



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 12, 2026 REPORT NO. HO-26-042

HEARING DATE: August 19, 2026

SUBJECT: 5360 Calumet Avenue, Process Three Decision

PROJECT NUMBER: [PRJ-1119583](#)

OWNER/APPLICANT: George E. Fleming (Owner/Applicant)

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit for the construction of a lower coastal bluff seawall within a developed parcel containing an existing single-dwelling unit (SDU) located at 5360 Calumet Avenue within the La Jolla Community Plan area?

Proposed Action:

1. Approve Site Development Permit No. PMT-3308576.

Fiscal Considerations: None. All costs associated with the processing of this application are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None. There are no active cases on the project site.

Housing Impact Statement: None. The proposed project is only for the construction of a lower coastal bluff seawall. No expansion or modifications to the existing SDU are being proposed.

Community Planning Group Recommendation: On August 7, 2025, the La Jolla Community Planning Association voted 15-0-1 to recommend approval of the proposed project without conditions.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. The environmental exemption determination was made on May 26, 2026, and the opportunity to appeal that determination ended on June 8, 2026 (Attachment 6). No appeals were filed within the time provided by San Diego Municipal Code (SDMC) Section [112.0520](#).

BACKGROUND

The 0.16-acre (7,300 square feet) site at 5360 Calumet Avenue is located within the Coastal Overlay Zone, Sensitive Coastal Overlay Zone – Coastal Bluff, Coastal Height Limit Overlay Zone, and Coastal Overlay Zone First Public Roadway, in the RS-1-7 zone, within the established urbanized Bird Rock neighborhood subarea of the La Jolla Community Plan area. The subject property is accessed from the east via Calumet Avenue and is between the Pacific Ocean and the first public roadway. The subject property is improved with an existing one-story SDU that contains environmentally sensitive lands in the form of Coastal Bluffs. The property is primarily surrounded by urban development comprising of one- and two-story residential SDU's with varied architectural styles. The SDU on the site is setback from the coastal bluff edge and separated with a concrete patio deck by approximately 11 to 18 feet. The top of the bluff edge descends to the transient cobble beach below, at an elevation of about 5-6 feet above the mean sea level (Figure 1).



Figure 1. View looking east at rear yard of residence showing current condition of coastal bluff.

In September 2023, a site-specific geotechnical report was prepared to evaluate coastal bluff erosion and stability for the property. The analysis found that the existing SDU is currently susceptible to deformations and damage resulting from a non-circular (block) type failure occurring along the sensitive coastal bluff slope and thus, presents life and safety concerns for the building occupants if protective measures are not addressed in the near term. The analysis is supported by the results of our quantitative slope stability analysis demonstrating that the structure currently has a static Factor of Safety of approximately 1.16, which is considered too low or inadequate to withstand seismic activity for long-term or permanent structures. If not addressed properly, the SDU will likely experience significant structural deformations or failure within the next several winter storm seasons.

DISCUSSION

Project Description

The project proposes construction of a coastal bluff protection device at the lower coastal seawall, consisting of an application of reinforced shotcrete and installation of twenty-one (21) tieback anchors at variable depths, spanning approximately 70 linear feet (LF) across the bluff edge conforming to the contours of the existing bluff surfaces. No expansion or modifications to the existing residence are being proposed, and the project will not require any deviations or variances.

Permit Required

Process Three, Site Development Permit (SDP) is required pursuant to SDMC Section [143.0110](#) and [Table 143-01A](#), and SDMC Section [126.0505](#) for developments containing Environmentally Sensitive Lands in the form of Sensitive Coastal Bluffs.

City staff and the applicant acknowledge and concur that both the project and related staging and storage along the coast are in both the City's and California Coastal Commission's (CCC) coastal permitting jurisdiction. Prior to obtaining a building permit approval from the City, the applicant will be required to obtain a consolidated Coastal Development permit through the California Coastal Commission once all applicable discretionary permits have been acquired from the City.

The Environmentally Sensitive Lands Regulations (ESL) regulations under SDMC Section [143.0130\(a\)](#) and Table 143-01A, allow certain permitted uses and activities in sensitive coastal bluff areas as they apply to bluff repair and erosion control measures when necessary to protect existing primary structures and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. The proposed construction methodology will utilize reinforced shotcrete with tieback anchors installed at variable depths with reinforcing steel that spans across the bluff. A hand-sculpted and stained finish is proposed across the bluff edge and will conform to the contours of the existing bluff surfaces. The proposed permanent protection device is designed to protect the existing structures that are currently undermined as a result of recent bluff erosion and is considered necessary to enhance soil stabilization and decrease the rate of erosion of the bluffs. All required revegetation and erosion control will be completed upon completion of the grading work. Additionally, a site-specific drainage study concluded that the proposed development will not alter the existing drainage patterns, and that all on-site drainage will be directed away from the coastal bluff and toward the street into City's drainage system.

The bluff repair area would be accessed at the top from the side yard from the front of the property, utilizing a crane to lower materials down to the upper part of the back beach at the bottom of the slope where materials will be temporarily staged for construction. This area will be fenced to define the limits of work and prevent unauthorized access. City staff concurs with the site-specific biological resources survey that project's biological impacts are "less than significant" as per the applicable California Environmental Quality Act and City's ESL regulations, such that no onsite mitigation is required. A biologist will be retained to inspect the site and verify in writing to ensure the temporarily impacted habitat is fully restored to pre-construction conditions.

All construction equipment and activities performed on the sandy beach area will not restrict lateral public access. Any disturbance to sand and intertidal areas will be minimized, such that beach sand

excavated will be redeposited on the beach, and local sand or cobbles will not be used for backfilling. Standard Best Management Practices (BMPs), including silt fencing, shall be placed around the limits of work to ensure that no fugitive materials breach beyond the Limits of Work. The project will also be required to prepare a Water Pollution Control Plan (WPCP), as will ensure that water quality standards appropriate to the project location are met.

The project is conditioned to require the recordation of a Covenant of Easement, which ensures preservation of the ESL in the form of sensitive coastal bluffs that are outside the allowable development area on the premises as shown on Exhibit "A" and in accordance with SDMC Section [143.0152](#). Furthermore, the project will also require mitigation payment derived from the Coastal Commission's Beach Sand Mitigation Program, such that the funds are channeled into regional sand replenishment projects or public access improvements, ensuring nourishment occurs comprehensively.

Community Plan Analysis:

The Community Plan identifies La Jolla's coastal bluffs as one of its most sensitive and scenic natural resources, thus requiring strict protections under the Sensitive Coastal Overlay Zone and ESL regulations. Such bluff protection requirements include preserving bluff stability and natural landforms, comprehensive bluff failure analysis and prevention measures, ensuring public access along and to the shoreline, and protecting sensitive habitats and wildlife. The project is consistent with the policies of the Coastal Bluffs Section of the Natural Resources and Open Space System (pgs. 47-50) of the Community Plan, which provides requirements and recommendations for developments that are located near or adjacent to sensitive coastal bluffs.

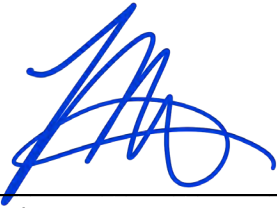
Conclusion:

The proposed seawall project is sited on a coastal bluff that could continue to erode if not properly addressed. The project would protect the bluff on private property and the public right-of-way from further erosion and would protect the residential neighborhood located at the top of the bluff from potential future sliding which could cause damage to those properties. Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff affirms that the required findings can be supported and recommends the Hearing Officer approve the project as proposed.

ALTERNATIVE ACTIONS

1. APPROVE Site Development Permit No. PMT-3308576 with modifications; or
2. DENY Site Development Permit No. PMT-3308576, if the findings required to approve the project cannot be affirmed.

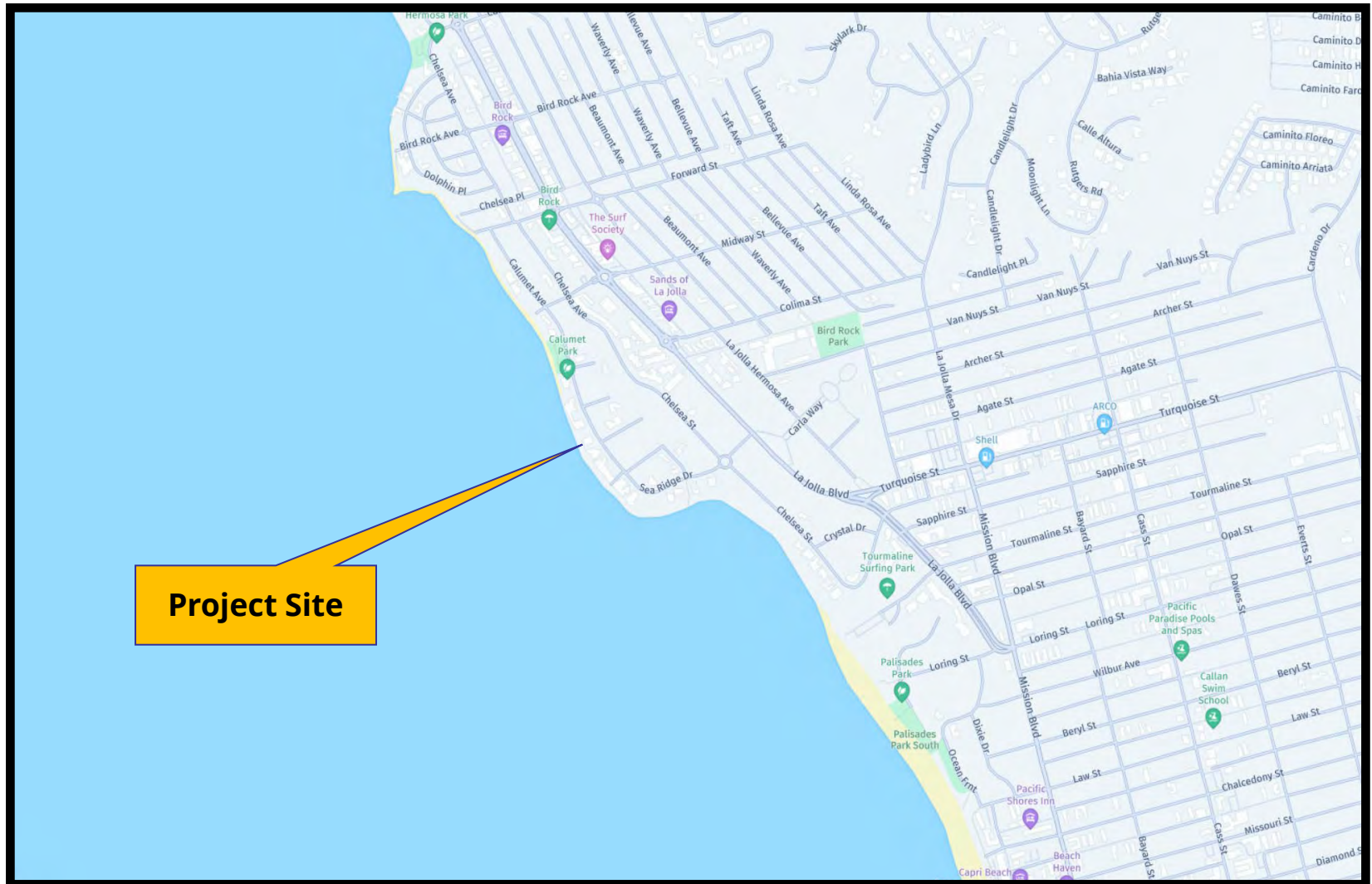
Respectfully submitted,



Mark Lopez
Development Project Manager
Development Services Department

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Permit with Conditions
5. Draft Resolution with Findings
6. Notice of Right to Appeal Environmental Determination
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement (DS-318)
9. Project Plans

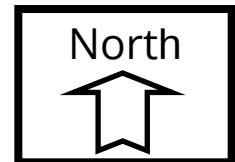


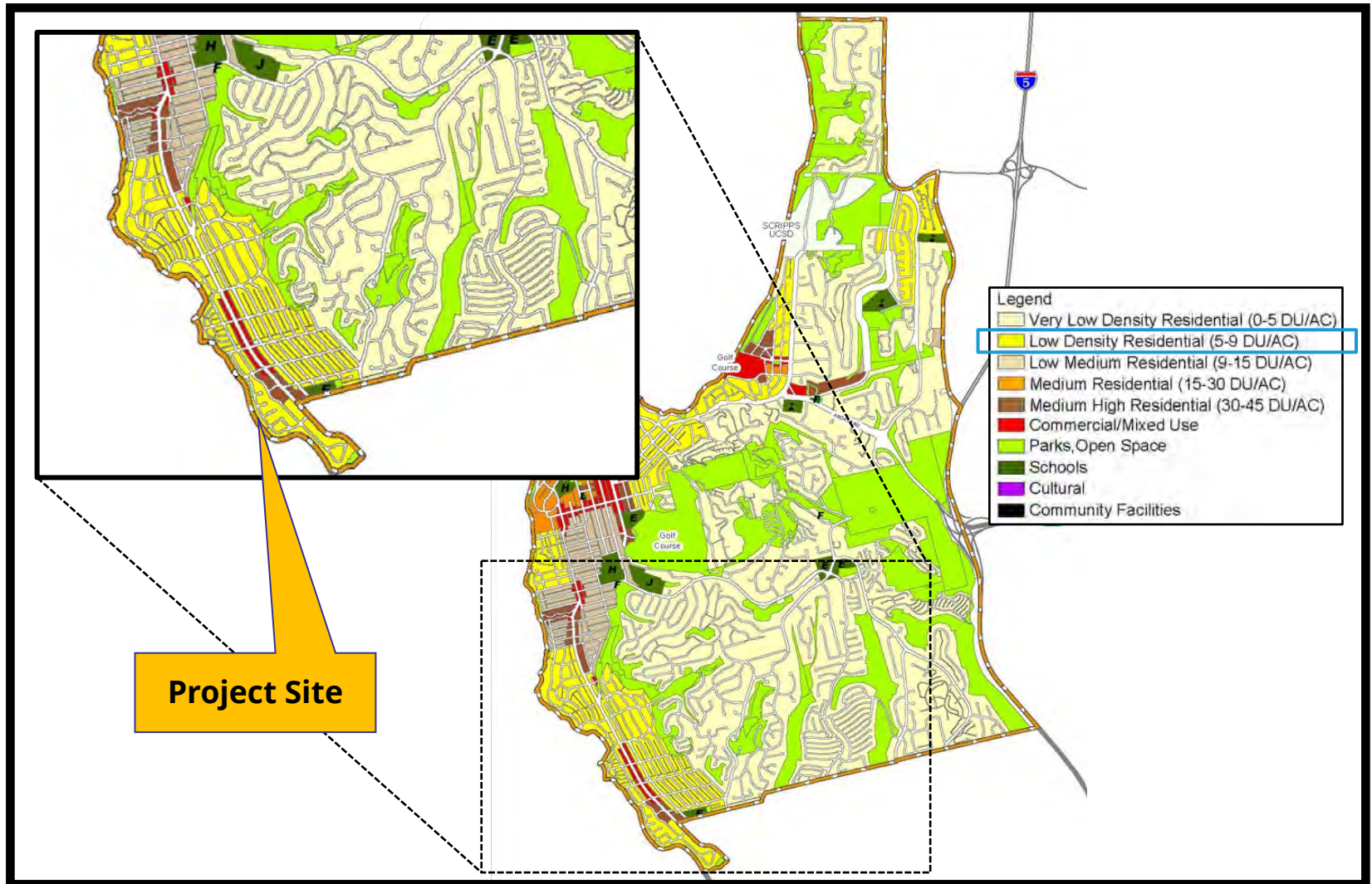
Project Site



Project Location Map

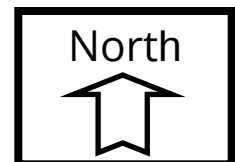
5630 Calumet Avenue; Project No. PRJ-1119583
5630 Calumet Avenue, La Jolla, CA 92037





Community Plan Land Use Map

5630 Calumet Avenue; Project No. PRJ-1119583
5630 Calumet Avenue, La Jolla, CA 92037



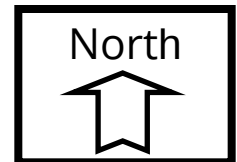


Project Site



Aerial Photograph

5630 Calumet Avenue; Project No. PRJ-1119583
5630 Calumet Avenue, La Jolla, CA 92037



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24009981

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-3308576
5360 CALUMET AVE - PROJECT NO. PRJ-1119583
HEARING OFFICER

This Site Development Permit is granted by the Hearing Officer of the City of San Diego to the Fleming Family Trust, dated August 22, 2003, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) Section 143.0110 and Table 143-01A, and SDMC Section 126.0505. The 0.16-acre site is located at 5360 Calumet Avenue in the Residential-Single Unit (RS-1-7) base zone, Coastal (Appealable) Overlay Zone, and Sensitive Coastal Overlay Zone – Coastal Bluff of the La Jolla Community Plan area. The project site is legally described as: Lot 11 of Sun Gold Point, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3216 filed in the Office of the County Recorder of San Diego County, April 14, 1955 [APN No. 415-021-0500].

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a coastal protection device within a developed parcel containing an existing single-dwelling unit as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 3, 2026, on file in the Development Services Department.

The project shall include:

- a. Construction of a lower coastal bluff seawall utilizing reinforced shotcrete and tieback anchors, spanning approximately seventy (70) linear feet.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 3, 2029.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. No work shall be performed until a Coastal Development Permit has been approved and issued by the California Coastal Commission.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to

comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

11. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

GEOLOGY REQUIREMENTS:

13. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

15. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix 'D' of the City of San Diego Storm Water Standards Manual.

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

17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for any landscaping in Calumet Avenue Right-of-Way.

18. The drainage system proposed for this development is private and subject to approval by the City Engineer. All drainage from the improvements on the premises shall be directed away from any coastal bluff.

LANDSCAPING REQUIREMENTS:

19. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

20. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)(6).

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

22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size, per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

23. Prior to the commencement of any work or activity authorized by this permit, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement, in a form and content acceptable to the Development Services Department Director, or designated representative which shall provide:

a.) that the applicant understands that no new accessory structures and landscape features customary and incidental to residential uses shall be developed within five feet of the Bluff Top as illustrated on approved plan Exhibit "A", dated September 3, 2026, on file in the office of the Development Services Department; and

b.) that the applicant understands that the site may be subject to extraordinary hazard from coastal bluff erosion and the applicant assumes the liability from such hazards; and

c.) that the applicant unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land, binding upon all successors and assigns.

24. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement, which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Coastal Bluffs, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area, and the Environmentally Sensitive Lands as shown on Exhibit "A".

25. The shotcrete solution will be integrally colored. The texture and color of the shotcrete wall shall be designed to resemble the surrounding bluffs to the satisfaction of the Development Services Department Director.

26. Prior to issuance of any construction permit, the Owner/Permittee shall provide receipt of payment to the San Diego Association of Government (SANDAG) into the City of San Diego Beach Sand Mitigation Fund. The amount of the payment shall be based on a calculation of the resulting fee in accordance with the methodology provided in the Report on In-Lieu Fee Beach Sand Mitigation Program - San Diego County dated January 1997. The methodology of calculation shall be submitted to the Development Services Department during construction permit application. The cost variable ("C") used to calculate the resulting fee shall be based on the average of three written estimates of the cost per cubic yard of sand at the time of construction permit application. The written estimates shall be from sand supply companies within the project vicinity that would be capable of transporting beach quality material to the subject beach, and placing it on the beach or in the near shore area. The Owner/Permittee shall provide the City with copies of the three written estimates during construction permit application.

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

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on August 19, 2026 and Resolution No. HO-XXXX.

ATTACHMENT 4

Site Development Permit No. PMT-3308576
Date of Approval: August 19, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Mark Lopez
Development Project Manager

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

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

FLEMING FAMILY TRUST
Owner/Permittee

By _____
George E. Fleming
Co-Trustee

FLEMING FAMILY TRUST
Owner/Permittee

By _____
Terrilyn E. Fleming
Co-Trustee

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

HEARING OFFICER

RESOLUTION NUMBER – HO-XXXX

DATE OF FINAL PASSAGE – AUGUST 19, 2026

SITE DEVELOPMENT PERMIT NO. PMT-3308576

5360 CALUMET AVENUE PROJECT NO. PRJ-1119583

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. The FLEMING FAMILY TRUST of August 22, 2003, Owner/Permittee, submitted an application to the City of San Diego for a Site Development Permit for the construction of a lower coastal bluff seawall within a developed parcel containing an existing single-dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 5360 Calumet Avenue project (Project).

B. The 0.16-acre site is located at 5360 Calumet Avenue within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) in the Residential-Single Unit (RS-1-7) Base Zone, Coastal (Appealable) Overlay Zone, Sensitive Coastal Overlay Zone, Coastal Height Limit Overlay Zone, and Coastal Overlay Zone First Public Roadway. The project site is legally described as Lot 11 of Sun Gold Point, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3216 filed in the Office of the County Recorder of San Diego County, April 14, 1955 [APN No. 415-021-0500]. -

C. On May 26, 2026, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to Site Development

Permit No. PMT-3308576:

SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**(a) Findings for all Site Development Permits:**

- 1. The proposed development will not adversely affect the applicable land use plan.**

The 0.16-acre (7,300 square feet) project site is located at 5360 Calumet Avenue, in the Residential-Single Unit (RS-1-7) Base Zone, Coastal (Appealable) Overlay Zone, Sensitive Coastal Overlay Zone – Coastal Bluff, Coastal Height Limit Overlay Zone, and Coastal Overlay Zone First Public Roadway, within the established urbanized Bird Rock neighborhood subarea of the La Jolla Community Plan area. The proposed development is for the construction of a permanent lower coastal bluff seawall to reduce erosion of the coastal bluff on a site that contains an existing one-story single-dwelling unit (SDU). No expansion or modifications to the existing dwelling unit are being proposed. The subject property is accessed from the east via Calumet Avenue and is between the Pacific Ocean and the first public roadway. The subject property is improved with an existing one-story SDU that contains environmentally sensitive lands in the form of Coastal Bluffs. The property is primarily surrounded by urban development comprising of one- and two-story residential SDU's with varied architectural styles. The SDU on the site is setback from the coastal bluff edge and separated with a concrete patio deck by approximately 11 to 18 feet. The top of the bluff edge descends to the transient cobble beach below, at an elevation of about 5-6 feet above the mean sea level.

Policy 4(c) of the Natural Resources and Open Space section of the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan), requires that a geotechnical report for all bluff top development to document that the site is stable enough to support the proposed development in accordance with the Environmentally Sensitive Lands (ESL) regulations. A geotechnical study was prepared by GeoSoils, Inc. (September 2023) to evaluate coastal bluff erosion and stability for the property. The analysis found that the existing SDU is currently susceptible to deformations and damage resulting from a non-circular (block) type failure occurring along the sensitive coastal bluff slope and thus, presents life and safety concerns for the building occupants if protective measures are not addressed in the near term. The analysis is supported by the results of our quantitative slope stability analysis demonstrating that the structure currently has a static Factor of Safety (FoS) of approximately 1.16, which is considered too low or inadequate to withstand seismic activity for long-term or permanent structures. If not addressed properly, the SDU will likely experience significant structural deformations or failure within the next several winter storm seasons. Further analysis found that the site appeared to have several failures in the upper deposits that have

undermined the stability of the paved patio and primary residence. To gain the appropriate FoS of at least 1.5, maintain soil stability, and protect the property against further erosion and failure that will impact the existing structures, the project proposes construction of a coastal bluff protection device at the lower coastal seawall, consisting of an application of reinforced shotcrete and installation of twenty-one (21) tieback anchors at variable depths, spanning approximately 70 linear feet (LF) across the bluff edge conforming to the contours of the existing bluff surfaces.

Policy 4(e) recommends that "new shoreline protective devices to be consistent in design, materials and in color with the existing natural environment" (Community Plan; Natural Resources and Open Space section). The proposed bluff protection device will consist of a shotcrete concrete textured, colored and hand-sculpted installation to blend to the greatest extent possible and consistent with the contours of the existing natural coastal bluff surfaces.

Policy 4(g) recommends "surface drainage away from the bluff towards the street or into special drainage facilities that have been equipped to divert water runoff from flowing over the bluff". A site-specific drainage study was prepared by Civil Landworks Corporation (January 2025) and concluded that the existing storm drain system is adequate for the drainage of the property and that the proposed development will not alter the drainage patterns or the existing drainage system. Any on-site drainage and runoff will be directed toward the street into City's drainage system and away from the coastal bluff area.

The bluff repair work will not alter the natural character of the bluff face, restrict public access or encroach onto public property. Furthermore, the development does not restrict or prevent lateral vertical or visual access (as referenced in Figure 9 and Appendix G) to the beach on property that lies between the shoreline and first public roadway. The proposed project is the minimum possible repair to the coastal bluff and will not adversely affect ESL. Therefore, the proposed project will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The permit prepared for this project includes various conditions and exhibits of approval relevant to achieving compliance with the regulations of the Land Development Code in effect for the project site. These conditions and exhibits have been determined by the decision-maker as necessary to avoid adverse impacts upon the health, safety, and general welfare of the persons residing, recreating, or working in the area. The proposed project will follow all applicable standards related to construction, emissions, drainage/water quality/storm water, refuse and recycling, and other standards deemed applicable in order to preserve the overall public health, safety and welfare.

Construction of the seawall will be reviewed and monitored by professional staff for compliance with all relevant and applicable building codes, assuring that the wall will

meet or exceed the current regulations. According to the biological resources survey, prepared by Vince Scheidt, Inc. (May 2026), access to the bluff repair area would be from the top, utilizing a crane to lower materials down to the upper part of the back beach at the bottom of the slope where materials will be temporarily staged for construction. This area will be fenced to define the limits of work and prevent unauthorized access. As such, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project footprint anticipates temporary impacts to ESL in the form of sensitive coastal bluffs. Pursuant to the ESL regulations under SDMC Section 143.0130(a) and Table 143-01A, certain uses and activities in sensitive coastal bluff areas are allowed as they apply to bluff repair and erosion control measures when necessary to protect existing primary structures and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply.

Per San Diego Municipal Code (SDMC) Section 143.0143(g), a geotechnical report shall identify the type and design of the erosion control measures necessary for the protection of the existing primary structures, based on site-specific conditions and analysis of alternatives. The site-specific geotechnical report and subsequent addendum indicates that the proposed permanent protection device is designed to protect the existing structures that are currently undermined as a result of recent bluff erosion and is considered necessary for enhancing soil stabilization and decrease the rate of erosion of the bluffs. The natural portions of the bluff will not be negatively impacted by the project, such that the re-constructed seawall will utilize reinforced shotcrete with tieback anchors installed at variable depths with reinforcing steel.

The project is conditioned to require all graded, disturbed or eroded areas that will not be permanently paved or covered by structures be permanently revegetated and irrigated in accordance with SDMC Section 142.0411 and Table 142-04F, the Environmentally Sensitive Lands development regulations for Sensitive Coastal Bluffs and the Coastal Bluffs and Beaches Guidelines and Section 143.0144 which provide the regulations for Sensitive Coastal Beaches. All required revegetation and erosion control measures shall be completed within the completion of grading. Standard Best Management Practices (BMPs), including silt fencing, shall be placed around the limits of work to ensure that no fugitive materials breach beyond the Limits of Work. The project will also be required to prepare a Water Pollution Control Plan (WPCP), as will ensure that water quality standards appropriate to the project location are met. The site-specific drainage study indicates that all drainage from the improvements on the premises will be directed away from coastal bluff and either into an existing or improved public storm drain system or onto a street developed with a gutter system or public right-of-way designated to carry surface drainage run-off. All drainage from unimproved areas will be

appropriately collected and discharged in order to reduce, control, or mitigate erosion of the coastal bluff.

Furthermore, the project is conditioned to require the recordation of a Covenant of Easement, which ensures preservation of the ESL in the form of sensitive coastal bluffs that are outside the allowable development area on the premises as shown on Exhibit "A" and in accordance with SDMC Section 143.0152. Therefore, the proposed construction, grading, landscaping and other applicable development regulations will conform to the requirements of the Land Development Code, and the Project will not require any deviations or a variance.

(b) Supplemental Findings – Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development, and the development will result in minimum disturbance to environmentally sensitive lands.

As stated in finding (a)(3) above, incorporated herein, the project footprint anticipates temporary impacts to ESL in the form of sensitive coastal bluffs. Pursuant to the ESL regulations under SDMC Section 143.0130(a) and Table 143-01A, certain uses and activities in sensitive coastal bluff areas; however, are allowed as they apply to bluff repair and erosion control measures when necessary to protect existing primary structures and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. All required revegetation and erosion control shall be completed within the completion of grading. Furthermore, the project is conditioned to require the recordation of a Covenant of Easement, which ensures preservation of the ESL in the form of sensitive coastal bluffs that are outside the allowable development area on the premises as shown on Exhibit "A" in accordance with SDMC Section 143.0152.

As stated in finding (a)(2) above, incorporated herein, the bluff repair area would be accessed at the top from the side yard from the front of the property, utilizing a crane to lower materials down to the upper part of the back beach at the bottom of the slope where materials will be temporarily staged for construction. This area will be fenced to define the limits of work and prevent any unauthorized access. Additionally, City staff concurs with the biological resources survey that project's biological impacts are "less than significant" as per the applicable California Environmental Quality Act and City's ESL regulations, such that no onsite mitigation is required. A biologist will be retained to inspect the site and verify in writing to ensure the temporarily impacted habitat area is fully restored to pre-construction conditions. Therefore, the site is physically suitable for the design and siting of the proposed development, and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The site-specific drainage study was modeled for a 100-year storm event and concluded that the existing storm drain system is adequate for the drainage of the property and that the proposed development will not alter the drainage patterns or the existing drainage system. Any on-site drainage and runoff will be directed toward the street into City's drainage system and away from the coastal bluff area.

The natural portions of the bluff will not be negatively impacted by the project, such that the proposed coastal bluff protection device at the lower coastal seawall, comprised of an application of reinforced shotcrete and installation of tieback anchors that spans across the bluff, was found to be the most feasible remediation method to gain an appropriate FoS for maintaining soil stabilization, and protection against further erosion and failure that will impact the existing adjacent structures. The proposed permanent protection device is designed to protect the existing structures that are currently undermined as a result of recent bluff erosion and is considered necessary to enhance soil stabilization and decrease the rate of erosion of the bluffs. A hand-sculpted and stained finish is proposed across the bluff edge and will conform to the contours of the existing bluff surfaces. Furthermore, all required revegetation and erosion control shall be completed within the completion of grading. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The natural portions of the bluff will not be negatively impacted by the project, such that the re-constructed seawall will utilize reinforced shotcrete with tieback anchors installed at variable depths with reinforcing steel. A hand-sculpted and stained finish is proposed across the bluff edge and will conform to the contours of the existing bluff surfaces. The proposed permanent protection device is designed to protect the existing structures that are currently undermined as a result of recent bluff erosion and is considered necessary for enhancing soil stabilization and decrease the rate of erosion of the bluffs.

All graded, disturbed or eroded areas that will not be permanently paved or covered by structures shall be permanently revegetated and irrigated in accordance with SDMC Section 142.0411, Table 142-04F, the Environmentally Sensitive Lands development regulations for Sensitive Coastal Bluffs and the Coastal Bluffs and Beaches Guidelines and Section 143.0144 which provide the regulations for Sensitive Coastal Beaches.

The project is required to comply with the Land Development Code (LDC), Section 143.0143, which provides regulations for development on Sensitive Coastal Bluffs, and the Coastal Bluffs and Beaches Guidelines and Section 143.0144 which provide the regulations for Sensitive Coastal Beaches. No sensitive biological resources exist on or adjacent to the project site, and much of the face of the bluffs is disturbed with existing walls and shoreline protective devices.

In order to comply with the LDC, all drainage from the improvements on the premises will be directed away from coastal bluff and either into an existing or improved public storm drain system or onto a street developed with a gutter system or public right-of-way designated to carry surface drainage run-off. All drainage from unimproved areas will be appropriately collected and discharged in order to reduce, control, or mitigate erosion of the coastal bluff.

Additionally, the LDC allows for the use of only native or other drought-tolerant plant species in landscaped areas in order to minimize irrigation requirements and to reduce potential slide hazards due to overwatering of the coastal bluffs. The construction of a coastal bluff protection device to reduce erosion of the coastal bluff are designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

The project site is located within the City's Multiple Species Conservation Program (MSCP) Subarea Planning Area, although it is not a part of the City's Multi-habitat Planning Area (MHPA). The nearest MHPA lands are located over 0.8 miles to the northeast from the project site, with the intervening area supporting dense residential and commercial development and no significant natural lands. Furthermore, the project site does not contain vernal pools. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

As stated in finding (a)(3) above, incorporated herein, the ESL regulations under SDMC Section 143.0130(a) and Table 143-01A, certain uses and activities in sensitive coastal bluff areas are allowed as they apply to bluff repair and erosion control measures when necessary to protect existing primary structures and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Access to the bluff repair area would be from the top, utilizing a crane to lower materials down to the upper part of the back beach at the bottom of the slope where materials will be temporarily staged for construction. This area will be fenced to define the limits of work and prevent unauthorized access. All construction equipment and activities performed on the sandy beach area will not restrict lateral public access. Any disturbance to sand and intertidal areas will be minimized, such that beach sand excavated will be redeposited on the beach, and local sand or cobbles will not be used for backfilling. Additionally, the proposed development will not alter the existing drainage patterns and that all on-site drainage will be directed away from the coastal bluff area and toward the street into City's drainage system. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The project is conditioned to require mitigation payment derived from the Coastal Commission's Beach Sand Mitigation Program. The collected mitigation funds are channeled into regional sand replenishment projects or public access improvements, ensuring nourishment occurs comprehensively. Also, as stated in finding (a)(3) above, incorporated herein, the project will also require a Covenant of Easement to be recorded against the property, which ensures protection and preservation of the Sensitive Coastal Bluffs that are outside the allowable development area on the premises. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate negative impacts created by the proposed development.

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

3. Based on these findings adopted by the Hearing Officer, Site Development Permit No. PMT-3308576 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Site Development Permit No. PMT-3308576, a copy of which is attached to and made a part of this Resolution by this reference.

Mark Lopez
Development Project Manager
Development Services Department

Adopted on: August 19, 2026

IO#: 24009981



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 26, 2026

REVISED

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009981

PROJECT NAME / NUMBER: 5360 Calumet Av / PRJ-1119583

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 5360 Calumet Av, San Diego, CA 92037

PROJECT DESCRIPTION: The project is a ~~Coastal Development Permit~~ Site Development Permit for construction of a lower coastal bluff sea wall within a developed parcel containing an existing single-dwelling unit. The wall repair is proposed to conform to the contours of the existing bluff surfaces. The site is 7,300 square feet in the RS-1-7 zone, Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area. It is surrounded by similar low density single-family development. The project site is in geologic hazard category 47 and 53, in a high paleontological sensitivity area and includes a sensitive coastal bluff. **LEGAL DESCRIPTION:** Lot 11 of Sun Gold Point, in the City of San Diego, County of San Diego, State of California, according to the Map Thereof No. 3216, Office of the County Recorder of San Diego County, April 14, 1955.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction or Conversion of Small Structures.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures; and where the exceptions listed in Section 15300.2 would not apply. This exemption class consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include, but are not limited to accessory structures including garages, carports, patios,

swimming pools, and fences. This project would construct a coastal protection device within a developed parcel containing an existing single-dwelling unit. The wall includes a sculpted and stained finish, and the wall repair will conform to the contours of the existing bluff surfaces. City staff reviewed the project and confirmed that no sensitive biological resources as demonstrated by the Biological Resources Report. In addition, no scenic highways, hazardous materials sites, or historical resources are present. The exceptions in CEQA Guidelines Section 15300.2 do not apply, as the project would not result in significant cumulative impacts or unusual circumstances. Based on this review, use of the categorical exemption is appropriate. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Mark Lopez
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 533-4701 / lopezma@sandiego.gov

On May 26, 2026 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (June 9, 2026). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

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

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 5/26/2026

REMOVED: 6/9/2026

POSTED BY: Leilani Phillips



La Jolla Community Planning Association

PO Box 889, La Jolla CA 92038
<https://lajollacpa.org>
info@lajollacpa.org

Trustee Meeting
7 August 2025, ~6 pm
La Jolla Recreation Center
615 Prospect, La Jolla

President: Lisa Kriedeman
 Vice Presidents: Greg Jackson
 Harry Bubbins
 Secretary: Adrian Feral
 Treasurer: Glen Rasmussen

Regular monthly meetings: 1st Thursday. Refer to projects or issues, not to applicants or opponents. For **action** items, chair calls on public, then Trustees, closes discussion upon consensus, and calls for motions. Trustees vote by acclamation, roll call, or show of hands. The public is encouraged to participate in Committee/Board meetings before LJCPA discussion:

PDO – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair Andy Fotsch, 3rd Thursday, 4:00 pm

T&T – Traffic & Transportation Board, Chair Erik Gantzel, 3rd Tuesday, 4:00 pm

Meeting starts once room is available and set up

1. **Approve Agenda**
2. **Approve Minutes**
3. **Non-Agenda Public & Trustee Comments**

Items not on the agenda, 2 minutes or less. No votes or action.

Consent Agenda

4. **Consolidate & Adopt Committee Judgments (Will/Gantzel/Fotsch) Action**

Committee recommendations to which no Trustee objects, adopted without presentation or debate. Recommendations adopted via Consent (whether “**approve**” or “**reject**”) become LJCPA’s. **Anyone attending the meeting may object and “pull” Consent items, but only by citing grounds listed in OP §3.1.4.** “Pulled” items ordinarily are discussed and voted on separately at a subsequent Trustee meeting.

4.1. **403 Sea Ridge “Kirstner Residence” (1109256, Leon)**

Coastal Development and Site Development Permit to demo and remove the existing 5,055 square foot single family dwelling unit and 622 square foot accessory dwelling unit. Construct new 4,861 square foot single family dwelling unit with roof deck and 800 square foot accessory dwelling unit at 403 Sea Ridge Ct. The 0.19 Acre site is in the RS-1-7 Base Zone, Coastal (Appealable) Overlay Zone (OZ), First Public Roadway, CHLOZ, Parking Impact OZ (Coastal and Beach), Transit Area OZ, TPA, and Sensitive Coastal OZ (Coastal Bluff) within the La Jolla Community Plan Area, Council District 1.

DPR 8 July: APPROVE, 4-0-1 (Leon recused)

4.2. **Scripps Neighborhood Park Sidewalk Widening Project (1135809, Parra)**

Removal of approximately 450 linear feet of an existing 5-foot-wide concrete sidewalk and the installation of a new 10-foot-wide concrete sidewalk as a replacement. The scope includes minor grading as needed and relocation of existing irrigation. The project site is located at the Ellen Browning Scripps Neighborhood Park at 1160 Coast Boulevard.

DPR 8 July: APPROVE, 5-0-1 (already ratified on July Consent)

T&T 15 July: APPROVE, 9-0-0

If special facilities or access are required (for example, to display presentations), notify the Chair one week prior to meeting. If a Sign Language interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City’s Disability Services Coordinator at 619-321-3208 at least five (5) workdays prior to the meeting date to ensure availability.

4.3. 9450 La Jolla Shores Dr (1121692, Ramos)

Coastal Development Permit (Process 2) for development of a 735 square foot two-story detached accessory dwelling unit on a site with an existing one-story single dwelling unit. The 0.33-acre site is located at 9450 La Jolla Shores Drive in the Residential Single Dwelling Unit (RS-1-4) Base Zone, Coastal (Appealable), Coastal Height Limit, First Public Roadway, Existing Scripps Estates Historic District, Paleontological Sensitivity Area (Moderate), Parking Standards Transit Priority Area, Transit Priority Area, and Affordable Housing Parking Demand (High) Overlay Zones within the La Jolla Community Plan and local Coastal Program Land Use Plan. This development is within the Coastal Overlay Zone and the application was filed on October 25, 2024

DPR 15 July: APPROVE, 5-0-1

4.4. 5360 Calumet Av (1119583, Trettin)

Process Three Coastal Development Permit and Site Development Permit for the construction of a coastal bluff sea wall, located at 5360 Calumet Avenue. The 0.16-acre site is in the RS-1-7 Base Zone, Coastal (Appealable), Coastal Height Limit, and Sensitive Coastal Overlay Zones, First Public Roadway, within the La Jolla Community Plan Area. This development is within Coastal Overlay Zone and the application was filed on August 21, 2024.

DPR 15 July: APPROVE, 4-1-1

4.5. Loading Zone on Eads Av (Acuna)

Request for conversion of one parking space on Eads Avenue along the west side of the building at 801 Pearl Street, to a 20-minute zone to facilitate urgent pet drop-offs at new animal hospital.

T&T 15 July: REJECT, 7-0-2

Comments from Elected Officials, Agencies, & Other Entities

- Council 1 (LaCava): Joaquín Quintero, 619-510-6873, jquintero@sandiego.gov
- SD Mayor's Office (Gloria): Fatima Maciel, 619-218-7083, FaMaciel@sandiego.gov
- County 3 (Lawson-Remer): Evan Bridgham, 858-285-5243, Evan.Bridgham@sdcounty.ca.gov
- Assembly 77 (Boerner): Sarah Shulkin, 858-481-7704, sarah.shulkin@asm.ca.gov
- Senate 38 (Blakespear): Aurora Livingston 760-642-0809, aurora.livingston@sen.ca.gov
- SD International Airport, Ivonne Velazquez, 619-400-2453, ivelazqu@san.org
- SD Planning: Melissa Garcia, 619-236-6173, magarcia@sandiego.gov
- UCSD Planning: Anu Delouri, 858-610-0376, adelouri@ucsd.edu

Projects (Action as noted)

5. 8204 La Jolla Shores Drive (1126220, Stielau)

Demolition of existing 2,714 SF single family residence & garage, and construction of a new 3,524 SF (GFA), two-story single-family residence with garage, pool, and related site improvements. The 0.14-acre site is located at 8204 La Jolla Shores Drive in the LJSPD-SF, Coastal (Non-Appealable) and Coastal Height Limitation Overlay Zones within the La Jolla Community Plan Area. Council District 1. This development is within the Coastal Overlay Zone and the application was filed on December 13, 2024.

PRC 19 June: APPROVE, 3-2-1

(pulled from July 9 Consent Agenda by J. Emerson)

Policy & Other Items (Action as noted)

6. Infrastructure Priorities (Ad Hoc Committee) Action

Ratify list submitted to the City.

7. “Major Project” Category for Project Reviews (Jackson)

At recent meetings Trustees and Members observed that certain projects have substantial enough local effects to warrant separate public discussions and votes by Trustees even if there are no procedural grounds for pulling them from Consent.

To that end, and incidentally to broaden opportunities for community comments, we might classify certain projects as “Major Projects”. Such projects could then bypass Consent and become regular agenda items at the first available Trustee meeting after Committee/Board action.

For example, a project might be classified as a “Major Project” if it (i) increases gross floor area by more than 4,000 square feet, (ii) increases the number of dwelling plus commercial units on the project site by more than two, (iii) requires the City to waive one or more Code or Plan provisions concerning floor area, height, setback, footprint, commercial/residential use, accessibility, or similar attributes, and/or (iv) is designated as a “Major Project” by a majority vote of a cognizant LJCPA Joint Committee or Board.

Reports (Action as noted)

President

Secretary

Treasurer

April 30, 2025, Beginning Balance (Treasurer Lisa)	\$1,980.24
May donations	+6.00
June donations	+12.00
June expenses	-681.44
July donations	+169.79
July 31, 2025, Ending Balance (Treasurer Glen)	<u>\$1,486.59</u>

8. Adjourn to Next Trustee Meeting

4 September 2025, 6pm, LJ Recreation Center

LJCPA Welcomes Donations!

Visit <https://lajollacpa.org/donate> or point your smartphone camera at this QR code:



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Meeting in Session : 18:15 PST.

Attendance

Trustees **Present** (16) : Ahren, Brady, Bubbins, Davison, Dye, Jackson, Kriedeman, Leon, Pleiss, Rasmussen, Soriano, Steck, Weiss, Will, B. Williams, J. Williams; **Absent** (2): Feral, and Remen

1. Approve Agenda:

Motion made by Steck/ Seconded Bubbins; **Approved** (16) Ahern, Brady, Davison, Jackson, Kriedeman, Leon, Pleiss, Rasmussen, Soriano, Steck, Weiss, Will, B. Williams, J. Williams

2. Approve Minutes:

Motion made by Dye/ Seconded by Bubbins; **Approved** (14) Ahern, Brady, Davison, Jackson, Kriedeman, Leon, Pleiss, Soriano, Steck, Will, B. Williams, J. Williams. **Abstain** (2) Weiss and Rasmussen

3. Non-Agenda Public & Trustee Comments

Public Comment:

- J. Emerson – local resident and author invited the community to to the Warwick Bookstore, September 7th to promote her book.
- S. Miller – Requested information about the purpose of the porta potty on Draper.
- K. Neal -from La Jolla Shores Permit Review Committee visit the website the list of the CIP, signage, – City manager issue, working with T&T for the work on the main road and addressing concerns regarding traffic control to serve the community while under construction.
- M. Soriano – Invited the community to the La Jolla Town Council Meeting on Thursday 8/14. Discussions include SB 79, multi family, residential and zoning impact near or around transit. The discussion will include both sides of the argument. Additionally, an executive from AARP will attend to discuss a project called “sidewalk health” of LJ. The purpose of the project is to assess the health of the sidewalks and identity areas with the greatest need for repairs without calling out property owners.

6. Infrastructure Priorities (Ad Hoc Committee) Action Ratify list submitted to the City.

(note this was the order in the meeting – but was item #6 on the agenda)

Ad Hoc Committee comprised of J. Emerson, A. Pleiss, M. Soriano, Y. Marcum, B. Williams – with additional input from BRCC, LJSA, LJTC

Public comment:

Y. Marcum – are we looking at liabilities – if so the Bike Path should be about safety (not listed as the top 7 items).

M. Sacks – mentioned that traffic optimization and traffic enforcement should be two different categories when referring to automatic traffic systems (#6 of the top 7 items)

Motion made by Rasmussen/seconded by B. Williams, no opposed – **Motion passes unanimously (16 Trustees).**

LA JOLLA CIP SUMMARY - FY26-27	
	This list was compiled from CIP priority requests in Council District 1 from La Jolla Community Planning Association, La Jolla Shores Association, La Jolla Parks and Beaches and Bird Rock Community Council in August 2025. Top Seven Projects Noted.
ITEM	DESCRIPTION
Top 7	La Jolla Shores Boardwalk/Walter Munk Way - Rebuild
Top 7	Neptune Place - Repave the entire street at Windansea from north end to south end plus repair infrastructure and flood control.
Top 7	La Jolla Shores Drive - Install 3 Roundabouts
Top 7	Boomer Beach Belvedere (closest across from the Bridge House) - Rear compromised and crumbling footing. The area is currently chained off.
Top 7	South Casa Steps and adjacent wall - Replace broken steps. Area is currently not accessible to public.
Top 7	Install automated traffic enforcement systems throughout La Jolla
Top 7	Pedestrian Safety: Crosswalks for sidewalk on West side of La Jolla Shores Dr Upgrade pedestrian signals Pedestrian crosswalk at El Paseo Grande and Camino del Oro triangle, Install stop signs at all corners from La Jolla Shores Drive west to the ocean Install pedestrian activated signal at La Jolla Shores Drive and Vallecitos Add and upgrade pedestrian signals on La Jolla Blvd. between Palomar and Colima
	Projects for future consideration in order of priority:
1	Fay Ave Bike Path - Resurface many areas to include area at Via del Norte
2	Starkey Park - Repair/refurbish kids playground area
3	Install additional and larger trash cans in tourist areas of La Jolla
4	Children's Pool - Resurface walkway, repair/replace gate and railings
5	Conduct comprehensive Traffic Study for "The Throat" at juncture of La Jolla Parkway and Torrey Pines Road
	Projects listed below are currently proceeding through the City process:
A	Street lights installed and working
B	Widen & rebuild sidewalk in Scripps Park adjacent to Coast Blvd.
C	Repair handrails & steps for ocean access at Camino de la Costa Viewpoint (5990 Camino de la Costa)

250805 La Jolla CIP Summary FY26-27 Final.xlsx 8/5/2025 7:00 PM

4. Consent Approval:

Brief discussion to clarify the rules of pulling a consent item. An item can be pulled from the consent agenda, but then the Board of Trustees proceeds with the vote for the remaining consent items.

There were no objections to the consent items 4.1 approve; 4.2 approve; 4.3 approve; 4.4 approve; 4.5 reject. **Motion passes unanimously (16 Trustees)**

Comments from Elected Officials, Agencies, & Other Entities

Council 1 (LaCava): Joaquín Quintero

- The Council is on recess for the month of August. However, the office of Council 1 is still working. Reach out if you have questions or concerns.
- Update: Scripps Park widening the sidewalk from 5 to 10 feet for pedestrians is underway.
- H. Bubbins- wanted to thank Council Member LaCava for supporting AB 43 speed limit.

5. Projects – Action Needed

8204 La Jolla Shores Drive (1126220, Stielau) Demolition of existing 2,714 SF single family residence & garage, and construction of a new 3,524 SF (GFA), two-story single-family residence with garage, pool, and related site improvements. The 0.14-acre site is located at 8204 La Jolla Shores Drive in the LJSPD-SF, Coastal (Non-Appealable) and Coastal Height Limitation Overlay Zones within the La Jolla Community Plan Area. Council District 1. This development is within the Coastal Overlay Zone and the application was filed on December 13, 2024. PRC 19 June: APPROVE, 3-2-1 (pulled from July 9 Consent Agenda by J. Emerson)

Motion made by Steck/ Seconded by Will - **Approved** (11) : Ahren, Brady, Bubbins, Dye, Leon, Pleiss, Rasmussen, Weiss, J. Williams; **Rejected** (3) Davison, Soriano, B. Williams; **Recused** (1) Kriedeman; **Abstained** (1) Jackson

7. “Major Project” Category for Project Reviews (Jackson)

Historically, the LJCPA would pull consent items on a constant basis for little reason other than people couldn’t wrap their heads around the concept of the plan. So a shift was made for the items to be reviewed more heavily in the subcommittees (i.e., DRP, PDO) and then

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	Ownership Disclosure Statement	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☒ Coastal Development Permit
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title: REPAIRS TO LOWER COASTAL BLUFF **Project No. For City Use Only:** _____
Project Address: 5360 CALUMET AVENUE, 1A JOLLA, CA 92037

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☐ Partnership ☒ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: GEORGE E. FLEMING ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 5360 CALUMET AVENUE
 City: LA JOLLA State: CA Zip: 92037
 Phone No.: 858.488.1644 Fax No.: _____ Email: gfleming@fleming-pc.com
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: GEORGE FLEMING ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 5360 CALUMET AVENUE
 City: LA JOLLA State: CA Zip: 92037
 Phone No.: 858.488.1644 Fax No.: _____ Email: gfleming@fleming-pc.com
 Signature: [Signature] Date: 6-6-2027
 Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

GENERAL NOTES

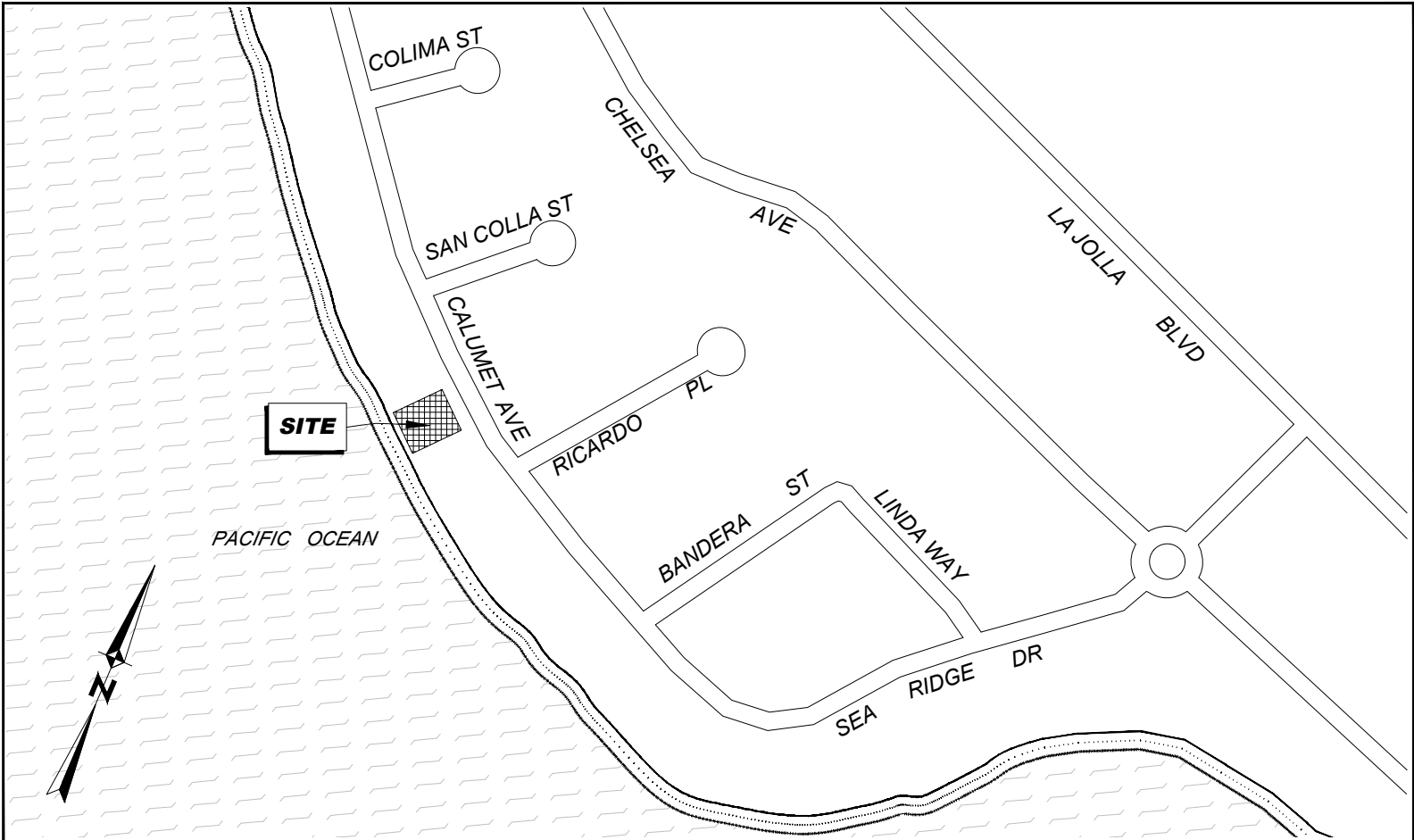
1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
2. UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.
3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
7. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.
8. CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPING DAMAGED DURING CONSTRUCTION.
9. PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO'S RIGHT-OF-WAY FIELD INSPECTION TEAM (FIT), (619) 446-5242, FIT_DSD@SANDIEGO.GOV AT 8525 GIBBS DR, SUITE 200-201 SAN DIEGO, CA 92123
10. CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.
11. CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.
12. CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.
13. AN AS-GRADED GEOTECHNICAL REPORT AND SET OF THE REDLINE "AS-BUILT" GRADING PLANS SHALL BE SUBMITTED ONLINE TO THE CITY OF SAN DIEGO DEVELOPMENT SERVICE DEPARTMENT WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. THE SUBMITTED INFORMATION SHALL BE REVIEWED FOR ADEQUACY BY THE GEOLOGY SECTION OF DEVELOPMENT SERVICES PRIOR TO PROJECT CLOSE OUT.
14. "AS-BUILT" DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
15. MANHOLES, VAULTS AND PULL BOX COVERS SHALL BE LABELED WITH THE "NAME OF COMPANY"AND HAVE A SLIP RESISTANT LID WITH A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.5.
16. CONTRACTOR SHALL PROVIDE RED-LINES DRAWINGS IN ACCORDANCE WITH 2-5.4 OF THE WHITEBOOK, "RED-LINES AND RECORD DOCUMENTS."
17. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.
18. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.
19. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
20. PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.
21. UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.
22. CONTRACTOR SHALL INSTALL CITY APPROVED TEMPORARY VIDEO OR RADAR DETECTION WHEN EXISTING TRAFFIC SIGNAL DETECTION SYSTEMS ARE DAMAGED, DISABLED, OR BECOME INEFFECTIVE DUE TO CONSTRUCTION ACTIVITIES FOR A PERIOD OF FIVE (5) OR MORE DAYS. SATISFACTORY TO THE CITY ENGINEER. THE CONTRACTOR SHALL COMPLETELY REMOVE ALL TEMPORARY TRAFFIC SIGNAL DETECTION EQUIPMENT AND RESTORE/INSTALL A CITY APPROVED PERMANENT VEHICLE DETECTION SYSTEM UPON COMPLETION OF CONSTRUCTION, SATISFACTORY TO THE CITY ENGINEER.

GRADING & GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT(S) ENTITLED:
REPORT TITLE: GEOTECHNICAL EVALUATION OF COASTAL BLUFF STABILITY PRIMARY STRUCTURE DISTRESS 5360 CALUMET AVENUE, LA JOLLA, SAN DIEGO COUNTY, CALIFORNIA 92037
PREPARED BY: GEOSOLS, INC. DATED:09/27/2023, JOB NO./W.O. 8593A-SC
THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.
2. ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEOTECHNICAL REPORT(S), THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.
4. THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS (S)ARE OF THIS CERTIFICATE (S)ARE THE GEOTECHNICAL CONSULTANT(S) OF RECORD. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEOTECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
5. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

STEPHEN J. COOVER, G.E.	2057 G.E.	DATE
JOHN P. FRANKLIN	1340 C.E.G.	DATE
GEOSOLS, INC., 1817 ASTON AVE., STE. 104, CARLSBAD, CA 92008 (760) 438-3155		

GRADING PLANS FOR:
REPAIRS TO LOWER COASTAL BLUFF



VICINITY MAP

NO SCALE

PROJECT DATA

PROJECT TEAM:	
DESIGN ENGINEER:	RAINVILLE BUILDERS, INC. JOHN W. NIVEN, P.E. PO BOX 4446, OCEANSIDE CA 92052 (760) 201-5153 (760) 801-6079
GEOTECHNICAL ENGINEER:	GEOSOLS, INC. STEPHEN J. COOVER, G.E. 1817 ASTON AVE. SUITE 104, CARLSBAD, CA 92008 (760) 438-3155
SITE ADDRESS:	5360 CALUMET AVENUE LA JOLLA, CA. 92037
LEGAL DESCRIPTION:	SUN GOLD POINT TRACT 3216, LOT 11
ASSESSOR PARCEL NO.:	APN: 415-021-05-00
OWNER NAME & ADDRESS:	MR. GEORGE FLEMMING, ESQ. 5360 CALUMET AVENUE LA JOLLA, CA 92037
TYPE OF CONSTRUCTION:	TIED-BACK RETAINING WALL
OCCUPANCY CLASSIFICATION:	RESIDENTIAL
ZONING DESIGNATION:	RS-1-7
OVERLAY ZONES:	COASTAL HEIGHT LIMIT, COASTAL OVERLAY ZONE, FIRST PUBLIC ROADWAY, PARKING IMPACT, SENSITIVE COASTAL, TRANSIT AREA ZONE, URBAN VILLAGE
ENVIRONMENTAL SENSITIVE LANDS:	SENSITIVE COASTAL BLUFFS
EXISTING & PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
YEAR CONSTRUCTED:	1958
GEOLOGIC HAZARD CATEGORY:	47 & 53
LANDSCAPE AREA (S.F.):	N/A
HISTORIC DISTRICT:	N/A
LOT SIZE:	7300 S.F.
SETBACKS:	FRONT: 15 FEET / SIDE: 5 FEET / REAR: 15 FEET

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

	3/22/24
JOHN W. NIVEN	DATE
R.C.E. NO. 57517	EXP. 12-31-25



RAINVILLE BUILDERS, INC.
GENERAL BUILDING & ENGINEERING
PO BOX 4446, OCEANSIDE, CA 92052
(760)201-5153 P. email: en@rainvillebuilders.com
LICENSE NO. A1005087



FOR CITY APPROVAL

CONSTRUCTION SITE PRIORITY: LOW

PRIVATE CONTRACT

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

TITLE SHEET:

REPAIRS TO LOWER COASTAL BLUFF
SUN GOLD POINT TRACT 3216, LOT 11

ENGINEERING PERMIT NO.: PMT-
COASTAL DEVELOPMENT PERMIT NO.: PMT-
SITE DEVELOPMENT PERMIT NO.: PMT-

DEVELOPMENT SERVICES DEPARTMENT
SHEET 1 OF 8 SHEETS

APPROVED:				PRJ. NO. <u>1119583</u>	
FOR CITY ENGINEER _____ DATE _____					
DESCRIPTION	BY	APPROVED	DATE		
ORIGINAL	SEC				
AS BUILTS					
CONTRACTOR _____ DATE STARTED _____					
INSPECTOR _____ DATE COMPLETED _____					
				DRAWING NO. <u>01</u>	
				XXXXXX.01.D	

Attachment 9

WORK TO BE DONE

THE PUBLIC IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE FOLLOWING STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
ECPI010122-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2021 EDITION
ECPI010122-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2021 EDITION
PWPI010119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
ECPD032324-07	CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES REVISION 8 (CA MUTCD REV8), 2014 EDITION
ECPD092023-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS, 2023 EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
ECPI010122-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2021 EDITION
ECPD092023-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2023 EDITION

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROPOSED LOWER COASTAL SEAWALL (PRIVATE)		
PROPOSED TIEBACK ANCHOR (PRIVATE)		
PROPOSED CONCRETE DECK UNDERCUT REPAIR (PRIVATE)		

EXISTING IMPROVEMENTS

ITEM	SYMBOL
LOT BOUNDARY	
SETBACKS	
MEAN HIGH WATER LINE	
FENCE	

PROJECT SCOPE:

THE REPAIR CONSISTS OF THE INSTALLATION OF A LOWER COASTAL BLUFF SEAWALL UTILIZING REINFORCED SHOTCRETE AND (21) DRILLED DCP TIEBACK ANCHORS INSTALLED TO VARIABLE DEPTHS WITH ASSOCIATED SHOTCRETE/REINFORCING STEEL. A HAND SCULPTED AND STAINED FINISH IS PROPOSED ACROSS THE TOTAL 70 LINEAL FEET +/- THE WALL REPAIR WILL CONFORM TO THE CONTOURS OF THE EXISTING BLUFF SURFACES.

CONSTRUCTION BMP GENERAL NOTES

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

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST CONSTRUCTION TREATMENT CONTROL BMP'S.

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS. INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MAY BE TEMPORARILY REMOVED WHERE IT IS PRONE TO FLOODING PRIOR TO A RAIN EVENT AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMP'S SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES AND/OR STOP WORK NOTICES.

6. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.

7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMP'S THAT ARE ACCEPTABLE TO THE ENGINEER AND AS INDICATED IN THE SWPPP/WPCP

8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.

9. IF A NON-STORMWATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORMWATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMP'S WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMP'S TO WORKING ORDER YEAR ROUND.

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LOADED DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.

15. UPON NOTIFICATION BY THE RESIDENT ENGINEER, THE CONTRACTOR SHALL ARRANGE FOR MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL, SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMP'S RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMP'S AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMP'S SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMP'S AS SOON AS POSSIBLE AS SAFETY ALLOWS.

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10R CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE.

(a) NON-STORMWATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

MONUMENT PRESERVATION CERTIFICATION

THE PERMITTEE SHALL BE RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS DESTROYED BY CONSTRUCTION. IF A VERTICAL CONTROL MONUMENT IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO DEMOLITION/CONSTRUCTION.

☒ THE TYPE OF CONSTRUCTION WILL NOT AFFECT ANY SURVEY MONUMENTS (THIS LINE IS FOR PROJECTS THAT ARE PROPOSING NO DEMOLITION, TRENCHING, ASSOCIATED WITH A CIP, ETC)

JOHN W. NIVEN 3/22/24
DATE

PRIOR TO PERMIT ISSUANCE, THE PERMITTEE SHALL RETAIN THE SERVICE OF A PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING WHO WILL BE RESPONSIBLE FOR MONUMENT PRESERVATION AND SHALL PROVIDE A CORNER RECORD OR RECORD OF SURVEY TO THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, IF APPLICABLE. (SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA)

I HAVE INSPECTED THE SITE AND DETERMINED THAT:

- ☒ NO SURVEY MONUMENTS WERE FOUND WITHIN THE LIMITS OF WORK
☐ SURVEY MONUMENTS EXISTING IN OR NEAR LIMITS OF WORK WILL BE PROTECTED IN PLACE
☐ SURVEY MONUMENTS HAVE BEEN TIED OUT AND A FINAL OR PARCEL MAP WILL BE FILED (NO CORNER RECORD OR RECORD OF SURVEY WILL BE REQUIRED)
☐ OTHER AGENCY SURVEY MONUMENT (CORNER RECORD OR RECORD OF SURVEY MAY NOT BE REQUIRED). AGENCY HAS BEEN NOTIFIED OF POSSIBLE MONUMENT DESTRUCTION AND A LETTER PROVIDED TO CITY
☐ A PRE-CONSTRUCTION CORNER RECORD (OR RECORD OF SURVEY) FOR SURVEY MONUMENTS FOUND WITHIN THE LIMITS OF WORK HAS BEEN FILED.

CORNER RECORD # _____ OR RECORD OF SURVEY # _____

JOHN W. NIVEN R.C.E. NO. 57517 EXP. 12-31-25 3/22/24
DATE

POST CONSTRUCTION CORNER RECORD (AS-BUILT ITEM)

☐ POST CONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS DESTROYED DURING CONSTRUCTION AND REPLACED AFTER CONSTRUCTION.

CORNER RECORD # _____ OR RECORD OF SURVEY # _____

NAME P.L.S. / R.C.E. NO. XXXXX

GROUND WATER DISCHARGE NOTES

1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES CAG919003.

2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.

3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES NO. CAG919003.

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

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

1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) AND REPAIRED AN REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILLED.

2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.

3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

PRIVATE NOTE

ALL ONSITE, PRIVATE IMPROVEMENTS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. THE CITY ENGINEER'S APPROVAL OF THIS DRAWING, IN NO WAY CONSTITUTES AN APPROVAL OF SAID PRIVATE IMPROVEMENTS. A SEPARATE PERMIT FOR SUCH IMPROVEMENTS MAY BE REQUIRED.

CONSTRUCTION STORM WATER PROTECTION NOTES

1. TOTAL SITE DISTURBANCE AREA (ACRES): 0.03
WATERSHED: PENASQUITOS HYDROLOGIC UNIT
HYDRAULIC SUB AREA NAME AND NUMBER: SCRIPPS 906.30

2. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE
☒ WPCP
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND SUBSEQUENT AMENDMENTS.

☐ SWPPP
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND CONSTRUCTION GENERAL PERMIT ORDER NUMBER 2009-009-DWQ AS AMENDED BY ORDER 2010-0014 DWQ AND 2012-0006-DWQ

TRADITIONAL: RISK LEVEL ☐ 1 ☐ 2 ☐ 3
LUP: RISK LEVEL ☐ 1 ☐ 2 ☐ 3
WDD NO: _____

3. CONSTRUCTION SITE PRIORITY
☐ ASBS ☐ HIGH ☐ MEDIUM ☒ LOW

GRADING NOTES

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.

2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION 1V OF THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET 07 FOR MIX AND SPECIFICATIONS.

CONSTRUCTION NOT REQUIRING FAA NOTICE

I, JOHN W. NIVEN, DO HEREBY CERTIFY THAT THE STRUCTURES OR MODIFICATIONS TO EXISTING STRUCTURES SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

SOIL CONDITION & DESIGN CRITERIA (PRIVATE NOTE)

1. THE DESIGN SHALL CONFORM TO THE PROVISIONS OF THE 2022 CALIFORNIA BUILDING CODE (CBC), AND STANDARDS REFERENCED THEREIN.

2. THE CHARACTER OF SOIL AT THIS SITE & THE SPECIFIC DESIGN CRITERIA IS CONTAINED IN THE GEOTECHNICAL (SOIL) REPORT: "GEOTECHNICAL EVALUATION OF COASTAL BLUFF STABILITY PRIMARY STRUCTURE DISTRESS, 5360 CALUMET AVENUE, LA JOLLA, SAN DIEGO COUNTY, CALIFORNIA 92037" PREPARED BY: GEOSOILS, INC., DATED:06/30/2023, JOB NO./W.O. 8593A-SC.

3. THE DESIGN IS BASED UPON :
A. FRICTION ANGLE OF 30 DEGREES (POINT LOMA FORMATION).
B. COHESION = 500 PSF
C. UNIT WEIGHT OF SOIL = 120 PCF
D. ALLOWABLE BEARING PRESSURE - 2,500 PSF FOR COMBINED DEAD & LIVE LOADS, AND 4,650 PSF FOR ALL LOADS, INCLUDING WIND OR SEISMIC.
E. ALLOWABLE PASSIVE RESISTANCE = 300 PSF
F. ALLOWABLE SOIL FRICTION COEFFICIENT = 0.4
G. FACTOR OF SAFETY FOR STATIC/SEISMIC LOADS = 1.5/1.1
H. MINIMUM LENGTH OF ROW 1: 38', ROW 2: 31', ROW 3: 28' (TOTAL LENGTH = UNBONDED + BONDED LENGTH)
I. NAILS SHALL BE INSTALLED AT 20 DEGREE FROM HORIZONTAL
J. TIEBACK SPACING IS 10'-0" C.C. HORIZONTAL & 10'-0" C.C. VERTICAL (MAX.)
K. ALLOWABLE PULL-OUT BOND STRENGTH = 4,000 PLF
L. SEISMIC LOADS DUE TO SOIL INCLUDED IN GLOBAL STABILITY CALCULATIONS. SEE GEOTECHNICAL REPORT.
M. 8" DIAMETER DRILLED HOLE.

4. FOOTING ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY & ARE ASSUMED TO BE IN SUITABLE BEARING MATERIALS. THE ACTUAL ADEQUACY OF THE BEARING MATERIAL SHALL BE DETERMINED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACING OF REINFORCING OR POURING OF CONCRETE, & ELEVATIONS SHALL BE ADJUSTED, OR OTHER REMEDIAL ACTION TAKEN, AS DIRECTED BY THIS REPRESENTATIVE & APPROVED BY THE ENGINEER.

SHOTCRETE NOTES (PRIVATE NOTE)

1. EXCEPT AS OTHERWISE INDICATED BELOW SHOTCRETING MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF SSPWC 201-1 PORTLAND CEMENT CONCRETE.
A. CEMENT SHALL CONFORM TO ASTM C150 "TYPE V"
B. SAND SHALL BE WASHED AND MEET THE FOLLOWING GRADATION LIMITS:

SIEVE SIZE	% PASSING (BY WEIGHT)
3/4"	100
NO. 4	95-100
NO. 8	80-100
NO. 16	50-85
NO. 30	25-60
NO. 50	10-30
NO. 100	2-10

FINENESS MODULUS: 2.7 TO 3.1
MOISTURE CONTENT: 3% TO 6%

2. CONCRETE SHALL ACHIEVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 5000 PSI.
3. AGGREGATES SHALL BE NORMAL WEIGHT.
4. CONCRETE ADMIXTURES SHALL UTILIZE EITHER CHEMICAL STAINS OR MINERAL OXIDES TO PRODUCE AN EARTHEN COLOR OF THE CURED CONCRETE OF APPROXIMATELY THE SAME HUE AS THE SURROUNDING EXPOSED SURFACE AREAS. ADDITIONAL ADMIXTURES MAY BE USED EXCEPT CALCIUM CHLORIDE AND ADMIXTURES CONTAINING CHLORIDE IONS IN EXCESS OF .08% BY WEIGHT. IF MORE THAN ONE ADMIXTURE IS USED, SAID ADMIXTURES SHALL BE COMPATIBLE WITH EACH SO THAT THE DESIRABLE EFFECTS OF ALL ADMIXTURES USED WILL BE REALIZED. ADMIXTURES SHALL CONFORM TO THE REQUIREMENTS OF THE ASTM DESIGNATIONS LISTED BELOW:
CHEMICAL ADMIXTURES -- ASTM C494
MINERAL ADMIXTURES -- ASTM C618
5. REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60 AND MEET THE REQUIREMENTS OF SSPWC SECTION 201-2. ALL REINFORCEMENT SHALL BE EPOXY COATED.
6. CONCRETE SHALL BE PRODUCED IN A READY MIX PLANT IN ACCORDANCE WITH ASTM C-94.
7. AIR ENTRAINMENT = ±1%.

SHOTCRETE STANDARD NOTES - 2022 CBC (PRIVATE NOTE)

1. SHOTCRETE SPLICES: LAP SPLICES OF REINFORCING BARS SHALL UTILIZE NONCONTACT LAP SPLICE METHOD WITH MINIMUM CLEARANCE OF 2 INCHES BETWEEN BARS.
2. SHOTCRETE PANEL CRITERIA: MAXIMUM SIZE OF AGGREGATE IS 3/8 INCH OR SMALLER, TEST PANELS SHALL HAVE MINIMUM DIMENSIONS OF 12 INCHES BY 12 INCHES. PANELS SHALL BE SHOT IN SAME POSITION AS WORK, DURING COURSE OF WORK AND BY NOZZLEMAN DOING WORK. CONDITIONS UNDER WHICH PANELS ARE CURED SHALL BE SAME AS WORK.
3. DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH 2022 CBC, SECTION 1908. SEE ALSO "STATEMENT OF SPECIAL INSPECTIONS - 2022 CBC", SHEET 08

SOURCE CONTROL BMP CHECKLIST FOR STANDARD PROJECTS	FORM 1-4A
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SOURCE CONTROL BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST NOTE: ALL SELECTED BMP'S MUST BE SHOWN ON THE CONSTRUCTION PLANS	
SOURCE CONTROL REQUIREMENT	APPLIED?
4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4	☐ YES ☐ NO ☒ N/A
4.2.2 STORM DRAIN STENCILING OR SIGNAGE	☐ YES ☐ NO ☒ N/A
4.2.3 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	☒ YES ☐ NO ☐ N/A
4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	☒ YES ☐ NO ☐ N/A
4.2.5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	☒ YES ☐ NO ☐ N/A
4.2.6 BMP'S BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS	
ON-SITE STORM DRAIN INLETS	☐ YES ☐ NO ☒ N/A
INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS	☐ YES ☐ NO ☒ N/A
INTERIOR PARKING GARAGES	☐ YES ☐ NO ☒ N/A
NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	☐ YES ☐ NO ☒ N/A
LANDSCAPE/OUTDOOR PESTICIDE USE	☐ YES ☐ NO ☒ N/A
PONDS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	☐ YES ☐ NO ☒ N/A
FOOD SERVICE	☐ YES ☐ NO ☒ N/A
REFUSE AREAS	☐ YES ☐ NO ☒ N/A
INDUSTRIAL PROCESSES	☐ YES ☐ NO ☒ N/A
OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS	☐ YES ☐ NO ☒ N/A
VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE	☐ YES ☐ NO ☒ N/A
FUEL DISPENSING AREA	☐ YES ☐ NO ☒ N/A
LOADING DOCKS	☐ YES ☐ NO ☒ N/A
FIRE SPRINKLER TEST WATER	☐ YES ☐ NO ☒ N/A
MISCELLANEOUS DRAIN OR WASH WATER	☐ YES ☐ NO ☒ N/A
PLAZAS, SIDEWALKS, AND PARKING LOTS	☐ YES ☐ NO ☒ N/A
SC-6A: LARGE TRASH GENERATING FACILITIES	☐ YES ☐ NO ☒ N/A
SC-6B: ANIMAL FACILITIES	☐ YES ☐ NO ☒ N/A
SC-6C: PLANT NURSERIES AND GARDEN CENTERS	☐ YES ☐ NO ☒ N/A
SC-6D: AUTOMOTIVE-RELATED USES	☐ YES ☐ NO ☒ N/A
DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:	

SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS	FORM 1-5A
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST NOTE: ALL SELECTED BMP'S MUST BE SHOWN ON THE CONSTRUCTION PLANS	
SITE DESIGN REQUIREMENT	APPLIED?
4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	☒ YES ☐ NO ☐ N/A
4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	☒ YES ☐ NO ☐ N/A
4.3.3 MINIMIZE IMPERVIOUS AREA	☒ YES ☐ NO ☐ N/A
4.3.4 MINIMIZE SOIL COMPACTION	☒ YES ☐ NO ☒ N/A
4.3.5 IMPERVIOUS AREA DISPERSION	☐ YES ☐ NO ☒ N/A
4.3.6 RUNOFF COLLECTION	☐ YES ☐ NO ☒ N/A
4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	☐ YES ☐ NO ☒ N/A
4.3.8 HARVESTING AND USING PRECIPITATION	☐ YES ☐ NO ☒ N/A
DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:	

AGREEMENT DATA				
APPROVAL TYPE	DESCRIPTION	APPROVAL NO.	DOCUMENT NO.	SEE SHEET NUMBER(S)

JOHN W. NIVEN	R.C.E. NO. 57517	EXP. 12-31-25	3/22/24 DATE
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REGISTERED PROFESSIONAL ENGINEER
JOHN W. NIVEN
No. C. 57517
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

RAINVILLE BUILDERS, INC.

GENERAL BUILDING & ENGINEERING
PO BOX 4446, OCEANSIDE, CA 92052
(760)201-5153 P. email: en@rainvillebuilders.com
LICENSE NO. A1005087

The City of SAN DIEGO	DEVELOPMENT SERVICES DEPARTMENT SHEET 2 OF 8 SHEETS	PMT NO. _____
FOR CITY APPROVAL	APPROVED: FOR CITY ENGINEER _____ DATE _____	PRJ NO. 1119583
	DESCRIPTION BY APPROVED DATE	1876-6249 NAD83 COORDINATES
	ORIGINAL SEC	236-1686 "LAMBERT COORDINATES"
	AS BUILTS	DRAWING NO. _____
	CONTRACTOR _____ DATE STARTED _____	XXXXXX.02.D
	INSPECTOR _____ DATE COMPLETED _____	02

LEGEND AND ABBREVIATIONS

- PROPERTY LINE
EXISTING CONTOURS AT 2' INTERVALS
FOUND LEAD AND DISK MARKED "LS 3565"
ASPH ASPHALT
CONC CONCRETE

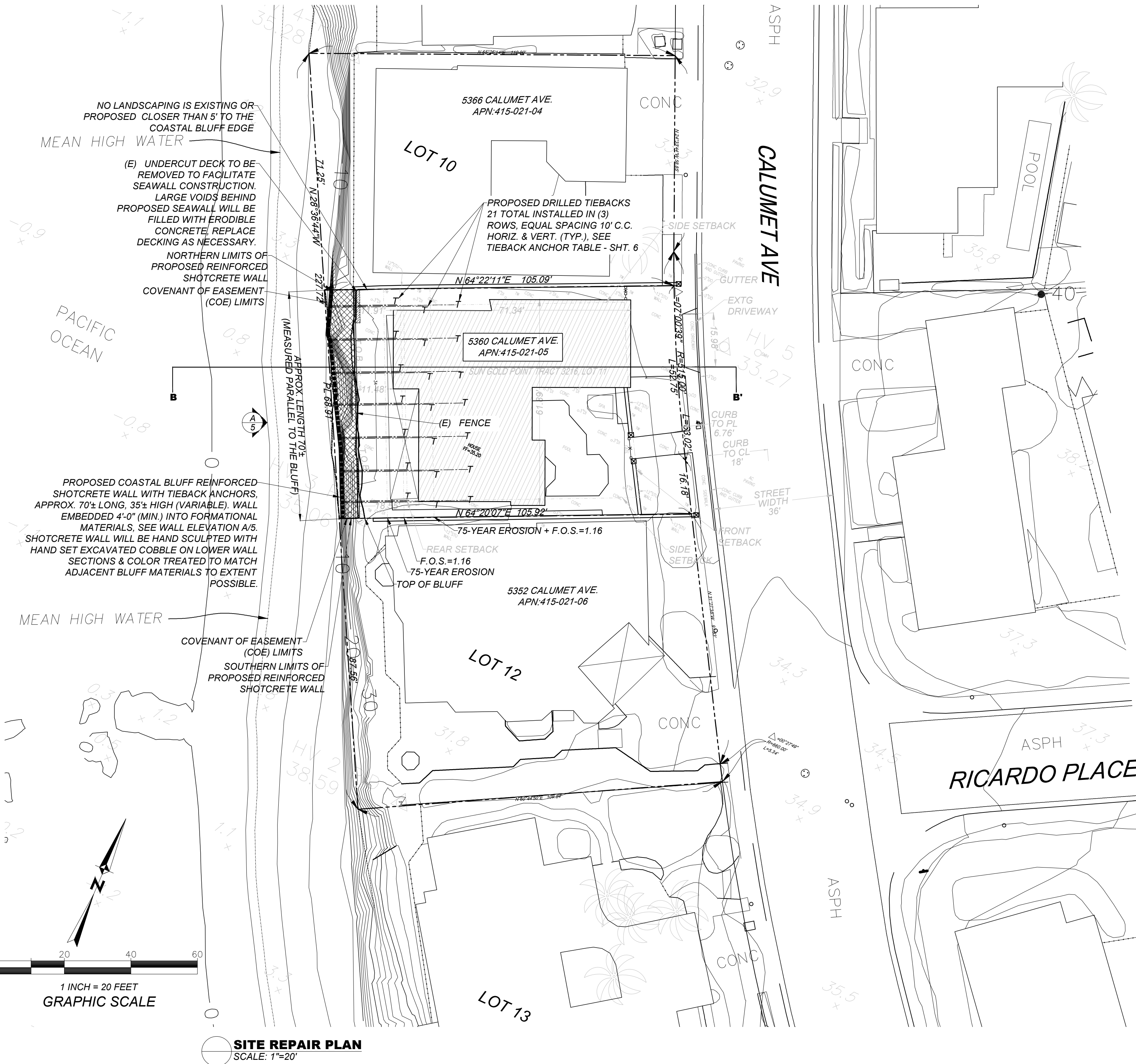
BENCH MARK

CITY OF SAN DIEGO BENCH MARK NO. 4166, BRASS
PLUG LOCATED ON THE NORTHERLT CURB RETURN
OF CALUMET AVENUE AND RICARDO PL.

ELEVATION: 34.238 FEET (NGVD88)

GENERAL NOTES

- 1.) BOUNDARY SHOWN HEREON IS BASED ON A FIELD
SURVEY AND RECORD DATA PER MAP NO. 3216.
2.) AERIAL MAPPING PROVIDED BY PHOTO GEODECTIC CORP.,
PROJECT NO. 527521, DATED 2/21/2021.
3.) ASSESSOR'S PARCEL NUMBERS: 415-021-04-00.
4.) MEAN HIGH TIDE LINE OF 2.32 FEET WAS ESTABLISHED
FROM LA JOLLA STATION 9410230.



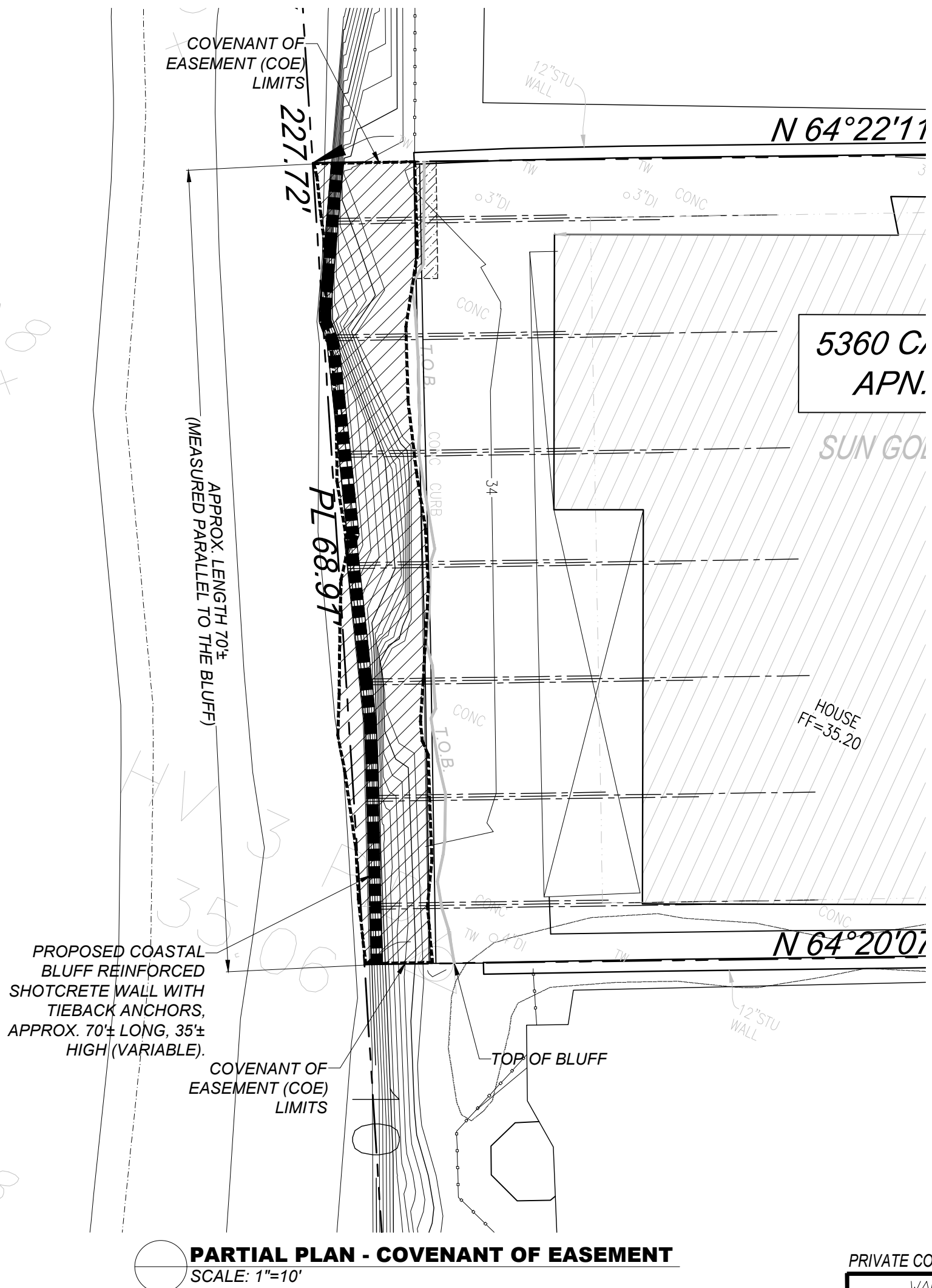
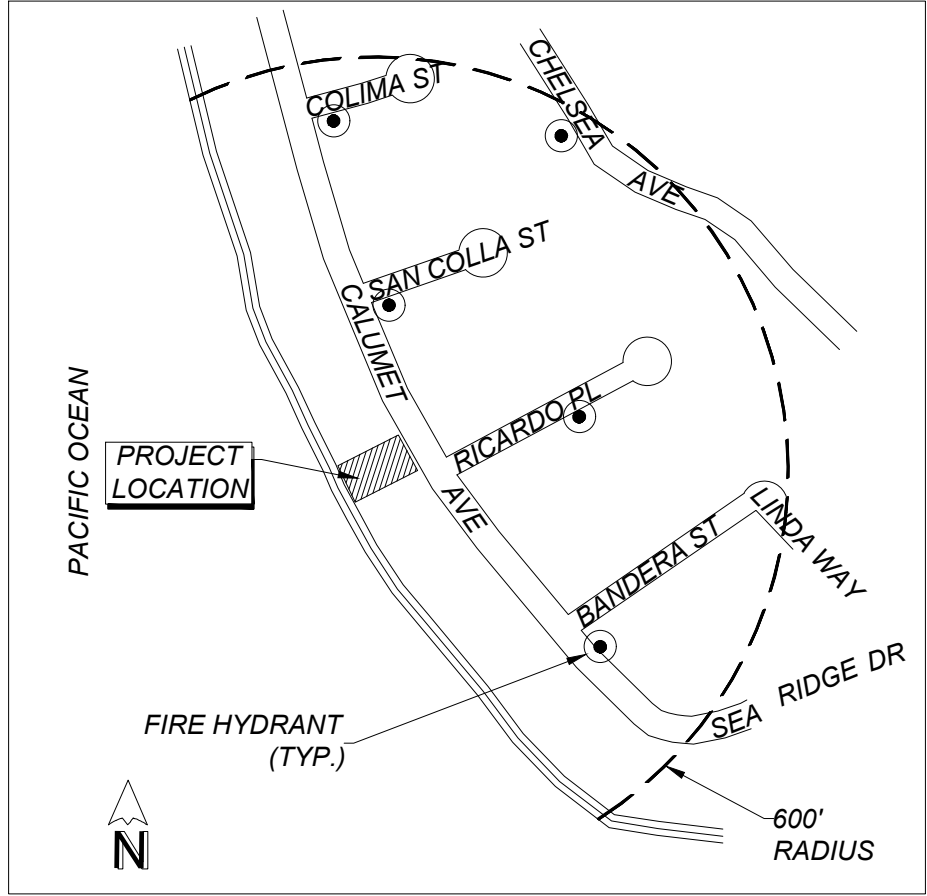
- SITE PLAN NOTES:**
- NO EASEMENTS EXIST AT THE PROJECT LOCATION & NONE ARE PROPOSED.
 - NO TRANSIT STOPS ARE LOCATED NEARBY THE PROJECT LOCATION & NONE ARE PROPOSED.
 - BUILDING ADDRESS NUMBERS ARE VISIBLE FROM THE STREET FRONTING THE PROPERTY.
 - SEE THIS SHEET FOR THE FIRE HYDRANT LOCATIONS WITHIN 600 FEET OF THE PROJECT.
 - EXISTING DWELLING UNITS ON SITE: 1

- SITE ACCESS NOTES**
- INGRESS/EGRESS FROM THE PROJECT SITE SHALL TAKE PLACE AT THE REAR BLUFF TOP OF THE RESIDENCE. CONTRACTOR TO COORDINATE WITH THE CITY OF SAN DIEGO CONCERNING SPECIFIC LIMITATIONS.
 - CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ALLEYS, SIDEWALKS, PRIVATE DRIVEWAYS & PUBLIC STREETS THAT ARE OUTSIDE THE APPROVED STAGING AREAS AT ALL TIMES.
 - CONSTRUCTION EQUIPMENT & ACTIVITIES PERFORMED ON THE SANDY BEACH AREA SHALL NOT RESTRICT LATERAL PUBLIC ACCESS.
 - CONSTRUCTION MATERIALS: DISTURBANCE TO SAND & INTERTIDAL AREAS SHALL BE MINIMIZED. BEACH SAND EXCAVATED SHALL BE REDEPOSITED ON THE BEACH. LOCAL SAND OR COBBLES SHALL NOT BE USED FOR BACKFILL OR CONSTRUCTION MATERIAL.

NOTE:
ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SDMC §142.0411. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.

NOTE:
(IF HYDROSEED IS PROPOSED): "INTERIM BINDER NOTE: GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/ TACKIFIER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1."

FIRE HYDRANT LOCATION MAP



GENERAL NOTES:

- DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH 2022 CBC, AS AMENDED BY STATE OF CALIFORNIA, COUNTY, AND CITY OF SAN DIEGO CODES AND ORDINANCES.
- ALL DIMENSIONS, CONDITIONS AND LOCATION OF FACILITIES TO BE VERIFIED AND DETERMINED IN FIELD.
- EXACT LOCATION AND EXTENT OF PROPOSED REPAIRS TO LOWER COASTAL BLUFF MAY BE ADJUSTED AS FIELD CONDITIONS REQUIRE AT TIME OF CONSTRUCTION.
- ALL EXPOSED STEEL, IF ANY, SHALL BE GALVANIZED OR COATED WITH CORROSION INHIBITING PAINT.
- ALL CAST-IN-PLACE REINFORCED CONCRETE/SHOTCRETE SHALL HAVE COMPRESSIVE STRENGTH AT 28 DAYS OF 5,000 PSI. USE CEMENT TYPE II PORTLAND CEMENT. MAXIMUM WATER - CEMENTITIOUS MATERIAL RATIO, BY WEIGHT, NORMAL WEIGHT CONCRETE, TO BE OF 0.45. SHOTCRETE TEST PANEL SHALL BE SHOT, CURED, CORED OR SAWN, EXAMINED AND TESTED PRIOR TO COMMENCEMENT OF PROJECT.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 FOR #4 BARS AND ABOVE. ALL REBAR TO BE EPOXY COATED.
- STEEL MEMBERS, IF ANY, SHALL BE: ALL WIDE FLANGE STEEL MEMBERS SHALL CONFORM TO ASTM A572, GRADE 50, MISCELLANEOUS CHANNELS, ANGLES, AND PLATES SHALL CONFORM TO ASTM A36.
- SECTION AT CONSTRUCTION JOINT (C.J.) MAKE ROUGH AND FORM KEY.
- REINFORCEMENT COVER (2022 CBC SEC. 1907.7.1): CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL HAVE MINIMUM 3" CONCRETE COVER. CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE MINIMUM 2" CONCRETE COVER FOR #6 BARS AND ABOVE, 1 1/2" FOR #5 BARS AND BELOW.
- SPLICES OF REBAR TO BE CLASS (B) SPLICE. LAP SPLICES OF REINFORCING BARS IN SHOTCRETE SHALL BE BY NON-CONTACT LAP SPLICE METHOD WITH AT LEAST 2 1/2" CLEARANCE BETWEEN BARS (2022 CBC SEC. 1913.4.2).
- NEW SHOTCRETE WALL/FACING SHALL BE MOTTLED TAN IN COLOR AND NATURAL IN TEXTURE TO MATCH EXPOSED BLUFF MATERIALS AND TO SATISFY CITY AESTHETIC APPEARANCE POLICY.
- EPOXY ADHESIVE TO BE "SET-XP" BY SIMPSON STRONG-TIE COMPANY, INC., ESR-2508, OR EQUAL. CONCRETE / GROUT PATCH, IF ANY, SHALL BE APPROVED HIGH STRENGTH CEMENT BASED COMPOUND.
- ALL RETROFIT HARDWARE, IF ANY, TO BE BY SIMPSON STRONG-TIE COMPANY, INC., OR EQUAL.
- TIEBACK ANCHOR NOTES: SEE TIEBACK ANCHOR TABLE, AND RELEVANT NOTES, DETAILS AND SECTIONS. TIEBACK ANCHORS TO BE BY DCI DYWIDAG, OR EQUAL. TIEBACK ANCHORS SHALL BE DBL CORROSION PROTECTED. USE ADEQUATE CENTRALIZERS. IF BAR IS USED, @ 10'-0" C.C. - HOLE DIA. AT CONTRACTOR'S OPTION, 8" DIA. IS USED IN DESIGN. ALLOW HOLE CONCRETE BACKFILL CURE TIME BEFORE TESTING. HOLES TO BE TREMIE PIPE GROUTED FROM BOTTOM OF HOLE FOR ENTIRE BONDED ZONE. GREASE FILLED PVC SLEEVE WILL BE PROVIDED OVER UNBONDED LENGTH TO ASSURE LOAD IS ONLY ON BONDED LENGTH. SECOND STAGE OF GROUTING SHALL BE ACCOMPLISHED AFTER ACCEPTED TESTING, ALL WAY UP REMAINING HOLE. FRACTURE GROUTING MAY BE UTILIZED, AT CONTRACTOR'S OPTION, TO ACHIEVE CONSIDERABLY HIGHER SOIL-GROUT BOND CAPACITY. TIEBACK ANCHORS DEPTH MAY BE ADJUSTED WITH SOIL ENGINEER'S APPROVAL, BASED ON ACTUAL BOND STRENGTH DEVELOPED IN TEST PROGRAM, OR PER ACTUAL SOIL CONDITIONS AT TIME OF DRILLING OPERATION.
- DESIGN RECOMMENDATIONS AND PARAMETERS FROM:
REPORT TITLE: "GEOTECHNICAL EVALUATION OF COASTAL BLUFF STABILITY PRIMARY STRUCTURE DISTRESS 5360 CALUMET AVENUE, LA JOLLA, SAN DIEGO COUNTY, CALIFORNIA 92037" PREPARED BY: GEOSOLS, INC., DATED: 09/27/2023, JOB NO./W.O. 8593A-SC.
- ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF AFOREMENTIONED REPORT(S).

JOHN W. NIVEN R.C.E. NO. 57517 EXP. 12-31-25 3/22/24 DATE
REGISTERED PROFESSIONAL ENGINEER
No. C. 57517
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

RAINVILLE BUILDERS, INC.
GENERAL BUILDING & ENGINEERING
PO BOX 4446, OCEANSIDE, CA 92052
(760)201-5153 P. email: en@rainvillebuilders.com
LICENSE NO. A1005087

The City of
SAN DIEGO

FOR CITY APPROVAL

PRIVATE CONTRACT

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

SITE REPAIR PLAN FOR:

REPAIRS TO LOWER COASTAL BLUFF
SUN GOLD POINT TRACT 3216, LOT 11

DEVELOPMENT SERVICES DEPARTMENT
SHEET 3 OF 8 SHEETS

PMT NO. _____

PRJ NO. 1119583

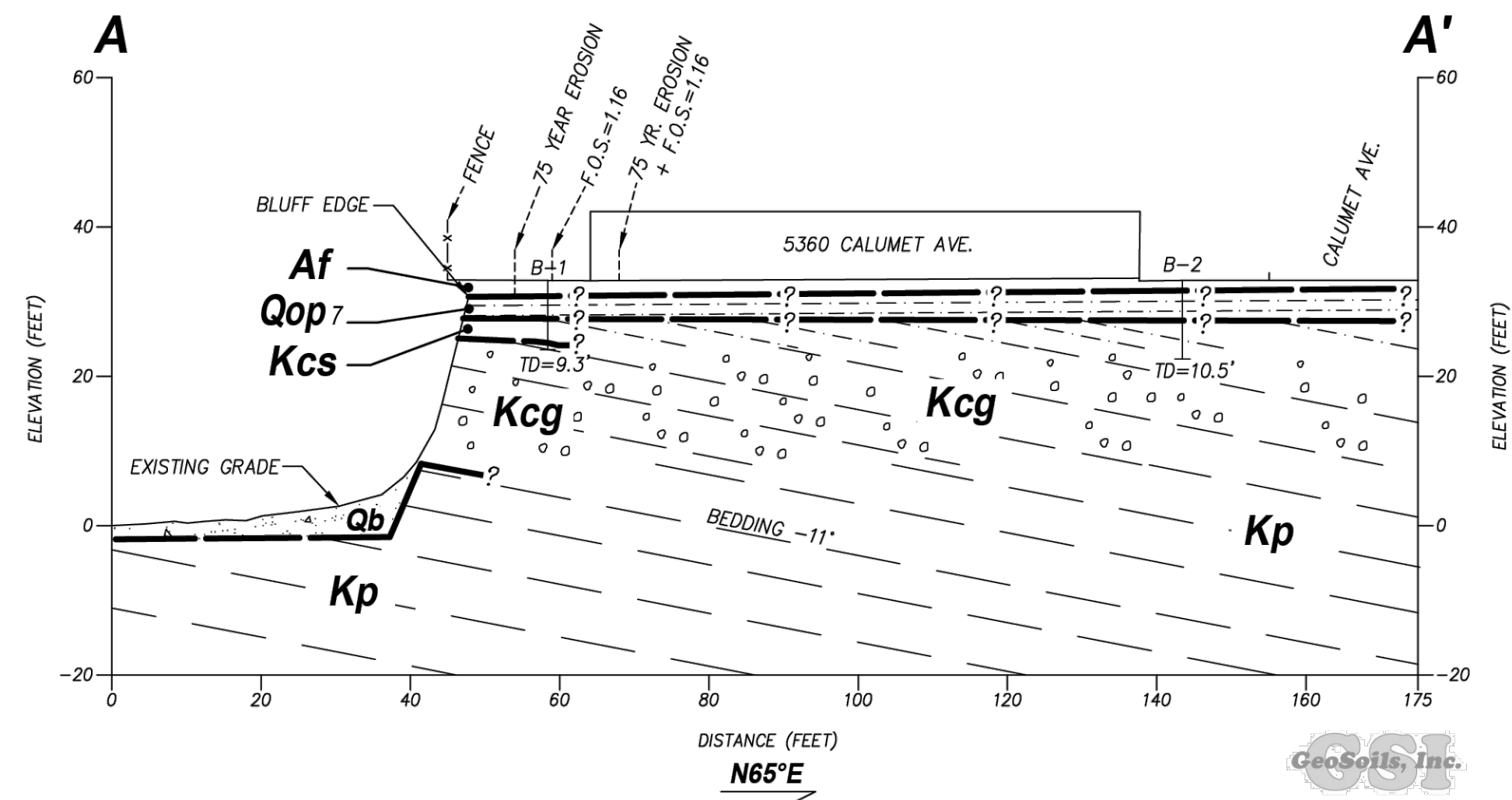
1876-6249
NAD83 COORDINATES

236-1686
"LAMBERT COORDINATES"

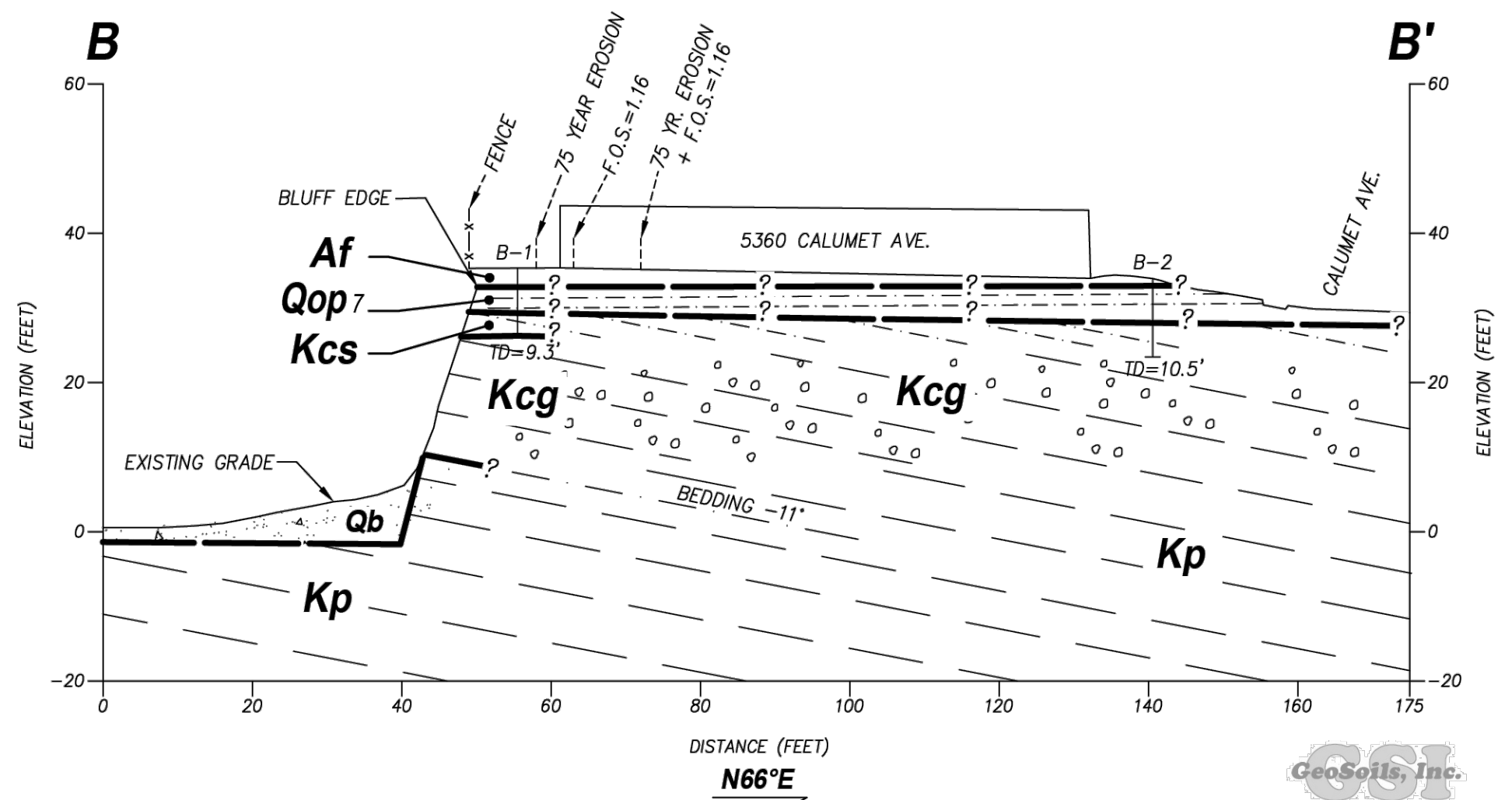
DRAWING NO.

XXXXXX.03.D

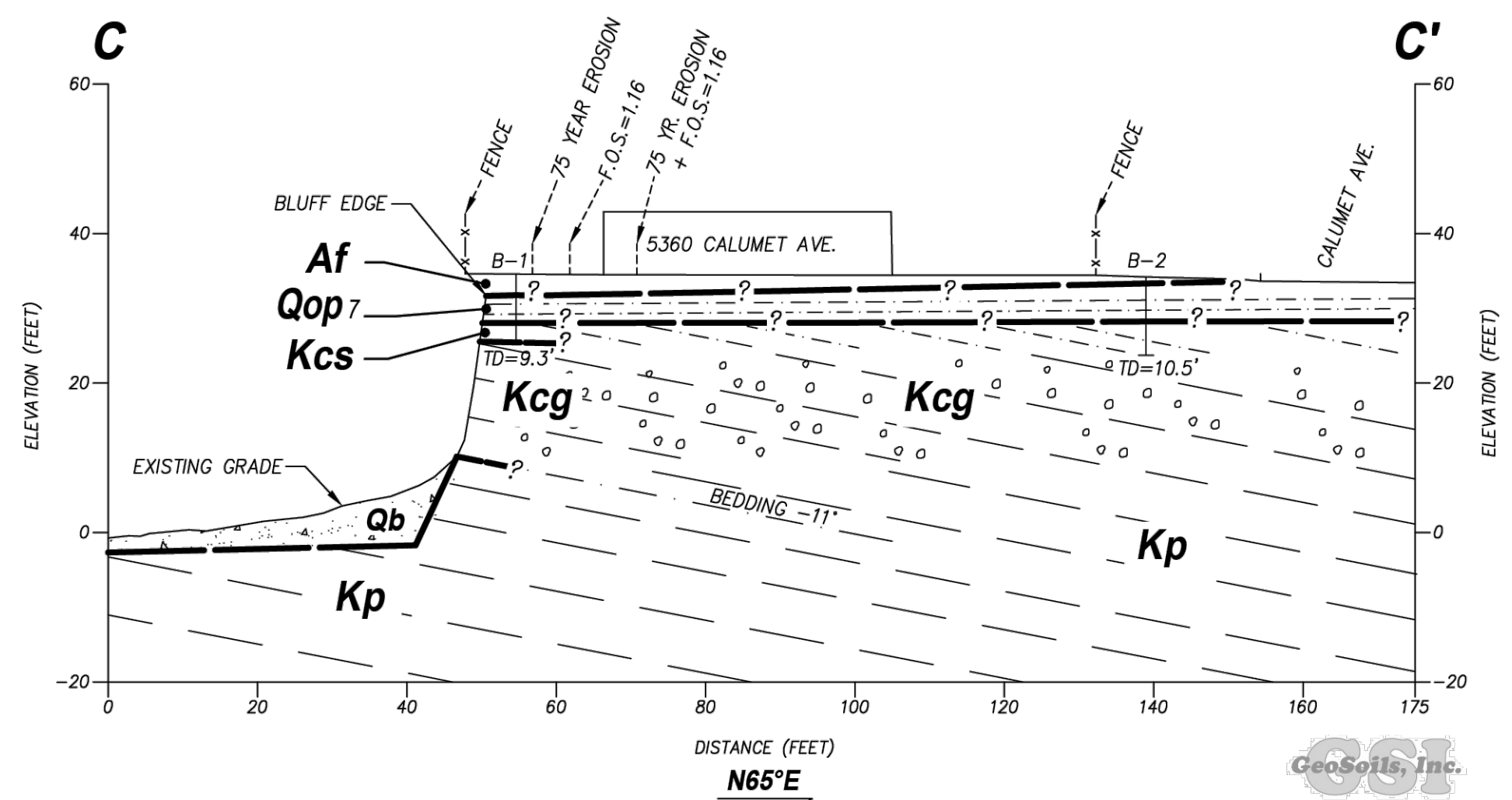
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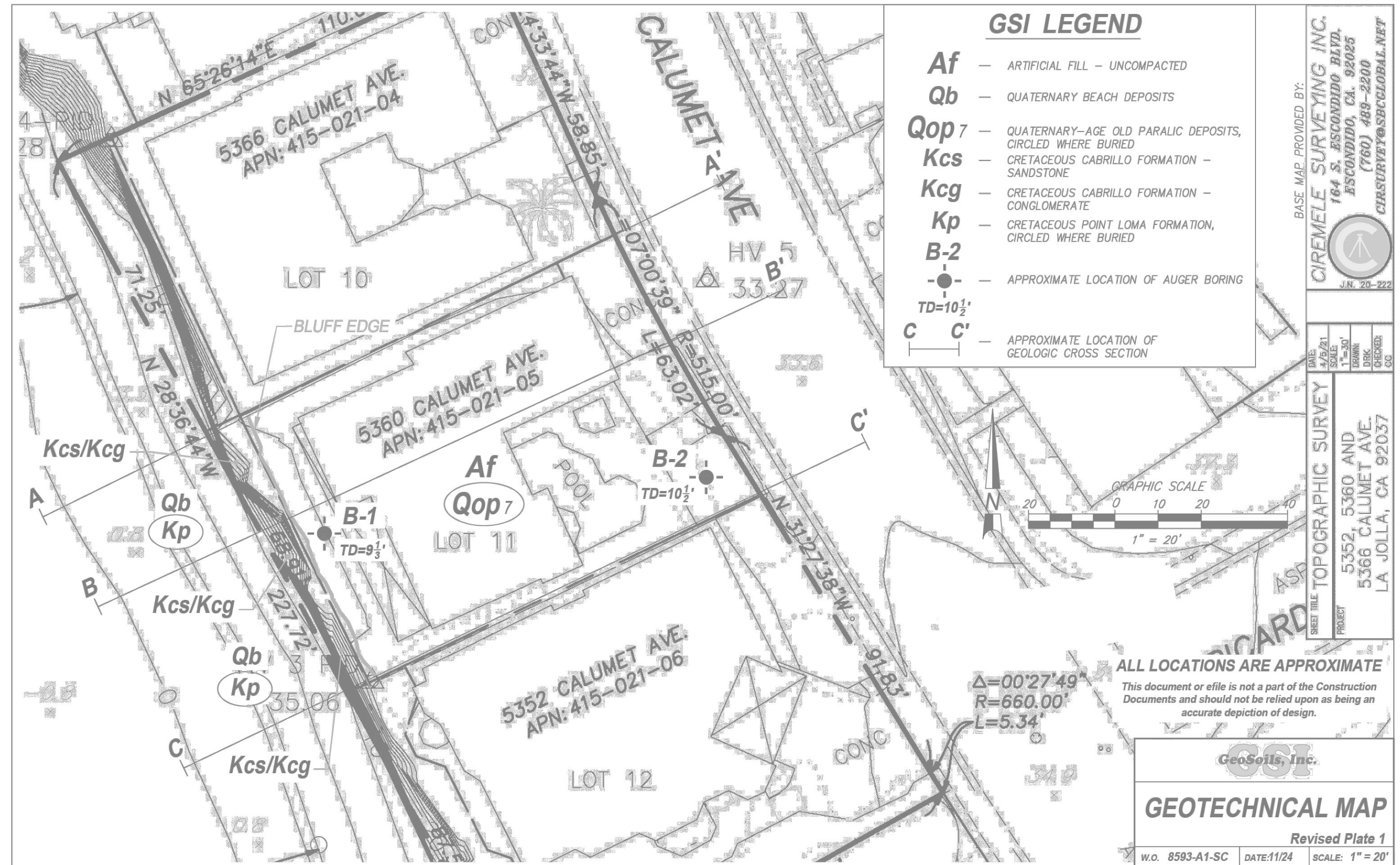
GEOLOGIC SECTION - BLUFF PROFILE
SCALE: 1"=20'



GEOLOGIC SECTION - BLUFF PROFILE
SCALE: 1"=20'

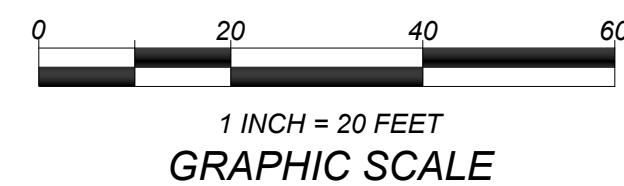


GEOLOGIC SECTION - BLUFF PROFILE
SCALE: 1"=20'



NOTE:
GEOTECHNICAL MAP & SECTIONS PROVIDED BY GEOSOLS, INC.

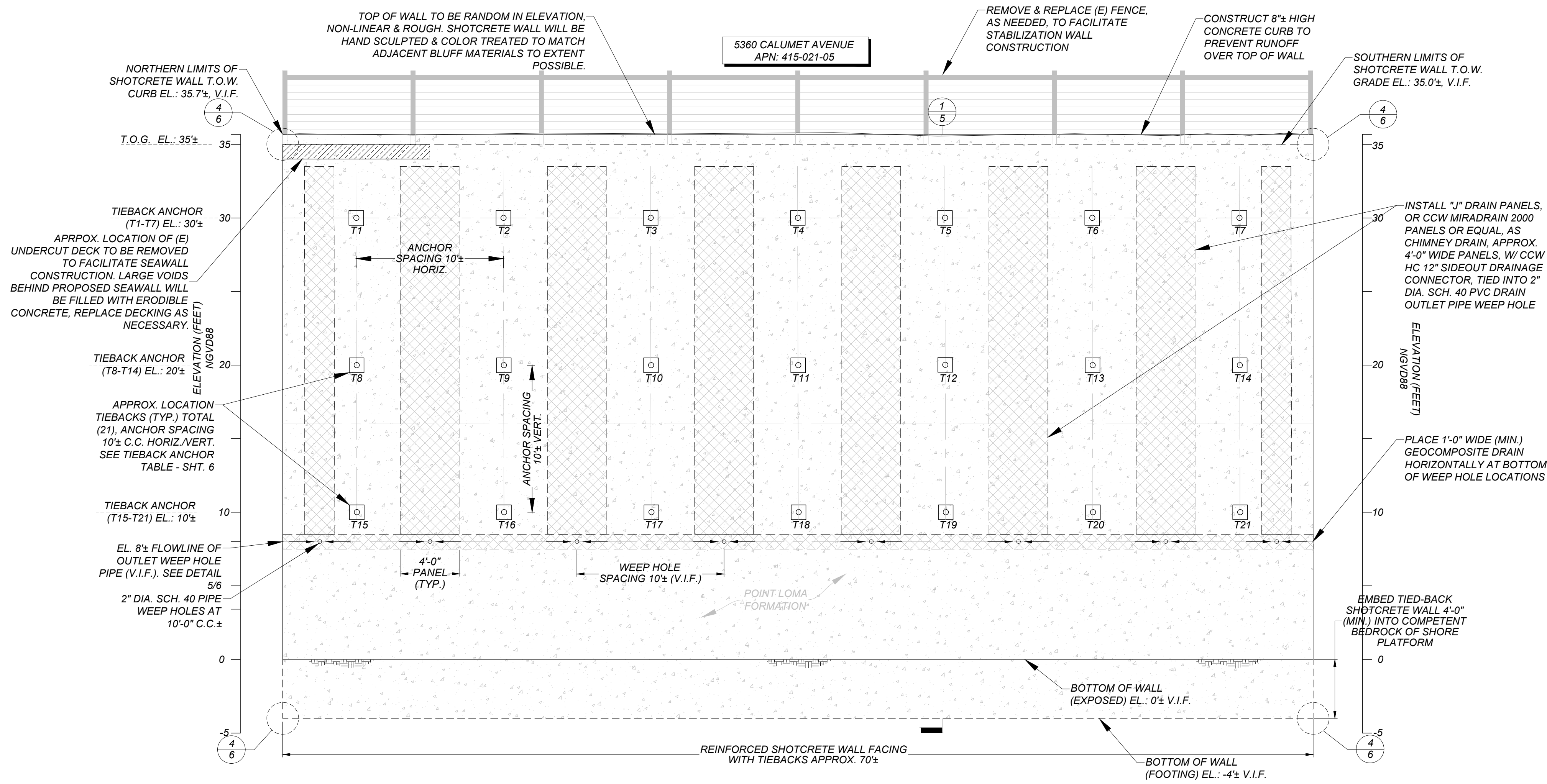
GEOTECHNICAL MAP
SCALE: 1"=20'



JOHN W. NIVEN R.C.E. NO. 57517 EXP. 12-31-25 3/22/24 DATE
REGISTERED PROFESSIONAL ENGINEER
No. C. 57517
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

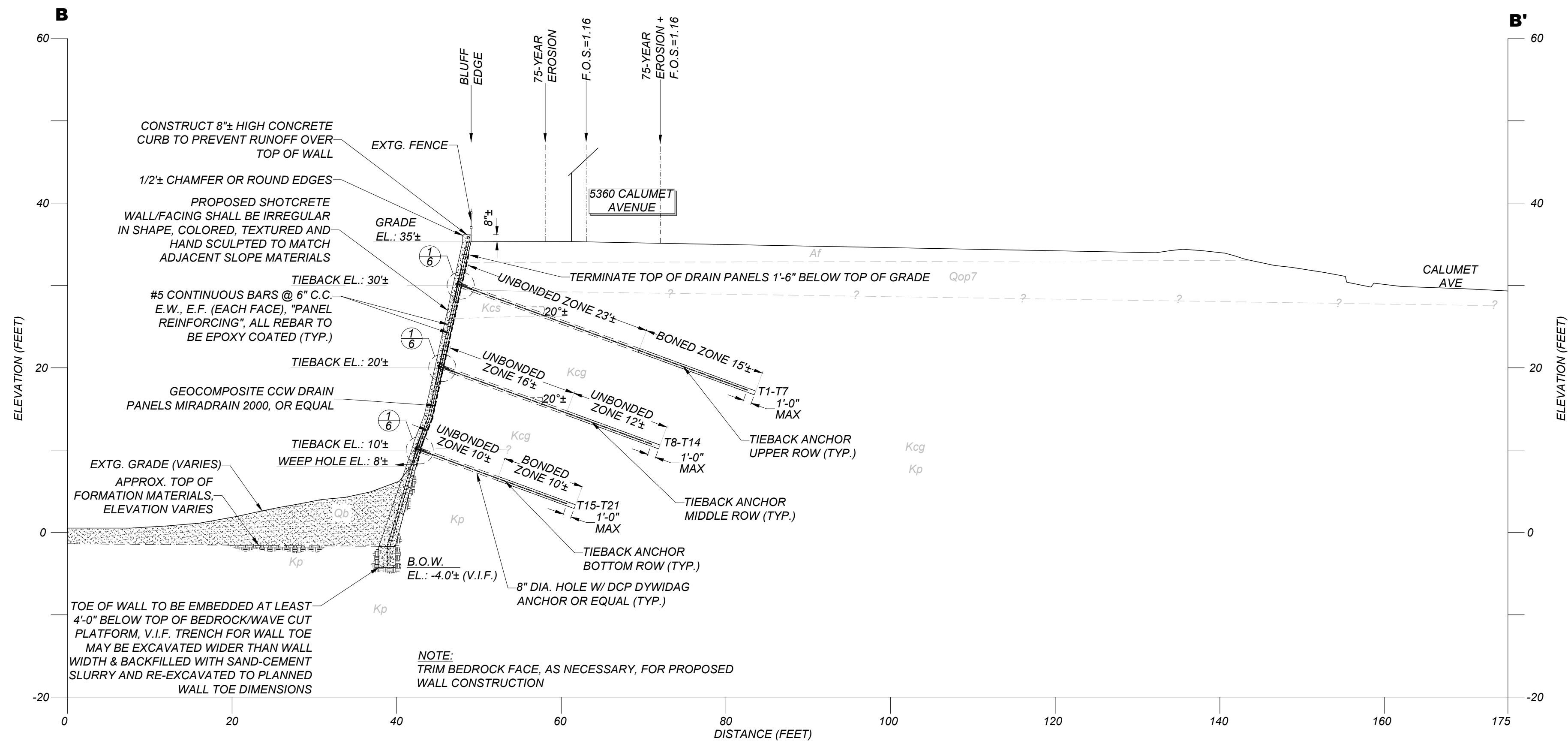
RAINVILLE BUILDERS, INC.
GENERAL BUILDING & ENGINEERING
PO BOX 4446, OCEANSIDE, CA 92052
(760)201-5153 P. email: en@rainvillebuilders.com
LICENSE NO. A1005087

PRIVATE CONTRACT		SECTIONS FOR: REPAIRS TO LOWER COASTAL BLUFF SUN GOLD POINT TRACT 3216, LOT 11	
WARNING 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.		PMT. NO. _____ PRJ. NO. 1119583 1876-6249 NAD83 COORDINATES 236-1686 LAMBERT COORDINATES DRAWING NO. 04 CONTRACTOR _____ DATE STARTED _____ INSPECTOR _____ DATE COMPLETED _____	
The City of SAN DIEGO		DEVELOPMENT SERVICES DEPARTMENT SHEET 4 OF 8 SHEETS	
FOR CITY APPROVAL		APPROVED: _____ DATE _____ FOR CITY ENGINEER _____ DATE _____ DESCRIPTION BY APPROVED DATE ORIGINAL SEC AS BUILTS CONTRACTOR _____ DATE STARTED _____ INSPECTOR _____ DATE COMPLETED _____	



PROFILE - WALL ELEVATION
SCALE: 1"=5'

A
5



SHOTCRETE WALL FACING SECTION
SCALE: 1"=10'

1
5

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FOR CITY APPROVAL

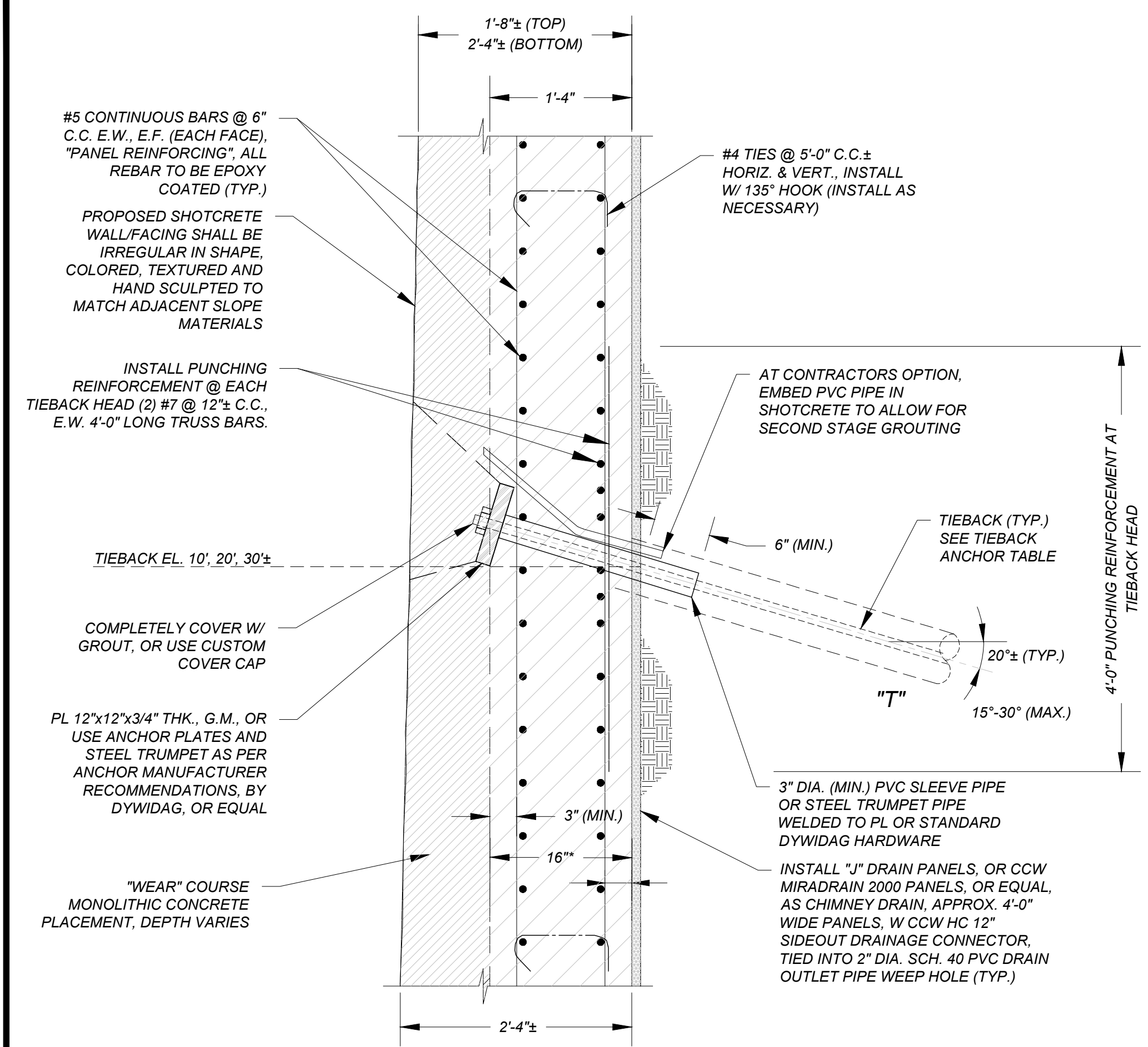
PRIVATE CONTRACT

WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

ELEVATION + DETAILS FOR:
REPAIRS TO LOWER COASTAL BLUFF
SUN GOLD POINT TRACT 3216, LOT 11

DEVELOPMENT SERVICES DEPARTMENT SHEET 5 OF 8 SHEETS		PMT. NO. _____
APPROVED: _____ FOR CITY ENGINEER _____ DATE _____		PRJ. NO. 1119583
DESCRIPTION	BY	APPROVED
ORIGINAL	SEC	
AS BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	
		1876-6249 NAD83 COORDINATES
		236-1686 LAMBERT COORDINATES
		DRAWING NO. _____
		XXXXXX.05.D

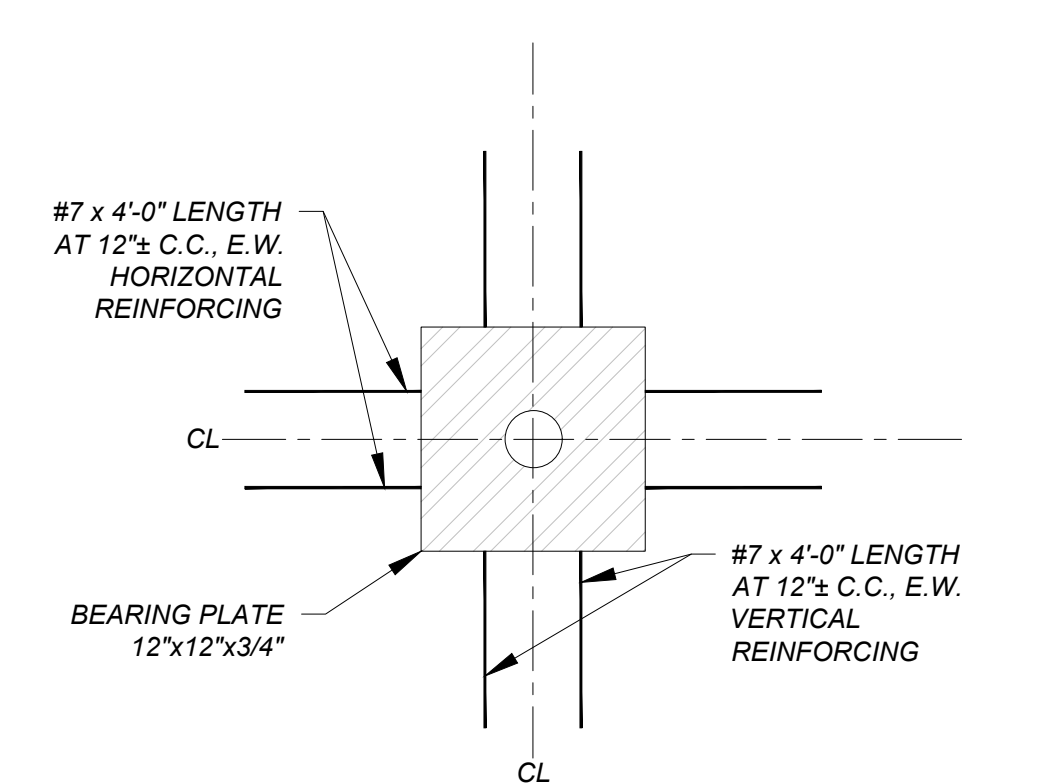




NOTE:
TO MINIMIZE VISUAL IMPACT, NEW WALL SHALL BE IRREGULAR IN SHAPE, COLORED & ROUGHLY TEXTURED TO MIMIC APPEARANCE OF ADJACENT NATURAL BLUFF SOIL MATERIALS

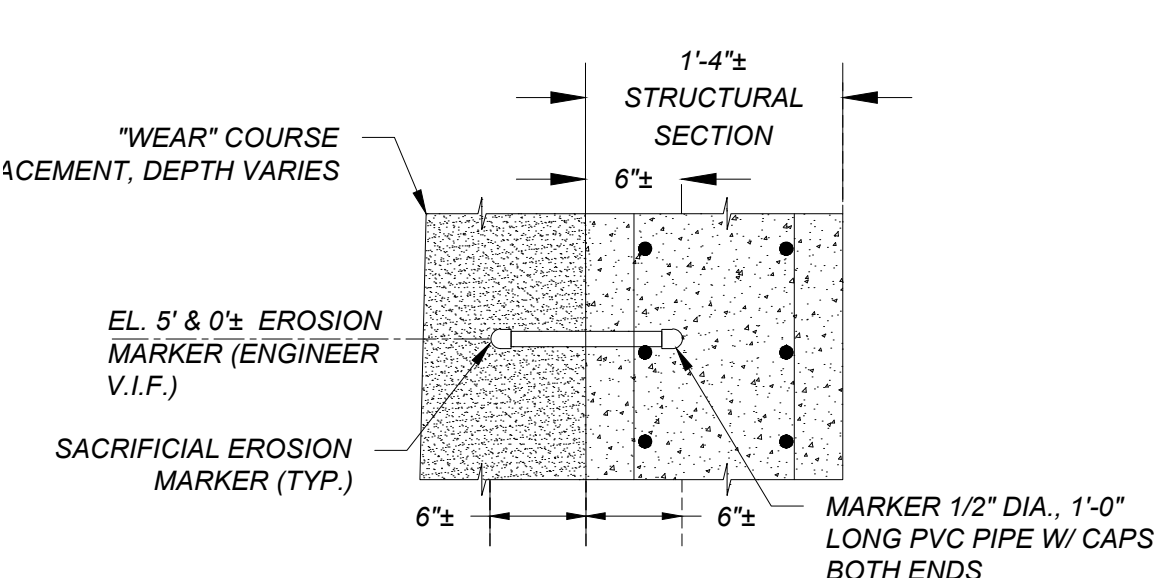
*NOTE:
16" WALL THICKNESS ASSUMED FOR STRUCTURAL CALCULATIONS, ALL STEEL REINFORCEMENT SHALL BE EPOXY COATED

TIEBACK HEAD (TYP.) - DETAIL
SCALE: 1"=1'-0"

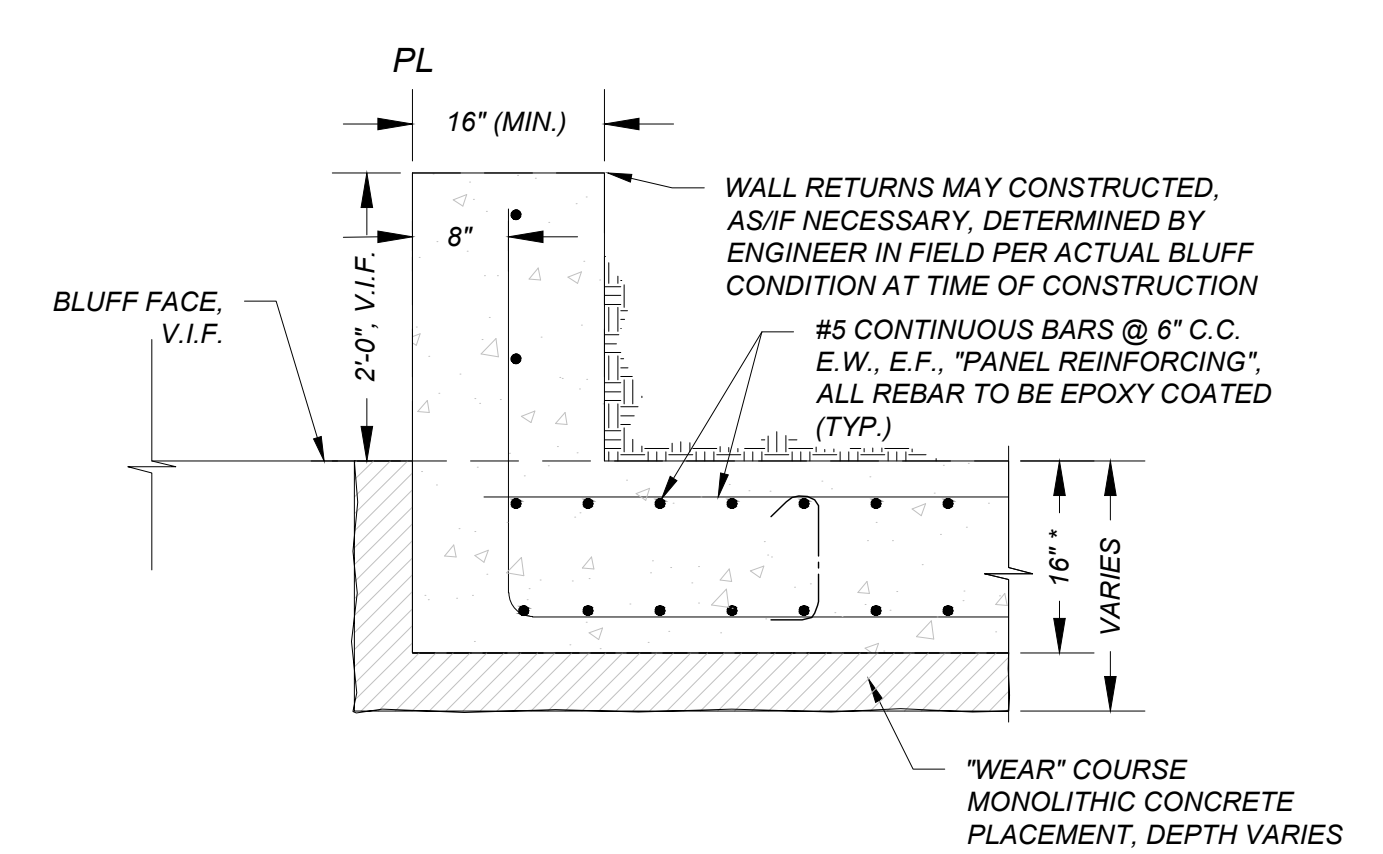


NOTE:
ANCHOR PLATE THICKNESS TO BE DETERMINED BY POST TENSION SUPPLIER, THIS DETAIL IS FOR ADDITIONAL REINFORCING LOCATED AT THE BACK FACE OF EACH TIEBACK (TYP.)

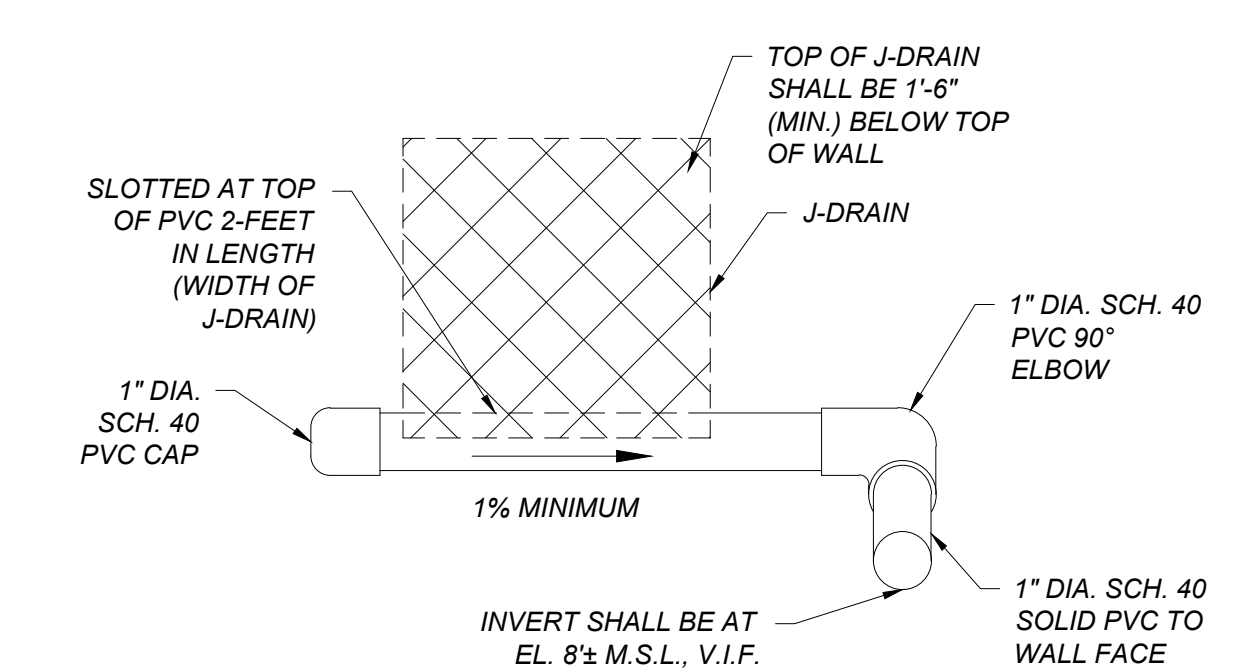
ADDITIONAL REINFORCEMENT AT BACK FACE
SCALE: N.T.S.



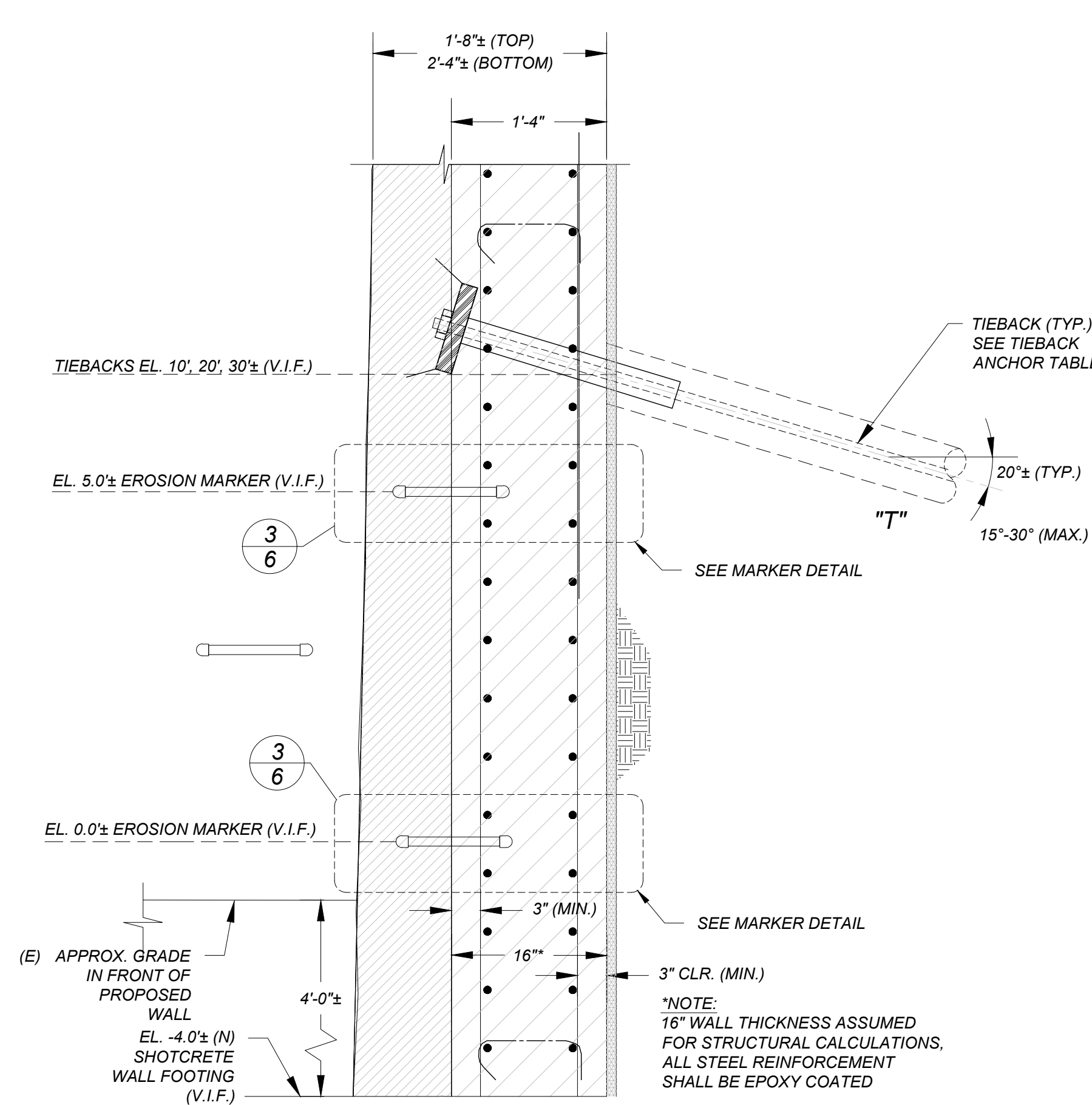
EROSIONAL MARKER (TYP.) - DETAIL
SCALE: AS SHOWN



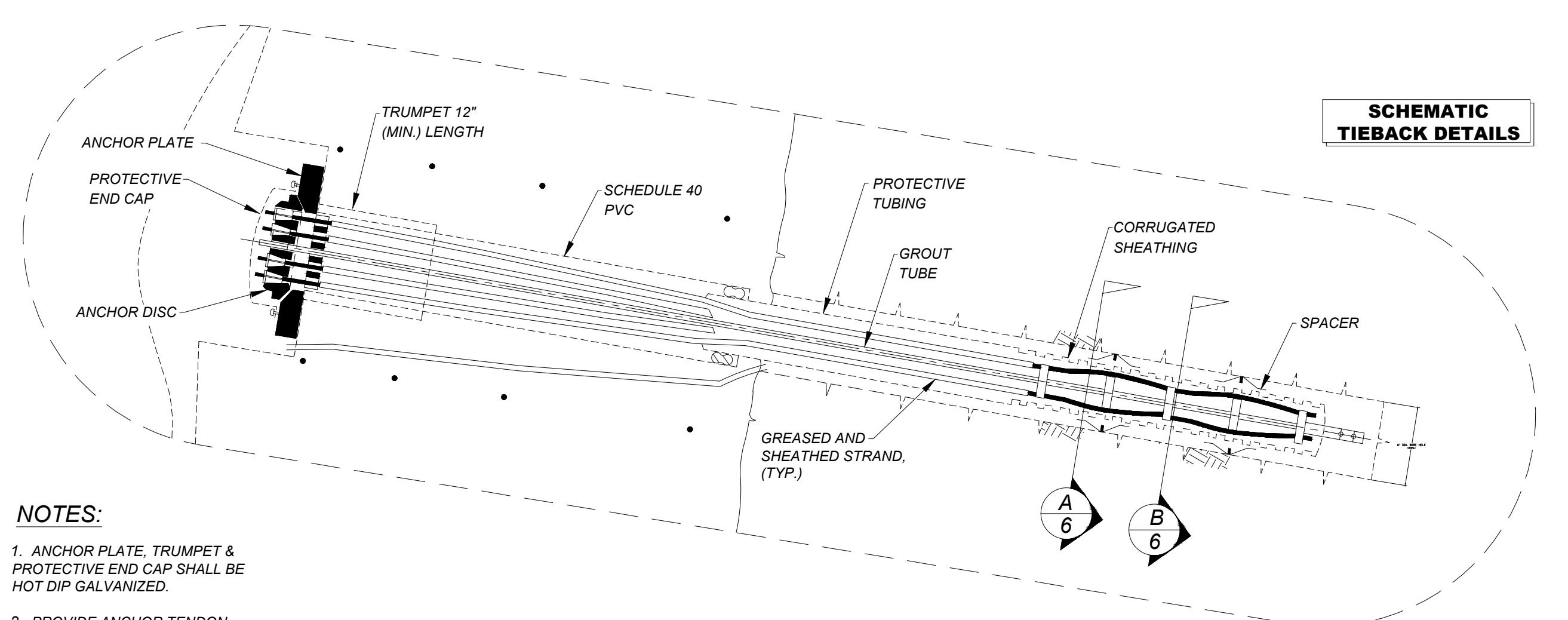
WALL END (TYP.) - DETAIL
SCALE: 1"=1'-0"



TYPICAL WALL DRAIN DETAIL
SCALE: N.T.S.

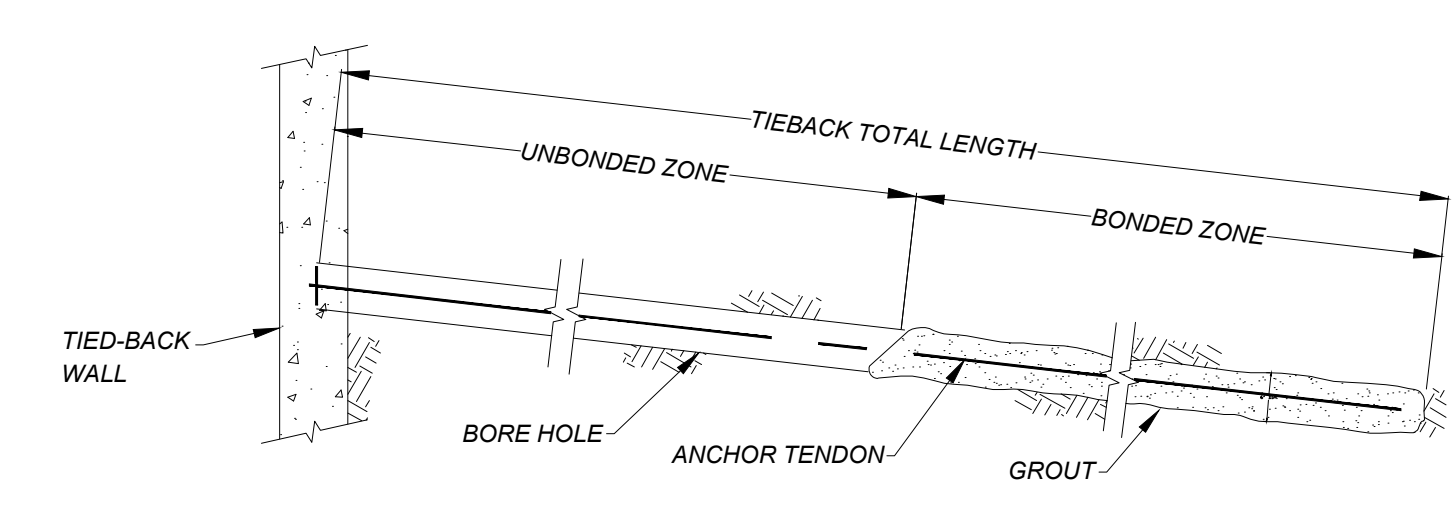


PROPOSED SACRIFICIAL MARKER - DETAIL
SCALE: AS SHOWN

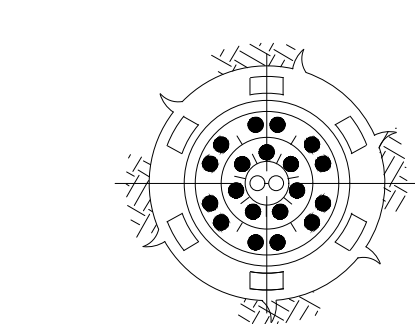


- NOTES:**
1. ANCHOR PLATE, TRUMPET & PROTECTIVE END CAP SHALL BE HOT DIP GALVANIZED.
 2. PROVIDE ANCHOR TENDON CENTRALIZERS AT 10' O.C. IN ANCHOR BONDED ZONE.

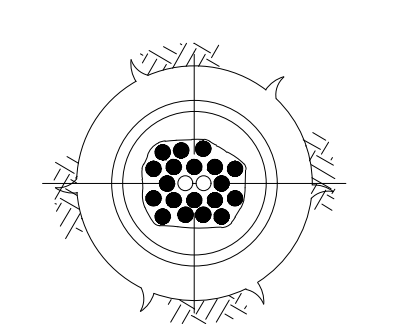
DETAIL - MULTISTRAND ANCHOR
W/ DOUBLE CORROSION PROTECTION
SCALE: N.T.S.



DETAIL- ANCHOR SCHEMATIC
W/ DOUBLE CORROSION PROTECTION SCALE: N.T.S.



SECTION-SCHEMATIC
SCALE: N.T.S.



SECTION-SCHEMATIC
SCALE: N.T.S.

TIEBACK ANCHOR TABLE

MARK	DESIGN LOAD KIPS	TEST LOAD KIPS	LOCK-OFF LOAD KIPS	UNBONDED ZONE FEET (MIN.)	BONDED ZONE FEET	TOTAL LENGTH FEET	TOTAL STRAND ANCHOR	TOTAL NUMBER EACH	TIEBACK HEAD PLATE	NOTE
T1-T7	40.0	53.0	40.0	23	15	38	2	7	12"x12"x3/4"	
T8-T14	40.0	53.0	40.0	16	15	31	2	7	12"x12"x3/4"	
T15-T21	65.0	87.0	65.0	10	18	28	2	7	12"x12"x3/4"	

- NOTES:**
1. MULTISTRAND ANCHORS, OR BARS, TO BE BY DYWIDAG SYSTEMS, INTERNATIONAL (DSI), OR EQUAL, TYPE C-DCP-BOUBLE CORROSION PROTECTED.
 2. MULTISTRAND ANCHORS ARE RECOMMENDED: 0.6" DIA., 40 KSI, STRAND ANCHORS AS PER TABLE.
 3. ALL TIEBACK ANCHORS TO BE PROOF TESTED. PROOF TEST ALL TIEBACK ANCHORS TO 133% D.L.
 4. TIEBACK ANCHOR TESTING PROCEDURE TO BE IN GENERAL CONFORMANCE WITH PTI MANUAL, FIFTH EDITION, AND SPECIFICALLY IN ACCORDANCE WITH FOLLOWING SECTIONS:
PERFORMANCE TESTING SECTION 4.3.7.1
PROOF TESTING SECTION 4.3.7.2
ACCEPTANCE CRITERIA SECTION 4.5.6
 5. LOCK-OFF ALL TIEBACK ANCHORS AFTER ACCEPTED TESTING.
 6. TIEBACK GROUT COMPRESSIVE STRENGTH AT 28 DAYS OF 2,500 PSI (MIN.).
 7. INCLINATION BELOW HORIZONTAL PLANE (BLUFF FACE): 15° TO 20° (MAX.).
 8. HIGH PRESSURE GROUTED, DRILLED 8" DIA. (MIN.) ANCHOR HOLES USED FOR DESIGN PURPOSES.
 9. APPROX. TOTAL TIEBACK ANCHORS ANTICIPATED (21). TOTAL NUMBER OF EACH MARK IS ESTIMATED ONLY, BASED ON DESIGN SECTIONS. V.I.F. ADDITIONAL TIEBACK ANCHORS MAY BE INSTALLED IF DEEMED NECESSARY BY SOIL ENGINEER'S REPRESENTATIVE BASED ON FIELD CONDITIONS.
 10. FOR TIEBACK ANCHOR LOCATIONS SEE WALL PROFILE - A/6.

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WARNING 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.		DETAILS + TIEBACK TABLE FOR: REPAIRS TO LOWER COASTAL BLUFF SUN GOLD POINT TRACT 3216, LOT 11	
The City of SAN DIEGO		DEVELOPMENT SERVICES DEPARTMENT SHEET 6 OF 8 SHEETS	
FOR CITY APPROVAL		PMT NO. _____ PRJ NO. 1119583	
APPROVED: _____ FOR CITY ENGINEER _____ DATE _____		1876-6249 NAD83 COORDINATES	
DESCRIPTION BY APPROVED DATE		236-1686 LAMBERT COORDINATES	
ORIGINAL SEC		DRAWING NO. _____	
AS BUILTS		06	
CONTRACTOR _____ INSPECTOR _____		DATE STARTED _____ DATE COMPLETED _____	
XXXXXX.06.D			

JOHN W. NIVEN
R.C.E. NO. 57517
EXP. 12-31-25
3/22/24
DATE



1705.3 CONCRETE

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD ^a	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	—	X	ACI 318 Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. REINFORCING BAR WELDING: A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706; B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND C. INSPECT ALL OTHER WELDS.	— X	X X	AWS D1.4 ACI 318: 26.6.4	—
3. INSPECT ANCHORS CAST IN CONCRETE.	—	X	ACI 318: 17.8.2	—
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS ^b A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	X	X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	—
5. VERIFY USE OF REQUIRED DESIGN MIX.	—	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	—	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	1908.10
7. INSPECT CONCRETE & SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	—	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE & TECHNIQUES.	—	X	ACI 318: 26.5.3-26.5.5	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR: A. APPLICATION OF PRESTRESSING FORCES; AND B. GROUTING OF BONDED PRESTRESSING TENDONS.	X X	— —	ACI 318: 26.10	—
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	—	X	ACI 318: Ch. 26.9	—
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE & PRIOR TO REMOVAL OF SHORES & FORMS FROM BEAMS & STRUCTURAL SLABS.	—	X	ACI 318: 26.11.2	—
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	—	X	ACI 318: 26.11.1.2(b)	—

For Sl: 1 inch = 25.4 mm.

- a. WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
b. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.
c. [OSHPD 1R, 2 & 5] INSTALLATION OF ALL ADHESIVE ANCHORS IN HORIZONTAL & UPWARDLY INCLINED POSITIONS SHALL BE PERFORMED BY AN ACI/CRSI CERTIFIED ADHESIVE ANCHOR INSTALLER, EXCEPT WHERE THE FACTORED DESIGN TENSION ON THE ANCHORS IS LESS 100 POUNDS & THOSE ANCHORS ARE CLEARLY NOTED ON THE APPROVED CONSTRUCTION DOCUMENTS OR WHERE THE ANCHORS ARE SHEAR DOWELS ACROSS COLD JOINTS IN SLABS ON GRADE WHERE THE SLAB IS NOT A PART OF THE LATERAL FORCE-RESISTING SYSTEM.

1705.6 SOILS

SPECIAL INSPECTIONS AND TESTS OF EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT AND LOAD-BEARING REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THIS SECTION AND TABLE 1705.6. THE APPROVED GEOTECHNICAL REPORT AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS SHALL BE USED TO DETERMINE COMPLIANCE. DURING FILL PLACEMENT, THE SPECIAL INSPECTOR SHALL VERIFY THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.

EXCEPTION: WHERE SECTION 1803 DOES NOT REQUIRE REPORTING OF MATERIALS AND PROCEDURES FOR FILL PLACEMENT, THE SPECIAL INSPECTOR SHALL VERIFY THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL IS NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557.

TABLE 1705.6
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	—	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	—	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	—	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	—
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	—	X

1705.8 CAST-IN-PLACE DEEP FOUNDATIONS

SPECIAL INSPECTIONS AND TESTS SHALL BE PERFORMED DURING INSTALLATION OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS AS SPECIFIED IN TABLE 1705.8. THE APPROVED GEOTECHNICAL REPORT AND THE CONSTRUCTION DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONALS SHALL BE USED TO DETERMINE COMPLIANCE.

TABLE 1705.8
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.	—	X
2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	—	X
3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.3.	—	—

MIN. DEVELOPMENT LENGTH IN INCHES (Ld):

	f'c = 3.0 ksi	f'c = 4.0 ksi
#4	23"	19"
#5	28"	24"
#6	34"	29"
#7	62"	54"
#8	71"	61"

LAP LENGTH IN INCHES (1.30 Ld):

	f'c = 3.0 ksi	f'c = 4.0 ksi
#4	30"	25"
#5	37"	32"
#6	44"	38"
#7	81"	70"
#8	92"	80"

- NOTES:
1. FOR LAP SPLICES USE CLASS "B" SPLICES, (LAP OF 1.30 Ld).
2. AT CONTRACTOR'S OPTION, HIGH STRENGTH COUPLERS MAY BE UTILIZED. (COUPLERS TO DEVELOP AT LEAST 125% SPECIFIED YIELD STRENGTH fy OF BAR)
3. FOR CONCRETE OF f'c=2.5 KSI USE TABLE FOR f'c=3.0 KSI.
4. FOR CONCRETE OF f'c=5.0 KSI USE TABLE FOR f'c=4.0 KSI.

2022 CBC SEISMIC DESIGN PARAMETERS		
PARAMETER	SITE SPECIFIC VALUE PER ASCE 7-16	2022 CBC OR REFERENCE
Risk Category	I, II, or III	Table 1604.5
Site Class	C	Section 1613.2.2, Chap. 20 ASCE 7-16 (p. 203-204)
Spectral Response - (0.2 sec), S _s	1.282 g	Section 1613.2.1 Figure 1613.2.1(1)
Spectral Response - (1 sec), S ₁	0.448 g	Section 1613.2.1 Figure 1613.2.1(2)
Site Coefficient, F _a	1.2	Table 1613.2.3(1)
Site Coefficient, F _v	1.5 (Table 11.4.2)	ASCE 7-16
Maximum Considered Earthquake Spectral Response Acceleration (0.2 sec), S _{M_s}	1.639 g	Section 1613.2.3 (Eqn 16-36)
Maximum Considered Earthquake Spectral Response Acceleration (1 sec), S _{M₁}	0.672 g (Section 21.4)	Section 1613.2.3 (Eqn 16-37)
5% Damped Design Spectral Response Acceleration (0.2 sec), S _{DS}	1.026 g	Section 1613.2.4 (Eqn 16-38)
5% Damped Design Spectral Response Acceleration (1 sec), S _{D1}	0.448 g (Section 21.4)	Section 1613.2.4 (Eqn 16-39)
PGA _v - Probabilistic Vertical Ground Acceleration may be assumed as about 50% of these values.	0.694 g	ASCE 7-16 (Eqn 11.8.1)
Seismic Design Category	D (Section 11.6)	Section 1613.2.5/ ASCE 7-16 (p. 85: Table 11.6-1 or 11.6-2)

STATEMENT OF SPECIAL INSPECTIONS 2022 CBC SEC. 1704:

SPECIAL INSPECTION REQUIRED FOR:

- SOILS REPORT
 - CONCRETE f'c=3,000 PSI
 - SHOTCRETE f'c=5,000 PSI,
 - REINFORCING STEEL Fy=60 KSI
 - WELDING
- I. SOILS (2022 CBC TABLE 1705.6):
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY (PERIODICALLY DURING TASK LISTED).
 2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL (PERIODICALLY DURING TASK LISTED).
 3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS (PERIODICALLY DURING TASK LISTED).
 4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL (CONTINUOUS DURING TASK LISTED).
 5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY (PERIODICALLY DURING TASK LISTED).
- II. SHOTCRETE/CONCRETE CONSTRUCTION (2022 CBC TABLE 1705.3):
1. INSPECTION OF REINFORCING STEEL AND PLACEMENT (PERIODIC).
 2. VERIFYING USE OF REQUIRED DESIGN MIX (PERIODIC). SHOTCRETE f'c=5,000 PSI, W/C RATIO=0.40±, TYPE II - V PORTLAND CEMENT. CONCRETE f'c=3,000 PSI, W/C RATIO=0.59, TYPE II - V PORTLAND CEMENT. LAB TESTING OF CONCRETE SPECIMENS MAY BE REQUIRED.
- III. CAST-IN-PLACE DEEP FOUNDATION ELEMENTS CONSTRUCTION (2022 CBC TABLE 1705.8):
1. OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT (CONTINUOUS).
 2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, LENGTH, EMBEDMENT INTO SUPPORTING MATERIAL AND ADEQUATE END-BEARING STRATA CAPACITY (CONTINUOUS).
- IV. INSPECTION AND TESTS OF STRUCTURAL WELDING (2022 CBC SECTION 1705.2.5):
1. INSPECTION AND TESTING (INCLUDING NONDESTRUCTIVE TESTING) OF ALL SHOP AND FIELD WELDING OPERATIONS SHALL BE ACCORDANCE WITH THIS SECTION AND SECTION 1705.2.1. INSPECTIONS SHALL BE MADE BY A QUALIFIED WELDING INSPECTOR APPROVED BY THE ENFORCEMENT AGENCY.
 2. THE WELDING INSPECTOR SHALL MAKE A SYSTEMATIC DAILY RECORD OF ALL WELDS. THE RECORD SHALL INCLUDE: (1) IDENTIFICATION MARKS OF WELDERS, (2) LIST OF DEFECTIVE WELDS, (3) MANNER OF CORRECTION OF DEFECTS.

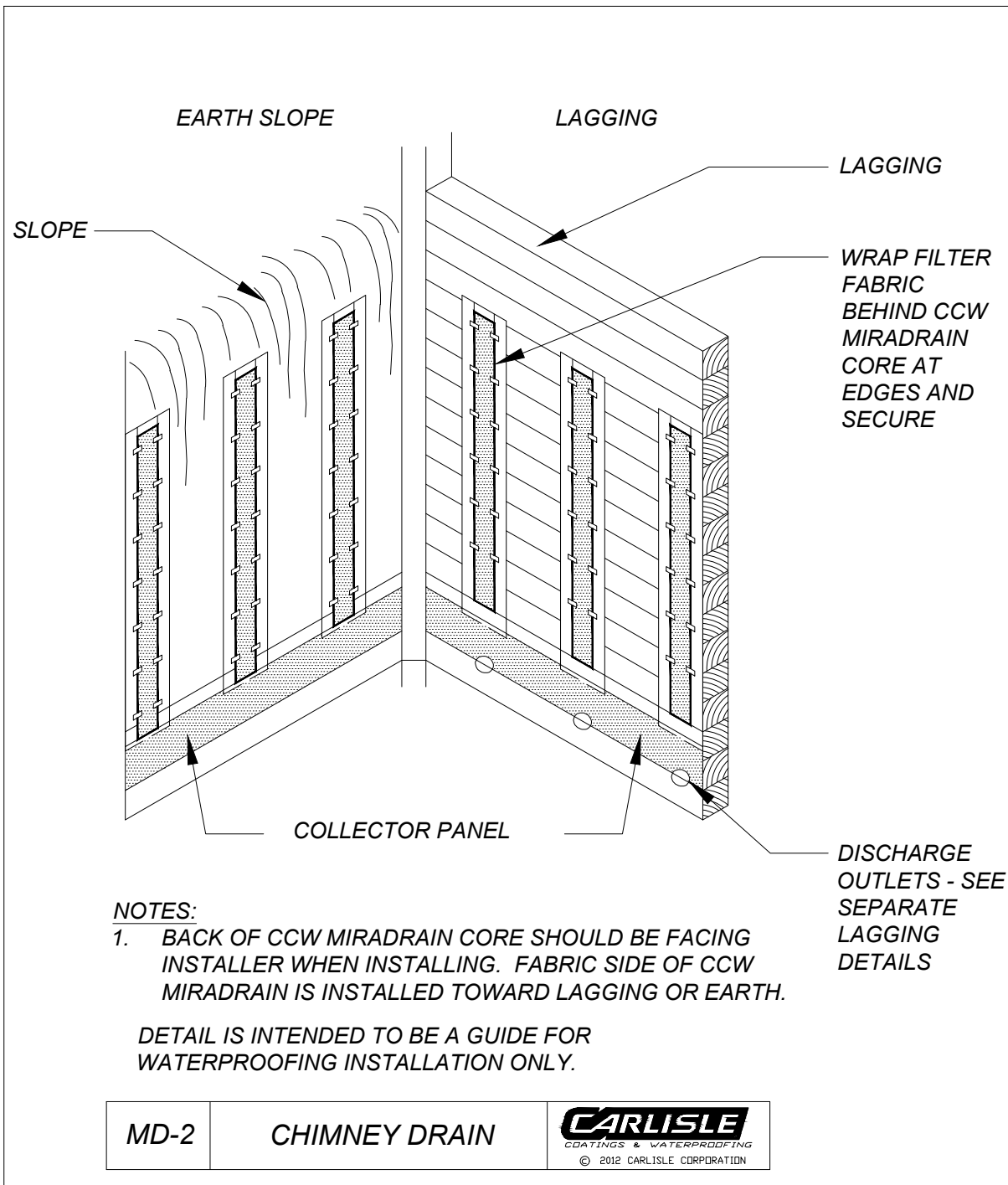
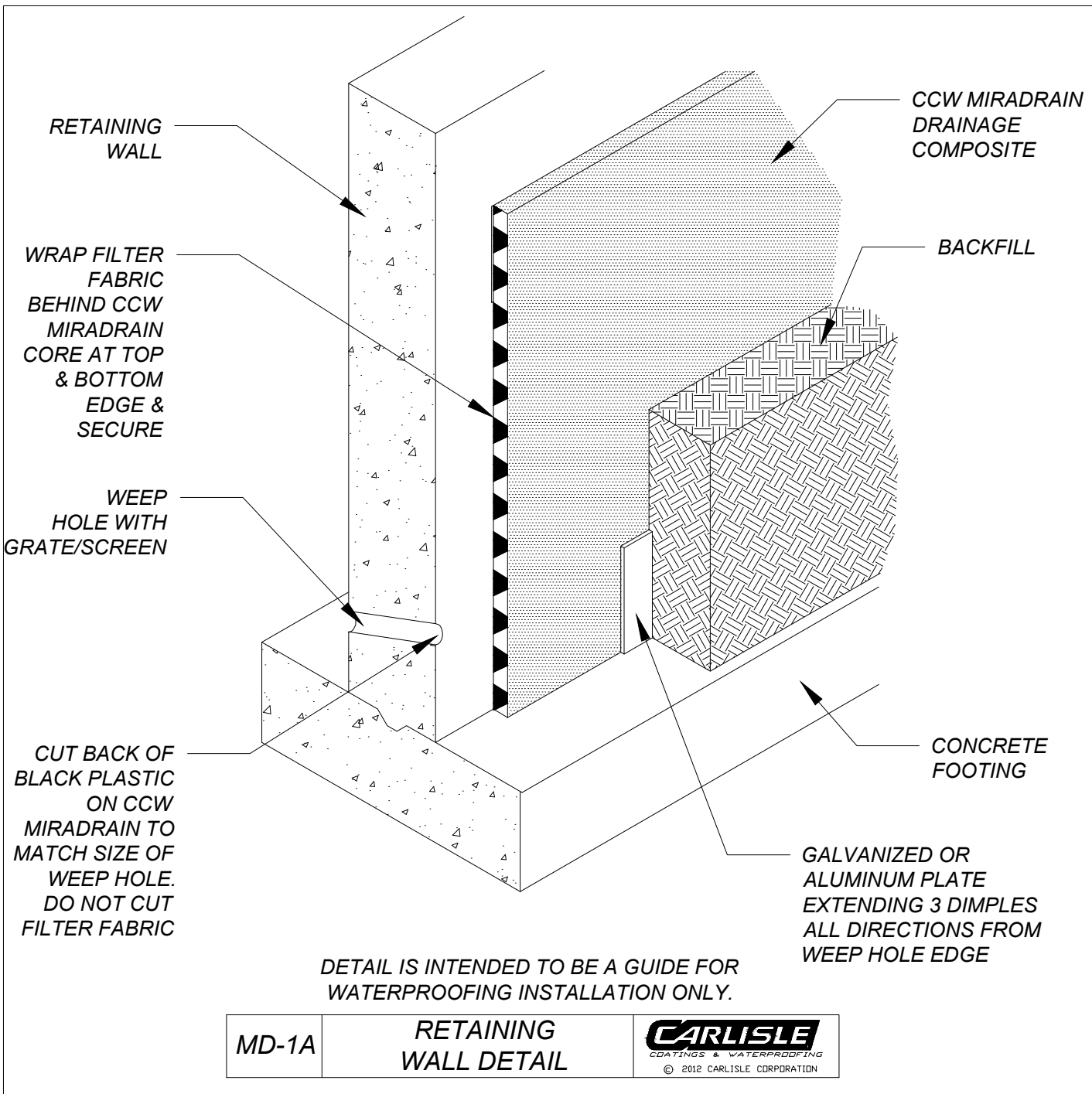
SPECIAL INSPECTION NOTES:

1. NOTICE TO APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH REQUIREMENTS OF CITY SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY CALIFORNIA CONSTRUCTION CODES.
2. NOTICE TO CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/ OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF REQUIREMENTS CONTAINED IN STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH REQUIREMENTS OF CITY SAN DIEGO FOR SPECIAL SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY CALIFORNIA CONSTRUCTION CODES.
3. SPECIAL INSPECTOR MUST BE CERTIFIED BY CITY SAN DIEGO, DEVELOPMENT SERVICES, IN CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
4. CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY CITY SAN DIEGO DEVELOPMENT SERVICES, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND EQUIPMENTS.
5. FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS, TESTING AND STRUCTURAL OBSERVATIONS MUST BE COMPLETED BY PROPERTY OWNER, PROPERTY OWNER'S AGENT OR RECORD, ARCHITECT OF RECORD OR, ENGINEER OF RECORD AND SUBMITTED TO INSPECTION SERVICES DIVISION.
6. SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY CITY'S BUILDING INSPECTOR.

STRUCTURAL DESIGN PARAMETERS:

PROJECT DESIGN PARAMETERS:

1. APPROVED SOIL REPORT. PER SLOPE STABILITY OUTPUT SUMMARIES USING GSTABL7, TIEBACK LOAD: T1-T21=40.0 KIPS
2. PASSIVE SOIL PRESSURE NEGLECTED FOR DESIGN PURPOSES.
3. DRAINED CONDITION. GEOSYNTHETIC DRAINBOARDS W/ WEEP HOLE OUTLETS TO LIMIT SATURATED SOIL CONDITION BEHIND WALL WILL BE INSTALLED.



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FOR CITY APPROVAL

PRIVATE CONTRACT

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

JOHN W. NIVEN R.C.E. NO. 57517 EXP. 12-31-25 3/22/24 DATE
REGISTERED PROFESSIONAL ENGINEER
JOHN W. NIVEN
No. C. 57517
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

SPECIAL INSPECTIONS FOR:

REPAIRS TO LOWER COASTAL BLUFF
SUN GOLD POINT TRACT 3216, LOT 11

DEVELOPMENT SERVICES DEPARTMENT SHEET 8 OF 8 SHEETS				PMT NO. _____	
APPROVED: _____ DATE _____				PRJ NO. 1119583	
FOR CITY ENGINEER _____ DATE _____				1876-6249 NAD83 COORDINATES	
DESCRIPTION BY APPROVED DATE				236-1686 LAMBERT COORDINATES	
ORIGINAL SEC				DRAWING NO. 08	
AS BUILTS				XXXXXX.08.D	
CONTRACTOR _____ DATE STARTED _____					
INSPECTOR _____ DATE COMPLETED _____					