



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 14, 2026 REPORT NO. HO-26-053

HEARING DATE: October 21, 2026

SUBJECT: 3855 Ruffin Road, Process Three Decision

PROJECT NUMBER: [PRJ-1129058](#)

OWNER/APPLICANT: PMSI Kearny Mesa, LLC / Sunshine Permits

SUMMARY

Issue(s): Should the Hearing Officer approve a variance for a retaining wall that exceeds the allowed retaining wall height within the front yard setback at 3855 Ruffin Road within the [Kearny Mesa Community Plan](#)?

Proposed Actions:

1. DENY Variance No. PMT- 3339006.

Fiscal Considerations: None. Costs associated with this action are recovered through a fee paid by the applicant.

Community Planning Group Recommendation: On April 16, 2025, the Kearny Mesa Community Planning Association voted 11-0-0 to recommend approval of the proposed project without any conditions or recommendations. (Attachment 5).

Environmental Impact:

The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 New Construction and Section 15311, Accessory Structures. The environmental exemption determination for this project was made on July 17, 2026, and the opportunity to appeal that determination ended on July 31, 2026.

BACKGROUND

The 0.11-acre site area is a portion of an approximately 2.0 acre existing commercial site located at 3855 Ruffin Road and within the IL-2-1 (Industrial-Light) zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ) for Marine Corps Air Station (MCAS) Miramar and Montgomery Field, Airport Influence Area (AIA) for MCAS Miramar (Review Area 2) and Montgomery Field (Review Area 1), Airport Land Use Compatibility Plan (ALUCP) Safety Zones 3 and 4 for Montgomery Field, Federal

Aviation Administration (FAA) Part 77 Noticing Area for MCAS Miramar and Montgomery Field, a Transit Priority Area (TPA), a Parking Standards TPA, Prime Industrial Lands, the Complete Communities Mobility Choices Mobility Zone 2, and a Very High Fire Hazard Severity Zone within the Kearny Mesa Community Plan.

Project Description:

The project proposes to construct a retaining wall to accommodate the expansion of the existing parking area and provide slope stability for existing eroded slope areas. The proposed retaining wall would exceed the three-foot height limit allowed within the front yard setback per SDMC Section 142.0340(c)(1). The requested variance would allow for a wall height of up to 13.5 feet within the front yard setback.

The existing buildings, existing site improvements and the topography of the project site restrict the expansion of the parking area. Additionally, the site constraints impede the provision of adequate and safe circulation as required for the operation of the existing business. The existing commercial development is consistent with the IL-2-1 designation and shipping products and receiving deliveries are an integral part of business operations. Although the development is functioning, any expansion of the facility is limited without the proposed retaining wall.

DISCUSSION

The project proposes a retaining wall within the front yard setback that exceeds the allowed retaining wall height to accommodate the expansion of the existing parking lot area to improve vehicular circulation, which is integral to business operation. The 0.11-acre scope of work area is within the IL-2-1 zone and is currently constricted from expanding due to topography in the front yard and open space in the rear yard. The height of the proposed retaining wall varies, but is approximately 13.5 feet at the highest point, which exceeds the allowable height of three feet based on the fence and wall regulations of SDMC Section 142.0340(c)(1); thus, a variance is required.

Pursuant to SDMC Section [126.0802](#), a variance may be requested for proposed development that would not comply with an applicable development regulation of the Land Development Code. In addition, findings must be made pursuant to SDMC Section [126.0805](#) (See attached applicant findings).

Per SDMC Section 126.0805(a), "special circumstances or conditions peculiar to the land or premises for which the variance is sought must apply to the land or premises and do not generally apply to the land or premises in the neighborhood, and these conditions must not result from any act of the application after the adoption of the applicable regulations." Special circumstances and site conditions are present due to the erosion and slope stability issues of the existing slopes, with a slope ratio greater than 2:1 in some areas. A retaining wall is one solution to remedy these issues.

Considering the existing site conditions and the need to construct the wall in both the public right of way and private property to stabilize an eroded area of land, these special circumstances and conditions on the site are unique to the land or premises and do not apply generally to the land or premises in the neighborhood. Therefore, Planning staff supports the variance based on the

hardships created by the evidence provided by the applicant demonstrating that the existing environmentally sensitive lands at the rear of the property, along with current site conditions, such as the significant slope grade differential from the sidewalk up to the parking lot area, physically preclude the reasonable use of the premises.

Permit Required	Reason
Variance, Process Three in accordance with SDMC Section 126.0804 with appeal rights to the Planning Commission.	A retaining wall within a front yard setback that exceeds the allowed height requires a variance to San Diego Municipal Code Section (SDMC) 142.0340(c).

Required Public Improvements Not Provided

The proposed development complies with all the applicable development regulations, with the exception of wall height in the front yard setback and the provision of public improvements adjacent to the site as required by SDMC Sections [142.0610](#) and [142.0620](#). A variance is sought for relief from fence height requirements. However, this does not preclude the development from providing the required public improvements.

SDMC Section 142.0620 states that the approval of development permits [including variances] shall be conditioned to provide public facilities in accordance with SDMC Section 142.0610 and to mitigate any impact the development may have on existing public facilities. SDMC Section 142.0610(a) states that no structure shall be erected or enlarged, and no Building Permit shall be issued, for any lot unless the streets and alleys abutting the premises have been dedicated and improved along the abutting frontage to the prevailing standards of the City of San Diego. Street improvements shall include street trees, curbs, gutters, sidewalks, and half-width paving.

Engineering staff identified the following requirement for public right-of-way improvements pursuant to SDMC Section 142.0610(a):

- Provide a new four-foot sidewalk within the public right-of-way along Ruffin Road fronting the project site that was not installed during the original development of the project site.
- Provide an additional four-foot right-of-way dedication in accordance with the requirements the Community Plan and the Street Design Manual.

The applicant does not agree to provide the required improvements. Therefore, although staff could support the requested variance if improvements were provided, staff must recommend denial pursuant to SDMC Section [126.0805](#), Findings for Variance Approval, because findings (c) and (d) cannot be made:

Findings Analysis	
Finding from SDMC Section 126.0805	Discussion
(a) There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations;	Special circumstances and site conditions are present due to the erosion and slope stability issues of the existing slopes with a ratio greater than 2:1 in some areas. A retaining wall is one solution to remedy these issues. Existing site conditions include environmentally sensitive lands at the rear of the property and a significant grade differential from the sidewalk up to the parking lot area. When coupled with the need to stabilize an eroded area of land, these special circumstances and conditions on the site are unique to the land or premises and do not apply generally to the land or premises in the neighborhood. This finding can be made.
(b) The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises;	Without a variance, two retaining walls with a maximum height of 3 feet each are permitted in the required front and street side yard if the two retaining walls are separated by a minimum horizontal distance equal to the height of the upper wall, per the retaining wall regulation of SDMC Section 142.0340(c). The front yard of this site has eroded, and action is necessary to stabilize the site. The project proposes a combination of retaining walls and planters to address this issue. Planters are adjacent to the front property line and range in size from 4 feet to 4.5 feet. They serve to soften the appearance of the retaining walls behind them. Retaining walls are adjacent to the planters with a maximum height of 11 feet. Therefore, the maximum combined height of retaining walls and planters required to stabilize the site is approximately 13.5 feet. This far exceeds the combined six feet allowed by the retaining wall regulations. However, without these retaining walls to stabilize the site, the site would continue to erode, and the applicant would be deprived of reasonable use of the land or premises. This finding can be made.

(c) The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.	The intent of the public facility regulations (SDMC Section 142.0601) is to assure that the cost of providing public facilities to serve new development is the responsibility of that development and that minimum standards for public facilities are maintained to protect the public health, safety, and welfare. Because the project will not provide the public improvements staff have identified as necessary to comply with SDMC Section 142.0601, the minimum standards for public facilities at this location will not be maintained. This finding cannot be made.
(d) The granting of the variance will not adversely affect the applicable land use plan.	The Kearny Mesa Community Plan designates the site for Industrial and Technology Park uses. This designation allows for a wide variety of industrial employment uses, including manufacturing, research and development, corporate headquarters, and other industrial uses. The project does not propose to change this designation or the use of the property as a shipping business. The Kearny Mesa Community Plan designates Ruffin Road as a Collector Street with a two-way left turn lane. However, in declining to provide four feet of additional right-of-way for Ruffin Road and a four-foot sidewalk, the project does not allow Ruffin Road to reach its planned width per the Community Plan and Street Design Manual, and the project does not comply with the following Community Plan policies: 4.6 Improve active transportation access to transit, which includes providing visible, convenient, and comfortable bicycle and pedestrian connections and treatments adjacent to transit stations. 4.7 Upgrade the pedestrian network by utilizing existing right-of-way and seeking additional right-of-way for wider, non-contiguous sidewalks and parkway areas, and for closing gaps in the sidewalk network. 4.21 Improve the roadway network to provide for multimodal improvements based on the classifications identified in Figure 10: Planned Pedestrian Route Types,

	Figure 11: Planned Bicycle Network, and Figure 14: Planned Roadway Network Classifications. 4.22 Reconfigure public rights-of-way as appropriate to prioritize quality and dedicated bicycle, pedestrian, and transit facilities lanes. 5.1 Develop pedestrian-oriented mixed-use development, in a horizontal or vertical format. 5.4 Establish an integrated public realm framework of connected sidewalks, urban pathways, paseos, and other multimodal connections. This finding cannot be made.
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The applicant is requesting that the City waive the requirement for the sidewalk and four-foot Right-of-Way dedication. After consideration of the requested waiver, for public improvements noted above, staff have additionally determined that the requested variance cannot be supported due to conflicts with the Kearny Mesa Community Plan.

All four required findings for a variance cannot be made because the project does not meet the public improvement standards outlined above. As a result, staff are recommending denial of the project due to noncompliance with the necessary public improvements. Staff does not support the project as proposed and recommends denial of Variance No. PMT- 3339006.

ALTERNATIVES

1. Approve Variance No. PMT- 3339006 if the findings required to approve the project as provided by the applicant can be affirmed.
2. Approve Variance No. PMT- 3339006 with modifications, if the findings required to approve the project as provided by the applicant can be affirmed.

Respectfully submitted,

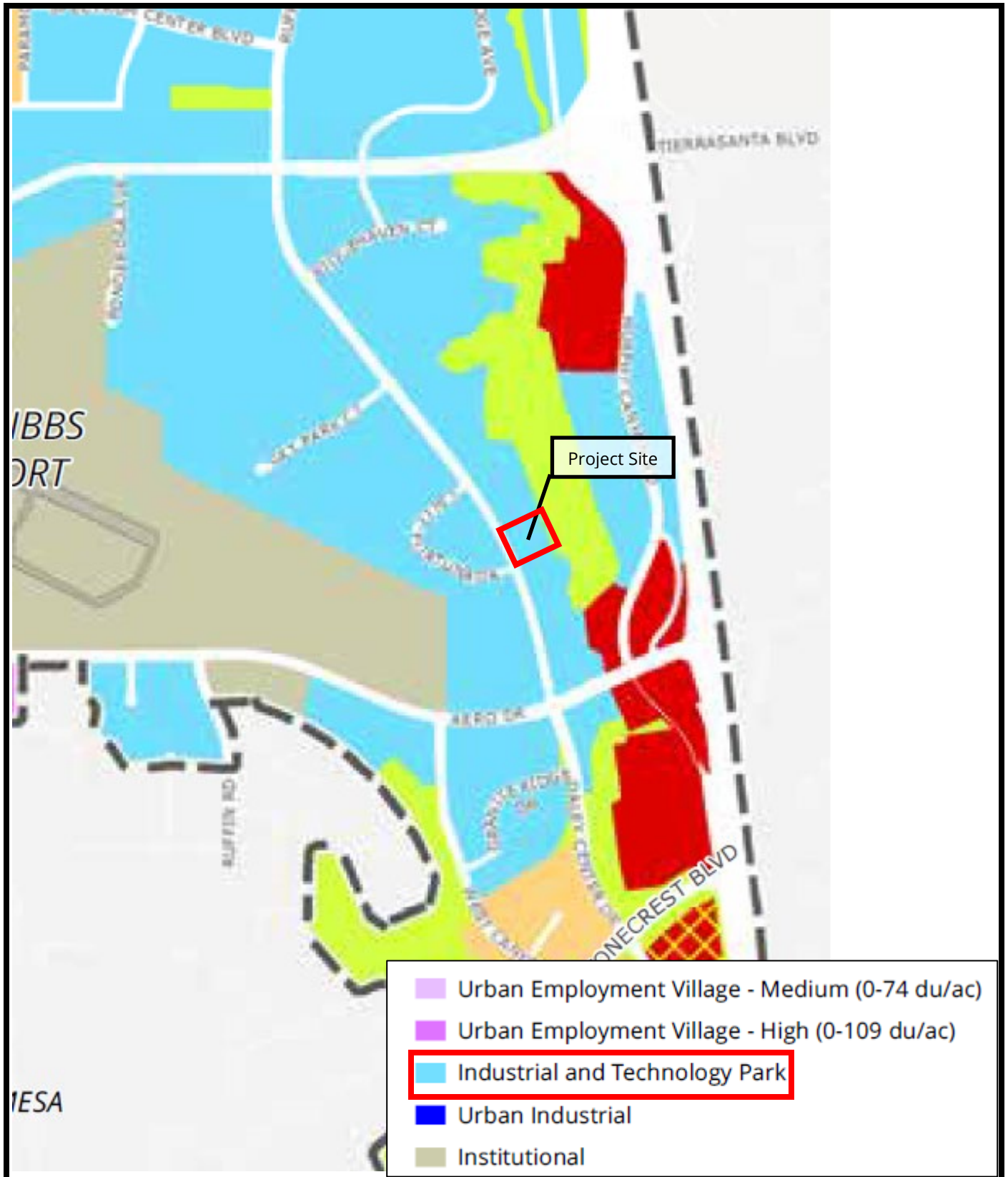


Travis Cleveland
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Applicant's Submitted Variance Findings
4. Notice of Right to Appeal an Environmental Determination
5. Kearny Mesa Community Planning Association Recommendation
6. Ownership Disclosure Statement
7. Project Plans







SUMARRY OF FINDINGS

PRJ- 1129058

Request for Variance

3855 Ruffin Road, San Diego CA

Project Description:

Seescan is proposing an 8' wide expansion of its' employee parking lot. The 8' wide expansion is required to improve the parking circulation within the employee parking area. This project will not add to the number of available parking spaces. It will only widen the driveway width from 17' currently to 24' wide. It will improve parking and will be safer for the employees who use the area. (please see the attached Plate 1 for detail). Please also see the attached pictures of a truck maneuvering the subject driveway.

There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations:

The proposed widening can only extend into the frontage slope since the parking area abuts the structure from the other end (please see the Plate 2 for more detail).

The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises:

The existing slope along the frontage is steeper than the minimum required by the land development regulations. This is a special circumstance to the project. The slope is unstable and erosion prone. Seescan is concerned about parking on top of the steep slope. Accidents can occur at any time.

A 3' high wall will require alteration to the slope (Please see the Plate 2 for more detail). Placing fill material will be required at a pitch steeper than the existing. The fill slope will have a gradient of less than 2:1 (violating the minimum requirement of the current regulation). The applicant's only viable option is to construct taller walls to accommodate the 8' widening.

The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare; and the granting of the variance will not adversely affect the applicable land use plan.

Seescan is proposing a large expenditure with this project without adding



to the number of parking spaces and/or without adding to the usable space. This project is to benefit the seescan family of employees increasing their safety while at work.

Granting this variance will be in harmony with the general purpose and intent of regulations without an impact to public health or welfare. It will not add to the current traffic volume, or to the environmental hazards. It will remove the risks and maintenance that are currently associated with the on-going soil erosion of the steep slope, while improving the safety of Seescan family of employees. Please see the rendering of Ruffin Road frontage "before and after" the project is complete.

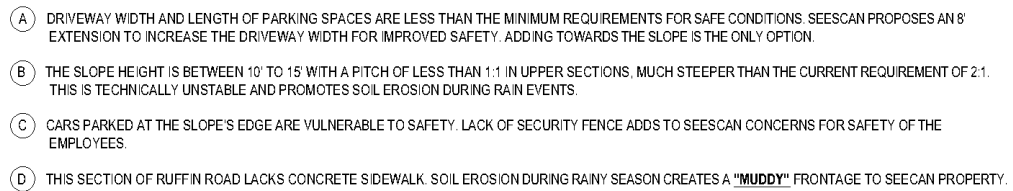


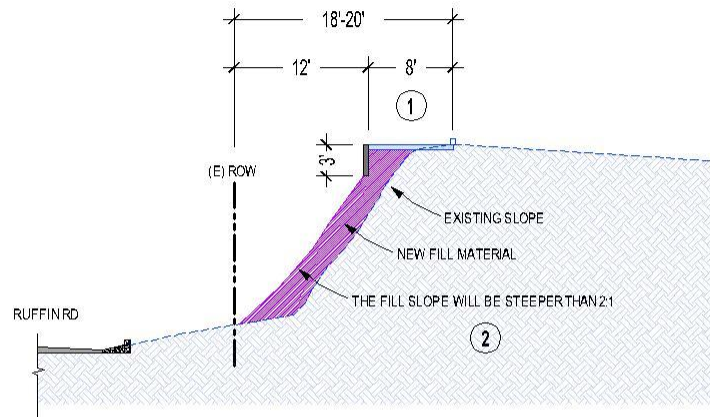
PLATE "1"

PROPERTY ADDRESS: 3855 RUFFIN ROAD, SAN DIEGO, CA 92123		PLATE: 1
CLIENT : SEESCAN	DATE: 06/14/25	LEGEND: EXISTING GRADE ----- EXISTING RIGHT OF WAY -----
	NUMBER: 1105123	
	SCALE: NONE ALL DIMENSIONS ARE APPROXIMATE	

1930 Watson Way, Suite A, VISTA, CA. 92081 Phone (760) 599 - 8566 E-mail: mg@peengineers.com







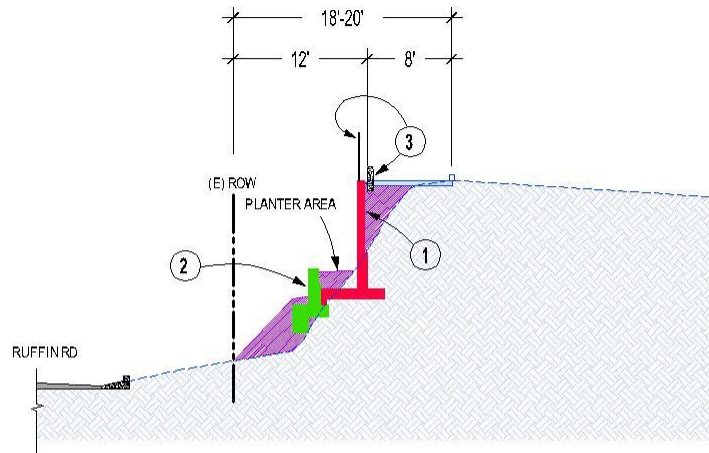
- ① THE 8' WIDE EXTENSION CAN ONLY OCCUR INTO THE SLOPE. THIS WILL REQUIRE SLOPE ALTERATION.
- ② A 3' HIGH WALL WILL REQUIRE CONSTRUCTION OF A FILL SLOPE THAT WILL BE STEEPER THAN 2:1. THIS IS TECHNICALLY UNSTABLE AND NOT ACCEPTABLE GEOTECHNICALLY.

PROPOSED 8' EXTENSION - 3' HIGH WALL

PLATE "2"

PROPERTY ADDRESS: 3855 RUFFIN ROAD, SAN DIEGO, CA 92123		PLATE: 2
CLIENT: SEESCAN	DATE: 08/24/26	LEGEND: Existing Grade  (P) GRADE  Existing ROW  Proposed ROW Dedication 
	NUMBER: 1105123	
	SCALE: NONE ALL DIMENSIONS ARE APPROXIMATE	

1930 Watson Way, Suite A, VISTA, CA. 92081 Phone (760) 599-8566 E-mail: mg@peengineers.com



- ① CONSTRUCT A 6' - 11' HIGH RETAINING WALL.
- ② ADD A 4' HIGH PLANTER WALL BELLOW THE MAIN WALL FOR LANDSCAPING.
- ③ ADD SECURITY OPEN FENCE AND CONCRETE CURB FOR SECURITY AND SAFETY.

PROPOSED SEESCAN WALL
PLATE "3"

PROPERTY ADDRESS: 3855 RUFFIN ROAD, SAN DIEGO, CA 92123

PLATE: 3

CLIENT :

SEESCAN

DATE: 08/24/26

NUMBER: 1105123

SCALE: NONE
 ALL DIMENSIONS ARE APPROXIMATE

LEGEND:

Existing Grade - - - - -

Existing ROW - - - - -

Proposed ROW Dedication - - - - -

(P) GRADE

(P) 10' High Ret.Wall

(P) 4' High Planter Wall

1930 Watson Way, Suite A, VISTA, CA. 92081 Phone (760) 599-8566 E-mail: mg@peengineers.com







THE CITY OF SAN DIEGO

DATE OF NOTICE: July 17, 2026

REVISED

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

IO No. 11004543

PROJECT NAME / NUMBER: 3855 Ruffin / 1129058

COMMUNITY PLAN AREA: Kearny Mesa

COUNCIL DISTRICT: 7

LOCATION: 3855 Ruffin Rd., San Diego, CA 92123

PROJECT DESCRIPTION: Variance to exceed height limits for proposed retaining and planter walls located within the front yard setback of the existing one-story commercial building, located at 3855 Ruffin Road. The 0.11-acre site is in the IL-2-1 Base Zone within the Kearny Mesa Community Plan Area. Council District 7. **LEGAL DESCRIPTION:** APN 369-170-3300

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego ~~Development Services Department~~
Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction and Section 15311, Accessory Structures.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review of the project and determined that it is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and Section 15311 (Accessory Structures). The project involves processing a variance to exceed height limits for proposed retaining and planter walls located within the front yard setback of the existing one-story commercial building.

CEQA Section 15303 applies to projects involving construction of accessory structures. The proposed project meets this criterion because the project involves a variance for construction of planters and retaining walls which are located at an existing commercial building. Planters and retaining walls are accessory structures.

CEQA Section 15311 applies to construction of minor structures accessory to existing commercial facilities. The proposed project meets this criterion because the project involves a variance for construction of planters and retaining walls which are located at an existing commercial building. Planters and retaining walls are accessory structures.

The City further evaluated the project under the CEQA Section 15300.2 exceptions and determined that none apply for the following reasons:

1. Location Exception. The project is construction of retaining walls. No construction or physical expansion is proposed that would increase environmental risk due location.
2. Cumulative Impacts Exception. The project involves no expansion of use or construction that would contribute to cumulative environmental impacts.
3. Unusual Circumstances Exception. There is no evidence of unusual circumstances that would create a reasonable possibility of a significant environmental effect. The work is limited to construction of retaining walls and planters for commercial tenant improvements.
4. Scenic Highways Exception. The project site is not located along a designated State Scenic Highway, and the project includes no exterior changes.
5. Hazardous Waste Sites Exception. The project site is not listed on any hazardous waste site registry pursuant to Government Code Section 65962.5.
6. Historical Resources Exception. The existing structure is not listed, eligible, or identified as a historical resource. The proposed interior alterations do not have the potential to affect historical significance.

Based on this analysis, the project qualifies for an exemption under CEQA Section 15303 and Section 15311, and none of the exceptions listed in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER:	Will Rogers
MAILING ADDRESS:	7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL:	(619) 446-5283 / RogersRW@sandiego.gov

On July 17, 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 (July 31, 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.



1222 First Ave., MS-302
San Diego, CA 92101

Form

Project Name: 3855 Ruffin Road-VAR	*	Project Number: PRJ-1129058	*
Community:	Choose One >		

For project scope and contact information (project manager and applicant),
log into OpenDSD at <https://aca.accela.com/SANDIEGO>.

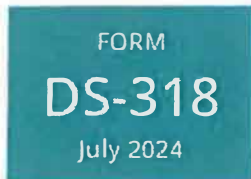
Select "Search for Project Status" and input the Project Number to access project information.

☒ * Vote to Approve ☐ * Vote to Approve with Conditions Listed Below ☐ * Vote to Approve with Non-Binding Recommendations Listed Below ☐ * Vote to Deny	Date of Vote: 📅 April 16, 2025 *
# of Members Yes 11	# of Members No 0
# of Members Abstain 0	

Conditions or Recommendations: N/A

☐ * No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)
--

NAME: Jeffrey Sallen *	
TITLE: Chair	DATE: 📅 April 18, 2025 *



Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

☐ Development Permit: _____

☐ Subdivision Approval: _____

☒ Policy Approval: Request for Variance

Project Title: Seescan Parking Expansion **Project No. For City Use Only:** PRJ-1129058

Project Location/Address/Accessor's Parcel Number:

3855 RUFFIN ROAD, SAN DIEGO CA 92123 / 369-170-33-00

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

☐ Individual ☐ Partnership ☒ Corporation ☐ Limited Liability -or- ☐ General – What State? CA

Corporate Identification No.: 33-02777383 ☐ Trust - Date of Trust: _____

☐ City of San Diego/Asset Management Department: _____

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. On the second page of this form, please list the owner(s), the 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, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. 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 30 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.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Visit our web site: sandiego.gov/DSD.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (07-24)

Property Owner/Authorized Agent

(Per MARK OLSSON)

- ☒ Owner
 ☐ Authorized Agent
 ☐ Member
 ☐ Trustee
 ☐ Tenant/Lessee
 ☐ Successor Agency
☐ City of San Diego/Asset Management Department*

Name of Individual: **MARK OLSSON**

On behalf of:

Street Address: **3855 RUFFIN ROAD**City: **SAN DIEGO**Phone Number: **858-244-3352**State: **CA**Zip: **92123**Email: **mark.olsson@seescan.com**Signature: 

Date:

Jan. 31, 2025Additional pages attached: ☐ Yes ☒ No

*(Signature within this section not required for City of San Diego/Asset Management Department)

Applicant ☒ Check if Same as Property Owner/Authorized Agent(Per MARK OLSSON)

- ☐ Owner
 ☒ Authorized Agent
 ☐ Member
 ☐ Trustee
 ☐ Tenant/Lessee
 ☐ Successor Agency

Name of Individual: **MASSOOD GASKARI**On behalf of: **MARK OLSSON**Street Address: **3855 RUFFIN ROAD**City: **SAN DIEGO**Phone Number: **858-244-3352**State: **CA**Zip: **92123**Email: **mark.olsson@seescan.com**Signature: 

Date:

Jan. 31, 2025Additional pages attached: ☐ Yes ☒ NoOther Financially Interested Persons ☐ Check if N/A

- ☐ Owner
 ☐ Authorized Agent
 ☐ Member
 ☐ Trustee
 ☐ Tenant/Lessee
 ☐ Successor Agency

Name of Individual: **MARK OLSSON**

On behalf of:

Street Address: **3855 RUFFIN ROAD**City: **SAN DIEGO**Phone Number: **858-244-3352**State: **CA**Zip: **92123**Email: **Mark.Olsson@Seescan.Com**Signature: 

Date:

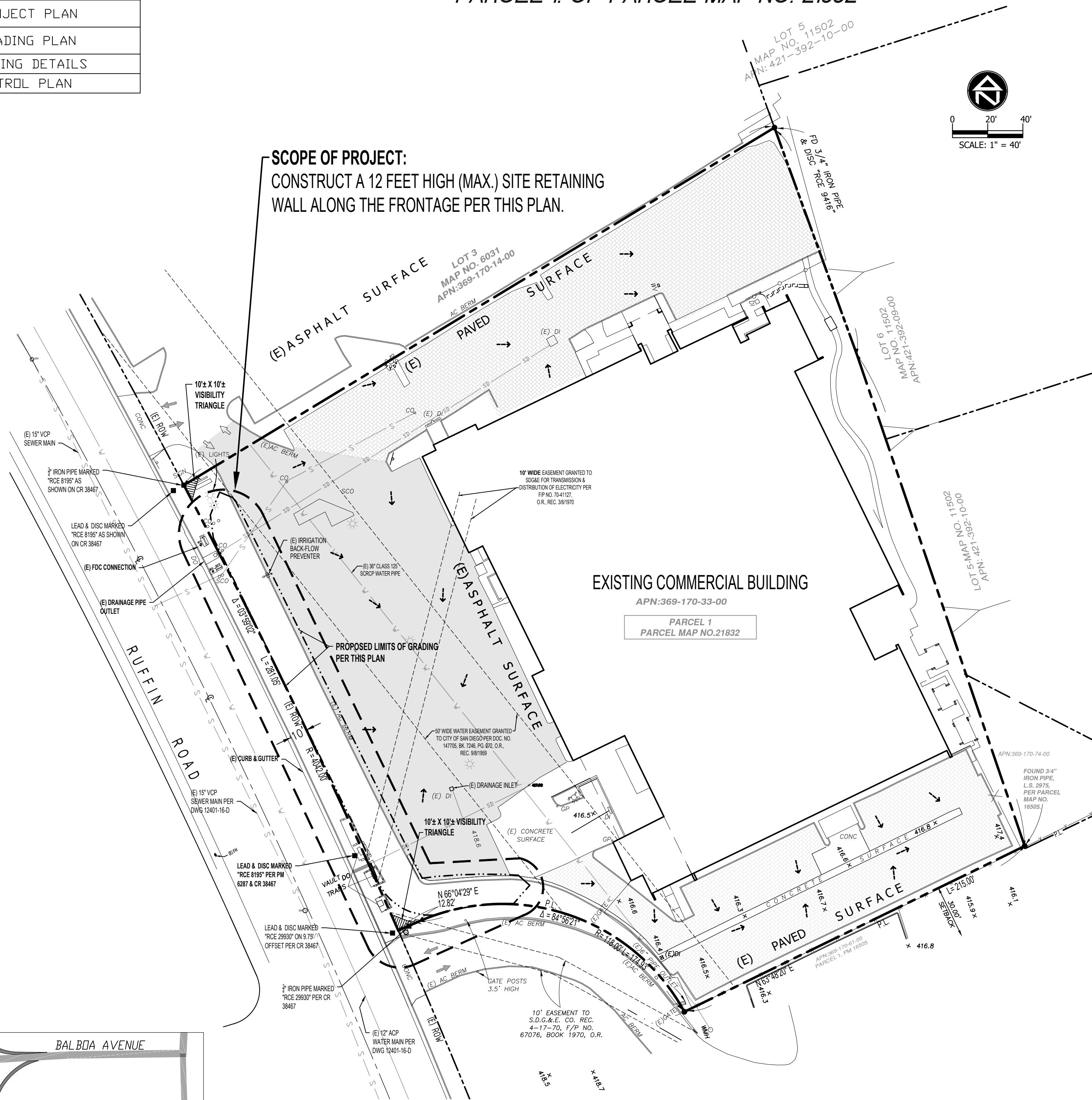
Jan. 31, 2025Additional pages attached: ☐ Yes ☒ NoVisit our web site: sandiego.gov/DSD.

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DS-318 (07-24)

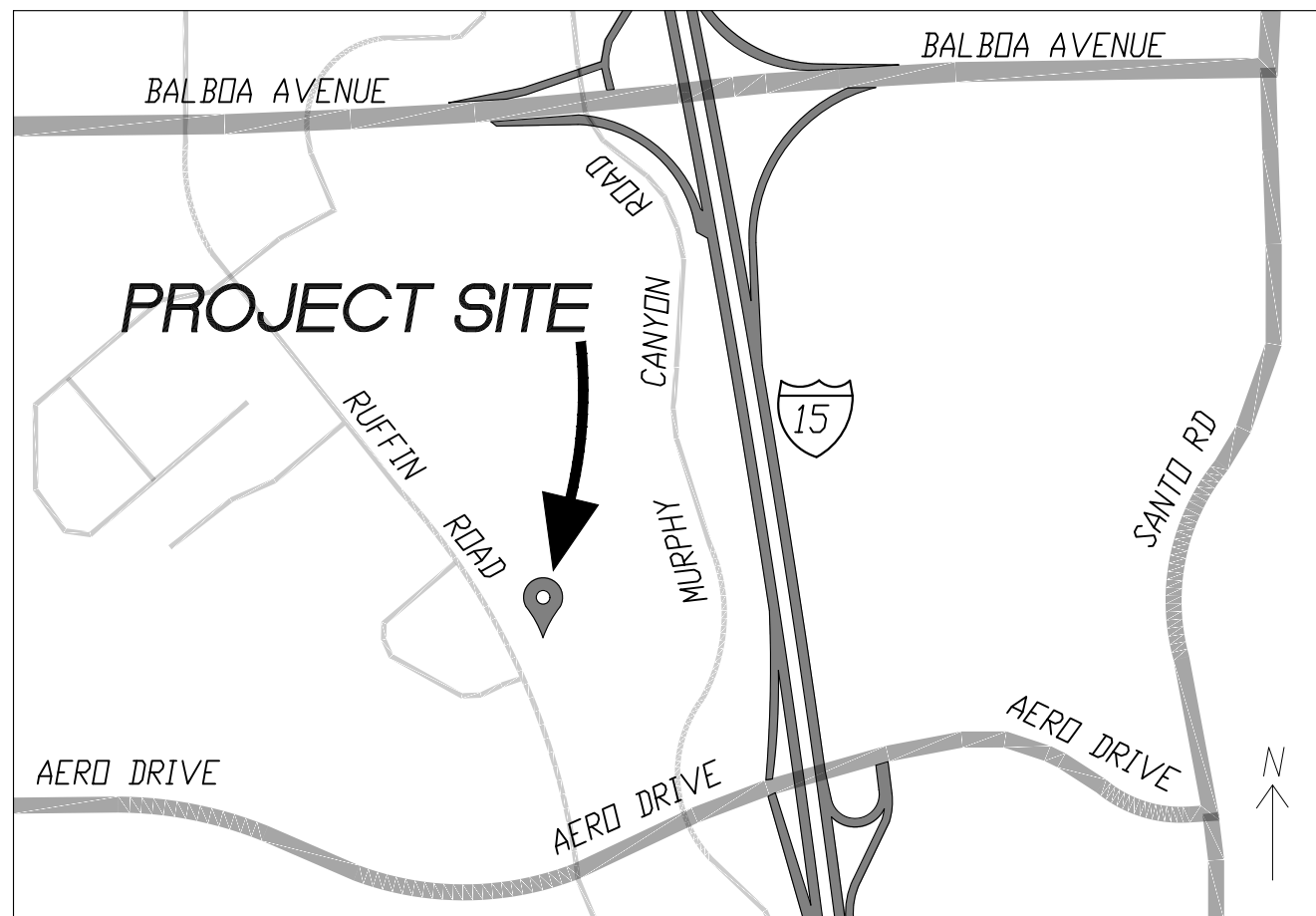
SHEET INDEX	
SHT. NO.	DESCRIPTION
SHT. 1	COVER SHEET
SHT. 2	PROPOSED PROJECT PLAN
SHT. 3	PROPOSED GRADING PLAN
SHT. 4	PROPOSED GRADING DETAILS
SHT. 5	EROSION CONTROL PLAN

DISCRETIONARY PERMIT FOR:
VARIANCE REQUEST, PMT-3330006
PARCEL 1. OF PARCEL MAP NO. 21832



EXISTING COMMERCIAL BUILDING
APN:369-170-33-00
PARCEL 1
PARCEL MAP NO.21832

EXISTING SITE PLAN
SCALE: 1"=40'



VICINITY MAP
NO SCALE

OWNER/APPLICANT

OWNER/APPLICANT NAME: 3855 RUFFIN ROAD, LLC
ADDRESS: 3855 RUFFIN ROAD, SAN DIEGO, CA 92123
PHONE NUMBER: 858-244-3352
CONTACT: GREG LITTELL, Greg.Littell@seascan.com

REFERENCE DRAWINGS

* SEWER GROUP JOB 703A DRAWING NUMBER DWG# 32237-20-D
* CITY IMPROVEMENT DRAWINGS DRAWING NUMBER DWG# 9435-D & 12401-D
* PARCEL MAP 21832

SITE ADDRESS

3855 RUFFIN ROAD, SAN DIEGO, CA 92123

TOPOGRAPHY SOURCE

TOPO DATA SOURCE: AERIAL SURVEY BY MERCATOR ASSOCIATES FROM 09/23/2013 AND UPDATED BY FIELD SURVEY CHECK ON 02/07/2022 BY SITE DESIGN ASSOCIATES, INC. (KENNETH DISCENZA, PE 29930)

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG IN TOP OF CURB. SOUTHWEST CORNER OF RUFFIN ROAD & CALLE FORTUNADA (S'LY)
ELEVATION = 393.912 (N.G.V.D. 1929)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAN IS THE NORTH LINE OF PARCEL 1 OF PARCEL MAP 21832, I.E. N58°33'32"E

ASSESSORS PARCEL NUMBER

369-170-33-00

LEGAL DESCRIPTION

PARCEL 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 21832 RECORDED DECEMBER 22, 2020, IN THE OFFICE OF THE COUNTY RECORDER OF THE SAN DIEGO COUNTY.

GRADING QUANTITIES

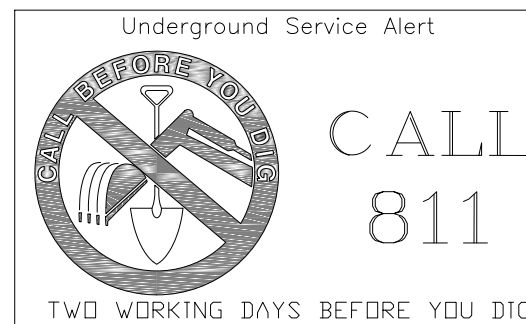
GRADED AREA	0.11 AC [ACRES]	MAX. CUT DEPTH	- 7' -	[FT]
CUT QUANTITIES	90 [CYD]	MAX CUT SLOPE RATIO (2:1MAX)	2:1	
FILL QUANTITIES (x20%)	126 [CYD]	MAX. FILL DEPTH	- 5' -	[FT]
IMPORT	36 [CYD]	MAX FILL SLOPE RATIO	(2:1MAX)	

THIS PROJECT PROPOSES TO EXPORT - 0 - CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

TOTAL ESTIMATED COST = \$ 277,020.00



MASSOOD GASKARI R.C.E. NO. C47303 EXP. 12/31/2027 DATE 04/03/26



PRIVATE EYES ENGINEERS

1930 WATSON WAY, SUITE A, VISTA, CA 92081
PHONE: (760)599-8566
E-MAIL: mg@peengineers.com
PROJECT#: 1105123 - 04/03/26



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
ECP1010122-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2021 EDITION
ECP1010122-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2021 EDITION
PWP1010119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
ECPD032324-07	CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES REVISION 8 (CA MUTCD REV 8), 2014 EDITION
ECPD092023-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2023 EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
ECP1010122-03	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 PRIVATE IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
CONC. PVT RETAINING WALL PER SEPARATE PLAN		
CONC. PVT PLANTER WALL PER SEPARATE PLAN		
8'± WIDE PERMEABLE PAVEMENT (PRIVATE)	2,400 S.F.	
2' HIGH CURB (PRIVATE)	300 L.F.	
LIMITS OF GRADING		
TOP OF WALL/BOTTOM OF WALL		
CURB OUTLET-TYPE A (D-25) PER SEPARATE PERMIT		
FINISHED GRADE		
6" PVC DRAINAGE PIPE		
DRAINAGE CLEAN OUT		
DRAINAGE DIRECTION		
PROPOSED CONTOUR		
PRIVATE CATCH BASIN - TYPE F (SDD-119)	1 EACH	

EXISTING IMPROVEMENTS

ITEM	SYMBOL
SUBJECT PROPERTY LINE/ROW	
ADJACENT PROPERTY LINE/ROW	
EXISTING CONTOURS AT 2' INTERVALS	
CONCRETE	
(E) CURB	
CONTROL BOX	

LEGEND AND ABBREVIATIONS

	PROPERTY LINE/ROW
	SURVEY MONUMENT
	SURVEY MONUMENT, TO BE DESTROYED & REPLACED POST-CONSTRUCTION
	EXISTING CONTOURS AT 2' INTERVALS
CONC	CONCRETE
DI	DRAIN INLET
AC	ASPHALT PAVING
408.19	EXISTING SPOT ELEVATION
422.5	LOCATION OF EXISTING TREES
W	UNDERGROUND WATER PIPE
S	UNDERGROUND SEWER PIPE
SD	UNDERGROUND DRAINAGE PIPE
BFP/FDC	(E) BACK-FLOW PREVENTOR / FIRE DEPARTMENT CONNECTOR
WV	(E) WATER VALVE

ABBREVIATION

PL	PROPERTY LINE
CL	CENTER LINE
ROW	RIGHT OF WAY
(E)	EXISTING
(P)	PROPOSED
TC	TOP OF CURB
FL	FLOW LINE
TW	TOP OF WALL
BW	BOTTOM OF WALL
FDC	FIRE DEPARTMENT
BFP	BACK FLOW PREVENTOR
WV	WATER VALVE

REVISIONS TABLE		
NO.	DATE	REVISION/ISSUE

COVER SHEET - DISCRETIONARY PERMIT:
VARIANCE REQUEST , PMT-3330006
PARCEL 1. OF PARCEL MAP NO. 21832

The City of SAN DIEGO	DEVELOPMENT SERVICES DEPARTMENT SHEET 01 OF 5 SHEETS	PROJECT NO. 1129058 SHEET TITLE: COVER
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1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY AND 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 "INQUIRY LETTER" FROM THE REGIONAL BOARD UNDER QUALITY CONTROL BOARD ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO 9-R-2015-0013 NPDES CAP#19003.

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

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 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN ½ INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS 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 ½ INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

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.

SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS		FORM I-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:			

PROPOSED PROJECT SCOPE:
CONSTRUCT A 12 FEET HIGH (MAX.) SITE RETAINING WALL ALONG THE FRONTAGE PER THIS PLAN.

EXISTING COMMERCIAL BUILDING
APN: 369-170-33-00
PARCEL 1
PARCEL MAP NO. 21832

EXISTING SITE PLAN
SCALE: 1" = 40'

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 IV OR 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 ___ FOR MIX AND SPECIFICATIONS.

1. TOTAL SITE DISTURBANCE AREA (ACRES): 0.11 AC
WATERSHED: MISSION SAN DIEGO
HYDRAULIC SUB AREA NAME AND NUMBER: 907.11

2. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE
☒ WPCP
THE PROJECT IS SUBJECT TO MUNICIPAL SEPARATE STORM
SEWER SYSTEM (MSS4) PERMIT NO. R9-2013-0001 AS AMENDED
BY R9-2015-0001 AND R9-2015-0100

☐ SWPPP
THE PROJECT IS SUBJECT TO MUNICIPAL SEPARATE STORM
SEWER SYSTEM (MSS4) PERMIT NO. R9-2013-0001 AS AMENDED
BY R9-2015-0001 AND R9-2015-0100 AND CONSTRUCTION
GENERAL PERMIT (CGP) 2022-0057-DWQ

TRADITIONAL:	RISK LEVEL	☐ 1	☐ 2	☐ 3
LUP	RISK LEVEL	☐ 1	☐ 2	☐ 3
WDID NO:	NA			

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

4. POLLUTANT SITE PRIORITY
☐ NOT SUBJECT ☒ STANDARD ☐ PRIORITY ☐ PDP EXEMPT

- DUE TO THE PROJECT'S ADJACENCY TO THE MHPA, THE DEVELOPMENT SHALL CONFORM TO ALL APPLICABLE MHPA LAND USE ADJACENCY GUIDELINES (SECTION 1.4.3) OF THE MSCP SUB-AREA PLAN. IN PARTICULAR, LIGHTING, DRAINAGE, LANDSCAPING, GRADING, ACCESS, AND NOISE MUST NOT ADVERSELY AFFECT THE MHPA.

ALL NEW AND PROPOSED PARKING LOTS AND DEVELOPED AREAS IN AND ADJACENT TO THE PRESERVE MUST NOT DRAIN DIRECTLY INTO THE MHPA. ALL DEVELOPED AND PAVED AREAS MUST PREVENT THE RELEASE OF TOXINS, CHEMICALS, PETROLEUM PRODUCTS, EXOTIC PLANT MATERIALS AND OTHER ELEMENTS THAT MAY ADVERSELY AFFECT THE ADJACENT MHPA. INSTEAD, RUNOFF SHOULD FLOW INTO SEDIMENTATION BASINS, GRASSY SWALES OR MECHANICAL TRAPPING DEVICES PRIOR TO DRAINAGE INTO THE MHPA.

- STORM WATER SYSTEMS SHOULD BE MAINTAINED APPROXIMATELY ONCE A YEAR, OR AS OFTEN AS NEEDED, TO ENSURE PROPER FUNCTIONING. MAINTENANCE SHOULD INCLUDE DREDGING OUT SEDIMENTS IF NEEDED, REMOVING EXOTIC PLANT MATERIALS, AND ADDING CHEMICAL - NEUTRALIZING COMPOUNDS (e.g., CLAY COMPOUNDS) WHEN NECESSARY AND APPROPRIATE.

LAND USES, SUCH AS RECREATION AND AGRICULTURE, THAT USE CHEMICALS OR GENERATE BY-PRODUCTS SUCH AS MANURE, THAT ARE POTENTIALLY TOXIC OR IMPACTIVE TO WILDLIFE, SENSITIVE SPECIES, HABITAT OR WATER QUALITY SHALL INCORPORATE MEASURES TO REDUCE IMPACTS CAUSED BY THE APPLICATION AND/OR DRAINAGE OF SUCH MATERIALS INTO THE MHPA.

- SUCH MEASURES SHOULD INCLUDE DRAINAGE/DETENTION BASINS, SWALES, OR HOLDING AREAS WITH NON-INVASIVE GRASSES OR WETLAND-TYPE NATIVE VEGETATION TO FILTER OUT THE TOXIC MATERIALS. REGULAR MAINTENANCE SHOULD BE PROVIDED.

IF LIGHTING OF ALL DEVELOPED AREAS ADJACENT TO THE MHPA SHOULD BE DIRECTED AWAY FROM THE MHPA, WHERE NECESSARY, DEVELOPMENT SHOULD PROVIDE ADEQUATE SHIELDING WITH NON-INVASIVE PLANT MATERIALS (PREFERABLY NATIVE, BERMING, AND/OR OTHER METHODS TO PROTECT THE MHPA AND SENSITIVE SPECIES FROM NIGHT LIGHTING. PLEASE SEE MUNICIPAL CODE § 142.0740 FOR FURTHER INFORMATION IF NEEDED.

IF LIGHTING IS REQUIRED FOR NIGHTTIME CONSTRUCTION, ANY NIGHTTIME LIGHTING WOULD BE SUBJECT TO CITY OUTDOOR LIGHTING REGULATIONS PER SAN DIEGO LAND DEVELOPMENT CODE (LDC) SECTION 142.0740, TO THE MAXIMUM EXTENT PRACTICABLE, AND SHALL BE LOW PRESSURE SODIUM ILLUMINATION (OR SIMILAR) AND DIRECTED AWAY FROM CONSERVED HABITAT AND THE TOPS OF ADJACENT TREES WITH POTENTIALLY NESTING RAPTORS, USING APPROPRIATE PLACEMENT AND SHIELDING.

- NO INVASIVE NON-NATIVE PLANT SPECIES SHALL BE INTRODUCED INTO AREAS ADJACENT TO THE MHPA.

- MANUFACTURED SLOPES ASSOCIATED WITH SITE DEVELOPMENT SHALL BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT FOR PROJECTS WITHIN OR ADJACENT TO THE MHPA.

- DEVELOPMENT ADJACENT TO THE MHPA SHALL PROVIDE BARRIERS WHERE APPROPRIATE (e.g., NON-INVASIVE VEGETATION, ROCKS/BOULDERS, FENCES, WALLS, AND/OR SIGNAGE ALONG THE MHPA BOUNDARIES TO DIRECT PUBLIC ACCESS TO APPROPRIATE LOCATIONS AND REDUCE DOMESTIC ANIMAL PREDATION.

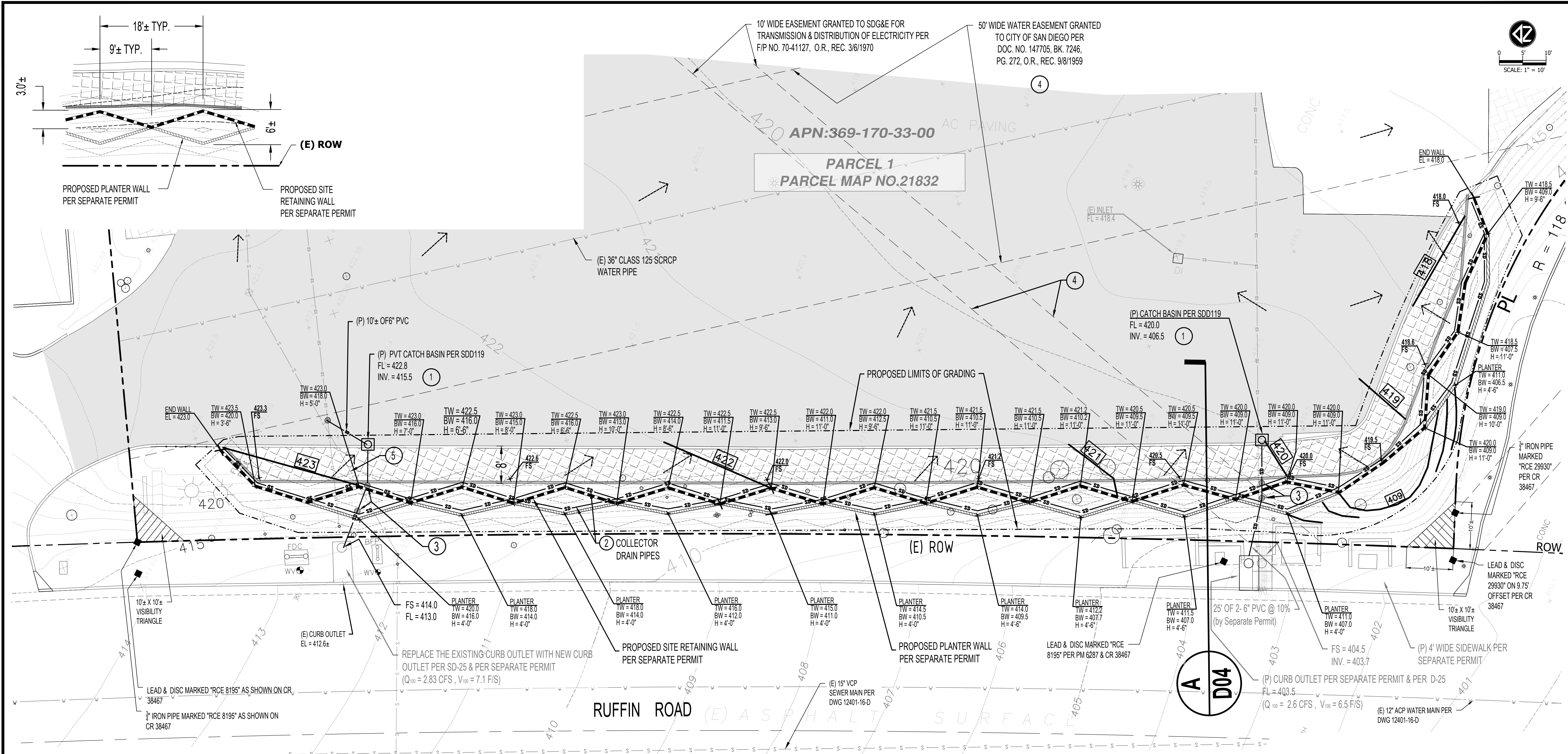
- ALL ZONE 1 BRUSH MANAGEMENT AREAS MUST BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA. BRUSH MANAGEMENT ZONE 2 MAY BE PERMITTED WITHIN THE MHPA (CONSIDERED IMPACT NEUTRAL) BUT CAN NOT USED AS MITIGATION.

- THE AMOUNT OF WOODS VEGETATION CLEARING SHALL NOT EXCEED 50% OF THE VEGETATION EXISTING WHEN THE INITIAL CLEARING IS DONE. VEGETATION CLEARING SHALL BE DONE CONSISTENT WITH MUNICIPAL CODE § 142.0412 AND SHALL AVOID/MINIMIZE IMPACTS TO COVERED SPECIES TO THE MAXIMUM EXTENT POSSIBLE. FOR ALL NEW DEVELOPMENT, REGARDLESS OF THE OWNERSHIP, THE BRUSH MANAGEMENT IN THE ZONE 2 AREA WILL BE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION OR OTHER PRIVATE PARTY.

DUE TO THE SITE'S LOCATION ADJACENT TO THE MHPA, CONSTRUCTION NOISE WILL NEED TO BE AVOIDED, IF POSSIBLE, DURING THE BREEDING SEASON OF THE CALIFORNIA Gnatcatcher (3/1-8/15), LEAST BELL'S VIREO (3/15-9/15), SOUTHWESTERN WILLOW FLYCATCHER (5/1-8/30). IF CONSTRUCTION IS PROPOSED DURING THE BREEDING SEASON FOR THE SPECIES, U.S. FISH AND WILDLIFE SERVICE PROTOCOL SURVEYS WILL BE REQUIRED IN ORDER TO DETERMINE SPECIES PRESENCE/ABSENCE.

- IF THE SPECIES IS/ARE NOT IDENTIFIED WITHIN THE MHPA, NO ADDITIONAL MEASURES WILL BE REQUIRED. IF PRESENT, MEASURES TO MINIMIZE NOISE IMPACTS WILL BE REQUIRED AND SHOULD INCLUDE TEMPORARY NOISE WALLS/BERMS. IF A SURVEY IS NOT CONDUCTED AND CONSTRUCTION IS PROPOSED DURING THE SPECIES' BREEDING SEASON, PRESENCE WOULD BE ASSUMED AND A TEMPORARY WALL/BERM WOULD BE REQUIRED. NOISE LEVELS FROM CONSTRUCTION ACTIVITIES DURING THE BIRD BREEDING SEASON SHOULD NOT EXCEED 60 dBA HOURLY LEQ AT THE EDGE OF THE OCCUPIED HAPPA, OR THE AMBIENT NOISE LEVEL IF NOISE LEVELS ALREADY EXCEED 60 dBA HOURLY LEQ.

[illegible]



GRADING NOTES:

- 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.
- 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 "IV" OF THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- 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 2 OF 6 FOR MIX AND SPECIFICATIONS.
- BACKFILL SHALL BE GRADED AWAY FROM THE SLOPE FACE AND ROLLED AT THE END OF EACH WORK DAY TO PREVENT POUNDING OF WATER ON THE SURFACE OF THE REINFORCED SOIL MASS.
- THE DESIGN PRESENTED HEREIN IS BASED ON SOIL PARAMETERS, FOUNDATION CONDITIONS, GROUNDWATER CONDITION, AND LOADINGS STATED IN THE SITE RECONNAISSANCE & PRELIMINARY GEOTECHNICAL REPORT. SHOULD ACTUAL CONDITIONS VARY FROM THOSE ASSUMED, THE ENGINEER SHOULD BE NOTIFIED PRIOR TO CONSTRUCTION TO DETERMINE IF REDESIGN OF THE PROPOSED STRUCTURE IS REQUIRED.
- ALL PLAN DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE THE CONTRACTOR BEGINS WITH WORK.

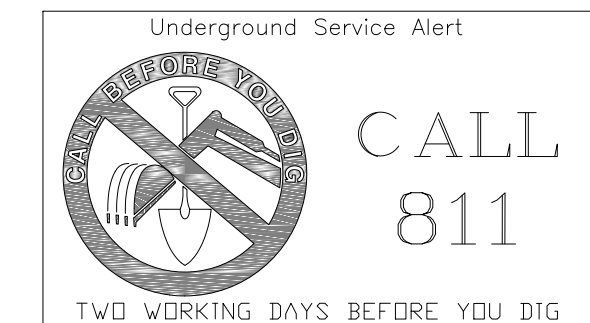
PROPOSED GRADING PLAN FOR SITE RETAINING WALLS

SCALE: 1"=10'

"P.V.T." CONSTRUCTION NOTES:

- INSTALL CATCH BASINS AND DISCHARGE PIPES TO INTERCEPT THE EXISTING DRAINAGE PIPES, PER THIS PLAN AND AS SHOWN ON DETAIL "2", SHEET "D04".
- COLLECTOR DRAIN PER DETAIL "3", SHEET "D04". SLOPE THE COLLECTOR PIPES TOWARDS THE PROPOSED CLEAN-OUTS.
- INSTALL CLEAN-OUT TO CONNECT THE COLLECTOR DRAIN PIPES TO THE 6" PVC DRAINAGE PIPES.
- SEPARATE PERMISSION IS REQUIRED FROM SDGE FOR THE PROPOSED IMPROVEMENTS WITHIN THE EASEMENT.
- THE EXISTING SEWER LATERAL CROSSING THE PROPOSED WALLS MAY REQUIRE RETROFIT AS IS SHOWN ON SHEET "D04". ANY WORK WITHIN THE ROW SHALL BE PER SEPARATE PERMIT.

NOTES:
- NO NET UTILITY IS BEING PROPOSED ON PLANS.
- ALL WORK WITHIN THE ROW SHOWN HERE ARE PER SEPARATE PERMIT. (SEE ROW PERMIT #)
- ALL PROPOSED RETAINING WALLS ARE PER SEPARATE PERMIT. THEY ARE SHOWN HERE FOR REFERENCE ONLY.(SEE PJ-1141675)



REVISIONS TABLE		
NO.	DATE	REVISION/ISSUE
PROPOSED GRADING PLAN - DISCRETIONARY PERMIT: VARIANCE REQUEST , PMT-3330006 PARCEL 1, OF PARCEL MAP NO. 21832		
The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 03 OF 5 SHEETS		PROJECT NO. 1129058 SHEET TITLE: (P) GRADING PLAN

PRIVATE EYES ENGINEERS
1930 WATSON WAY, SUITE A, VISTA, CA 92081
PHONE: (760)599-8566
E-MAIL: mg@peengineers.com PROJECT#: 1105123 - 04/03/26

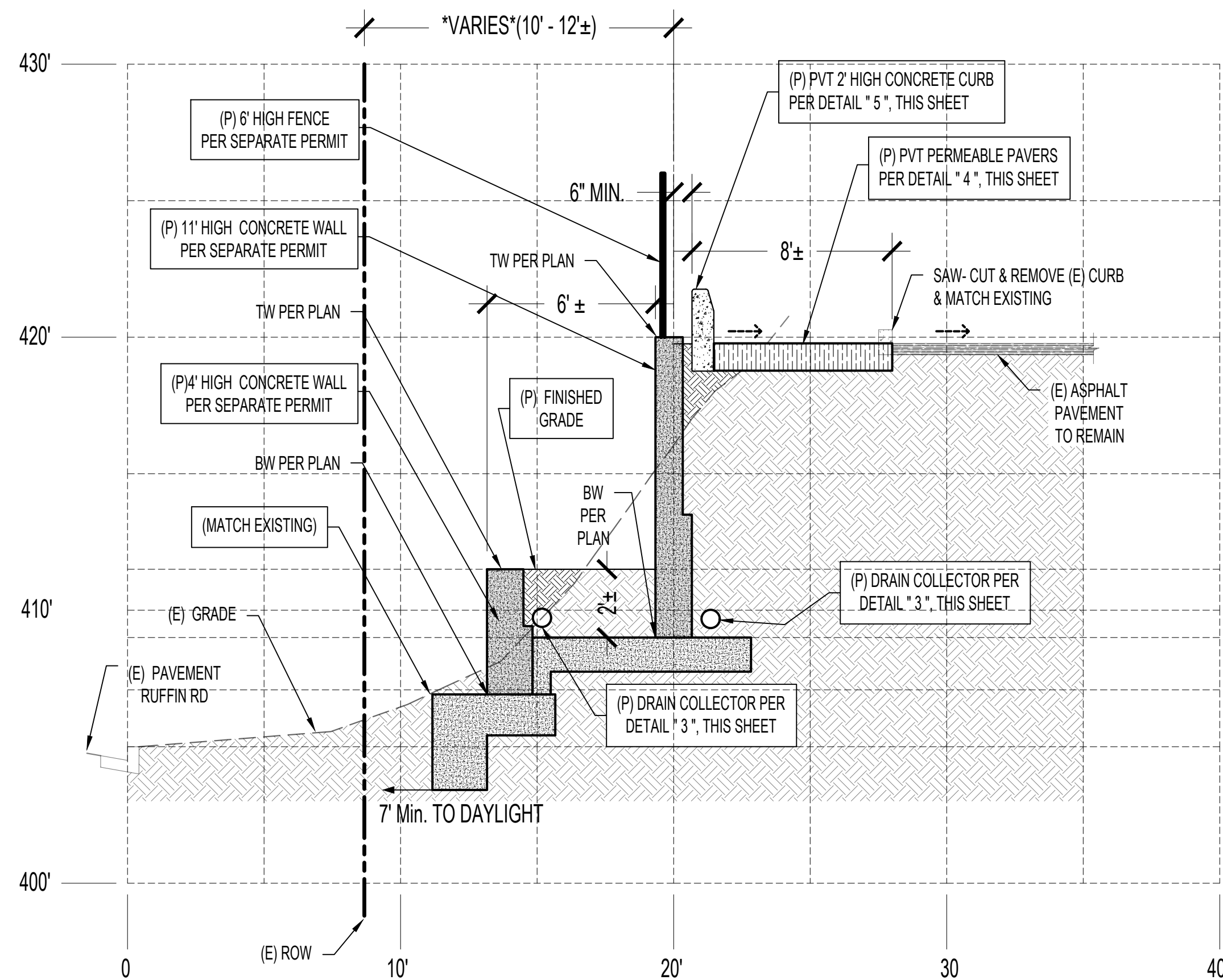
04/03/26

REGISTERED PROFESSIONAL ENGINEER
NO. 047303
EXP. 12/31/27
CIVIL
STATE OF CALIFORNIA

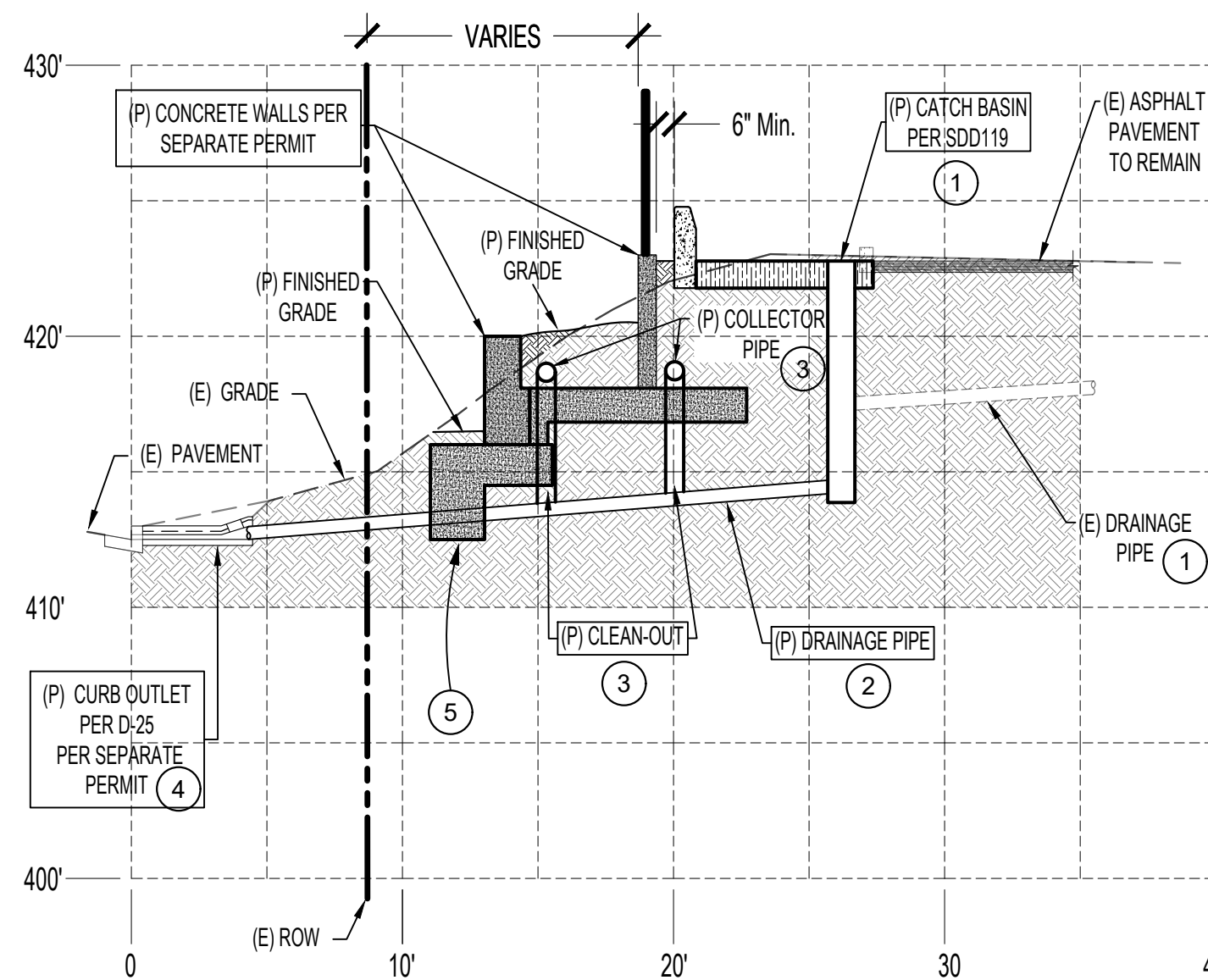
MASSOOD GASKARI R.C.E. NO. C47303 EXP. 12/31/2027

DATE

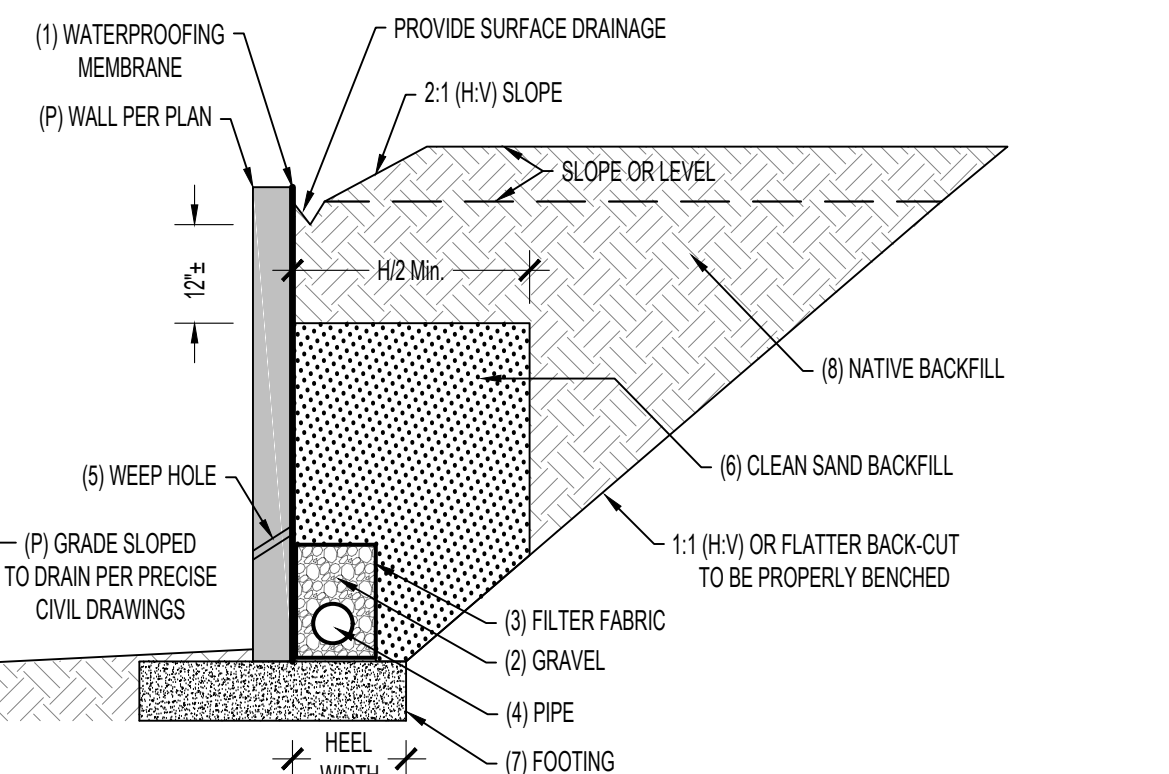
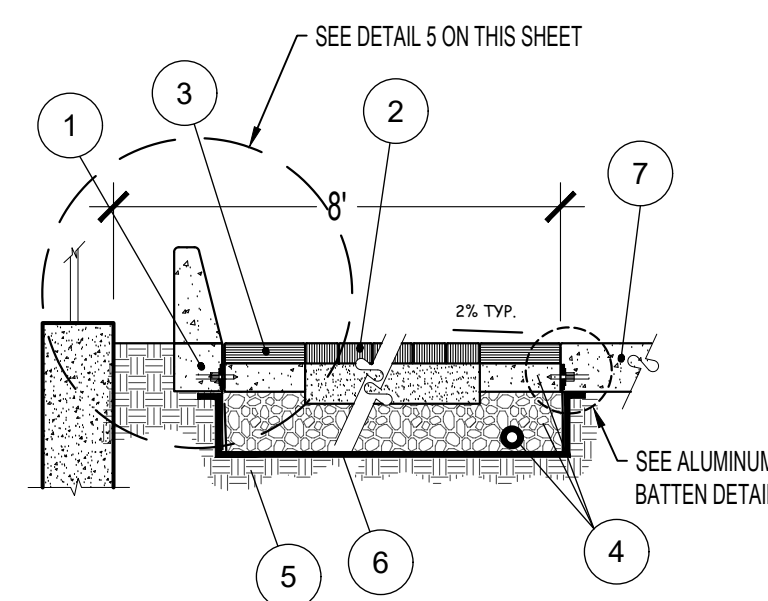
Private Eyes Engineers
Soils, Foundation & Framing Specialists



SECTION A-A
SCALE: NONE

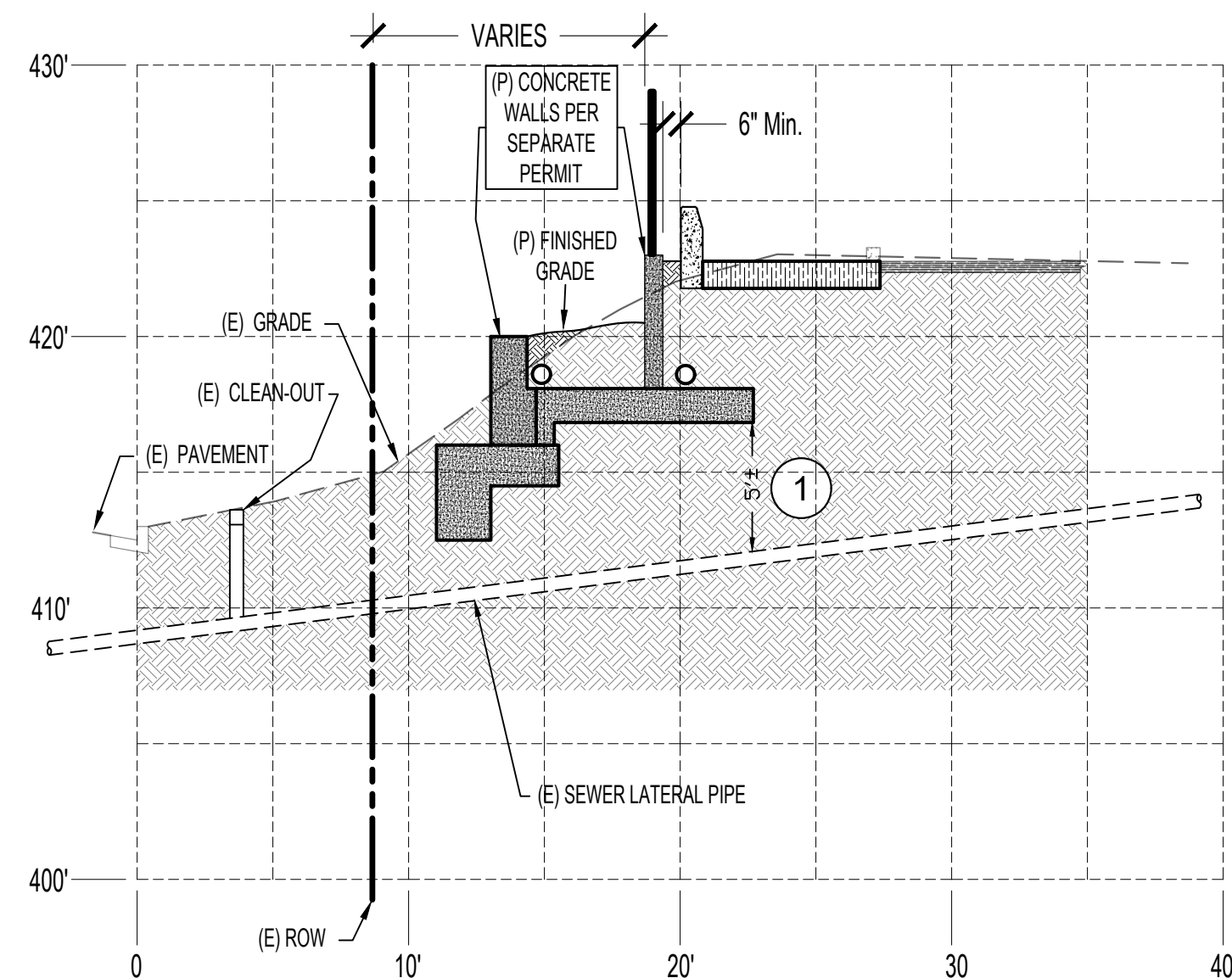


PVT - DETAIL 2 - WALL @ (E) DRAINAGE PIPES CROSSING
SCALE: NONE

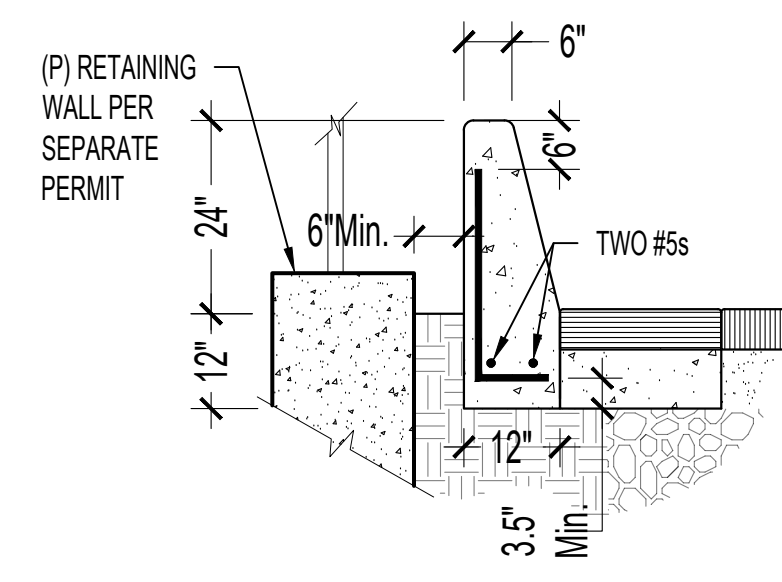


- (1) WATERPROOFING MEMBRANE: LIQUID BOOT OR APPROVED MASTIC EQUIVALENT.
- (2) GRAVEL: CLEAN, CRUSHED, 3/4 TO 1-1/2 INCH.
- (3) FILTER FABRIC: MIRAFI 140N OR APPROVED EQUIVALENT
- (4) PIPE: 4" Ø PERFORATED PVC, SCHEDULE 40, OR APPROVED ALTERNATIVE WITH MINIMUM OF 1 PERCENT GRADIENT TO PROPER OUTLET POINT (PERFORATION DOWN).
- (5) WEEP HOLE: FOR CMU WALLS, OMIT GROUT EVERY OTHER BLOCK, AT OR SLIGHTLY ABOVE FINISHED SURFACE. FOR REINFORCED CONCRETE WALLS, MINIMUM 2 INCH DIAMETER WEEP HOLES SPACED AT 20 FEET ON CENTERS ALONG THE WALL AND PLACED 3" ABOVE FINISHED SURFACE. DESIGN CIVIL ENGINEER PROVIDE DRAINAGE AT TOE OF WALL. NO WEEP HOLES FOR BELOW-GRADE WALLS.
- (6) CLEAN AND BACKFILL: MUST HAVE SAND EQUIVALENT VALUE (S.E.) OF 35 OR GREATER; CAN BE DENSIFIED BY TYPICAL COMPACTION METHODS UPON APPROVAL BY GEOTECHNICAL ENGINEER.
- (7) FOOTING: IF BENCH IS CREATED BEHIND THE FOOTING GREATER THAN THE FOOTING WIDTH USING LEVEL FILL OR CUT NATURAL EARTH MATERIALS, AN ADDITIONAL "HEEL" DRAIN WILL LIKELY BE REQUIRED BY GEOTECHNICAL CONSULTANT.
- (8) NATIVE BACKFILL: IF E.I. < 21 AND S.E. > 35 THEN ALL SAND REQUIREMENTS ALSO MAY NOT BE REQUIRED AND WILL BE REVIEWED BY THE GEOTECHNICAL CONSULTANT.

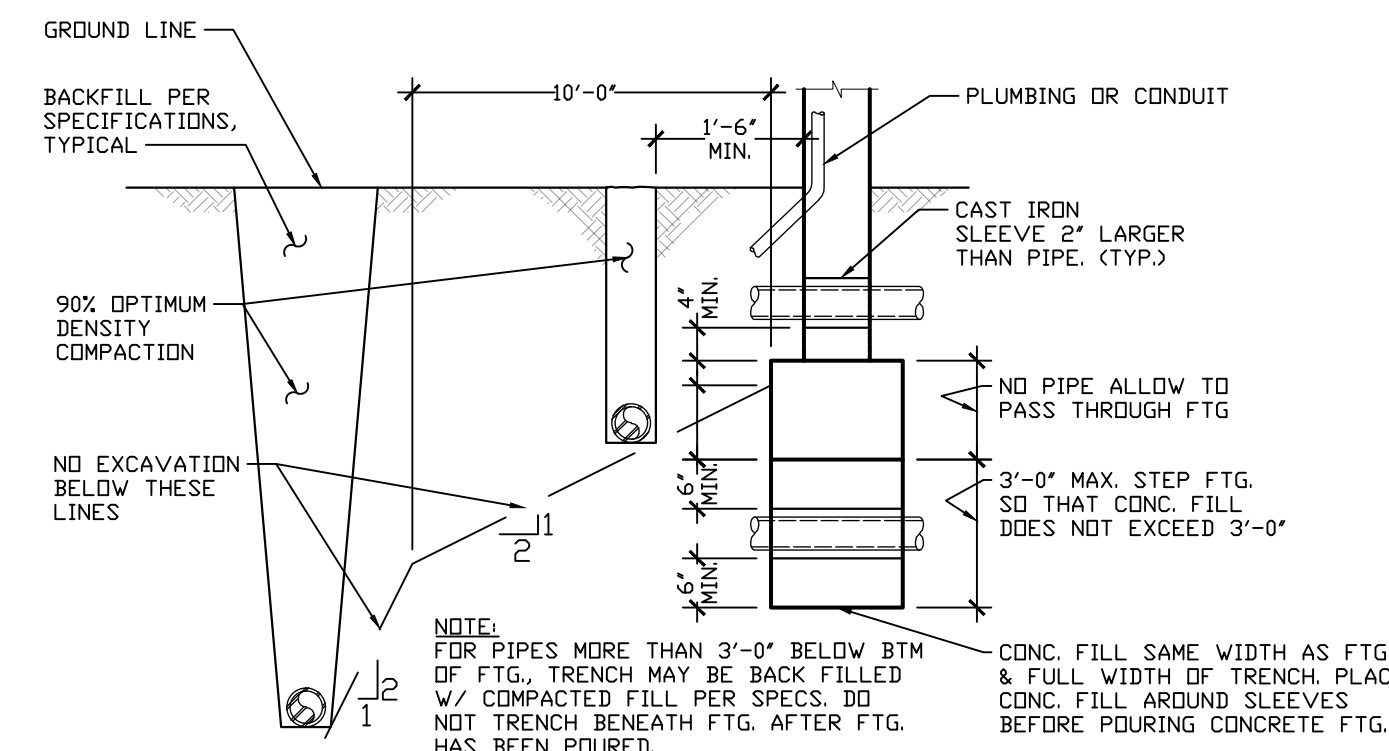
PVT - DETAIL 3 - DRAIN COLLECTOR DETAIL
SCALE: NONE



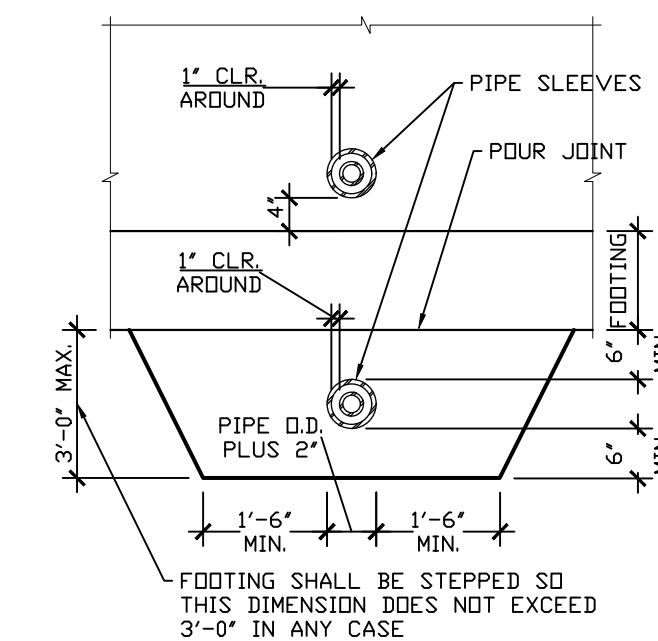
PVT - DETAIL 1 - WALL @ SEWER LATERAL CROSSING
SCALE: NONE



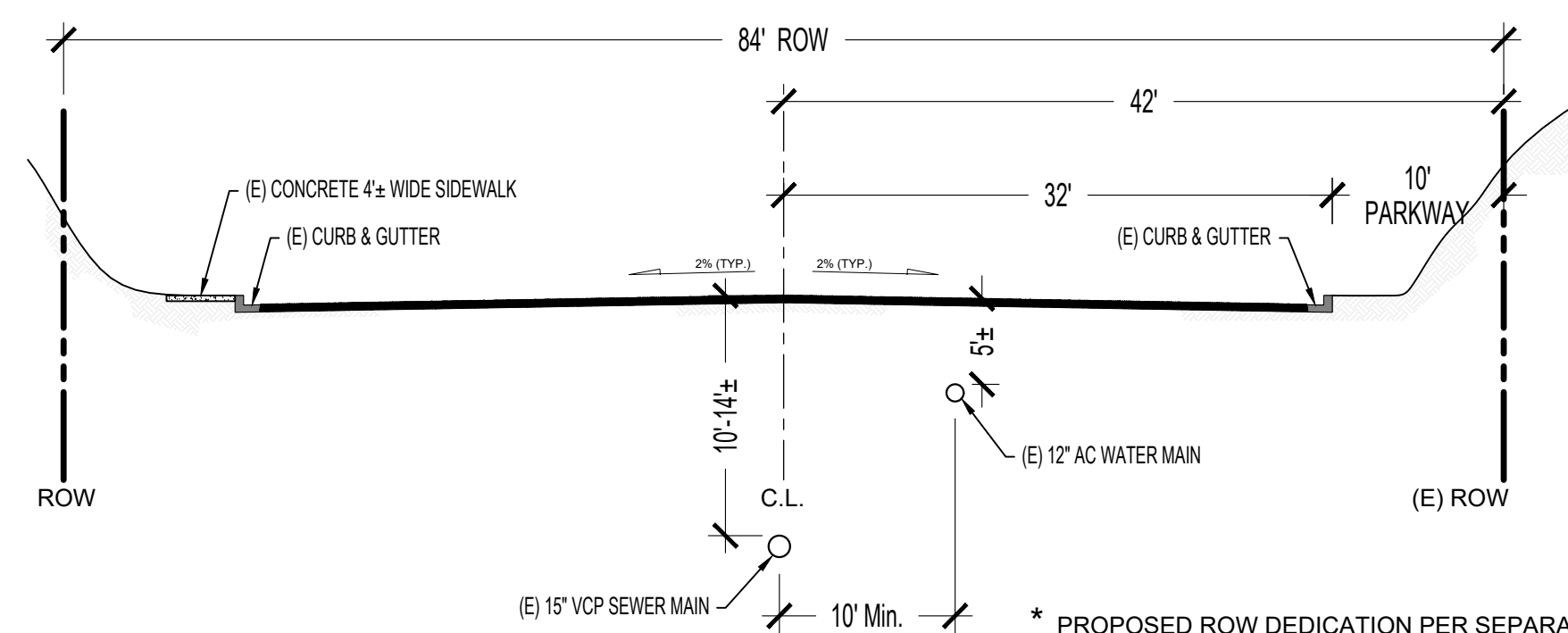
PVT - DETAIL 5 - 2' HIGH CURB DETAIL
SCALE: NONE



PVT - DETAIL 6 - PIPE AND TRENCH AT FOOTING
SCALE: NONE



PVT - DETAIL 7
PIPES AND SLEEVES THROUGH GRADE BEAM
SCALE: NONE



TYPICAL SECTION - RUFFIN ROAD
SCALE: NONE

- NOTES:**
- NO WET UTILITY IS BEING PROPOSED ON PLANS.
 - ALL WORK WITHIN THE ROW SHOWN HERE ARE PER SEPARATE PERMIT. (SEE ROW PERMIT #)
 - ALL PROPOSED RETAINING WALLS ARE PER SEPARATE PERMIT. THEY ARE SHOWN HERE FOR REFERENCE ONLY.(SEE PRJ-1141675)

REVISIONS TABLE		
NO.	DATE	REVISION/ISSUE
PROPOSED GRADING DETAILS - DISCRETIONARY PERMIT:		
VARIANCE REQUEST , PMT-3330006		
PARCEL 1, OF PARCEL MAP NO. 21832		
The City of SAN DIEGO		DEVELOPMENT SERVICES DEPARTMENT
SHEET 04 OF 5 SHEETS		PROJECT NO. 1129058
		SHEET TITLE:
		(P) GRADING DETAILS

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-LADEN DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS INTO 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 TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMP'S RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

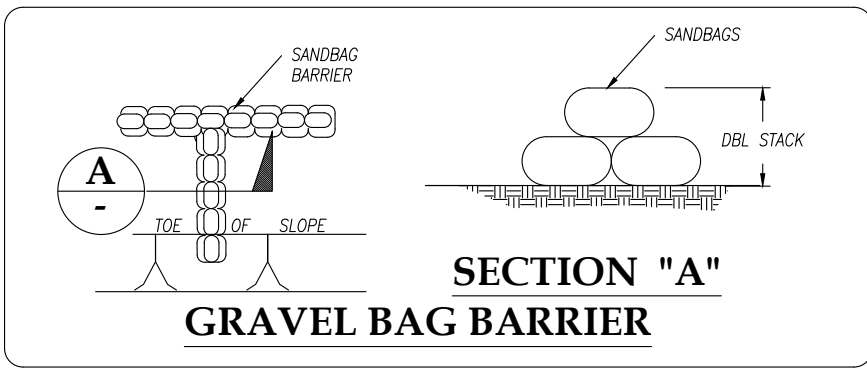
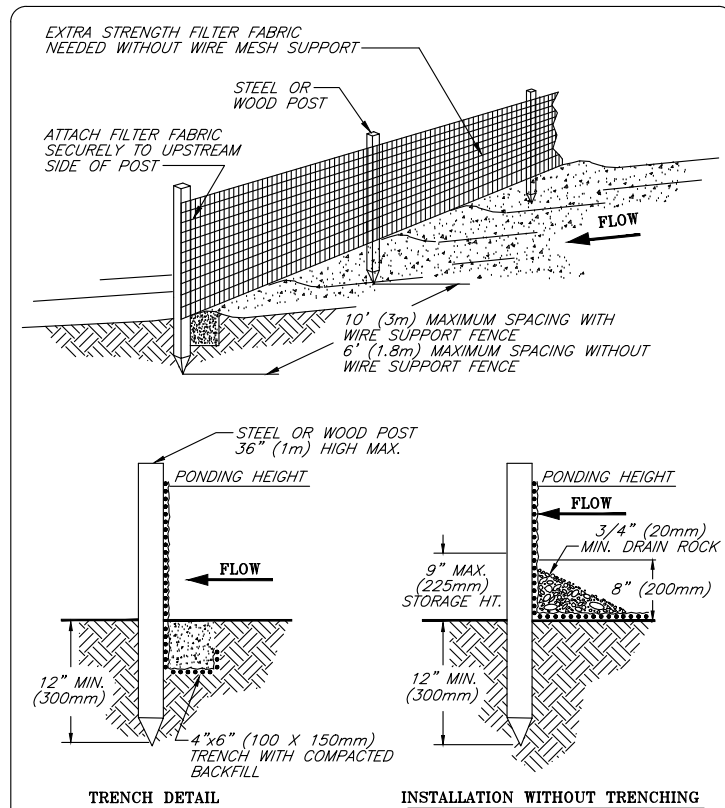
16. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMP'S AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMP'S SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMP'S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

18. 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.

CONTACT GREG LITTELL (858)244-3352
NAME (AREA CODE NUMBER)



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 FILED.

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.

HYDROSEED MIX + SPECIFICATION

1. HYDROSEED MIX (INCLUDING SEED & SLURRY) SHALL BE APPLIED TO THE PROJECT SURFACE(S) WHICH SOIL WERE REQUIRED TO BE DISTURBED FOR THE REPAIR OF THE FAILED SLOPE.

2. HYDROSEED MIX:

BOTANICAL NAME	COMMON NAME	LBS. PER ACRE	PERCENT GERMINATION (Min.)
Escholzia California	California Poppy	2	45
Lupinus Bicolor	Minature Lupine	4	45
Bromus Carinatus	California Brome	8	45
Vulpia Microstachys	Small Fescue	10	45
Mulch		2,000	
Fertilizer (15-15-15)		200	
Binder		150	

3. THE CONTRACTOR WILL BE OBLIGATED TO FOLLOW THE HYDROSEED CONTRACTORS RECOMMENDATIONS FOR SITE PREPARATION, IRRIGATION TIMES AND DURATION, AND MAINTENANCE FOR PROPER GERMINATION OF THE PROJECT SITE.

4. IF HYDROSEED DOES NOT GERMINATE WITHIN 90 CALENDAR DAYS TO A MINIMUM 75% VISUAL SUCCESS RATE TO BE DETERMINED BY THE CITY INSPECTOR ASSIGNED TO THE PLAN SET, THEN THE CONTRACTOR SHALL BE RESPONSIBLE TO REAPPLY THE HYDROSEED AGAIN TO ENSURE SUCCESSFUL ROOT DEVELOPMENT FOR PROPER SLOPE STABILIZATION.

5. ALL EXISTING LANDSCAPING ON AND ADJACENT TO THE SITE SHALL BE PROTECTED IN PLACE. IF HARMED, DAMAGED, OR DESTROYED, THE PLANT MATERIAL SHALL BE SUPPLEMENTED OR REPLACED IN KIND TO MEET THE SATISFACTION OF THE CITY OF SAN DIEGO ENGINEER.

6. A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS.

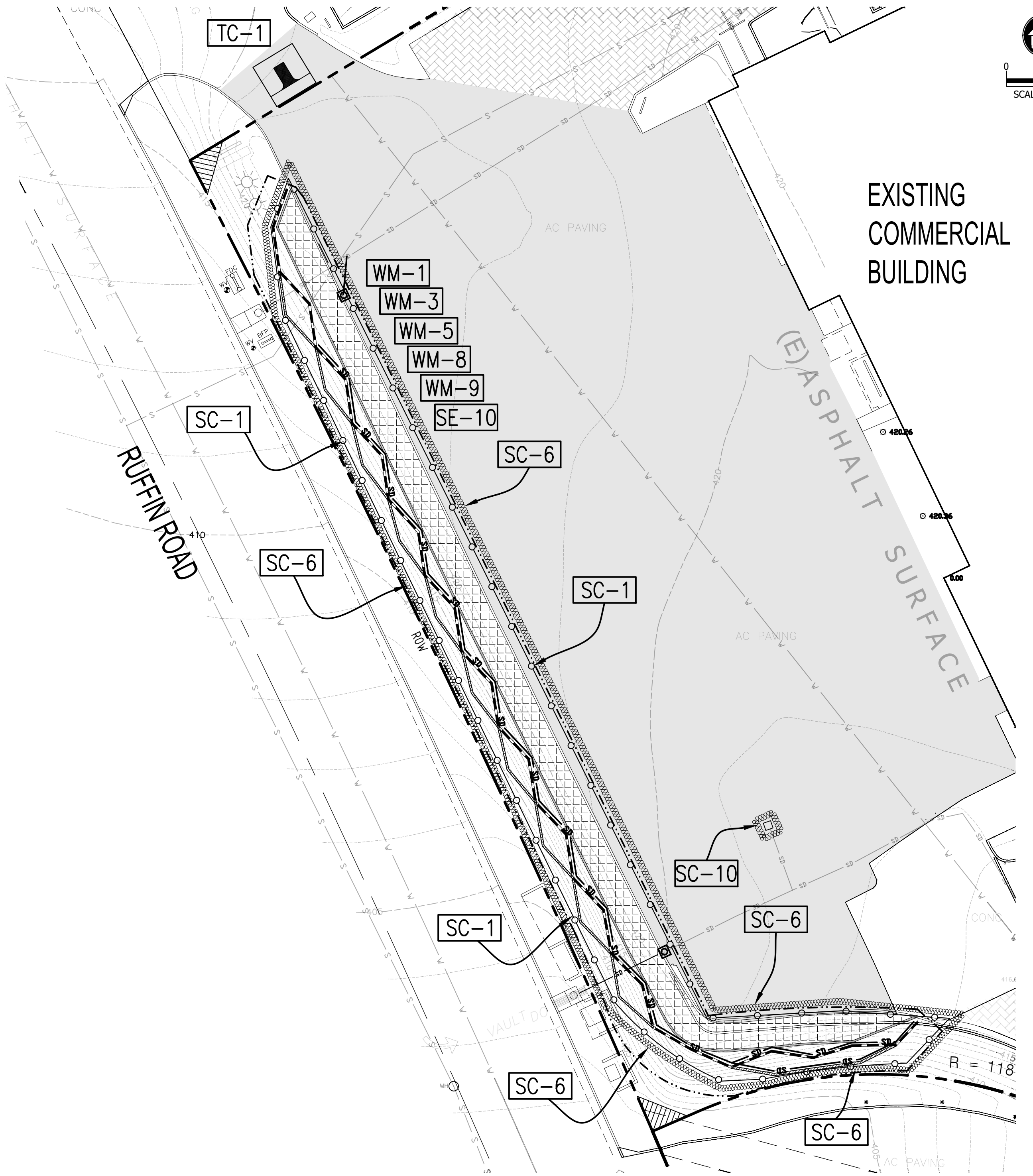
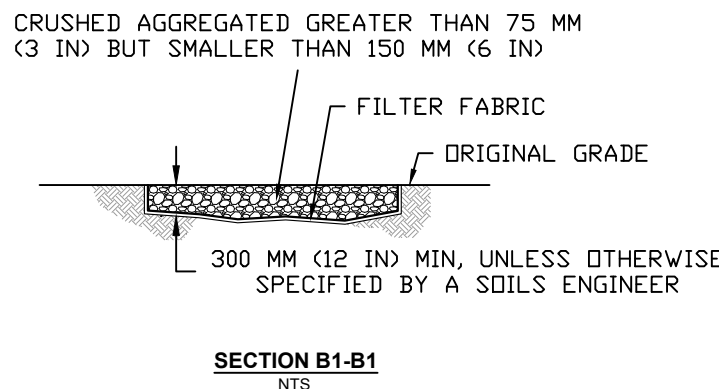
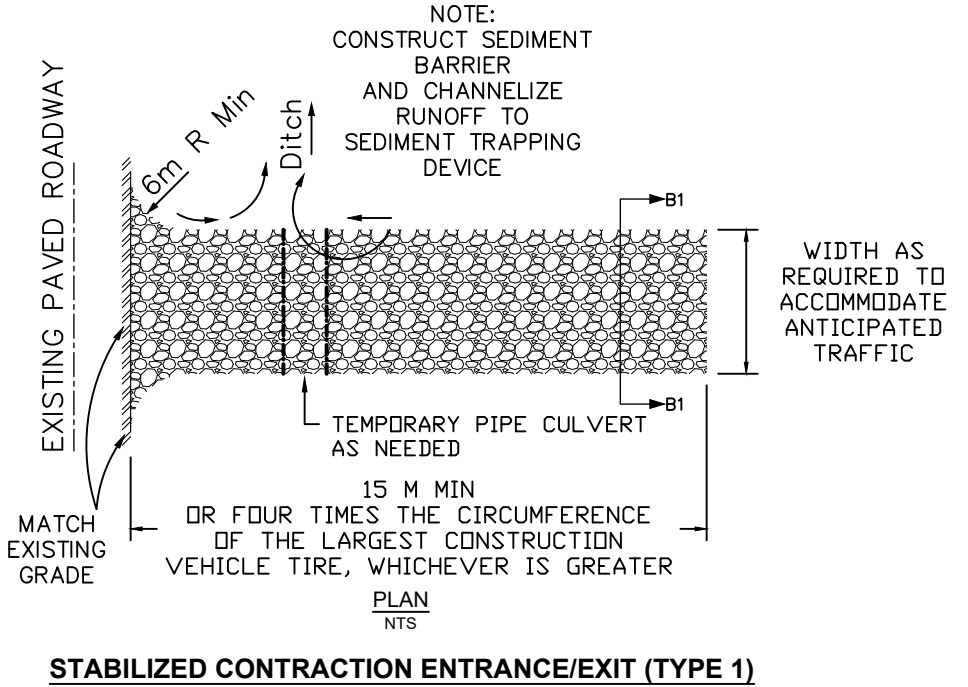
7. EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

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.

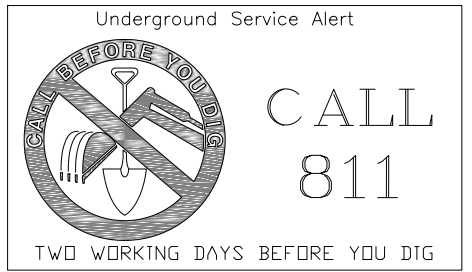
LEGEND:

DESCRIPTION	QUANTITY	SYMBOL
SILT FENCE	350 L.F.	SC-1
GRAVEL BAG	700 EA.	SC-6
STABILIZED CONSTRUCTION ENTRANCE/EXIT		TC-1
MATERIAL DELIVERY AND STORAGE		WM-1
STOCKPILE MANAGEMENT		WM-3
SOLID WASTE MANAGEMENT		WM-5
CONCRETE WASTE MANAGEMENT		WM-8
SANITARY WASTE MANAGEMENT		WM-9
STORM DRAIN INLET PROTECTION	5	SC-10



EROSION CONTROL PLAN

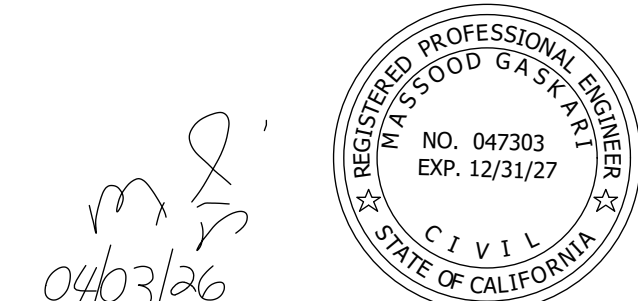
SCALE: 1"=20'



PRIVATE EYES ENGINEERS

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PROJECT#: 1105123 - 04/03/26



MASSOOD GASKARI R.C.E. NO. C47303 EXP. 12/31/2027 DATE 04/03/26

REVISIONS TABLE		
NO.	DATE	REVISION/ISSUE
PROPOSED EROSION CONTROL PLAN - DISCRETIONARY PERMIT:		
VARIANCE REQUEST, PMT-3330006		
PARCEL 1. OF PARCEL MAP NO. 21832		
The City of SAN DIEGO		DEVELOPMENT SERVICES DEPARTMENT SHEET 05 OF 5 SHEETS
PROJECT NO. 1129058		SHEET TITLE: (P) EROSION CONTROL PLAN