



# Proposed Soil Nail Wall

7365 Remley Place, La Jolla

Kent McNeil and Tiffany Mitchell Residence

# Agenda

- Project Overview
- Visuals of the Project Location
- Details and Dimensions of the Wall
- Summary of City of San Diego Cycle Issues
- Q&A

The hillside beneath our home began to show signs of erosion 15 months ago. Working as fast as possible since that time to get geology, survey and engineering work complete, I started the permitting process in Nov 2019.

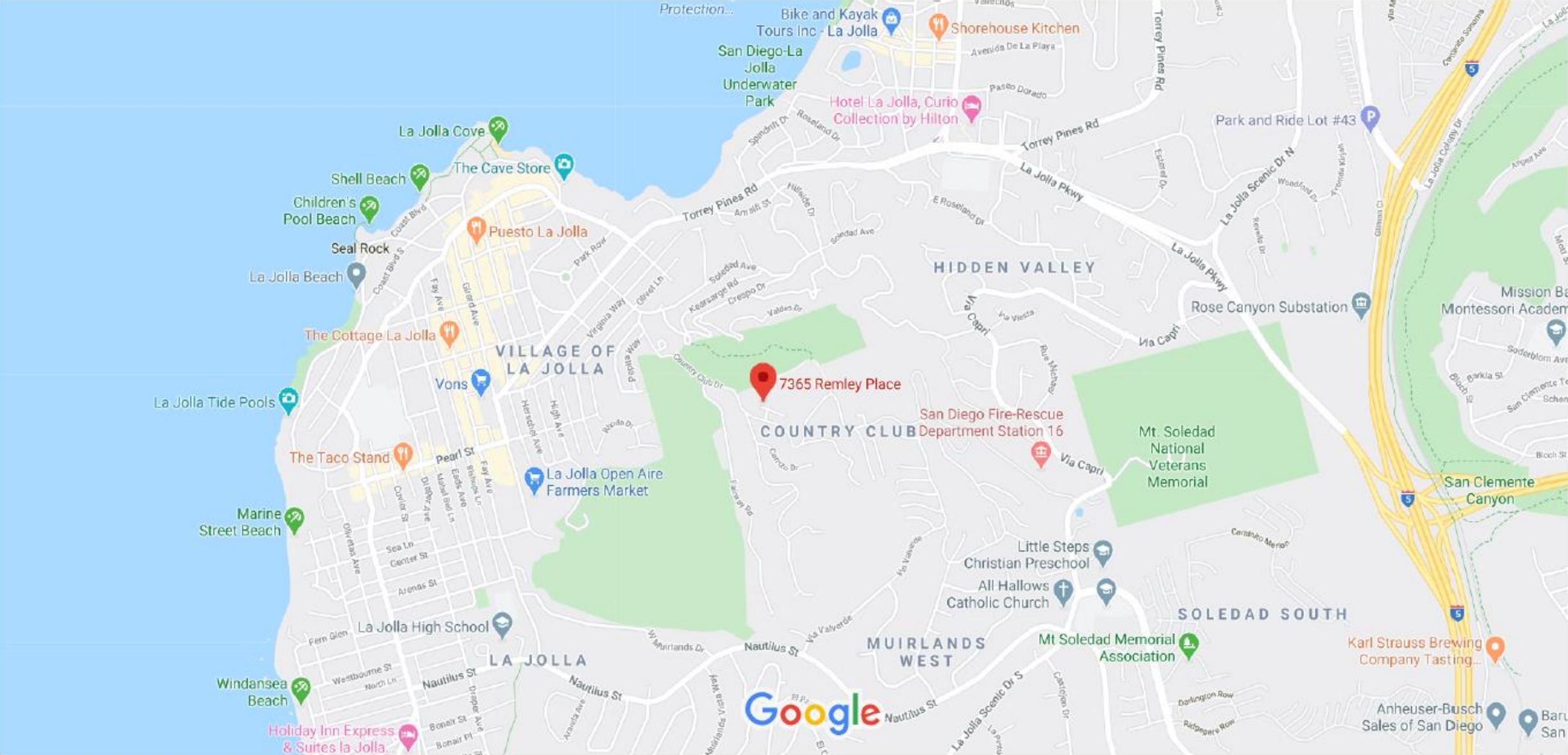


# Project Overview – Slope Stabilization Soil Nail Wall

## Overview

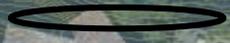
- Seeking Coastal Development Permit and Site Development Permit for a slope stabilization with a soil nail wall at 7365 Remley Place, La Jolla
  - Slope stabilization is required to prevent further erosion which would inevitably put the home at risk
  - The soil nail wall will not be visible to any neighbor as it is in a canyon facing the La Jolla Nature reserve
- 0.49 site located in the RS-1-4 Base Zone and the Coastal (Non-appealable) Overlay Zone within La Jolla Community Planning Area, and Council District 1
- Preparation and construction of the wall is expected to last approximately 2 months
- Notice of Project posted in January 2020 and all neighbors on the street have been notified. No issues raised.

# The property abuts the La Jolla Nature Reserve north of the La Jolla Country Club



The soil nail wall will not be visible to any neighbor as it is underneath a house in a canyon facing the La Jolla Nature Reserve

Proposed Soil Nail Wall



Assessor  
Parcel No.  
352-212-02

Legend

- Site
- Property Lines
- SDEP SWING EGG\_M ITY\_00
- SWING EGG\_M ITY\_00
- SWING EGG\_M ITY\_00
- Topo\_2014\_2Ft

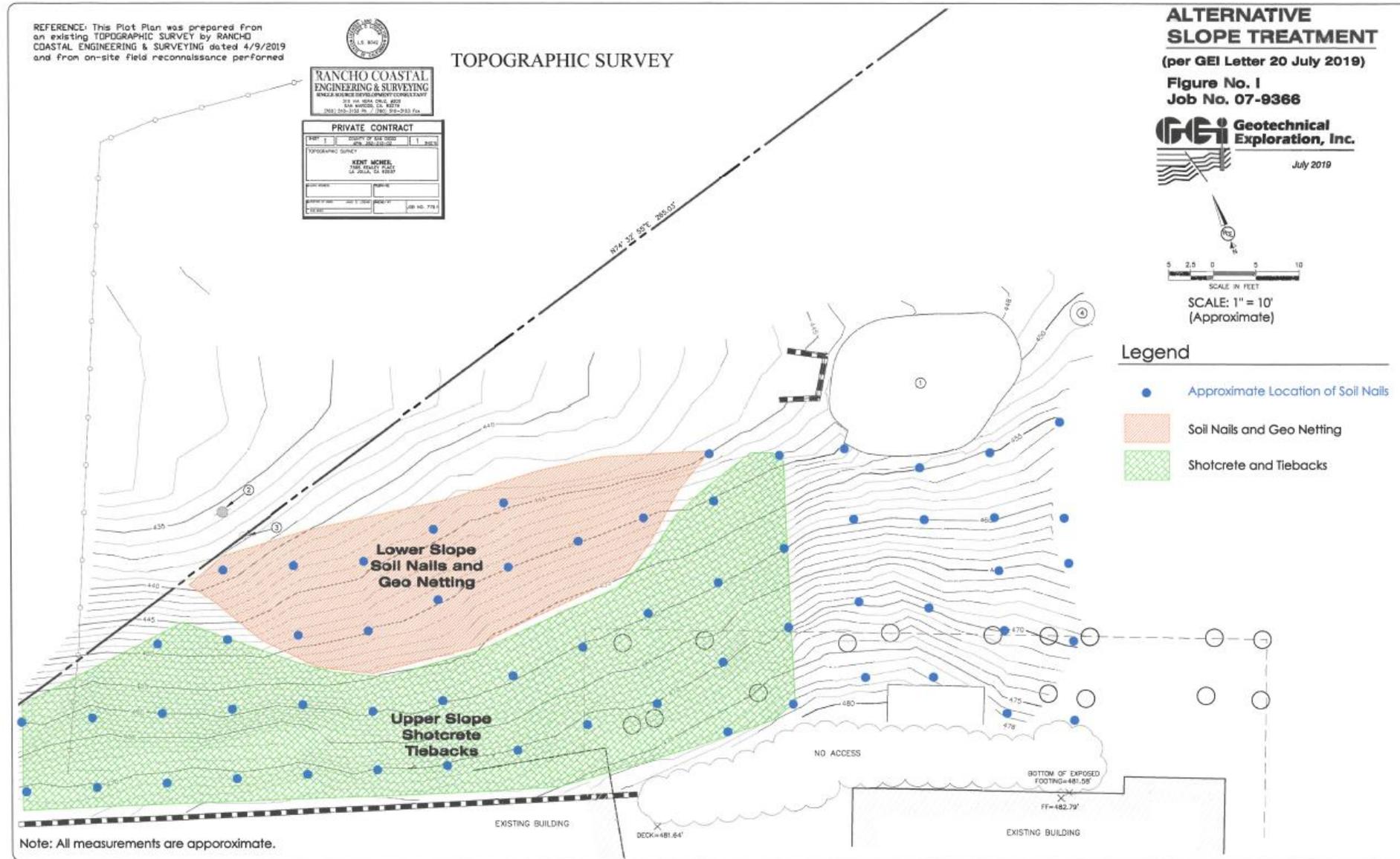
County of San Diego  
Department of Public Works  
Geographic Information Services

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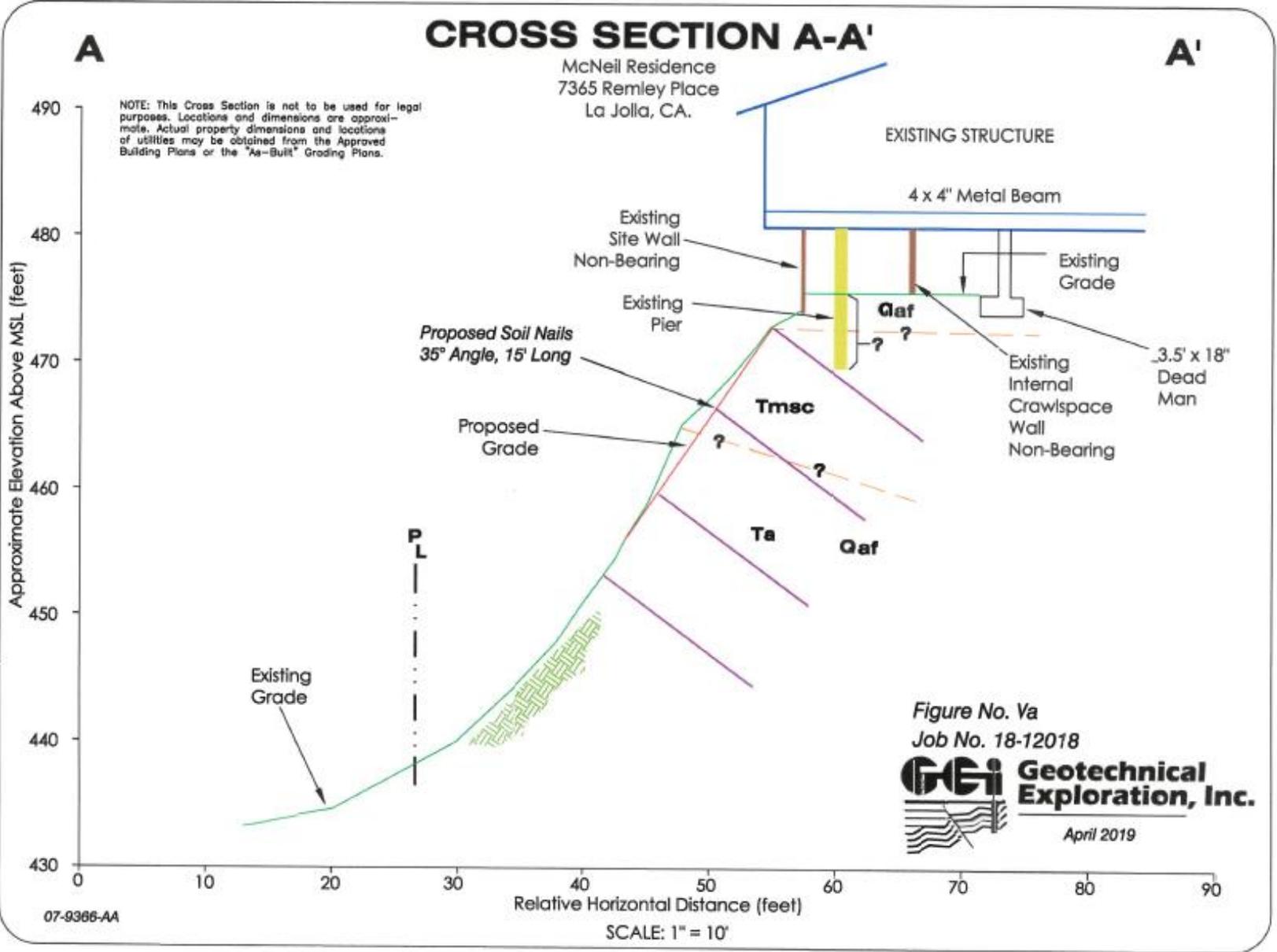


1 inch = 20 feet  
Photograph: 2017  
For more information: 619-444-0110

The slope will be stabilized with a combination of soil nails, shotcrete and tie-backs on the upper slope (green area) and soil nails and geo netting on the lower slope (pink area)



Cross section look shows position of the wall and netting underneath the existing residence.



## Wall Dimensions and Details

- The shotcrete wall which will support the upper (steeper) section of the slope will be approximately 24 feet high and 90 feet wide.
  - Shotcrete is held in place by 15' soil nails which are imbedded in the hillside at a 35 degree angle.
  - Shotcrete will be sculpted to conform to the existing contours of the slope and finished with a natural coloring and scoring to closely resemble the natural rock formations of the area.
  - We have the option of including “cut-outs” in the wall to enable the planting of vines or other native shrubs to cover the wall
- The bottom of the slope (less steep) will also be supported by soil nails, but covered in geo-netting. This area will be approximately 20 feet high and 50 feet wide.



- Soil Engineering Construction will be hired to build the wall.
- Our wall will be installed in a similar format with sculpting and coloring to match the surrounding natural rock formations. More examples in Appendix.



Example of tecco mesh for bottom of slope. Vines would be planted to grow over the mesh over time.



Wall Drainage –  
the volume and  
direction of  
drainage will be  
unchanged from  
the current  
pattern of flow

- Miradrain 6200 drainboard will be installed on the excavated slope between the nails to facilitate any drainage underneath the wall.
- Water will be captured and discharged via weep holes at the bottom of the slope, further consolidating the flow and “daylighted” to the bottom east and west of the wall
- The daylight piping will flow downhill through the property and drain into the bottom of the canyon of the La Jolla Nature Reserve
  - The distance from the property to the bottom of the canyon near Al Bahr Drive is approximately 0.2 miles
- Drainage from the slope of the installed wall and geo-netting will follow the current contour of the slope, discharging at the bottom of the slope on the property and following natural flow paths to the canyon and La Jolla Nature Reserve

# Professionals Engaged in the Assessment Process

Professional	Area of Expertise
Geotechnical Exploration, Inc. (Geologists)	Survey Hillside, Soils and Slope Analysis, Recommendation of Slope Stabilization
Rancho Coastal Engineering	Topographical Survey of Hillside, Engineering Review, Permitting
DRS Engineering	Soil Nail / Shotcrete Wall Engineering Design
REC Consultants	Biological and Environmental Review and Assessment
Soil Engineering Construction	Temporary Installation of Plastic Sheeting to Prevent Further Erosion

# Summary of City of San Diego Cycle Issues

Reviewing Discipline	Status	Follow- Up Issues
LDR - Geology	Open, but all issues addressed	
Plan – Historic	Closed, no issues	
Plan - MSCP	Open, but all issues addressed	Nesting sites to be monitored before construction begins
LDR – Planning	Closed, no issues	
LDR- Environmental	Open, but all issues addressed	
LDR – Engineering	Open, but all issues addressed	
Fire-Plan Review	Closed, no issues	
LDR – Landscaping	Open, but all issued addressed	
Community Planning Group	Open, today's meeting	

# Summary

With La Jolla Community Planning Assn. comments, we can re-submit our plans for final permits to the City

- Seeking Coastal Development Permit and Site Development Permit for a slope stabilization with a soil nail wall at 7365 Remley Place, La Jolla
- Slope stabilization is required to prevent further erosion which would inevitably put the home at risk
- The soil nail wall will not be visible to any neighbor as it is in a canyon facing the La Jolla Nature Reserve
- While the wall will not be visible to neighbors, it will still be colored and contoured to blend with the surrounding area
- Drainage through and over the wall is being well engineered and will not result in any change to current volume or direction of water flow
- Preparation and construction of the wall is expected to last approximately 2 months
- Notice of Project posted in January 2020 and all neighbors on the street have been notified. No issues raised.

A dark blue, irregularly shaped graphic with a splatter effect, containing the text "Thank you!" in white. The graphic has a rough, hand-painted appearance with various shades of blue and white splatters around its edges. The text is centered within the dark blue area.

Thank you!

## Appendix – Soil Engineering Construction Residential Soil Nail Walls

