landscaping was planted, additional grading and hardscaping was completed, an above-grade swim spa was installed, and a new deck and fencing were constructed. The additional unauthorized work required discretionary approval of a DRP and issuance of building and grading permits. A stop work notice was issued in September of 2021, and the Applicant submitted this application for a DRP in December of 2023. A condition of approval requiring the Applicant to diligently pursue permit issuance and inspections has been included in the draft Resolution of approval. The aerial photos below depict the property prior to any recent work in January of 2020, and the current condition after completion of B20-0092 and the unpermitted additional work.



The Applicant is requesting retroactive approval of the previously completed site improvements, including grading, drainage, hardscaping, landscaping, and installation of an above-grade swim spa and deck. The proposed grading includes approximately 28.5 cubic yards of cut, 92.5 cubic yards of fill, 10 cubic yards of excavation for footings; 64 cubic yards of import; totaling 131 cubic yards of aggregate grading. The project plans are included in Attachment 3.

Table 1, on the following page, provides a comparison of the SBMC applicable zoning regulations with the Applicant’s proposed design.

Table 1

LOT INFORMATION				
Property Address:	705 Barbara Ave	Existing Development: One-story, single-family residence & attached three-car garage		
Lot Size:	10,818 sf			
Zoning Designation:	LR	Setbacks: (c)	Required	Proposed
# Units Allowed:	1 SFR, 1 ADU, 1 JADU	Front (E)	20 ft	20 ft
# Units Requested:	1 SFR	Interior Side (N)	10 ft	10 ft
Overlay Zone(s):	HOZ, SAOZ, SROZ	Street Side (S)	10 ft	10 ft
Required Parking:	2 spaces	Rear (W Lower)	40 ft	52 ft
Existing Parking:	2 spaces	Rear (W Upper)	50 ft	50 ft
PROPOSED PROJECT INFORMATION				
Proposed Grading: 1,411 cy of cut, 153 cy of fill, 8 cy of excavation for footings, 5 cy of removal and recompaction, 1,258 cy to be exported off site, and an aggregate (total) grading quantity of 1,577 cy.				
Proposed Parking: 3 Garage		Required Entitlements: A DRP is required for grading in excess of 100 cubic yards and grading in excess of 50 cubic yards on a property in the HOZ and SAOZ.		
Proposed Fences and Walls: Yes				
Proposed Accessory Structure: Yes				
Proposed Landscaping: Yes				

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2025-007 for the City Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and recommended conditions of approval from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2025-007.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes grading in excess of 100 cubic yards, grading in excess of 50 cubic yards in the HOZ, and grading in excess of 50 cubic yards in the SAOZ. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolution 2025-007 provides the full discussion of the findings.

1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the applicable development review criteria.

3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.
4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicant obtaining the required permit or approval from the other agency.

DRP Finding #1

General Plan Consistency

The General Plan designates the property as Low Density Residential and is intended for single-family residential development at a maximum density of three dwelling units per acre. The project proposes to maintain the existing single-family residence located on the property. Therefore, the project is consistent with the intended development in the General Plan. The proposed development could also be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Specific Plans and Special Overlays

The property is located in the HOZ, SAOZ, SROZ, and Coastal Zone.

Hillside Overlay Zone (HOZ):

The subject property is located in the HOZ and specifically within the Barbara Avenue hillside, where slopes in excess of 25 percent inclination exist in an unnatural (developed, manufactured slope) condition. The purpose of the HOZ is to restrict the grading and development of natural slopes with an inclination of 25 percent or greater in order to preserve natural topography and scenic qualities of the city, protect native habitat and watersheds, and reduce the potential for environmental hazards. However, limited grading and other development activity may be permitted in the unnatural Barbara Avenue hillside provided that the activity is in compliance with the supplemental development regulations outlined in SBMC Section 17.48.020(H), which outline specific rear yard setbacks for structures, permitted accessory encroachments, a required rear yard landscape buffer, and grading limitations. Analysis of the project's consistency with the provisions of the HOZ are provided later in this report.

Scenic Area Overlay Zone (SAOZ):

The purpose of the SAOZ is to regulate development in areas of high scenic value to preserve and enhance the scenic resources present within and adjacent to such areas and to assure the exclusion of incompatible uses and structures. It is further recognized

that the preservation and enhancement of scenic resources within the City of Solana Beach provides important social, recreation, and economic benefits for both residents and visitors alike. Specific review criteria are required for properties within designated areas of the SAOZ to ensure that proposed development does not interfere with or degrade those visual features of the site or adjacent sites that contribute to its scenic, historic, or recreational resource. Analysis of the project's consistency with the provisions of the SAOZ are provided later in this report.

Scaled Residential Overlay Zone (SROZ):

The purpose of the SROZ is to preserve and enhance the existing community character and aesthetic quality of the City of Solana Beach, by providing regulations to ensure and protect the character of established residential neighborhoods; and by preserving the traditional scale and seaside orientation of residential areas in the City of Solana Beach. The project does not include the addition or modification of gross floor area or the appearance of bulk and mass. Therefore, the development standards outlined in the SROZ are not applicable to the project.

Coastal Zone:

The entire City of Solana Beach is located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency

SBMC Section 17.20.010(B) specifies that the LR Zone is intended for residential development in areas characterized by detached single-family homes on older subdivided lots. SBMC Section 17.20.030 outlines property development regulations including setbacks, floor area, building height, parking, fences, and landscape. The development regulations applicable to the proposed project are analyzed below:

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the property are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is "c", which requires 25-foot front and rear yard setbacks, 10-foot interior side yard setbacks, and 10-foot street side yard setbacks. The Barbara Avenue public right-of-way is greater than 55 feet in width, therefore, the required front yard setback is reduced to 20 feet. Also, alternative rear yard setback requirements apply to properties located in the HOZ with unnatural slopes.

Pursuant to SBMC Section 17.20.030(D)(1)(b), lots that front on a "public right-of-way 55 feet or greater in width, the minimum required front yard shall be reduced to 20 feet." The public right-of-way of Barbara Avenue is 60 feet wide, therefore, the required front yard setback would be reduced to 20 feet. Additionally, the HOZ includes supplemental

development regulations for the western portion of properties located in the Barbara Avenue hillside unnatural slopes (SBMC Section 17.48.020(H)), including increased rear yard setbacks for structures, which the existing residence and attached deck comply with.

The supplemental development regulations also require a 20-foot landscape buffer area along the rear property line, where grading is prohibited, and landscaping is required to provide visual screening for adjacent neighbors to the west. Immediately adjacent to the landscape buffer is an additional 20-foot wide “yard area” where grading is permitted to allow an avenue for the creation of a usable play area. Accessory structures less than 42 inches in height as well as play structures are permitted in this area.

The Applicant added fill soil to raise the yard area approximately one foot and constructed an above-grade swim spa and surrounding deck. The swim spa and deck are less than 42 inches in height measured above the (lower) pre-existing grade of the yard area and comply with the accessory structure regulations. New landscaping was installed throughout the property including in the yard area and landscape buffer. Artificial turf was installed in the yard area west of the swim spa deck and hardscape. The turf encroaches into the landscape buffer, which has been determined by Staff to be inconsistent with the landscape buffer provisions and, therefore, is required to be removed with the project. As conditioned, the project would be consistent with the applicable setbacks.

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air. Additionally, fences in the Barbara Avenue hillside are limited to 42 inches in height, except for required safety fencing.

Existing fencing along the property lines would remain in place with the project. The Applicant is requesting approval of a 5-foot-tall fence that would meet required pool fencing requirements.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval requires compliance with the Municipal Code.

Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City’s third-party landscape

architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

DRP Finding #2

The development review criteria topics referenced in **DRP Finding #2** and SBMC Section 17.68.040(F) are listed below with further discussion as to how they relate to the proposed Project:

1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

Relationship with Adjacent Land Uses:

The property is located within the LR Zone. Adjacent properties to the north, east, and southwest are also located within the LR Zone and adjacent properties to the northwest are located in the Midori Court Specific Plan. All surrounding properties are developed with one- and two-story single-family residences. Other properties on the west side of the 700 block of Barbara Avenue are also located in the Barbara Avenue hillside of the HOZ and subject to the same development regulations as the subject property. The proposed project is, therefore, consistent with the adjacent properties.

Building and Structure Placement:

The subject accessory structures are less than 42 inches in height, located outside of the ten-foot side yard and street side yard setbacks, and comply with the accessory structure limitations of the HOZ.

The project could be found to be sited and designed to minimize adverse impacts on the surrounding properties by the limited appearance of the accessory structures. The swim spa is prefabricated with self-contained equipment.

Landscape:

The subject landscape plan maintains existing perimeter trees and shrubs along the rear property line and Patty Hill Drive public right-of-way. The Applicant planted various low shrubs, privacy hedges along the northern property line and western half of the southern property line, and various trees. Though Staff has not received concerns from neighbors regarding possible view obstruction from the new landscaping, the planting plan includes various maintenance notes to manage vegetation heights. For example, some species

have mature heights that would greatly exceed proposed maintenance height listed on the planting plan. Although the maintenance heights appear to be compatible with neighboring properties and considerate of scenic views, the City Council may wish to consider including a condition of approval to require private vegetation maintenance easements with adjacent property owners to ensure the proposed maintenance continues in perpetuity.

In compliance with the water efficient landscape regulations, the Applicant is required to submit a landscape construction plan, and an inspection will be performed by the City's third-party landscape consultant to verify consistency on site with the approved plan.

Roads, Pedestrian Walkways, Parking, and Storage Areas:

The two required off-street parking spaces for the single-family residence are provided in the existing three-car garage. A new entry walkway was constructed from Barbara Avenue to the front door and a secondary walkway steps down from the front yard to the driveway. The Applicant also constructed a walkway from the driveway to the rear yard.

Grading:

Site grading has been completed to construct new walkways and a raised, level yard area. The approximate grading quantities consist of 28.5 cubic yards of cut, 92.5 cubic yards of fill, 10 cubic yards of excavation for footings, and 64 cubic yards of import. The grading results in an aggregate grading quantity of 131 cubic yards. The existing retaining walls and rear slopes have been maintained with the completed work.

Lighting:

A condition of project approval requires that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

Usable Open Space:

The project consists of yard improvements to a developed single-family lot. Usable open space and recreational facilities are not required according to SBMC Section 17.20.040.

Hillside Overlay Zone Development Review Criteria:

The property is located within the Barbara Avenue Hillside, which is one of two of the 23 areas designated as HOZ slopes that exist in an unnatural condition. As such, limited grading and other development activity may be permitted in these areas provided that the activity is in compliance with the supplemental submittal and review techniques of the SBMC section 17.48.020.G. Development activity within the Barbara Avenue Hillside area shall only be allowed if the Council can make the following findings:

1. *The development activity meets the intent of all performance standards set forth herein;*
2. *The development has been designed so that its visibility has been effectively minimized and integrated in the natural surroundings to the extent feasible;*
3. *Soil erosion and site disturbance has been effectively minimized;*
4. *Drainage patterns have been preserved;*
5. *Potential impacts upon existing adjacent residential development have been minimized to the extent feasible;*
6. *Development has been sited so that it is compatible with existing surrounding development in terms of height, bulk and scale;*
7. *Adequate drainage and utility facilities are available to serve the subject property, while maintaining sufficient levels of services for existing development;*
8. *Potential lighting and noise impacts upon existing adjacent residential development has been effectively minimized;*
9. *The cumulative visual impact of the development activity, as viewed from west to east, has been effectively mitigated.*

In addition to the review criteria set forth in SBMC 17.48.010, Development Review Permits in the Barbara Avenue HOZ shall meet the intent of the following performance-based review criteria:

1. Site Design
2. Building Form
3. Fences and Retaining Walls
4. Color and Materials
5. Vegetation
6. Lighting
7. Noise

Site Design

The site design should incorporate the existing natural features and terrain taking into consideration the contours of the land. The building form should follow the natural contours of the land. The site design and structure should take into consideration the impacts on privacy and views of neighboring properties. Window placement, landscaping, deck and other accessory structure placement should be carefully planned to ensure adjacent properties are not compromised.

The completed grading work could be found to blend with the existing features and terrain, while creating a usable yard area between the existing residence and the lower protected slope located in the landscape buffer.

Building Form

The slopes of the roof should follow the natural contours (i.e., oriented in the same direction as the slope). The bulk of the building should be broken up by incorporating varied roof heights rather than having just one or two massive roof planes. Expansive facades shall be avoided by offsetting walls and architectural elements to produce patterns of light and shade. Second stories shall be set back from the first floor as specified herein to step with the slope so that bulk is minimized.

The existing residence will be maintained with the subject project.

Fences and Retaining Walls

Solid fencing should be avoided where visible to the public. Retaining walls should be landscaped so that they blend with surroundings and reduce visual impacts.

The existing retaining walls and fences along the rear and side property lines have been maintained. A new fence was added through the yard area to enclose the swim spa and private rear yard.

Color and Materials

Exterior colors of all structures shall use natural dark, or earth tones. Light, bright and reflective materials are to be avoided.

The existing residence will be maintained with the subject project.

Vegetation

Vegetation shall be used to blend structures with the surrounding landscape, soften the impact of development on manufactured slopes, and provide erosion control. Landscaping shall be used to screen views of down slope elevations. Landscaping material shall consist of native or naturalized plant material that blends naturally with the landscape and provides screening. An irrigation system that utilizes water and energy conservation techniques, sufficient to establish, and if required, facilitate revegetation and minimize erosion shall be used. Required rear yard landscape buffer areas shall be planted with land material that is sufficient in size and quantity to adequately buffer and screen views from down slope elevations to minimize impacts within existing adjacent residential development. Landscaping shall not exceed the height of adjacent rooflines, either when installed or when they reach maturity.

SBMC 17.48.020(H)(3) requires that slopes that exist in an unnatural condition provide a minimum 20-foot landscaped buffer area along the rear property line to provide visual screening for adjacent residents to the west, as well as minimize view blockage for residents to the east. The existing landscaping along the rear slope and the Patty Hill Drive public right-of-way has been maintained. The remainder of the lot was replanted with a variety of shrubs, hedges along the northern property line, and trees located both in the adjacent public right-of-way and on the subject site. Artificial turf was also installed in the yard area. The portion of artificial turf that encroaches into the landscape buffer will be removed as a condition of approval.

Lighting

All exterior lighting shall be designed pursuant to SBMC 17.48.010(F)(8).

A condition of project approval includes that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

Noise

Noise levels shall not exceed the dBA levels set forth in the city of Solana Beach noise ordinance. Intervening structures may be required to be incorporated into the site design to minimize noise impacts.

A condition of project approval includes that the Applicant will be required to comply with the regulations of the noise ordinance of SMBC 7.34.

Scenic Area Overlay Zone (SAOZ) Compliance:

The purpose of the specific requirements of the SAOZ is to regulate development in areas of high scenic value to preserve and enhance the scenic resources present within, and adjacent to, such areas and to assure the exclusion of incompatible uses and structures. It is further recognized that the preservation and enhancement of scenic resources within the City of Solana Beach provides important social, recreation, and economic benefits for both residents and visitors. Specific review criteria are required for properties within the designated areas of the SAOZ. These are established to ensure that proposed development does not interfere with or degrade those visual features of the site or adjacent sites that contribute to its scenic attractiveness, as viewed from the scenic highway or the adjacent scenic, historic, or recreational resource. The following specific criteria shall be evaluated when they are applicable:

1. Building Characteristics
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking and Storage Areas
5. Aboveground Utilities

6. Grading
7. Signs
8. Lighting

An application for development in the SAOZ also requires submittal of a view analysis consisting of an accurate representation of the development as viewed from at least three separate and critical points exterior to the development site and which show the treatment of the scenic resources present on the site as related to those resources which are adjacent to the site. The view analysis is provided in Attachment 3. The following is a review according to the development review criteria listed above.

Building Characteristics

All development shall be compatible with the topography, vegetation and colors of the natural environment and with the scenic, historic and recreation resources of the designated areas.

The subject yard improvements are consistent with those found on other properties located in the Barbara Avenue hillside.

Building and Structure Placement

The placement of buildings and structures shall not detract from the visual setting or obstruct significant views, and shall be compatible with the topography of the site and adjacent areas. In prime viewshed areas designated in the general plan, building and structures should not be placed along bluff-top silhouette lines or on the adjacent slopes within view from a lagoon area, but should be clustered along the bases of the bluffs and on the mesa tops set back from the bluff-top silhouette lines. Buildings and structures should be sited to provide unobstructed view corridors from the nearest scenic highway, or view corridor road. These criteria may be modified when necessary to mitigate other overriding environmental considerations such as protection of habitat or wildlife corridors.

The existing residence will be maintained with the subject project.

Landscaping

The removal of native vegetation shall be minimized and the replacement vegetation and landscaping shall be compatible with the vegetation of the designated area. Landscaping and plantings shall be used to the maximum extent practicable to screen those features listed in paragraphs (F)(4), (5) and (6) of this subsection. Landscaping and plantings shall not obstruct significant views, either when installed or when they reach mature growth.

The new landscaping would screen the yard from adjacent properties and the Patty Hill Drive public right-of-way.

Roads, Pedestrian Walkways, Parking and Storage Areas.

Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas shall be screened from view, to the maximum extent feasible, from either the scenic highway or the adjacent scenic, historic, or recreational resource. Acceptable screening methods shall include, but are not limited to, the use of existing topography, the strategic placement of buildings and structures, or landscaping and plantings which harmonize with the natural landscape of the designated area.

The project includes replacement walkways to access the existing residence from Barbara Avenue and the driveway.

Aboveground Utilities

Utilities shall be constructed and routed underground except in those situations where natural features prevent undergrounding or where safety considerations necessitate aboveground construction and routing.

The existing utility services are undergrounded.

Grading

The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography shall be screened from view from either the scenic highway or the adjacent scenic, historic, or recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, except when such alterations add variety to or otherwise enhance the visual setting of the designated area. However, design emphasis shall be placed on preserving the existing quality of scenic resources rather than concealment of disturbances or replacement in kind. In portions of the scenic area overlay zone containing sensitive lands, grading may be severely restricted or prohibited.

The existing retaining walls step the grade from east to west and preserve the steep slopes in the rear yard and planting area. The subject grading work includes raising the yard area by approximately one foot to create a relatively flat outdoor area adjacent to the swim spa and surrounding deck. Additional grading was performed in the front yard to reconfigure the secondary walkway from the front yard to the driveway.

Signs

Off-site signs shall be prohibited in areas subject to the scenic area overlay zone, except temporary real estate signs pursuant to SBMC 17.64.060. The number, size, location, and design of all other signs shall be consistent with the Comprehensive Sign Ordinance (Chapter 17.64 SBMC) and shall not detract from the visual setting of the designated area or obstruct significant views.

The project consists of site improvements to a developed lot; therefore, signs are not proposed as part of the development.

Lighting

The interior and exterior lighting of the buildings and structures and the lighting of signs, roads and parking areas shall be compatible with the lighting permitted in the designated area. All exterior lighting, including lighting in designated “dark sky” areas, shall be in conformance with SBMC 17.60.060 (Exterior Lighting Regulations).

A condition of project approval includes that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

Property Frontage and Public Right-of-Way Improvements:

The existing property frontage is improved with a six-foot-wide decorative paving area along Barbara Avenue, which is graded at a maximum of two percent from the property line down toward the curb as well as a planting area, which is graded at a maximum of two percent from the property line down toward the curb. The property frontage on Patty Hill Drive has a curb, gutter, and sidewalk. If approved, the Applicant will be required to construct a brooks box area drain, picket fence, and a storm drain pipe connecting to a sidewalk underdrain pipe.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on January 16, 2025. As of the publication of this Staff Report, no correspondence or inquiries regarding the proposed project have been received.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. Class one consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2025-007.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan, and may be found, as conditioned, to meet the discretionary findings and supplemental regulations required to approve a DRP in the HOZ and SAOZ. Therefore, should the City Council be able to make the findings to approve the DRP, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2025-007 conditionally approving a DRP to legalize unpermitted site improvements including grading, drainage, hardscape, landscaping, fences and walls, a deck, and a swim spa at 705 Barbara Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-007 – DRP
2. Project Plans
3. View Analysis

RESOLUTION 2025-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO LEGALIZE UNPERMITTED SITE IMPROVEMENTS AT 705 BARBARA AVENUE, SOLANA BEACH, APN: 263-091-07

APPLICANT: DALE WATKINS
APPLICATION: DRP23-013

WHEREAS, Dale Watkins (hereinafter referred to as “Applicant”), has submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, at the Public Hearing on January 29, 2025, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council found the application request exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and

WHEREAS, this decision is based upon the evidence presented at the Hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the Hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to legalize unpermitted site improvements including grading, drainage, hardscape, landscaping, fences and walls, a deck, and a swim spa at 705 Barbara Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:
 - I. The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.*

General Plan Consistency: The General Plan designates the property as Low Density Residential and is intended for single-family residential development at a maximum density of three dwelling units per acre. The project proposes to maintain the existing single-family residence located on the property. Therefore, the project is consistent with the intended development in the General Plan. The proposed development is found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Specific Plans and Special Overlays: The property is located in the Hillside Overlay Zone (HOZ), Scenic Area Overlay Zone (SAOZ), Scaled Residential Overlay Zone (SROZ), and Coastal Zone.

Hillside Overlay Zone (HOZ): The subject property is located in the HOZ and specifically within the Barbara Avenue hillside, where slopes in excess of 25 percent inclination exist in an unnatural condition. The purpose of the HOZ is to restrict the grading and development of natural slopes with an inclination of 25 percent or greater in order to preserve natural topography and scenic qualities of the city, protect native habitat and watersheds, and reduce the potential for environmental hazards. However, limited grading and other development activity may be permitted in the unnatural Barbara Avenue hillside provided that the activity is in compliance with the supplemental development regulations outlined in SBMC Section 17.48.020(H), which outline specific rear yard setbacks for structures, permitted accessory encroachments, a required rear yard landscape buffer, and grading limitations. Analysis of the project's consistency with the provisions of the HOZ are provided later in this resolution.

Scenic Area Overlay Zone (SAOZ): The purpose of the SAOZ is to regulate development in areas of high scenic value to preserve and enhance the scenic resources present within and adjacent to such areas and to assure the exclusion of incompatible uses and structures. It is further recognized that the preservation and enhancement of scenic resources within the City of Solana Beach provides important social, recreation, and economic benefits for both residents and visitors alike. Specific review criteria are required for properties within designated areas of the SAOZ to ensure that proposed development does not interfere with or degrade those visual features of the site or adjacent sites that contribute to its scenic, historic, or recreational resource. Analysis of the project's consistency with the provisions of the SAOZ are provided later in this Resolution.

Coastal Zone: The entire City of Solana Beach is located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption

from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency: SBMC Section 17.20.010(B) specifies that the LR Zone is intended for residential development in areas characterized by detached single-family homes on older subdivided lots. SBMC Section 17.20.030 outlines property development regulations including setbacks, floor area, building height, parking, fences, and landscape. The development regulations applicable to the proposed project are analyzed below:

Minimum Yards/Setbacks: Minimum yard dimensions (setbacks) for the property are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks, 10-foot interior side yard setbacks, and 10-foot street side yard setbacks. The Barbara Avenue public right-of-way is greater than 55 feet in width, therefore, the required front yard setback is reduced to 20 feet. Also, alternative rear yard setback requirements apply to properties located in the HOZ with unnatural slopes.

Pursuant to SBMC Section 17.20.030(D)(1)(b), lots that front on a “public right-of-way 55 feet or greater in width, the minimum required front yard shall be reduced to 20 feet.” The public right-of-way of Barbara Avenue is 60 feet wide, therefore, the required front yard setback would be reduced to 20 feet. Additionally, the HOZ includes supplemental development regulations for the western portion of properties located in the Barbara Avenue hillside unnatural slopes (SBMC Section 17.48.020(H)), including increased rear yard setbacks for structures, which the existing residence and attached deck comply with.

The supplemental development regulations also require a 20-foot landscape buffer area along the rear property line, where grading is prohibited, and landscaping is required to provide visual screening for adjacent neighbors to the west. Immediately adjacent to the landscape buffer is an additional 20-foot wide “yard area” where grading is permitted to allow an avenue for the creation of a usable play area. Accessory structures less than 42 inches in height as well as play structures are permitted in this area.

The Applicant added fill soil to raise the yard area approximately one foot and constructed an above-grade swim spa and surrounding deck. The swim spa and deck are less than 42 inches in height measured above the (lower) pre-existing grade of the yard area and comply with the accessory structure regulations. New landscaping was installed throughout the property including in the yard area and landscape buffer. Artificial turf was installed in the yard area west of the swim spa deck and hardscape. The turf encroaches into the landscape buffer, which

has been determined by Staff to be inconsistent with the landscape buffer provisions and, therefore, is required to be removed with the project. As conditioned, the project would be consistent with the applicable setbacks.

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air. Additionally, fences in the Barbara Avenue hillside are limited to 42 inches in height, except for required safety fencing.

Existing fencing along the property lines will remain in place with the project. The Applicant is requesting approval of 5-foot-tall fence that would meet required pool fencing requirements.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval requires compliance with the Municipal Code.

Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

II. The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040(F):

- a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the*

immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.

The property is located within the LR Zone. Adjacent properties to the north, east, and southwest are also located within the LR Zone and adjacent properties to the northwest are located in the Midori Court Specific Plan. All surrounding properties are developed with one- and two-story single-family residences. Other properties on the west side of the 700 Block of Barbara Avenue are also located in the Barbara Avenue hillside of the HOZ and subject to the same development regulations as the subject property. The proposed project is, therefore, consistent with the adjacent properties.

- b. Building and Structure Placement: Buildings and structures shall be sited and designed in a manner which visually and functionally enhances their intended use.*

The subject accessory structures are less than 42 inches in height, located outside of the ten-foot side yard and street side yard setbacks, and comply with the accessory structure limitations of the HOZ.

The project could be found to be sited and designed to minimize adverse impacts on the surrounding properties by the limited appearance of the accessory structures.

- c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. Trees and other large plantings shall not obstruct significant views when installed or at maturity.*

The subject landscape plan maintains existing perimeter trees and shrubs along the rear property line and Patty Hill Drive public right-of-way. The Applicant planted various low shrubs, a privacy hedge along the northern property line, and various trees.

In compliance with the water efficient landscape regulations, the Applicant is required to submit a landscape construction plan and an inspection will be performed by the City's third-party landscape consultant to verify consistency on site with the approved plan.

- d. *Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.*

The two required off-street parking spaces for the single-family residence are provided in the existing three-car garage. A new entry walkway was constructed from Barbara Avenue to the front door and a secondary walkway steps down from the front yard to the driveway. The Applicant also constructed a walkway from the driveway to the rear yard.

- e. *Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.*

Site grading has been completed to construct new walkways and a raised, level yard area. The approximate grading quantities consist of 28.5 cubic yards of cut, 92.5 cubic yards of fill, 10 cubic yards of excavation for footings, and 64 cubic yards of import. The grading results in an aggregate grading quantity of 131 cubic yards. The existing retaining walls and rear slopes have been maintained with the completed work.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).*

A condition of project approval requires that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

- g. Usable Open Space: Recreational facilities proposed within required usable open space shall be located and designed to maintain essential open space values.*

The project consists of yard improvements to a developed single-family lot. Usable open space and recreational facilities are not required according to SBMC Section 17.20.040.

- III. All required permits and approvals including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.*

All required permits, including a Structure Development Permit, are being processed concurrently with the Development Review Permit.

- IV. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicant obtaining the required permit or approval from the other agency.*

The Applicant is required to obtain approval from the California Coastal Commission prior to issuance of Building and Grading Permits.

- B. In accordance with Section 17.48.020 (Hillside Overlay Zone) of the Solana Beach Municipal Code, the City Council finds the following:*

- I. The development activity meets the intent of all performance standards set forth herein for slopes the exist in a unnatural condition:*

- a. Site Design. The site design should incorporate the existing natural features and terrain taking into consideration the contours of the land. The building form should follow the natural contours of the land. The site design and structure should take into consideration the impacts on privacy and views of neighboring properties. Window placement, landscaping, deck and other accessory structure placement should be carefully planned to ensure adjacent properties are not compromised.*

The completed grading work is found to blend with the existing features and terrain, while creating a usable yard area between the existing residence and the lower protected slope located in the landscape buffer.

- b. Building Form. The slopes of the roof should follow the natural contours (i.e., oriented in the same direction as the slope). The bulk of the building should be broken up by incorporating varied roof heights rather than having just one or two massive roof*

planes. Expansive facades shall be avoided by offsetting walls and architectural elements to produce patterns of light and shade. Second stories shall be set back from the first floor as specified herein to step with the slope so that bulk is minimized.

The existing residence will be maintained with the subject project.

- c. *Fences and Retaining Walls. Solid fencing should be avoided where visible to the public. Retaining walls should be landscaped so that they blend with surroundings and reduce visual impacts.*

The existing retaining walls and fences along the rear and side property lines have been maintained. A new fence was added through the yard area to enclose the swim spa and private rear yard.

- d. *Color and Materials. Exterior colors of all structures shall use natural dark, or earth tones. Light, bright and reflective materials are to be avoided.*

The existing residence will be maintained with the subject project.

- e. *Vegetation. Vegetation shall be used to blend structures with the surrounding landscape, soften the impact of development on manufactured slopes, and provide erosion control. Landscaping shall be used to screen views of down slope elevations. Landscaping material shall consist of native or naturalized plant material that blends naturally with the landscape and provides screening. An irrigation system that utilizes water and energy conservation techniques, sufficient to establish, and if required, facilitate revegetation and minimize erosion shall be used. Required rear yard landscape buffer areas shall be planted with land material that is sufficient in size and quantity to adequately buffer and screen views from down slope elevations to minimize impacts within existing adjacent residential development. Landscaping shall not exceed the height of adjacent rooflines, either when installed or when they reach maturity.*

SBMC 17.48.020(H)(3) requires that slopes that exist in an unnatural condition provide a minimum 20-foot landscaped buffer area along the rear property line to provide visual screening for adjacent residents to the west, as well as minimize view blockage for residents to the east. The existing landscaping along the rear slope and the Patty Hill Drive public right-of-way has been maintained. The remainder of the lot was replanted with a variety of shrubs, hedges along the northern property line,

and trees located both in the adjacent public right-of-way and on the subject site. Artificial turf was also installed in the yard area. The portion of artificial turf that encroaches into the landscape buffer will be removed as a condition of approval.

- f. Lighting. All exterior lighting shall be designed pursuant to SBMC 17.48.010(F)(8).*

A condition of project approval includes that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

- g. Noise. Noise levels shall not exceed the dBA levels set forth in the city of Solana Beach noise ordinance. Intervening structures may be required to be incorporated into the site design to minimize noise impacts.*

A condition of project approval includes that the Applicant will be required to comply with the regulations of the noise ordinance of SMBC 7.34.

- II. The development has been designed so that its visibility has been effectively minimized and integrated in the natural surroundings to the extent feasible;*
- III. Soil erosion and site disturbance has been effectively minimized;*
- IV. Drainage patterns have been preserved;*
- V. Potential impacts upon existing adjacent residential development have been minimized to the extent feasible;*
- VI. Development has been sited so that it is compatible with existing surrounding development in terms of height, bulk and scale;*
- VII. Adequate drainage and utility facilities are available to serve the subject property, while maintaining sufficient levels of services for existing development;*
- VIII. Potential lighting and noise impacts upon existing adjacent residential development has been effectively minimized;*
- IX. The cumulative visual impact of the development activity, as viewed from west to east, has been effectively mitigated.*

- C. In accordance with Section 17.48.010 (Scenic Area Overlay Zone) of the Solana Beach Municipal Code, the City Council finds the proposed development complies with the following development review criteria:

- I. Building Characteristics. All development shall be compatible with the topography, vegetation and colors of the natural environment and with the scenic, historic and recreation resources of the designated areas.*

The subject yard improvements are consistent with those found on other properties located in the Barbara Avenue hillside, which include pools and other outdoor amenities, minor grading for a usable yard area, and landscaping.

- II. Building and Structure Placement. The placement of buildings and structures shall not detract from the visual setting or obstruct significant views, and shall be compatible with the topography of the site and adjacent areas. In prime viewshed areas designated in the general plan, building and structures should not be placed along bluff-top silhouette lines or on the adjacent slopes within view from a lagoon area, but should be clustered along the bases of the bluffs and on the mesa tops set back from the bluff-top silhouette lines. Buildings and structures should be sited to provide unobstructed view corridors from the nearest scenic highway, or view corridor road. These criteria may be modified when necessary to mitigate other overriding environmental considerations such as protection of habitat or wildlife corridors.*

The existing residence will be maintained with the subject project.

- III. Landscaping. The removal of native vegetation shall be minimized and the replacement vegetation and landscaping shall be compatible with the vegetation of the designated area. Landscaping and plantings shall be used to the maximum extent practicable to screen those features listed in paragraphs (F)(4), (5) and (6) of this subsection. Landscaping and plantings shall not obstruct significant views, either when installed or when they reach mature growth.*

The new landscaping would screen the yard from adjacent properties and the Patty Hill Drive public right-of-way and harmonizes with the natural landscape of the designated area.

- IV. Roads, Pedestrian Walkways, Parking and Storage Areas. Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas shall be screened from view, to the maximum extent feasible, from either the scenic highway or the adjacent scenic, historic, or recreational resource. Acceptable screening methods shall include, but are not limited to, the use of existing topography, the strategic*

placement of buildings and structures, or landscaping and plantings which harmonize with the natural landscape of the designated area.

The project includes yard improvements on a lot developed with a single-family residence. Therefore, this finding is not relative.

- V. *Aboveground Utilities. Utilities shall be constructed and routed underground except in those situations where natural features prevent undergrounding or where safety considerations necessitate aboveground construction and routing.*

The existing utility services are undergrounded.

- VI. *Grading. The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography shall be screened from view from either the scenic highway or the adjacent scenic, historic, or recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, except when such alterations add variety to or otherwise enhance the visual setting of the designated area. However, design emphasis shall be placed on preserving the existing quality of scenic resources rather than concealment of disturbances or replacement in kind. In portions of the scenic area overlay zone containing sensitive lands, grading may be severely restricted or prohibited.*

The existing retaining walls step the grade from east to west and preserve the steep slopes in the rear yard and planting area. The subject grading work includes raising the yard area by approximately one foot to create a relatively flat outdoor area adjacent to the swim spa and surrounding deck. Additional grading was performed in the front yard to reconfigure the secondary walkway from the front yard to the driveway.

- VII. *Signs. Off-site signs shall be prohibited in areas subject to the scenic area overlay zone, except temporary real estate signs pursuant to SBMC 17.64.060. The number, size, location, and design of all other signs shall be consistent with the Comprehensive Sign Ordinance (Chapter 17.64 SBMC) and shall not detract from the visual setting of the designated area or obstruct significant views.*

The project consists of site improvements to a developed lot; therefore, signs are not proposed as part of the development.

- VIII. *Lighting. The interior and exterior lighting of the buildings and structures and the lighting of signs, roads and parking areas shall be compatible with the lighting permitted in the designated area. All exterior lighting,*

including lighting in designated “dark sky” areas, shall be in conformance with SBMC 17.60.060 (Exterior Lighting Regulations).

A condition of project approval includes that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

IV. CONDITIONS

Prior to use or development of the property in reliance on this permit, the Applicant shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. Building, grading, and landscape construction plans shall be in substantial conformance with the project plans presented to the City Council on February 14, 2024, and located in the project file with a submittal date of January 26, 2024.
- III. Prior to requesting a framing inspection, the Applicant shall submit a height certificate prepared by a licensed land surveyor certifying that the maximum height of the proposed residence will not exceed 28.92 feet above the proposed grade (69.17 feet above MSL) in conformance with the plans as approved by the City Council on February 14, 2024.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the conceptual landscape plan included in the project plans presented to the City Council on January 29, 2025, prior to Building Permit issuance and consistent with the building construction and grading plans. The Applicant shall obtain and submit

landscape security in a form prescribed by the City Engineer in addition to the grading security. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. The landscape security deposit shall be released when applicable regulations have been satisfied, and the installation has passed inspection by the City's third-party landscape professional.

- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- X. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- XI. The Applicant shall remove the artificial turf from the rear (west) 20 feet of the property in compliance with the HOZ provisions for the 20-foot landscape buffer.
- XII. The Applicant shall comply with the regulations of the noise ordinance of SBMC Section 7.34.
- XIII. The Applicant shall diligently pursue the issuance of permits and completion of inspections or Code Enforcement action will continue.
- XIV. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Fire Department Conditions:

- I. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- II. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

C. Engineering Department Conditions:

- I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the frontage improvements in the public right-of-way listed below. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Proposed 18"x18" PCC Brook's Box or approved equal with removable steel cover.
 - b. Three-inch sidewalk underdrain pipe per SDRSD D-27.
 - c. Demolition of a portion of the concrete sidewalk to the nearest joint and reconstruction with four-inch PCC sidewalk per SDRSD G-7.

All proposed improvements within the public right-of-way shall comply with City standards including, but not limited to, the Off-Street Parking Design Manual.

- II. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.

- III. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit/Final Inspection of the Building Permit. The EMRA shall be recorded against this property for all private improvements in the public right-of-way including, but not limited to:
 - a. Proposed 18"x18" Brooks Box.
 - b. Existing retaining walls on Patty Hill frontage.
 - c. 5.5' high picket fence.
 - d. 6' wide decorative paving area.
 - e. Existing 6" storm drain pipe.
 - f. Proposed 3" sidewalk underdrain pipe per SDRSD D-27.
 - g. Concrete steps in Public ROW on Barbara Avenue frontage.
- IV. The Applicant shall complete to the satisfaction of the City Engineer all grading, paving, public improvements, landscaping, and drainage improvements.
- V. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- VI. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

Grading Conditions

- VII. The Applicant shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a Grading Permit shall include, but not be limited to, the following:
 - a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. The report shall provide a drainage discharge design which would represent the pre-existing condition to the maximum extent feasible. All recommendations

of this report shall be incorporated into the Preliminary Grading Plan.

- c. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- d. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- e. Cut and fill slopes shall be set back from site boundaries and buildings in accordance with SBMC 15.40.140 and to the satisfaction of the City Engineer.
- f. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.

- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- l. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.

D. City Council Conditions:

- I. N/A

I. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.16 and 1.18 in addition to any applicable revocation proceedings.

II. EXPIRATION

The Development Review Permit and Structure Development Permit for the project will expire 24 months from the date of this Resolution, unless the Applicant has obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

III. INDEMNIFICATION AGREEMENT

The Applicant 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 the Applicant of any claim, action, or proceeding. 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, the Applicant 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 Applicant 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 Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED this 29th day of January 2025, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSENT: Councilmembers –
ABSTAIN: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

PROJECT INFORMATION / LEGAL DESCRIPTION			
PROJECT INFORMATION:			
PROJECT LOCATION:	705 Barbara Avenue Solana Beach, CA 92075	LANDSCAPE ARCHITECT/DESIGNER:	Greg Wysong / Ian Tillyard Ian Tillyard Landscape Design, LLC 1034 Santa Helena Park Court Solana Beach, CA 92075 Tel: 858-350-3767
APN:	263-091-07-00		
ZONING:	LRC Hillside Overlay Zone Scenic Area Overlay Zone	CIVIL ENGINEER:	CE&LST Corporation 171 Saxony Road, Ste. 213 Encinitas, CA 92024 Tel: 760-436-0660
LEGAL DESCRIPTION:	LOT 26 of Solana Heights Map No. 3521		
LEGAL OWNER:	Dale & Lisa Watkins 705 Barbara Avenue Solana Beach, CA 92075	CONTRACTOR:	Mark Stangl Construction, Inc. 824 San Luis Rey Ave. Coronado, CA 92118 Tel: 619-250-2706

LEGAL OWNER: Dale & Lisa Watkins
705 Barbara Avenue
Solana Beach, CA 92075

CONTRACTOR: Mark Stangl Construction, Inc.
824 San Luis Rey Ave.
Coronado, CA 92118
Tel: 619-250-2706

SEE SEPARATE CIVIL ENG. PLANS FOR PROPOSED DRAINAGE INSTALLATION/INFORMATION

LOCATION MAP

705 BARBARA AVENUE

BARBARA AVE

E. CLIFF ST

S. TUMBOGO PKWY

LOMAS SANTA FE DR

SAN VICENTE AVE

SAN ROSENDO DR

LOMAS SANTA FE DR

NOT TO SCALE

DATE _____

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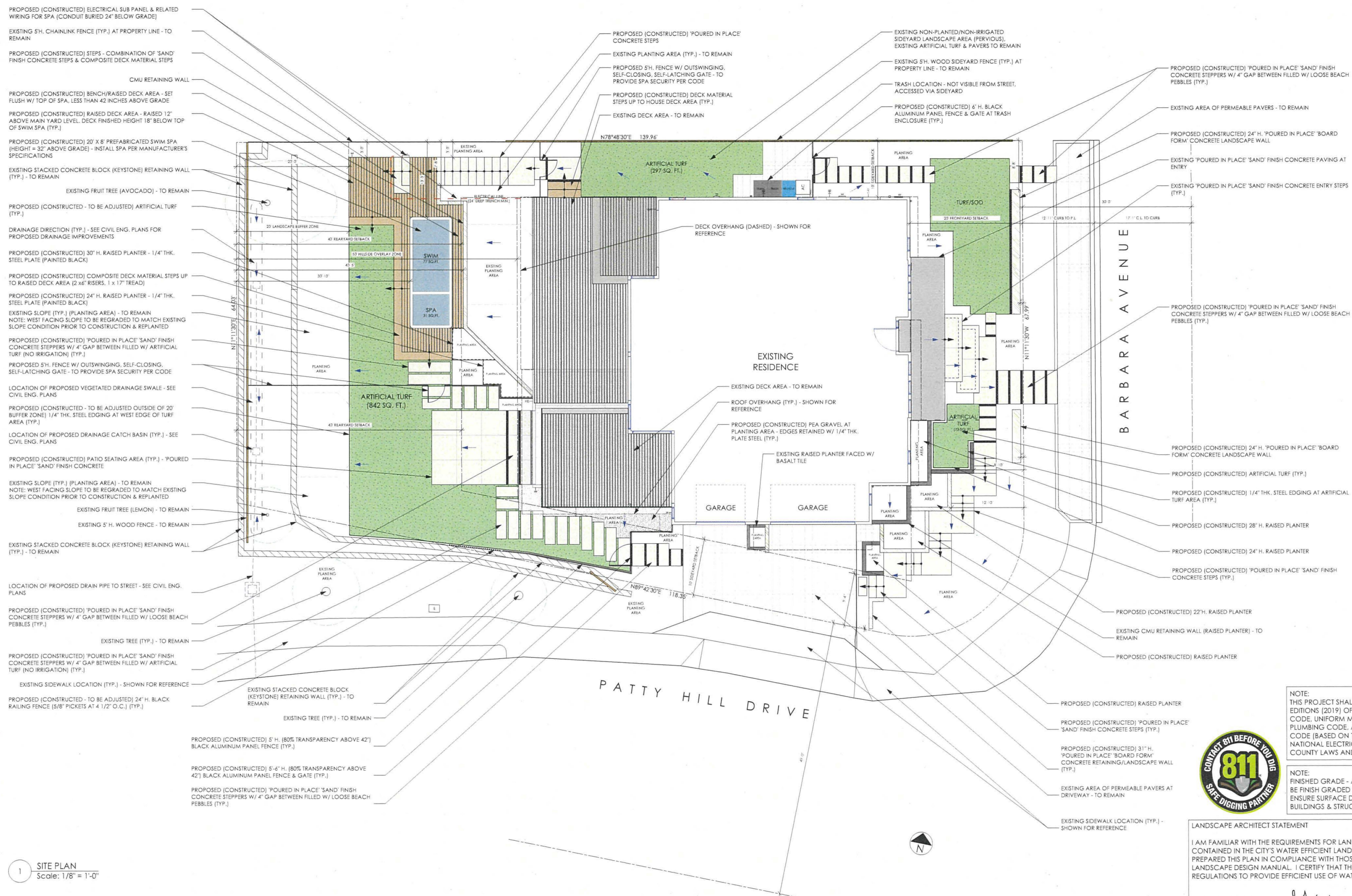
NOTES:
1. CONSTRUCTION PER CITY OF SOLANA BEACH APPROVED STANDARDS.

[illegible]

Watkins Residence
705 Barbara Ave.
Solana Beach, CA 92075
Contact: Dale Watkins (858-414-0208)

Ian Tillyard
Landscape Design, LLC.

858-350-3767



NOTE:
THIS PROJECT SHALL CONFORM TO THE LATEST EDITIONS (2019) OF THE CALIFORNIA BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, AND CALIFORNIA ELECTRICAL CODE (BASED ON THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE), AND CITY & COUNTY LAWS AND ORDINANCES.

NOTE:
FINISHED GRADE - ALL LANDSCAPE AREAS SHALL
BE FINISH GRADED TO REMOVE ROCKS AND TO
ENSURE SURFACE DRAINAGE AWAY FROM
BUILDINGS & STRUCTURES

LANDSCAPE ARCHITECT STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

LANDSCAPE ARCHITECT



10-14-24

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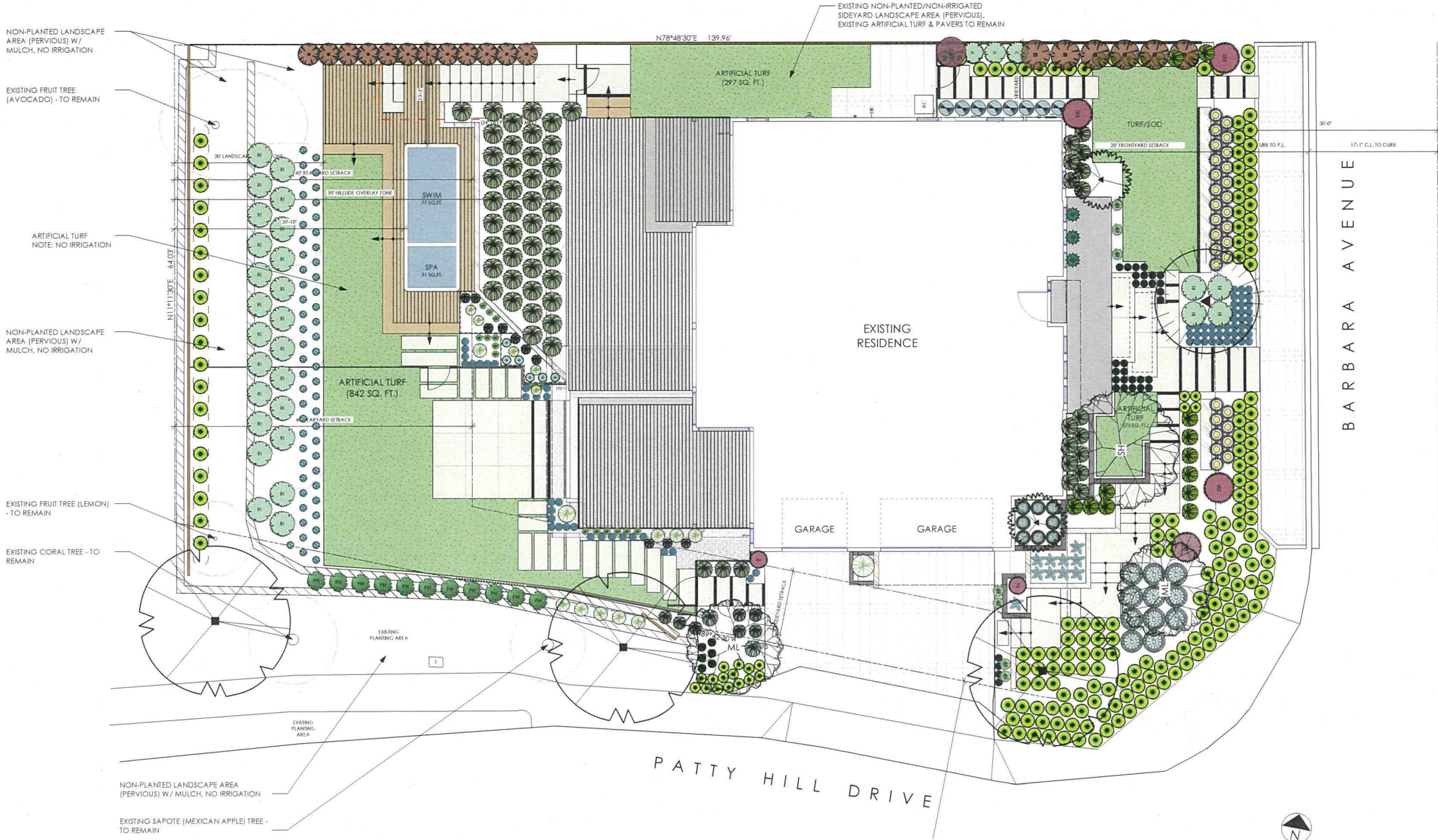
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SEE SEPARATE CIVIL ENG. PLANS FOR TOPOGRAPHIC INFORMATION, TOP & BOTTOM OF WALL ELEVATIONS, EXISTING/PROPOSED GRADING INFORMATION

SEE SEPARATE CIVIL ENG. PLANS FOR PROPOSED DRAINAGE INSTALLATION/INFORMATION

THIS DRAWING IS SUBJECT TO ACTUAL ON-SITE FIELD CONDITIONS. THESE CONDITIONS MAY REQUIRE MODIFICATIONS OF THE CONSTRUCTION OF THE PROJECT IN ORDER TO FULFILL THE DESIGN INTENT OF THIS DRAWING OR TO CONFORM TO LOCAL BUILDING CODES. ALL DIMENSIONS AND ELEVATIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT/DESIGNER PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL "DIG-ALERT" TO LOCATE UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO COMMENCING WORK.



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

PLANT SYMBOLS		Plant List			
Qty	Latin Name	Common Name	Size (unless noted)	WUCOLS Plant Factor / Overall Size / Notes	
3	Agave 'Blue Flame'	Blue Flame Agave	5 gal.	Low (H. 2'-3', W. clumping)	
10	Agave 'Blue Glow'	Blue Glow Agave	5 gal.	Low (H. 18", W. 2')	
205	Carex divisa (C. tumulicola)	Berkeley Sedge	1 gal.	Low (H. 1'-2', W. 1'-2')	
6	Carex glauca	Blue Sedge	4" pot/1 gal.	Low (H. <1', W. 6"-12")	
16	Chondropetalum tectorum	Cape Rush	5 gal.	Low (H. 2'-3', W. 3'-4')	
18	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	15 gal.	Low (H. 12'-16", W. 8'-12" - Maint. at 30" W. hedge, 6' H. rear yard, 8' H. front yard)	
73	Festuca glauca (F. ovina glauca)	Blue Fescue	Flats/4" pots	Low (H. <1', W. 1'-2')	
23	Juncus patens 'Bk Blue'	Bk Blue California Gray Rush	1 gal.	Low (H. 1'-2', W. 1'-2')	
1	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	36" box	Moderate (H. 20', W. 20')	
2	Leptospermum 'Dark Shadows'	'Dark Shadows' Tea Tree	24" box	Low (H. 12'-16", W. 15'-20" - Maint. smaller, 8' H., 6' W.)	
1	Leptospermum scoparium 'Ruby Glow'	Red New Zealand Tea Tree	15 gal.	Moderate (H. 6'-8", W. 4'-5')	
19	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 gal./5 gal.	Low (H. 2'-3' W. spreading)	
24	Lomandra lime 'Lomian'	Dwarf Mat Rush	1 gal.	Low (H. 3'-4", W. 2'-3')	
5	Lomandra longifolia 'Nyalia'	Blue Dwarf Mat Rush	5 gal.	Low (H. 3'-4", W. 3'-4')	
2	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	24" box	Moderate (H. 20'-25", W. 10'-15')	
30	Nassella tenuissima (Stipa tenuissima)	Mexican Feather Grass	4" pot/1 gal.	Low (H. 1'-2', W. 1'-2')	
1	Olea europaea 'Swan Hill'	'Swan Hill' Frutless Olive	36" box	Low (H. 30'-35", W. 15'-25" - Maint. smaller, 9' H., 8' W.)	
32	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	Flats	Moderate (H. <1', W. 1'-2')	
8	Philebotium aureum	Rabbit's Foot Fern	5 gal.	Moderate (H. 2'-3', W. 2'-3')	
2	Phormium 'Black Adder'	'Black Adder' New Zealand Flax	5 gal.	Low/Moderate (H. 3'-4", W. 2'-3')	
1	Phormium 'Dusky Chief'	'Dusky Chief' New Zealand Flax	5 gal./15 gal.	Moderate (H. 4'-8", W. 4'-5')	
3	Phormium 'Dark Delight'	'Dark Delight' New Zealand Flax	5 gal./15 gal.	Moderate (H. 3'-4", W. 3'-5')	
3	Pistacia chinensis	Chinese Pistache	24" box	Moderate (H. 30'-40", W. 20'-30" - Maint. as smaller, 12' H., 7' W.)	
11	Podocarpus henkelii	Long Leaved Yellow-Wood	5 gal.	Moderate (H. 25'-40", W. 15'-25" - Maint. as 4' H., 30" W. hedge)	
31	Rosa x 'Iceberg'	Iceberg Rose	5 gal.	Moderate (H. 4'-6", W. 3'-5')	
57	Senecio serpens	Blue Chalksticks	Flats	Low (H. <12", W. 2'-3')	
75	Lomandra longifolia 'LM300' P.P. # 15420	Breeze™ Dwarf Mat Rush	1 gal.	Low (H. 2'-3", W. 2'-4')	

NOTE:
ALL PLANT MATERIAL SHOWN ON THIS PLAN ARE EXISTING (ALREADY PLANTED) UNLESS NOTED. THE TREES IDENTIFIED W/ DASHED CIRCULAR SYMBOLS HAVE EXISTED FOR MANY YEARS

NOTE:
FOR SOILS REPORT INFORMATION & SOIL PREPARATION RECOMMENDATIONS - SEE NOTES (THIS SHEET)

NOTES:
1. CONSTRUCTION PER CITY OF SOLANA BEACH APPROVED STANDARDS.
2. FOOTINGS, REINFORCEMENT, AND GROUT PER CITY OF SOLANA BEACH APPROVED STANDARDS.
3. GAS AND ELECTRICAL CONNECTIONS AND SHUTOFFS PER CITY OF SOLANA BEACH APPROVED STANDARDS.

SOILS REPORT RESULTS / SOIL PREPARATION NOTES:

THESE SOIL AMENDMENT RECOMMENDATIONS ARE SITE SPECIFIC BASED ON THE SOILS REPORT BY:

WAYPOINT ANALYTICAL, LAB NO: 22-076-0003 - WATKINS RESIDENCE (DATED APRIL 21, 2022)

ANALYTICAL RESULTS AND COMMENTS

THE SALINITY (ECe) AND SOLUBLE SODIUM LEVELS ARE SAFELY LOW. THE SMALL AMOUNT OF SOLUBLE SODIUM PRESENT IS PROPERLY BALANCED BY CALCIUM AND MAGNESIUM, AS INDICATED BY THE LOW SODIUM ABSORPTION RATIO (SAR) OF 1.1. THIS BALANCE IS IMPORTANT FOR SOIL STRUCTURE AND WATER INFILTRATION.

BORON IS SAFELY LOW FOR GENERAL ORNAMENTAL PLANTS AND MAY BE BELOW OPTIMUM FOR PLANT NUTRITIONAL PURPOSES. IRRIGATION WATER IN SOUTHERN CALIFORNIA OFTEN SUPPLIES SUFFICIENT BORON TO MEET PLANT NUTRITIONAL REQUIREMENTS FOR THAT NUTRIENT. HOWEVER, IF BORON IS LOW IN THE IRRIGATION WATER AND/OR PLANTS SHOW SYMPTOMS OF BORON DEFICIENCY AFTER THEY ARE WELL ESTABLISHED, CONSIDER AN APPLICATION OF A PRODUCT CONTAINING BORON AT THE MANUFACTURER'S LABEL RATE. BORON DEFICIENCY SYMPTOMS OFTEN INCLUDE STUNTED OR DEFORMED YOUNGER GROWTH AND "TIGHT" INTERNODES.

THE REACTION OF THE SOIL IS MODERATELY ALKALINE AT 8.0 ON THE pH SCALE, WHICH COULD CAUSE MANY PLANTS TO SHOW YELLOWING OF FOLIAGE BEGINNING WITH THE YOUNGER GROWTH. QUALITATIVE LIME IS FAVORABLY LOW INDICATING THAT THE pH IS WEAKLY BUFFERED ALLOWING FOR DOWNWARD pH ADJUSTMENT. INCORPORATING SOIL SULFUR AND IRON SULFATE WILL ADJUST THE pH DOWNWARD. THAT CHANGE WILL HAPPEN SLOWLY AND PLANTS THAT ARE SELECTED FOR THIS PROJECT SHOULD BE TOLERANT OF ALKALINE SOIL CONDITIONS.

LOW NITROGEN RETRACTS FROM OTHERWISE FAVORABLE FERTILITY. PHOSPHORUS IS SLIGHTLY BELOW OPTIMUM WHILE REMAINING PRIMARY AND SECONDARY NUTRIENTS ARE WELL SUPPLIED. IN THE MINOR ELEMENT GROUP, COPPER IS WELL SUPPLIED WHILE ZINC, MANGANESE, AND IRON ARE LOW.

THE TEXTURE OF THE SOIL REPRESENTED BY THIS SAMPLE IS 'VERY GRAVELLY LOAMY SAND' WITH GRAVEL IN THE 2-12MM RANGE COMPRISING OVER 35% OF THE SOIL BY DRY WEIGHT. THIS, IN COMBINATION WITH WIDE DISTRIBUTION OF PARTICLE SIZES IN THE SAND CATEGORY, INDICATES THAT THE SOIL AT THIS SITE WILL HAVE STRONG TENDENCY TO CONSOLIDATE AND COMPACT. THIS CAN IMPEDE DRAINAGE, AERATION, AND ROOT DEVELOPMENT. ALSO KEEP IN MIND THAT THE GRAVEL WILL DECREASE ROOTING SPACE. SOIL PHYSICAL PROPERTIES CAN BE IMPROVED BY INCORPORATING ORGANIC AMENDMENT AT THE PROVIDED RATE AND DEPTH BUT ONLY TO A POINT. THE ESTIMATED WATER INFILTRATION RATE, WHICH MAY VARY WITH THE DEGREE OF SOIL COMPACTION, IS A MODERATE 0.23 INCHES PER HOUR. ORGANIC CONTENT IS LOW AT 1.01% ON A DRY WEIGHT BASIS.

RECOMMENDATIONS

TREE AND SHRUB PLANTING GUIDELINES

- EXCAVATE PLANTING PITS AT LEAST TWICE THE DIAMETER OF THE ROOTBALL.
- THE TOP OF THE ROOTBALL SHOULD BE AT OR SLIGHTLY ABOVE FINAL GRADE.
- TO IMPROVE SOIL CHEMISTRY, UNIFORMLY BLEND 1/2 LB. OF SOIL SULFUR AND 1 LB. OF IRON SULFATE PER CUBIC YARD OF BACKFILL. LIMIT THE SOIL SULFUR TO THE UPPER 12 INCHES OF BACKFILL ONLY. HANDLE IRON SULFATE WITH CAUTION SINCE IT WILL SEVERELY STAIN MOST CONCRETE.
- A SOIL BLEND CONSISTING OF NO MORE THAN 25% BY VOLUME BY ORGANIC MATTER SHOULD BE PLACED IN THE UPPER 12 INCHES OF BACKFILL ONLY. SOIL BELOW THIS DEPTH SHOULD NOT CONTAIN ANY ADDED ORGANIC MATTER BECAUSE OF THE THREAT OF PLANT DISEASE AND/OR ANAEROBIC SOIL CONDITIONS DEVELOPING.
- PLACE SLOW RELEASE FERTILIZER TABLETS IN THE UPPER 12 INCHES OF BACKFILL AT MANUFACTURER'S RECOMMENDED RATES.
- DO NOT COVER THE ORIGINAL ROOTBALL WITH OTHER SOIL. IDEALLY, A TEMPORARY SOIL BERM IS OFTEN CONSTRUCTED AROUND THE OUTER EDGE OF THE ROOTBALL TO HELP CHANNEL WATER INTO THE ROOTBALL AND THEN INTO SURROUNDING SOIL UNTIL ROOTS ARE ESTABLISHED IN THE BACKFILL AND THE ROOTBALL IS NO LONGER THE SOLE SOURCE OF WATER FOR THE PLANT.
- IDEALLY, A WEED AND TURF FREE ZONE, PREFERABLY 2-3 FT. IN DIAMETER, SHOULD BE MAINTAINED JUST BEYOND THE DIAMETER OF THE PLANTING HOLE. A 2-4 INCH DEEP LAYER OF COARSE MULCH CAN BE PLACED AROUND THE TREE OR SHRUB. MULCH SHOULD BE KEPT A MINIMUM OF 4-6 INCHES AWAY FROM THE TRUNK.

MAINTENANCE FERTILIZATION

UNIFORMLY BROADCAST AMMONIUM SULFATE (21-0-0) AT A RATE OF 5 LBS. PER 1000 SQ. FT. THE FIRST APPLICATION SHOULD OCCUR APPROXIMATELY 90 DAYS AFTER PLANTING, WITH REPEAT APPLICATIONS EVERY 60 DAYS OR AS GROWTH AND COLOR DICTATE. IN EARLY FALL AND SPRING, SUBSTITUTE A COMPLETE FERTILIZER SUCH AS 16-4-8, OR EQUAL, FOR THE AMMONIUM SULFATE (21-0-0) AT A RATE OF 6 LBS. PER 1000 SQ. FT. TO ENSURE CONTINUING SUPPLIES OF PHOSPHORUS AND POTASSIUM. FOLLOW EACH FERTILIZATION WITH A THOROUGH IRRIGATION. WHEN PLANTS HAVE BECOME WELL ESTABLISHED, FERTILIZER APPLICATIONS CAN BE LESS FREQUENT.

AS NOTED ABOVE, SOME OF THE MICRONUTRIENTS ARE BELOW OPTIMUM. WHEN THESE NUTRIENTS ARE LOW, ESPECIALLY IN AN ALKALINE SOIL, DEFICIENCIES CAN SOMETIMES SHOW IN THE PLANTS. IF DEFICIENCIES SHOW ONCE PLANTS HAVE BECOME ESTABLISHED, THEY MAY BE ADDRESSED UPON THE FIRST SIGN OF DEFICIENCY. SYMPTOMS OF MAGANESE DEFICIENCY MAY BE SEEN AS A GENERAL LOSS OF COLOR IN THE YOUNG LEAVES, FOLLOWED BY YELLOWING BETWEEN VEINS AND BROWNISH-BLACK SPOTS APPEARING. IRON AND ZINC DEFICIENCY SYMPTOMS ARE OFTEN CHARACTERIZED BY YELLOW, ALMOST WHITE, INTERVENIAL CHLOROSIS ON THE YOUNGEST GROWTH. IF THESE SYMPTOMS ARE APPARENT ONCE PLANTS ARE ESTABLISHED, THEN APPLICATION OF IRON, ZINC, AND/OR MANGANESE CHELATE AT THE MANUFACTURER'S LABEL RATE MAY IMPROVE APPEARANCE. CHELATES ARE GENERALLY MORE EFFECTIVE ON ALKALINE SOILS THAN SOME OF THE OTHER FORMS OF TRACE ELEMENTS.

THE ABOVE INFORMATION IS A SUMMARY OF THE CRITICAL INFORMATION, FOR FULL REPORT/ADDITIONAL INFORMATION SEE REPORT. FOR FURTHER INFORMATION CONTACT WAYPOINT ANALYTICAL (1-714-282-8777)



NOTE:
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LANDSCAPE ARCHITECT STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

LANDSCAPE ARCHITECT

SIGNATURE

10-14-24

DATE

REVISIONS

NO.	REV. DATE	BY
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PLANT PLAN

Watkins Residence

705 Barbara Ave.
Solana Beach, CA 92075
Contact: Dale Watkins (858-414-0208)

Ian Tillyard
Landscape Design, LLC.

Date: 10-14-24

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

Drawn by: IT/GW

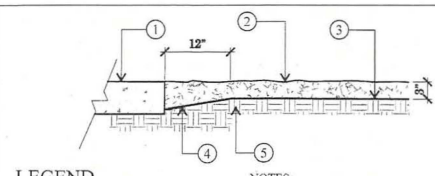
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858-350-3767

- NOTES:
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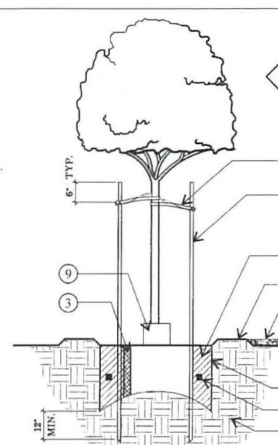
LEGEND

- 1 HARDSCAPING/HEADER BOARD
- 2 MULCH
- 3 FINISH GRADE
- 4 SHOVEL CUT EDGE
- 5 COMPACTED NATIVE SOIL

NOTES:

- A. PRIOR TO PURCHASE/PLACEMENT OF THE MULCH, THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE INSPECTOR FOR APPROVAL.
- B. MULCH UNDER TREES AND SHRUBS AS DIRECTED ON THE PLANS AND BLEND INTO EDGES AT GROUND COVER AREAS.
- C. MOISTEN MULCH AFTER INSTALLATION TO ASSIST IN COMPACTION.
- D. PLACE NO MULCH WITHIN A 6" RADIUS OF THE CROWN OF A WOODY PLANT.

1 MULCH INSTALLATION - STANDARD DETAIL
SCALE: NTS



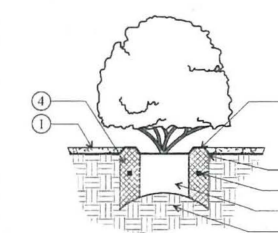
LEGEND

- 1 CINCH THE "INSTALL PER INSTRUCTIONS USING (1) STRAP PER STAKE SECURE TO STAKE PER MANUFACTURER'S RECOMMENDATIONS. PLACE BELOW BRANCH YOLKE OF TREE
- 2 8" LODGEPOLE PINE STAKES
- 3 BREATHER TUBE- SEE DETAIL X. THIS SHEET
- 4 BACKFILL MIX PER SPECIFICATIONS
- 5 4" BERM FOR TEMPORARY WATERING
- 6 MULCH - WHERE APPLICABLE IN PLANTING BEDS
- 7 PLANT PIT: 2 TIMES WIDTH OF ROOT BALL
- 8 NATIVE SOIL
- 9 TRUNK GUARD IN TURF AREAS
- 10 PLANT TABS PER MANUFACTURER'S RECOMMENDATIONS

NOTES:

- A. INSTALL ROOT BARRIERS ON TREES PLANTED WITHIN 5' OF ANY STRUCTURE OR HARDSCAPE.
- B. ROOT CROWN TO BE SET 2" - 3" ABOVE ORIGINAL FINISH GRADE.

2 TREE PLANTING - STANDARD DETAIL
SCALE: NTS



LEGEND

- 1 MULCH
- 2 3" BERM TO FORM DEPRESSED WATERING BASIN
- 3 PLANT TABS PER MANUFACTURER'S RECOMMENDATIONS
- 4 BACKFILL MIX PER SPECIFICATIONS
- 5 CONTAINER PLANT ROOT BALL
- 6 PLANT PIT TO BE 1 1/2 TIMES THE WIDTH OF THE ROOT
- 7 BALL & 6" BELOW THE BOTTOM OF THE ROOT BALL NATIVE SOIL

NOTES:

- A. CROWN OF SHRUB SHALL BE INSTALLED TO MAINTAIN ONE TO TWO INCHES ABOVE ORIGINAL FINISH GRADE.

3 SHRUB PLANTING - STANDARD DETAIL
SCALE: NTS

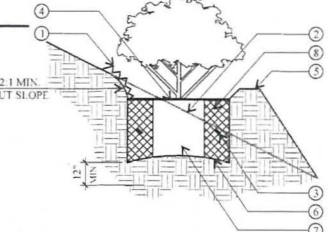
LEGEND

- 1 JUTE MESH- THOSE AREAS GREATER THAN EXISTING SLOPE
- 2 ORIGINAL GRADE
- 3 FERTILIZER TABLETS, APPLICATION RATE PER TABLE, PER AGRONOMIST RECOMMENDATIONS
- 4 ROOT CROWN TO BE SET 2" - 3" ABOVE ORIGINAL LINE OF SLOPE
- 5 3" BERM TIGHTLY COMPACTED IN PLACE TO FORM WATERING BASIN
- 6 PLANT PIT TO BE 2 TIMES THE WIDTH OF THE ROOT BALL & EQUAL TO THE DEPTH OF THE ROOTBALL
- 7 CONTAINER ROOT BALL
- 8 BACKFILL MIX PER AGRONOMIST REPORT

NOTE:

INSTALL STAKES 12" FROM TREE TRUNK

4 SHRUB PLANTING [SLOPE] - STANDARD DETAIL
SCALE: NTS



LEGEND

- 1 BACK OF CURB OR EDGE OF PAVING
 - 2 PLANT LOCATION
- NOTES:
- A. ALL SHRUBS/GROUND COVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS; SEE LEGEND FOR SPACING REQUIREMENTS

5 GROUND COVER - STANDARD DETAIL
SCALE: NTS

- 7.0 FERTILIZERS AND SOIL CONDITIONS (FOR BID PURPOSES ONLY):
- 1.0 POSITION PLANTS IN PLANT LOCATIONS INDICATED ON DRAWINGS AND SECURE APPROVAL BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS INDICATED.
- 2.0 PREPARE PLANTS BY DIG SQUARE WITH BOTTOMS 1' FIVE, THE LENGTH OF SIDES AND DEPTH EQUAL TO ONE AND ONE-HALF TIMES THE DIAMETER OF THE TREE BALL. COMPACTED SOILS AT SIDES AND BOTTOMS SHALL BE LACED WITH SCRAPING OR OTHER APPROVED METHOD. PITS SHALL BE BACKFILLED WITH "PREPARED SOIL" TO THEIR REQUIRED DEPTH, AND THE BALANCE OF THE PIT FILLED WITH "PREPARED SOIL" THOROUGHLY SETTLED BY WATER APPLICATION. (REFER TO PLANTING DETAILS AND SPACING DETAILS)
- 3.0 SET PLANTS IN CENTER OF PIT, IN A VERTICAL POSITION SO THAT CROWN OF PLANT WILL BE LEVEL WITH FINISH GRADE AFTER ALLOWING FOR WATERING AND SETTLING AND SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE THAT IT DID TO THE SOIL SURFACE IN THE CONTAINER.
- 4.0 SUBSTITUTIONS: SUBSTITUTIONS OF PLANTS SHALL BE MADE AT EACH PLANT WATER THOROUGHLY BACKFILLING ANY VOIDS WITH ADDITIONAL "PREPARED PLANTING MIX"
- 5.0 PLANTING VINES, SHRUBS AND GROUNDCOVERS
- A. VINES AND SHRUBS SHALL BE PLANTED PER DETAILS. COMPACTED SOIL AT BOTTOM OF PIT SHALL BE LOOSENED AND THE PIT FILLED WITH "PREPARED SOIL" TO THE BOTTOM OF THE BALL. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE FILLED TO THE REQUIRED GRADE WITH "PREPARED SOIL" AND THOROUGHLY SETTLED BY TAMPING. (REFER TO PLANTING DETAILS)
- B. PREPARE A DEPRESSED WATER BASIN AS WIDE AS PLANT PITS AT EACH PLANT WATER THOROUGHLY BACKFILLING ANY VOIDS WITH ADDITIONAL "PREPARED PLANTING MIX"
- C. 1. PITS FOR PLANT SIZED PLANTS TO BE AT LEAST 4" X 4" X 4" GROUND COVER AREAS SHALL BE MOISTENED PRIOR TO PLANTING. NO FLATTED OR UNIFORM PLANTS SHALL BE PLANTED IN DRY SOIL.
- D. 2. SET PLANTS IN CENTER OF PITS SO THAT CROWN OF PLANT WILL BE 1" FIVE WITH FINISH GRADE AFTER SETTLING OF SOIL. THEN BACKFILL AND WATER (REFER TO SPACING DETAILS)
- E. 3. FLATTED PLANTS SHALL BE WELL ROOTED WITH RUNNERS AT LEAST 4" BUT NOT MORE THAN 6" IN LENGTH
- 6.0 TREES OCCURRING IN LAWN
- A. TREES OCCURRING SHALL BE PLANTED BEFORE FINAL PREPARATION OF THOSE AREAS
- B. ALL TREES SHALL BE INSTALLED WITH BARK PROTECTION DEVICES AT PREPARATION OF THOSE AREAS
- 7.0 CARE OF PLANTS BEFORE AND DURING PLANTING
- A. PLANTS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR WHILE BEING PLANTED. KEEP EXPOSED ROOTS MOIST BY MEANS OF WET SAWDUST, PEAT MOSS OR BURLAP AT ALL TIMES DURING PLANTING OPERATIONS. DO NOT EXPOSE ROOTS TO THE AIR EXCEPT WHILE BEING PLACED IN THE GROUND. DAMAGED OR DESTROYED PLANTS SHALL BE REPLACED IN DUPLICATE BEFORE THE CONTRACTOR WITHIN 48 HOURS AFTER NOTIFICATION BY THE OWNER'S REPRESENTATIVE
- 8.0 DEPRESSED LAWN
- A. CULTIVATE ALL LAWN AREAS TO A DEPTH OF 12" ROCKS AND DEBRIS LARGER THAN 1" IN DIAMETER WHICH ARE BROUGHT TO THE SURFACE BY CULTIVATION SHALL BE REMOVED FROM THE SITE. IF CULTIVATION DOES NOT BREAK LUMPS, A SPIN-TOOTH HARROW SHALL BE PULLED BEHIND A MECHANICAL SEEDER OR TRACTOR.
- B. AREAS TO BE PLANTED IN SOIL SHALL BE FINISHED SMOOTH TO PRESENT A MEAT AND UNIFORM GRADE PRIOR TO INSTALLATION. THE LAWN BED SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE SODDING.
- C. SODDED AREAS SHALL BE THOROUGHLY WATERED, FERTILIZED, AND KEPT MOIST BY BRIGATING AS OFTEN AS REQUIRED.
- D. ANY LAWN AREAS THAT DO NOT SHOW A PROPER CATCH OF GRASS SHALL BE RE-SODDED AT TWO DAY INTERVALS UNTIL AN ACCEPTABLE STAND OF GRASS IS ASSURED
- 9.0 HYDRO-SEEDING
- A. SLOPE AREAS: REFER TO PLANTING PLAN AND SLOPE MIX DESIGNS FOR TYPES AND AMOUNT OF SEEDS TO BE USED. AT LEAST SEED MIXES MAY BE USED ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT. THE DESIGNED SLOPE MIXES SHALL BE APPLIED BY AN APPROVED HYDROSEEDING COMPANY. DESIGNATED SLOPE MIXES SHALL BE EITHER FOR IRRIGATED OR NON-IRRIGATED GROUND CONDITIONS. (REFER TO PLANS AND SLOPE MIX DESIGNS) EACH CONTAINER OF SLOPE MIX SHALL BE APPLIED WITHIN 2 HOURS OF TIME LIMIT, OR BE REJECTED AND REMOVED AT CONTRACTOR'S EXPENSE.
- B. TURF AREAS: THE DESIGNED SEED AND SLOPE MIX SHALL BE APPLIED IN A SODDED AREAS SHALL BE THOROUGHLY WATERED WITH 1/4" OF WATER PER HOUR TIME LIMIT PER CONTAINER MIX. (REFER TO PLANTING PLAN AND SLOPE MIX DESIGNS) WHERE APPLICABLE, A SUBSTITUTE SEED MIX MAY BE USED ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
- C. DAILY WORK SHEETS: DAILY WORK SHEETS SHALL BE SIGNED BY THE NOZZLEMAN AND SENT TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR PAYMENT APPROVAL. THE FOLLOWING INFORMATION SHALL BE RECORDED:
- (1) SEED - TYPES, AMOUNTS
 - (2) FERTILIZER - ANALYSIS, AMOUNT
 - (3) BARK - TYPE, AMOUNT
 - (4) SEEDING ADDITIVE - TYPE, AMOUNT
 - (5) NUMBER OF LOADS - AMOUNT OF WATER
 - (6) AREA COVERED - IN ACRES
 - (7) EQUIPMENT USED - CAPACITY AND LICENSE NUMBER
- D. PROTECTION: CLEAN-UP PREVENT AND/OR CLEAN-UP OVERSPRAY ONTO CONCRETE RESERVOIRS, DRAINAGE DITCHES, CHANNELS, STRUCTURES, ROADS AND WALKWAYS OVERSPRAY AND SPILLAGE ONTO RESTRICTED AREAS SHALL BE REMOVED THE SAME DAY AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE
- 10.0 WATERING
- A. IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED BY HOSE IN A MODERATE STREAM IN THE PLANTING HOLES UNTIL THE MATERIAL ABOUT THE ROOTS IS COMPLETELY SATURATED FROM THE BOTTOM OF THE HOLE TO THE TOP OF THE GROUND.
- B. PLANTS WHICH CANNOT BE WATERED EFFICIENTLY WITH THE EXISTING IRRIGATION SYSTEM SHALL BE WATERED BY MEANS OF A HOSE.
- C. APPLY WATER IN SUFFICIENT QUANTITIES, AND AS OFTEN AS SEASONAL AND SOIL CONDITIONS REQUIRE, TO KEEP THE GROUND WET AT ALL TIMES. WELL BELOW THE ROOT SYSTEM OF GRASS AND PLANTING, CARE IS TO BE TAKEN IN WATERING SO IT DOES NOT CAUSE EROSION DAMAGE.
- D. FOLLOWING THE PLANTING OF GROUND COVER PLANTS IMMEDIATELY AND THOROUGHLY WATER BY THE IRRIGATION SYSTEM OR BY A GROUND RUNNING HOSE SPRAY
- 11.0 WATERING BASINS
- A. CONSTRUCT A FIRMLY COMPACTED MIXED OF SOIL AROUND EACH TREE AND PLANT TO FORM A WATERING BASIN AT THE EDGE OF AND FOLLOWING THE SHAPE OF THE PLANTING PIT AREA. MOUNDS FOR TREES AND FOR VINES FROM SAGUARO OR LARIX CONTAINERS, SHALL BE AT LEAST 4" HIGH. MOUNDS FOR TREES, VINES OR PLANTS NOT OTHERWISE SPECIFIED SHALL BE AT 7" HIGH. EXCAVATED CARLTI, IF CAPABLE OF RETAINING WATER, MAY BE USED. ANY SETTLEMENT WITHIN THE BASINS RETAINING WATER SHALL BE REFILLED TO THE REQUIRED GRADE WITH "PREPARED SOIL" AND ADDITIONAL NITROGEN STABILIZED SAWDUST WORKED INTO THE SURFACE AS REQUIRED TO RESTORE THE BARK BARKED CONDITION.
- B. REMOVE WATERING BASINS IN PLANTER AREAS AT THE TIME OF BARK INSTALLATION

- 12.0 FINISH GRADING
- WHEN PRELIMINARY GRADING (INCLUDING WEEDING AND FERTILIZING) HAS BEEN COMPLETED AND THE SOIL HAS DRIED SUFFICIENTLY TO BE READILY WORKED, ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO THE ELEVATIONS INDICATED ON THE DRAWINGS. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. MINOR ADJUSTMENTS OF FINISH GRADES SHALL BE MADE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, AT NO ADDITIONAL COST TO OWNER.
- FINISH GRADE SHALL BE A SMOOTH, EVEN AND UNIFORM PLANE WITHOUT ABRUPT CHANGE OF SURFACE. SOIL AREAS ADJACENT TO BUILDINGS SHALL BE GRADED 2" MIN. TO ALLOW A NATURAL RUN-OFF OF WATER, AND SURFACE DRAINAGE SHALL BE DIRECTED AS INDICATED ON THE DRAWINGS BY RE-GRADING SURFACES TO FACILITATE THE NATURAL "RUN-OFF" OF WATER GRADING SHALL BE DONE WHEN SOIL IS AT OPTIMUM MOISTURE CONTENT FOR WORKING
- 13.0 METHOD OF PLANTING AND WORK PROCEDURE
- A. NO PLANTING SHALL BE DONE UNTIL ALL OPERATIONS IN CONNECTION WITH THE INSTALLATION OF THE SPRINKLER SYSTEM HAVE BEEN COMPLETED. FINAL GRADES HAVE BEEN ESTABLISHED. THE PLANTING AREAS HAVE BEEN PROPERLY GRADED AND PREPARED AS SPECIFIED, AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
- B. THE RELATIVE POSITION OF ALL TREES AND PLANTS IS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND OWNER, AND THEY SHALL, IF NECESSARY, BE RELOCATED AS DIRECTED AS PART OF THE CONTRACT.
- C. ALL PLANTS SHALL BE REMOVED FROM THEIR CONTAINERS AND SET OUT EXACTLY WHERE SETTLED. THEY BEAR THE SAME RELATIONSHIP TO THE REQUIRED GRADE THAT THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED. WHEN PLANTS SHALL BE REPLANTED IN THE CENTER OF THE PIT AND BACKFILL UNLESS OTHERWISE SPECIFIED WITH "PREPARED SOIL". NO SOIL IN MUDDY CONDITION SHALL BE USED FOR BACKFILLING. NO FILLING WILL BE PERMITTED AROUND TREES OR STEMS. ALL BROKEN OR PRAYED ROOTS SHALL BE PROPERLY CUT OFF.
- D. LANDSCAPE ARCHITECT SHALL APPROVE THE PLACING AND PLANTING OF ALL PLANTS.
- E. IN THE EVENT THAT UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN THE PLANTING OPERATION, ALTERNATE LOCATIONS FOR PLANT MATERIAL WILL BE SELECTED BY THE LANDSCAPE ARCHITECT, AND PLANTING COMPLETED AT NO EXTRA COST TO OWNER.

- 14.0 PLANTING OF TREES
- A. PREPARE PLANTS IN PLANT LOCATIONS INDICATED ON DRAWINGS AND SECURE APPROVAL BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS INDICATED.
- B. PREPARE PLANTS BY DIG SQUARE WITH BOTTOMS 1' FIVE, THE LENGTH OF SIDES AND DEPTH EQUAL TO ONE AND ONE-HALF TIMES THE DIAMETER OF THE TREE BALL. COMPACTED SOILS AT SIDES AND BOTTOMS SHALL BE LACED WITH SCRAPING OR OTHER APPROVED METHOD. PITS SHALL BE BACKFILLED WITH "PREPARED SOIL" TO THEIR REQUIRED DEPTH, AND THE BALANCE OF THE PIT FILLED WITH "PREPARED SOIL" THOROUGHLY SETTLED BY WATER APPLICATION. (REFER TO PLANTING DETAILS AND SPACING DETAILS)
- C. SET PLANTS IN CENTER OF PIT, IN A VERTICAL POSITION SO THAT CROWN OF PLANT WILL BE LEVEL WITH FINISH GRADE AFTER ALLOWING FOR WATERING AND SETTLING AND SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE THAT IT DID TO THE SOIL SURFACE IN THE CONTAINER.
- D. SUBSTITUTIONS: SUBSTITUTIONS OF PLANTS SHALL BE MADE AT EACH PLANT WATER THOROUGHLY BACKFILLING ANY VOIDS WITH ADDITIONAL "PREPARED PLANTING MIX"
- 15.0 PLANTING VINES, SHRUBS AND GROUNDCOVERS
- A. VINES AND SHRUBS SHALL BE PLANTED PER DETAILS. COMPACTED SOIL AT BOTTOM OF PIT SHALL BE LOOSENED AND THE PIT FILLED WITH "PREPARED SOIL" TO THE BOTTOM OF THE BALL. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE FILLED TO THE REQUIRED GRADE WITH "PREPARED SOIL" AND THOROUGHLY SETTLED BY TAMPING. (REFER TO PLANTING DETAILS)
- B. PREPARE A DEPRESSED WATER BASIN AS WIDE AS PLANT PITS AT EACH PLANT WATER THOROUGHLY BACKFILLING ANY VOIDS WITH ADDITIONAL "PREPARED PLANTING MIX"
- C. 1. PITS FOR PLANT SIZED PLANTS TO BE AT LEAST 4" X 4" X 4" GROUND COVER AREAS SHALL BE MOISTENED PRIOR TO PLANTING. NO FLATTED OR UNIFORM PLANTS SHALL BE PLANTED IN DRY SOIL.
- D. 2. SET PLANTS IN CENTER OF PITS SO THAT CROWN OF PLANT WILL BE 1" FIVE WITH FINISH GRADE AFTER SETTLING OF SOIL. THEN BACKFILL AND WATER (REFER TO SPACING DETAILS)
- E. 3. FLATTED PLANTS SHALL BE WELL ROOTED WITH RUNNERS AT LEAST 4" BUT NOT MORE THAN 6" IN LENGTH
- 16.0 TREES OCCURRING IN LAWN
- A. TREES OCCURRING SHALL BE PLANTED BEFORE FINAL PREPARATION OF THOSE AREAS
- B. ALL TREES SHALL BE INSTALLED WITH BARK PROTECTION DEVICES AT PREPARATION OF THOSE AREAS
- 17.0 CARE OF PLANTS BEFORE AND DURING PLANTING
- A. PLANTS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR WHILE BEING PLANTED. KEEP EXPOSED ROOTS MOIST BY MEANS OF WET SAWDUST, PEAT MOSS OR BURLAP AT ALL TIMES DURING PLANTING OPERATIONS. DO NOT EXPOSE ROOTS TO THE AIR EXCEPT WHILE BEING PLACED IN THE GROUND. DAMAGED OR DESTROYED PLANTS SHALL BE REPLACED IN DUPLICATE BEFORE THE CONTRACTOR WITHIN 48 HOURS AFTER NOTIFICATION BY THE OWNER'S REPRESENTATIVE
- 18.0 DEPRESSED LAWN
- A. CULTIVATE ALL LAWN AREAS TO A DEPTH OF 12" ROCKS AND DEBRIS LARGER THAN 1" IN DIAMETER WHICH ARE BROUGHT TO THE SURFACE BY CULTIVATION SHALL BE REMOVED FROM THE SITE. IF CULTIVATION DOES NOT BREAK LUMPS, A SPIN-TOOTH HARROW SHALL BE PULLED BEHIND A MECHANICAL SEEDER OR TRACTOR.
- B. AREAS TO BE PLANTED IN SOIL SHALL BE FINISHED SMOOTH TO PRESENT A MEAT AND UNIFORM GRADE PRIOR TO INSTALLATION. THE LAWN BED SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE SODDING.
- C. SODDED AREAS SHALL BE THOROUGHLY WATERED, FERTILIZED, AND KEPT MOIST BY BRIGATING AS OFTEN AS REQUIRED.
- D. ANY LAWN AREAS THAT DO NOT SHOW A PROPER CATCH OF GRASS SHALL BE RE-SODDED AT TWO DAY INTERVALS UNTIL AN ACCEPTABLE STAND OF GRASS IS ASSURED
- 19.0 HYDRO-SEEDING
- A. SLOPE AREAS: REFER TO PLANTING PLAN AND SLOPE MIX DESIGNS FOR TYPES AND AMOUNT OF SEEDS TO BE USED. AT LEAST SEED MIXES MAY BE USED ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT. THE DESIGNED SLOPE MIXES SHALL BE APPLIED BY AN APPROVED HYDROSEEDING COMPANY. DESIGNATED SLOPE MIXES SHALL BE EITHER FOR IRRIGATED OR NON-IRRIGATED GROUND CONDITIONS. (REFER TO PLANS AND SLOPE MIX DESIGNS) EACH CONTAINER OF SLOPE MIX SHALL BE APPLIED WITHIN 2 HOURS OF TIME LIMIT, OR BE REJECTED AND REMOVED AT CONTRACTOR'S EXPENSE.
- B. TURF AREAS: THE DESIGNED SEED AND SLOPE MIX SHALL BE APPLIED IN A SODDED AREAS SHALL BE THOROUGHLY WATERED WITH 1/4" OF WATER PER HOUR TIME LIMIT PER CONTAINER MIX. (REFER TO PLANTING PLAN AND SLOPE MIX DESIGNS) WHERE APPLICABLE, A SUBSTITUTE SEED MIX MAY BE USED ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
- C. DAILY WORK SHEETS: DAILY WORK SHEETS SHALL BE SIGNED BY THE NOZZLEMAN AND SENT TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR PAYMENT APPROVAL. THE FOLLOWING INFORMATION SHALL BE RECORDED:
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 - (2) FERTILIZER - ANALYSIS, AMOUNT
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 - (5) NUMBER OF LOADS - AMOUNT OF WATER
 - (6) AREA COVERED - IN ACRES
 - (7) EQUIPMENT USED - CAPACITY AND LICENSE NUMBER
- D. PROTECTION: CLEAN-UP PREVENT AND/OR CLEAN-UP OVERSPRAY ONTO CONCRETE RESERVOIRS, DRAINAGE DITCHES, CHANNELS, STRUCTURES, ROADS AND WALKWAYS OVERSPRAY AND SPILLAGE ONTO RESTRICTED AREAS SHALL BE REMOVED THE SAME DAY AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE
- 20.0 WATERING
- A. IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED BY HOSE IN A MODERATE STREAM IN THE PLANTING HOLES UNTIL THE MATERIAL ABOUT THE ROOTS IS COMPLETELY SATURATED FROM THE BOTTOM OF THE HOLE TO THE TOP OF THE GROUND.
- B. PLANTS WHICH CANNOT BE WATERED EFFICIENTLY WITH THE EXISTING IRRIGATION SYSTEM SHALL BE WATERED BY MEANS OF A HOSE.
- C. APPLY WATER IN SUFFICIENT QUANTITIES, AND AS OFTEN AS SEASONAL AND SOIL CONDITIONS REQUIRE, TO KEEP THE GROUND WET AT ALL TIMES. WELL BELOW THE ROOT SYSTEM OF GRASS AND PLANTING, CARE IS TO BE TAKEN IN WATERING SO IT DOES NOT CAUSE EROSION DAMAGE.
- D. FOLLOWING THE PLANTING OF GROUND COVER PLANTS IMMEDIATELY AND THOROUGHLY WATER BY THE IRRIGATION SYSTEM OR BY A GROUND RUNNING HOSE SPRAY
- 21.0 WATERING BASINS
- A. CONSTRUCT A FIRMLY COMPACTED MIXED OF SOIL AROUND EACH TREE AND PLANT TO FORM A WATERING BASIN AT THE EDGE OF AND FOLLOWING THE SHAPE OF THE PLANTING PIT AREA. MOUNDS FOR TREES AND FOR VINES FROM SAGUARO OR LARIX CONTAINERS, SHALL BE AT LEAST 4" HIGH. MOUNDS FOR TREES, VINES OR PLANTS NOT OTHERWISE SPECIFIED SHALL BE AT 7" HIGH. EXCAVATED CARLTI, IF CAPABLE OF RETAINING WATER, MAY BE USED. ANY SETTLEMENT WITHIN THE BASINS RETAINING WATER SHALL BE REFILLED TO THE REQUIRED GRADE WITH "PREPARED SOIL" AND ADDITIONAL NITROGEN STABILIZED SAWDUST WORKED INTO THE SURFACE AS REQUIRED TO RESTORE THE BARK BARKED CONDITION.
- B. REMOVE WATERING BASINS IN PLANTER AREAS AT THE TIME OF BARK INSTALLATION

- 22.0 TREE STAKING
- A. STAKE ALL NON-GUYED TREES AT TIME OF PLANTING BY PLACING STAKE IN THE PREPARED HOLE AND DRIVING IT INTO SOFT GROUND, PLANTING THE TREE AS CLOSE TO THE STAKE AS POSSIBLE WITHOUT CROWDING THE ROOTS. FASTEN THE STAKE TO THE UPPER END OF STAKE USING "CINCH TIES" (REFER TO DETAIL)
- B. TREES 36" BOX SIZE OR LARGER, SHALL BE IMMEDIATELY ROOT GUYED WITH 1/4" GALVANIZED STEEL CABLE, ROOT BALL ANCHOR OR EQUAL PER MFG. INSTRUCTIONS
- 23.0 ESPALLING OF VINES
- ALL TRELLISES AND STAKES ARE TO BE REMOVED FROM PLANTS, AND THE PLANTS SHALL BE FASTENED AND TRAINED AGAINST FENCES OR WALLS UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. REFER TO DETAIL
- 24.0 BARK MULCH
- WEED CONTROL BARK INSTALLATION SHALL CONSIST OF PLACING 3" OF MEDIUM BARK WOOD BARK IN ALL SHRUB PLANTING AREAS. CONTRACTOR SHALL SUPPLY A ONE GALLON GUM SAMPLE TO CITY INSPECTOR FOR APPROVAL PRIOR TO DELIVERY. MFG. HALL CERTIFY BARK MULCH TO BE BROWN AND GOLD. COPIES SHALL BE PROVIDED TO CITY LANDSCAPE INSPECTOR AND LANDSCAPE ARCHITECT AVAIL. THRU: AGUINAGA GREEN - PHONE: 714-649-6990
- 25.0 CERTIFICATES
- IN ADDITION TO ANY OTHER CERTIFICATES SPECIFIED, CONTRACTOR SHALL FURNISH A CERTIFICATE WITH EACH DELIVERY OF BULK MATERIAL, STATING THE SOURCE, QUANTITY AND TYPE OF MATERIAL, AND THAT THE MATERIAL CONFORMS TO THE SPECIFICATION REQUIREMENTS. FOR BULK DELIVERED ORGANIC FERTILIZER, THE CERTIFICATE SHALL ALSO STATE THE VOLUME, NET WEIGHT, PERCENT OF NITROGEN AND PERCENT OF PHOSPHORIC ACID FOR EACH FERTILIZER AND SOIL CONDITIONER. IN CONTAINERS, A SIMILAR CERTIFICATE OR INVOICE SHALL BE FURNISHED STATING TOTAL QUANTITIES BY WEIGHT AND VOLUME FOR EACH MATERIAL. THESE CERTIFICATES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF THE MAINTENANCE PERIOD
- 26.0 PROTECTION
- CONTRACTOR SHALL CAREFULLY AND CONTINUOUSLY PROTECT ALL AREAS INCLUDED IN THE CONTRACT, INCLUDING PLANT MATERIALS, TREES, SUPPORTS, ETC., UNTIL FINAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE
- 27.0 MAINTENANCE
- A. CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF MEN AND ADEQUATE EQUIPMENT TO PERFORM THE WORK HEREIN SPECIFIED. PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING HERBICIDES BY A CERTIFIED SPRAYER, CARING FOR PLANTS, INCLUDING GROUNDCOVERS, SHRUBS AND TREES, EDGING, AERATING AND MOWING OF LAWNS, FERTILIZING AND CONTROL OF WEEDS, PESTS AND DISEASES.
- B. DAMAGE TO ANY PLANTED AREAS SHALL BE REPAIRED IMMEDIATELY. DEPRESSIONS CAUSED BY VEHICLES OR FOOT TRAFFIC SHALL BE FILLED WITH TOPSOIL, LEVELED AND REPLANTED. EXTERMINATE ALL RODENTS.
- C. THE ENTIRE PROJECT SHALL BE MAINTAINED FOR A PERIOD OF 90 DAYS COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND CONTRACTOR. HAS RECEIVED WRITTEN NOTIFICATION FOR "START OF MAINTENANCE"
- D. THE PROJECT SHALL BE CARED FOR IN A NEAT AND CLEAN CONDITION AT ALL TIMES TO THE SATISFACTION OF THE OWNER AND LANDSCAPE ARCHITECT
- 28.0 MAINTENANCE
- A. WATERING - WATER EVERY DAY ONCE PER DAY FOR TWO WEEKS AND THEREAFTER GRADUALLY REDUCE FREQUENCY OF WATERING TO THREE TIMES PER WEEK. CONTRACTOR SHALL CONTINUE TO MAINTAIN THE LAWN UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND OWNER.
- B. FERTILIZING - APPLY 12-12-12 (BEST OR EQUAL) AT THE RATE OF 5 POUNDS PER 1000 SQUARE FEET THREE WEEKS AFTER INSTALLATION AND WATER IMMEDIATELY THEREAFTER.
- C. DISEASES AND PEST CONTROL - TWO WEEKS AFTER APPROVAL OF LAWN INSTALLATION, APPLY A GRANULAR MERCURIAL (UNDESIRABLE OF PESTS AND MERCURIAL CHLORIDE AS PER MANUFACTURER'S RECOMMENDATION).
- D. MOWING - (TALL FESCUE LAWNS) - THE LAWN SHALL BE MOWED AT A HEIGHT OF 2" WITH A ROTARY MOWER. MOWING SHALL BE DONE WHEN IT REACHES 3" IN HEIGHT. COLLECT GRASS CLIPPING DURING MOWING OPERATIONS AND REMOVE FROM THE SITE. AFTER EACH CUTTING, THE EDGE OF THE GRASS SHALL BE TRIMMED TO A NEAT AND UNIFORM LINE. THE LAWN EDGES SHALL BE MAINTAINED NEATLY AT ALL TIMES.
- 29.0 GROUND COVER AND SHRUB AREA MAINTENANCE
- A. WATERING - NEW PLANTINGS SHALL BE WATERED ONCE PER DAY FOR TWO (2) WEEKS AFTER INSTALLATION. REDUCE WATERING PERIOD TO ONE DAY FOR THE NEXT TWO WEEKS. WATER THEREAFTER THRE (3) TIMES PER WEEK UNTIL FINAL ACCEPTANCE.
- B. FERTILIZATION - FERTILIZE THREE (3) WEEKS AFTER PLANTING WITH 5 POUNDS 12-12-12 (BEST OR EQUAL) 1000 SQUARE FEET. FERTILIZE THEREAFTER EVERY THIRTY (30) DAYS.
- C. PEST AND DISEASE CONTROL - FOR SLUGS AND SNAILS, APPLY PELLETED TRICHALCUM ARSINATE 5% BY WEIGHT AND METALDEHYDE 5% BY WEIGHT AS PER MANUFACTURER'S RECOMMENDATIONS TWO (2) WEEKS AFTER PLANT INSTALLATION. FOR GRASSHOPPERS AND CRICKETS, APPLY SOIL INSECTICIDES. DAILY WORK SHEETS SHALL BE SIGNED BY THE NOZZLEMAN AND SENT TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR PAYMENT APPROVAL. THE FOLLOWING INFORMATION SHALL BE RECORDED:
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 - (6) AREA COVERED - IN ACRES
 - (7) EQUIPMENT USED - CAPACITY AND LICENSE NUMBER
- D. PROTECTION: CLEAN-UP PREVENT AND/OR CLEAN-UP OVERSPRAY ONTO CONCRETE RESERVOIRS, DRAINAGE DITCHES, CHANNELS, STRUCTURES, ROADS AND WALKWAYS OVERSPRAY AND SPILLAGE ONTO RESTRICTED AREAS SHALL BE REMOVED THE SAME DAY AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE
- 30.0 GUARANTEE AND REPLACEMENTS
- A. ALL SHRUBS AND GROUNDCOVER SHALL BE GUARANTEED BY CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD, AND/OR FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ALL TREES UP TO 24" BOX SIZE SHALL BE GUARANTEED BY CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD, AND/OR FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
- B. ALL PLANTS THAT SHOW SIGNS OF FAILING GROWTH AT ANY TIME DURING THE LIFE OF THE CONTRACT, INCLUDING THE MAINTENANCE PERIOD, SHALL BE REPLACED IMMEDIATELY. REPLACEMENT SHALL BE MADE WITHIN 14 DAYS OF THE DATE OF THE CONTRACT. REPLACEMENT SHALL BE MADE WITHIN 14 DAYS OF THE DATE OF THE CONTRACT. REPLACEMENT SHALL BE MADE WITHIN 14 DAYS OF THE DATE OF THE CONTRACT. REPLACEMENT SHALL BE MADE WITHIN 14 DAYS OF THE DATE OF THE CONTRACT.
- C. CONTRACTOR SHALL, WITHIN 5 DAYS NOTICE, BY THE LANDSCAPE ARCHITECT, REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS. GUARANTEE REPLACEMENT SHALL BE MADE WITHIN 14 DAYS OF THE DATE OF THE CONTRACT. REPLACEMENT SHALL BE MADE WITHIN 14 DAYS OF THE DATE OF THE CONTRACT. REPLACEMENT SHALL BE MADE WITHIN 14 DAYS OF THE DATE OF THE CONTRACT. REPLACEMENT SHALL BE MADE WITHIN 14 DAYS OF THE DATE OF THE CONTRACT.
- 31.0 CLEAN-UP
- UPON COMPLETION OF THE WORK IN THIS SECTION, CONTRACTOR SHALL REMOVE ALL RUBBISH, DEBRIS AND DEBRIS RESULTING FROM HIS OPERATIONS. CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND IMPLEMENTS OF HIS SERVICE AND LEAVE ENTIRE AREA IN A NEAT AND ACCEPTABLE CONDITION IN ORDER TO GAIN THE FINAL APPROVAL BY THE LANDSCAPE ARCHITECT

NO.	REV. DATE	BY



PLANTING DETAILS & SPECIFICATIONS

ATLTY PREPARED

705 Barbara Ave.
Solana Beach, CA 92075
Contact: Dale Watkins (858-414-0208)

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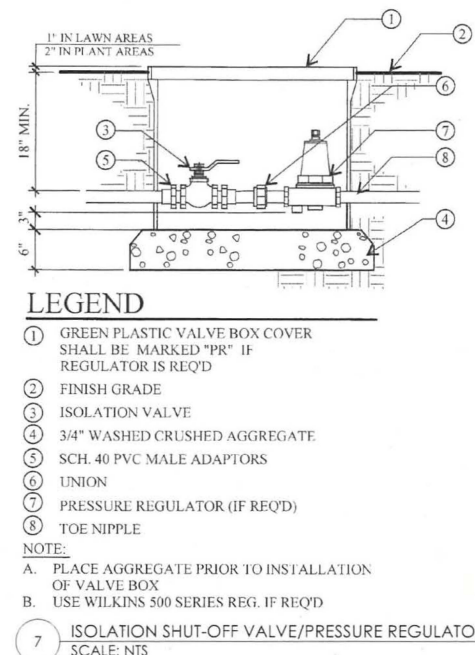
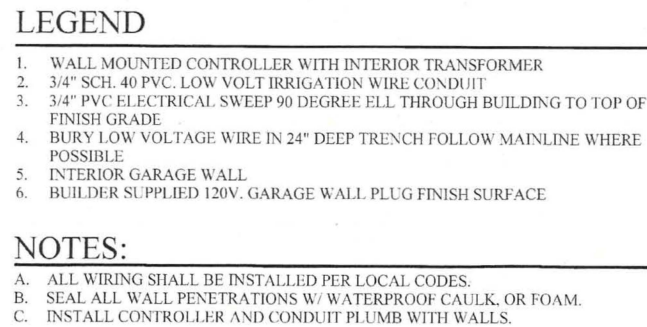
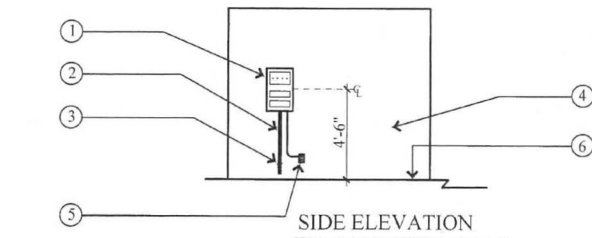
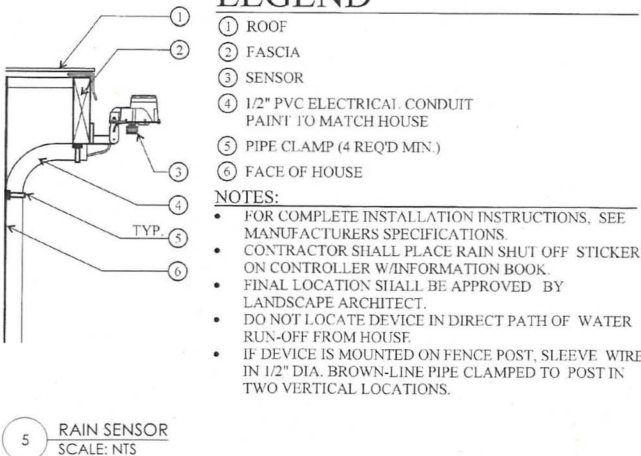
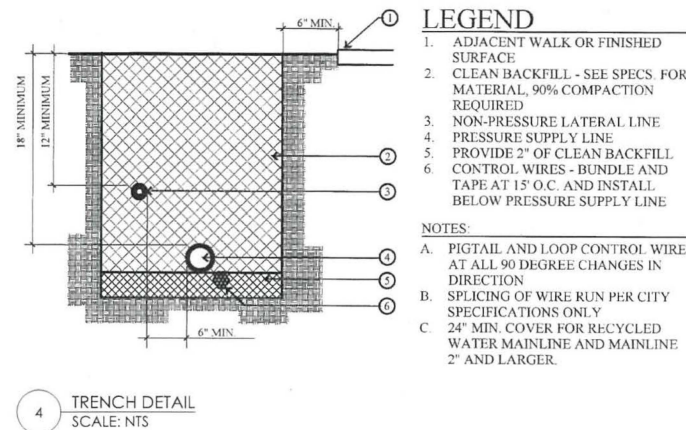
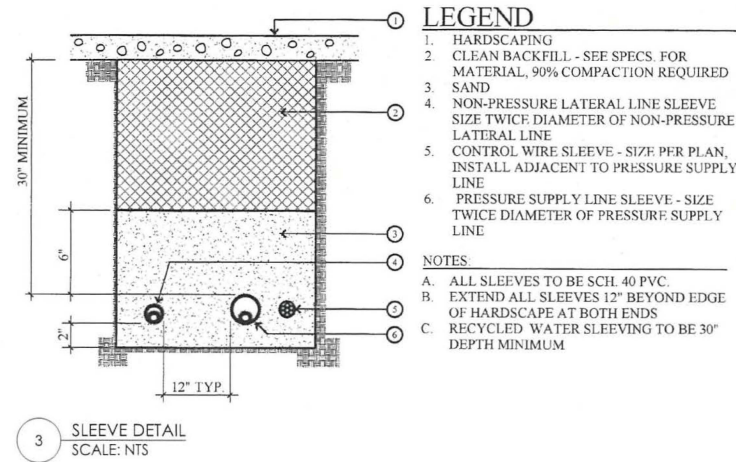
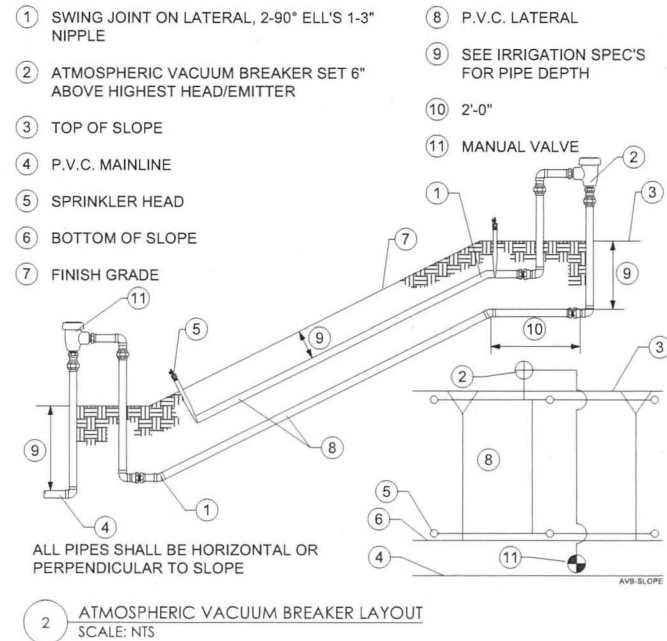
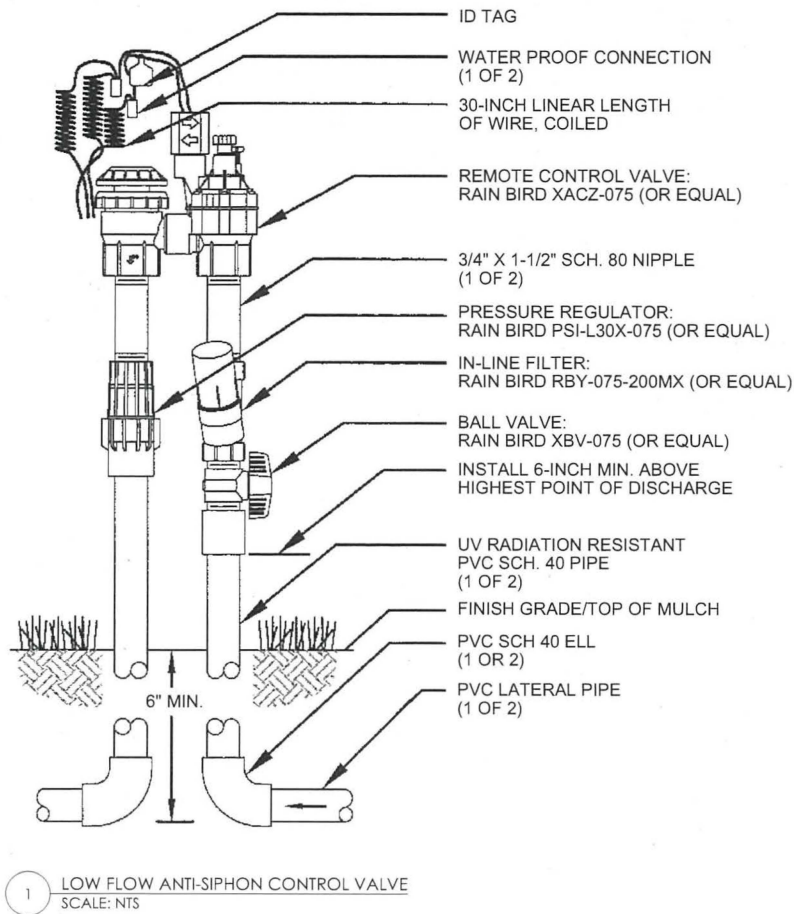
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NOTES:
1. CONSTRUCTION PER CITY OF SOLANA BEACH APPROVED STANDARDS.
2. FOOTINGS, REINFORCEMENT, AND GROUT PER CITY OF SOLANA BEACH APPROVED STANDARDS.
3. GAS AND ELECTRICAL CONNECTIONS AND SHUTOFFS PER CITY OF SOLANA BEACH APPROVED STANDARDS.



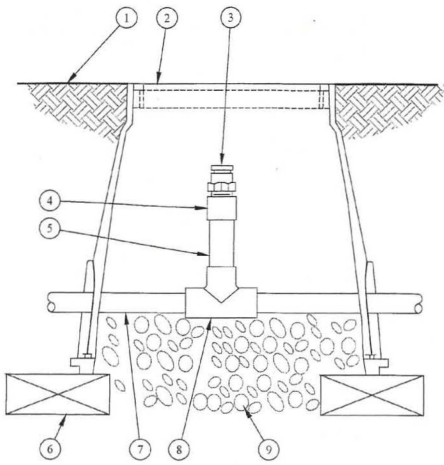
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Watkins Residence
705 Barbara Ave.
Solana Beach, CA 92075
Contact: Dale Watkins (858-414-0208)

Ian Tillyard
Landscape Design, LLC.
858-350-3767

Date: 10-14-24
Scale:
Drawn by: IT/GW
CAD by: Watkins 03-06-23
Sheet: L4

NOTES:
1. CONSTRUCTION PER CITY OF SOLANA BEACH APPROVED STANDARDS.
2. FOOTINGS, REINFORCEMENT, AND GROUT PER CITY OF SOLANA BEACH APPROVED STANDARDS.
3. GAS AND ELECTRICAL CONNECTIONS AND SHUTOFFS PER CITY OF SOLANA BEACH APPROVED STANDARDS.



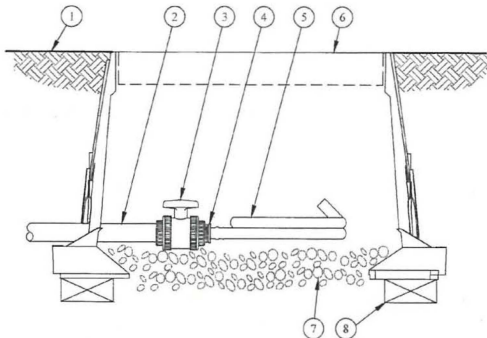
1 AIR RELIEF VALVE
SCALE: NTS

LEGEND

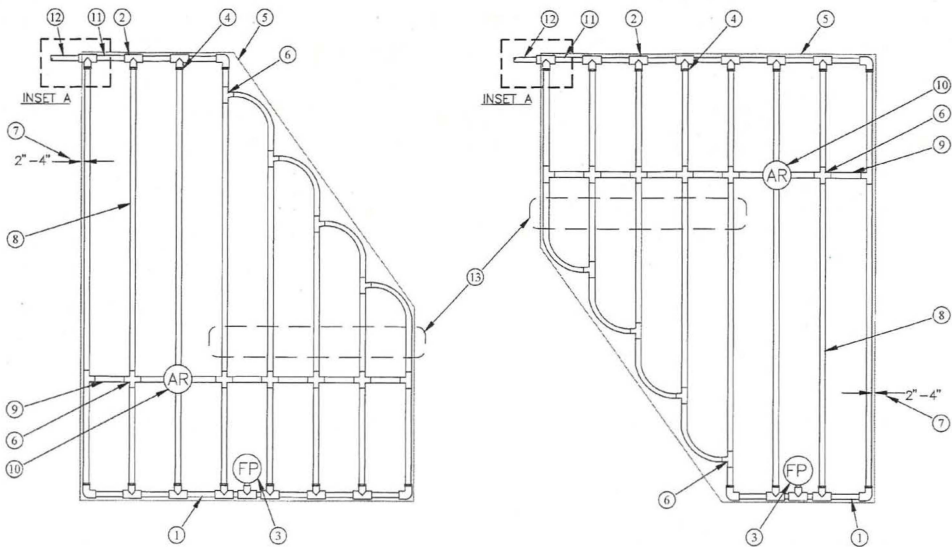
1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. 1/2" AIR RELIEF VALVE:
4. RAIN BIRD ARV-12 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

LEGEND

1. FINISH GRADE
2. PVC DRIP MANIFOLD PIPE
3. PVC 1" X 3/4" TRUE UNION BALL VALVE
4. MALE X BARB ADAPTER
5. BLANK TUBING
6. 12-INCH VALVE BOX WITH COVER:
7. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
8. BRICK (1 OF 2)



2 FLUSH VALVE (MANUAL)
SCALE: NTS

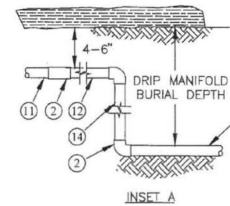


- NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.

3 DRIP IRRIGATION - TYPICAL LAYOUT
SCALE: NTS

1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
4. BARB X MALE FITTING: RAIN BIRD XFD-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS:
7. RAIN BIRD XFD-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
8. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
9. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
10. POTABLE: XFS DRIPLINE
NON-POTABLE: XFSP DRIPLINE
11. 1/2" POLYETHYLENE BLANK TUBING: RAIN BIRD XF SERIES BLANK TUBING
12. AIR RELIEF VALVE: RAIN BIRD AR VALVE KIT SEE RAIN BIRD DETAIL "XFS AIR RELIEF VALVE KIT"
13. PVC SUPPLY MANIFOLD
14. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
15. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
16. PVC SCH 40 RISER PIPE

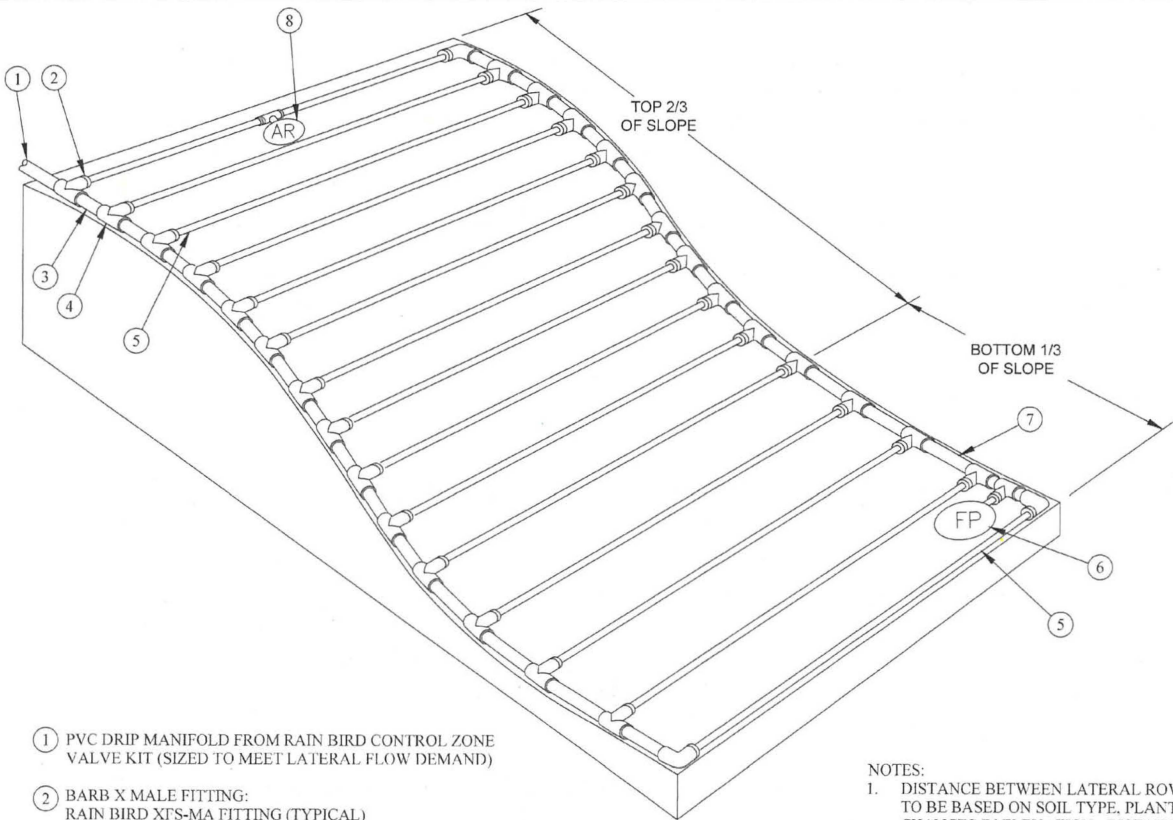
Inlet Pressure psi	XFS Dripline Maximum Lateral Lengths (Feet)					
	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (GPH)	Nominal Flow (GPH)	Nominal Flow (GPH)	Nominal Flow (GPH)	Nominal Flow (GPH)	Nominal Flow (GPH)
15	255	194	357	273	448	343
20	291	220	408	313	514	394
30	350	266	494	378	622	478
40	396	302	560	426	705	541
50	434	333	614	470	775	594



NOTES:

1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

5 DRIP IRRIGATION - TYPICAL INSTALLATION
SCALE: NTS



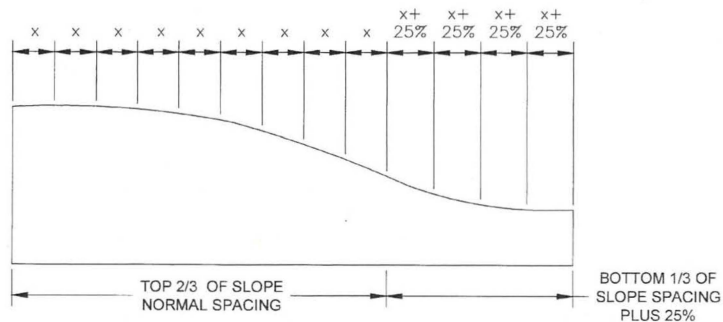
1. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. BARB X MALE FITTING: RAIN BIRD XFS-MA FITTING (TYPICAL)
3. PVC SUPPLY HEADER
4. PVC SCH 40 TEE OR EL (TYPICAL)
5. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
POTABLE: XFS DRIPLINE
NON-POTABLE: XFSP DRIPLINE
6. FLUSH POINT: SEE RAIN BIRD XFS DETAILS FOR FLUSH POINT INSTALLATION
7. PVC FLUSH HEADER
8. 1/2" AIR RELIEF VALVE: RAIN BIRD ARV-12 SEE RAIN BIRD XFS DETAILS FOR ARV-12 INSTALLATION
9. DRIP IRRIGATION - SLOPE INSTALLATION
SCALE: NTS

NOTES:

1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE 1.25X OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN ELEVATION CHANGE EXCEEDS 10 FEET IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
4. INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.

PSI	XFS Dripline Maximum Lateral Lengths (Feet)					
	12" Spacing		18" Spacing		24" Spacing	
	0.6 GPH	0.9 GPH	0.6 GPH	0.9 GPH	0.6 GPH	0.9 GPH
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	512

WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



X = DISTANCE BETWEEN ROWS OF DRIP LATERALS AS DETERMINED BY PLANT AND SOIL TYPE. SEE NOTE 1.



LANDSCAPE ARCHITECT STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

LANDSCAPE ARCHITECT

SIGNATURE

10-14-24

DATE

IRRIGATION DETAILS

Watkins Residence
705 Barbara Ave.
Solana Beach, CA 92075
Contact: Dale Watkins (858-414-0208)

Ian Tillyard
Landscape Design, LLC.

Date: 10-14-24
Scale: -
Drawn by: IT/GW
CAD File: Watkins 03-06-23
Sheet: L5
858-350-3767

LEGEND	SYMBOL
PROPERTY BOUNDARY	---
EASEMENT LINE	---
EXISTING CONTOUR (PER TOPOGRAPHY SURVEYED ON 5-24-2019)	146.0
EXISTING ELEVATION (PER TOPOGRAPHY SURVEYED ON 5-24-2019)	146.0
EXISTING CONTOUR (PER TOPOGRAPHY SURVEYED ON 7-11-2023)	146.0
EXISTING ELEVATION (PER TOPOGRAPHY SURVEYED ON 7-11-2023)	146.0
ELEVATION PER APPROVED PLAN NO.B20-0092	146.00
CONTOURS PER APPROVED PLAN NO.B20-0092	146.00
PROPOSED CONTOUR	146.00
PROPOSED ELEVATION	146.00
PROPOSED STORM DRAIN PIPE	50
NEW KEYSTONE/CMU WALL	---
NEW WOOD DECK	---
NEW CONCRETE SURFACE	---

PRE-EXISTING (PRIOR TO BACK YARD) IMPERVIOUS AREA CALCULATIONS:
 BUILDING 2,575 SF
 SITE WORK 1,303 SF
 EXISTING TOTAL IMPERVIOUS AREA: 3,878 SF
 EXISTING TOTAL PERVIOUS AREA: 6,943 SF

APPROVED PLAN NO. B20-0092 IMPERVIOUS AREA CALCULATIONS:
 BUILDING 3,188 SF
 SITE WORK 483 SF
 EXISTING TOTAL IMPERVIOUS AREA: 3,681 SF
 EXISTING TOTAL PERVIOUS AREA: 7,137 SF

EXISTING (EXISTING UNPERMITTED) IMPERVIOUS AREA CALCULATIONS:
 BUILDING 3,188 SF
 SITE WORK 1,153 SF
 EXISTING TOTAL IMPERVIOUS AREA: 4,341 SF
 EXISTING TOTAL PERVIOUS AREA: 6,477 SF

IMPERVIOUS AREA INCREASED FROM PRE-EXISTING (PRIOR TO BACKYARD) BY 466 SF

LOT 25

LOT 28

OWNERS: DALE L. WATKINS JR. AND LISA J. WATKINS

SITE ADDRESS: 705 BARBARA AVENUE
 SOLANA BEACH, CA 92075

ASSESSOR'S PARCEL NO.: 263-091-07

DATE OF SURVEY: 5/24/19 & 7-11-23

LEGAL DESCRIPTION: LOT 26 OF SOLANA HEIGHTS, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3521, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO OCTOBER 10, 1956.

VERTICAL BENCHMARK: CITY OF SOLANA BEACH SURVEY CONTROL PNT NO. 2012 STATION NAME "DNC-43" FOUND 3.5" NATIONAL GEODETIC SURVEY DISC IN HEADWALL 0.2 MILES NORTH OF SOLANA VISTA DRIVE ON THE EAST SIDE OF NORTHBOUND HIGHWAY 101 3 FEET OFF SHOULDER AND 6 FEET WEST OF CARDOFF BY THE SEA SIGN.

DATUM: NGVD29 ELEVATION: 32.459'

CONSTRUCTION NOTES:

1. EXISTING TOPOGRAPHY AND BOUNDARY DATA SHOWN HEREON PROVIDED BY SAMPO ENGINEERING, INC. ON MAY 24, 2019 AND BY CELST ON JULY 7-11-23.

2. A PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE OF CALIFORNIA, INC. DATED JULY 20, 2023 AS ORDER NO. 2000288 HAS BEEN REVIEWED FOR EXISTING ON-SITE EASEMENTS (NUMBERING PER SAID PRELIMINARY TITLE REPORT). SAID EASEMENT HAS BEEN PLOTTED HEREON:

△ EXISTING 5' WIDE EASEMENT GRANTED TO JOHN MICHAEL AND KAREN JEAN COOMBS FOR PUBLIC UTILITY PURPOSES RECORDED FEBRUARY 21, 2006 AS INSTRUMENT NO. 2006-019873 OF O.R.

THE FOLLOWING EXISTING EASEMENT PER SAID PRELIMINARY TITLE REPORT IS NOT DISCLOSED OF RECORD. SAID EASEMENTS HAVE NOT BEEN PLOTTED HEREON.

AN EASEMENT GRANTED TO SAN DIEGO MUTUAL WATER COMPANY FOR THE PURPOSES OF A WATER PIPELINE AND DISTRIBUTING BASIN RECORDED JANUARY 29, 1919 IN BOOK 770, PAGE 331 OF DEEDS.

3. ALL ON-SITE STORM DRAIN, DRAINAGE SWALES, AND BMP AREAS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

4. WALL ELEVATIONS SHOWN HEREON MAY VARY DURING CONSTRUCTION DUE TO EXISTING GRADES AND SOIL ENGINEER RECOMMENDATIONS. SOIL ENGINEER SHALL DETERMINE FINAL WALL FOOTING DEPTHS.

5. ROOF DOWNSPOUTS TO BE DISCHARGED INTO LANDSCAPING AREAS PRIOR TO DISCHARGE TO THE SATISFACTION OF THE CITY ENGINEER. WATER SHALL NOT BE ALLOWED TO POND ON SITE AND SHALL NOT DRAIN TOWARD BUILDING FOUNDATIONS.

6. ALL EXISTING AND PROPOSED UTILITY LINES SERVING THE SUBJECT PROPERTY SHALL BE INSTALLED UNDERGROUND.

7. UTILITIES SHOWN HEREON ARE APPROXIMATE CONTRACTOR TO VERIFY/LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING WATER AND SEWER SERVICES AND METER UTILITIES SHALL BE PROTECTED IN-PLACE TO SERVE THE NEW BUILDING ADDITIONS.

8. ALL STRUCTURES IN THE PUBLIC RIGHT-OF-WAY NOT BUILT TO SAN DIEGO REGIONAL STANDARD DRAWINGS SHALL BE PRIVATELY MAINTAINED.

9. EXTERIOR CONCRETE SURFACES SHALL NOT BE LESS THAN 4" PCC OVER 2" CLEAN SAND REINFORCED WITH NO. 3 BARS AT 18" O.C. IN BOTH DIRECTIONS OVER RECOMPACTED NATIVE SOIL, UNLESS DETERMINED OTHERWISE BY SOIL ENGINEER. JOINTS AND REINFORCEMENT PER SOIL ENGINEER.

EARTHWORK QUANTITIES (UNAUTHORIZED SITE GRADING)

CUT: 26 CY MAX CUT DEPTH: 5.2'
 FILL: 92 CY MAX FILL HEIGHT: 3.0'
 IMPORT: 66 CY

FOOTING OF NEW CONSTRUCTION

10 CY OF EXCAVATION

REMOVAL AND RE-COMPACTION FOR NEW CONSTRUCTION

UNDETERMINED

TOTAL GRADING=(SITE GRADING + FOOTING EXCAVATION + REMOVAL AND RE-COMPACTION)

TOTAL (118 CY +10 CY+ UNDETERMINED CY)= 128 CY

EARTHWORK QUANTITIES (PROPOSED)

CUT: 2.5 CY MAX CUT DEPTH: 0.8'

FILL: 0.5 CY MAX FILL HEIGHT: 0.3'

EXPORT: 2.0 CY

NEW IMPROVEMENTS (CONSTRUCTED)

- NEW WOOD DECK ABOVE GRADE
- NOT USED
- NEW CMU RETAINING WALL
- NEW WOOD STEPS
- NEW 8" WIDE X 20 LONG PREFABRICATED SPA BY OTHERS
- NEW CONCRETE SURFACE. SEE CONSTRUCTION NOTE NO. 9
- ± 5.5 HIGH NEW ALUMINUM ANODIZED PICKET FENCE
- NEW PERMEABLE ARTIFICIAL TURF PER LANDSCAPE ARCHITECT'S PLANS
- NEW 1" THICK STEEL EDGING AT WEST EDGE OF TURF AREA
- NEW PLANTER STEEL WALL PER LANDSCAPE ARCHITECT'S PLANS
- DEMOLISH ±14 LF NEW IRON HAND RAILING ENCROACH INTO THE RIGHT-OF-WAY
- NOT USED
- NOT USED
- NEW IRON HAND RAILING
- DEMOLISH ±14 LF 5.5' HIGH NEW ALUMINUM ANODIZED PICKET FENCE ENCROACH IN THE RIGHT-OF-WAY
- NEW PLANTER WALL PER LANDSCAPE ARCHITECT'S PLANS

STORM DRAIN/WATER QUALITY (CONSTRUCTED)

- NEW 4" DIA. AREA DRAIN BY NDS
- NEW PRIVATE 4" DIA. STORM DRAIN PIPE PER (SDR-35) @ MIN 1% SLOPE

NEW IMPROVEMENTS (PROPOSED)

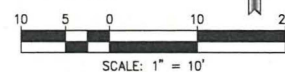
- PROPOSED 1" THICK STEEL EDGING
- PROPOSED 5' HIGH FENCE PER LANDSCAPE PLANS
- DEMOLISH PORTION OF THE CONCRETE SIDEWALK TO THE NEAREST JOINT AND RECONSTRUCT WITH 4" PCC SIDEWALK PER SDRSD G-7

STORM DRAIN/WATER QUALITY (PROPOSED)

- PROPOSED 12"x12" CATCH BASIN BY "NDS" OR APPROVED EQUAL
- PROPOSED 24" WIDE VEGETATED DRAINAGE SWALE PER DETAIL A ON SHEET 2
- PROPOSED 6" DIA. STORM DRAIN PIPE PER (SDR-35) @ MIN 1% SLOPE AND CONNECT TO EXISTING 6" DIA. STORM DRAIN PIPE
- PROPOSED PAD 3'x3' NO 3 BACKING RIP RAP T=0.6' D50=0.40'
- PROPOSED 1-3" SIDEWALK UNDERDRAIN PIPE PER SDRSD D-27
- PROPOSED 18"x18" PCC BROOK'S BOX OR APPROVED EQUAL WITH REMOVABLE STEEL COVER

NOTES:

- THE PURPOSE OF PREPARING THIS PRELIMINARY GRADING PLAN IS TO SHOW THE NEW IMPROVEMENTS CONSTRUCTED AFTER APPROVED PLAN NO. B20-0092
- IMPROVEMENTS AND TOPOGRAPHIC DATA SHOWN HEREON IN DARK ARE PER SURVEY DATA COLLECTED ON 7-11-23
- IMPROVEMENTS AND TOPOGRAPHIC DATA SHOWN HEREON SCREENED BACK AT 40% INK ARE PER SURVEY DATA COLLECTED ON 5-24-19 AND PER APPROVED PLAN NO. B20-0092



ABBREVIATIONS:
 FL: FLOW LINE
 HP: HIGH POINT
 IE: INVERT ELEVATION
 TL: TOP OF FENCE
 TG: TOP OF GRADE
 TL: TOP OF LID
 TW: TOP OF WALL

CITY OF SOLANA BEACH

PRELIMINARY GRADING PLAN FOR:

705 BARBARA AVE

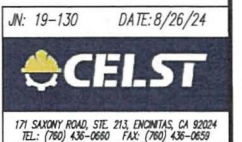
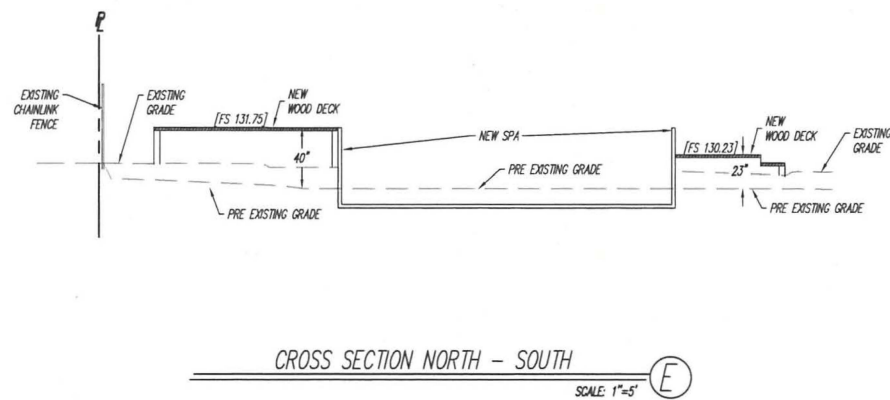
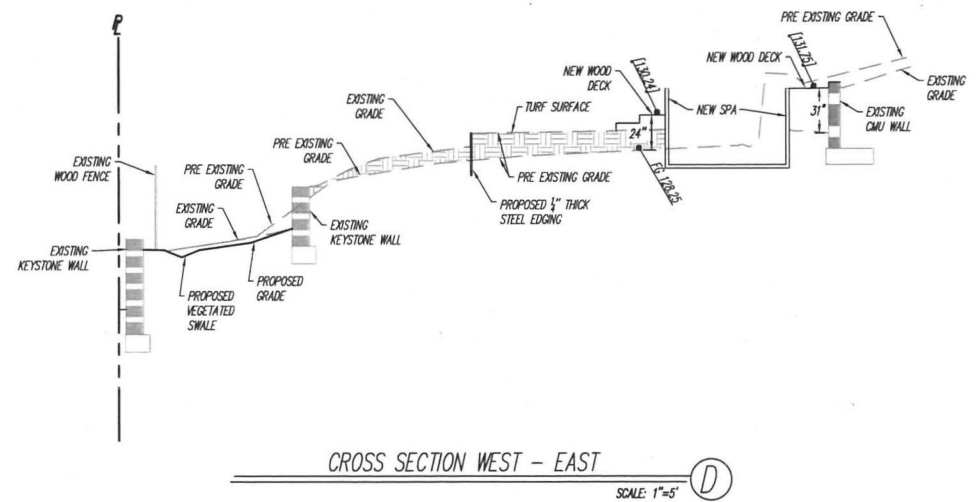
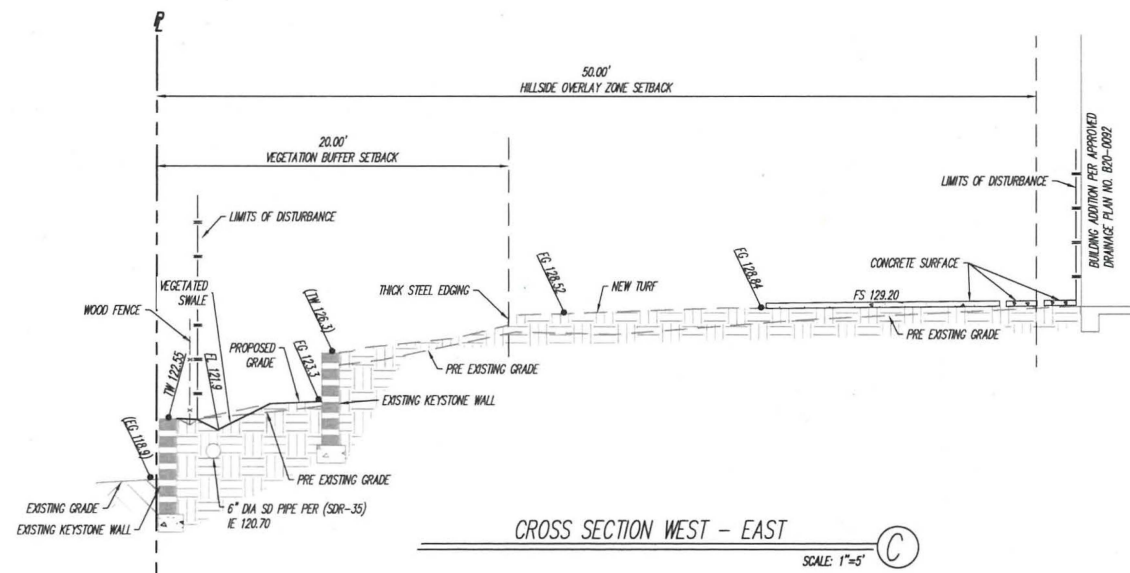
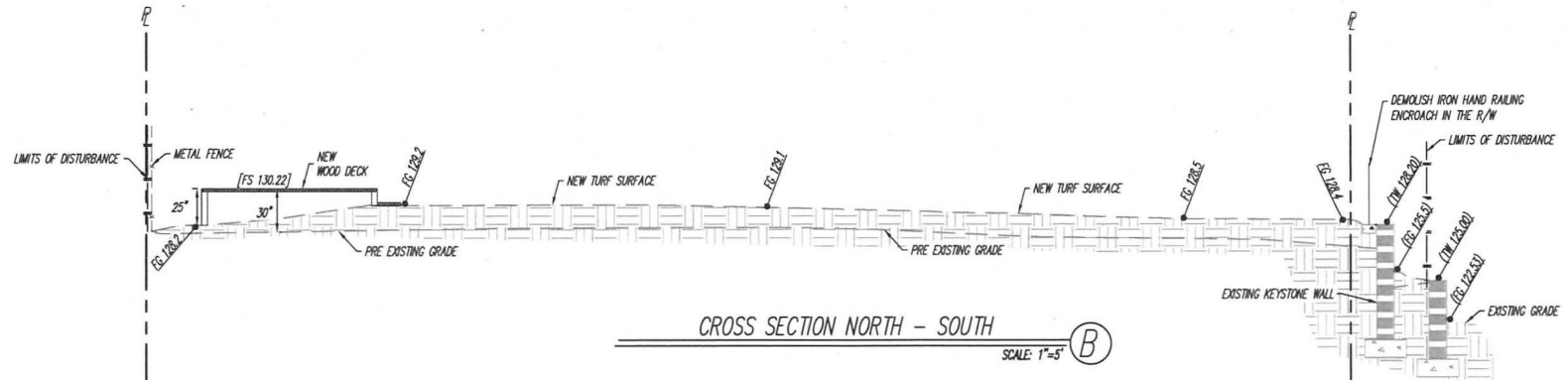
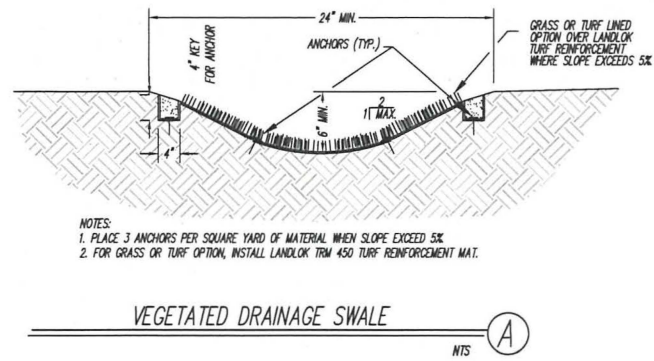
WATKINS RESIDENCE SITE IMPROVEMENTS

BUILDING NO. B21-0578

JAN 19-130 DATE: 8/26/24



Sheet 1 of 2



ABBREVIATIONS:
FG: FINISH GRADE
FS: FINISH SURFACE
TM: TOP OF WALL

CITY OF SOLANA BEACH
PRELIMINARY GRADING PLAN FOR:
705 BARBARA AVE
WATKINS RESIDENCE SECTIONS/DETAILS
BUILDING NO. B21-0578

Sheet 2 of 2

SLOPE ANALYSIS

OWNERS: DALE L. WATKINS JR. AND LISA J. WATKINS

SITE ADDRESS: 705 BARBARA AVENUE
SOLANA BEACH, CA 92075

ASSESSOR'S PARCEL NO.: 263-091-07

DATE OF SURVEY: 5/24/19

LEGAL DESCRIPTION: LOT 26 OF SOLANA HEIGHTS, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3521, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO OCTOBER 10, 1956.

VERTICAL BENCHMARK: CITY OF SOLANA BEACH SURVEY CONTROL, PNT NO. 2012 STATION NAME "ENC-43" FOUND 3.5" NATIONAL GEODETIC SURVEY DISC IN HEADWALL 0.2 MILES NORTH OF SOLANA VISTA DRIVE ON THE EAST SIDE OF NORTHBOUND HIGHWAY 101 3 FEET OFF SHOULDER AND 6 FEET WEST OF CARRIAGE BY THE SEA SIGN.

DATUM: NGVD29 ELEVATION: 32.469'

NOTES:

1. PROPERTY LINE DISTANCES AND BEARINGS SHOWN HEREON PER MAP NO. 3521 AND GRANT DEED RECORDED APRIL 15, 2019 AS DOC# 2019-0135347, OF OFFICIAL RECORDS.

2. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON ARE APPROXIMATE. IF PROPERTY LINE SETBACKS ARE CRITICAL TO THIS PROJECT WE RECOMMEND A BOUNDARY SURVEY BE PERFORMED PRIOR TO CONSTRUCTION. MONUMENTS BE RESET AND A MAP FILED WITH THE COUNTY OF SAN DIEGO.

3. PRELIMINARY TITLE REPORT WAS NOT MADE AVAILABLE AT THE TIME OF THIS SURVEY THEREFORE EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN PLOTTED HEREON.

SLOPE ANALYSIS SUMMARY				
LEGEND	% SLOPE RANGE BEG.	% SLOPE RANGE END	AREA (SF)	PERCENTAGE OF TOTAL LOT AREA
	0% LESS THAN 25%		10,331	95.5%
	25% LESS THAN 40%		347	3.2%
	40%+ GREATER THAN		140	1.3%
TOTALS			10,818	100%

TOTAL STEEP SLOPES AREA GREATER THAN 25% = 487 SF
PERCENTAGE OF LOT STEEPER THAN 25% = 4.5%

LEGEND:

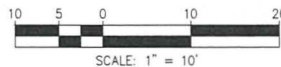
PROPERTY BOUNDARY
PROPERTY LINE
EXISTING CONTOUR
EXISTING ELEVATION
INDICATES ELEVATION ABOVE GRADE

SYMBOL:

---150---
X 150.5
[160.0]

ABBREVIATIONS:

AC: ASPHALT CONCRETE
CO: CLEAN OUT
CONC: CONCRETE
EP: EDGE PAVEMENT
FF: FINISH FLOOR
FG: FINISH GRADE
FH: FIRE HYDRANT
FL: FLOW LINE
GV: GAS VALVE
HH: HAND HOLE
IBS: IRRIGATION BOX
R/W: RIGHT OF WAY
TD: TOP OF DRAIN
TC: TOP OF CURB
TW: TOP OF WALL
W: WATER METER
WV: WATER VALVE



JN: 19-130 DATE: 9/28/23

CELST

171 SAVORY ROAD, STE. 213, ENOMITAS, CA 92024
TEL: (760) 436-0660 FAX: (760) 436-0659



- VIEW LOCATION
- VIEW DIRECTION



VIEW ANALYSIS KEY MAP
SCALE: NTS

WATKINS RESIDENCE, 705 BARBARA AVE., SOLANA BEACH, CA 92075
EXHIBIT PREPARED BY: IAN TILLYARD LANDSCAPE DESIGN, LLC
TEL: 858-350-3767
DATE: 12-10-2024

PROPOSED (INSTALLED) 'LITTLE GEM' MAGNOLIA TREE

PROPOSED (INSTALLED) CHINESE PISTACHE TREE

EXISTING SAPOTE (MEXICAN APPLE) TREE - TO REMAIN

EXISTING CORAL TREE - TO REMAIN

PROPOSED (CONSTRUCTED) 5'-6" H. (80% TRANSPARENCY ABOVE 42") BLACK ALUMINUM PANEL FENCE & GATE (TYP.)

PROPOSED (CONSTRUCTED) 'POURED IN PLACE' 'SAND' FINISH CONCRETE STEPPERS W/ 4" GAP BETWEEN FILLED W/ LOOSE BEACH PEBBLES (TYP.)



VIEW ANALYSIS
VIEW 1



PROPOSED (INSTALLED) CHINESE PISTACHE TREE

EXISTING SAPOTE (MEXICAN APPLE) TREE - TO REMAIN

EXISTING CORAL TREE - TO REMAIN

EXISTING STACKED CONCRETE BLOCK (KEystone) RETAINING WALL (TYP.) - TO REMAIN

EXISTING NON-PLANTED LANDSCAPE AREA (PERVIOUS) W/ MULCH, NO IRRIGATION

PROPOSED (INSTALLED) 'LITTLE GEM' MAGNOLIA TREE

PROPOSED (CONSTRUCTED) 5' H. (80% TRANSPARENCY ABOVE 42") BLACK ALUMINUM PANEL FENCE (TYP.)

PROPOSED (CONSTRUCTED) 5'-6" H. (80% TRANSPARENCY ABOVE 42") BLACK ALUMINUM PANEL FENCE & GATE (TYP.)

VIEW ANALYSIS
VIEW 2



EXISTING CORAL TREE - TO REMAIN

EXISTING STACKED CONCRETE BLOCK (KEYSTONE) RETAINING WALL (TYP.) - TO REMAIN

PROPOSED (INSTALLED) PODOCARPUS HENKELII (YELLOW WOOD) SHRUB - TO BE MAINTAINED AS LOW HEDGE (PROTECTING VIEWS OF NEIGHBOR)

PROPOSED (CONSTRUCTED - TO BE ADJUSTED) 24" H. BLACK RAILING FENCE (5/8" PICKETS AT 4 1/2" O.C.) (TYP.) - TO BE REMOVED FROM CITY RIGHT-OF-WAY (IN LINE W/ ELECTRICAL BOX APPROX.)

EXISTING STACKED CONCRETE BLOCK (KEYSTONE) RETAINING WALL (TYP.) - TO REMAIN

EXISTING NON-PLANTED LANDSCAPE AREA (PERVIOUS) W/ MULCH, NO IRRIGATION

VIEW ANALYSIS
VIEW 3