Waste Management Plan

Cielo Mar CDP/SDP /TM Project La Jolla, California

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A Project Plans

Acronyms and Abbreviations

Acronym/Abbreviation	Definition
AB	Assembly Bill
APN	Assessor's Parcel Number
CALGreen	California Green Building Standards
CalRecycle	California Department of Resources Recycling and Recovery
City	City of San Diego
project	Cielo Mar CDP/SDP/TM
DWMF	Waste Management Form
WMP	Waste Management Plan

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1 Introduction

1.1 Plan Purpose

This Waste Management Plan (WMP) has been prepared for the Cielo Mar Project (project) in the La Jolla neighborhood of the City of San Diego (City), County of San Diego, California (Figure 1, Project Site). The project will be located on Assessor's Parcel Numbers (APNs) 346-250-08-00, 346-250-09-00, and 346-250-10-00, and is associated with the current address of 8303 La Jolla Shores Drive (project site).

The purpose of the WMP is to identify solid waste impacts related to the project and provide mitigation to reduce project impacts to City and County of San Diego solid waste services. The goal of this WMP is to provide a plan to divert 75% of waste generated during demolition and construction at the project site. Diversion of waste from landfills is achieved through source reduction, recycling and composting, and transformation. The project will include the demolition of a residence and associated building at 8303 La Jolla Shores Drive. Following demolition, six new residences will be constructed. Proposed plans are provided as Appendix A.

1.2 Waste Management Plan Background

1.2.1 State Legislation

California Assembly Bill (AB) 939, the Integrated Waste Management Act, was chartered in 1989 and requires cities to divert at least 50% of waste away from landfills. AB 939 further requires cities to prepare a Source Reduction and Recycling Element for their General Plans by the year 2000. The bill specified that the amount of solid waste generated is defined by the following equation: GENERATED = DISPOSED + DIVERTED. AB 939 defines "diverted" materials as materials treated with the following hierarchy of diversion options (from most preferred method to least preferred):

- **Priority One, Source Reduction:** Measures that stop waste at the source or prevent waste from being generated at all, such as deconstructing and reusing materials or using demolished materials for fill for grading (such as asphalt or concrete)
- **Priority Two, Recycling and Composting:** Recycling or composting, such as separating solid waste into different receptacles (glass, recyclables, compost) for further off-site recycling or composting
- **Priority Three, Environmentally Safe Transformation and Land Disposal:** Transformation of wastes, such as recovering metals from batteries, and landfilling unrecyclable materials in permitted landfills

Because the Priority Two and Priority Three methods include transportation and processing, their environmental impact is greater than Priority One methods and are therefore less preferable.

In 2008, Senate Bill 1016 introduced a 50% Equivalent Per Capita Disposal Target. This established a goal rooted in Priority One, instead of Priorities Two or Three. AB 341, passed in 2011, increased the amount of waste diverted away from landfills from 50% to 75% as of 2020. Thus, AB 939 established a 50% threshold for diverting waste away from landfills and an equation to evaluate solid waste generation, Senate Bill 1016 put an emphasis on 1st Source Reduction, and AB 341 elevated the previous diversion threshold to 75% as of 2020.

In 2016, Senate Bill 1383 introduced organic waste-reduction targets. This bill requires a 50% reduction in organic waste disposal by 2020 and a 75% reduction by 2025. Senate Bill 1383 was adopted in September 2016, with regulations taking effect and state enforcement beginning in January 2022. The bill defines organic wastes as "solid wastes containing material originated from living organisms and their metabolic waste products including, but not limited to, food, green material, landscape and pruning waste, organic textiles, and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges" (14 CCR 18982.46). If organic wastes are commingled with construction and demolition debris, they must meet California Green Building Standards (CALGreen), which requires recycling, salvage, and/or reuse of a minimum of 65% of nonhazardous construction and demolition waste for both residential and nonresidential construction projects.

1.2.2 San Diego Local Legislation

The City enacted legislation regarding on-site space allocated to reuse and recycling storage, diversion of demolition and construction debris, and recyclable materials regulation via San Diego Municipal Code Chapter 6, Article 6, Division 7, Sections 66.0706 through 66.0711; Chapter 6, Article 6, Division 6, Sections 66.0604 through 66.0610; and Chapter 14, Article 2, Division 8, Sections 142.0801 and 142.0831. In 2015, the City adopted a zero-waste objective with goals of 75% of waste diverted from landfills by 2020, 90% by 2035, and achievement of zero waste by 2040.

Under San Diego Municipal Code Article 6, Division 6, the City's Construction and Demolition Debris Diversion Deposit Program requires that all applicants of removal, demolition, and building permits post a deposit to the City until a minimum amount of generated waste has been diverted from landfills. For demolition and new construction projects, the minimum diversion amount is 75%. For residential new construction or demolition, the square footage subject to a deposit is determined by the City of San Diego following application submittal.

Mixed construction debris recycling facilities are evaluated quarterly to determine the percentage of the processed materials that are recycled and how much residual material needs to be disposed of. Single material recyclers, such as metal recyclers, are able to achieve a 100% diversion rate, but mixed debris facilities typically achieve a diversion rate of 67% (according to the 2024 Certified Construction & Demolition Recycling Facility Directory, the majority of construction and demolition mixed debris facilities achieve a diversion rate of 67%; however, one facility has a listed diversion rate of 96% [City of San Diego 2024a]). To ensure that a diversion rate of 75% is obtained, per the zero-waste objective and AB 341, and to reduce the generation of construction and demolition waste, some materials may need to be separated and transported to facilities with higher diversion rates.

In addition to diversion of demolition and construction debris, the size of the proposed project may result in a significant increase in the creation of solid waste and would therefore require mitigation to reduce the amount of solid waste created annually. The City's significance thresholds for the California Environmental Quality Act are used to determine if a proposed project will have either a cumulative or direct impact due to future creation of solid waste, as shown in Table 1. Because the site (as described in Section 2, Site Conditions) exceeds these thresholds (the proposed project will be greater than 40,000 square feet), this WMP identifies mitigation measures to reduce the potential impact of future solid waste creation to below a significant level.

Table 1. City of San Diego Waste Significance Thresholds

Development Feature (construction, demolition, and/or renovation)	Solid Waste (per year)	Impact
40,000 square feet	60 tons	Cumulative
>1,000,000 square feet	1,500 tons	Direct

Source: City of San Diego 2022.

2 Site Conditions

Existing site conditions and the proposed project are illustrated on the project plan sheets attached to this WMP as Appendix A.

2.1 Site Location

The project site is located on APNs 346-250-08-00, 346-250-09-00, and 346-250-10-00, encompassing 4.46 acres of land east of Jolla Shores Drive and west of Calle Del Oro in the City of San Diego (ParcelQuest 2024). The current project site address is 8303 La Jolla Shores Drive. The project site is accessed via a single-lane, light-duty private road (Calle Frescota). The project site is bounded by residential properties in all directions.

The project site is located within the La Jolla Shores Planned District (LJSPD-SF) base zone per the City of San Diego Zoning Map (City of San Diego 2023a) and has multiple zoning overlays, as summarized in Table 2.

Table 2. Zoning Information for the Project Site

Assessor's Parcel Number	Zone	Description
346-250-08-00	CHLOZ	CHLOZ: Imposes a 30-foot height limit on buildings within the LJSPD-15 and coastal areas.
346-250-09-00	CHLOZ	CHLOZ: Imposes a 30-foot height limit on buildings within the LJSPD-15 and coastal areas.
346-250-10-00	CHLOZ	CHLOZ: Imposes a 30-foot height limit on buildings within the LJSPD-15 and coastal areas.

Source: City of San Diego 2024b, 2023a.
Notes: CHLOZ = Coastal Height Limit Overlay Zone.

The project site is also within the following zoning overlays: Coastal Overlay Zone (COZ) and Parking Impact Overlay Zone (PIOZ). The COZ provides supplemental coastal development regulations, while the PIOZ imposes special parking requirements on top of the base zoning (City of San Diego 2024b).

2.2 Project Descriptions

The project will include demolition of the following:

- One single-story residential structure and a side structure, totaling 5,958.5 square feet, located on APN 346-250-08-00 (0.6 acres)
- 72 trees, totaling approximately 7,944 cubic yards of vegetation

The proposed project will include construction of the following:

- Division of APNs 346-250-08-00, 346-250-09-00, and 346-250-10-00 will create six individual lots, each containing a single-family dwelling.
  - Lot-1: A two-story building with a gym and casita, totaling 4,522 square feet of building area and 33,724 square feet of lot coverage
  - Lot-2: A three-story building, totaling 3,482 square feet of building area and 20,742 square feet of lot coverage
  - Lot-3: A three-story building, totaling 5,698 square feet of building area and 31,488 square feet of lot coverage
  - Lot-4: A three-story building, totaling 5,153 square feet of building area and 30,234 square feet of lot coverage
  - Lot-5: A two-story building, totaling 6,659 square feet of building area and 27,664 square feet of lot coverage
  - Lot-6: A two-story building, totaling 6,599 square feet of building area and 25,935 square feet of lot coverage
- A hardscape area containing a roundabout connecting each of the lots will be created, totaling approximately 23,742 square feet. The roundabout will extend Calle del Cielo, which currently terminates north of the project site. The existing private road, Calle Frescota, will terminate at the western border of the project site.

2.3 Current Site Conditions

The project site is currently developed with a single-family residence and a side structure (8303 La Jolla Shores Drive). The residence is surrounded by natural vegetation and a paved private road and driveway east of the main building (Calle Frescota). Total land area of the project site is 4.46 acres (approximately 194,277 square feet).

3 Demolition and Construction Waste

Waste will be generated during the demolition and construction phases of the project. All waste will be segregated into appropriate containers or storage areas pending reuse, recycling, composting, or disposal. Segregation and containerization will facilitate efficient removal of materials from the project site. The types of demolition and construction waste anticipated include the following:

- Asphalt
- Concrete
- Brick
- Wood
- Carpet
- Metal
- Soil
- Plant materials/landscaping debris
- Miscellaneous trash

Total time for construction is estimated to take approximately 60 months. The approximate timeline for each step is estimated below. Steps may not occur in the order they are listed and may occur simultaneously.

- **Architectural:** 12–18 months
- **Site Prep and Mobilization:** 2 months
- **Demolition/Excavation/Grading:** 2 months
- **Site Work:** 12–18 months
- **Building Construction:** 12–18 months
- **Paving:** 2 months

Site prep and grading will require removal of approximately 1,600 cubic yards of soil. Soil is proposed to be removed from the site using dump trucks making trips to and from the site (Will & Fotsch Architects 2024).

3.1 Construction and Demolition Permit

All persons applying for a construction or demolition permit in San Diego (including La Jolla) will be required to follow the City of San Diego Construction and Demolition Debris Recycling Ordinance (City of San Diego 2024c). The permit requires applicants to estimate the waste volume to be generated and to post a deposit. The required deposit for these projects is discussed in Section 5.

3.2 Construction and Demolition Oversight and Waste-Reduction Measures

Project management will name one person as the solid waste management coordinator, who will be responsible for ensuring that the site construction and demolition procedures are followed per the WMP. Examples of the solid waste management coordinator duties and responsibilities include, but are not limited to, the following:

- Review and implement the WMP
- Coordinate with contractors and subcontractors
  - Provide a copy of the WMP and review key points with the contractors and subcontractors
- Ensure that recycling areas are clearly identified, accessible, and placed in areas that will minimize misuse by employees and contractors
- Coordinate and oversee salvage operations
  - Obtain documentation for the salvage, recycling, and disposal of wastes
  - Regularly check the operations and documentation versus the plan to make sure the work is being conducted according to the WMP
  - Ensure that the project address and permit number are on the recycling facility receipts
  - Make corrections to update the waste segregation and transportation procedures for ongoing work as needed
- Review and update procedures for materials separation containers
  - Arrange for daily inspection of the containers to check for the following:
    - Contaminants/inappropriate materials
    - Proper labeling
    - The number of containers and length of time they have been on site
    - Needs for additional containers for future work
    - Bins contain less than 10% contaminants/inappropriate material by weight
- Coordinate placement of materials and containers with the project stormwater requirements
- Coordinate a buy-recycled program, which could include using mulch and compost for soil amendments and ground covers for erosion control and weed suppression
- Contact the City Environmental Services Department prior to the start of work for a pre-construction site visit to discuss and review waste management procedures and possible further inspections during demolition and construction. At the pre-construction visit, the solid waste management coordinator will request the following of the Environmental Services Department:
  - Approval of the contractor education approach
  - Approval of the written specifications for waste and materials management
  - Approval of the containers, signage, and disposal/recycling/reuse facilities
- Stop-work authority if proper procedures are not being met

3.3 Demolition Phase

The project site currently consists of a 4.46-acre residential lot with one single-story single-family structure and side structure (consisting of three different land parcels). Approximately 5,958 square feet of existing residential building space will be demolished prior to site preparation. In addition, approximately 1,600 cubic yards of soil will be exported prior to project construction. Table 3 below presents a summary of the anticipated waste streams, estimated quantities to be generated, and diversion and/or disposal estimates. These estimates were calculated using the County of San Diego's Construction and Demolition Debris Calculator (County of San Diego 2023), the City's Construction and Demolition Debris Conversion Rate Table (City of San Diego 2008), and the U.S. Environmental Protection Agency Volume-to-Weight Conversion Factors (EPA 2016). Thus, the quantities presented below are estimations and would need to be updated as accurate demolition data becomes available.

Table 3. Demolition Waste Generation Estimates

Waste Material	Waste Source	Estimated Generation Quantity (tons)[1]	Proposed Recycling and/or Disposal Facility[2]	Estimated Diversion Quantity (tons)	Estimated Disposal Quantity (tons)
Asphalt and concrete (building demolition)	Concrete paving and foundations	58.84	**Martin Marietta Materials** 9229 Harris Plant Road, San Diego, CA 92154 (100% diversion)	58.84	0
Brick/Masonry	Buildings	5.66	**Vulcan Carol Canyon Landfill and Recycle Center** 10051 Black Mountain Road, San Diego, CA 92126 (100% diversion)	5.66	0
Scrap metal	Buildings and fencing	12.21	**Allan Company Miramar Recycling** 5165 Convoy Street, San Diego, CA 92111 (100% diversion)	12.21	0
Drywall	Buildings	1.04	**EDCO Recovery & Transfer** 3660 Dalbergia Street, San Diego, 92113 (100% diversion)	1.04	0
Carpet (textile, padding, and foam)	Buildings	3.43	**Aquafil Carpet Collection** 7720 Formula Place, San Diego, CA 92126 (100% diversion)	3.43	0

Table 3. Demolition Waste Generation Estimates

Waste Material	Waste Source	Estimated Generation Quantity (tons)[1]	Proposed Recycling and/or Disposal Facility[2]	Estimated Diversion Quantity (tons)	Estimated Disposal Quantity (tons)
Cardboard	Building	4.17	**Allan Company Miramar Recycling** 5165 Convoy Street, San Diego, CA 92111 (100% diversion)	4.17	0
Wood and pallets	Building	26.07	**Miramar Greenery** 5180 Convoy Street, San Diego, CA 92111 (100% diversion)	26.07	0
Mixed construction and demolition debris (asphalt roofing and glass)	Buildings	11.76	**EDCO Recovery & Transfer** 3660 Dalbergia Street, San Diego, CA 92113 (67% diversion)[3]	8.04	3.72
Miscellaneous garbage/trash	Site	8.79	**Miramar Landfill** 5180 Convoy Street, San Diego, CA 92111 (0% diversion)	0	8.79
Soil and dirt[4]	Excavation/ grading	758.99	**Martin Marietta Materials** 9229 Harris Plant Road, San Diego, CA 92154 (100% diversion)	758.99	0
Landscape materials[5]	Landscaped areas	505.64	**Miramar Greenery** 5180 Convoy Street, San Diego, CA 92111 (100% diversion)	505.64	0
			Total (99.10% diversion)	**1,384.09**	**12.51**

Notes:
1 County of San Diego 2023.
2 County of San Diego 2021.
3 City of San Diego 2024a, 2024c.
4 The Will & Fotsch Architects proposal gives the total amount of soil to be removed as 1,600 cubic yards of soil. The weight of the soil was estimated using the U.S. Environmental Protection Agency (EPA) Volume-to-Weight Conversion Factors (EPA 2016).
5 Estimated volume of landscape materials was calculated using an average tree diameter of 12 inches and total height of trees proposed for removal. Total tree volume was converted into cubic yards and calculated into total weight using EPA Volume-to-Weight Conversion factors.

3.4 Construction Phase

The proposed development would include the construction of six buildings, ranging in size from 11,729 to 16,270 square feet, on six individual lots ranging from 25,935 to 33,724 square feet in area. The construction phase of

the project will include waste types provided in Table 4. These estimates were calculated using the County of San Diego's Construction and Demolition Debris Calculator (County of San Diego 2023), City of San Diego Construction & Demolition Debris Conversion Rate Table (City of San Diego 2008), and the U.S. Environmental Protection Agency Volume-to-Weight Conversion Factors (EPA 2016). Thus, the quantities presented below are estimations, and would need to be updated as accurate construction data becomes available.

Table 4. Construction Waste Generation Estimates

Waste Material	Estimated Generation Quantity (tons)[1]	Proposed Recycling and/or Disposal Facility[2]	Estimated Diversion Quantity (tons)	Estimated Disposal Quantity (tons)
Asphalt and concrete (buildings)	51.2	**Martin Marietta Materials** 9229 Harris Plant Road, San Diego, CA 92154 (100% diversion)	51.2	0
Scrap metal	15.4	**Allan Company Miramar Recycling** 5165 Convoy Street, San Diego, CA 92111 (100% diversion)	15.4	0
Drywall	82.0	**EDCO Recovery & Transfer** 3660 Dalbergia Street, San Diego, CA 92113 (100% diversion)	82.0	0
Carpet (textile, padding, and foam)	3.5	**Aquafil Carpet Collection** 7720 Formula Place, San Diego, CA 92126 (100% diversion)	3.5	0
Earth (soil and dirt)	31.3	**Miramar Greenery** 5180 Convoy Street, San Diego, CA 92111 (100% diversion)	31.3	0
Cardboard	19.4	**Allan Company Miramar Recycling** 5165 Convoy Street, San Diego, CA 92111 (100% diversion)	19.4	0
Wood and pallets	163.1	**Miramar Greenery** 5180 Convoy Street, San Diego, CA 92111 (100% diversion)	163.1	0
Brick/Masonry/ Tile	26.4	**Vulcan Carol Canyon Landfill and Recycle Center** 10051 Black Mountain Road, San Diego, CA 92126 (100% diversion)	26.4	0

Table 4. Construction Waste Generation Estimates

Waste Material	Estimated Generation Quantity (tons)[1]	Proposed Recycling and/or Disposal Facility[2]	Estimated Diversion Quantity (tons)	Estimated Disposal Quantity (tons)
Landscape materials	8.5	**Miramar Greenery** 5180 Convoy Street, San Diego, CA 92111 (100% diversion)	8.5	0
Mixed construction and demolition debris (glass, wood, tile)	36.8	**EDCO Recovery & Transfer** 3660 Dalbergia Street, San Diego, CA 92113 (67% diversion)[3]	24.66	12.14
Miscellaneous garbage/trash (plastic film)	59.7	**Miramar Landfill** 5180 Convoy Street, San Diego, CA 92111 (0% diversion)	0.0	59.7
		Total (85.6% diversion)	**425.46**	**71.84**

Notes:
1 County of San Diego 2023.
2 County of San Diego 2021.
3 City of San Diego 2024a, 2024c.
4 EPA 2016.

4 Occupancy

Each of the six individual lots are designed to hold one dwelling unit. The project will be required to provide sufficient refuse, recyclables, and organic waste storage to comply with the San Diego Municipal Code Section 142.0801 through 142.0820 (updated February 2022). Table 5 outlines the refuse and recycling storage requirements based on the San Diego Municipal Code Table 142-08B.

Table 5. Minimum Exterior Refuse and Recyclable Material Storage Areas for the Project

Number of Dwelling Units Per Development	Minimum Refuse Storage Area (sq. ft.)	Minimum Recyclable Material Storage Area (sq. ft.)	Minimum Organic Waste Storage Area (sq. ft.)	Total Minimum Storage Area (sq. ft.)
1	6.25	6.25	6.25	18.75

Notes: sq. ft. = square feet.

For the entire project, a minimum of 37.5 square feet of refuse storage area, 37.5 square feet of recyclable material storage area, and 37.5 square feet of organic waste storage area must be provided, for a total of at least 112.5 square feet of exterior space for refuse, recyclable material, and organic materials.

As shown in Table 6, final occupancy of the six residential lots is expected to generate approximately 13.4 tons of waste per year. The estimated solid waste generation during occupancy was estimated using the California Department of Resources Recycling and Recovery (CalRecycle) Estimated Solid Waste Generation Rates, Residential Sector Generation Rates, Residential (based on pounds per square foot per day), updated June 2006 (CalRecycle 2006). One calendar year of 365 days was used for the calculation.

Table 6. Occupancy Waste Generation Estimate

Land Use	Generation Rate (pounds/day)	Number of Households	Estimated Waste Generated (tons/year)*
Residential	12.23	6	13.4

Note:
* Estimated using the CalRecycle Institutional Sector Generation Rates (CalRecycle 2006). Assumes one residential household will generate 12.23 pounds/day. One calendar year of 365 days was assumed for the six households.

4.1 Waste-Reduction Measures

During occupancy, at least 50% waste diversion will be achieved. This will be done by providing the three types of receptacles—refuse, recyclables, and organics—at each waste location and providing signage identifying the types of wastes permitted in each receptacle. Waste and recycling receptacles, including organic waste receptacles, will be available on each lot. According to a 2018 study conducted by CalRecycle, organic materials make up approximately 34% of typical waste streams in California (CalRecycle 2020). Recyclable materials, including paper (17%), metal (5%), and glass (2%), make up a total of 24% of typical waste streams (CalRecycle 2020). As such, by providing appropriate receptacles, signage, and informational pamphlets to occupants of the residences, recyclable

and organic diversion would be up to 58%. This would reduce waste generation from 13.4 tons per year to 7.8 tons per year, which is below the waste significance threshold of 60 tons per year shown in Table 1.

The project site is located within the La Jolla Planned District of the City of San Diego and is regulated under the City of San Diego Municipal Code. To accommodate ongoing recycling and organic diversion, and pursuant to San Diego Municipal Code Chapter 6, Article 6, Division 7 (Recycling Ordinance), recycling services shall be provided by the waste management contractor on behalf of the City of San Diego. The recycling services shall include, at a minimum, the following:

- Collection of recyclable materials in a separate container at least two times per month of commingled plastic and glass bottles and jars, paper, newspaper, metal containers, cardboard, and rigid plastics, including clean food containers, jugs, tubs, trays, pots, buckets, and toys;
- Collection of food material and food-spoiled paper mixed with food material in a separate container at least one time per week;
- Collection of yard trimmings and nonhazardous wood waste in a separate container at least once per week. If yard trimming or nonhazardous wood waste will be hauled away by a gardening or landscaping service provider, then the service contract or agreement shall require the gardening or landscaping wood waste to a mulching or composting facility for recycling;
- Alternatively, in lieu of separate containers for food waste and yard trimmings, a combined container may be provided for collection of food material and food-spoiled paper commingled with yard trimmings or nonhazardous wood waste at least once per week;
- Collection of marketable recyclable materials beginning on the 181st day after the City gives public notice of collection;
- Recycling containers that comply with standards in the Container and Signage Guidelines;
- Designated recycling collection and storage areas;
- Signage on all receptacles, containers, chutes, and/or enclosures which comply with Container and Signage Guidelines,
- Containers for recyclable materials in all areas solid waste containers are located.

Further waste-reduction methods and environmentally preferable practices during occupancy relate to plant selection, use of reclaimed water and low-yield drip irrigation where appropriate, use of efficient lighting and plumbing, and collection of green waste for management and recycling by a local facility. Additional waste-reduction methods could include mulching, grass-cycling, reducing lawn size, and proper pruning.

5 Construction and Demolition Debris Recycling Deposit

The deposit required by the City's Construction and Demolition Debris Diversion Deposit Program, previously mentioned in Section 1.2.2, San Diego Local Legislation, is determined by the City following application submittal. A deposit schedule, revised in June 2016, is included in Table 7 below. As part of the permitting process, a two-part Waste Management Form (WMF) is to be completed and submitted. Part I of the WMF outlines general project information, estimated waste quantities, and a signed acknowledgment of the deposit program information provided. Part II of the WMF pertains to the form submittal process and information on deposit refunds. As the WMF states, deposits are fully refunded if debris generated from the project is recycled at the required rate designated at permit issue date, and deposit refunds are prorated if the minimum required recycling rate is not met. Diversion requirements are 65% for permits issued starting on July 1, 2016 (City of San Diego 2024c). Applicants can request their refunds after passing the final permit inspection for which the construction and demolition debris recycling deposit was paid. Refund requests are to be submitted within 180 days from final inspection and accompanied by weigh tickets for all debris generated, including trash, reuse, and recycling, as well as a copy of the completed WMF Part I. Diverting construction and demolition debris by recycling, reusing, or donating usable materials through franchised haulers is recommended to help ensure compliance but can also be done through certified construction and demolition recycling facilities. An approved list of franchised haulers and certified construction and demolition recycling facilities is available through the City's website (City of San Diego 2023b, 2024).

Table 7. Deposit Schedule

Deposit Types	Deposit/ Sq. Ft.	Minimum Sq. Ft. Subject to Ordinance	Maximum Sq. Ft. Subject to Deposit	Range of Deposit
Residential New Construction, Nonresidential Alterations, Demolition	$0.40	1,000	100,000	$400–$40,000
Nonresidential New Construction	$0.20	1,000	50,000	$200–$10,000
Flat Rate				
Residential Alterations*	$1,000	1,000	6,999	$1,000

Source: City of San Diego 2016.
Note: Sq. Ft. = square feet.
* Residential alterations 7,000 square feet and greater in size and hotels are considered Nonresidential Alterations.

CALGreen requires at least 65% of construction site debris and inert wastes generated during demolition projects, most new construction, and the majority of building additions or alterations to be recycled, reused, or otherwise diverted from landfill disposal. CALGreen applies to all permit applicants, regardless of permit approval status, and holds all applicants responsible for complying with CALGreen requirements. The requirements include completing and submitting the WMF, utilizing a waste management company that can provide verifiable documentation that it meets the 65% waste diversion requirement, and submitting all trash and recycling weight receipts.

Requests submitted after 180 days will not be eligible for a refund. Refunds will not be issued if all requested information and documentation is not provided. Following receipt of all proper forms and documentation, refunds will be mailed within 45 business days.

6 Summary and Conclusions

A WMP must be prepared and submitted to the City's Environmental Services Department when a project will exceed the City's significance thresholds related to solid waste. This WMP is a preliminary plan that identifies the intent of the applicant to meet the City's solid waste significance thresholds. A final WMP will be submitted to the City Environmental Services Department for review and approval of the project, which includes demolition, prior to the start of said demolition activities.

This WMP includes a timeline for the demolition and construction phases; estimates of wastes that may be generated during the demolition, construction, and occupancy of the project and where such wastes may be taken for disposal, reuse, or recycling; discussion of waste-reduction measures and education; and details of operational refuse and recyclables storage. Additionally, this WMP discusses how the project will comply with City ordinances and state regulations. Complying with the WMP and these ordinances and regulations will ensure that project impacts related to solid wastes will be less than significant.

Implementation of this WMP would result in an 99.1% diversion rate for demolition waste and an 85.5% diversion rate for construction waste. The occupancy of the combined six residences will result in the generation of approximately 13.4 tons of waste annually. The property will provide sufficient refuse, recycling, and organics containers and education to comply with City ordinances and will provide sufficient waste diversion. These waste diversion measures, along with the waste reduction measures noted in Section 4.1, will reduce the project's impacts related to solid wastes to a less-than-significant level.

7 References

CalRecycle. 2006. "Estimated Solid Waste Generation Rates." Institutional Sector Generation Rates; Residential Sector Generation Rates. June 1, 2006. Accessed April 15, 2024. https://www2.calrecycle.ca.gov /wastecharacterization/general/rates.

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SOURCE: Bing Maps

DUDEK

0 30 60 Feet

Figure 1
Project Site

Cielo Mar Waste Management Plan, San Diego, CA

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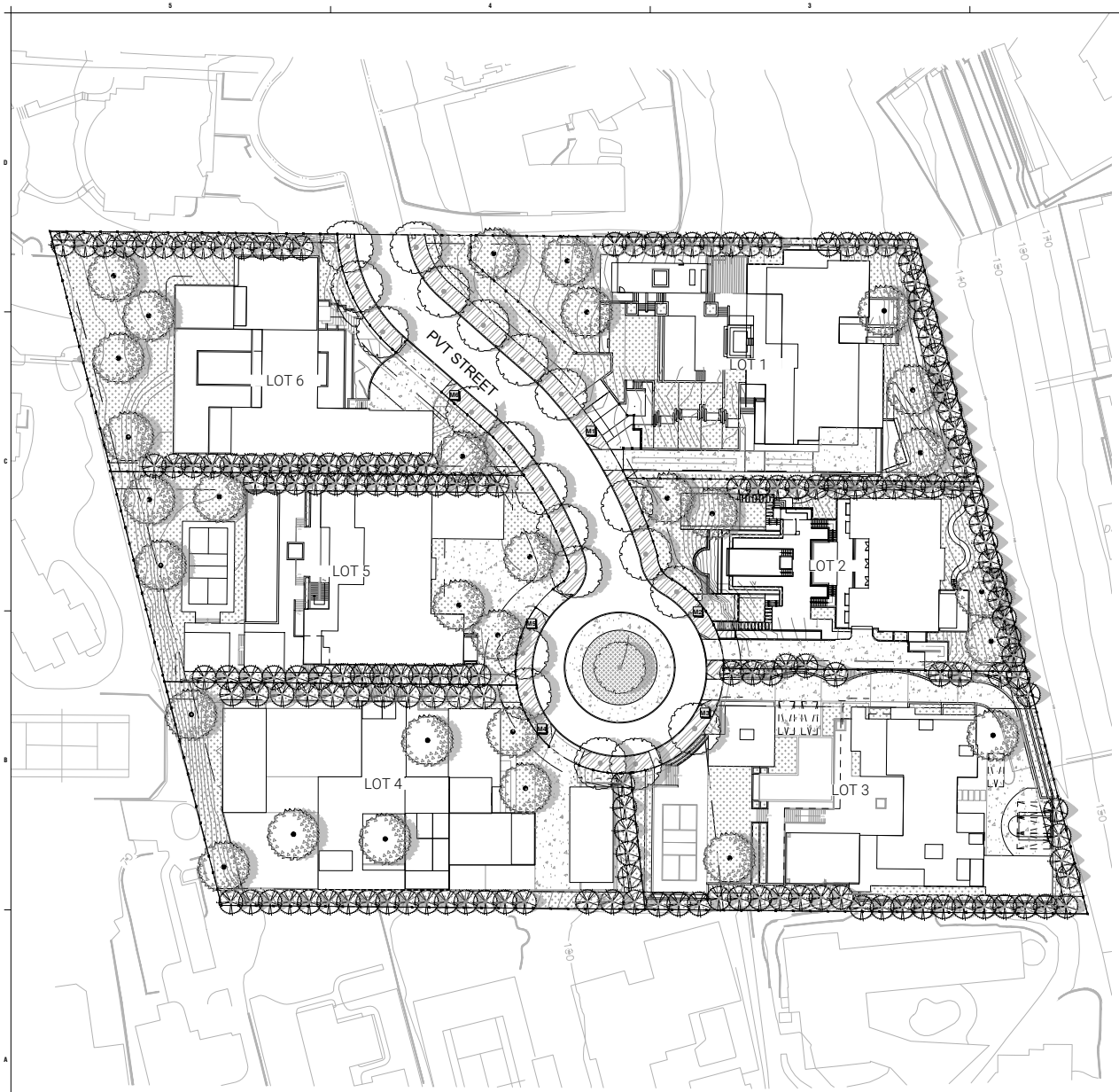
Appendix A
Project Plans



CONCEPT PLANT SCHEDULE

STREET TREE	22	
JACARANDA MIMOSIFOLIA / JACARANDA		24" BOX
OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE		24" BOX
PLATANUS X ACERIFOLIA / LONDON PLANE TREE		24" BOX
TIPUANA TIPU / TIPU TREE		24" BOX
TRISTANIA CONFERTA / BRISBANE BOX		24" BOX
ULMUS PARVIFOLIA / LACEBARK ELM		24" BOX
UMBELLULARIA CALIFORNICA / BAY LAUREL		24" BOX
SHADE TREE	30	
ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE MULTI-TRUNK		24" BOX
ARBUTUS X 'MARINA' / ARBUTUS STANDARD		24" BOX
CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK		24" BOX
CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK		36" BOX
CHILOPSIS LINEARIS / DESERT WILLOW		36" BOX
OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE		24" BOX
OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE		24"BOX
OLEA EUROPAEA 'WILSONII' / WILSON OLIVE		24"BOX
PISTACIA CHINENSIS / CHINESE PISTACHE		24" BOX
PROSOPIS CHILENSIS 'THORNLESS' / THORNLESS CHILEAN MESQUITE		24" BOX
QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK		24" BOX
QUERCUS ENGELMANNII / ENGELMANN OAK		24"BOX
SCREENING TREE	174	
FICUS NITIDA / WEEPING FIG		24" BOX
HYMENOSPORUM FLAVUM / SWEETSHADE		24" BOX
LAGERSTROEMIA INDICA / CRAPE MYRTLE		24"BOX
LAURUS NOBILIS / SWEET BAY		24" BOX
LYONOTHAMNUS FLORIBUNDUS / CATALINA IRONWOOD		24"BOX
PRUNUS CAROLINIANA / CAROLINA LAUREL CHERRY		24" BOX
TRISTANIA CONFERTA / BRISBANE BOX		24"BOX
UMBELLULARIA CALIFORNICA / BAY LAUREL		24" BOX
EVERGREEN BORDER SHRUBS		
ARCTOSTAPHYLOS SPP. / MANZANITA		1GAL. TO 5 GAL., 3', 4'
BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD		1GAL. TO 5 GAL., 2', 18"-24"
ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT		1GAL. TO 5 GAL., 3'-5'
GREVILLEA SPP. / GREVILLEA		5 GAL., 2', 18"-24"
HAKEA SUAVEOLENS / SWEET HAKEA		5 GAL., 4'-6', 3'-5'
LEUCADENDRON SPP. / CONEBUSH		5 GAL., 3'-4', 3'-5'
LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE		1GAL. TO 5 GAL., 3'-4', 3'-5'
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET		1GAL. TO 5 GAL., 3'-4', 3'-5'
MIMULUS AURANTIACUS / STICKY MONKEYFLOWER		1GAL. TO 5 GAL., 3'-4', 2'-3'
MYRTUS COMMUNIS / COMMON MYRTLE		1GAL. TO 5 GAL., 4'-6', 3'-5'
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE		1GAL. TO 5 GAL., 4'-6', 4'-6'
PITTOSPORUM SPP. / PITTOSPORUM		1GAL. TO 5 GAL., 3'-4', 3'-5'
RHAMNUS ILICIFOLIA / HOLLYLEAF REDBERRY		1GAL. TO 5 GAL., 4'-6', 4'-6'
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' TM / MAJESTIC BEAUTY INDIAN HAWTHORNE STANDARD		1GAL. TO 5 GAL., 4'-6', 4'-6'
ROSMARINUS OFFICINALIS / ROSEMARY		1GAL. TO 5 GAL., 3'-4', 3'-5'
STRELITZIA REGINAE / BIRD OF PARADISE		1GAL. TO 5 GAL., 3'-4', 3'-5'
WESTRINGIA FRUTICOSA / COAST ROSEMARY		1GAL. TO 5 GAL., 3'-4', 3'-5'
ACCENT SHRUBS/SUCCULENTS/AGAVES		
AGAVE AMERICANA / CENTURY PLANT		1GAL. TO 5 GAL., 4'-6', 4'-6'
AGAVE ATTENUATA / AGAVE		1GAL. TO 5 GAL., 4'-6', 3'-5'
AGAVE DESMETTIANA / DWARF CENTURY PLANT		1GAL. TO 5 GAL., 3', 2'
ALOE SPP. / ALOE		1GAL. TO 5 GAL., VARIES, 18"-24"
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS		5 GAL., 4'-6', 3'-5'
CUPHEA IGNEA / CIGAR PLANT		1GAL. TO 5 GAL., 2', 2'
DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON		1GAL. TO 5 GAL., 3', 2'-3'
DIANELLA SP. / FLAX LILY		1GAL. TO 5 GAL., VARIES, VARIES
ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS		1GAL. TO 5 GAL., 2', 2'
EUPHORBIA SP. / EUPHORBIA		1GAL. TO 5 GAL., VARIES, VARIES
HESPERALOE PARVIFLORA / RED YUCCA		1GAL. TO 5 GAL., 2', 2'-3'
LAVANDULA SP. / LAVENDER		1GAL. TO 5 GAL., VARIES, VARIES
LOMANDRA LONGIFOLIA / MAT RUSH		1GAL. TO 5 GAL., 18"-24", 18"-24"
LOMANDRA LONGIFOLIA 'LIME TUFF' / LIME TUFF DWARF MAT RUSH		1GAL. TO 5 GAL., 2'-3', 2'-3'
PHORMIUM TENAX / NEW ZEALAND FLAX		5 GAL., VARIES, VARIES
POLYSTICHUM MUNITUM / WESTERN SWORD FERN		1GAL. TO 5 GAL., 2', 2'-3'
ROSA CALIFORNICA / CALIFORNIA WILD ROSE		1GAL. TO 5 GAL., 2'-3', 18"-24"
RUSSELIA EQUISETIFORMIS / FIRECRACKER PLANT		5 GAL., 18"-24", 18"-24"
SALVIA SP. / SALVIA SPECIES		1GAL. TO 5 GAL., 2'-3', 3'-5'
TAGETES LEMMONII / COPPER CANYON DAISY		1GAL. TO 5 GAL., 3'-4', 3'-5'
VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA		5 GAL., 3'-4', 4'-6'
GROUNDCOVERS		
ARTEMISIA X 'POWIS CASTLE' / POWIS CASTLE ARTEMISIA		1 GAL
BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH		1 GAL
BOUGAINVILLEA SPP. SPECIES / BOUGAINVILLEA		1 GAL
CAREX X 'ICE DANCE' / ICE DANCE SEDGE		1 GAL
CEANOTHUS GRISEUS HORIZONTALIS / CARMEL CREEPER		1 GAL
CISTUS X 'GRAYSWOOD PINK' / ROCK ROSE		1 GAL
ECHEVERIA X 'AFTERGLOW' / AFTERGLOW ECHEVERIA		1 GAL
ERIGERON KARVINSKIANUS / FLEABANE		1 GAL
FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE		1 GAL
FESTUCA OVINA GLAUCA / BLUE SHEEP FESCUE		1 GAL
GAZANIA SP. / GAZANIA		1 GAL
HEUCHERA SP. / CORAL BELLS		1 GAL
MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM		1 GAL
SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO		1 GAL
SENECIO SERPENS / BLUE CHALKSTICKS		1 GAL
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE		1 GAL

Lots	Site Landscape area (sq ft)	Planting Areas (sq ft)	Hardscape Area(sq ft)
1	33,830	15,102.00	18,728.00
2	20,564	8,702.00	11,862.00
3	31,674	8,442.00	23,032.00
4	30,240	8,789.00	21,451.00
5	28,080	10,476.00	17,604.00
6	26,347	12,700.00	13,647.00
Total	170,535	64,211	106,324

N

0 15 30 60

SCALE: 1"=30'-0"

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CIELO MAR

New Construction

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San Diego, CA 92103

41041 Trimboli Way, Suite 6007
Fremont, California 94538

PH. 619.296.3150

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER MCCULLOUGH
Signature
5653 Licensed
Renewal Date
03/7/2024
Date
STATE OF CALIFORNIA

SUBMITTALS | REVISIONS

No.	Description	Date
01	1st Submittal	02.22.23
02	Resubmittal	09.29.23
03	Resubmittal	03.07.24

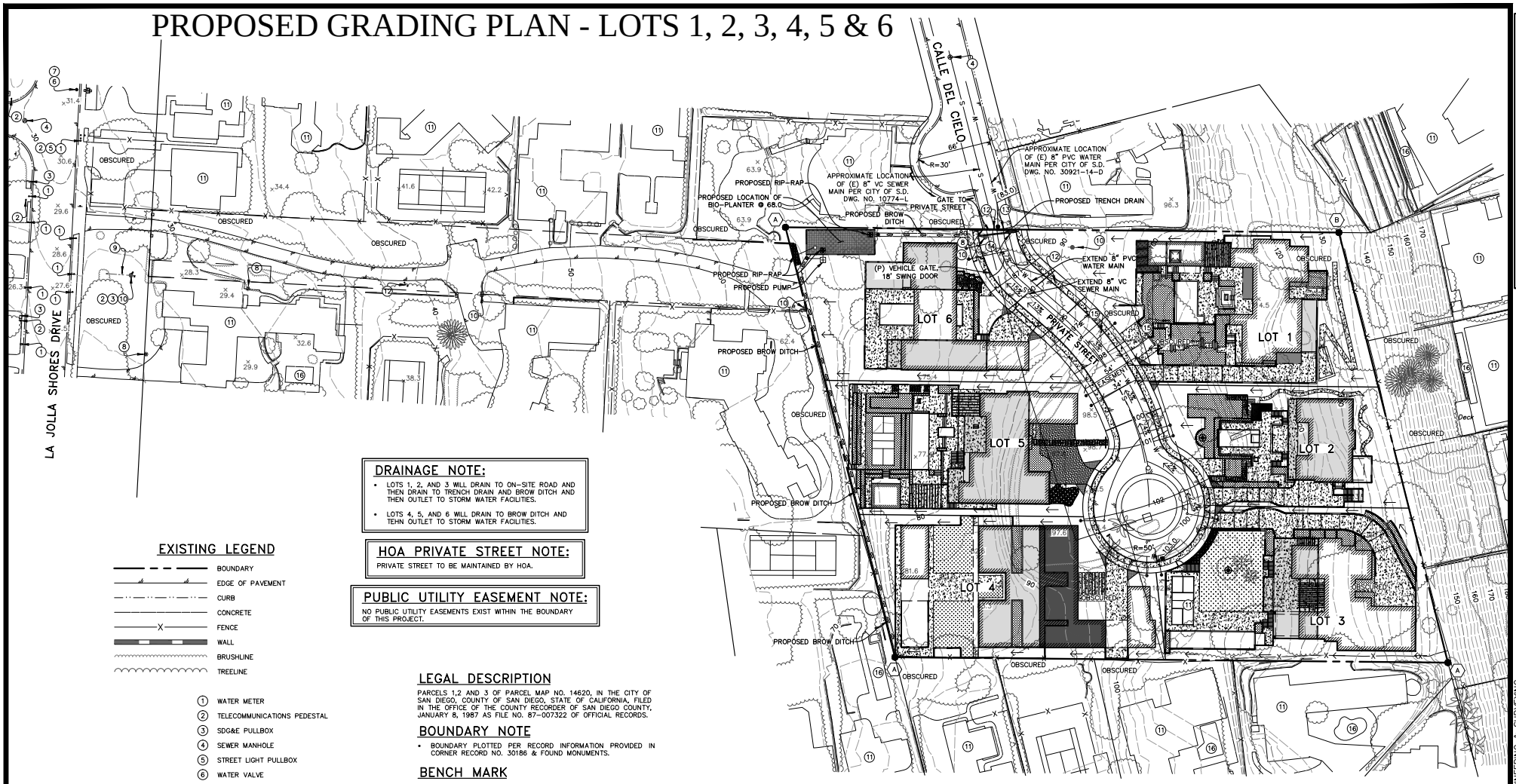
Issue Date 3.7.2024

Project Number 23012

PLANTING PLAN

L300

PROPOSED GRADING PLAN - LOTS 1, 2, 3, 4, 5 & 6



PRELIMINARY – NOT FOR CONSTRUCTION

DRAINAGE NOTE:

- LOTS 1, 2, AND 3 WILL DRAIN TO ON-SITE ROAD AND THEN DRAIN TO TRENCH DRAIN AND BROW DITCH AND THEN OUTLET TO STORM WATER FACILITIES.
- LOTS 4, 5, AND 6 WILL DRAIN TO BROW DITCH AND TEHN OUTLET TO STORM WATER FACILITIES.

HOA PRIVATE STREET NOTE:

PRIVATE STREET TO BE MAINTAINED BY HOA.

PUBLIC UTILITY EASEMENT NOTE:

NO PUBLIC UTILITY EASEMENTS EXIST WITHIN THE BOUNDARY OF THIS PROJECT.

EXISTING LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- WALL
- BRUSHLINE
- TREELINE

1. WATER METER
2. TELECOMMUNICATIONS PEDESTAL
3. SDG&E PULLBOX
4. SEWER MANHOLE
5. STREET LIGHT PULLBOX
6. WATER VALVE
7. FIRE HYDRANT
8. STREET LIGHT POST
9. TIME WARNER CHANNEL VAULT
10. POWER POLE
11. BUILDING
12. SEWER CLEANOUT
13. WATER RISER
14. GAS METER
15. IRRIGATION CONTROL VALVE
16. POOL

LEGAL DESCRIPTION

PARCELS 1,2 AND 3 OF PARCEL MAP NO. 14620, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1987 AS FILE NO. 87-007322 OF OFFICIAL RECORDS.

BOUNDARY NOTE

- BOUNDARY PLOTTED PER RECORD INFORMATION PROVIDED IN CORNER RECORD NO. 30186 & FOUND MONUMENTS.

BENCH MARK

- BENCHMARK FOR THIS SURVEY IS A BRASS PLUG SET IN CONCRETE CURB RETURN, LOCATED SOUTHWESTERLY OF THE INTERSECTION OF CALLE DEL ORO & CALLE DEL CIELO IN THE CITY OF LA JOLLA, CA., HAVING A PUBLISHED MEAN SEA LEVEL ELEVATION OF 70.47'.

FOUND MONUMENTS

(A) INDICATES FOUND 3/4" IRON PIPE W/YELLOW CAP STAMPED "LS 5717" PER CORNER RECORD NO. 30186.

(B) INDICATES FOUND 2" IRON PIPE W/DISC STAMPED "RCE 9822" AS SHOWN ON CORNER RECORD NO. 30186.

N

40 20 0 40 80

SCALE IN FEET
SCALE: 1" = 40'

RANCHO COASTAL
ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DOUGLAS E. LOGAN
C 39726

DATE: 03/16/24
EXPIRES: 12/31/25

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS E. LOGAN
C 39726
CIVIL
STATE OF CALIFORNIA

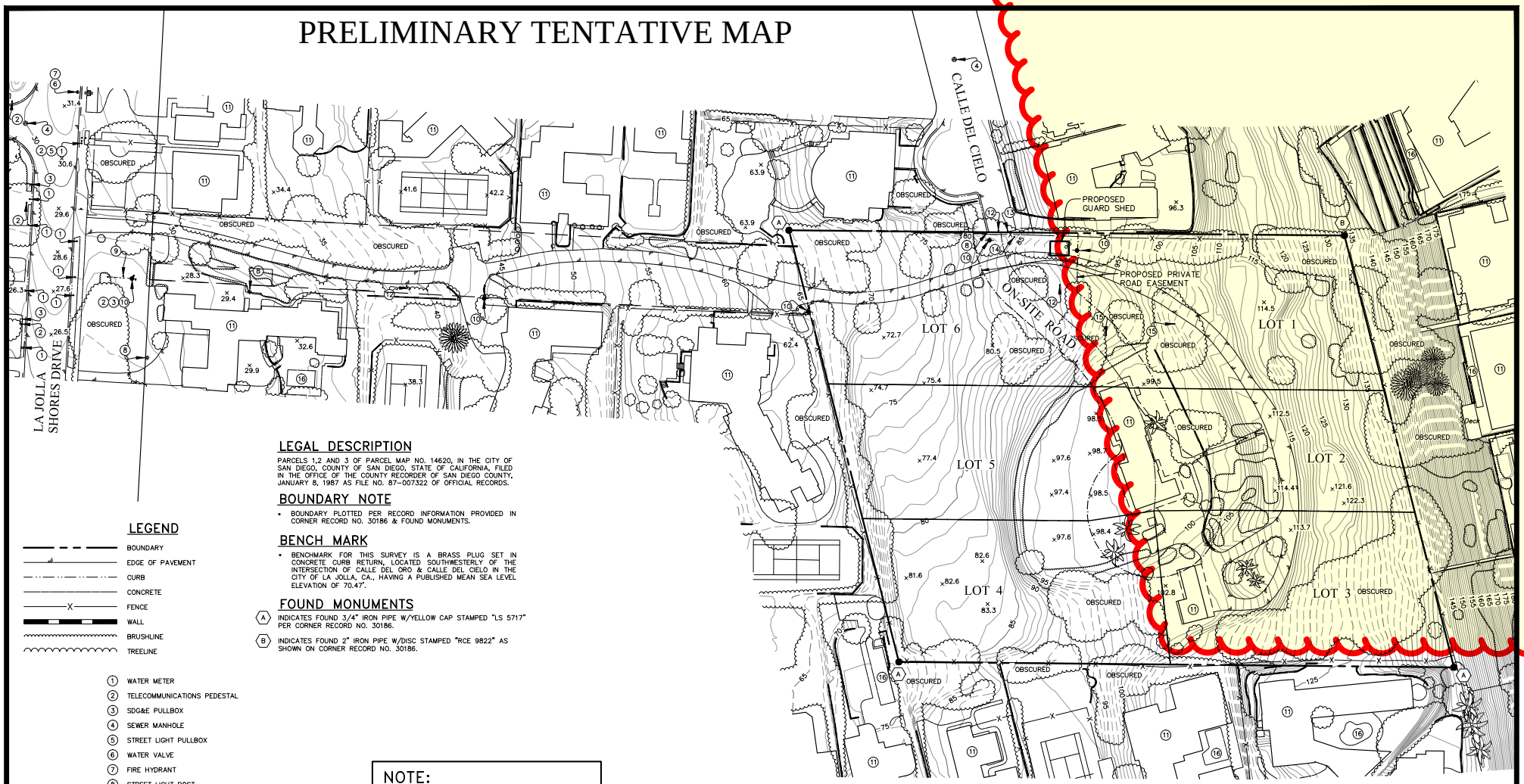
PROPOSED GRADING PLAN

C-1

LOTS 1-6

ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@RCESD.COM

PRELIMINARY TENTATIVE MAP



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LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- WALL
- BRUSHLINE
- TREELINE

1. WATER METER
2. TELECOMMUNICATIONS PEDESTAL
3. SDG&E PULLBOX
4. SEWER MANHOLE
5. STREET LIGHT PULLBOX
6. WATER VALVE
7. FIRE HYDRANT
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11. BUILDING
12. SEWER CLEANOUT
13. WATER RISER
14. GAS METER
15. IRRIGATION CONTROL VALVE
16. POOL

NOTE:
THIS IS AN EXHIBIT ONLY AND HAS NOT BEEN REVIEWED AND/OR APPROVED BY THE CITY OF SAN DIEGO.

N

40 20 0 40 80
SCALE IN FEET
SCALE: 1" = 40'

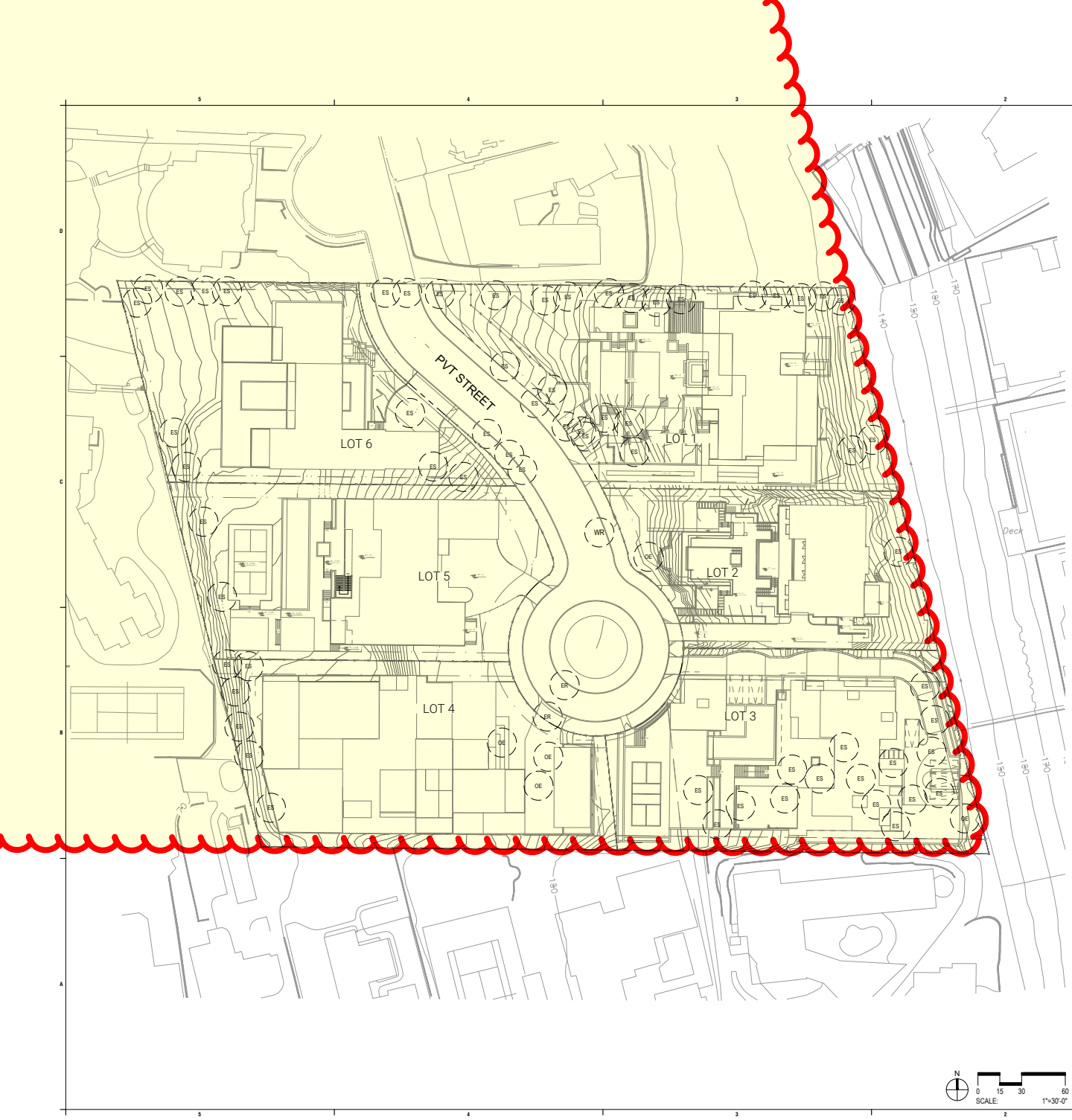
LICENSED LAND SURVEYOR JAKE D. LOGAN L.S. 9042 STATE OF CALIFORNIA

RANCHO COASTAL
ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax

PRIVATE CONTRACT

SHEET 1	COUNTY OF SAN DIEGO APN: 346-250-08, 09 & 10 — 1 SHEETS
PRELIMINARY TENTATIVE MAP	
CIELO MAR 8303 LA JOLLA SHORES DRIVE LA JOLLA, CA 92037	
MAILING ADDRESS:	TELEPHONE:
SURVEYOR OF WORK: JAKE D. LOGAN PLS 9042	CHECKED BY: — JOB NO. 8073

R:\Projects\8073 – FOTSCH – 8303 LA JOLLA SHORES DR\SURVEY\8073 – PTPM 01.dwg 8/12/2022 12:23 PM



EXISTING TREE SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	FORM	QTY
EXISTING TREES (TO BE REMOVED)				
ES	EUCALYPTUS SPP. EUCALYPTUS	EXISTING	25`-30`	64
OE	OLEA EUROPAEA OLIVE MULTI-TRUNK	EXISTING	20`-25`	5
ER	SYAGRUS ROMANZOFFIANA QUEEN PALM	EXISTING	6`-10`	2
WR	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	EXISTING	6`-10`	1

TOTAL TREES TO BE REMOVED - 72
TOTAL # OF PROPOSED TREES - 241

NOTE: THE EXISTING TREES ARE PROPOSED TO BE REMOVED DUE TO HEALTH CONDITIONS AND THE TREE IS GROWING TOO CLOSE TO – OR THE ROOTS ARE ENCROACHING ON- YOUR HOUSE, BARN, UTILITY LINES OR OTHER STRUCTURES.

CIELO MAR

New Construction

8280 Calle Del Cielo,
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LICENSED LANDSCAPE ARCHITECT
DAVID W. McCULLOUGH - 2026
Signature
10/31/2025
Renewal Date
3/7/2024
Date
STATE OF CALIFORNIA

SUBMITTALS | REVISIONS

No.	Description	Date
01	1st Submittal	02.22.23
02	Resubmittal	09.29.23
03	Resubmittal	03.07.24

Issue Date	Project Number
3.7.2024	23012

TREE DEMO - PROTECTION PLAN

L010

© McCULLOUGH

CODE ANALYSIS

OCCUPANCY
R3

TYPE OF CONSTRUCTION
TYPE V-B SPRINKLERED

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

2022 CALIFORNIA BUILDING CODE (CBC) AND/OR CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA ENERGY CODE (CFC), 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)

THIS PROJECT SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24).

THE HIGHEST POINT OF THE ROOF EQUIPMENT OR ANY VENT. PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 NS).

ALL REQ. PERMITS MUST BE OBTAINED FROM THE FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.

CONSTRUCTION REQUIREMENTS

1. SHOP DRAWING SUBMITTAL SHALL BE REQUIRED FOR THE FOLLOWING ITEMS:
   A) WINDOWS AND DOORS
   B) CABINET WORK
   C) MECHANICAL SYSTEMS, WATER HEATING SYSTEMS

2. ALL GYPSUM WALL BOARD SHALL RECEIVE LEVEL 5 SMOOTH FINISH AND STRAIGHT CORNERS UNLESS OTHERWISE APPROVED BY ARCHITECT.

3. SIZING MECHANICAL DUCTWORK SHALL BE DESIGN BUILD, SYSTEMS DESIGN SHALL BE COORDINATED WITH OWNER PRIOR TO BID.

4. REFER TO STRUCTURAL DRAWINGS FOR PLYWOOD AND SHEAR WALL INFORMATION. ALL PLYWOOD NOT NOTED ON STRUCTURAL DRAWINGS SHALL BE 3/8" EXTERIOR GRADE PLYWOOD.

5. ALL NEW WALLS NOT SPECIFIED ON STRUCTURAL DRAWINGS TO BE 2X6 STUDS U.O.N. @ 16" O.C. W/ 5/8" GYP.BD. EA SIDE, TAPED AND SANDED, USE GREEN BOARD AT ALL WET WALL LOCATIONS. ALL SHEAR WALLS W/ PLYWD EXPOSED AT INTERIOR SIDE TO RECEIVE (1) LAYER OF 5/8" G.W.B., TAPED & SANDED AND READY TO PAINT.

ABBREVIATIONS

℄	CENTERLINE
Ø	DIAMETER OR ROUND
(E)	EXISTING
EXIST'G	EXISTING
ABV.	ABOVE
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
A.F.G	ADJACENT FINISH GRADE
AGGR;	AGGREGATE
AL.	ALUMINUM
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
BD.	BOARD
B.I.	BUILT-IN
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BLT.	BOLT
BM.	BEAM
BOT.	BOTTOM
C.	CONDUIT
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTE.	COUNTER
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CSMT.	CASEMENT WINDOW
CTR.	CENTER
CTSK.	COUNTERSINK
D	DRYER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
D.O.	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DW	DISH WASHER
DWG'S	DRAWINGS
DWR.	DRAWER
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ENCL.	ENCLOSED
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXPO.	EXPOSED
EXT.	EXTERIOR
FAU	FORCED AIR UNIT
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.	FIRE HYDRANT
FIN.	FINISH
FIXED	FIXED WINDOW
FL.	FLOOR
FLASH.	FLASHING
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MULLION
F.O.S.	FACE OF STUD
F.P.	FIREPLACE
FPRF.	FIREPROOF
FRAM'G	FRAMING
F.S.D.	FIRE SEPARATION DISTANCE
FT.	FOOT OR FEET.
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.Y.SB	FRONT YARD SETBACK
G.	GAS
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.D.	GARBAGE DISPOSAL
G.DR	GARAGE DOOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
GYP.BD.	GYPSUM BOARD
H.B.	HOSE BIBB
HDR.	HEADER
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
H.V.A.C.	HEATING, VENTILATION & AIR CONDITIONING
HORZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
LIN.	LINEN
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
L.V.	LOW VOLTAGE
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH	MECHANICAL
MEMB.	MEMBRANE
MFG	MANUFACTURING
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTL.	METAL
MUL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
NOM.	NOMINAL
N.T.P.	NOTICE TO PROCEED
N.T.S.	NOT TO SCALE
O/	OVER
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.D.	OVERFLOW DRAIN
OFF.	OFFICE
O.H.	OVERHEAD
O.H.C.	OVERHEAD CABINET
OPNG.	OPENING
OPP.	OPPOSITE
PL.	PROPERTY LINE OR PLATE
PL/SH	POLE AND SHELF
PL. LAM.	PLASTIC LAMINATE
PLSTR.	PLASTER
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PNTRY.	PANTRY
P.P	PLANTING POCKET
PR.	PAIR
PRCST	PRECAST
PREFAB.	PREFABRICATED
PT.	POINT
PTN.	PARTITION
PTD.	PAINTED
R.	RISER
RAD.	RADIUS
R	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REV	REVERSE
REINF	REINFORCE, REINFORCED
RGTR.	REGISTER
REQ.	REQUIRED
REST.	RESISTANT
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
R.V.	ROOF VENT
R.Y.SB	REAR YARD SETBACK
S.	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	STORM DRAIN
SECT.	SECTION
S.F.	SQUARE FEET
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SKYLT.	SKYLIGHT
SL.	SLOPE/SLIDER (WINDOW)
SL.DR.	SLIDING GLASS DOOR
SPEC.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.ST.	STAINLESS STEEL
ST.	STONE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT'S	STRUCTURALS
STRUCT	STRUCTURE
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
S.Y.SB	SIDE YARD SETBACK
T.	TREAD
T.B.	TOWEL BAR
T.C.	TRASH COMPACTOR
TEL.	TELEPHONE
TEMP.	TEMPERED GLASS
T.&G.	TONGUE AND GROOVE
THNK.	THICK
THR.	THRESHOLD
T.O.C.	TOP OF CURB
T.P.D	TOILET PAPER DISPENSER
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
UNF.	UNFINISHED
UDG.	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
V.P.	VAPOR PROOF
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
W/O	WITHOUT
W.P.	WATERPROOF
WT.	WEIGHT
WTR.	WATER

SYMBOLS AND LEGEND

ELEVATION MARKER

1 A101 1 — DIRECTION OF VIEW; DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING; SHEET THAT ELEVATION APPEARS ON

DETAIL MARKER

1 / A101 — DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING; SHEET THAT DETAIL APPEARS ON

SECTION MARKER

1 / A101 — DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING; DIRECTION OF CUT; SHEET THAT SECTION APPEARS ON

EXTENT OF CUT

WINDOW TYPE INDICATOR

1i — WINDOW TYPE NUMBER

DOOR TYPE INDICATOR

101 — DOOR TYPE NUMBER

MATCH LINE/DATUM POINT

DATUM POINT

REVISION INDICATOR

REVISION NUMBER

REVISION INDICATOR

REVISION

OTHER

- GLASS
- PLYWOOD
- CONT. WOOD PLATE
- WOOD BLKG. BETWEEN MEMBERS
- GRAVEL OR AGGREGATE BASE COURSE (ABC)
- INSULATION (BATT OR BLANKET)
- INSULATION (RIGID)
- METAL
- PLASTER OR GYPBOARD (AS NOTED)
- SOIL
- TILE (GLAZED,UNGLAZED OR PAVER)

WALLS

- EXISTING WALL TO REMAIN
- 2 X _ STUD WALL U.N.O.
- CONCRETE
- STEEL STUD WALLS

PROJECT DATA

SCOPE OF WORK: SITE DEVELOPMENT/COASTAL DEVELOPMENT/NEIGHBORHOOD DEVELOPMENT PLANS
- 1 CONSOLIDATED LOT SPLIT INTO 6 INDIVIDUAL LOTS
- EACH LOT TO CONSIST OF 1 SINGLE FAMILY DWELLING
- TO BE SERVED VIA PRIVATE STREET ACCESSED OFF OF THE SOUTH END OF CALLE DEL CIELO
- LANDSCAPE, PUBLIC IMPROVEMENTS, AND OTHER SITE WORK TO BE INCLUDED WITHIN THIS CDP/SDP/NDP

SITE: 8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

A.P.N.: PARCEL 1: 346-250-08-00
PARCEL 2: 346-250-09-00
PARCEL 3: 346-250-10-00

LEGAL DESCRIPTION: PARCEL A: (APN: 346-250-08-00, 346-250-09-00 AND 346-250-10-00) PARCELS 1,2 AND 3 OF PARCEL MAP NO. 14620, IN THE CITY OF SAN DEIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 8, 1987 AS FILE NO. 87-007322 OF OFFICIAL RECORDS.

LOTE SIZE: PARCEL 1: ~ 0.60 ACRES | 26,136 SF
PARCEL 2: ~ 1.8 ACRES | 77,972 SF
PARCEL 3: ~ 2.1 ACRES | 90,169 SF

TO BE SUBDIVIDED INTO SIX LEGAL LOTS: LOT 1: 33,724 SF; LOT 2: 33,724 SF; LOT 3: 31,488 SF; LOT 4: 30,234 SF; LOT 5: 27,664 SF; LOT 6: 25,935 SF

BASE ZONE: LJSPD-SF

PROPOSED SETBACKS:

LOT	FRONT	REAR	SIDES
LOT 1:	59' - 10 1/4"	29' - 6 1/4"	6' - 8" / 20' - 5 1/4"
LOT 2:	69'-4 3/4"	14'-4 1/2"	9'-3 3/4" / 22'-11 3/4"
LOT 3:	64'-10 3/4"	31'-7 1/4"	21'-1 3/4" / 10'-1 1/4" / 71'-5 1/4"
LOT 4:	10'-0"	17'-9 3/4"	8'-1 1/2" / 9'- 4 3/4" / 5'-0"
LOT 5:	9'-10 3/4"	12'-3 3/4"	10'-1 1/4" / 6'-0"
LOT 6:	7'-0 1/2"	58'-5 1/4"	10'-10 1/4" / 11'-5 1/4"

PER LJSPD-SF ALL SETBACKS ARE SUBJECT TO STATISTICAL ANALYSIS OF SURROUNDING PROPERTIES.

ZONING OVERALL HEIGHT LIMIT: 30'-0"
ZONING PLUMB HEIGHT: 30'-0"

COASTAL HEIGHT LIMIT (PROP D'):
LOT 1: 149'-1 7/8" (138'-10 1/8" FOR CASITA)
LOT 2: 154'-6 7/8"
LOT 3: 152'-6 1/8"
LOT 4: 127'-7 1/2" (135'-6 1/2" FOR GARAGE)
LOT 5: 118'-9 5/8" (107'-3 5/8 FOR GYM)
LOT 6: 114'-0 1/8"

USES CATEGORY — PROPOSED: (6) SINGLE FAMILY RESIDENCES

NUMER OF STORYS: LOT 1: 2 STORYS; LOT 2: 3 STORYS; LOT 3: 3 STORYS; LOT 4: 3 STORYS; LOT 5: 2 STORYS; LOT 6: 2 STORYS

OVERLAY ZONE DESIGNATIONS:

COASTAL OVERLAY ZONE: YES
COASTAL HEIGHT OVERLAY: YES

MOBILITY CHOICES VMT REDUCTION MEASURES

PROJECT PROPOSING 8 VMT MEASURES

REQUESTING MORE INFORMATION ON AVAILABLE PUBLIC INFRASTRUCTURE UPGRADES.

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A402	LOT 1 - EXTERIOR ELEVATIONS
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AREA CALCULATIONS

LOT 1- BUILDING AREA CALCULATION

NAME	TOTAL	HABITABLE	GFA (FOR FAR)
GYM LEVEL	369 SF	369 SF	369 SF
CASITA LEVEL	744 SF	0 SF	744 SF
MAIN LEVEL	6,126 SF	5,243 SF	5,279 SF
UPPER LEVEL	4,522 SF	4,099 SF	4,249 SF

LOT 1- LOT COVERAGE

BLDG FOOTPRINT	8,305 SF	25%
HARDSCAPE	8,785 SF	26%
LANDSCAPE	16,635 SF	49%
TOTAL SITE AREA	33,724 SF	100%

PROPOSED FAR:	OVERALL TOTAL		
0.32 / 10,642 SF	11,762 SF	9,711 SF	10,642 SF

PARKING SPACES PROVIDED:
INTERIOR PARKING SPACES: 3
EXTERIOR PARKING SPACES: 2

LOT 1- EARTHWORK CALCULATION

CUT = 1,950 C.Y, +/- FILL = 850 C.Y, +/- EXPORT = 1,100 C.Y, +/-

LOT 2- BUILDING AREA CALCULATION

NAME	TOTAL	HABITABLE	GFA (FOR FAR)
LOWER LEVEL	4,922 SF	2,615 SF	1,856 SF
MAIN LEVEL	3,961 SF	3,663 SF	3,862 SF
UPPER LEVEL	3,482 SF	3,482 SF	3,482 SF

LOT 2- LOT COVERAGE

BLDG FOOTPRINT	5,518 SF	27%
HARDSCAPE	6,258 SF	30%
LANDSCAPE	8,967 SF	43%
TOTAL SITE AREA	20,742 SF	100%

PROPOSED FAR:	OVERALL TOTAL		
0.44 / 9,200 SF	12,365 SF	9,759 SF	9,200 SF

PARKING SPACES PROVIDED:
INTERIOR PARKING SPACES: 4
EXTERIOR PARKING SPACES: 2

LOT 2- EARTHWORK CALCULATION

CUT = 1,850 C.Y, +/- FILL = 460 C.Y, +/- EXPORT = 1,390 C.Y, +/-

LOT 3- BUILDING AREA CALCULATION

NAME	TOTAL	HABITABLE	GFA (FOR FAR)
LOWER LEVEL	3,827 SF	0 SF	1,888 SF
MAIN LEVEL	6,746 SF	5,166 SF	6,746 SF
UPPER LEVEL	5,698 SF	4,077 SF	5,698 SF

LOT 3- LOT COVERAGE

BLDG FOOTPRINT	11,068 SF	35%
HARDSCAPE	8,959 SF	28%
LANDSCAPE	11,462 SF	36%
TOTAL SITE AREA	31,488 SF	100%

PROPOSED FAR:	OVERALL TOTAL		
0.46 / 14,332 SF	16,270 SF	9,243 SF	14,332 SF

PARKING SPACES PROVIDED:
INTERIOR PARKING SPACES: 8
EXTERIOR PARKING SPACES: 1

LOT 3- EARTHWORK CALCULATION

CUT = 4,860 C.Y, +/- FILL = 1,150 C.Y, +/- EXPORT = 3,710 C.Y, +/-

LOT 4- BUILDING AREA CALCULATION

NAME	TOTAL	HABITABLE	GFA (FOR FAR)
GARDEN	6,576 SF	6,576 SF	6,576 SF
ACCESS LEVEL	5,153 SF	3,929 SF	5,153 SF

LOT 4- LOT COVERAGE

BLDG FOOTPRINT	13,304 SF	44%
HARDSCAPE	5,202 SF	17%
LANDSCAPE	11,728 SF	39%
TOTAL SITE AREA	30,234 SF	100%

PROPOSED FAR:	OVERALL TOTAL		
0.39 / 11,729 SF	11,729 SF	10,504 SF	11,729 SF

PARKING SPACES PROVIDED:
INTERIOR PARKING SPACES: 3
EXTERIOR PARKING SPACES: 0

LOT 4- EARTHWORK CALCULATION

CUT = 280 C.Y, +/- FILL = 2,520 C.Y, +/- EXPORT = 2,240 C.Y, +/-

LOT 5- BUILDING AREA CALCULATION

NAME	TOTAL	HABITABLE	GFA (FOR FAR)
GYM	576 SF	576 SF	576 SF
POOL LEVEL	212 SF	0 SF	156 SF
MAIN LEVEL	6,723 SF	3,256 SF	6,723 SF
UPPER LEVEL	6,659 SF	5,476 SF	6,659 SF

LOT 5- LOT COVERAGE

BLDG FOOTPRINT	8,787 SF	32%
HARDSCAPE	8,699 SF	31%
LANDSCAPE	10,177 SF	37%
TOTAL SITE AREA	27,664 SF	100%

PROPOSED FAR:	OVERALL TOTAL		
0.51 / 14,115 SF	14,170 SF	9,307 SF	14,115 SF

PARKING SPACES PROVIDED:
INTERIOR PARKING SPACES: 10
EXTERIOR PARKING SPACES: 0

LOT 5- EARTHWORK CALCULATION

CUT = 600 C.Y, +/- FILL = 2,525 C.Y, +/- EXPORT = 1,925 C.Y, +/-

LOT 6- BUILDING AREA CALCULATION

NAME	TOTAL	HABITABLE	GFA (FOR FAR)
LOWER LEVEL	5,186 SF	5,186 SF	5,186 SF
MAIN LEVEL	6,599 SF	5,463 SF	6,499 SF

LOT 6- LOT COVERAGE

BLDG FOOTPRINT	8,154 SF	31%
HARDSCAPE	4,484 SF	17%
LANDSCAPE	13,297 SF	51%
TOTAL SITE AREA	25,935 SF	100%

PROPOSED FAR:	OVERALL TOTAL		
0.45 / 11,685 SF	11,785 SF	10,649 SF	11,685 SF

PARKING SPACES PROVIDED:
INTERIOR PARKING SPACES: 3
EXTERIOR PARKING SPACES: 0

LOT 6- EARTHWORK CALCULATION

CUT = 565 C.Y, +/- FILL = 1,005 C.Y, +/- EXPORT = 440 C.Y, +/-

TOTAL CALCULATIONS FOR DEVELOPMENT

DWELLINGS: SDU: 6; ADU: 0
PARKING SPACES: OFFSTREET: 39; ONSTREET: 0

W•F ARCHITECTS

WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

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JOB #:

CIELO MAR

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL

TS002

TITLE SHEET

03/18/2024

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