2443 CALLE DEL ORO

MAJOR REMODEL & ADDITION OF A SINGLE FAMILY HOME
COASTAL DEVELOPMENT PERMIT
SITE DEVELOPMENT PERMIT

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PROJECT INFORMATION

ADDRESS:	2443 CALLE DEL ORO LA JOLLA, CA 92037
(E) BUILDING STORIES:	1
(P) BUILDING STORIES:	3 (2 OVER BASEMENT)
(E) BUILDING HEIGHT:	18'
(P) BUILDING HEIGHT:	26' - 2"

LOT COVERAGE:

LOT SIZE:	20,210 SF
MAX COVERAGE:	12,126 SF (60%)
(P) LOT COVERAGE:	6,930 SF (34%)
(P) LANDSCAPE AREA:	9,198 SF (46%)
MIN LANDSCAPE AREA:	5,994 SF (30%)

FLOOR AREA RATIO:

MAX FAR:	9,094/20,210 = .45
(E) GROSS FAR:	3,717/20,210 = .18
(P) GROSS FAR:	9,085/20,210 = .45

RENDERS







SCOPE OF WORK

MAJOR REMODEL & ADDITION OF EXISTING
1-STORY SINGLE FAMILY HOME

NEW CONSTRUCTION OF A SINGLE FAMILY
HOME WITH 2-STORIES OVER A BASEMENT

-SITE DEVELOPMENT PERMIT
-COASTAL DEVELOPMENT PERMIT

SETBACKS

APN:	346-201-02-00
ZONE:	**LJSPD-SF**
(E) SPRINKLERED:	NO
(P) SPRINKLERED:	YES (NFPA-13-D)

REQUIRED SETBACKS:

FRONT:	CONFORMITY W/ VICINITY
SIDE:	4' MIN. AT OPENINGS
REAR:	CONFORMITY W/ VICINITY
HEIGHT:	30' MAX. + 10' PROP D GRADE DIFFERENTIAL

(E) SETBACKS

FRONT:	15' - 0"
SOUTH SIDE:	12' - 6"
NORTH SIDE:	12' - 6"
REAR:	47' - 0"

(P) SETBACKS:

(P) FRONT BASEMENT:	15' - 0"
(P) FRONT LEVEL 1:	**15' - 0"**
(P) FRONT LEVEL 2:	19' - 5"
(P) SOUTH SIDE BASEMENT:	22' - 9"
(P) SOUTH SIDE LEVEL 1:	21' - 4"
(P) SOUTH SIDE LEVEL 2:	**15' - 0"**
(P) NORTH SIDE BASEMENT:	**11' - 6"**
(P) NORTH SIDE LEVEL 1:	23' - 10"
(P) NORTH SIDE LEVEL 2:	27' - 7"
(P) REAR BASEMENT:	**20' - 0"**
(P) REAR LEVEL 1:	62' - 3"
(P) REAR LEVEL 2:	58' - 7"

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2443 CALLE DEL ORO

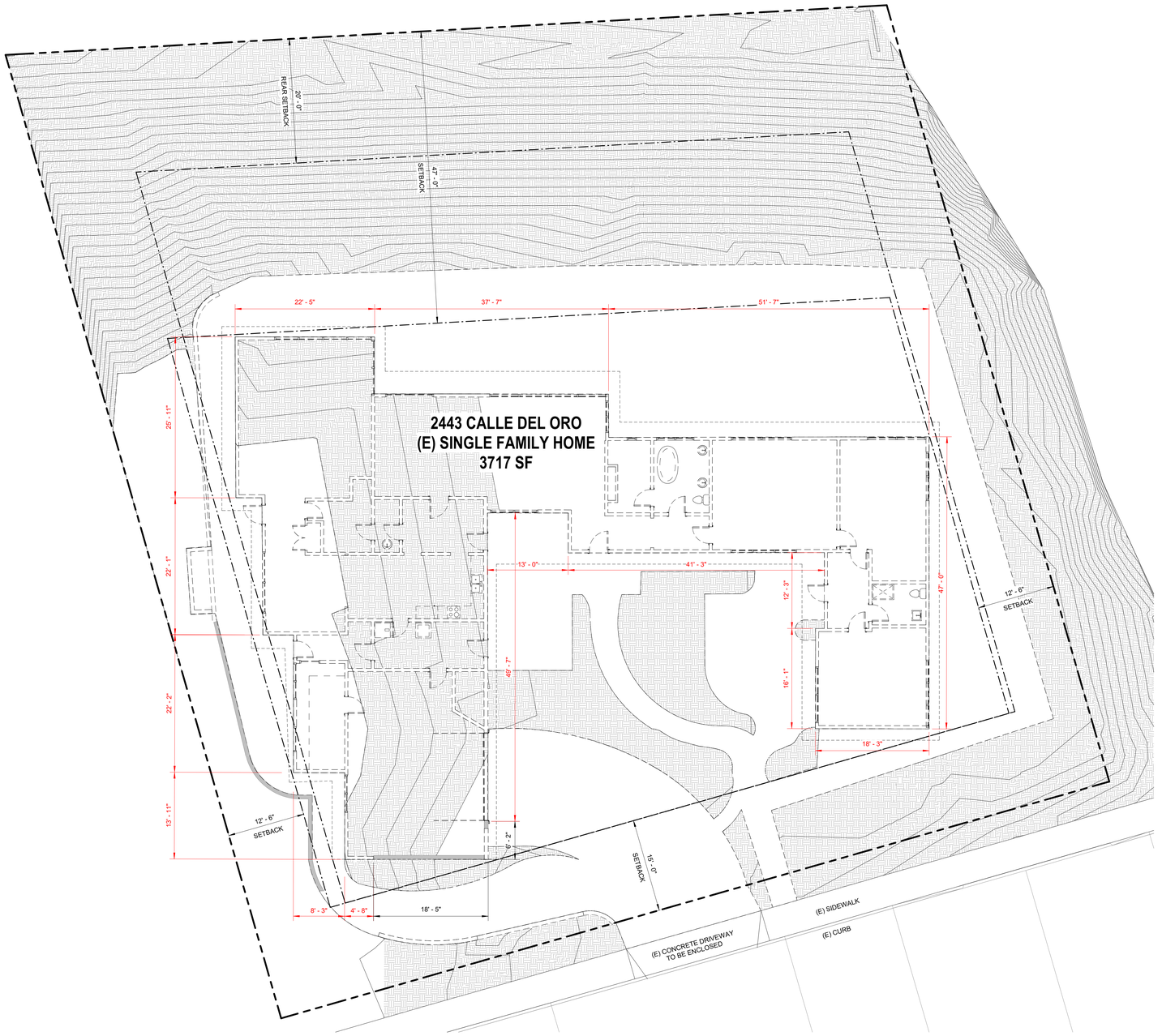
TITLE SHEET: **A01**

DATE: **10/15/26**

SCALE:

LEGEND

- 54" — DIMENSION DENOTING FACE OF FINISH/CLEAR TO REMAIN
- 54" — DIMENSION DENOTING FACE OF FINISH/CLEAR TO BE DEMOLISHED
- (E) WALL
- DEMO WALL
- AREA NOT IN SCOPE
- PROPERTY LINE
- SETBACK LINES
- OVERHEAD LINES



1 EXISTING & DEMO PLAN PRESENTATION
1/8" = 1'-0"

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2443 CALLE DEL ORO

EXISTING & DEMO PLANS: **A02**

DATE: **10/15/26**

SCALE: **As indicated**

GROSS SQUARE FOOTAGE

(P) SINGLE FAMILY HOME

(P) HABITABLE BASEMENT LEVEL:	388 SF
(P) ENTRY LEVEL:	4,242 SF
(P) ENTRY LEVEL PHANTOM FLOOR	208 SF
(P) SECOND LEVEL:	3,947 SF
(P) SECOND LEVEL PHANTOM FLOOR:	300 SF
(P) TOTAL SINGLE FAMILY HOME:	**9,085 SF**

(P) SCHOOL FEE AREA

(E) SINGLE FAMILY HOME:	3,717 SF
(P) SCHOOL FEE ADDITION AREA:	**5,368 SF**
(PROPOSED HOME - EXISTING HOME):	9,085 - 3717 = 5368 SF
(NO GARAGE OR BASEMENT)	

(P) BASEMENT (EXEMPT FROM FAR)

(P) HABITABLE BASEMENT:	3,775 SF
(P) BASEMENT GARAGE:	3,475 SF
(P) TOTAL BASEMENT:	**7,250 SF**

LOT COVERAGE:

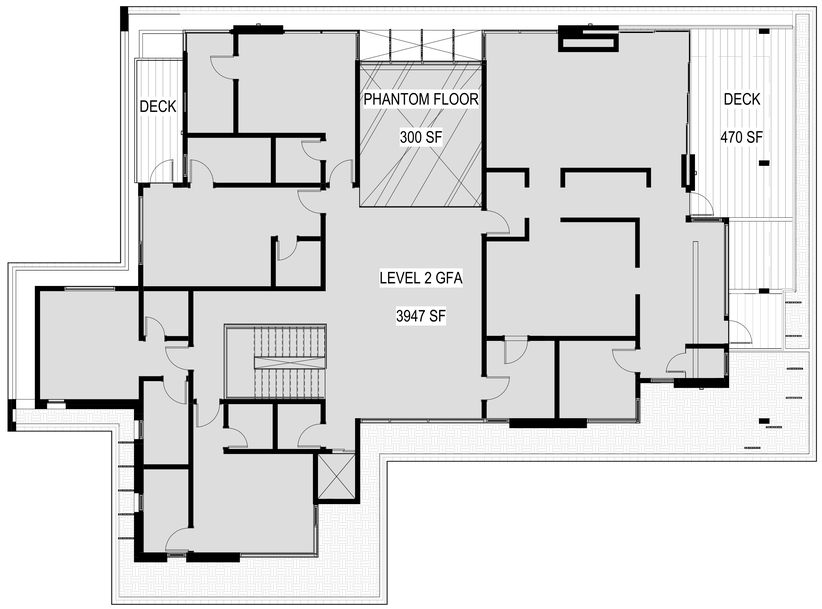
LOT SIZE:	20,210 SF
MAX COVERAGE:	12,126 SF (60%)
(P) LOT COVERAGE:	7,638 SF (38%)
(P) LANDSCAPE AREA:	10,903 SF (55%)

FLOOR AREA RATIO:

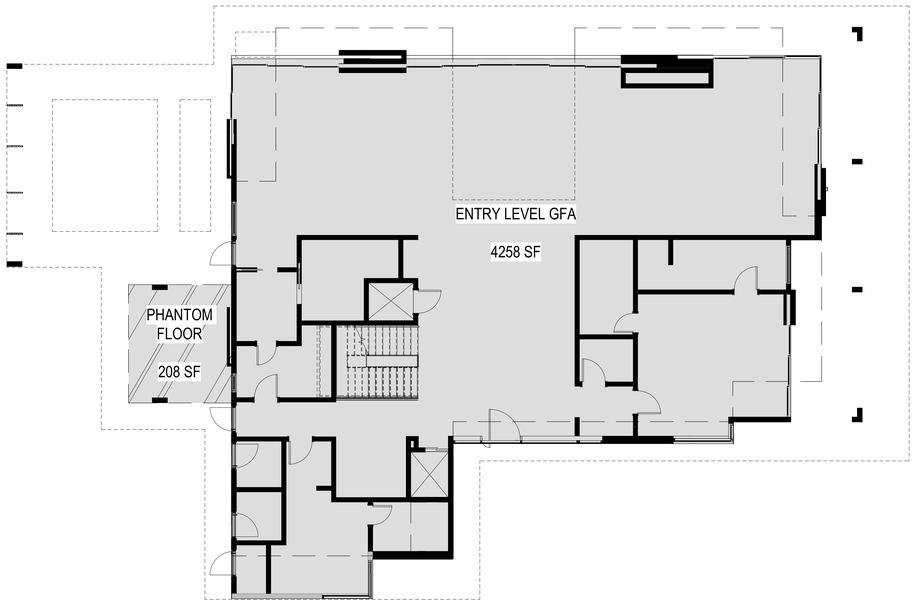
MAX FAR:	.45 = 9094 SF
(E) GROSS FAR:	3,717/20,210 = .18
(P) GROSS FAR:	9,085/20,210 = .45

LEGEND

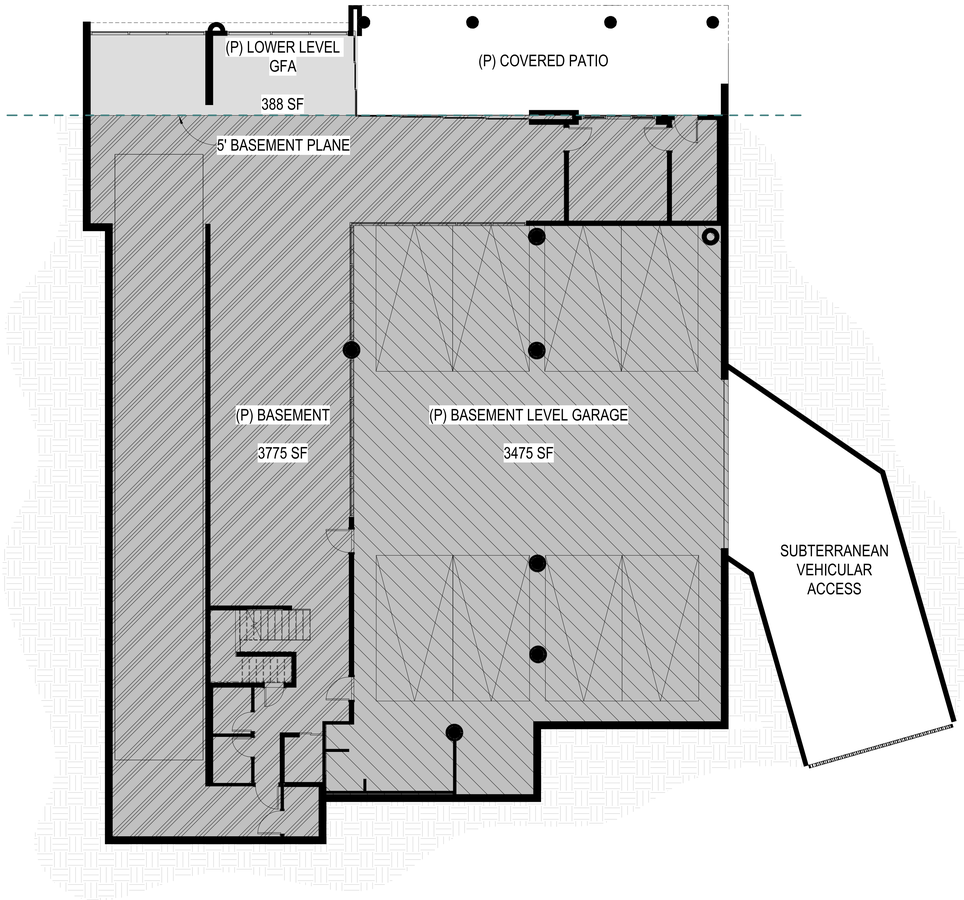
- (E) FLOOR AREA
- (E) GARAGE AREA
- (E) DEMOLISHED FLOOR AREA
- (P) FLOOR AREA
- (P) PHANTOM FLOOR
- (E & P) DECK AREA
- (E & P) ROOF AREA
- (P) BASEMENT AREA
- (P) GARAGE AREA
- (P) GREEN ROOF
- (E) WALL
- (P) WALL
- OVERHEAD LINE
- WALL BELOW



3 (P) LEVEL 2 GFA PRESENTATION
1/8" = 1'-0"



1 ENTRY LEVEL GFA PRESENTATION
1/8" = 1'-0"



2 (P) BASEMENT GFA PRESENTATION
1/8" = 1'-0"

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2443 CALLE DEL ORO

GFA CALCS: **A03**

DATE: **10/15/26**

SCALE: **As indicated**

SURROUNDING CONTEXT



1 SURROUNDING CONTEXT Copy 1
1" = 50'-0"

SQUARE FOOTAGES FROM SAN DIEGO COUNTY ASSESSOR RECORDS.
GARAGES NOT INCLUDED IN THE AREA. SETBACKS ESTIMATED FROM GOOGLE EARTH MEASUREING TOOL

SQUARE FOOTAGE

	ADDRESS	APN	HOUSE SIZE	GARAGE	LOT SF	EST. HABITABLE FAR
1.	2429 CALLE DEL ORO	346-201-01-00	3,170 SF	2-CAR	19,669 SF	.16
2.	**2443 CALLE DEL ORO**	**346-201-02-00**	**9,085 SF**	**SUBTERRANEAN**	**20,210 SF**	**.45**
3.	2457 CALLE DEL ORO	346-201-03-00	3,057 SF	2-CAR	20,205 SF	.15
4.	2471 CALLE DEL ORO	346-201-04-00	2,968 SF	2-CAR	20,444 SF	.14
5.	8315 CALLE DEL CIELO	346-190-02-00	5,171 SF	2-CAR	21,520 SF	.24
6.	8333 CALLE DEL CIELO	346-190-03-00	3,400 SF	SUBTERRANEAN	9,911 SF	.17
7.	8347 CALLE DEL CIELO	346-190-04-00	4,299 SF	2-CAR	19,968 SF	.21
8.	8361 CALLE DEL CIELO	346-190-05-00	3,327 SF	2-CAR	19,982 SF	.16
9.	2415 CALLE DEL ORO	346-190-06-00	2,302 SF	2-CAR	18,938 SF	.12
10.	2470 CALLE DEL ORO	346-202-04-00	4,126 SF	2-CAR	20,843 SF	.19
11.	2456 CALLE DEL ORO	346-202-08-00	4,062 SF	2-CAR	18,129 SF	.22
12.	2442 CALLE DEL ORO	346-202-07-00	4,666 SF	2-CAR	22,651 SF	.20
13.	2430 CALLE DEL ORO	346-202-09-0	6,614 SF	3-CAR	54,450 SF	.12
14.	8305 CALLE DEL CIELO	346-190-01-00	13,878 SF	2-CAR	29,248 SF	.31
15.	8320 CALLE DEL CIELO	346-180-24-00	11,423 SF	3-CAR	19,623 SF	0.6
16.	8332 CALLE DEL CIELO	346-180-23-00	2,807 SF	3-CAR	22,234 SF	0.1
17.	8350 CALLE DEL CIELO	346-180-10-00	9,900 SF	SUBTERRANEAN	22,215 SF	0.4
18.	8366 CALLE DEL CIELO	346-180-08-00	5,273 SF	3-CAR	18,636 SF	0.3
19.	8416 WESTWAY DR	346-690-05-00	5,901 SF	2-CAR	20,786 SF	0.3
AVERAGE			**5,548 SF**		**22,087 SF**	**.24**

SETBACKS

	ADDRESS	FRONT	REAR	SIDE(SHORT)	SIDE(LONG)	LEVELS
1.	2429 CALLE DEL ORO	11'-6"	33'-3"	22'-6"	56'-6"	1-LEVEL
2.	**2443 CALLE DEL ORO**	**15'-0"**	**20' - 0"**	**11'-0"**	**15'-0"**	**3-LEVELS**
3.	2457 CALLE DEL ORO	15'-6"	65'-0"	5'-2"	12'-0"	1-LEVEL
4.	2471 CALLE DEL ORO	20'-0"	68'-6"	3'-0"	20'-0"	1-LEVEL
5.	8315 CALLE DEL CIELO	37'-0"	20'-0"	7'-0"	12'-0"	2-LEVELS
6.	8333 CALLE DEL CIELO	25'-0"	5'-0"	3'-6"	4'-0"	3-LEVELS
7.	8347 CALLE DEL CIELO	16'-10"	34'-3"	4'-0"	11'-0"	2-LEVELS
8.	8361 CALLE DEL CIELO	23'-0"	30'-8"	9'-0"	15'-9"	1-LEVEL
9.	2415 CALLE DEL ORO	25'-0"	42'-0"	N/A	23'-7"	1-LEVEL
10.	2470 CALLE DEL ORO	10'-6"	15-9"	3'-0"	N/A	1-LEVEL
11.	2456 CALLE DEL ORO	16'-4"	55'-10"	2'-0"	3'-0"	1-LEVEL
12.	2442 CALLE DEL ORO	14'-6"	68'-0"	6'-0"	23'-0"	2-LEVELS
13.	2430 CALLE DEL ORO	7'-0"	16'-0"	102'-0"	N/A	1-LEVEL
14.	8305 CALLE DEL CIELO	93'-0"	16'-0"	43'-0"	19'-6"	3-LEVELS
15.	8320 CALLE DEL CIELO	25'-0"	74'-10"	5'-6"	7'-6"	3-LEVELS
16.	8332 CALLE DEL CIELO	35'-6"	90'-0"	12'-0"	12'-0"	1-LEVEL
17.	8350 CALLE DEL CIELO	24'-0"	73'-0"	3'-0"	3'-0"	2-LEVELS
18.	8366 CALLE DEL CIELO	16'-0"	27'-6"	4'-0"	12'-0"	2-LEVELS
19.	8416 WESTWAY DR	13'-0"	7'-0"	32'-0"	N/A	2-LEVELS
AVERAGE		**23'-4"**	**42'-4"**	**16'-0"**	**16'-2"**	

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2443 CALLE DEL ORO

SURROUNDING CONTEXT: **A04**
DATE: **10/15/26**
SCALE: **1" = 50'-0"**

SURROUNDING CONTEXT



1 SURROUNDING CONTEXT Copy 1 Copy 1
1" = 50'-0"

SQUARE FOOTAGES FROM SAN DIEGO COUNTY ASSESSOR RECORDS.
GARAGES NOT INCLUDED IN THE AREA. SETBACKS ESTIMATED FROM GOOGLE EARTH MEASUREING TOOL

VIEW OF NEW CONSTRUCTION FROM CALLE DEL CIELO





SURROUNDING BULK & SCALE



#15 8320 CALLE DEL CIELO



#6 8333 CALLE DEL CIELO

SURROUNDING CONTEXT MATERIALS

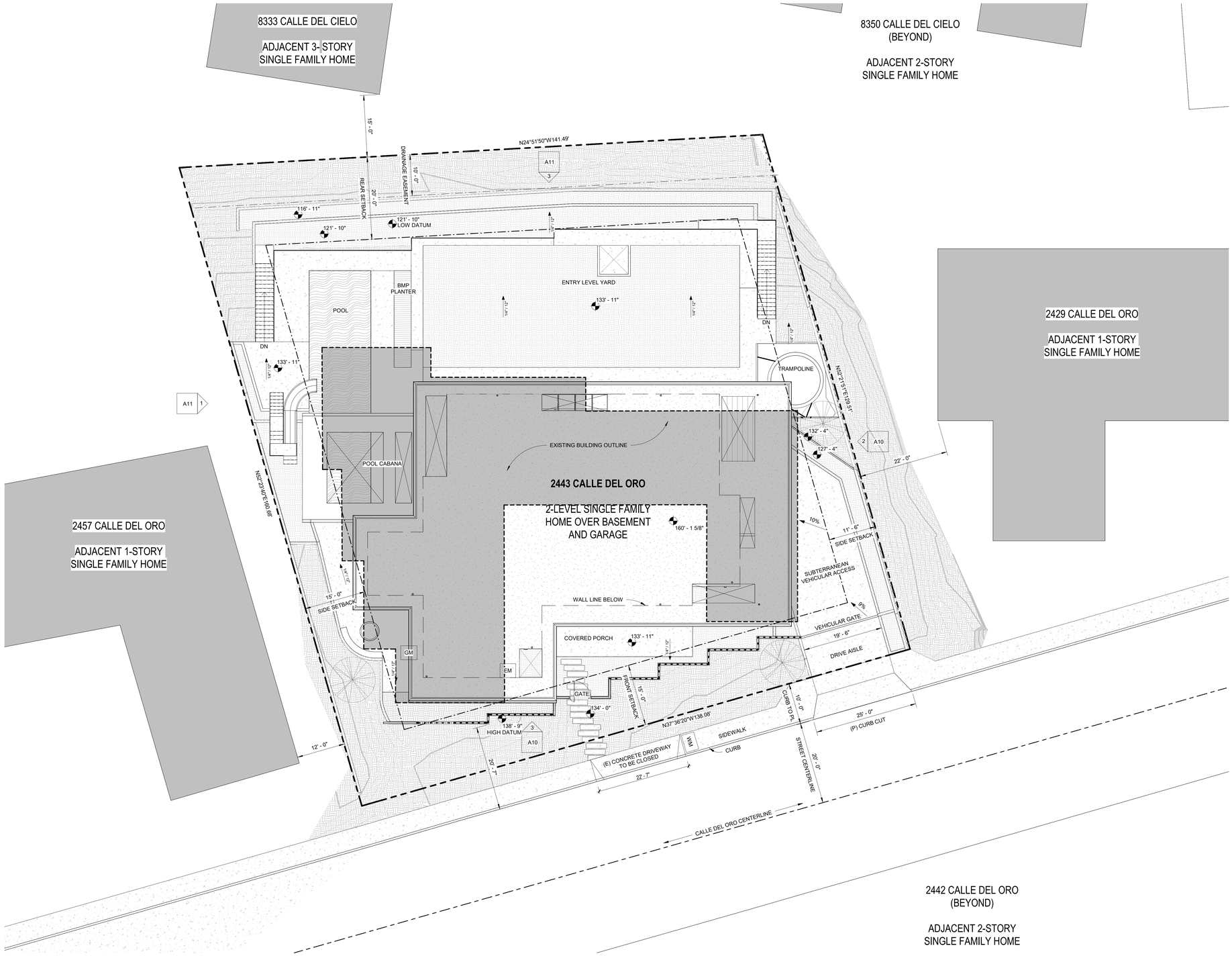
	ADDRESS	ROOF	WALL MATERIAL 1	WALL MATERIAL 2
1.	2429 CALLE DEL ORO	ASPHALT SHINGLES	**VERTICAL WOOD SIDING**	BRICK MASONRY
2.	**2443 CALLE DEL ORO**	**ASPHALT BITUMEN**	**VERTICAL WOOD SIDING**	**PLASTER / CEMENT**
3.	2457 CALLE DEL ORO	SPANISH BARREL TILE	**PLASTER / CEMENT**	
4.	2471 CALLE DEL ORO	SPANISH BARREL TILE	**PLASTER / CEMENT**	
5.	8315 CALLE DEL CIELO	ASPHALT SHINGLES	WHITE BRICK	WOOD SHAKE/SHINGLE
6.	8333 CALLE DEL CIELO	**ASPHALT BITUMEN**	HORIZONTAL STONE	**PLASTER CEMENT**
7.	8347 CALLE DEL CIELO	ASPHALT SHINGLES	**PLASTER / CEMENT**	
8.	8361 CALLE DEL CIELO	SPANISH BARREL TILE	**PLASTER CEMENT**	
9.	2415 CALLE DEL ORO	ASPHALT SHINGLES	**VERTICAL WOOD SIDING**	BRICK MASONRY
10.	2470 CALLE DEL ORO	WOOD SHINGLES	**VERTICAL WOOD SIDING**	BRICK MASONRY
11.	2456 CALLE DEL ORO	SPANISH BARREL TILE	**PLASTER CEMENT**	
12.	2442 CALLE DEL ORO	SPANISH BARREL TILE	**PLASTER CEMENT**	
13.	2430 CALLE DEL ORO	ASPHALT SHINGLES	**PLASTER CEMENT**	
14.	8305 CALLE DEL CIELO	WOOD SHINGLES	HORIZONTAL WOOD SIDING	BRICK MASONRY
15.	8320 CALLE DEL CIELO	**ASPHALT BITUMEN**	STONE ACCENT	**PLASTER CEMENT**
16.	8332 CALLE DEL CIELO	ASPHALT SHINGLES	BATTEN BOARD	HORIZONTAL WOOD SIDING
17.	8350 CALLE DEL CIELO	**ASPHALT BITUMEN** & SHINGLES		**PLASTER CEMENT**
18.	8366 CALLE DEL CIELO	SPANISH BARREL TILE	**PLASTER CEMENT**	
19.	8416 WESTWAY DR	SPANISH BARREL TILE	**PLASTER CEMENT**	BRICK MASONRY

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2443 CALLE DEL ORO

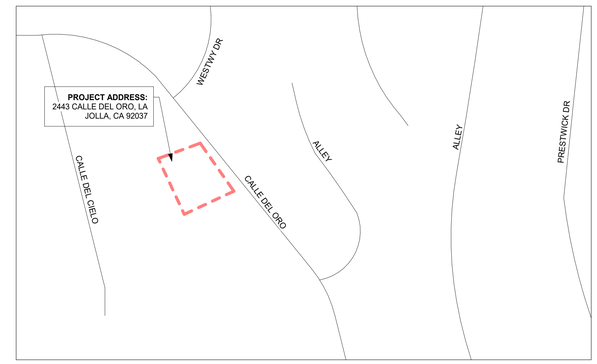
SURROUNDING CONTEXT: **A05**
DATE: **10/15/26**
SCALE: **1" = 50'-0"**



1 SITE PLAN PRESENTATION
1" = 10'-0"

SITE PLAN LEGEND

- IMPERVIOUS SURFACE / CONCRETE
- PERVIOUS SURFACE / LANDSCAPE
- (P) BUILDING ADDITION
- (E) BUILDING FOOTPRINT
- (P) OPEN TO BELOW
- (P) IMPERVIOUS DECK
- (P) ROOF AREA
- WATER
- (P) 5' MASONRY
- (E) 5' MASONRY
- PROPERTY LINE
- SETBACK LINES
- STREET CENTERLINE
- WALL LINE BELOW
- (P) 6' FENCE
- (E) 6' FENCE
- WM — WATER METER
- EM — ELECTRICAL METER
- GM — GAS METER
- FH — FIRE HYDRANT
- TREE

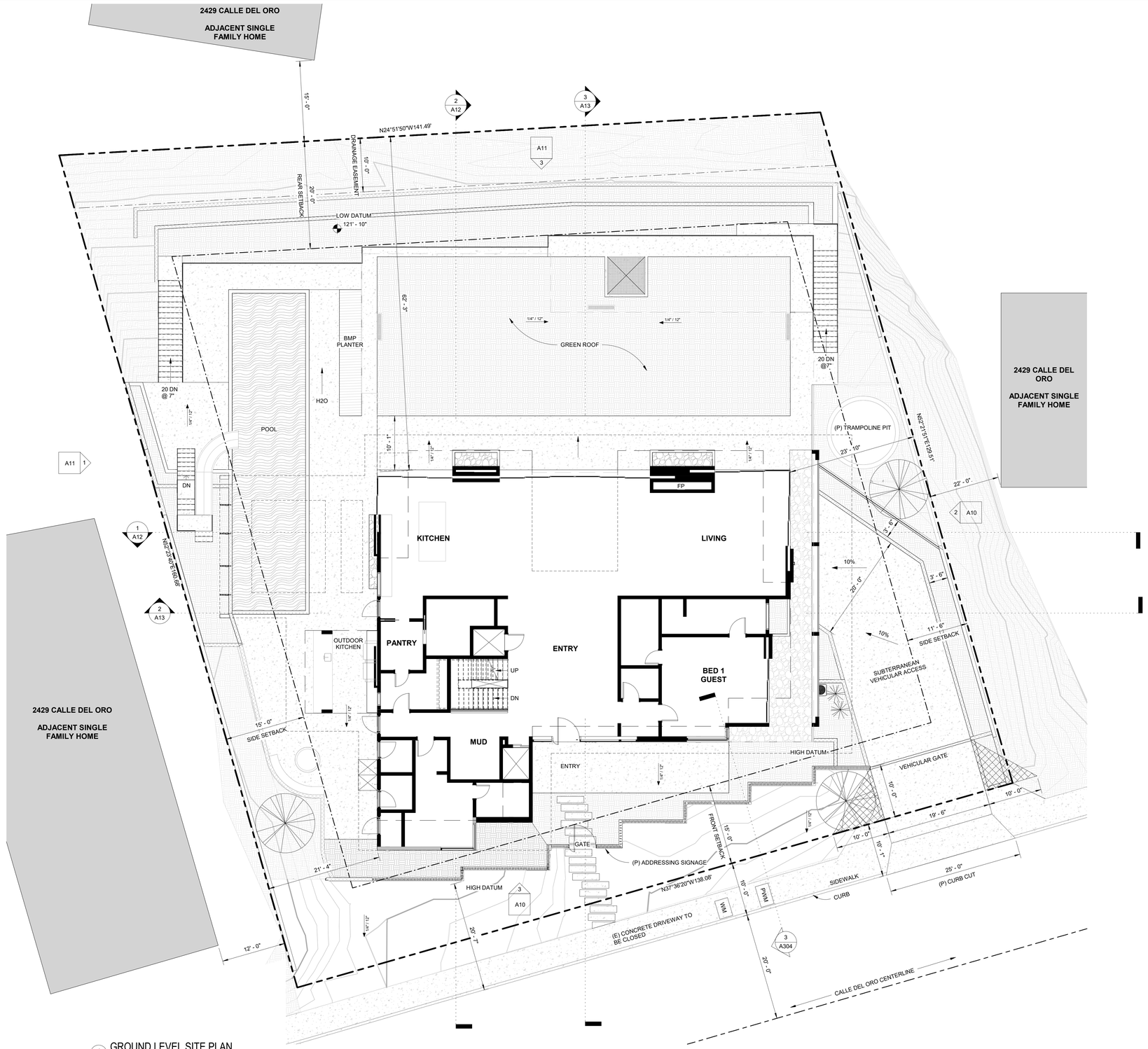


VICINITY MAP

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2443 CALLE DEL ORO

SITE PLAN: **A06**
DATE: **10/15/26**
SCALE: **As indicated**



1 GROUND LEVEL SITE PLAN
1/8" = 1'-0"

SITE PLAN LEGEND

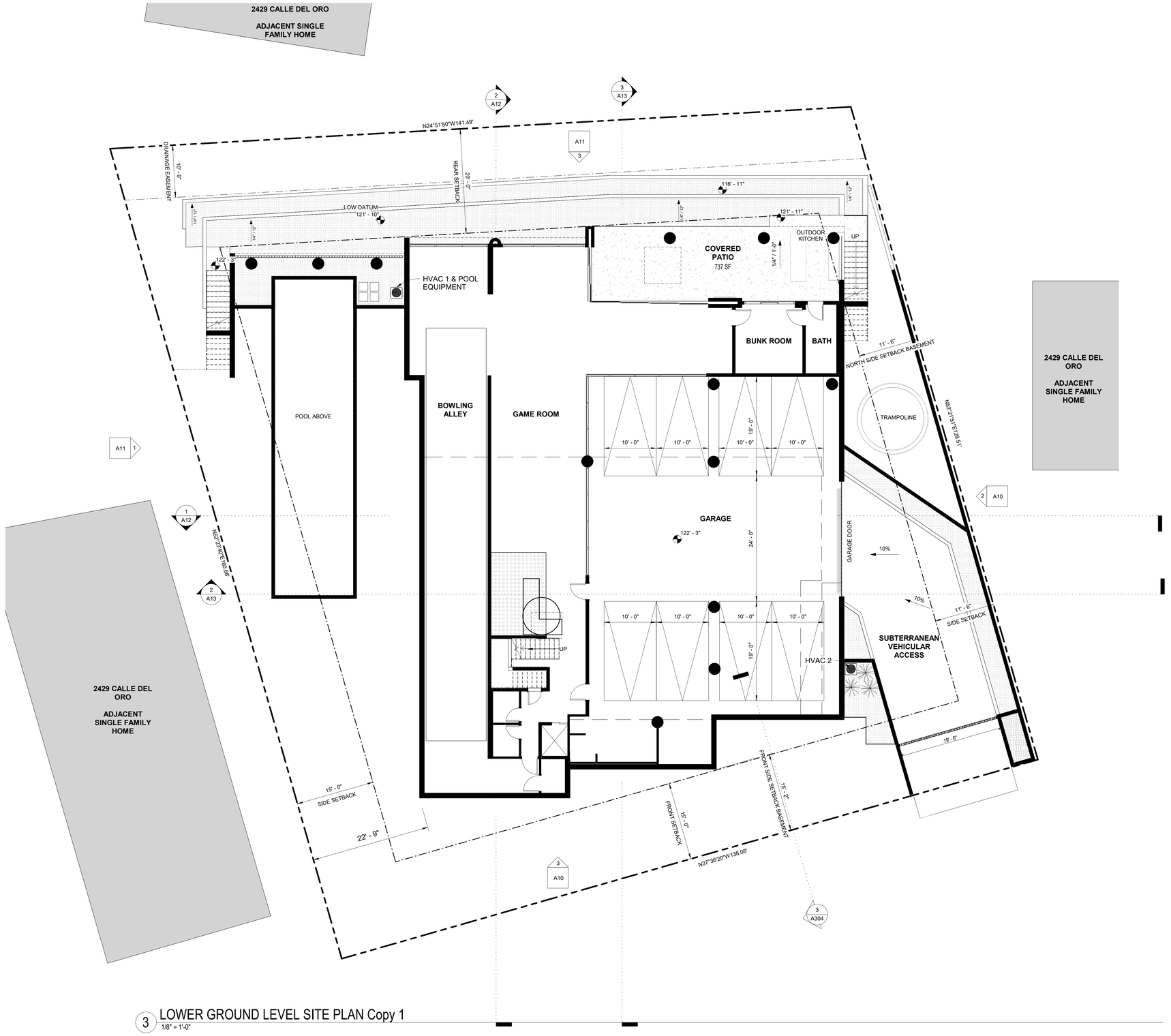
- IMPERVIOUS SURFACE / CONCRETE
- PERVIOUS SURFACE / LANDSCAPE
- IMPERVIOUS DECK
- (P) 0 - HR WALL
- (P) 1 - HR WALL
- PROPERTY LINE
- SETBACK LINES
- STREET CENTERLINE
- WALL LINE BELOW
- WALL LINE ABOVE
- OVERHEAD LINE
- EASEMENT LINE
- (E) 6' FENCE
- (P) 6' FENCE
- H2O — WATER DRAIN FLOW DIRECTION
- WM — WATER METER
- EM — ELECTRICAL METER
- GM — GAS METER
- TREE
- LINEAR TRENCH DRAIN

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2443 CALLE DEL ORO

GROUND LEVEL SITE PLAN: **A07**
DATE: **10/15/26**
SCALE: **As indicated**



3 LOWER GROUND LEVEL SITE PLAN Copy 1
1/8" = 1'-0"

SITE PLAN LEGEND

- IMPERVIOUS SURFACE / CONCRETE
- PERVIOUS SURFACE / LANDSCAPE
- IMPERVIOUS DECK
- (P) 0 - HR WALL
- (P) 1 - HR WALL
- PROPERTY LINE
- SETBACK LINES
- STREET CENTERLINE
- WALL LINE BELOW
- WALL LINE ABOVE
- OVERHEAD LINE
- EASEMENT LINE
- (E) 6' FENCE
- (P) 6' FENCE
- H2O — WATER DRAIN FLOW DIRECTION
- WM — WATER METER
- EM — ELECTRICAL METER
- GM — GAS METER
- TREE
- LINEAR TRENCH DRAIN

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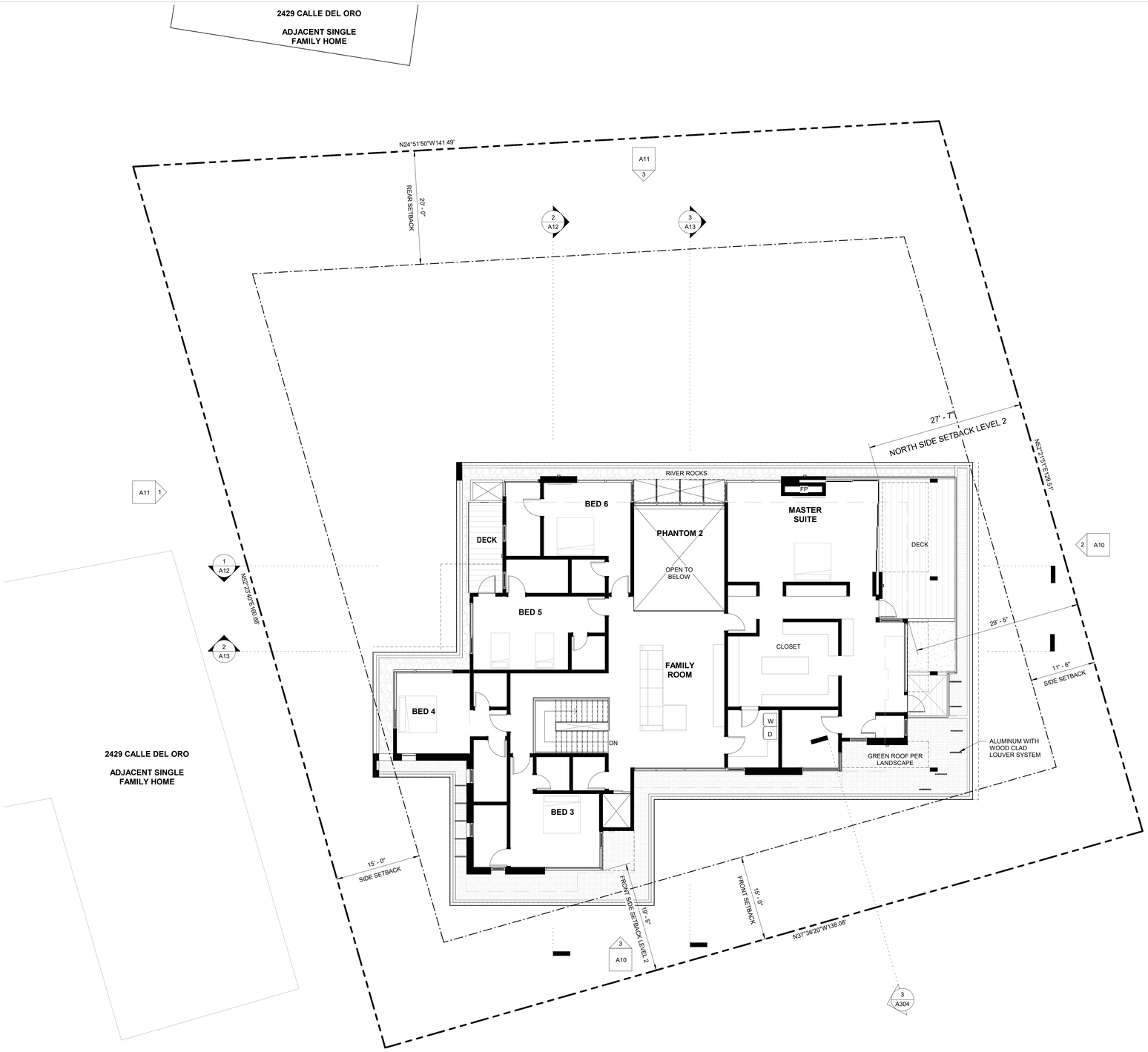
2443 CALLE DEL ORO

BASEMENT LEVEL SITE PLAN

A08

DATE: 10/15/26

SCALE: As indicated



1 (P) LEVEL 2 PRESENTATION
1/8" = 1'-0"

N

LEGEND

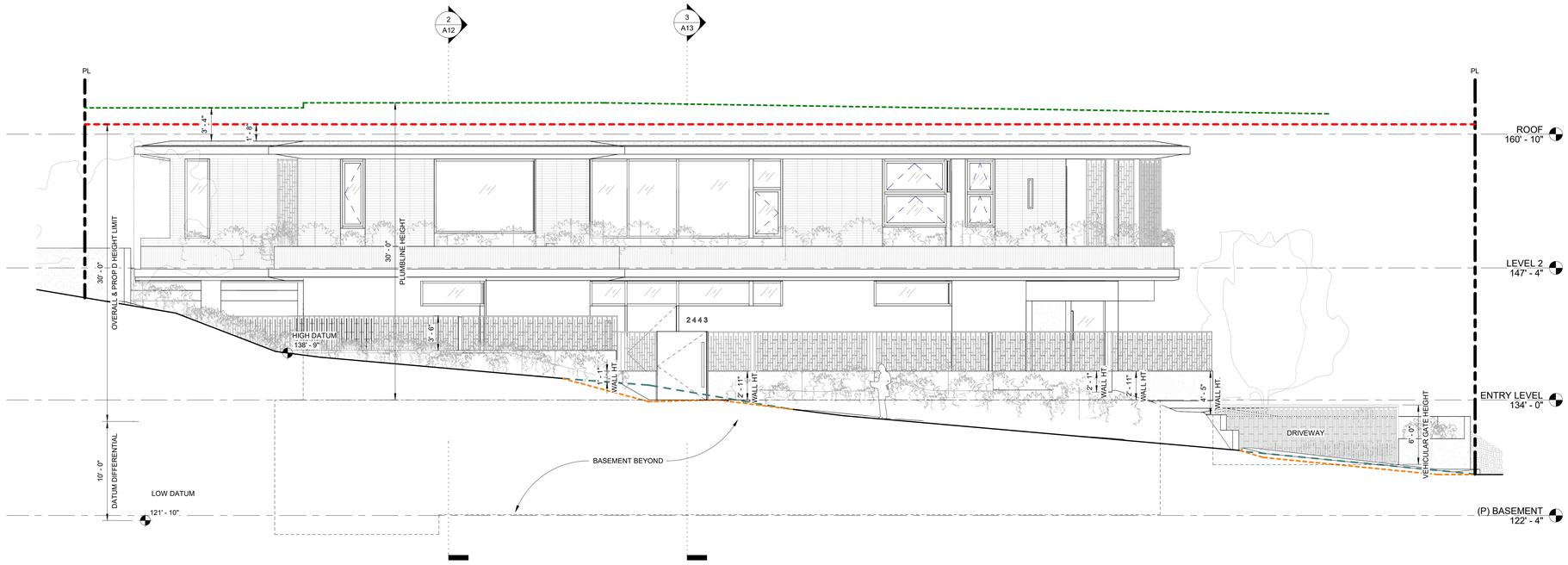
- 4' - 6" — DIMENSION DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
- 4' - 6" — DIMENSION DENOTING CENTERLINE
- 4' - 6" — DIMENSION DENOTING FACE OF FINISH/CLEAR
- (E) WALL
- (N) 1-HR WALL
- (N) MASONRY WALL
- PROPERTY LINE
- SETBACK LINE
- GRID LINE AT FACE OF STUD
- OVERHEAD LINE
- WALL LINE ABOVE
- WALL LINE BELOW
- WH — WATER HEATER (SPEC PER A101)
- CONDENSER (SPEC PER A101)
- W/D — STACKED WASHER/DRYER
- W — WASHER
- D — DRYER
- RANGE
- REF — REFRIGERATOR
- KITCHEN SINK
- DW — DISHWASHER
- TOILET
- VANITY
- SHOWER / TUB
- SHOWER BASIN

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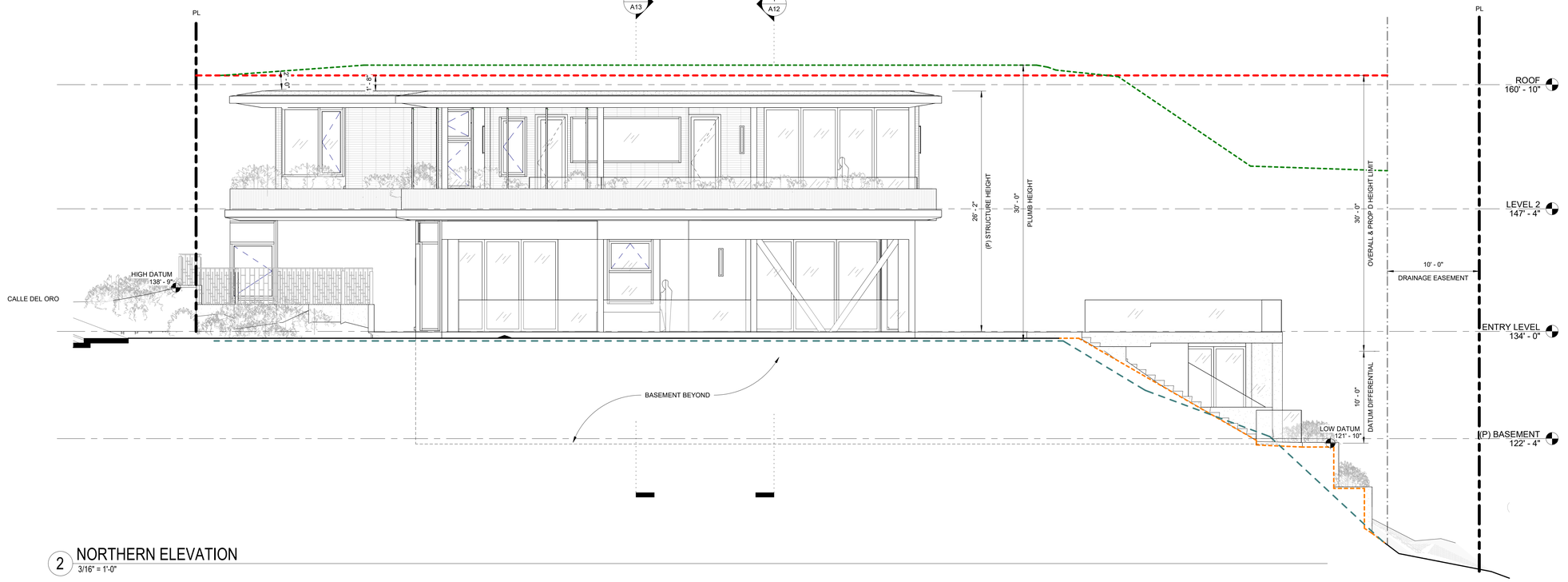
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2443 CALLE DEL ORO

PROPOSED LEVEL 2: **A09**
DATE: **10/15/26**
SCALE: **As indicated**



3 EASTERN ELEVATION
3/16" = 1'-0"



2 NORTHERN ELEVATION
3/16" = 1'-0"

LEGEND

- (E) GRADE LINE (NO CHANGE)
- (E) GRADE LINE (AT CHANGE)
- (P) GRADE LINE AT CHANGE
- PLUMB LINE
- OVERALL & PROP D HEIGHT LIMIT
- PROPERTY LINE
- SETBACK LINE
- PATIO OPEN AREA
- MATERIAL 1 - STUCCO
- MATERIAL 2 - WOOD CLAD ALUMINUM
- MATERIAL 3 - FIBER CEMENT
- MATERIAL 4 - GLASS (NEUTRAL TRIPLE SILVER LOW E)

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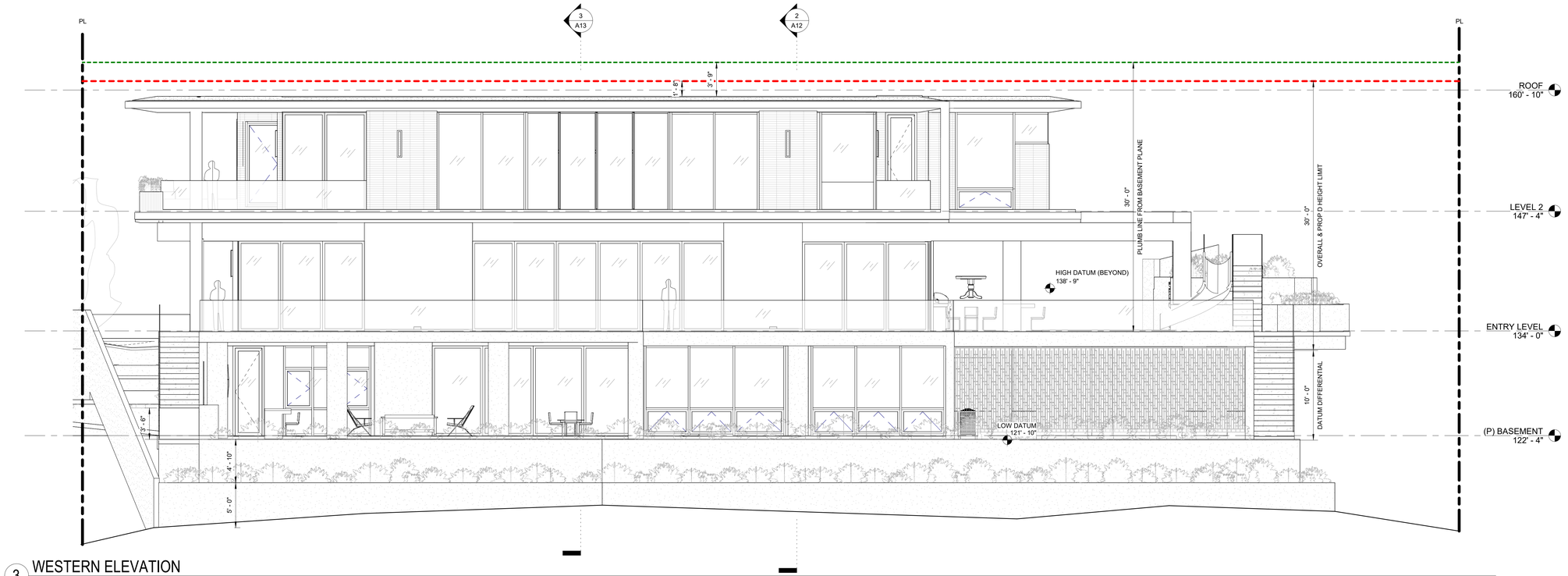
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2443 CALLE DEL ORO

ELEVATIONS: **A10**

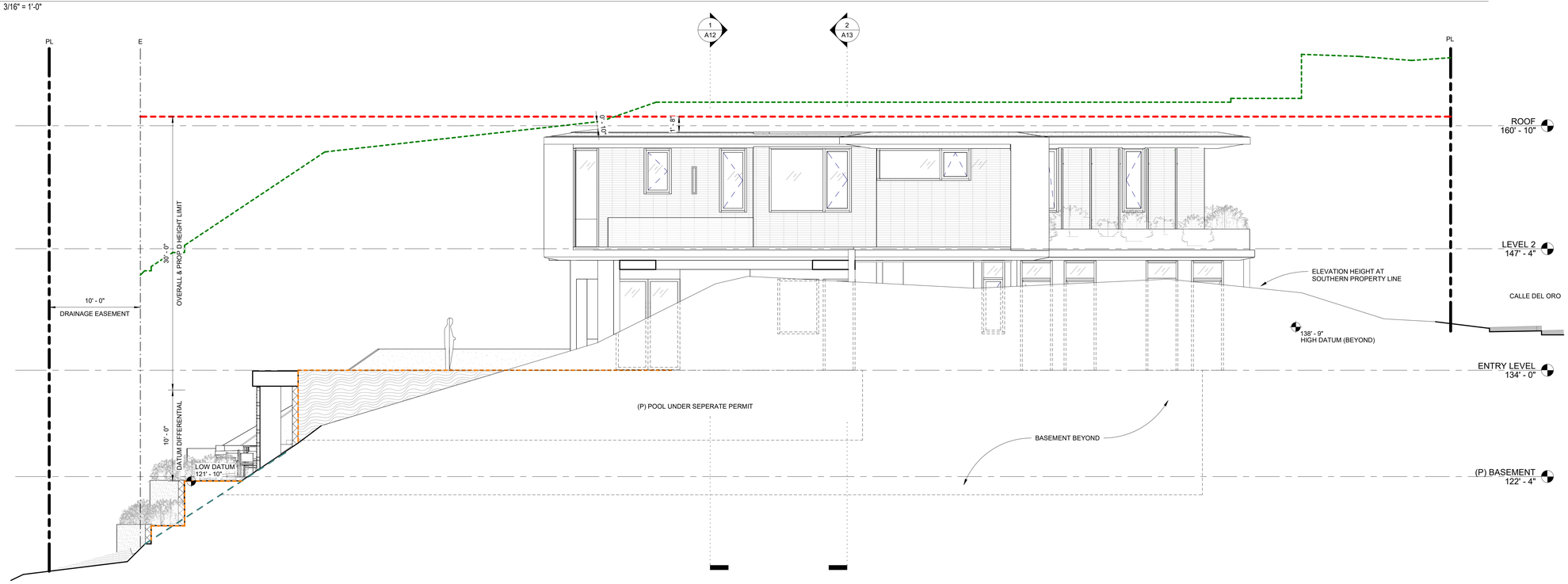
DATE: **10/15/26**

SCALE: **As indicated**



3 WESTERN ELEVATION

3/16" = 1'-0"



1 SOUTHERN ELEVATION

3/16" = 1'-0"

LEGEND

- (E) GRADE LINE (NO CHANGE)
- (E) GRADE LINE (AT CHANGE)
- (P) GRADE LINE AT CHANGE
- PLUMB LINE
- OVERALL & PROP D HEIGHT LIMIT
- PROPERTY LINE
- SETBACK LINE
- PATIO OPEN AREA
- MATERIAL 1 - STUCCO
- MATERIAL 2 - WOOD CLAD ALUMINUM
- MATERIAL 3 - FIBER CEMENT
- MATERIAL 4 - GLASS (NEUTRAL TRIPLE SILVER LOW E)

DEVELOPERS
DESIGNERS
ARCHITECTS
BUILDERS
INVESTORS

LOCAL

400 S Sierra Ave, Ste 100
Solana Beach | CA 92075
619.535.0537

2443 CALLE DEL ORO

ELEVATIONS: **A11**

DATE: **10/15/26**

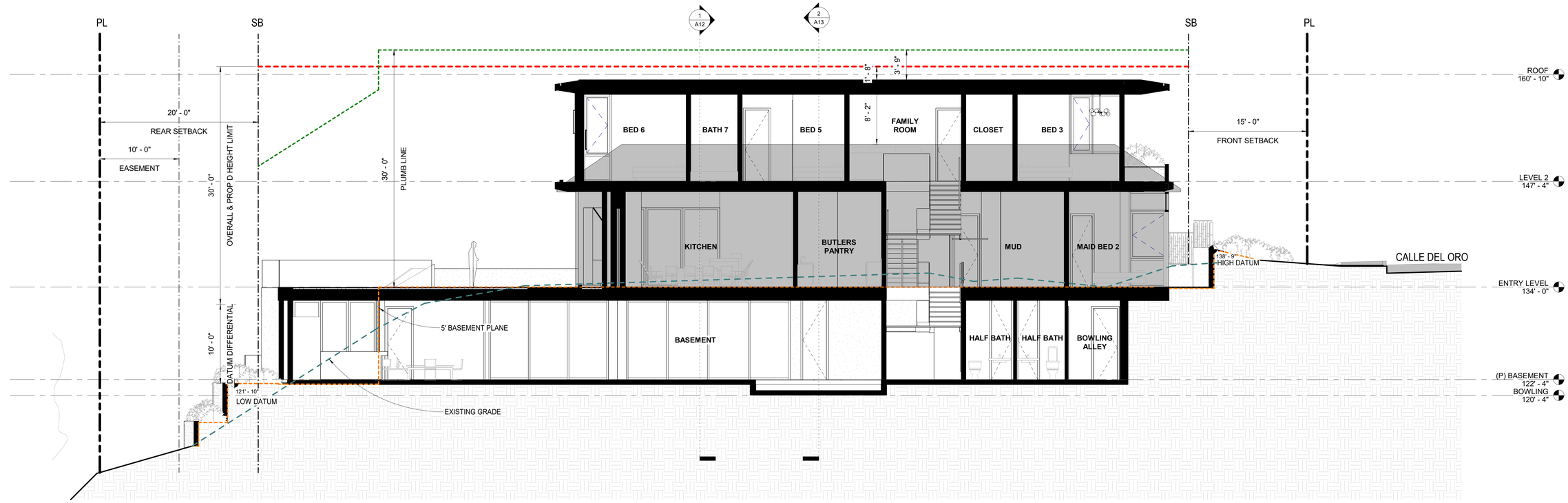
SCALE: **As indicated**



1 SECTION 2 - NORTH / SOUTH 1
3/16" = 1'-0"

LEGEND

- (P) GRADE LINE W/O CHANGE
- (P) GRADE LINE AT CHANGE
- (E) GRADE LINE AT CHANGE
- PLUMB LINE
- PROP D COASTAL HEIGHT LIMIT
- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING OUTLINE



2 SECTION 2 - EAST / WEST 1
3/16" = 1'-0"

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INVESTORS

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2443 CALLE DEL ORO

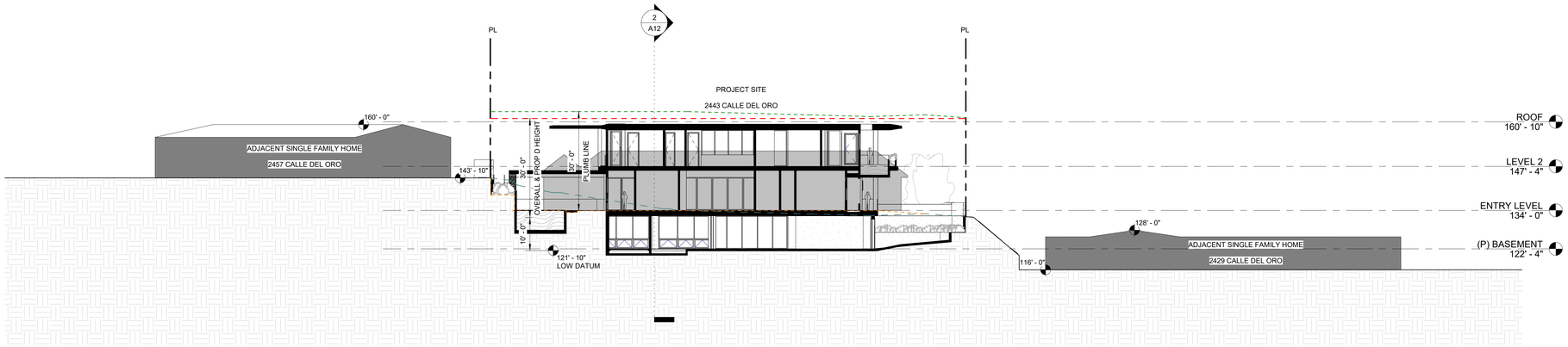
SECTIONS: **A12**

DATE: **10/15/26**

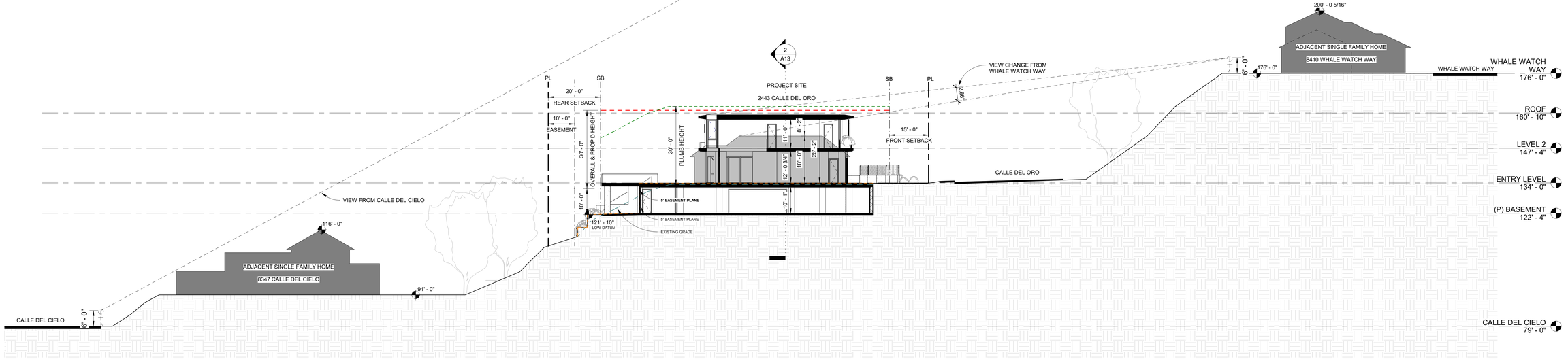
SCALE: **As indicated**

LEGEND

- (P) GRADE LINE W/O CHANGE
- (P) GRADE LINE AT CHANGE
- (E) GRADE LINE AT CHANGE
- PLUMB LINE
- PROP D COASTAL HEIGHT LIMIT
- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING OUTLINE



2 SITE SECTION - NORTH / SOUTH 1
1/16" = 1'-0"



3 SITE SECTION 2 - EAST / WEST 1
1/16" = 1'-0"

DEVELOPERS
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ARCHITECTS
BUILDERS
INVESTORS

LOCAL

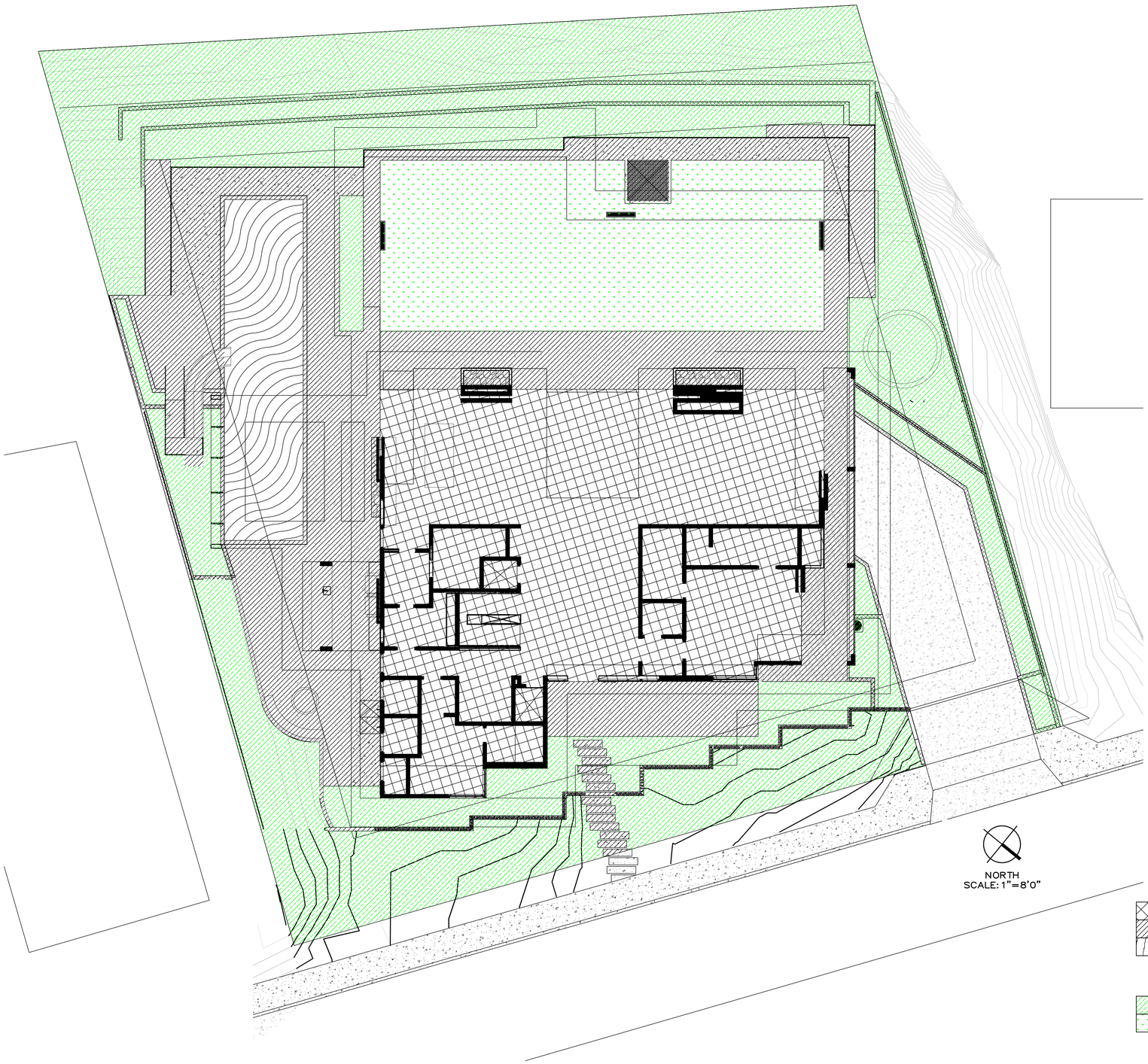
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2443 CALLE DEL ORO

SITE SECTIONS: **A13**

DATE: **10/15/26**

SCALE: **As indicated**



NORTH
SCALE: 1"=8'0"

TOTAL LOT AREA: 20,166 s.f.

STRUCTURE: 4,359 s.f.

PAVING : 5,801 s.f.

POOL; 808 s.f.

TOT. HARD: 10,968 s.f. (54%)
(Includes Pool)

LANDSCAPE: 6,970 s.f.

LOW WATER TURF: 2,228 s.f.

TOT. SOFT: 9,198 s.f. (46%)
(Excludes Pool)

LANDSCAPE AREA CALCULATIONS [LJSPD 103.0304.1(m)]

Total Parcel Area	20,166 s.f.
(30% of Total Parcel Area)	6,049 s.f.
Total Improved Area	10,968 s.f.
Total Improved Area % to Total Parcel Area	54%
Total Landscape Area (excl. pool)	9,198 s.f.
Total Landscape % to Total Parcel Area	46%

2443 Calle Del Oro

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 40

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
1. Low Shrubs	0.2	Drip	0.81	0.25	6,970	1,720.99	42,680
2. Low Lawn	0.3	Drip	0.81	0.62	2,228	825.19	20,465
3. Mod 2nd Flr	0.5	Drip	0.81	0.37	802	495.06	12,278
4. Pool	0.8		0.81	0.99	808	916.54	19,791
				Totals	10,808	4,215.06	95,214
Special Landscape Areas							
[redacted]				1	0	0	0
				1			
				1			
				Totals	0	0	0
						ETWU Total	95,214
						Maximum Allowed Water Allowance (MAWA)*	112,576

Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

Irrigation Method
overhead spray or drip

Irrigation Efficiency
0.75 for spray head
0.81 for drip

ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .42 for all areas.

NOTE: MAWA CALCS INCLUDE 2nd FLOOR PLANTINGS WHICH ARE NOT INCLUDED IN LANDSCAPE AREA CALCULATIONS.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	3,839.3
Total Area *	(A)	10,808
Average ETAF	**B ÷ A**	**0.36**

Average ETAF for Regular Landscape Areas must be 0.42 or below for all areas.
***Square footage includes irrigated areas only. Total landscape for Yard Calculations includes permeable paver areas that are not irrigated.**

All Landscape Areas

Total ETAF x Area	(B+D)	3,839.3
Total Area	(A+C)	10,808
Sitewide ETAF	**(B+D) ÷ (A+C)**	**0.36**

A copy of this form may be obtained from Department of Water Resources website:
http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

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INVESTORS

LOCAL

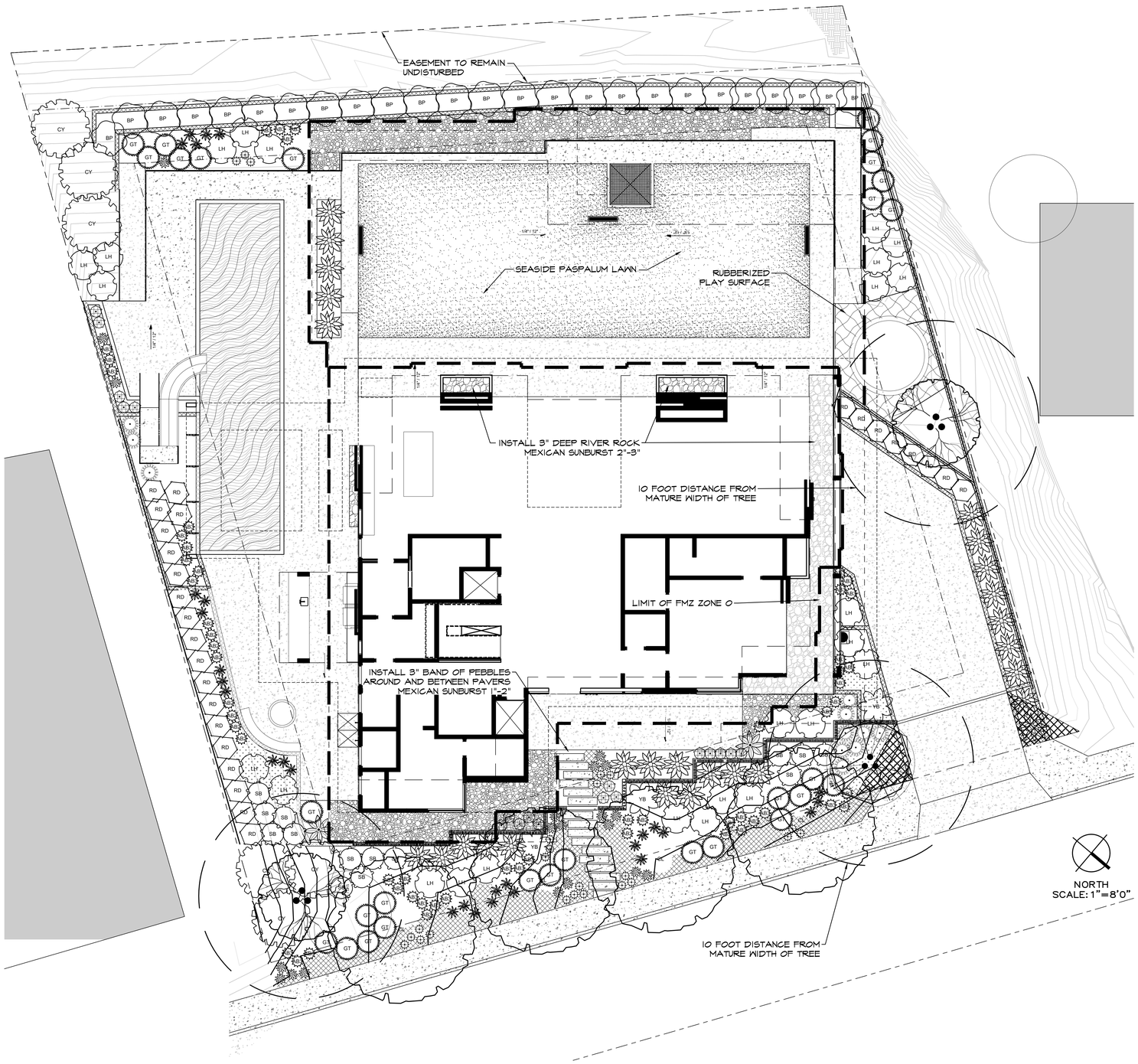
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2443 CALLE DEL ORO

LANDSCAPE: **A14**

DATE: **10/15/26**

SCALE:



PLANT SCHEDULE LEVEL 1 YARD

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	WUCOLS	SIZE	QTY
TREES						
	CL	Cassia leptophylla / Gold Medallion Tree	24"box	LOW	25'hx25'w	4
	LP2	Leptospermum petersonii / Lemon-scented Tea Tree	24"box	LOW	15'hx15'w	2
	LP	Leptospermum petersonii - Mulit-Trunk / Lemon-scented Tea Tree	36"box	LOW	15'hx15'w	1
SHRUBS						
AB3	AB3	Anigozanthos x 'Bush Gold' / Bush Gold Kangaroo Paw	5 gal	LOW	3'hx2'w	44
AB2	AB2	Anigozanthos x 'Bush Ranger' / Bush Ranger Kangaroo Paw	5 gal	LOW	3'hx2'w	14
BP	BP	Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush	1 gal	LOW	3'hx6'w	25
CY	CY	Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper	5 gal	LOW	3'hx10'w	6
GT	GT	Grevillea lanigera 'Mt. Tamboritha' / Mt. Tamboritha Woolly Grevillea	5 gal	LOW	2'hx4'w	29
HT	HT	Hesperaloe parviflora 'Brakelights' / Brakelights Dwarf Red Yucca	5 gal	LOW	3'hx2'w	29
LH	LH	Lantana x 'New Gold' / New Gold Lantana	5 gal	LOW	2'hx5'w	25
LX	LX	Lomandra x 'LM600' / Baby Breeze Mat Rush	5 gal	LOW	3'hx3'w	11
RD	RD	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn Standard	15 gal	LOW	6'hx4'w	27
SB	SB	Salvia leucantha 'Santa Barbara' / Santa Barbara Mexican Bush Sage	5 gal	LOW	3'hx4'w	14
SR	SR	Strelitzia reginae / Bird Of Paradise	15 gal	LOW	5'hx5'w	27
YB	YB	Yucca recurvifolia 'Banana Split' / Banana Split Soft Leaf Yucca	15 gal	LOW	8'hx6'w	3
SUCCULENTS						
	AK	Aeonium x 'Kiwi' / Kiwi Aeonium	1 gal	LOW	2'hx2'w	18
	AB	Aloe brevifolia 'Variegata' / Variegated Short-leaved Aloe	1 gal	LOW	2'hx2'w	24
	AS	Aloe striata / Coral Aloe	1 gal	LOW	2'hx2'w	20
	AH	Aloe x 'Hercules' / Hercules Aloe	24"box	LOW	15'hx15'w	2

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND COVERS				
	PS	Paspalum vaginatum 'Platinum TE' / Platinum TE® Paspalum	sod	LOW
	RS	Ruschia lineolata 'Nana' / Dwarf Carpet of Stars	flat	LOW 6" o.c. 2'hx2'w
	SM	Senecio mandraliscae / Blue Fingers	1 gal	LOW 18" o.c. 12'hx2'w

NOTES:

ALL AREAS OF THE LOT TO BE WATERED WITH INLINE DRIP IRRIGATION AND SHALL BE A LOW WATER HYDROZONE, EXCEPT FOR BMP PLANTER WHICH SHALL BE A MODERATE WATER HYDROZONE. ALL PALMS AND TREES TO BE WATERED WITH BUBBLERS.

ALL BEDS NOT PLANTED WITH GROUND COVER SHALL BE INSTALLED WITH 3" OF PARTIALLY DECOMPOSED MULCH SUCH AS "FOREST FINES" EXCEPT IN FMZ ZONE 0 WHICH SHALL BE INSTALLED WITH PEBBLES.

ALL SHRUBS SHALL BE MAINTAINED UNDER 4' IN HIEGHT EXCEPT FOR ACCENTS SUCH AS ALOE TREE AND YUCCA WHICH SHALL BE MAINTAINED CLEAN OF DEAD FRONDS.

DEVELOPERS
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2443 CALLE DEL ORO

LANDSCAPE: **A15**

DATE: **10/15/26**

SCALE:











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2443 CALLE DEL ORO

RENDERS: **A16**

DATE: **10/15/26**

SCALE:

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, CONSTRUCTION MANAGEMENT AND FIELD SERVICES DIVISION (858) 627-3200.

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 SANDIEGO 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 COMMERCIALLY 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. PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.0104, 43.0310, 129.0104(a)(4), AND 142.0220, PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO, STORM WATER COMPLIANCE INSPECTION REQUIREMENTS ASSOCIATED WITH EACH PERMIT.

CONSTRUCTION BMP GENERAL NOTES

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY EROSION AND SEDIMENT CONTROLSHALL 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 BMPS 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 BMPS 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 BMPS WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS 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 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 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 BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

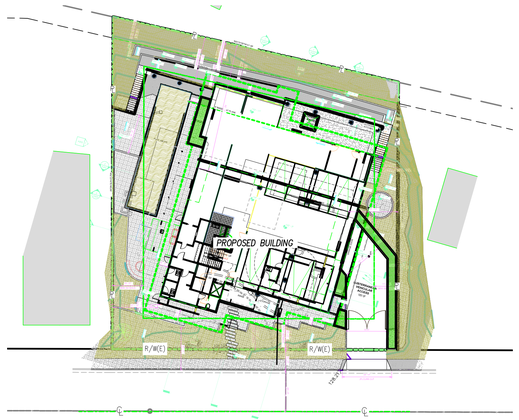
16. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPS AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS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

GRADING DATA TABLE

MAXIMUM CUT UNDER BUILDING FOOTPRINT:	12.5 FT.
MAXIMUM CUT OUTSIDE BUILDING FOOTPRINT:	12.0 FT.
MAXIMUM FILL UNDER BUILDING FOOTPRINT:	0 FT.
MAXIMUM FILL OUTSIDE BUILDING FOOTPRINT:	0 FT.



KEY MAP

NOT TO SCALE

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.

ROSS E. PEABODY R.C.E. NO. 51,090 EXP. 09-30-27

07/15/26
DATE

REGISTERED PROFESSIONAL ENGINEER ROSS E. PEABODY No. 51090 CIVIL Exp. 9-30-27 STATE OF CALIFORNIA

OWNER/APPLICANT

KORRI WRIGHT & MICHAEL HALL
2443 CALLE DEL ORO, SAN DIEGO, CA. 92037
CONTACT: MICHAEL HALL (858) 901-4103

REFERENCE DRAWINGS

SEWER ——— 20313-D
WATER ——— 20313-D

SITE ADDRESS

2443 CALLE DEL ORO, SAN DIEGO CA, 92037

TOPOGRAPHY SOURCE

KIMLEY HORN ENGINEERING, 1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE CA
TOPO SOURCE METHOD (ALTA/NSPS LAND TITLE SURVEYS)
FIELD WORK WAS COMPLETED ON JANUARY 18, 2024

BENCHMARK

CITY OF SAN DIEGO VERTICAL CONTROL PER BENCHMARK BRASS PLUG LOCATED AT THE SOUTHWEST CORNER OF CALLE DEL CIELO AND CALLE DEL ORO.

ELEVATION = 70.471' DATUM MEAN SEA LEVEL

ASSESSORS PARCEL NUMBER

346-201-02

EXISTING LEGAL DESCRIPTION

LOT 2 OF PRESTWICK ESTATES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 4392 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 13, 1959.

WORK TO BE DONE

PRIVATE SITE IMPROVEMENTS TO BUILD A NEW CUSTOM HOME ON THE LOT. PUBLIC IMPROVEMENTS INCLUDE CONSTRUCTION OF A DRIVEWAY AND CONNECTION TO EXISTING SEWER AND WATER SERVICES TO THE LOT. THESE IMPROVEMENTS WILL BE COMPLETED TO THE FOLLOWING STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

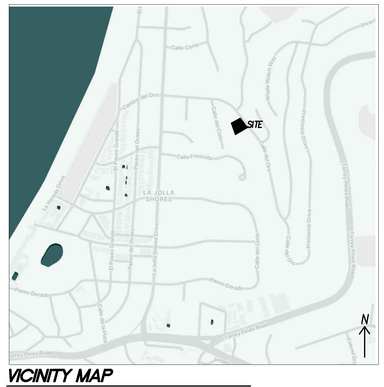
DOCUMENT NO.	DESCRIPTION
ECP101012 2-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2021 EDITION
ECP101012 2-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2021 EDITION
PWP101011 9-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PWP106012 1-10	CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES REVISION 6(CA MUTCD REV6), 2014 EDITION
PWP103011 9-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD SPECIFICATIONS, 2018 EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
ECP101012 2-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2021 EDITION
PWP103011 9-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD PLANS, 2018 EDITION

SHEET INDEX

C10	TITLE SHEET
C21	GROUND FLOOR GRADING & IMPROVEMENT PLAN
C22	EROSION CONTROL PLAN



VICINITY MAP

NO SCALE

IMPERVIOUS AREA SUMMARY

ONSITE:

EXISTING IMPERVIOUS	8,681 SF
EXISTING PERVIOUS	11,348 SF
REPLACED IMPERVIOUS	10,225 SF
REPLACED PERVIOUS	9,804 SF
TOTAL IMPERVIOUS	10,225 SF
TOTAL LOT SIZE	20,029 SF

EARTHWORK QUANTITIES

EXCAVATION(EXCLUDING POOL, BASEMENT & DRIVEWAY):	55 C.Y.
FILL BEHIND RETAINING WALLS ON WEST:	83 C.Y.
NET FILL:	28 C.Y.

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San Deigo, Ca.

NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2025.

DATE: 07/15/2026
AL PROJECT NUMBER:
DSD PROJECT NUMBER:

CIVIL
TITLE SHEET

C10



GROUND LEVEL GRADING PLAN

SCALE: 1"=10'

LEGEND:

- EXISTING ROAD CENTER LINE
- EXISTING ROAD RIGHT OF WAY LINE
- PROJECT PROPERTY LINE/ ROAD RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED GRADE BREAK LINE
- PROPOSED SIDEWALK OR CONCRETE SLOPE (2%)
- EXISTING CONCRETE GRADE (456.62(E))
- PROPOSED PAVEMENT GRADE (456.62P)
- PROPOSED FLOWLINE GRADE (456.62FL)
- PROPOSED CONCRETE GRADE (456.62C)
- PROPOSED PERIMETER RETAINING WALL
- PROPOSED 8" STORM DRAIN LINE WITH 6" AREA DRAIN AND GRATE (8"SD)
- PROPOSED STORMWATER PLANTER OR VEGETATED BIO-SWALE
- PROPOSED CONCRETE SIDEWALK OR WALKWAY
- PROPOSED BUILDING FINISHED FLOOR ELEVATION (F.F.=457.00)

IMPROVEMENT PLAN NOTES

(22A) *PLACE 4 L.F. OF 6" GRAVITY DRAIN PIPE @S=0.005 FROM STORMWATER PLANTER TO RISER AREA DRAIN IN WHERE SHOWN. FL@ STORMWATER PLANTER=132.00, FL@RISER AREA DRAIN= 132.02*

(22) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.02, RIM=133.82.*

(23) *PLACE 4 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.13, FL@ RISER D.I.(OUT)= 132.11.*

(24) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.13, RIM=133.15.*

(25) *PLACE 31 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.17, FL@ RISER D.I.(OUT)= 132.02.*

(26) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.17, RIM=133.85.*

(27) *PLACE 20 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.27, FL@ RISER D.I.(OUT)= 132.17.*

(28) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.27, RIM=133.85.*

(29) *PLACE 5 L.F. OF 6" GRAVITY DRAIN PIPE @S=0.005 FROM STORMWATER PLANTER TO RISER AREA DRAIN IN WHERE SHOWN. FL@ STORMWATER PLANTER=132.00, FL@RISER AREA DRAIN= 132.03*

(30) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.03, RIM=133.81.*

(31) *PLACE 13 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.10, FL@ RISER D.I.(OUT)= 132.03.*

(32) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.10, RIM=133.87.*

(33) *PLACE 10 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.15, FL@ RISER D.I.(OUT)= 132.10.*

(34) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.15, RIM=133.87.*

(35) *PLACE 10 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.20, FL@ RISER D.I.(OUT)= 132.15.*

(36) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.20, RIM=133.86.*

(37) *PLACE 16 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.28, FL@ RISER D.I.(OUT)= 132.20.*

(38) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.28, RIM=133.86.*

(39) *PLACE 16 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.36, FL@ RISER D.I.(OUT)= 132.28.*

(40) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.36, RIM=133.86.*

(41) *CONSTRUCT 32 L.F.6" TRENCH DRAIN. SLOPE TRENCH DRAIN @ S=0.010 FROM WEST END TO EAST END AND INSTALL 6" DISCHARGE PIPE FROM TRENCH DRAIN INTO RISER AREA DRAIN; TRENCH DRAIN RIM=133.93, FL WEST END= 132.83, FL EAST END= 132.51, FL 6" DISCHARGE PIPE @ RISER AREA DRAIN = 132.03.*

(42) *NEW BIOFILTRATION STORMWATER PLANTER (RAISED PLANTERS) PER DETAIL SHEET C202.*

(43) *PLACE 2 L.F. OF 6" GRAVITY DRAIN PIPE @S=0.020 FROM STORMWATER PLANTER TO RISER AREA DRAIN IN WHERE SHOWN. FL@ STORMWATER PLANTER=126.50, FL@RISER AREA DRAIN= 126.54*

(44) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=126.54, RIM=133.88.*

(45) *PLACE 44 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=131.65, FL@ RISER D.I.(OUT)= 131.87.*

(46) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=131.87, RIM=133.11.*

(47) *PLACE 47 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.11, FL@ RISER D.I.(OUT)= 131.87.*

(48) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.11, RIM=133.11.*

(49) *PLACE 12 L.F. OF 6" GRAVITY DRAIN PIPE @S=0.005 FROM STORMWATER PLANTER TO RISER AREA DRAIN IN WHERE SHOWN. FL@ STORMWATER PLANTER=132.00, FL@RISER AREA DRAIN= 132.06*

(50) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.06, RIM=133.30.*

(51) *PLACE 12 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.12, FL@ RISER D.I.(OUT)= 132.06.*

(52) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.12, RIM=133.30.*

(53) *PLACE 12 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.18, FL@ RISER D.I.(OUT)= 132.12.*

(54) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.18, RIM=133.30.*

(55) *PLACE 7 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.22, FL@ RISER D.I.(OUT)= 132.18.*

(56) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.22, RIM=133.30.*

(57) *PLACE 14 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.29, FL@ RISER D.I.(OUT)= 132.22.*

(58) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.29, RIM=133.30.*

(59) *PLACE 8 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.33, FL@ RISER D.I.(OUT)= 132.29.*

(60) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.33, RIM=133.20.*

(61) *PLACE 14 L.F. OF 6" GRAVITY DRAIN PIPE @ S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.40, FL@ RISER D.I.(OUT)= 132.33.*

(62) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.40, RIM=133.20.*

(63) *PLACE 11 L.F. OF 6" GRAVITY DRAIN PIPE @S=0.005 FROM RISER AREA DRAIN INLET TO RISER AREA DRAIN INLET; FL@ RISER D.I.(IN)=132.45, FL@RISER D.I.(OUT)= 132.40.*

(64) *INSTALL 6" RISER AREA DRAIN INLET STRUCTURE PER DETAIL SHEET C202; FL=132.45, RIM=133.20.*

(65) *CONSTRUCT NEW DRIVEWAY PER CITY OF SAN DIEGO STD. DWG. SDG-162.*

(66) *REMOVE EXISTING DRIVEWAY AND RECONSTRUCT EXISTING CURB, GUTTER & SIDEWALK PER CITY OF SAN DIEGO STD. DWG. SDG-151 & SDG-155.*

(17) *CONCRETE PATIO TO GRADES SHOWN PER LANDSCAPE PLAN SPECIFICATIONS – MINIMUM 4"P.C.C. OVER 6"AB.*

(18) *CONSTRUCT NEW DRIVEWAY MINIMUM 6"P.C.C., OVER 6"AB WITH #4 BARS @ 24" O.C AT CENTER OF SLAB EA. WAY. SEE SHEET C204 FOR GRADES AND CONSTRUCTION DETAILS.*

(19) *RETAINING WALL TO HEIGHT SHOWN PER STRUCTURAL PLANS.*

AGREEMENT DATA

APPROVAL TYPE	DESCRIPTION	APPROVAL NO.	DOCUMENT NO.	SEE SHEET NUMBER(S)
SWMDCMA		AGR-000XXXX		10XXXX-1 THRU 7-D

SCALE: 1"=10'

ROSS E. PEABODY R.C.E. NO. 51090 EXP. 09-30-27

05/29/26
DATE

REGISTERED PROFESSIONAL ENGINEER
ROSS E. PEABODY
No. C51090
EXP. 9-30-27
CIVIL
STATE OF CALIFORNIA

DEVELOPERS
DESIGNERS
ARCHITECTS
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INVESTORS
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2443 Calle Del Oro San Deigo, Ca.

NO.:	ISSUANCE/REVISION:	DATE:

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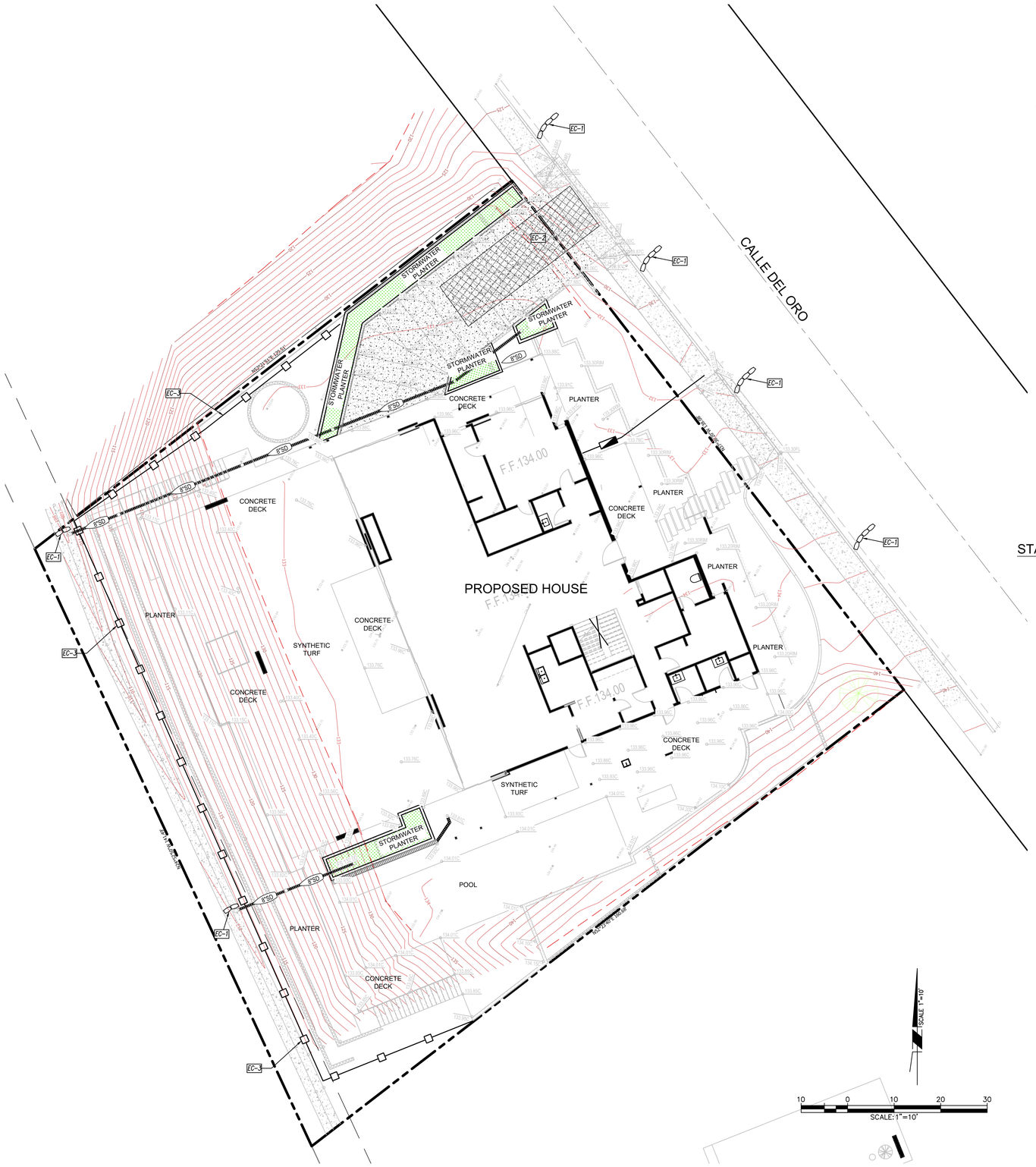
DATE: 07/15/2026

AL PROJECT NUMBER:

DSD PROJECT NUMBER:

GRADING & IMPROVEMENT PLAN

C21



EROSION CONTROL NOTES

EC-1 : SCHEDULING
EC-2 : PRESERVATION OF EXISTING VEGETATION

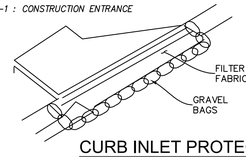
SE-1 : SILT FENCE
SE-6 : GRAVEL BAG BERM
SE-7 : STREET SWEEPING AND VACUUMING
SE-10 : STORM DRAIN INLET PROTECTION

WE-1 : WIND EROSION CONTROL

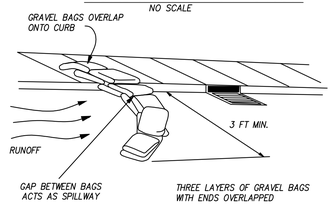
NS-1 : WATER CONSERVATION PRACTICES
NS-3 : PAVING AND GRINDING OPERATIONS
NS-6 : ILLICIT CONNECTION/DISCHARGE
NS-7 : POTABLE WATER/IRRIGATION
NS-12 : CONCRETE CURING
NS-13 : CONCRETE FINISHING

WM-1 : MATERIAL DELIVERY AND STORAGE
WM-2 : MATERIAL USE
WM-3 : STOCKPILE MANAGEMENT
WM-4 : SPILL PREVENTION AND CONTROL
WM-5 : SOLID WASTE MANAGEMENT
WM-6 : HAZARDOUS WASTE MANAGEMENT
WM-8 : CONCRETE WASTE MANAGEMENT
WM-9 : SANITARY/SEPTIC WASTE MANAGEMENT
WM-10: LIQUID WASTE MANAGEMENT

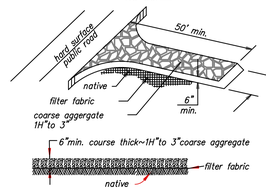
TC-1 : CONSTRUCTION ENTRANCE



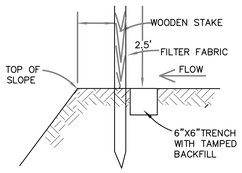
CURB INLET PROTECTION
NO SCALE



GRAVEL BAGS
NO SCALE



STABILIZED CONSTRUCTION ENTRANCE/EXIT
NO SCALE



TYPICAL SECTION FOR SILT FENCE
NO SCALE

LEGEND

ITEM		CASQA BMP #	SYMBOL
EC-1	GRAVEL BAGS	SE-6	. . . . .
EC-2	STABILIZED CONSTRUCTION ENTRANCE/EXIT (RUMBLE PLATES)	TC-1	
EC-3	SILT FENCE	SE-1	
	DRAINAGE DIRECTION		

EROSION CONTROL 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 BMPS SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.

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 BMPS THAT ARE ACCEPTABLE TO THE ENGINEER AND AS INDICATED IN THE SWPPP/WPCP

8. THE CONTRACTOR OR QUALIFIED PERSON SHALL CLEAR DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND AFTER EACH RAIN EVENT.

9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF THE DISCHARGE. AS SOON AS PRACTICAL, ANY AND ALL WASTE MATERIAL, SEDIMENT AND DEBRIS FROM EACH NON STORM WATER 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 BMPS WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS 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 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 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 BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPS AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS 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 BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXIT AREA SHALL BE ON LEVEL, STABILIZED GROUND. THE ENTRANCE AND EXIT AREA SHALL BE CONSTRUCTED BY OVERLAYING THE STABILIZED ACCESS AREA WITH 3 TO 6 DIAMETER STONES. THE AREA SHALL BE MINIMUM 50' LONG X 30' WIDE. IN LIEU OF STONE COVERED AREA, THE CONTRACTOR MAY CONSTRUCT RUMBLE RACKS OF STEEL PANELS WITH RIDGES MINIMUM 20' LONG X 30' WIDE CAPABLE OF PREVENTING THE MIGRATION OF CONSTRUCTION MATERIALS INTO THE TRAVELED WAYS.

18. PERFORMANCE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING WATER POLLUTION CONTROL MEASURES BASED ON PERFORMANCE STANDARDS. PERFORMANCE STANDARDS SHALL INCLUDE:

A. NON-STORM WATER DISCHARGES FROM THE SITE SHALL NOT OCCUR TO THE MEP3. STORM WATER DISCHARGES SHALL BE FREE OF POLLUTANTS INCLUDING SEDIMENT TO THE MEP.

B. EROSION SHALL BE CONTROLLED BY ACCEPTABLE BMPS TO THE MEP. IF RILLS AND GULLIES APPEAR THEY SHALL BE REPAIRED AND ADDITIONAL BMPS INSTALLED TO PREVENT A REOCCURRENCE OF EROSION.

C. AN INACTIVE AREA SHALL BE PROTECTED TO PREVENT POLLUTANT DISCHARGES. A SITE OR PORTIONS OF A SITE SHALL BE CONSIDERED INACTIVE WHEN CONSTRUCTION ACTIVITIES HAVE EASED OR A PERIOD OF 14 OR MORE CONSECUTIVE DAYS.

ROSS E. PEABODY R.C.E. NO. 51090 EXP. 09-30-27

05/29/26
DATE

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DATE: 07/15/2026
AL PROJECT NUMBER:
DSD PROJECT NUMBER:

EROSION CONTROL PLAN

C22

THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Project Address 2443 Calle Del Oro
San Diego, CA 92037

Project Type Discretionary Project

Primary Contact Aaron Borja
aaronb@architectslocal.com

Instructions

The following issues require corrections to the documents submitted.

Other

Community Planning Group

Sarah Hatinen
SHatinen@sandiego.gov
(619) 446-5394

[Comment 00069 | Page | Open]

Community Planning Group Recommendation
Please contact Lisa Kriedeman, Chairperson of the La Jolla Community Planning Association, at info@lajollacpa.org or LisaK.LJCPA.com to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Project Manager, Sarah Hatinen.

https://www.sandiego.gov/sites/default/files/dsdib620.pdf

DSD-Engineering Review

Layth Al Ani
lalani@sandiego.gov
619-236-7713

[Comment 00001 | Page | Open]

These comments are a draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff are unable to process formal, intermediate plan changes and updates outside the full submission cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (Information Only – No Action Required)

[Comment 00002 | Page | Open]

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The Engineering Review Section has reviewed the subject development and has the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Tentative Map and Neighborhood Development Permit Plans.

[Comment 00003 | Page | Open]

The San Diego Water Board adopted Order No. R9-2013-0001, as amended by Order No. R9-2015-001 and R9-2015-0100, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Stormwater Standards in effect at the time of approval of the ministerial permit. The current Stormwater Development Regulations were updated in 2024; this project will be subject to those regulations.

[Comment 00004 | Page | Open]

Please add the following note to plans: The proposed project will comply with all the requirements of the current City of San Diego Stormwater Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current stormwater permanent BMP design standards are incorporated into the project.

[Comment 00005 | Page | Open]

Revise the Site Plan. Add a note that states: 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.

[Comment 00006 | Page | Open]

The applicant shall submit a Conceptual Grading Plan that shows the following: Grading quantities and maximum depth of cut/fill areas. The Grading Plan shall show existing and proposed grading contours, the topographic source, date, and MSL datum. The plan shall include the proposed finished pad elevations, drainage patterns, and slope gradients. Show the collection/discharge points for any site and roof drains.

[Comment 00007 | Page | Open]

Please revise sheet C100 and provide a Grading Data Table to add the following information:

Max cut depth under building footprint ____ ft

Max cut depth outside building footprint ____ ft

Max fill depth under building footprint ____ ft

Max fill depth outside building footprint ____ ft

[Comment 00008 | Page | Open]

Please note that the project will require a grading permit. Please refer to San Diego Municipal Code (SDMC) section 129.0602, grading permit regulation

[Comment 00009 | Page | Open]

Drainage study: The applicant will be required to add a discussion to the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board under the Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note that if the proposed project is subject to

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regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance.

[Comment 00010 | Page | Open]

Revise the Site Plan. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

[Comment 00011 | Page | Open]

A hydrologic analysis shall be provided to assess the pre-developed and post-developed condition 100-year peak flows to each discharge location. Peak flow attenuation shall be provided when the post-developed condition 100-year peak flow exceeds the pre-developed 100-year peak flow. To simulate peak flow attenuation, the inflow hydrograph should be constructed based on a 6-hour design storm as detailed in guidance provided by the County of San Diego. Stage-storage and stage-discharge data should be developed following Conjunctive Use Guidelines set forth by the County of San Diego, and the routed outflow hydrograph should be generated using computational methods. Following the detention routing, report the 100-year peak inflow and hydrograph, the 100-year peak outflow and hydrograph, and the 100-year water surface elevation in the detention facility, to the satisfaction of the City Engineer.

[Comment 00012 | Page | Open]

The project is located within the ASBS watershed and is a high threat to water quality. Submit a revised DS-560 to include ASBS and revised project scope.

[Comment 00013 | Page | Open]

SWQMP Page 17 - The proposed project description seems to indicate the project will comply with HMP requirements within the planters. However, page 21 of the SWQMP seems to indicate the project is HMP Exempt.

[Comment 00014 | Page | Open]

SWQMP - If HMP is required, please revise Page 21 accordingly and complete Attachment 2 of the SWQMP.

[Comment 00015 | Page | Open]

SWQMP - If the project is HMP exempt, please complete the HMP Exemption Exhibit on page 11 of the SWQMP template and provide the necessary backup info.

[Comment 00016 | Page | Open]

SWQMP Page 17 - The proposed project description seems to indicate peak flow attenuation is achieved in the biofiltration planters. Please ensure the Drainage Study clearly demonstrates how peak flow attenuation is achieved.

[Comment 00017 | Page | Open]

SWQMP - Attachment 1d - It seems that the project is proposing a no-infiltration category based on the proposed design, which is not acceptable per the Storm Water Standards Manual.

[Comment 00018 | Page | Open]

The proposed project appears to be qualifying for a 'No Infiltration' site category based on the BMPs selected in the SWQMP. Please provide documentation in accordance with Appendices C and D of the City's Storm Water Standards Manual to support this infiltration category. Worksheets C.4-1/C.4-2 are not qualifying documentation.

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[Comment 00019 | Page | Open]

SWQMP - Attachment 1c - Please justify why landscape irrigation is not considered on Worksheet B.3-1: Form I-7.

[Comment 00020 | Page | Open]

SWQMP - Attachment 1e - Since the biofiltration planters are not considered a standard biofiltration basin per Appendix B: B.5.2 of the Storm Water Standards manual due to not having the standard 3:1 side slopes, the project must comply with Volume Retention requirements.

[Comment 00021 | Page | Open]

SWQMP - Please submit Worksheets B.5-2 and B.5-6 to ensure Volume Retention requirements are met. If any amended soils are proposed to comply with volume retention, show and quantify the amended soils on the DMA Exhibit and the tributary impervious area.

[Comment 00022 | Page | Open]

SWQMP – Please revise the BMP Details Exhibit and specifically call out the 3-inch aggregate storage below the underdrain invert per worksheet B.5-1 line#8.

[Comment 00023 | Page | Open]

The SWQMP shall analyze the entire site. Update the DMA map to show and quantify self-mitigating and de minimis DMAs.

[Comment 00024 | Page | Open]

Please add the following to the site plan: This project is located within the ASBS watershed. No dry weather runoff is permitted; the project will be subject to increased inspections, satisfactory to the City Engineer.

[Comment 00025 | Page | Open]

The applicant will be required to construct all public improvements to meet current State Accessibility Compliance and current City Standards, or if damaged during construction (driveways, curb and gutter, sidewalk, right-of-way dedication, etc.). Please refer to SDMC Chapter 14, Article 2, Division 6 for public improvements regulations.

[Comment 00026 | Page | Open]

Dedication: Based on the La Jolla Community Plan and street classification, Calle Del Oro is a 2-lane Collector Street; therefore, a minimum 14-foot parkway with a non-contiguous sidewalk is required per the current City Standard.

[Comment 00027 | Page | Open]

Please add the visibility area triangles, per San Diego Municipal Code Diagram 113-0273 and Diagram 113-02SS, at the driveways on Calle Del Oro. For the driveway, show the visibility areas on private property, which shall extend 10 feet inward along the driveway and along the property line. Add a note that states: No obstruction, including solid walls in the visibility area, shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.

[Comment 00028 | Page | Open]

Please note that additional parkway dedication is required; the visibility triangle must be measured along the new property line.

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[Comment 00029 | Page | Open]

On the Site Plan Sheet #A101, please call out the removal of the Vehicular gate. Alternatively, the applicant must demonstrate that the project will not cause queuing in the public right-of-way. Any gate should remain open during business hours (to be noted in the plans).

[Comment 00030 | Page | Open]

Please refer to SDMC Section 142.0560(j) and Table 142-05M for driveway width requirements (information comment).

[Comment 00031 | Page | Open]

Please note that all private improvements within the ROW require an Encroachments Maintenance and Removal Agreement (EMRA), which is subject to City Engineer approval.

[Comment 00032 | Page | Open]

Development Permit Conditions will be determined on the next submittal when all requested information is provided. (Information Only – No Action Required)

[Comment 00033 | Page | Open]

Please provide a written response to all comments, whether you agree or not, and in case of disagreement, express your reasoning.

[Comment 00034 | Page | Open]

Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please email Layth Al Ani at LAlAni@sandiego.gov. (Information Only – No Action Required)

DSD-Environmental

Marlene Watanabe
mwatanabe@sandiego.gov

[Comment 00070 | Page | Open]

GENERAL:

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

RESUBMITTAL REQUIREMENTS:

Applicant written response to all staff comment is required with each resubmittal. Any technical report requiring revisions must be submitted in a WORD strikeout/underline (SOUL) format. The City's expectation is that the applicant/consultant respond to comments and text edits; revisions are carried through the technical report as necessary; a thorough quality control/assurance is provided (i.e. complete read through of document beyond specific edits/comments). Failure to resubmit a SOUL format or complete revisions may extend the review of the technical study.

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[Comment 00071 | Page | Open]

Project Scope:

The project proposes a Coastal Development Permit (CDP) and Site Development Permit (SDP) to demolish an existing one-story, 3,717-square-foot single dwelling unit and construct a new two-story, 9,068-square-foot single dwelling unit over a basement, with associated site improvements, located at 2443 Calle Del Oro. The 0.46-acre site is in the LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1.

[Comment 00072 | Page | Open]

Land Use:

General Plan/Community Plan/Land Development Code - EAS defers to LDR Planning Review on Land Development Code, community plan issues as applicable; refer to their comments for further information and/or clarification. EAS will coordinate with the LDR Planning.

[Comment 00073 | Page | Open]

Aesthetics/ Visual:

The project would be conditioned to meet setback and height requirements per the Land Development Code (LDC) and the La Jolla Shores Planned District Ordinance. The project site does not appear to be located within any view corridors identified in the La Jolla Community Plan. Please defer to LDR-Planning's review for any comments regarding views, height, setbacks, or community character comments. EAS will coordinate with LDR-Planning on whether an impact would occur.

[Comment 00074 | Page | Open]

Biological Resources

The project site is currently developed with a single-family residence and is surrounded by residential development. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, the City of San Diego Multi-Habitat Planning Area (MHPA) designated lands. EAS has no further comments related to this issue.

[Comment 00075 | Page | Open]

Geologic Conditions

A geotechnical investigation prepared by UES, dated June 30, 2026 was received for the project. EAS defers to DSD-Geology for technical analysis and review of this report. Please see their comments.

[Comment 00076 | Page | Open]

Historical Resources:

ARCHAEOLOGY:

The project is located in an archaeologically sensitive area. EAS is working with qualified City staff to determine whether the project requires additional information (e.g., a survey) and/or potential monitoring.

[Comment 00077 | Page | Open]

Historical Resources:

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BUILT ENVIRONMENT:

The project site contains a residence older than 45 years, built in 1962. The project site was reviewed under PRJ-1154592 and it was determined that the property does not meet local designation criteria as an individually significant resource under any adopted HRB Criteria. This determination is good for 5 years from 4/27/26 unless new information is provided that speaks to the building's eligibility for designation. EAS has no additional comments on this issue area. All pertinent information will be included in the required environmental document.

[Comment 00078 | Page | Open]

Hydrology/Drainage

A Drainage Study prepared by Peabody Tsumura Engineering dated July 15, 2026 was received for this project. For review of this report and technical analysis EAS defers to Engineering. Any comments made by LDR-Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.

[Comment 00079 | Page | Open]

Paleontological Resources:

According to the geotechnical investigation, the site is overlain by Previously Placed Fill (Qppf) to an approximate maximum depth of 6 feet and is underlain by Quaternary Old Paralic Deposits, Unit 6 (Qop6) to an approximate maximum depth of 19 feet and Tertiary Ardath Shale (Ta) at depth

Fill soil has no sensitivity, Quaternary Old Paralic Deposits, Unit 6 has high sensitivity, and Tertiary Ardath Shale has high sensitivity for the discovery of paleontological resources.

Paleontological monitoring during grading activities may be required under San Diego Municipal Code section 142.0151 if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations of a high sensitivity rating). Please be aware that monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface.

Earthwork quantities on the site plans show the following : 55 cubic yards (cyds) of cut to a depth of 4 feet 11 inches, 83 cyds of fill to a maximum depth of 4 feet 11 inches, import of 28 cyds. As such, the project would not meet monitoring thresholds.

EAS has no additional comment on this issue area. All pertinent information will be included in the required environmental document.

[Comment 00080 | Page | Open]

Tribal Cultural Resources (AB52):

Assembly Bill 52 (Gatto 2014), more commonly known as AB 52, was signed into State Law July 1, 2015. Essentially, it requires that lead agencies throughout the State of California undertaking CEQA review, at the request of a California Native American tribe, begin "Government-to-Government" consultation with that tribal nations. In accordance with the requirements of Public Resources Code 21080.3.1 EAS staff will distribute notifications to the Iipay Nation of Santa Isabel, the Jamul Indian Village, San Pasqual Band of Mission Indians, and Campo Band of Mission Indians for possible consultation on this project, if required.

Please note that a request for consultation must be submitted by the tribe within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed.

[Comment 00081 | Page | Open]

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Water Quality

A Priority Development Project Stormwater Quality Management Plan prepared by Peabody Tsumura Engineering dated July 15, 2026 was received for this project. For review of this report and technical analysis EAS defers to Engineering. Any comments made by LDR-Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.

[Comment 00082 | Page | Open]

Wildfire:

The project site is located in a Very High Fire Severity Zone. The project proposes the replacement of the existing residence and is not adjacent to open space. The project is required to comply with any applicable fire code requirements. EAS has no additional comments on this issue area.

[Comment 00083 | Page | Open]

ENVIRONMENTAL DETERMINATION:

Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts.

Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.

DSD-Geology

Kreg Mills
KMills@sandiego.gov
(619) 446-5295

[Comment 00064 | Page | Open]

Please note, the storm water requirements for the proposed conceptual development will be initially evaluated by DSD-Engineering review and not by DSD-Geology. Priority Development Projects may require an investigation of storm water infiltration feasibility in accordance with the City's current Storm Water Standards. Check with your DSD-Engineering reviewer for project requirements. If necessary, DSD-Engineering may request a DSD-Geology review of the storm water infiltration feasibility condition and testing after their initial evaluation.

Geotechnical Document Submittal Instructions for the Applicant:

Please note, the addendum/update letter requested in this DSD-Geology review must be uploaded with the "***Geotechnical Investigation Report Addendum***" PDF file option only. *Please note, geotechnical documents must be uploaded correctly to be accepted as record documents*.

[Comment 00065 | Page | Open]

The project's geotechnical consultant must submit an addendum geotechnical report or update letter for the purpose of an environmental review that specifically addresses the proposed development plans and the following:

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[Comment 00066 | Page | Open]

The submitted report indicates the proposed slopes and improvements at the subject site should possess an anticipated static factor of safety in excess of 1.5 and a pseudo-static factor of safety in excess of 1.1 based on the investigation findings and stability evaluation. Please provide a professional opinion that the site will have a factor-of-safety of 1.5 or greater for both gross and surficial stability following project completion.

[Comment 00067 | Page | Open]

Provide a conclusion regarding whether the proposed development will destabilize or result in settlement of adjacent property or the right of way.

[Comment 00068 | Page | Open]

Provide a statement as to whether the site is suitable for the intended use.

DSD-Planning Review

Jose Vergara
jvergara@sandiego.gov

[Comment 00094 | Page | Open]

STANDARD INFO

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff are unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[Comment 00095 | Page | Open]

[Info Only]

PROJECT INFORMATION

The project site is located at 2443 Calle Del Oro, San Diego, CA 92037, APN: 346-201-0200, in the LJSPD-SF zone, within the La Jolla Community Plan.

The project site is located within the following overlays:

- Coastal Height Limit Overlay Zone-CHLOZ-30'
- Coastal Overlay Zone-N-APP-2
- Paleontological Sensitivity Area: High
- Cultural Sensitivity Area: Moderate
- Very High Fire Hazard Severity Zone: 2009&2025

The proposed scope of work includes the demolition of the existing single-story, single-family dwelling unit and the construction of a new two-story, 9,068-square-foot single-family dwelling with a partial basement, garage, landscape improvements, and site walls.

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The subject property is located within the La Jolla Shores–SF Zone and the Coastal Overlay Zone N-APP-2, and is therefore subject to Coastal Overlay Zone regulations. A Coastal Development Permit is required for the demolition, along with a Site Development Permit as specified in the La Jolla Shores Planned District.

[Info Only]

[Comment 00096 | Page | Open]

PART 1: PROJECT INFORMATION
REQUIRED PERMITS

The development will require a Coastal Development Permit under Section 126.0707 (Process 2) and a Site Development Permit (Process 3) under SDMC Section 1510.0201. The project does not meet the allowable exemptions from a Coastal Development Permit within the Coastal Overlay Zone per SDMC 126.0704. A Site Development Permit (referenced as a La Jolla Shores Planned District Permit) is required for development within the La Jolla Shores Planned District.

In accordance with section 126.0707 of the SDMC, when more than one permit, map or other approval is required for a single development, the applications shall be consolidated and the action of the decision maker shall be considered one consolidated action.

A Coastal Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in section 126.0708(a)

A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section 126.0505(a) and the supplemental findings in Section 126.0505(b) through (m) that are applicable to the proposed development as specified in this section.

Please provide a narrative detailing how the project meets the findings referenced above.

[Comment 00097 | Page | Closed]

The site is subject to the FAR limits adopted by the La Jolla Planned district on April 12, 2024 in the 2021 Land Development Code Update under O-21416

Lot size: 20,210sf
FAR: .45
GFA: 20,210 x .45= **9,094.50sf**

Site proposes: 9,068sf

The project has a deemed complete date of 08/11/2026; however, the site is located within the coastal overlay zone N-APP-2, and the new regulations governing ADUs outside of the Coastal overlay zone passed under ordinance O-21989 (08/22/2025) have not been adopted by the California Coastal Commission. As a result, the site is subject to the regulations in place at the time.

Zoning map: 252-1692
Subdivision map: 4392

Prior permits: No prior discretionary permits associated with the site.

[Comment 00098 | Page | Closed]

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The proposed setbacks for the two-story single-family dwelling unit fall within the range of existing setbacks in the immediate vicinity. Therefore, the proposed structure conforms to the setback requirements of the LJSPDO.

[Comment 00099 | Page | Open]

Part 2: REVIEW SPECIFIC COMMENTS
BUILDING- CONSTRUCTION PLAN SPECIFIC COMMENTS

[Comment 00100 | Page | Open]

The site plan includes landscape improvements within the public right-of-way, which will require an EMRA. Planning defers to Engineering for additional comments.

[Comment 00101 | Page | Open]

It appears that new retaining wall(s) are proposed within the front and side yards. Please provide the top of grade (TG), top of wall (TW), and wall height at multiple points along the retaining wall. The plans must clearly label and dimension the height of the proposed wall and include an elevation illustrating the TW and TG. All proposed walls must comply with SDMC Section 142.0310.

On the site plan, please illustrate the location of the proposed retaining wall and demonstrate conformance with the applicable SDMC regulations, including:

• Per SDMC 142.0340(b), retaining walls within visibility areas shall not exceed 3 feet in height, except when maintaining an existing cut bank adjacent to a public right-of-way and following existing contours.

• Per SDMC 142.0340(c), in required front and street side yards, two retaining walls up to 3 feet each are permitted if separated by a minimum

[Comment 00102 | Page | Open]

Please show, label, and dimension the height of the proposed vehicular gate on the site plan and associated elevations to verify compliance with SDMC requirements.

[Comment 00103 | Page | Open]

Per section 113.0234, Gross floor area includes roofed porches, entrances, exterior balconies, and patios when they project from the primary structure and are constructed and maintained with at least two elevations of the element that are less than 40 percent permanently open, as shown in Diagram 113-02N.

Please provide an elevation/section where you show the calculation of how the proposed covered patio would be exempt from GFA. If the proposed covered patio does not provide 2 elevations, with each elevation being at least 40% open, it shall be included in the GFA calculations.

[Comment 00104 | Page | Open]

On the plans, please show, label, and dimension the parking space(s) consistent with Table 142-05K of Section 141.0302(b). Parking shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

[Comment 00105 | Page | Open]

The proposed bar includes a range, which constitutes a cooking appliance. In accordance with SDMC §113.0103, dwelling unit means a room or suite of rooms in a building or portion thereof, used, intended or designed to be used or

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occupied for living purposes by one family, and containing only one kitchen. Please remove the additional kitchen.

[Comment 00106 | Page | Open]

Please provide a survey of the vicinity showing the bulk, scale, and materials of the nearby homes in the area to show how the proposed development will be harmonious with the existing development.

[Comment 00107 | Page | Open]

For the exterior façade, it is unclear if the proposed materials conform to those identified in Section 159.0301, Building Surface Materials and Colors.

Please clarify if and how the proposed roof materials and exterior wall materials conform to those listed in the La Jolla Planned District in Chapter 15, Article, Division 3.

On the plans, please include a sheet where you detail the building materials and show how they conform to the general design regulations per the La Jolla Planned District section 1510.0301.

[Comment 00108 | Page | Open]

On all elevations, please show, label, and dimension the overall height, plumbline height, and Prop D height.

Reference section 113.0270(2)(B), diagram 113-02LL, and 113.0270(a)(D)
of the SDMC and make sure to base your corrections under the guidance of diagram 113-02LL

For the overall structure height, address the following:

a. Show, label and dimension the distance 5’ from the structure perimeter (as measured from the building wall, balcony, bay window, or any other similar architectural projection) or to the property line; whichever is closer.

b. Show, label and dimension a plane calculating the overall height as shown in Diagram 113.02LL.

Please include height in accordance with plumbline height per section 113.0270 (2)(A)

a. Show, label and dimension the existing or proposed grade on the elevations and sections sheets. The plumbline height will be measured from an imaginary plane based on the existing or proposed grade (whichever is lower of the two). Reference SDMC 113.0270(a)(4)(B)(i) and Diagram 113-02NN for a visual.

On all elevations and sections, show, label and dimension the plumbline height from all points on the top of the structure to the existing/proposed grade, whichever is lower, directly below each point. Reference diagram 113.02NN

[Comment 00109 | Page | Open]

On all the elevations and sections, please be sure to include the point(s) of measurement.

[Comment 00110 | Page | Open]

<u>Design</u>

The La Jolla Shores Planned District Ordinance describes different design regulations to be used in evaluating the appropriateness of any development when applied under the LJSPDO. The area's primary character describes the LJSPD as a single-family residential community, where the use of building materials and architectural styles create the

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orientation of life in southern California styles such as Spanish Mediterranean and Mexican influences and integrated with landscape design. SDMC 1510.0301(a).

These design principles describe in LJSPDO are to provide a theme of "unity with variety" as a guiding principle. Unity without variety means simple monotony; variety by itself is chaos. No structure shall be approved, substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area. SDMC 1510.0301(b)

Please refer to (c) and include the color palette, materials, and roof materials.

Provide further detail on how the project meets these design requirements in §1510.0301(c). Also, provide the architectural theme described in §1510.0301 (a).

Will the materials, color, and architectural design generally conform with the PDO? Please provide a clear description of the scope of the work's design. Provide descriptions and a photographic survey of neighboring lots of how the design complies.

[Comment 00111 | Page | Open]

Part 3: REVIEW SPECIFIC COMMENTS:
LA JOLLA COMMUNITY PLAN ANALYSIS:

The project site is located in the La Jolla Community Plan and Local Coastal Program. The La Jolla Community Plan and the Local Coastal Program designate the site as Very Low Density Residential use (0-5 DU/AC). The proposed 9,068 sf single-family dwelling unit on an approximately 20,210 sf lot has a density of 2.17 DU/AC. The project scope is to demolish the existing single-family dwelling and construct a new single-family dwelling unit; it does not change the density, and it is in conformance with the community plan.

The proposed project consists of the demolition of the existing single-family residence and the construction of a new 9,068sf single-family dwelling unit in the LJSPD-SF zone. The proposed project is located on a 20,210sf lot size. As proposed, the development is consistent with the residential density identified in the La Jolla Community Plan.

A goal identified in the La Jolla Community Plan is to conserve and enhance the natural amenities of the community such as its views from identified public vantage points (as identified in Figure 9), open space, hillsides, canyons, ocean, beaches, water quality, bluffs, wildlife, and natural vegetation and achieve a desirable relationship between the natural and developed component of the community. (LJCP 5) The development is consistent with the mentioned goal as it would be infill development.

The proposed project is outside of the First Public Roadway and as identified in the La Jolla Community Plan and Local Coastal Program Land Use Plan, the proposed development will not adversely impact public or coastal access as noted in the community plan.

The project does not impact the public right of way nor any existing physical accessways, or any proposed public accessway that is legally used by the public. As a result, the project will not adversely affect the applicable land use plan. No public beach or view corridor are identified through the property in the community plan.

The community plan recommends the development of a variety of housing types and styles in La Jolla to provide a greater opportunity for housing that is both affordable and accessible by everyone (page 67). The project is for a single-family dwelling unit design that reflects the scale and character of the established community.

If you have not already done so, please contact Lisa Kriedeman, chairperson of the La Jolla Planning Group by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to DPM.

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[Comment 00112 | Page | Open]

La Jolla Shores Advisory Board

The La Jolla Shores Advisory Board must review this project to determine if this project is consistent with the requirements of the planned district and to allow for input (SDMC 1510.0201(d)). Please get in touch with Senior Planner Marlon I. Pangilinan of the City Planning and Community Investment Department at (619)235.5293 (mpangilinan@sandiego.gov) to be placed on a future agenda of the La Jolla Shores Advisory Board.

[Comment 00113 | Page | Open]

Resubmittal Procedure:
Recheck Required

Please address all the issues noted as comments on this project and provide the findings noted under SDMC Section 126. 0708(a) and SDMC 126.0505(a)

Site Development Plans PRJ-1164279.pdf

DSD-Landscape Review

Tamara Rosza
trosza@sandiego.gov

[Comment 00035 | Sheet L100 | Open]

Project Scope: LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing one-story, 3,717-square-foot single dwelling unit and construct a new two-story, 9,068-square-foot single dwelling unit over a basement, with associated site improvements, located at 2443 Calle Del Oro. The 0.46-acre site is in the LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. – Information only.

[Comment 00036 | Sheet L100 | Open]

Additional comments may apply if/when project elements which correspond with other review disciplines are revealed during the review process.

[Comment 00037 | Sheet L100 | Open]

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[Comment 00038 | Sheet L100 | Open]

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Landscape Applicability:
- The project is within the La Jolla Shores Planned District; therefore, the project is subject to General design Regulations including Landscape requirements per SDMC 1510.0301(h).
-Street Trees [142.0409]: Where public facilities are required per 142.0610, the project is subject to landscape requirements for street trees and the right-of-way per 142.0403, 142.0409, 142.0413.
-Revegetation/ Erosion Control [142.0411]: The project proposed the demolition of the existing house and will create areas of bare earth; therefore, it is subject to landscape requirements for revegetation and erosion control per 142.04103, 142.0411, 142.0413.
- Brush Management [142-04A]: The site at hand is located within the Very High Fire Hazard Severity Zone with structures within 100- feet of native/naturalized vegetation; therefore, the project is subject to a formalized Brush Management Plan consistent with the Project Submittal Manual, Section 4, Items 11.3-11.3.3.
-Information only.

[Comment 00039 | Sheet L100 | Open]

LJSPD Development requirements, Landscape Plans/Irrigation Plan: Per La Jolla Shores Plan District Ordinance, SDMC [1510.0304(h)] a minimum of 30% of the total parcel area shall be landscape. – Information only.

[Comment 00040 | Sheet L100 | Open]

Landscape Area Table: Thank you for providing a diagram and table on sheet L0002 for the purpose of showing that the above requirements have been met. Please note, neither the pool nor synthetic turf are considered a part of landscaped area for the purposes of 1510.0304(h). Update the calculations to exclude these areas as a part of the landscaped area calculations.

[Comment 00041 | Sheet L100 | Open]

Street Trees [142.0409, 142.0610, 142.0611]: Where public improvements are required per the Public Facility Regulations, the project shall provide street trees. Street trees shall be calculated at the rate of one 24-inch box (min. size) standard trunk, canopy form tree for every 30 linear feet of street frontage, excluding curb cuts.

[Comment 00042 | Sheet L100 | Open]

Street Tree Locations [142.0409(a)(2)]: Street trees shall be located between the curb and abutting property line, maintaining separations per Table 142-04E.

[Comment 00043 | Sheet L100 | Open]

Street Tree Selection [142.0409(a)(3)]: Street tree species shall be selected in accordance with the governing community plan or land-use plan. No palms. If no tree is specified, select a canopy-form tree from the Street Tree Selection Guide, located online at https://www.sandiego.gov/sites/default/files/street-tree-selection-guide.pdf

[Comment 00044 | Sheet L100 | Open]

Synthetic Turf: The area shown as “Seaside Paspalum Lawn” on sheet L100 is shown as synthetic turf on sheets L200 and C203. Show consistency between the sheets. Please note that synthetic turf is considered hardscape by Landscape review.

[Comment 00045 | Sheet C203 | Open]

Revegetation/ Erosion Control [142.0411]: Thank you for providing an Erosion control plan on sheet C203. Provide hydroseed mix including plant species on this sheet pursuant to 142.0411(b) for the purposes of Temporary Revegetation.

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Mix shall include no invasive or potentially invasive species. Indicate mix by species, percent purity and live seed lbs/acre.

[Comment 00046 | Sheet C203 | Open]

Hydroseed Application: Include application procedures and maintenance notes consistent with section 4.4 & 4.5 of the Landscape Standards.

[Comment 00047 | Sheet C203 | Open]

Limits of Disturbance: Show the limits of disturbance on the erosion control plans.

[Comment 00048 | Sheet L100 | Open]

Brush Management: Due to the site being located within proximity to highly flammable native/naturalized vegetation, a Brush Management Plan is required in accordance with §142.0412 & §512.0603.
• Zone 0 is ember-resistant and typically consists of hardscape & non-combustible items.
• Zone 1 typically consists of pavement and permanently irrigated ornamental planting.
• Zone 2 consists of thinned, native or naturalized non-irrigated vegetation.
Please provide a separate Brush Management Plan which includes the information requested below.
Refer to the following links for more information:
http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division04.pdf
https://docs.sandiego.gov/municode/MuniCodeChapter05/Ch05Art12Division06.pdf

[Comment 00049 | Sheet L100 | Open]

Brush Management Plans shall contain the following:
• Delineation of the fuel modification zones from all structures. See zone details in subsequent comments.
• Identification of existing vegetation to remain and proposed new vegetation;
• Identification of irrigated areas;
• A plant legend with both botanical and common names, and identification of all plant material symbols;
• Identification of ground coverings within the 30-foot fuel modification zone;
• Identification of all hardscapes within the 100-foot fuel modification zone from all structures; and
• Identification of all slope grade breaks between fuel modification zones: 0-20%, 20-40%, and over 40%.

[Comment 00050 | Sheet L100 | Open]

Brush Management Zone Dimensions [§142.0412 & §512.0603]: Typical Brush Management Zones consist of a 5-ft Zone 0, a 25-ft Zone 1, and a 70-ft Zone 2; However, for the project at hand non-standard zones apply, as follows:
• Zone 0 shall extend outwards for 5-ft from all sides of each structure.
• Zone 1 shall extend from edge of Zone 0 outwards to the edge of proposed Zone 1 conditions.
• Zone 2 will extend from the edge of Zone 1 outwards to the southern property line.
Show zones areas and dimensions directly on the Brush Management Plan. Refer to the link below for diagrams and additional information regarding zone distribution:

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https://www.sandiego.gov/fire/community-risk-reduction/defensible-space-property-owners

[Comment 00051 | Sheet L100 | Open]

Zone 1 Transition [§512.0604(f)]: Zone 1 includes a transitional area adjacent to Zone 0 that protects the integrity of Zone 0 and is the area within 5 feet (1524 mm) of Zone 0 or to the property line, whichever is closer. Plants within this transitional zone shall not be greater than 2 feet (610 mm) in height. Ensure all plants within the Zone 1 transition area (5'-10' from the structure) meet this height requirement.

[Comment 00052 | Sheet L100 | Open]

Brush Management Zones Establishment: Typical Brush Management Zones consists of a 5-ft Zone 0, a 25-ft Zone 1, and a 70-ft Zone 2; however, due to variables affecting the site, staff requires additional information to assist with laying out brush management zones. Show existing and proposed landscape (if any), structures, edge of slope, and other improvements adjacent to the fuel-load area. Show the edge of irrigation/hardscape which will correlate with the limits of Zone 1.

[Comment 00053 | Sheet L100 | Open]

Wildland Urban Interface (WUI) Structure Setback - Slopes: Single-story structures shall be setback a minimum of 15 feet. Structures with two or more stories, or single-story structures where plate height exceeds 12 feet shall be setback a minimum of 30 feet. Landscape defers to Fire for setback requirements. [Information Only]

[Comment 00054 | Sheet L100 | Open]

Photo Documentation: Plot 4-6 photos, directly on the Brush Management Plan that demonstrate the existing conditions of the rear yard as well as the condition of the vegetation towards the southern portion of the property. Provide a photo key map that identifies the photos' location.

[Comment 00055 | Sheet L100 | Open]

Vegetation: Within each zone, show the proposed plant massing and the existing plant masses to remain along with locations of existing and/or proposed trees, demonstrating that they meet the zone criteria:
• No plants shall occur within Zone 0 adjacent to new development.
• Plants within Zone 1 shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
• Plants within the first 5' of Zone 1 shall be limited to 2 feet in height.
• Trees within Zone 1 shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity.
Refer to Table 604.3.6(1) & Table 604.3.6(2) for additional guidance on vegetation spacing, grouping, and heights within Zones 1 and 2.
https://docs.sandiego.gov/municode/MuniCodeChapter05/Ch05Art12Division06.pdf

[Comment 00056 | Sheet L100 | Open]

Zone 1 Trees [§142.0412(g)(5)]: Trees within Zone 1 shall be located away from structures to a minimum distance of 10' as measured from the structure to the drip line of the tree at maturity. Please relocate proposed trees to meet the minimum distance requirement.

[Comment 00057 | Sheet L100 | Open]

Irrigation: Permanent irrigation is typically required for all planting areas within Zone 1 (and Zone 0). Graphically identify and label the extents of irrigation system in the Zone One area. Identify all locations of hose-bibs on the Brush

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Management plan.

[Comment 00058 | Sheet L100 | Open]

Brush Management Alternative Compliance [§142.0412(i)]: Development is subject to alternative compliance measures as it appears reduced brush management zones will be proposed in conjunction with the design at hand, due to existing site conditions. Alternative compliance measures shall be submitted to the Deputy Fire Marshal (Fire-Plan Review) for review, per FPB-Policy B-18-01. Please clearly label and identify alternative compliance measures directly on the Brush Management Plan.
https://www.sandiego.gov/sites/default/files/f-18-1.policy_0.pdf

[Comment 00059 | Sheet L100 | Open]

Brush Management Alternative Compliance [§142.0412(i)]: Development is subject to alternative compliance measures as it appears vegetation is proposed within Zone 0 /Zone 1 to meet other applicable City landscape regulations. Alternative compliance measures shall be submitted to the Deputy Fire Marshal (Fire-Plan Review) for review.

[Comment 00060 | Sheet L100 | Open]

Brush Management Program Notes: Provide excerpts from the Code and Landscape Standards directly within the plan set. These excerpts describe the procedures for creating and maintaining the brush management zones. See link for a .pdf of the notes.
https://www.sandiego.gov/sites/default/files/brushmgmtnotes-l_sheet.pdf

[Comment 00061 | Sheet L100 | Open]

Provide the following note on the Brush Management Plan: “The Owner/Permittee shall schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.”

[Comment 00062 | Sheet L100 | Open]

Provide the following note per 142.0412: “Brush management activities are prohibited within coastal sage scrub, maritime succulent shrub, and chaparral habitats during the breeding season of federally protected species, from March 1 to August 15, except where documented to the satisfaction of the City of San Diego that the thinning would be consistent with the conditions of species coverage described in the City of San Diego’s MSCP Subarea Plan.”

[Comment 00063 | Sheet L100 | Open]

Provide the following note: All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of _____ [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

Fire-Plan Review

Nathaniel Boyle
NateBU@sandiego.gov
619-533-4300

[Comment 00084 | Sheet A101 | Open]

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Fire reserves the right to make future comments.

[Comment 00085 | Sheet A101 | Open]

Identify the fire apparatus access roadway serving the proposed development. Show the full curb-to-curb width of Calle del Oro, existing parking conditions, and remaining unobstructed roadway width. Demonstrate adequate access to the apparatus and identify any necessary parking restrictions for City review.

Clarify whether the apparatus will operate from Calle del Oro or require access onto the property. Where on-site apparatus access is necessary, show the required width, vertical clearance, grades, and all-weather surface, using a 78,000-pound apparatus design load. Coordinate the architectural and civil driveway grades where the driveway is relied upon for fire apparatus access.

References: CFC §§503.1.1 and 503.2; SDFD Policy A-14-1. Existing public-street constraints shall be evaluated under SDFD Policy A-14-10 where applicable.

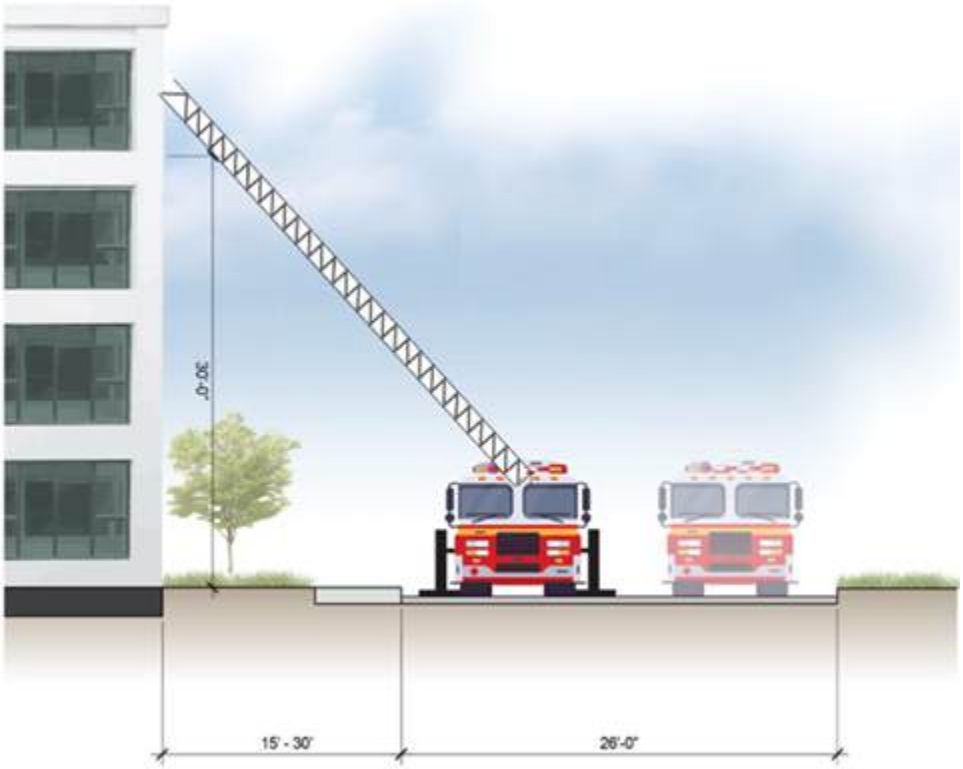
[Comment 00086 | Sheet A101 | Open]

For SDFD operational review, identify the proposed ladder setup locations and show the vertical distances from their finished operating surfaces to the roof surface and relevant emergency escape and rescue openings. Use the locations firefighters would actually operate from, generally along the address side of the building, with alternative locations subject to SDFD approval.

Clarify the 29-foot height stated on G001 in relation to these operating locations. Where aerial fire apparatus access is required, demonstrate a 26-foot-wide unobstructed roadway located 15–30 feet from the building, with adequate clearance for ladder deployment and operation.

References for aerial-access criteria: CFC Appendix D, §D105; SDFD Policy A-14-1, Section V.A.1.

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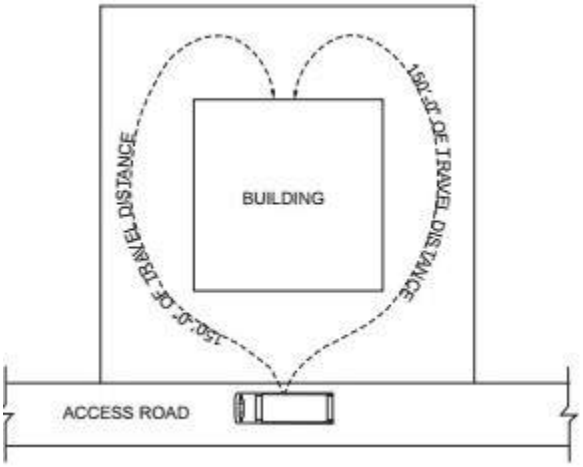
[Comment 00087 | Sheet A101 | Open]

Provide a dimensioned exhibit demonstrating firefighter access and hose-pull distances from the proposed apparatus operating locations to the required exterior portions of the dwelling, including the exposed basement and rear building perimeter.

For the proposed sprinklered dwelling, demonstrate compliance with SDFD's 200-foot hose-pull allowance. Identify measurement starting points and cumulative distances along the actual usable routes. Show clear passage widths and connections between levels, accounting for gates, stairs, retaining walls, the pool, and landscaping. Use contrasting colors or line types to clearly identify the routes.

References: CFC §§503.1.1 and 504.1; SDFD Policy A-14-1, Section III.

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[Comment 00088 | Sheet A101 | Open]

Please confirm the location of the hydrant closest to the project. Google Earth shows a fire hydrant on the opposite side of Calle Del Oro. According to the Fire Vicinity Map, it is located on the same side of the street as the project.

[Comment 00089 | Sheet A101 | Open]

Brush Management Plan:

Provide a Brush Management Plan per Landscape and Fire requirements as project is located in VHFSZ. **Show additional mitigation applied to structure as a note on the Brush Management Plan and revise applicable plan sheets**. Refer to Landscape comments for information to be provided on Brush Management Plan. Fire will review for Alternative Compliance mitigation due to reduced defensible space prior to Landscape sign-off. See SDFD Standard D-1 and D-2 and SDMC 512.0601 through 512.0608. *https://docs.sandiego.gov/municode/MuniCodeChapter05/Ch05Art12Division06.pdf*

[Comment 00090 | Sheet A101 | Open]

Zone 0 (Ember-Resistant Zone):

Provide compliance with the 0–5' foot Ember-Resistant Zone (Zone 0) in accordance with the 2025 California Wildland-Urban Interface Code, SDFD Standard D-2 and SDMC §512.0604. Plans shall demonstrate that the area within 5 feet of all structures is maintained as a noncombustible ember-resistant zone.

SDMC 512.0604: **Local Addition. Section 604.3.2, Zone 0 Requirements, is added as follows:**

Zone 0 is the area immediately adjacent to the exterior wall surface or patio, deck, or attachment to structures extending 5 feet (1524 mm) on a horizontal plane. Zone 0 requirements shall apply to all new structures applying for a building permit on or after the effective date of this Ordinance and shall apply to existing structures one year after the Ordinance effective date. A compliance plan may be established to allow sufficient time for structures to fully comply with these regulations. The requirements within Zone 0 are as follows:

(1) No landscape materials that are likely to be ignited by embers are permitted within Zone 0. This includes ornamental or native plants, shrubs, fallen leaves and tree needles, weeds, and combustible mulches including bark and woodchips; and

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(2) No items that are likely to be ignited by embers are permitted within Zone 0, including combustible boards, timbers, firewood, petroleum based products, window boxes, and trellises. The responsible person shall keep the roof and rain gutters clear of leaves and needles. The area under decks, balconies, and stairs shall be kept free from vegetation and combustible items.

[Comment 00091 | Sheet A101 | Open]

Minimum Zone 1:

Per SDFD Standard D-1 and D-2, and Fire Code Official discretion, in addition to 5’ of Zone 0, a minimum of 10’ Zone 1 defensible space is required on site. Provide a minimum of 10’ defensible space in Zone 1 condition. Fire will confirm Zone dimensions in next submittal.

Mitigation for projects reduced to 10 feet Zone 1 require a 6’ block wall on the entire brush side, additional mitigation or provide a technical report at the discretion of the Fire Code Official.

[Comment 00092 | Sheet A101 | Open]

Alternative Compliance

The mitigation measures listed below are for new buildings and additions/remodels that are required to meet CWUI Chapter 5, but do not provide the full 100' of defensible space (30' Zone 1/70' Zone 2). Call out Alternative Compliance mitigation from options below on Brush Management Plan**. Call out proposed mitigation on Brush Management Plan and revise applicable plan sheets**. Fire will determine if proposed mitigation is acceptable on a case-by-case basis. See policy language below from SDFD Standard D-1

1. 6’ Fire wall on the brush side of the structure/structures.

2. Dual Glazed **AND** Dual tempered windows.

3. A reduction of exposed windows on the side of the structure with setback less than 30 feet.

4. Attic or additional sprinklers.

5. Increase the fire resistance rating of wall/walls.

6. Brush management easement from abutting private property."

[Comment 00093 | Sheet A101 | Open]

Reduced Defensible Space: (Optional/Information Only)

SDMC 512.0608: **Local Amendment. Section 608.2.1, Setback Reduction, is amended to read as follows:** ***(in addition to CWUI amendment, refer to SDFD Standard D-1 and D-2 regarding Alternative Compliance Mitigation)***

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A reduction in the minimum setback shall be based upon practical reasons, which include parcel dimensions or size, topographic limitations, development density requirements or other development patterns that promote low-carbon emission outcomes, sensitive habitat, or other site constraints, and shall provide for an alternative method to reduce structure-to-structure ignition by incorporating features such as:

1. noncombustible block walls or fences;

1. noncombustible material extending 5 feet (1524 mm) horizontally from the furthest extent of the structure

1. hardscape landscaping;

1. a reduction of exposed windows on the side of the structure with setback less than 30 feet (9144 mm);

1. increased fire resistance rating of walls and openings; or

1. the most protective requirements in Chapter 5 of the California WUI Code.

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Reviewer:	**Sarah Hatinen**
	SHatinen@sandiego.gov
Project:	2443 Calle Del Oro
Discipline:	DSD-Group Planning
Plan check Number:	PRJ-1156426

[Comment 00029 | Sheet G001 | Open]

Community Planning Group Recommendation

Please contact Lisa Kriedeman, Chairperson of the La Jolla Community Planning Association, at info@lajollacpa.org or LisaK.LJCPA.com to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to Project Manager, Sarah Hatinen.

https://www.sandiego.gov/sites/default/files/ds dib620.pdf

AL Response: Meetings have been set up and completed, another round has been requested and

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Reviewer: **Layth Al Ani**
lalani@ sandiego.gov
619-236-7713
Project: 2443 Calle Del Oro
Discipline: DSD-Engineering
Plan check Number: PRJ-1156426

[Comment 00004 | Sheet | Open]

Please add the following note to plans: The proposed project will comply with all the requirements of the current City of San Diego Stormwater Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current stormwater permanent BMP design standards are incorporated into the project.

AL Response: Note added to sheet A101 under general notes (note 3)

[Comment 00005 | Sheet | Open]

Revise the Site Plan. Add a note that states: 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.

AL Response: Note added to sheet A101 under general notes (note 1)

[Comment 00008 | Sheet | Open]

Please note that the project will require a grading permit. Please refer to San Diego Municipal Code (SDMC★ section 129.0602, grading permit regulation

AL Response: Per the grading and architectural plans, no items in the project trigger a grading permit from the thresholds of SDMC 129.0602. No cut fill is proposed over 5’ and the total grading area is also under the threshold. We designed the project with this section in mind and don’t believe that it falls under the grading permit requirements. Can you please clarify why this has been requested per the SDMC 129.0602 or remove this condition of approval

[Comment 00010 | Sheet | Open]

Revise the Site Plan. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

AL Response: Note added to sheet A101 under general notes (note 4)

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[Comment 00011 | Sheet | Open]

A hydrologic analysis shall be provided to assess the pre-developed and post-developedcondition 100-year peak flows to each discharge location. Peak flow attenuation shall be provided when the post-developed condition 100-year peak flow exceeds the pre-developed 100-year peak flow. To simulate peak flow attenuation, the inflow hydrograph should be constructed based on a 6-hour design storm as detailed in guidance provided by the County of San Diego. Stage-storage and stage-discharge data should be developed following Conjunctive Use Guidelines set forth by the County of San Diego, and the routed outflow hydrograph should be generated using computational methods. Following the detention routing, report the 100-year peak inflow and hydrograph, the 100-year peak outflow and hydrograph, and the 100-year water surface elevation in the detention facility, to the satisfaction of the City Engineer.

AL Response: Please read and review the storm drainage study. The peak 100 year pre project and post project flows are calculated in this drainage study. There is no increase in peak flow from the site.

[Comment 00024 | Sheet | Open]

Please add the following to the site plan: This project is located within the ASBS watershed. No dry weather runoff is permitted; the project will be subject to increased inspections, satisfactory to the City Engineer.

AL Response: Note added to sheet A101 under general notes (note 2)

[Comment 00025 | Sheet | Open]

The applicant will be required to construct all public improvements to meet current State Accessibility Compliance and current City Standards, or if damaged during construction (driveways, curb and gutter, sidewalk, right-of-way dedication, etc.). Please refer to SDMC Chapter 14, Article 2, Division 6 for public improvements regulations.

AL Response: Please note that the scope of work has been updated from “New Construction” to “Major remodel and addition”. As an alteration of an existing single family dwelling unit this project is exempt from public improvements per §142.0611(e)

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[Comment 00026 | Sheet | Open]

Dedication: Based on the La Jolla Community Plan and street classification, Calle Del Oro is a 2-lane Collector Street; therefore, a minimum 14-foot parkway with a non-contiguous sidewalk is required per the current City Standard.

AL Response: Please note that the scope of work has been updated from “New Construction” to “Major remodel and addition”. An alteration of an existing single family dwelling unit this project is exempt from dedication requirements per 142.0611(e)

[Comment 00027 | Sheet | Open]

Please add the visibility area triangles, per San Diego Municipal Code Diagram 113☐0273 and Diagram 113☐02SS, at the driveways on Calle Del Oro. For the driveway, show the visibility areas on private property, which shall extend 10 feet inward along the driveway and along the property line. Add a note that states: No obstruction, including solid walls in the visibility area, shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2★, Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.

AL Response: Visibility triangles added to A101

[Comment 00028 | Sheet | Open]

Please note that additional parkway dedication is required; the visibility triangle must be measured along the new property line.

AL Response: Noted; Please note that the scope of work has been updated from “New Construction” to “Major remodel and addition”. An alteration of an existing single family dwelling unit this project is exempt from dedication requirements per 142.0611(e)

[Comment 00029 | Sheet | Open]

On the Site Plan Sheet #A101, please call out the removal of the Vehicular gate. Alternatively, the applicant must demonstrate that the project will not cause queuing in the public right-of-way. Any gate should remain open during business hours (to be noted in the plans).

AL Response: Single family homes do not have business hours. Can you confirm if this applies to single family homes with the code reference? Section §142.03 fence regulations and residential use are sections do not note this requirement, only the 6’ height limit. per A0101 the vehicular gate is set back 10 feet from the property line, 20 feet 1 inch from the curb face at a 25 foot curb cut, so a vehicle waiting at the gate is stored entirely on site and clear of the traveled way. Keep the business hours clarification as a secondary line.

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[Comment 00030 | Sheet | Open]

Please refer to SDMC Section 142.0560(j) and Table 142-05M for driveway width requirements (information comment).

AL Response: Noted; driveway width updated to 25’ at curb cut

[Comment 00031 | Sheet | Open]

Please note that all private improvements within the ROW require an Encroachments Maintenance and Removal Agreement (EMRA★, which is subject to City Engineer approval.

AL Response: Noted

[Comment 00031 | Sheet | Open]

Please note that all private improvements within the ROW require an Encroachments Maintenance and Removal Agreement (EMRA★, which is subject to City Engineer approval.

AL Response: Noted

(Continued below with civil engineer’s responses)

November 3, 2026

City of San Diego
Development Services Department
1221 1st Avenue
San Diego, CA 92101

Regarding: PRJ-1164279: 2443 Calle Del Oro, San Diego, CA.
Civil Engineering Plan Check Responses to Comments (Cycle #1)

The following are responses to the plan check comments from Layth Al Ani dated September 24, 2026

DSD-Engineering Review:

- **Comment 00001**

  These comments are a draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff are unable to process formal, intermediate plan changes and updates outside the full submission cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. ✓Information Only – No Action Required)

  RESPONSE: Understood

- **Comment 00002**

  The Engineering Review Section has reviewed the subject development and has the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. Upon resubmittal, we will complete our review of the Tentative Map and Neighborhood Development Permit Plans.

  RESPONSE: Understood

- **Comment 00003**

  The San Diego Water Board adopted Order No. R9-2013-0001, as amended by Order No. R9-2015-001 and R9-2015-0100, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Stormwater Standards in effect at the time of approval of the ministerial permit. The current Stormwater Development Regulations were updated in 2024; this project will be subject to those regulations.

REPONSE: Understood. The drainage study and SWQMP along with the onsite BMP design for water quality treatment all meet the City requirements.

- **Comment 00004**

  Please add the following note to plans: The proposed project will comply with all the requirements of the current City of San Diego Stormwater Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current stormwater permanent BMP design standards are incorporated into the project.

  REPONSE: Site Plan revised includes this added note.

- **Comment 00005**

  Revise the Site Plan. Add a note that states: 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.

  REPONSE: Site Plan revised includes this added note.

- **Comment 00006**

  The applicant shall submit a Conceptual Grading Plan that shows the following: Grading quantities and maximum depth of cut/fill areas. The Grading Plan shall show existing and proposed grading contours, the topographic source, date, and MSL datum. The plan shall include the proposed finished pad elevations, drainage patterns, and slope gradients. Show the collection/discharge points for any site and roof drains.

  REPONSE: The grading plan sheets C200 & C201 provide the cut and fill information along with existing ground contours and proposed site finished grades. Also included are the finished floor elevations to be coordinated with the foundation plans for development of the pad grades. All proposed slopes are shown on these plans and add drainage conveyance in also shown including details of the BMP Bio-retention Planters proposed as part of the drainage system.

- **Comment 00007**

  Please revise sheet C100 and provide a Grading Data Table to add the following information:

  Max cut depth under building footprint__ft

  Max cut depth outside building footprint_____ft

  Max fill depth under building footprint___ft

  Max fill depth outside building footprint_____ft

  REPONSE: This grading data has been added to sheet C100 as requested. Grading data is as follows with no proposed slope steeper than 2:1:

Maximum Cut Depth under Building footprint	12.5 ft.
Maximum Cut Depth outside Building footprint	12 ft.
Maximum Fill Depth under Building footprint	0 ft.
Maximum Fill Depth outside Building footprint	0 ft.

- **Comment 00008**

  Please note that the project will require a grading permit. Please refer to San Diego Municipal Code (SDMC section 129.0602, grading permit regulation)

  REPONSE: See architectural response above, grading plan not required per site conditions and grading plan thresholds

- **Comment 00009**

  Drainage study: The applicant will be required to add a discussion to the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board under the Federal Clean Water Act (CWA★ section 401 or 404. A complete explanation must be provided. Please note that if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance.

  REPONSE: After review of the SWRCB NPDES Permit Order No. R9-2015-0001 & 0100, NPDES NO. CAS0109266, it is clear that this permit is a mandate to the City of San Diego to meet the requirements therein. The Attachment B Section A.1.a of this NPDES Permit provides for permitted discharges of storm water from existing storm water discharge locations into an ASBS if the discharges are authorized by an NPDES permit. The NPDES permit also has a special section in Attachment B Section A.2.d - h which clarifies the requirement for the Permittee (The City of San Diego) to produce an ASBS Compliance Plan addressing storm

water discharges within the existing storm drainage system for the management of the La Jolla Area of Special Biological Significance. In response to that order, the La Jolla Shores Coastal Watershed Management Plan was created to further describe how the stormwater quality discharge is to be managed within the existing City storm drainage system to meet the requirements of NPDES No. CAS0109266. The drainage study resubmitted has a section 8 added to address these permit mandates related to the ASBS and discharge of drainage into the ocean from the existing City MS4 storm drainage system. The section reviews the SWRCB NPDES permit requirements for the City MS4 system. It also reviews the La Jolla Shores Coastal Watershed Management Plan created in response to the NPDES Permit, RWQCB Basin Plan, SWRCB Ocean Plan and the State of California Ocean Plan, which provides requirements for development within the La Jolla Shores Area for discharge into the MS4 system within the La Jolla State Marine Conservation Area. Please see ASBS section 8 of the revised and resubmitted storm drainage study. The conclusion is that the project does not need to obtain a separate approval from the Regional Water Quality Control Board if all improvements meet the requirements of NPDES Permit No. CAS0109266 and the guidelines within the La Jolla Shores Coastal Watershed Management Plan. This project meets all such requirements and will actually improve the existing water quality within the area by implementing storm water quality structural BMP's onsite to treat the storm water prior to discharge. The project reduces impervious surface and peak flows from the site and mitigates for the existing house discharge which is currently untreated and contributes to contaminants within the area.

- **Comment 00010**

  Revise the Site Plan. Add a note that states: Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

  REPONSE: Site Plan revised includes this added note.

- **Comment 00012**

  The project is located within the ASBS watershed and is a high threat to water quality. Submit a revised DS-560 to include ASBS and revised project scope.

  REPONSE: Revised DS-560 form is included in this resubmittal.

- **Comment 00013**

  SWQMP Page 17 -The proposed project description seems to indicate the project will comply with HMP requirements within the planters. However, page 21 of the SWQMP seems to indicate the project is HMP Exempt.

  REPONSE: Project is located in a HMP exempt area. SWQMP updated to reflect that and location maps have been added for clarity.

- **Comment 00014**

  SWQMP - If HMP is required, please revise Page 21 accordingly and complete Attachment 2 of the SWQMP.

  REPONSE: HMP not required.

- **Comment 00015**

  SWQMP - If the project is HMP exempt, please complete the HMP Exemption Exhibit on page 11 of the SWQMP template and provide the necessary backup info.

  REPONSE: HMP Exemption Exhibit added as maps showing area as exempt.

- **Comment 00016**

  SWQMP Page 17 - The proposed project description seems to indicate peak flow attenuation is achieved in the biofiltration planters. Please ensure the Drainage Study clearly demonstrates how peak flow attenuation is achieved.

  REPONSE: Page 17 description revised for clarity. No peak flow attenuation is required since there is no increase in peak flow with the development of the project.

- **Comment 00017**

  SWQMP - Attachment 1d - It seems that the project is proposing a no-infiltration category based on the proposed design, which is not acceptable per the Storm Water Standards Manual.

  REPONSE: Soil is class D soil – Attachment 1d has been revised to reflect this and explain why no infiltration is possible.

- **Comment 00018**

  The proposed project appears to be qualifying for a 'No Infiltration' site category based on the BMPs selected in the SWQMP. Please provide documentation in accordance with Appendices C and D of the City's Storm Water Standards Manual to support this infiltration category. Worksheets C.4☑1/C.4☑2 are not qualifying documentation.

  REPONSE: Soil is class D soil – Attachment 1d has been revised to reflect this and explain why no infiltration is possible. Appendices C & D have been referenced to clarify no infiltration possible with soil type.

- **Comment 00019**

  SWQMP - Attachment 1c - Please justify why landscape irrigation is not considered on Worksheet B.3☑1, Form I☑7.

  REPONSE: Box to include landscape irrigation is checked now. It is supposed to be included and the lack of the checked box was a mistake.

- **Comment 00020**

  SWQMP - Attachment 1e - Since the biofiltration planters are not considered a standard biofiltration basin per Appendix B: B.5-2 of the Storm Water Standards manual due to not having the standard 3:1 side slopes, the project must comply with Volume Retention requirements.

  REPONSE: The sizing has been revised using Worksheets B.5-2 & B.5-6 to size the storm water planters for volume retention. See worksheets B.5-2 & B.5-6 completed for each BMP 1 - 4.

- **Comment 00021**

  sWQMP ·Please submit Worksheets B.5-2 and B.5-6 to ensure Volume Retention requirements are met. If any amended soils are proposed to comply with volume retention, show and quantify the amended soils on the DMA Exhibit and the tributary impervious area.

  REPONSE: The sizing has been revised using Worksheets B.5-2 & B.5-6 to size the storm water planters for volume retention. See worksheets B.5-2 & B.5-6 completed for each BMP 1 - 4.

- **Comment 00022**

  SWQMP - Please revise the BMP Details Exhibit and specifically call out the 3-inch aggregate storage below the underdrain invert per worksheet B.5-1 line#8.

  REPONSE: The provided BMP Details Exhibit has been revised to call out the 3" gravel storage below the perforated pipe.

- **Comment 00023**

  The SWQMP shall analyze the entire site. Update the DMA map to show and quantify self-mitigating and de minimis DMAs.

  REPONSE: Self mitigating DMA's have been added to the BMP exhibit with areas for clarity.

- **Comment 00024**

  Please add the following to the site plan: This project is located within the ASBS watershed. No dry weather runoff is permitted; the project will be subject to increased inspections, satisfactory to the City Engineer.

  REPONSE: Site Plan revised includes this added note.

  .

- **Comment 00025**

  The applicant will be required to construct all public improvements to meet current State Accessibility Compliance and current City Standards, or if damaged during construction (driveways, curb and gutter, sidewalk, right-of-way dedication, etc.). Please refer to SDMC Chapter 14, Article 2, Division 6 for public improvements regulations.

  REPONSE: Please see architectural response above concerning the scope of work update

- **Comment 00026**

  Dedication: Based on the La Jolla Community Plan and street classification, Calle Del Oro is a 2-lane Collector Street; therefore, a minimum 14-foot parkway with a non-contiguous sidewalk is required per the current City Standard.

  REPONSE: No dedication is required since the project has been changed to a major remodel project and addition and is therefore exempt from public improvements per section SDMC 142.0611(e).

- **Comment 00027**

  Please add the visibility area triangles, per San Diego Municipal Code Diagram 113-0273 and Diagram 113-02SS, at the driveways on Calle Del Oro. For the driveway, show the visibility areas on private property, which shall extend 10 feet inward along the driveway and along the property line. Add a note that states: No obstruction, including solid walls in the visibility area, shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.

  REPONSE: Site Plan revised includes the visibility triangles.

- **Comment 00028**

  Please note that additional parkway dedication is required; the visibility triangle must be measured along the new property line.

  REPONSE: No additional parkway or dedication is required since the project has been changed to a major remodel project and addition and is therefore exempt from public improvements per section SDMC 142.0611(e).

- **Comment 00029**

  On the Site Plan Sheet #A101, please call out the removal of the Vehicular gate. Alternatively, the applicant must demonstrate that the project will not cause queuing in the public right-of-way. Any gate should remain open during business hours (to be noted in the plans).

  REPONSE: Architectural Response

- **Comment 00030**

  Please refer to SDMC Section 142.0560(j) and Table 142-05M for driveway width requirements (information comment).

  REPONSE: Understood

- **Comment 00031**

  Please note that all private improvements within the ROW require an Encroachments Maintenance and Removal Agreement (EMRA), which is subject to City Engineer approval.

  REPONSE: Understood

- **Comment 00032**

  Development Permit Conditions will be determined on the next submittal when all requested information is provided. √Information Only – No Action Required)

  REPONSE: Understood

- **Comment 00033**

  Please provide a written response to all comments, whether you agree or not, and in case of disagreement, express your reasoning.

  REPONSE: Provided

- **Comment 00034**
  Additional comments may be recommended pending further review of any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please email Layth Al Ani at LAlAni@ sandiego.gov.
  (Information Only – No Action Required)

  REPONSE: Understood.

Thank you for your interest and help in plan checking our improvement plans. Please accept these responses by sheet to the written comments. If there are any other questions you may have, please do not hesitate to call me at (916) 257-9826. We look forward to completing this plan check process and having a smooth construction for the client and the City inspectors.

Sincerely,
Ross Peabody



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Reviewer:	**Marlene Watanabe**
	mwatanabe@ sandiego.gov
Project:	2443 Calle Del Oro
Discipline:	DSD-Environmental
Plan check Number:	PRJ-1156426

[Comment 00071 | Sheet G001 | Open]

Project Scope:

The project proposes a Coastal Development Permit (CDP★ and Site Development Permit (SDP★ to demolish an existing one-story, 3,717-square-foot single dwelling unit and construct a new two-story, 9,068-square-foot single dwelling unit over a basement, with associated site improvements, located at 2443 Calle Del Oro. The 0.46-acre site is in the LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1.

AL Response: Please note that the scope has been updated from a new development to a major remodel and addition

[Comment 00072 | Sheet G001 | Open]

Land Use:

General Plan/Community Plan/Land Development Code - EAS defers to LDR Planning Review on Land Development Code, community plan issues as applicable; refer to their comments for further information and/or clarification. EAS will coordinate with the LDR Planning.

AL Response: Coordination noted

[Comment 00073 | Sheet G001 | Open]

Aesthetics/ Visual:

The project would be conditioned to meet setback and height requirements per the Land Development Code (LDC★ and the La Jolla Shores Planned District Ordinance. The project site does not appear to be located within any view corridors identified in the La Jolla Community Plan. Please defer to LDR-Planning's review for any comments regarding views, height, setbacks, or community character comments. EAS will coordinate with LDR-Planning on whether an impact would occur.

AL Response: Coordination noted

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[Comment 00074 | Sheet G001 | Open]

Biological Resources

The project site is currently developed with a single-family residence and is surrounded by residential development. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, the City of San Diego Multi-Habitat Planning Area (MHPA★ designated lands. EAS has no further comments related to this issue.

AL Response: Noted

[Comment 00075 | Sheet G001 | Open]

Geologic Conditions

A geotechnical investigation prepared by UES, dated June 30, 2026 was received for the project. EAS defers to DSD-Geology for technical analysis and review of this report. Please see their comments.

AL Response: Geologic comments responded to accordingly

[Comment 00076 | Sheet G001 | Open]

Historical Resources:

ARCHAEOLOGY↵

The project is located in an archaeologically sensitive area. EAS is working with qualified City staff to determine whether the project requires additional information (e.g., a survey) and/or potential monitoring.

AL Response: Noted; we will await any updates in the next comment cycle

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[Comment 00077 | Sheet G001 | Open]

Historical Resources:

BUILT ENVIRONMENT↵

The project site contains a residence older than 45 years, built in 1962. The project site was reviewed under PRJ-1154592 and it was determined that the property does not meet local designation criteria as an individually significant resource under any adopted HRB Criteria. This determination is good for 5 years from 4/27/26 unless new information is provided that speaks to the building's eligibility for designation. EAS has no additional comments on this issue area. All pertinent information will be included in the required environmental document.

AL Response: Noted

[Comment 00078 | Sheet G001 | Open]

Hydrology/Drainage

A Drainage Study prepared by Peabody Tsumura Engineering dated July 15, 2026 was received for this project. For review of this report and technical analysis EAS defers to Engineering. Any comments made by LDR☑Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.

AL Response: Noted

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[Comment 00079 | Sheet G001 | Open]

Paleontological Resources:

According to the geotechnical investigation, the site is overlain by Previously Placed Fill (Qppf) to an approximate maximum depth of 6 feet and is underlain by Quaternary Old Paralic Deposits, Unit 6 ✓Qop6★ to an approximate maximum depth of 19 feet and Tertiary Ardath Shale (Ta) at depth

Fill soil has no sensitivity, Quaternary Old Paralic Deposits, Unit 6 has high sensitivity, and Tertiary Ardath Shale has high sensitivity for the discovery of paleontological resources.

Paleontological monitoring during grading activities may be required under San Diego Municipal Code section 142.0151 if it is determined that the project's earth movement quantity exceeds the Paleontological threshold (if greater than 1,000 cubic yards and ten feet deep for formations of a high sensitivity rating). Please be aware that monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface.

Earthwork quantities on the site plans show the following : 55 cubic yards (cyds) of cut to a depth of 4 feet 11 inches, 83 cyds of fill to a maximum depth of 4 feet 11 inches, import of 28 cyds. As such, the project would not meet monitoring thresholds. EAS has no additional comment on this issue area. All pertinent information will be included in the required environmental document.

AL Response: Noted

[Comment 00080 | Sheet | Open]

Tribal Cultural Resources (AB52★↵

Assembly Bill 52 ✓Gatto 2014★, more commonly known as AB 52, was signed into State Law July 1, 2015. Essentially, it requires that lead agencies throughout the State of California undertaking CEQA review, at the request of a California

Native American tribe, begin "Government-to-Government" consultation with that tribal nations. In accordance with the requirements of Public Resources Code 21080.3.1 EAS staff will distribute notifications to the Iipay Nation of Santa Isabel, the Jamul Indian Village, San Pasqual Band of Mission Indians, and Campo Band of Mission Indians for possible consultation on this project, if required.

Please note that a request for consultation must be submitted by the tribe within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed.

AL Response: Noted; please alert us on the next cycle if the 30 days passed without request

[Comment 00081 | Sheet | Open]

Water Quality

A Priority Development Project Stormwater Quality Management Plan prepared by Peabody Tsumura Engineering dated July 15, 2026 was received for this project. For review of this report and technical analysis EAS defers to Engineering.

Any comments made by LDR☑Engineering on this issue area must be addressed before EAS can make an environmental determination on the project.

AL Response: Noted

[Comment 00082 | Sheet | Open]

Wildfire:

The project site is located in a Very High Fire Severity Zone. The project proposes the replacement of the existing residence and is not adjacent to open space. The project is required to comply with any applicable fire code requirements. EAS has no additional comments on this issue area.

AL Response: Noted

[Comment 00083 | Sheet | Open]

ENVIRONMENTAL DETERMINATION↵

Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts.

Please be aware that the environmental review may change in response to any project changes and/or new information.

Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information.

AL Response: Noted

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Reviewer:	**Jose Vergara**
	jvergara@sandiego.gov
Project:	2443 Calle Del Oro
Discipline:	DSD-Planning
Plan check Number:	PRJ-1156426

[Comment 00094 | Sheet G001 | Open]

The development will require a Coastal Development Permit under Section 126.0707 (Process 2) and a Site Development Permit (Process 3) under SDMC Section 1510.0201. The project does not meet the allo wable exemptions from a Coastal Development Permit within the Coastal Overlay Zone per SDMC 126.0704. A Site Development Permit (referenced as a La Jolla Shores Planned District Permit) is required for development within the La Jolla Shores Planned District. In accordance with section 126.0707 of the SDMC, when more than one permit, map or other approval is required for a single development, the applications shall be consolidated and the action of the decision maker shall be considered one consolidated action. A Coastal Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in section 126.0708 (a)

A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section 126.0505(a) and the supplemental findings in Section 126.0505(b) through (m) that are applicable to the proposed development as specified in this section.

Please provide a narrative detailing how the project meets the findings referenced above.

AL Response: Please see uploaded findings.

[Comment 00096 | Page | Open]

PART 1: PROJECT INFORMATION

REQUIRED PERMITS

The development will require a Coastal Development Permit under Section 126.0707 (Process 2) and a Site Development Permit (Process 3) under SDMC Section 1510.0201. The project does not meet the allowable exemptions from a Coastal Development Permit within the Coastal Overlay Zone per SDMC 126.0704. A Site Development Permit (referenced as a La Jolla Shores Planned District Permit) is required for development within the La Jolla Shores Planned District.

In accordance with section 126.0707 of the SDMC, when more than one permit, map or other approval is required for a single development, the applications shall be consolidated and the action of the decision maker shall be considered one consolidated action.

A Coastal Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in section 126.0708 (a)

A Site Development Permit may be approved or conditionally approved only if the decision maker makes all of the findings in Section 126.0505(a) and the supplemental findings in Section 126.0505(b) through (m) that are applicable to the proposed development as specified in this section.

Please provide a narrative detailing how the project meets the findings referenced above.

AL Response: Noted; findings uploaded to acella

[Comment 00097 | Page | Closed]

The site is subject to the FAR limits adopted by the La Jolla Planned district on April 12, 2024 in the 2021 Land Development Code Update under O-21416

Lot size: 20,210sf

FAR: .45

GFA: 20,210 x .45= 9,094.50sf

Site proposes: 9,068sf

The project has a deemed complete date of 08/11/2026; however, the site is located within the coastal overlay zone N-APP-2, and the new regulations governing ADUs outside of the Coastal overlay zone passed under ordinance O-21989 (08/22/2025) have not been adopted by the California Coastal Commission. As a result, the site is subject to the regulations in place at the time.

Zoning map: 252-1692

Subdivision map: 4392

Prior permits: No prior discretionary permits associated with the site.

AL Response: Thank you, acknowledged.

[Comment 00098 | Page | Closed]

The proposed setbacks for the two-story single-family dwelling unit fall within the range of existing setbacks in the immediate vicinity. Therefore, the proposed structure conforms to the setback requirements of the LJSPDO.

AL Response: Thank you, acknowledged.

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[Comment 00099 | Page | Open]

Part 2: REVIEW SPECIFIC COMMENTS

BUILDING- CONSTRUCTION PLAN SPECIFIC COMMENTS

AL Response: Informational

[Comment 00100 | Page | Open]

The site plan includes landscape improvements within the public right-of-way, which will require an EMRA. Planning defers to Engineering for additional comments.

AL Response: Noted; EMRA will be added as a part of the conditions of approval

[Comment 00101 | Page | Open]

It appears that new retaining wall(s) are proposed within the front and side yards. Please provide the top of grade (TG), top of wall (TW), and wall height at multiple points along the retaining wall. The plans must clearly label and dimension the height of the proposed wall and include an elevation illustrating the TW and TG. All proposed walls must comply with SDMC Section 142.0310

On the site plan, please illustrate the location of the proposed retaining wall and demonstrate conformance with the applicable SDMC regulations, including:

. Per SDMC 142.0340(b), retaining walls within visibility areas shall not exceed 3 feet in height, except when maintaining an existing cut bank adjacent to a public right-of-way and following existing contours.

. Per SDMC 142.0340(c), in required front and street side yards, two retaining walls up to 3 feet each are permitted if separated by a minimum

AL Response: Please see Sheet A101 for the proposed retaining wall locations and spot elevations indicating T.W., T.G., and wall heights at multiple points. Please also see Elevation Sheets A201 and A202, where the retaining wall heights are labeled and dimensioned from T.G. to T.W. to demonstrate compliance with SDMC Sections 142.0310 and 142.0340.

Per SDMC 142.0340(b) only one continuous retaining wall is proposed in the front setback

Per SDMC 142.0340(c) no wall exceeds 3’ of height in the front or side yards. Please note that per 142.0340(f)(4)(B) the retaining wall heights south (plan left) of the entry door is measured from the high grade due to the street grade being higher than the building pad. Driveway pad on the north side is also below the street grade

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[Comment 00102 | Page | Open]

Please show, label, and dimension the height of the proposed vehicular gate on the site plan and associated elevations to verify compliance with SDMC requirements.

AL Response: Please see Sheet A101 for spot elevations indicating the proposed vehicular gate height in plan, and Sheet A201 for the corresponding elevation with the gate height labeled and dimensioned.

[Comment 00103 | Page | Open]

Per section 113.0234, Gross floor area includes roofed porches, entrances, exterior balconies, and patios when they project from the primary structure and are constructed and maintained with at least two elevations of the element that are less than 40 percent permanently open, as shown in Diagram 113-02N.

Please provide an elevation/section where you show the calculation of how the proposed covered patio would be exempt from GFA. If the proposed covered patio does not provide 2 elevations, with each elevation being at least 40% open, it shall be included in the GFA calculations.

AL Response: Please see Elevation Sheets A201 and A202 for identification of The Patio, Deck A and Deck B and the opening percentage calculations for each deck. The calculations demonstrate that each deck provides at least two elevations that are greater than 40% permanently open, in compliance with SDMC §113.0234.

[Comment 00104 | Page | Open]

On the plans, please show, label, and dimension the parking space(s) consistent with Table 142-05K of c Parking shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

AL Response: Please see sheet A103 for the numbered parking spots and the length and width of the stalls that comply.

[Comment 00105 | Page | Open]

The proposed bar includes a range, which constitutes a cooking appliance. In accordance with SDMC §113.0103, dwelling unit means a room or suite of rooms in a building or portion thereof, used, intended or designed to be used or occupied for living purposes by one family, and containing only one kitchen. Please remove the additional kitchen.

AL Response: The range has now been deleted from the proposed bar.

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[Comment 00106 | Page | Open]

Please provide a survey of the vicinity showing the bulk, scale, and materials of the nearby homes in the area to show how the proposed development will be harmonious with the existing development.

AL Response: Please see sheet G005 for added materials of the surrounding buildings.

[Comment 00107 | Page | Open]

For the exterior facade, it is unclear if the proposed materials conform to those identified in Section 159.0301, Building Surface Materials and Colors.

Please clarify if and how the proposed roof materials and exterior wall materials conform to those listed in the La Jolla Planned District in Chapter 15, Article, and Division 3.

On the plans, please include a sheet where you detail the building materials and show how they conform to the general design regulations per the La Jolla Planned District section 1510.0301.

AL Response: See revised exterior elevations and Exterior Materials & Colors schedule. Proposed roof and exterior wall materials, finishes, and colors have been identified and their compliance with the general design regulations of the La Jolla Shores Planned District. See also Sheet G004 for surrounding neighborhood material context. This additional table lists all surrounding structures and their materials. Nearly all surrounding buildings have at least one of the same proposed materials.

[Comment 00108 | Page | Open]

On all elevations, please show, label, and dimension the overall height, plumbline height, and Prop D height.

Reference section 113.0270(2)(B), diagram 113-02LL, and 113.0270 (a)(D) of the SDMC and make sure to base your corrections under the guidance of diagram 113-02LL

For the overall structure height, address the follo wing:

a. Show, label and dimension the distance 5' from the structure perimeter (as measured from the building wall, balcony, bay window, or any other similar architectural projection) or to the property line; whichever is closer.

b. Show, label and dimension a plane calculating the overall height as shown in Diagram 113.02LL. Please include height in accordance with plumbline height per section 113.0270 (2)(A)

a. Show, label and dimension the existing or proposed grade on the elevations and sections sheets. The plumbline height will be measured from an imaginary plane based on the existing or proposed grade (whichever is lower of the two). Reference SDMC 113.0270 (a)(4)(B)(i) and Diagram 113-02NN for a visual.

On all elevations and sections, show, label and dimension the plumb line height from all points on the top of the structure to the existing/proposed grade, whichever is lower, directly below each point. Reference diagram 113.02NN

AL Response: Revised Sheets A201, A202, A301, A302, and A303 to show overall height, Prop D height, plumbline height, measurement points, and grade relationships per SDMC 113.0270 and Diagrams 113-02LL and 113-02NN. 5' grade perimeter called out with red perimeter on ground level site plan and basement level site plan

[Comment 00109 | Page | Open]

On all the elevations and sections, please be sure to include the point(s) of measurement.

AL Response: See revised Sheets A201, A202, A301, A302, and A303. Points of measurement have been identified for the applicable height calculations on all elevations and sections. High and low datums noted and existing, proposed, and remaining height noted per legend line weights

[Comment 00110 | Page | Open]

Design

The La Jolla Shores Planned District Ordinance describes different design regulations to be used in evaluating the appropriateness of any development when applied under the LJSPDO. The area's primary character describes the LJSPD as a single-family residential community, where the use of building materials and architectural styles create the orientation of life in southern California styles such as Spanish Mediterranean and Mexican influences and integrated with landscape design. SDMC 1510.0301(a).

These design principles describe in LJSPDO are to provide a theme of "unity with variety" as a guiding principle. Unity without variety means simple monotony; variety by itself is chaos. No structure shall be approved, substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area. SDMC 1510.0301(b)

Please refer to (c) and include the color palette, materials, and roof materials. Provide further detail on how the project meets these design requirements in §1510.0301(c). Also, provide the architectural theme described in §1510.0301 (a).

Will the materials, color, and architectural design generally conform with the PDO? Please provide a clear description of the scope of the work's design. Provide descriptions and a photographic survey of neighboring lots of how the design complies.

AL Response: See revised Sheet G005 & G006 and neighboring property photographic survey. The proposed architectural character, exterior materials, colors, roof materials, and building form have been documented to demonstrate consistency with SDMC §1510.0301 and compatibility with the surrounding La Jolla Shores neighborhood. Please see sheet G006 for the photo survey of surrounding context.

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[Comment 00111 | Page | Open]

Part 3: REVIEW SPECIFIC COMMENTS:

LA JOLLA COMMUNITY PLAN ANALYSIS:

The project site is located in the La Jolla Community Plan and Local Coastal Program. The La Jolla Community Plan and the Local Coastal Program designate the site as Very Low Density Residential use (0-5 DU/AC). The proposed 9,068 sf single-family dwelling unit on an approximately 20,210 sf lot has a density of 2.17 DU/AC. The project scope is to demolish the existing single-family dwelling and construct a new single-family dwelling unit; it does not change the density, and it is in conformance with the community plan.

The proposed project consists of the demolition of the existing single-family residence and the construction of a new 9,068sf single-family dwelling unit in the LJSPD-SF zone. The proposed project is located on a 20,210sf lot size. As proposed, the development is consistent with the residential density identified in the La Jolla Community Plan.

A goal identified in the La Jolla Community Plan is to conserve and enhance the natural amenities of the community such as its views from identified public vantage points (as identified in Figure 9), open space, hillsides, canyons, ocean, beaches, water quality, bluffs, wildlife, and natural vegetation and achieve a desirable relationship between the natural and developed component of the community. (LJCP 5) The development is consistent with the mentioned goal as it would be infill development.

The project does not impact the public right of way nor any existing physical accessways, or any proposed public accessway that is legally used by the public. As a result, the project will not adversely affect the applicable land use plan. No public beach or view corridor are identified through the property in the community plan.

The community plan recommends the development of a variety of housing types and styles in La Jolla to provide a greater opportunity for housing that is both affordable and accessible by everyone (page 67). The project is for a single-family dwelling unit design that reflects the scale and character of the established community.

If you have not already done so, please contact Lisa Kriedeman, chairperson of the La Jolla Planning Group by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting which includes the vote count to DPM.

AL Response:

Meeting has been conducted and a further meeting has been requested by the board

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Reviewer:	**Tamara Rosza** **trosza@ sandiego.gov**
Project:	2443 Calle Del Oro
Discipline:	DSD-Landscape
Plan check Number:	PRJ-1156426

[Comment 00039 | Sheet G001 | Open]

LJSPD Development requirements, Landscape Plans/Irrigation Plan: Per La Jolla Shores Plan District Ordinance, SDMC [1510.0304(h)] a minimum of 30% of the total parcel area shall be landscape.

AL Response: Noted; landscape area called out on L002 (currently at 40%)

[Comment 00040 | Open]

Landscape Area Table: Thank you for providing a diagram and table on sheet L0002 for the purpose of showing that the above requirements have been met. Please note, neither the pool nor synthetic turf are considered a part of landscaped area for the purposes of 1510.0304(h). Update the calculations to exclude these areas as a part of the landscaped area calculations.

AL Response: Noted; turf and pool separated in these calcs

[Comment 00041, 42 & 43 | Open]

Street Trees [142.0409, 142.0610, 142.0611↑↵ Where public improvements are required per the Public Facility Regulations, the project shall provide street trees. Street trees shall be calculated at the rate of one 24-inch box (min.size) standard trunk, canopy form tree for every 30 linear feet of street frontage, excluding curb cuts.

Street Tree Locations [142.0409(a)(2★↑↵ Street trees shall be located between the curb and abutting property line, maintaining separations per Table 142□04E.

Street Tree Selection [142.0409(a)(3★↑↵ Street tree species shall be selected in accordance with the governing community plan or land-use plan. No palms. If no tree is specified, select a canopy-form tree from the Street Tree Selection Guide, located online at https://www.sandiego.gov/sites/default/files/street-tree-selection-guide.pdf

AL Response: Street Trees required when public improvements are required. Project scope has been updated to be a major remodel and addition. An alteration of an existing single family dwelling unit this project is exempt from dedication requirements per 142.0611(e)

(Continued below with Landscape Engineer's responses)

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Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Response provided by
Steven Sherman, PLA 2887
CLT 10-30-26
cltlandarch@gmail.com
760.809.3241

Site Development Plans PRJ-1164279.pdf

DSD-Landscape Review

Tamara Rosza
trosza@sandiego.gov

[Comment 00035 | Sheet L100 | Open]

Project Scope: LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing one-story, 3,717-square-foot single dwelling unit and construct a new two-story, 9,068-square-foot single dwelling unit over a basement, with associated site improvements, located at 2443 Calle Del Oro. The 0.46-acre site is in the LJSPD-SF Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. – Information only.

[Comment 00036 | Sheet L100 | Open]

Additional comments may apply if/when project elements which correspond with other review disciplines are revealed during the review process.

[Comment 00037 | Sheet L100 | Open]

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions.

[Comment 00038 | Sheet L100 | Open]

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Landscape Applicability:
- The project is within the La Jolla Shores Planned District; therefore, the project is subject to General design Regulations including Landscape requirements per SDMC 1510.0301(h).
-Street Trees [142.0409]: Where public facilities are required per 142.0610, the project is subject to landscape requirements for street trees and the right-of-way per 142.0403, 142.0409, 142.0413.
-Revegetation/ Erosion Control [142.0411]: The project proposed the demolition of the existing house and will create areas of bare earth; therefore, it is subject to landscape requirements for revegetation and erosion control per 142.04103, 142.0411, 142.0413.
- Brush Management [142-04A]: The site at hand is located within the Very High Fire Hazard Severity Zone with structures within 100- feet of native/naturalized vegetation; therefore, the project is subject to a formalized Brush Management Plan consistent with the Project Submittal Manual, Section 4, Items 11.3-11.3.3.
-Information only.

[Comment 00039 | Sheet L100 | Open] landscape totals 45%

LJSPD Development requirements, Landscape Plans/Irrigation Plan: Per La Jolla Shores Plan District Ordinance, SDMC [1510.0304(h)] a minimum of 30% of the total parcel area shall be landscape. – Information only.

[Comment 00040 | Sheet L100 | Open] both have been excluded from calc. See L002

Landscape Area Table: Thank you for providing a diagram and table on sheet L0002 for the purpose of showing that the above requirements have been met. Please note, neither the pool nor synthetic turf are considered a part of landscaped area for the purposes of 1510.0304(h). Update the calculations to exclude these areas as a part of the landscaped area calculations.

[Comment 00041 | Sheet L100 | Open] See Architectural response for street trees above

Street Trees [142.0409, 142.0610, 142.0611]: Where public improvements are required per the Public Facility Regulations, the project shall provide street trees. Street trees shall be calculated at the rate of one 24-inch box (min. size) standard trunk, canopy form tree for every 30 linear feet of street frontage, excluding curb cuts.

[Comment 00042 | Sheet L100 | Open] See Architectural response for street trees above

Street Tree Locations [142.0409(a)(2)]: Street trees shall be located between the curb and abutting property line, maintaining separations per Table 142-04E.

[Comment 00043 | Sheet L100 | Open] See Architectural response for street trees above

Street Tree Selection [142.0409(a)(3)]: Street tree species shall be selected in accordance with the governing community plan or land-use plan. No palms. If no tree is specified, select a canopy-form tree from the Street Tree Selection Guide, located online at https://www.sandiego.gov/sites/default/files/street-tree-selection-guide.pdf

[Comment 00044 | Sheet L100 | Open] Lawn is proposed.

Synthetic Turf: The area shown as “Seaside Paspalum Lawn” on sheet L100 is shown as synthetic turf on sheets L200 and C203. Show consistency between the sheets. Please note that synthetic turf is considered hardscape by Landscape review.

[Comment 00045 | Sheet C203 | Open] civil

Revegetation/ Erosion Control [142.0411]: Thank you for providing an Erosion control plan on sheet C203. Provide hydroseed mix including plant species on this sheet pursuant to 142.0411(b) for the purposes of Temporary Revegetation.

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Mix shall include no invasive or potentially invasive species. Indicate mix by species, percent purity and live seed lbs/acre.

[Comment 00046 | Sheet C203 | Open] civil

Hydroseed Application: Include application procedures and maintenance notes consistent with section 4.4 & 4.5 of the Landscape Standards.

[Comment 00047 | Sheet C203 | Open] civil

Limits of Disturbance: Show the limits of disturbance on the erosion control plans.

[Comment 00048 | Sheet L100 | Open] A fuel management plan has been added to the set. see L003 and L004

Brush Management: Due to the site being located within proximity to highly flammable native/naturalized vegetation, a Brush Management Plan is required in accordance with §142.0412 & §512.0603.
• Zone 0 is ember-resistant and typically consists of hardscape & non-combustible items.
• Zone 1 typically consists of pavement and permanently irrigated ornamental planting.
• Zone 2 consists of thinned, native or naturalized non-irrigated vegetation.
Please provide a separate Brush Management Plan which includes the information requested below.
Refer to the following links for more information:
http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division04.pdf
https://docs.sandiego.gov/municode/MuniCodeChapter05/Ch05Art12Division06.pdf

[Comment 00049 | Sheet L100 | Open] All plants are proposed. Plantings are shown on L100 and L101. all areas are irrigated.

Brush Management Plans shall contain the following:
• Delineation of the fuel modification zones from all structures. See zone details in subsequent comments.
• Identification of existing vegetation to remain and proposed new vegetation;
• Identification of irrigated areas;
• A plant legend with both botanical and common names, and identification of all plant material symbols;
• Identification of ground coverings within the 30-foot fuel modification zone;
• Identification of all hardscapes within the 100-foot fuel modification zone from all structures; and
• Identification of all slope grade breaks between fuel modification zones: 0-20%, 20-40%, and over 40%.

[Comment 00050 | Sheet L100 | Open] See L003. Zone 0 is shown. all remaining lot is included in zone 1. Adjacent lot beyond property boundary is private and ornamental.

Brush Management Zone Dimensions [§142.0412 & §512.0603]: Typical Brush Management Zones consist of a 5-ft Zone 0, a 25-ft Zone 1, and a 70-ft Zone 2; However, for the project at hand non-standard zones apply, as follows:
• Zone 0 shall extend outwards for 5-ft from all sides of each structure.
• Zone 1 shall extend from edge of Zone 0 outwards to the edge of proposed Zone 1 conditions.
• Zone 2 will extend from the edge of Zone 1 outwards to the southern property line.
Show zones areas and dimensions directly on the Brush Management Plan. Refer to the link below for diagrams and additional information regarding zone distribution:

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https://www.sandiego.gov/fire/community-risk-reduction/defensible-space-property-owners

[Comment 00051 | Sheet L100 | Open] We have attempted to limit height of plants in transition zone.

Zone 1 Transition [§512.0604(f)]: Zone 1 includes a transitional area adjacent to Zone 0 that protects the integrity of Zone 0 and is the area within 5 feet (1524 mm) of Zone 0 or to the property line, whichever is closer. Plants within this transitional zone shall not be greater than 2 feet (610 mm) in height. Ensure all plants within the Zone 1 transition area (5'-10' from the structure) meet this height requirement.

[Comment 00052 | Sheet L100 | Open] No existing buildings or plantings will be retained. Photos have been included to show condition of rear slope.

Brush Management Zones Establishment: Typical Brush Management Zones consists of a 5-ft Zone 0, a 25-ft Zone 1, and a 70-ft Zone 2; however, due to variables affecting the site, staff requires additional information to assist with laying out brush management zones. Show existing and proposed landscape (if any), structures, edge of slope, and other improvements adjacent to the fuel-load area. Show the edge of irrigation/hardscape which will correlate with the limits of Zone 1.

[Comment 00053 | Sheet L100 | Open] Architect

Wildland Urban Interface (WUI) Structure Setback - Slopes: Single-story structures shall be setback a minimum of 15 feet. Structures with two or more stories, or single-story structures where plate height exceeds 12 feet shall be setback a minimum of 30 feet. Landscape defers to Fire for setback requirements. [Information Only]

[Comment 00054 | Sheet L100 | Open] No existing buildings or plantings will be retained. Photos have been included to show condition of rear slope.

Photo Documentation: Plot 4-6 photos, directly on the Brush Management Plan that demonstrate the existing conditions of the rear yard as well as the condition of the vegetation towards the southern portion of the property. Provide a photo key map that identifies the photos' location.

[Comment 00055 | Sheet L100 | Open] All plants are proposed. Plantings are shown on L100 and L101. all areas are irrigated.

Vegetation: Within each zone, show the proposed plant massing and the existing plant masses to remain along with locations of existing and/or proposed trees, demonstrating that they meet the zone criteria:
• No plants shall occur within Zone 0 adjacent to new development.
• Plants within Zone 1 shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
• Plants within the first 5' of Zone 1 shall be limited to 2 feet in height.
• Trees within Zone 1 shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity.
Refer to Table 604.3.6(1) & Table 604.3.6(2) for additional guidance on vegetation spacing, grouping, and heights within Zones 1 and 2.
https://docs.sandiego.gov/municode/MuniCodeChapter05/Ch05Art12Division06.pdf

[Comment 00056 | Sheet L100 | Open] All trees are 10' from mature vegetation to building.

Zone 1 Trees [§142.0412(g)(5)]: Trees within Zone 1 shall be located away from structures to a minimum distance of 10' as measured from the structure to the drip line of the tree at maturity. Please relocate proposed trees to meet the minimum distance requirement.

[Comment 00057 | Sheet L100 | Open] all landscape areas shall be drip irrigated. notes have been included on plans.

Irrigation: Permanent irrigation is typically required for all planting areas within Zone 1 (and Zone 0). Graphically identify and label the extents of irrigation system in the Zone One area. Identify all locations of hose-bibs on the Brush

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Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Management plan.

[Comment 00058 | Sheet L100 | Open] See plans. Submittal by others.

Brush Management Alternative Compliance [§142.0412(i)]: Development is subject to alternative compliance measures as it appears reduced brush management zones will be proposed in conjunction with the design at hand, due to existing site conditions. Alternative compliance measures shall be submitted to the Deputy Fire Marshal (Fire-Plan Review) for review, per FPB-Policy B-18-01. Please clearly label and identify alternative compliance measures directly on the Brush Management Plan.
https://www.sandiego.gov/sites/default/files/f-18-1.policy_0.pdf

[Comment 00059 | Sheet L100 | Open] See plans. Submittal by others.

Brush Management Alternative Compliance [§142.0412(i)]: Development is subject to alternative compliance measures as it appears vegetation is proposed within Zone 0 /Zone 1 to meet other applicable City landscape regulations. Alternative compliance measures shall be submitted to the Deputy Fire Marshal (Fire-Plan Review) for review.

[Comment 00060 | Sheet L100 | Open] Fuel management notes are included on L004

Brush Management Program Notes: Provide excerpts from the Code and Landscape Standards directly within the plan set. These excerpts describe the procedures for creating and maintaining the brush management zones. See link for a .pdf of the notes.
https://www.sandiego.gov/sites/default/files/brushmgmtnotes-l_sheet.pdf

[Comment 00061 | Sheet L100 | Open] See sht L001 for all notes as described below.

Provide the following note on the Brush Management Plan: "The Owner/Permittee shall schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

[Comment 00062 | Sheet L100 | Open]

Provide the following note per 142.0412: "Brush management activities are prohibited within coastal sage scrub, maritime succulent shrub, and chaparral habitats during the breeding season of federally protected species, from March 1 to August 15, except where documented to the satisfaction of the City of San Diego that the thinning would be consistent with the conditions of species coverage described in the City of San Diego's MSCP Subarea Plan."

[Comment 00063 | Sheet L100 | Open]

Provide the following note: All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of _____ [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

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Reviewer: **Nathaniel Boyle**
NateBU@ sandiego.gov
619-533-4300
Project: 2443 Calle Del Oro
Discipline: Fire Plan Review
Plan check Number: PRJ-1156426

[Comment 00085 | Sheet G001 | Open]

Identify the fire apparatus access roadway serving the proposed development. Show the full curb-to-curb width of Calle del Oro, existing parking conditions, and remaining unobstructed roadway width. Demonstrate adequate access to the apparatus and identify any necessary parking restrictions for City review.

Clarify whether the apparatus will operate from Calle del Oro or require access onto the property. Where on-site apparatus access is necessary, show the required width, vertical clearance, grades, and all-weather surface, using a 78,000-pound apparatus design load. Coordinate the architectural and civil driveway grades where the driveway is relied upon for fire apparatus access.

References: CFC §§503.1.1 and 503.2; SDFD Policy A☐14☐1. Existing public-street constraints shall be evaluated under SDFD Policy A☐14☐10 where applicable.

AL Response: G007 added to plan set with Calle Del Oro listed as the fire apparatus road. Road width dimensioned to show compliance.

[Comment 00086 | Sheet G001 | Open]

For SDFD operational review, identify the proposed ladder setup locations and show the vertical distances from their finished operating surfaces to the roof surface and relevant emergency escape and rescue openings. Use the locations firefighters would actually operate from, generally along the address side of the building, with alternative locations subject to SDFD approval.

Clarify the 29-foot height stated on G001 in relation to these operating locations. Where aerial fire apparatus access is required, demonstrate a 26-foot-wide unobstructed roadway located 15☐30 feet from the building, with adequate clearance for ladder deployment and operation.

References for aerial-access criteria: CFC Appendix D, §D105; SDFD Policy A☐14☐1, Section V.A.1.

AL Response: Section added to G007 to demonstrate conformance

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[Comment 00087 | Sheet G001 | Open]

Provide a dimensioned exhibit demonstrating firefighter access and hose-pull distances from the proposed apparatus operating locations to the required exterior portions of the dwelling, including the exposed basement and rear building perimeter.

For the proposed sprinklered dwelling, demonstrate compliance with SDFD's 200-foot hose-pull allowance. Identify measurement starting points and cumulative distances along the actual usable routes. Show clear passage widths and connections between levels, accounting for gates, stairs, retaining walls, the pool, and landscaping. Use contrasting colors or line types to clearly identify the routes.

References: CFC §§503.1.1 and 504.1; SDFD Policy A☐14☐1, Section III.

AL Response: Fire hose pull lengths shown on G007

[Comment 00088 | Sheet G001 | Open]

Please confirm the location of the hydrant closest to the project. Google Earth shows a fire hydrant on the opposite side of Calle Del Oro. According to the Fire Vicinity Map, it is located on the same side of the street as the project.

AL Response: fire hydrant location on vicinity map updated to be on the opposite side of Calle Del Oro

[Comment 00089 | Sheet G001 | Open]

Provide a Brush Management Plan per Landscape and Fire requirements as project is located in VHFSZ. Show additional mitigation applied to structure as a note on the Brush Management Plan and revise applicable plan sheets. Refer to

Landscape comments for information to be provided on Brush Management Plan. Fire will review for Alternative Compliance mitigation due to reduced defensible space prior to Landscape sign-off. See SDFD Standard D☐1 and D☐2 and SDMC 512.0601 through 512.0608.
https://docs.sandiego.gov/municode/MuniCodeChapter05/Ch05Art12Division06.pdf

AL Response: Brush management plan added to landscape plans

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[Comment 00090 | Sheet G001 | Open]

Zone 0 ✓Ember-Resistant Zone):

Provide compliance with the 0-5' foot Ember-Resistant Zone (Zone 0★ in accordance with the 2025 California Wildland-Urban Interface Code, SDFD Standard D☑2 and SDMC §512.0604. Plans shall demonstrate that the area within 5 feet of all structures is maintained as a noncombustible ember-resistant zone. Zone 0 requirements shall apply to all new structures applying for a building permiT

AL Response: Zone 0 has been added to landscape brush management plan. Please note that the scope of work has changed from a new construction to a major remodel and addition so all new construction requirements no longer apply, only single family home remodel requirements

[Comment 00091 | Sheet G001 | Open]

Minimum Zone 1↵

Per SDFD Standard D☑1 and D☑2, and Fire Code Official discretion, in addition to 5’ of Zone 0, a minimum of 10’ Zone 1 defensible space is required on site. Provide a minimum of 10’ defensible space in Zone 1 condition. Fire will confirm Zone dimensions in next submittal. Mitigation for projects reduced to 10 feet Zone 1 require a 6’ block wall on the entire brush side, additional mitigation or provide a technical report at the discretion of the Fire Code Official.

AL Response: Noted; Brush management plan added to landscape set with zones included. 6’ wall added to architectural set

[Comment 00092 & 93 | Sheet G001 | Open]

The mitigation measures listed below are for new buildings and additions/remodels that are required to meet CWUI Chapter 5, but do not provide the full 100' of defensible space (30' Zone 1/70' Zone 2★. Call out Alternative Compliance mitigation from options below on Brush Management Plan. Call out proposed mitigation on Brush Management Plan and revise applicable plan sheets. Fire will determine if proposed mitigation is acceptable on a case-by-case basis. See policy language below from SDFD Standard D☑1

1. 6’ Fire wall on the brush side of the structure/structures.

2. Dual Glazed AND Dual tempered windows.

3. A reduction of exposed windows on the side of the structure with setback less than 30 feet.

4. Attic or additional sprinklers.

5. Increase the fire resistance rating of wall/walls.

6. Brush management easement from abutting private property."

AL Response: Noted; Brush management plan added to landscape set and 6’ masonry wall will be implemented along with fire sprinklers and minimum 1 hour rated walls and floors

UES Professional Solutions, Inc.
1441 Montiel Road, Suite 115
Escondido, CA 92026
p. 760.746.4955 | TeamUES.com

October 30, 2026 UES Job No. A26165.00206

Michael Hall
2443 Calle De Oro
San Diego, CA 92037 US

Attention: Michael Hall
(928)750-3927
mhallny3@gmail.com

Subject: Response to City of San Diego Development Services Department Review Comments
City Plan Case Number (PRJ-1164279), Dated September 24, 2026
2443 Calle Del Oro, La Jolla California 92037

Reference: End of Document

Dear Mr. Hall,

As requested, UES Professional Solutions, Inc., (UES) has completed our responses to the City of San Diego's referenced DSD-Geology comments for the proposed development, located at 2443 Calle Del Oro La Jolla, California 92037. The numbers for the responses below correspond to the comments in the City's review letter, dated September 24, 2026. The applicable comments are numbered 00065 through 00068.

Comment Issue No. 00065: The project's geotechnical consultant must submit an addendum geotechnical report or update letter for the purpose of an environmental review that specifically addresses the proposed development plans and the following:

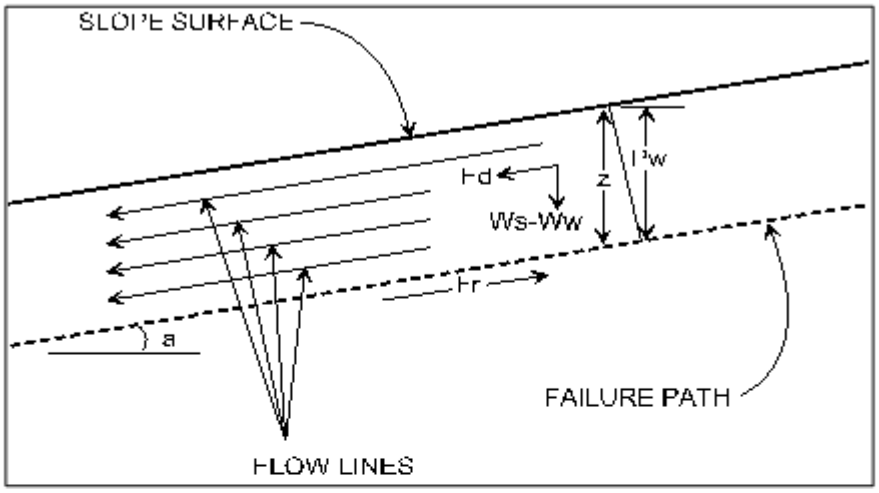
Response: Please note that this letter is meant to serve as the requested geotechnical update/addendum to the referenced report, which is attached herewith as Attachment A.

Comment Issue No. 00066: The submitted report indicates the proposed slopes and improvements at the subject site should possess an anticipated static factor of safety in excess of 1.5 and a pseudo-static factor of safety in excess of 1.1 based on the investigation findings and stability evaluation. Please provide a professional opinion that the site will have a factor-of-safety of 1.5 or greater for both gross and surficial stability following project completion.

Response: As recommended in Section 5.14 of the referenced report, properly constructed slopes graded at a 2:1 (horizontal to vertical) surface ratio on this site should be grossly stable. UES also conducted a surficial stability analysis, using conservative soil parameters. Based on this analysis, presented below, properly constructed slopes graded at a 2:1 (H:V) ratio are anticipated to exhibit Factors of Safety of greater than 1.5 for surficial stability. Based on discussion with the project architect, fill slopes steeper than a 2:1 ratio are not proposed for the site.

Surficial Slope Stability:

UES Job Number: A26165.000206
Date: 10/29/2026



1) Saturation of Slope Surface
2) Sufficient Permeability to Establish Water Flow

Variables:

Ws = Saturated Soil Unit Weight	=	135
Ww = Unit Weight of Water (62.4 lbs/ft^3)	=	62.4
z = Layer Thickness, (feet)	=	3
a = Angle of Slope Face, (degrees)	=	26.6
phi = Internal Friction Angle, (degrees)	=	30
c = Apparent Cohesion, (psf)	=	150

Equations:

Pw = Water Pressure Head = (z)cos^2(a))	
u = Pore Water Pressure = (Ww)(z)(cos^2(a))	
Fd = (0.5)(z)(Ws)(sin(2a))	162.1
Fr = (z)(Ws-Ww)(cos^2(a))(tan(phi))+c	250.5
Factor of Safety (FS) = Fr/Fd	1.55

This opinion assumes permanent slopes steeper than a 2:1 ratio will not be constructed; runoff water will not be permitted to drain over slopes; runoff will be directed to properly designed and constructed drainage facilities; and erosion-resistant vegetation will be maintained on the face of all slopes. Typically, soils along the top portion of a fill slope face will creep laterally. UES recommends against building distress-sensitive hardscape improvements within a minimum ten feet of slope crests.

Please see UES's attached geotechnical report for the gross slope stability analysis indicating Factors of Safety of 1.5 or greater for static conditions and 1.1 for pseudo-static conditions.

1441 Montiel Road, Suite 115, Escondido, CA 92026
p. 760.746.4955 | TeamUES.com

Comment Issue No. 00067: Provide a conclusion regarding whether the proposed development will destabilize or result in settlement of adjacent property or the right of way.

Response: UES believes that the proposed development will not destabilize or result in settlement of adjacent properties or the right of way, provided our recommendations provided in the referenced report and subsequent addendums, as applicable, are implemented in the design and construction of the project.

Comment Issue No. 00068: Provide a statement as to whether the site is suitable for the intended use.

Response: Provided that UES's recommendations provided in the referenced report and subsequent addendum recommendation letters are applied, as applicable, UES believes that the site is suitable for the intended use.

We appreciate the opportunity to be of service on this project. Should you have any questions, please contact our office.

The document is subject to the same limitations as the referenced geotechnical report. The opportunity to be of service is appreciated. If you have any questions, please contact our office.

Respectfully,
UES

Colm J Kenny, GE #3201
Senior Engineer

CJK:amc

Jay F. Lynch, CEG #1890
Senior Engineering Geologist

REFERENCES

Geotechnical Investigation & Slope Stability Analysis
Proposed Calle Del Oro Residential Development
2443 Calle Del Oro, La Jolla, California 92101
UES Job No. A26165.00206, dated June 30, 2026 (re. October 19, 2026)

ATTACHMENTS

ATTACHMENT A Geotechnical Investigation & Slope Stability Analysis (UES, 2026)

1441 Montiel Road, Suite 115, Escondido, CA 92026
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DRAINAGE ANALYSIS FOR

2443 Calle Del Oro

Custom Home Project

Project Tracking No.: PRJ #1164279

2443 Calle Del Oro
San Diego, CA
92037

APN: 346-201-02

PREPARED FOR:

Mr. Michael Hall

2443 Calle Del Oro

San Diego, CA 92037

PREPARED BY:

1700 Alhambra Blvd., Suite 102
Sacramento, CA95816
1671 Plover Court
Carlsbad, CA 92011

Contact Information:
Ross E. Peabody, RCE 51090
(916)257-9826
E-mail: rpeabody@peabodytsumuraeng.com



November 3, 2026

CERTIFICATION

This Drainage Study has been prepared under the direction of the following Registered Civil Engineer. The Registered Civil Engineer (Engineer) attests to the technical information contained herein and engineering data upon which the following design, recommendation, conclusion and decisions are based.

	51090	9-30-2027
Ross E. Peabody	RCE Number	Expiration Date
Engineer of Work's Signature		

Date

PEABODY TSUMURA ENGINEERING

1700 Alhambra Blvd., Suite 102

Sacramento, CA 95816

1671 Plover Court

Carlsbad, CA 92011



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4. Proposed Drainage Description 5
5. Calculation Methodology 6
6. Summary of Drainage Calculations (Existing Conditions) 7
8. Conclusion 8

APPENDICES

A. Vicinity Map
B. City of San Diego Hydrology Requirements
C. 100-Year Storm Event Calculations – Existing Drainage Conditions
D. 100-Year Storm Event Calculations – Proposed Drainage Conditions

ATTACHMENTS

1. Existing Drainage Conditions Exhibit
2. Proposed Drainage Conditions Exhibit
3. FEMA Flood Insurance Rate Map (FIRM)

1. Introduction

The project site is located at 2443 Calle Del Oro, La Jolla Shores, in the City of San Diego, California. The project site is bounded Calle Del Oro to the east, a residential building to the south, a residential building to the west, and a residential building to the north. The project site currently contains an existing residential building.

The project proposes the construction of a new custom single family residence. Additional proposed improvements include below grade utility rooms, amenity spaces and outdoor patios. Access to the below grade utility rooms will be by stairs from the ground floor.

2. Project Information

Project Name: 2443 Calle Del Oro Custom Home
Project Address: 2443 Calle Del Oro, San Diego, CA 92037
Priority Development Project: Yes
Subject to Hydromodification: No
APN: 346-201-02
Total Size of Project: 0.46 Acres = 0.46 Acres (Project parcel size)
Offsite Run-on: No
FEMA: Per Panel Number 06073C1639H dated 5/16/12 the project site is located within Zone X. Zone X are areas determined to be outside the 0.2% annual chance floodplain.

3. Existing Drainage Description

The existing project site run-off drains westerly to an existing concrete lined drainage swale and then northwesterly in the swale to a piped drainage system in Calle Del Oro. No onsite private storm drain system exists, and the project site runoff sheet flows to swale which is located in an existing drainage easement maintained by the City. The existing site sheet flows from east to west. The runoff continues in a westerly direction within the public piped drainage system in Calle Del Oro, where it confluences with other surface flows and eventually discharges into the Pacific Ocean

4. Proposed Drainage Description

The proposed onsite private roof drain system and patio drainage system will direct the captured stormwater to proposed Bioretention basins for stormwater treatment. Area drains located along the north project section will convey captured flows in a northerly direction, down to the ground floor level where the proposed bioretention basins will be located. These three Bioretention basins will treat captured flows from this area and discharge into the existing concrete lined drainage swale located along the westerly property line. The south section of the project will flow to a proposed Bioretention basin located in the patio area. This Bioretention basin will treat the captured flows from the southern section of the project and discharge to the the same concrete lined drainage swale that is located along the westerly property line. The existing single family house drains in this fashion, so we are proposing no change to the existing drainage pattern with this project.

The runoff continues in a northwesterly direction within the drainage swale to the existing storm drain system in Calle Del Oro, where it confluences with other surface flows. Flows are then conveyed in a westerly direction where they eventually discharge into the Pacific Ocean.

5. Calculation Methodology

Runoff Calculations:

Runoff calculations were performed in conformance with the City of San Diego *"Drainage Design Manual"*. Hydrology Studio Rational Method software modeling has been used to model the existing and proposed project flows. Calculations/Hydrology Studio Printouts can be found in Appendices C and D of this report. A soil type D has been used for the entire site.

Storm Events	100-Year
Rational Method Equation:	Q = CIA
	Where: Q = the peak discharge in cubic feet per second (cfs) C = a runoff coefficient representing the ratio of runoff depth to rainfall depth (dimensionless) I = the time-averaged rainfall intensity for a storm duration equal to the time of concentration (inches/hour) A = drainage area (acres)
Time of Concentration, Tc	The time of concentration (Tc) is defined as the interval of time (in minutes) required for the flow at a given point to become a maximum under a uniform rainfall intensity. Often this occurs when all effective parts of the drainage area are contributing to the flow. Generally, the time of concentration is the interval of time from the beginning of rainfall for water from the hydraulically most remote portion of the drainage area to reach the point of concentration; e.g., the inlet of the drainage structure.
Rainfall Intensity, I	Rainfall Intensity "I" is obtained from the City of San Diego Intensity-Duration-Design Chart.
Runoff Coefficient, C	1) Type D to be used for all areas
	2) Where actual conditions deviate significantly from the tabulated imperviousness values of 80%, the values given for coefficient C, may be revised by multiplying 80% by the ratio of actual imperviousness to the tabulated imperviousness. however, in no case shall the final coefficient be less than 0.50. Example: Actual Imperviousness =50% Tabulated Imperviousness =80% Revised C = (50/80) x 0.85 =0.53

6. Summary of Drainage Calculations (Existing Conditions)

Hydrology Studio software has been used for analyzing runoff generated for the 100-Year storm event. A soil type D has been used for the entire site. Calculations/Printouts can be found in Appendix C of this report.

Table 6.1: Existing Drainage Conditions		
Drainage Basin	**Node #**	**100-Year Storm, Q**
A.1	Node #5 to Node #10	Q_{100}=0.18 cfs
A.2, A.3 & A.4	Node #15 to Node #15	Q_{100}=1.12 cfs
	Total	**Q_{100}=1.30 cfs**

See Pre-Project Drainage Exhibit

7. Summary of Drainage Calculations (Proposed Conditions)

Hydrology Studio software has been used for analyzing runoff generated for the 100-Year storm event. A soil type D has been used for the entire site. Calculations/Printouts can be found in Appendix D of this report.

Table 7.1: Proposed Drainage Conditions		
Drainage Basin	**Node #**	**100-Year Storm, Q**
A.1	Node #5 to Node #10	Q_{100}=0.42 cfs
A.2	Node #15 to Node #20	Q100=0.59 cfs
A.3 & A.4	Node #25	Q100=0.27 cfs
	Total	**Q_{100}=1.28cfs**

See Post-Project Drainage Exhibit

8. Area of Special Biological Significance (ASBS No. 29) – La Jolla State Marine Conservation Area

SWRCB - NPDES Permit Order No. R9-2015-001 & 0100:

The drainage system within the La Jolla Shores area is maintained by the City of San Diego. This system drains to the Pacific Ocean and into the Area of Special Biological Significance (ASBS No.29) – La Jolla State Marine Conservation Area. This area is subject to the requirements of NPDES Permit Order No. R9-2015-001 & 0100 granted by the California Regional Water Quality Control Board (SWRCB) to San Diego County Permittees including the City of San Diego. This NPDES Permit order was provided to insure the guidelines of the California Ocean Plan (created and approved by SWRCB), the Regional Water Quality Control Board (RWQCB) Basin Plan, and the State of California Ocean Protection Plan are all met by the permittees included in said order. Under this NPDES permit order the City of San Diego is responsible for maintaining and improving the discharge in their Municipal Separate Storm System (MS4) throughout the City and specifically within the La Jolla Shores community discharging directly into the La Jolla State Marine Conservation Area. This NPDES permit requires the creation of a plan to improve discharge through improvements, maintenance and monitoring.

La Jolla Shores Coastal Watershed Management Plan:

From this order the City of San Diego joined with other local entities to form the La Jolla Shores Watershed Management Group consisting of Scripps Institution of Oceanography, the University of California San Diego, the City of San Diego, and the San Diego Coastkeeper. The La Jolla Shores Watershed Management Group created the La Jolla Shores Coastal Watershed Management Plan to handle the NPDES requirements for the La Jolla Shores area to meet the NPDES Permit Order No. R9-2015-001 & 0100. This plan outlines how this area is to be managed to meet this discharge order requirements and provided the clear direction on water management strategies to be implemented within this area for protection and improvement of the water quality discharge to the Pacific Ocean and La Jolla State Marine Conservation Area.

The La Jolla Shores Coastal Watershed Management Plan outlines the goals and objectives to be achieved by the City over a 20 – 30 year timeframe to improve and protect ASBS No. 29. These objectives are as follows:

Objective 1 – Develop a science-based ecosystem approach to ASBS/ocean protection.

Objective 2 - Protect and improve water quality and reduce ASBS ecosystem impacts.

Objective 3 - Facilitate watershed/ocean resource information management and knowledge transfer.

Objective 4 - Encourage community involvement and ocean stewardship.

The plan then recommends Best Management Practice Projects divided into three tiers to implement the objectives.

Tier 1 – Source control measures and pollution prevention activities.
Tier 2 – Source reduction through structural BMP's.
Tier 3 – Treatment Controls.

The Watershed Management Group sets the Tier timelines to happen over a 20 – 30 year timeframe with actual structural improvements slated for the last half.

Of the 4 objectives, only Objective 2 (to protect and improve water quality and reduce ASBS ecosystem impacts) focuses on actual structural improvements to the MS4 drainage system, and most of the structural improvements defined in the Management Plan are regional BMP improvements to be constructed and maintained by the City.

To meet this Coastal Watershed Management Plan the City needs to insure that increases in flows and increases in contaminants to the MS4 system owned and maintained by the City of San Diego are mitigated for through methods implemented within the MS4 drainage system. Hence the need for regional structural BMP improvements over time.

This Coastal Watershed Management Plan does not acknowledge the redevelopment of existing residential lots and meets the requirements of the NPDES permit without implementation of any improvements on private property. It simply mandates that no flow increase and no increase in contaminants to the MS4 drainage system be created within the watershed. This is the governing document relating to storm drainage used to regulate development within the La Jolla Shores Watershed

Project Conformance:

The proposed new residence developed with this project will meet all requirements defined in the La Jolla Shores Watershed Management Plan and NPDES Permit No. CAS0109266 and will provide benefit to the existing MS4 system. Currently there is an existing residence on the property which has no storm water regulation or treatment. This existing storm water discharges into a concrete v-gutter system which flows directly into the City maintained MS4 storm drain system referenced. The drainage then flows through the storm drain system directly into the ocean at La Jolla Shores Park.

The new residence will decrease impervious surface on the lot. It will also, as a result, not increase flows from the site.

The improvement of the site will include construction of onsite structural BMP's located in specific drain locations to fully capture all drainage from impervious surfaces onsite. These BMP's are proposed to be Bio-retention Flow-Thru Planters to capture and provide water quality treatment for all drainage from the site produced from the new impervious surfaces. As a result, the flow from the project will be treated for water quality and will improve the water quality from it's existing condition without any increase in flow from the site. All construction storm water erosion control measures will be implemented to insure no uncontrolled discharge from the site occurs during the construction of the new residence. This will keep contaminants out of the MS4 drainage system during the construction process. Once construction is completed, the project will provide a benefit to the existing water quality by replacing an existing untreated residence with a fully controlled and treated project improving the water quality within the MS4 system.

This will meet all requirements of the current NPDES Permit No. CAS0109266 and all objectives within the La Jolla Shores Coastal Watershed Management Plan. Therefore no further permits are required to meet sections 401 and 404 of the Clean Water Act.

9. Conclusion

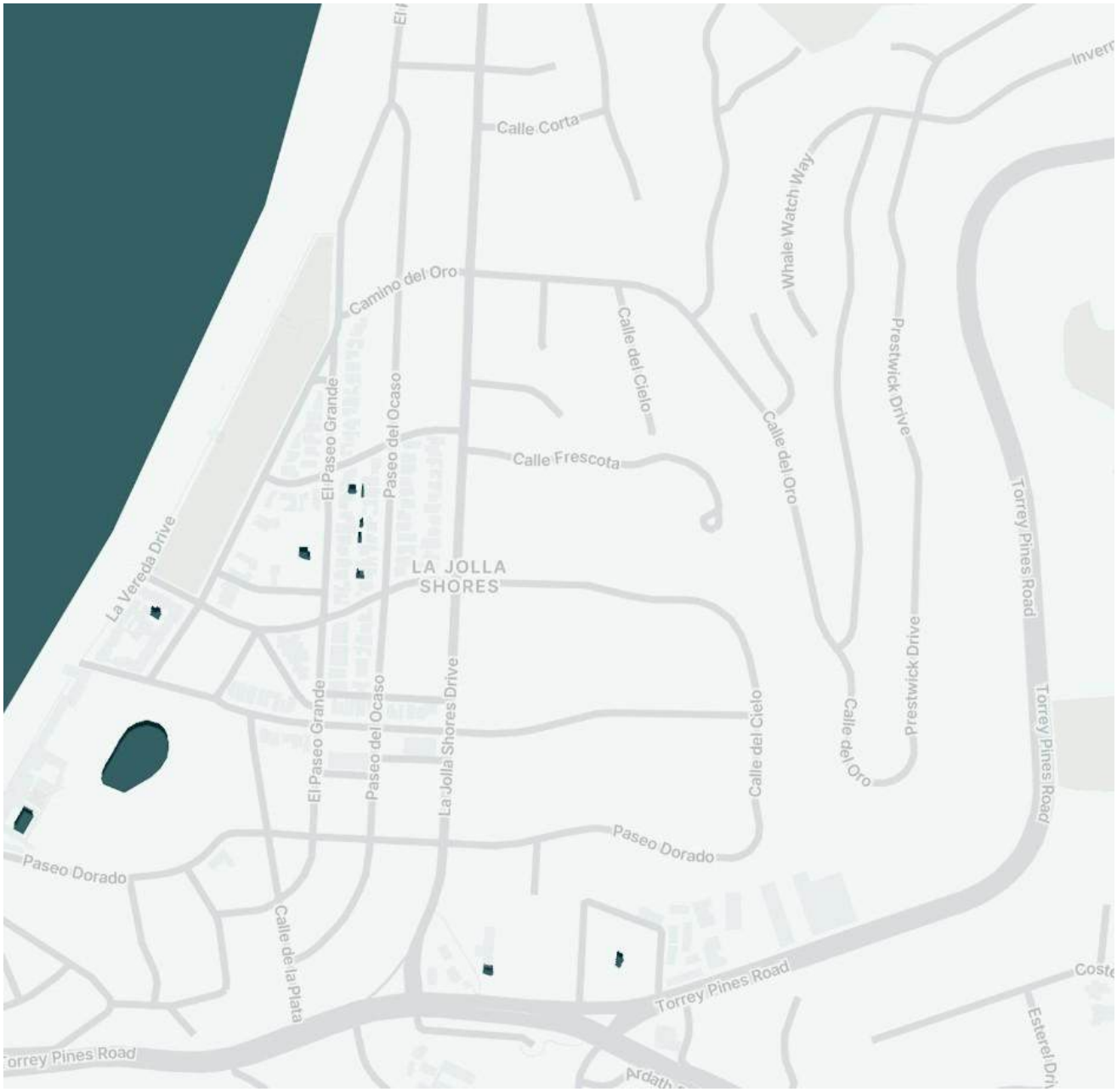
Local jurisdictional requirements have been complied with and incorporated in the site design and hydrology calculations. All potential sources of future incoming flow tributary to conveyance systems have been identified and accounted for in the storm drain facilities sizing.

By design, runoff from the proposed project will continue to flow to the existing public concrete lined drainage swale system. Runoff generated from the 100-year storm event is reduced from 1.30 cfs at existing development conditions to 1.28 cfs for proposed development conditions. This is attributed to the existing condition being made up entirely of impervious area with the proposed project reduces impervious surface.

Due to the implementation of Bio-retention planters for water quality treatment, this project provides a benefit to the water quality of the area by replacing an existing residence with no storm water collection or treatment and designing a storm drainage collection system for the site to insure all runoff is treated prior to discharge.

APPENDIX A

VICINITY MAP



APPENDIX B

CITY OF SAN DIEGO HYDROLOGY REQUIREMENTS

THE CITY OF SAN DIEGO

Transportation & Storm Water Design Manuals

Drainage Design Manual

January 2017 Edition

The City of SAN DIEGO

Chapter 2

Hydrology

The design discharge depends upon many variables. Some of the more important variables are duration and intensity of rainfall; storm frequency; ground cover; and the size, imperviousness, slope, and shape of the drainage area.

2.1. Discharge Flow Methods

The designer should check with Drainage and Flood Plain Management Section, Public Works Department, to determine if there are established storm discharge flows.

If the project involves a watershed of major size or importance, flood flows may already be established through one or more of the following activities:

1. Master Plan Developments in the City and/or County
2. Studies for Development and Road Projects near the proposed project
3. Flood Insurance Studies prepared by FEMA based on existing land use at the time the study was completed. Urbanization may have caused increased flows. FEMA maps can be viewed at the SanGIS web site (www.sangis.org).
4. Recorded flows may be available from the United States Geological Survey (USGS) or the County of San Diego

If no established storm discharge flows are available, the applicable methods are:

1. Rational Method for watersheds less than 0.5 square miles – See Appendix A
2. Modified Rational Method for watersheds between 0.5 and 1.0 square miles – See Appendix A; or,
3. Natural Resources Conservation Service (NRCS) Method (formally called Soil Conservation Service (SCS) Method) for watersheds greater than 1.0 square miles – See Appendix B; or
4. Hydrologic Engineering Center (HEC) computer method.

2.2. Design Storm Frequency

Design storm frequency shall be based upon the following criteria:

1. Within floodplain and floodplain fringe areas as defined by FEMA, the runoff criteria shall be based upon a 100-year frequency storm.

2. For all drainage channels and storm water conveyance systems, which will convey drainage from a tributary area equal to or greater than one (1) square mile, the runoff criteria, shall be based upon a 100-year frequency storm.
3. For tributary areas under one (1) square mile:
    a. The storm water conveyance system shall be designed so that the combination of storm drain system capacity and overflow (streets and gutter) will be able to carry the 100-year frequency storm without damage to or flooding of adjacent existing buildings or potential building sites.
    b. The runoff criteria for the underground storm drain system shall be based upon a 50-year frequency storm.

2.3. Soil Type

For storm drain, culverts, channels, and all associated structures, Type D soil shall be used for all areas.

2.4. Other Requirements

1. Design runoff for drainage and flood control facilities within the City shall be based upon full development of the watershed area in accordance with the land uses shown on the City of San Diego, Progress Guide and General Plan.
2. When determining criteria for floodplain management and flood proofing, design runoff within the City shall be based upon existing conditions in accordance with the City Floodplain Management Requirements and FEMA Regulations.
3. Under City requirements, the minimum elevation of the finished, first floor elevation of any building is 2 feet above the 100-year frequency flood elevation.

2.5. Water Quality Considerations

Requirements for hydrologic studies specific to the design of pollution prevention controls and hydromodification management controls are detailed in the Storm Water Standards. Where the Storm Water Standards specify modifications to the guidelines stated herein on discharge flow methods, design storm frequency, or soil type, the modifications shall supersede these but only for the purposes stated in the Storm Water Standards. Where the Storm Water Standards does not specify a modification, the guidance found here in Chapter 2 shall apply.

Appendix A

Rational Method and Modified Rational Method

A.1. Rational Method (RM)

The Rational Method (RM) is a mathematical formula used to determine the maximum runoff rate from a given rainfall. It has particular application in urban storm drainage where it is used to estimate peak runoff rates from small urban and rural watersheds for the design of storm drains and drainage structures. The RM is recommended for analyzing the runoff response from drainage areas for watersheds less than 0.5 square miles. It should not be used in instances where there is a junction of independent drainage systems or for drainage areas greater than approximately 0.5 square mile in size. In these instances, the Modified Rational Method (MRM) should be used for junctions of independent drainage systems in watersheds up to approximately 1 square mile in size (see Section A.2); or the NRCS Hydrologic Method should be used for watersheds greater than approximately 1 square mile in size (see Appendix B).

A.1.1. Rational Method Formula

The RM formula estimates the peak rate of runoff at any location in a watershed as a function of the drainage area (A), runoff coefficient (C), and rainfall intensity (I) for a duration equal to the time of concentration (T_c), which is the time required for water to flow from the most remote point of the basin to the location being analyzed. The RM formula is expressed in Equation A-1.

Equation A-1. RM Formula Expression

$$Q = C\ I\ A$$

where:

Q	=	peak discharge, in cubic feet per second (cfs)
C	=	runoff coefficient expressed as that percentage of rainfall which becomes surface runoff (no units); Refer to Appendix A.1.2
I	=	average rainfall intensity for a storm duration equal to the time of concetrnatation (T_c) of the contributing draiange area, in inches per hour; Refer to Appendix A.1.3 and Appendix A.1.4
A	=	drainage area contributing to the design location, in acres

Combining the units for the expression CIA yields:

$$\left(\frac{1\ \text{acre}\times\text{inch}}{\text{hour}}\right)\left(\frac{43{,}560\ \text{ft}^2}{\text{acre}}\right)\left(\frac{1\ \text{foot}}{12\ \text{inches}}\right)\left(\frac{1\,\text{hour}}{3{,}600\ \text{seconds}}\right) \Rightarrow 1.008\ \text{cfs}$$

For practical purposes, the unit conversion coefficient difference of 0.8% can be ignored.

The RM formula is based on the assumption that for constant rainfall intensity, the peak discharge rate at a point will occur when the raindrop that falls at the most upstream point in the tributary drainage basin arrives at the point of interest.

Unlike the MRM (discussed in Appendix A.2) or the NRCS hydrologic method (discussed in Appendix B), the RM does not create hydrographs and therefore does not add separate subarea hydrographs at collection points. Instead, the RM develops peak discharges in the main line by increasing the T_c as flow travels downstream.

Characteristics of, or assumptions inherent to, the RM are listed below:

1. The discharge resulting from any I is maximum when the I lasts as long as or longer than the T_c.
2. The storm frequency of peak discharges is the same as that of I for the given T_c.
3. The fraction of rainfall that becomes runoff (or the runoff coefficient, C) is independent of I or precipitation zone number (PZN) condition (PZN Condition is discussed in the NRCS method).
4. The peak rate of runoff is the only information produced by using the RM.

A.1.2. Runoff Coefficient

The runoff coefficients are based on land use (see Table A–1). Soil type "D" is used throughout the City of San Diego for storm drain conveyance design. An appropriate runoff coefficient (C) for each type of land use in the subarea should be selected from this table and multiplied by the percentage of the total area (A) included in that class. The sum of the products for all land uses is the weighted runoff coefficient (Σ[CA]). Good engineering judgment should be used when applying the values presented in Table A□1, as adjustments to these values may be appropriate based on site-specific characteristics.

Table A-1. Runoff Coefficients for Rational Method

Land Use	Runoff Coefficient (C)
	Soil Type [1]
Residential:	
Single Family	0.55
Multi–Units	0.70
Mobile Homes	0.65
Rural (lots greater than ½ acre)	0.45
Commercial [2]	
80% Impervious	0.85
Industrial [2]	
90% Impervious	0.95

Note:
[1] Type D soil to be used for all areas.
[2] Where actual conditions deviate significantly from the tabulated imperviousness values of 80% or 90%, the values given for coefficient C, may be revised by multiplying 80% or 90% by the ratio of actual imperviousness to the tabulated imperviousness. However, in case shall the final coefficient be less than 0.50. For example: Consider commercial property on D soil.

Actual imperviousness = 50%
Tabulated imperviousness = 80%
Revised C = (50/80) x 0.85 = 0.53

The values in Table A–1 are typical for urban areas. However, if the basin contains rural or agricultural land use, parks, golf courses, or other types of nonurban land use that are expected to be permanent, the appropriate value should be selected based upon the soil and cover and approved by the City.

A.1.3. Rainfall Intensity

The rainfall intensity (I) is the rainfall in inches per hour (in/hr.) for a duration equal to the T_c for a selected storm frequency. Once a particular storm frequency has been selected for design and a T_c calculated for the drainage area, the rainfall intensity can be determined from the Intensity-Duration-Frequency Design Chart (Figure A-1).

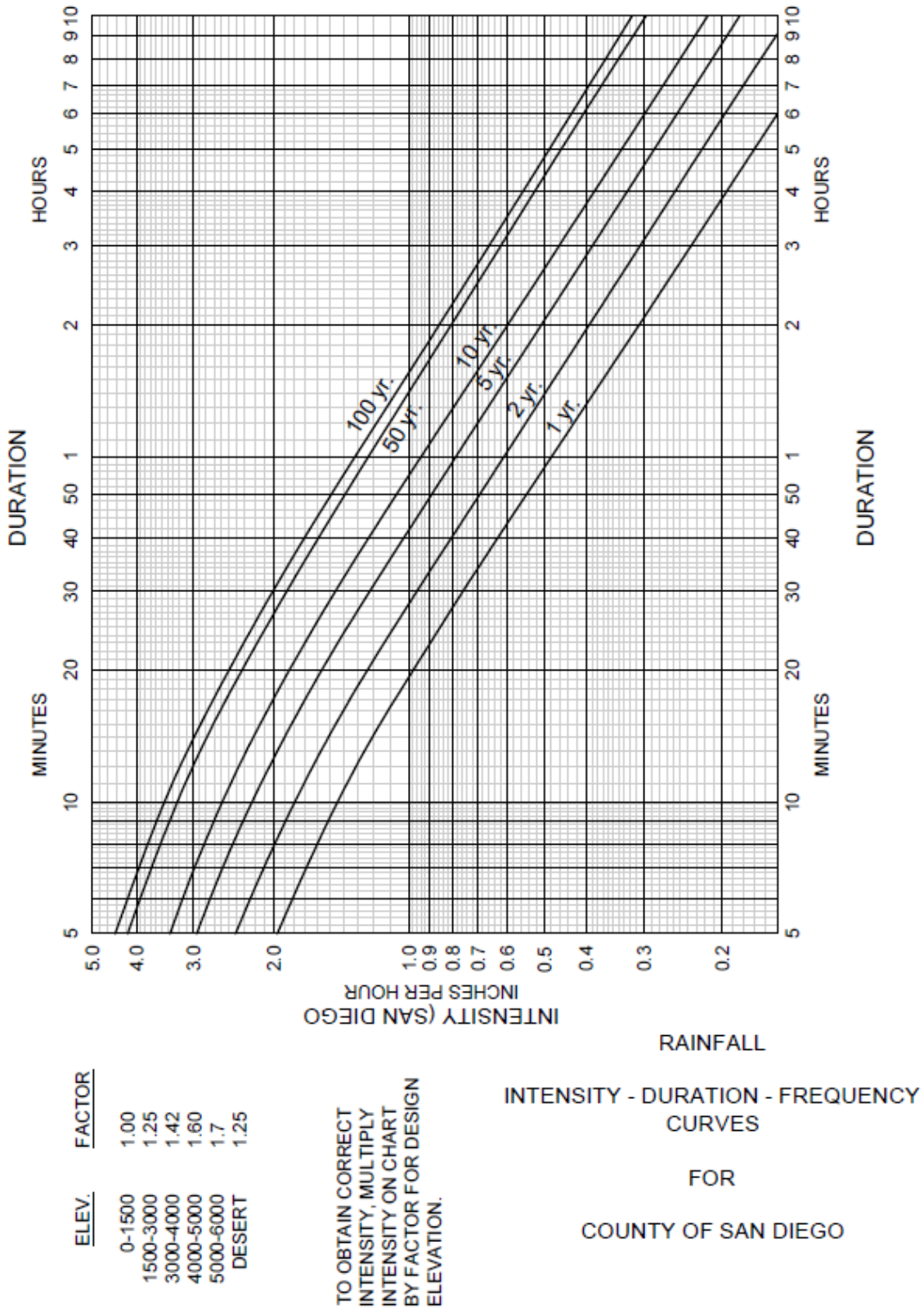


Figure A-1. Intensity-Duration-Frequency Design Chart

A.1.4. Time of Concentration

The Time of Concentration (T_c) is the time required for runoff to flow from the most remote part of the watershed to the outlet point under consideration.

Methods of calculation differ for natural watersheds (non-urbanized) and for urban drainage systems. Also, when designing storm drain systems, the designer must consider the possibility that an existing natural watershed may become urbanized during the useful life of the storm drain system. Future land uses must be used for Tc and runoff calculations, and can be determined from the Community Plans.

a. Natural watersheds: Obtain Tc from Figures A.2 and A.3

b. Urban drainage systems: In the case of urban drainage systems, the time of concentration at any point within the drainage area is given by:

   $T_c = T_i + T_t$ where

   T_i is the inlet time or the time required for the storm water to flow to the first inlet in the system. It is the sum of time in overland flow across lots and in the street gutter.

   T_t is the travel time or the time required for the storm water to flow in the storm drain from the most upstream inlet to the point in question.

   Travel Time, T_t is computed by dividing the length of storm drain by the computed flow velocity. Since the velocity normally changes at each inlet because of changes in flow rate or slope, total travel time must be computed as the sum of the travel times for each section of the storm drain.

   The overland flow component of inlet time, T_i, may be estimated by the use of the chart shown in Figure A-4. Use Figure A-5 to estimate time of travel for street gutter flow.

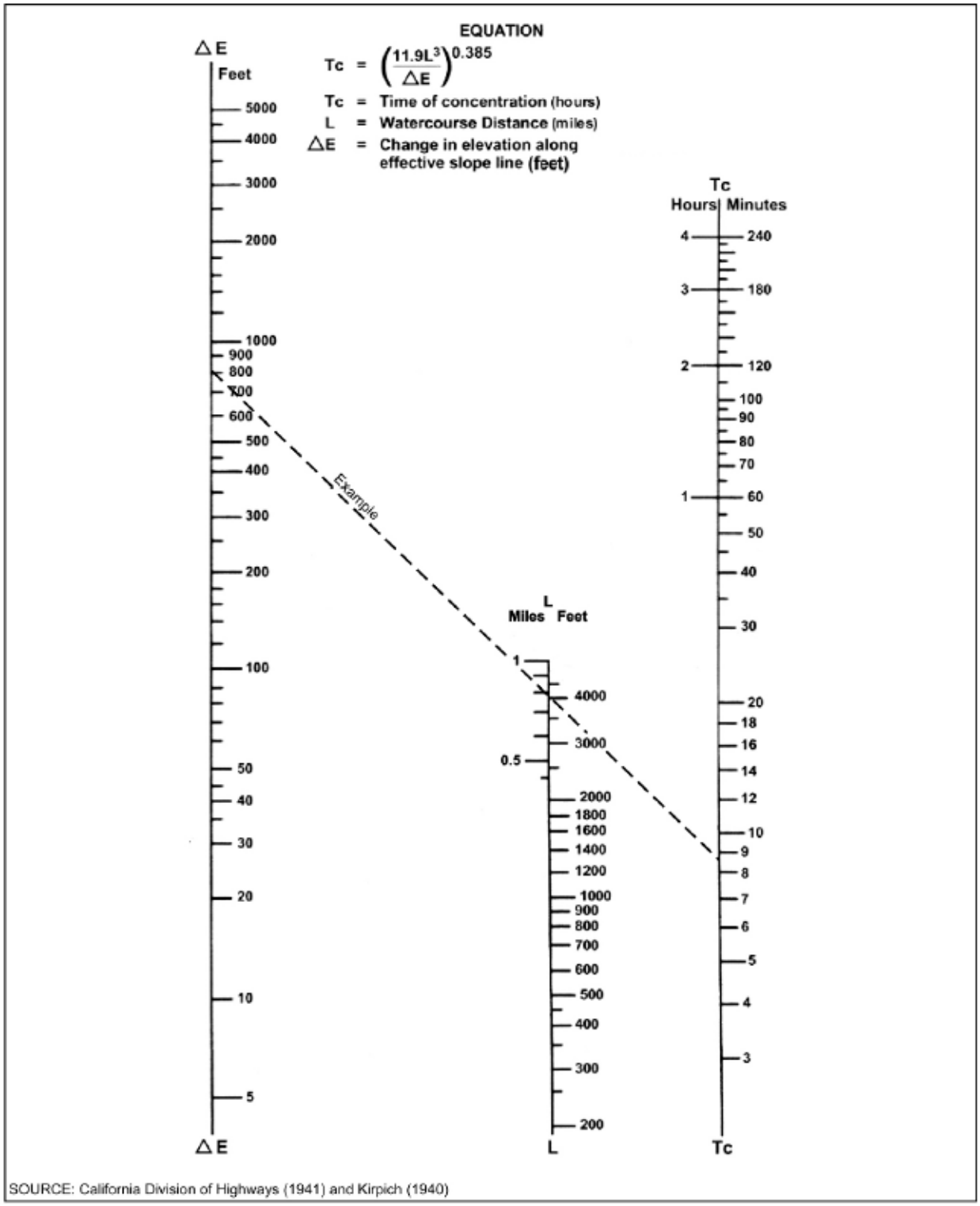


Figure A-2. Nomograph for Determination of T_c for Natural Watersheds

Note: Add ten minutes to the computed time of concentration from Figure A–2.

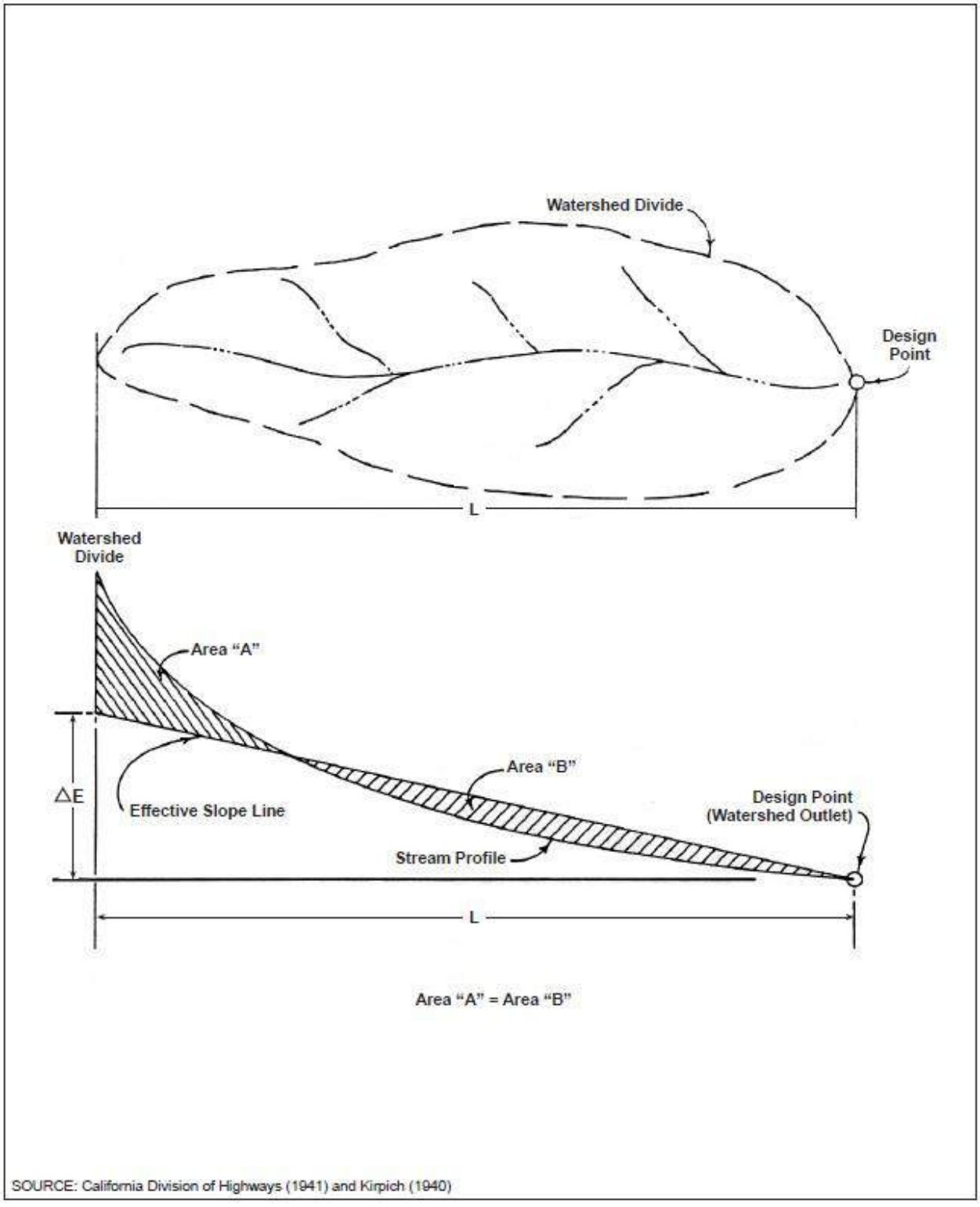


Figure A-3. Computation of Effective Slope for Natural Watersheds

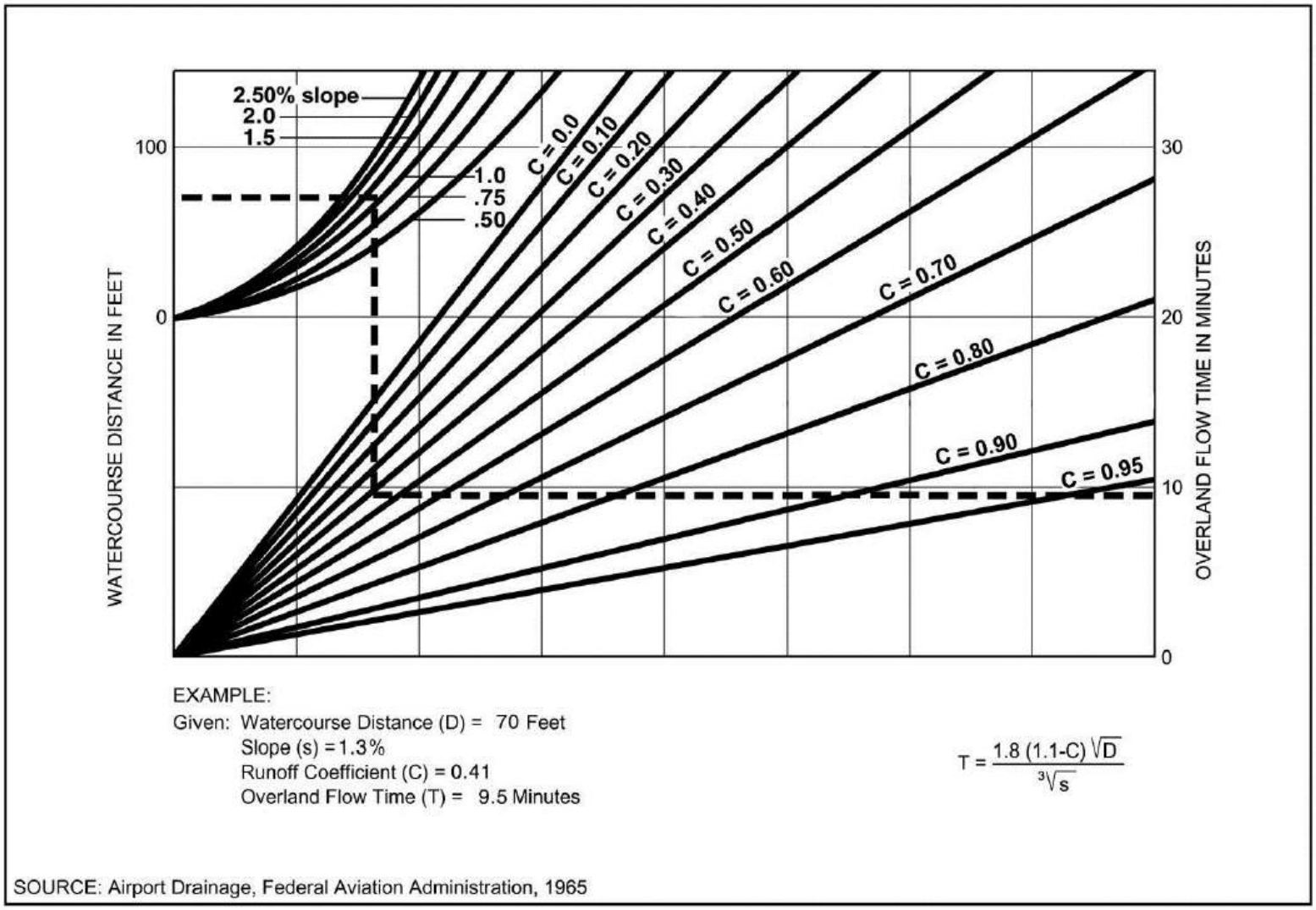
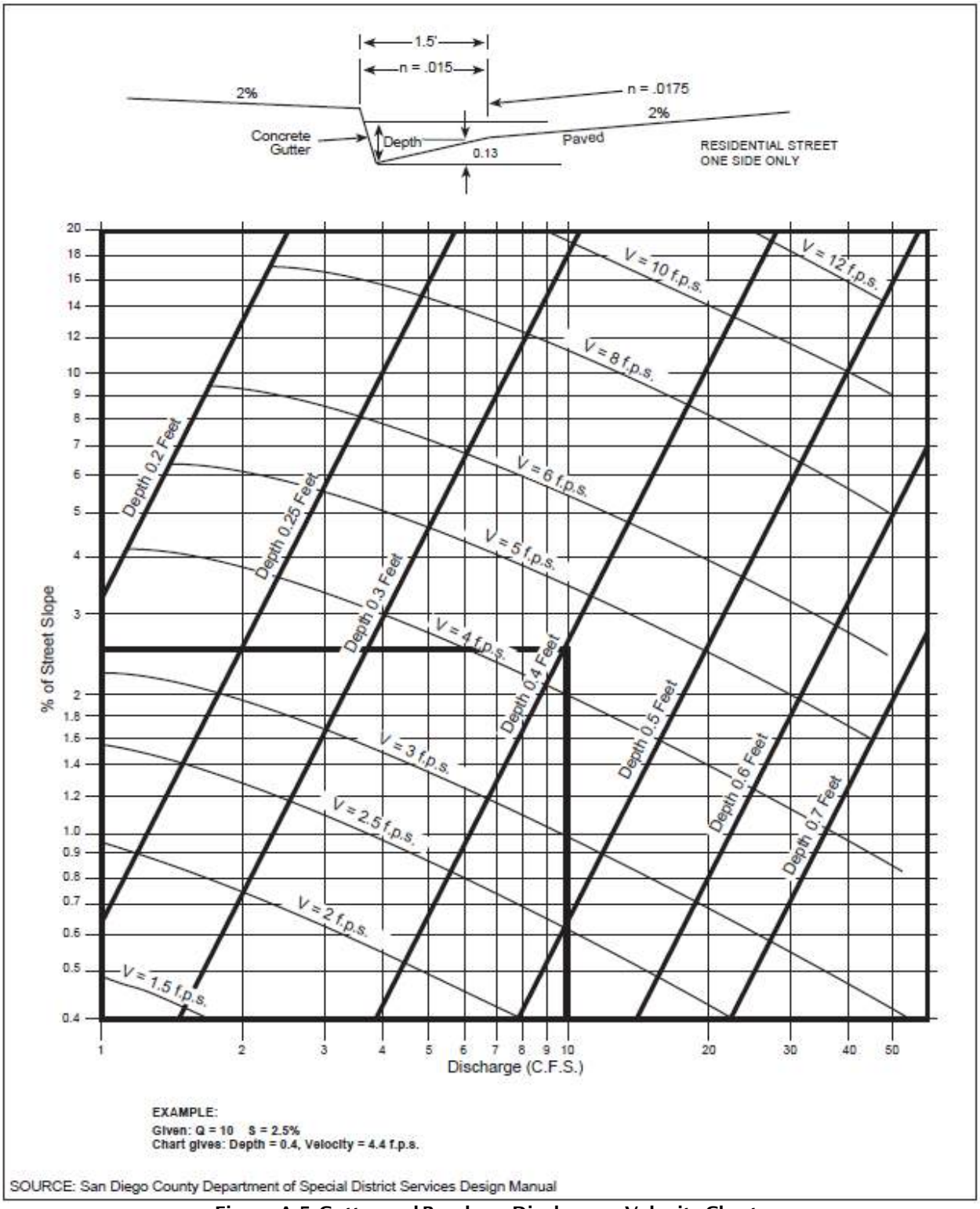


Figure A-4. Rational Formula – Overland Time of Flow Nomograph

Note: Use formula for watercourse distances in excess of 100 feet.



SOURCE: San Diego County Department of Special District Services Design Manual

Figure A-5. Gutter and Roadway Discharge – Velocity Chart

APPENDIX C

RUNOFF COEFFICIENT CALCULATIONS &

100-YEAR STORM EVENT CALCULATIONS

EXISTING DRAINAGE CONDITIONS

2443 Calle Del Oro
EXISTING GRADING ONSITE DRAINAGE CONDITIONS

Drainage Area #	Surface Type	Area sf	Area ac	Pervious [sf]	Pervious [ac]	Pervious Percentage [%]	Impervious [sf]	Impervious [ac]	Impervious Percentage [%]	Table A-1 Commercial Imperviousness [%] per City of San Diego Drainage Design Manual	Weighted Runoff Coefficient "C"	Adjusted Runoff Coefficient, C 0.50 < C < 0.85
A-1	Roof & Patios	5,600	0.13	0	0.00	0.0	5,600	0.13	100.0	80	1.06	0.85
A-2	Roof & Patios	8,100	0.19	0	0.00	0.0	8,100	0.19	100.0	80	1.06	0.85
Total		**13,700**	**0.32**	**0**	**0.00**	**0.00**	**13,700**	**0.32**	**100.0**			

Runoff Coefficent C (Rational Method)*
(1) Type D to be used for all areas

(2) Where actual conditions deviate significantly from the tabulated imperviousness values of 80%, the values given for coefficient C, may be revised by multiplying 80% by the ratio of actual imperviousness to the tabulated imperviousness. however, in no case shall the final coefficient be less than 0.50.

Example:
Actual
Imperviousness = 50% Tabulated Imperviousness = 80%

Revised C = (50/80) x 0.85 = 0.53

* Per Table A-1 *Runoff Coefficients (Rational Method)* of City of San Diego Drainge Design Manual, dated January 2017

San Diego County Rational HydrologyMethod

Hydrology Studio Engineering Software,(c)2024 Version3.0.0.34

Rational method hydrology program basedon
San Diego County Flood Control Division 1985 hydrologymanual
Rational Hydrology Study Date:7/15/26

2443 Calle Del Oro
Pre-Development Condition
100 Year Storm Event

********* Hydrology Study Control Information **********

Rational hydrology study storm eventyear is 100.0
English (in-lb) input data Unitsused
English (in) rainfall data used

Standard intensity of Appendix I-B used for yearand
Elevation 0 - 1500 feet
Factor (to multiply * intensity) = 1.000
Only used if inside City of San Diego
San Diego hydrology manual 'C' valuesused
Runoff coefficients by rational method

++
Process from Point/Station 5.000 to Point/Station Outfall
**** INITIAL AREA EVALUATION ****

User specified 'C' value of 0.850 given forsubarea
Initial subarea flow distance = 65.000(Ft.)
Highest elevation = 134.00(Ft.)
Lowest elevation = 133.10(Ft.)
Elevation difference = 0.900(Ft.)
Time of concentration calculated by theurban
areas overland flow method (App X-C) = 3.30 min.
TC = [1.8*(1.1-C)*distance(Ft.)^.5)/(%slope^(1/3)]
TC = [1.8*(1.1-0.8500)*(65.000^.5)/(0.300^(1/3)]= 3.30
Setting time of concentration to 5minutes
Rainfall intensity (I) = 4.389(In/Hr) for a 100.0 year storm
Effective runoff coefficient used for area (Q=KCIA) is C =0.850
Subarea runoff = 0.62(CFS)
Total initial stream area = 0.020(Ac.)

++
Process from Point/Station 10.000 to Point/Station Outfall
**** SUBAREA FLOW ADDITION ****

User specified 'C' value of 0.850 given for subarea

Time of concentration = 5.00 min.
Rainfall intensity = 4.389(In/Hr) for a 100.0 year storm
Runoff coefficient used for sub-area, Rational method,Q=KCIA, C = 0.850
Subarea runoff = 0.73(CFS) for 0.320(Ac.)
Total runoff = 1.35 (CFS) Total area = 0.32(Ac.)

APPENDIX D

RUNOFF COEFFICIENT CALCULATIONS &

100-YEAR STORM EVENT CALCULATIONS

PROPOSED DRAINAGE CONDITIONS

2443 Calle Del Oro
PROPOSED GRADING ONSITE DRAINAGE CONDITIONS

Drainage Area #	Surface Type	Area sf	Area ac	Pervious [sf]	Pervious [ac]	Pervious Percentage [%]	Impervious [sf]	Impervious [ac]	Impervious Percentage [%]	Table A-1 Commercial Imperviousness [%] per City of San Diego Drainage Design Manual	Table A-1 Runoff Coeffficient for Commercial Development per City of San Diego Drainage Design Manual	Weighted Runoff Coefficient "C"	Adjusted Runoff Coefficient, C 0.50 < C < 0.85
A.1	Roof	3,490	0.08	0	0.00	0.0	3,490	0.08	100.0	80	0.85	1.06	0.85
A.2	Roof & Site	6,870	0.16	260	0.01	4.0	6,610	0.15	96.0	80	0.85	1.06	0.85
A.3 & A.4	Frontage Parkway	2,590	0.06	1,370	0.03	39.0	1,220	0.03	61.0	80	0.85	1.06	0.85
	Total	**12,950**	**0.30**	**1,630**	**0.04**	**13.0**	**11,320**	**0.26**	**87.0**				

Runoff Coefficent C (Rational Method)*
(1) Type D to be used for all areas

(2) Where actual conditions deviate significantly from the tabulated imperviousness values of 80%, the values given for coefficient C, may be revised by multiplying 80% by the ratio of actual imperviousness to the tabulated imperviousness. however, in no case shall the final coefficient be less than 0.50.

Example:
Actual Imperviousness = 50%
Tabulated Imperviousness = 80%

Revised C = (50/80) x 0.85 = 0.53

* Per Table A-1 *Runoff Coefficients (Rational Method)* of City of San Diego Drainge Design Manual, dated January 2017

Calle Del Oro Post.out

San Diego County Rational HydrologyMethod

Hydrology Studio Engineering Software,(c)2024 Version3.0.0.34

Rational method hydrology program basedon
San Diego County Flood Control Division 1985 hydrologymanual
Rational Hydrology Study Date: 7/15/26

2443 Calle Del Oro
Post-Development Condition
100 Year Storm Event

********* Hydrology Study Control Information **********

Rational hydrology study storm eventyear is 100.0
English (in-lb) input data Unitsused
English (in) rainfall dataused

Standard intensity of Appendix I-B used for yearand
Elevation 0 - 1500 feet
Factor (to multiply * intensity) = 1.000
Only used if inside City of SanDiego
San Diego hydrology manual 'C' valuesused
Runoff coefficients by rationalmethod

++
Process from Point/Station 5.000 to Point/Station BMP1
**** INITIAL AREA EVALUATION ****

User specified 'C' value of 0.850 given forsubarea
Initial subarea flow distance = 78.000(Ft.)
Highest elevation = 134.0(Ft.)
Lowest elevation = 133.1(Ft.)
Elevation difference = 0.90(Ft.)
Time of concentration calculated by theurban
areas overland flow method (App X-C) = 3.30 min.
TC = [1.8*(1.1-C)*distance(Ft.)^.5)/(%slope^(1/3)]
TC = [1.8*(1.1-0.8500)*(50.000^.5)/(0.900^(1/3)]= 3.30
Setting time of concentration to 5minutes
Rainfall intensity (I) = 4.389(In/Hr) for a 100.0 year storm
Effective runoff coefficient used for area (Q=KCIA) is C =0.850
Subarea runoff = 0.60(CFS)
Total initial stream area = 0.050(Ac.)

++
Process from Point/Station 10.000 to Point/Station BMP2
**** SUBAREA FLOW ADDITION ****

User specified 'C' value of 0.850 given forsubarea

Time of concentration = 5.00 min.
Rainfall intensity = 4.389(In/Hr) for a 100.0 year storm
Runoff coefficient used for sub-area, Rational method,Q=KCIA, C = 0.850
Subarea runoff = 0.49(CFS) for 0.120(Ac.)
Total runoff = 1.09(CFS) Total area = 0.26(Ac.)

++
Process from Point/Station 15.000 to Point/Station BMP4
**** SUBAREA FLOW ADDITION ****

User specified 'C' value of 0.850 given forsubarea
Time of concentration = 5.00 min.
Rainfall intensity = 4.389(In/Hr) for a 100.0 year storm
Runoff coefficient used for sub-area, Rational method,Q=KCIA, C = 0.850
Subarea runoff = 0.13(CFS) for 0.03(Ac.)
Total runoff = 1.22(CFS) Total area = 0.29(Ac.)

++
Process from Point/Station 20.000 to Point/Station BMP3
**** SUBAREA FLOW ADDITION ****

User specified 'C' value of 0.850 given forsubarea
Time of concentration = 5.00 min.
Rainfall intensity = 4.389(In/Hr) for a 100.0 year storm
Runoff coefficient used for sub-area, Rational method,Q=KCIA, C = 0.850
Subarea runoff = 0.13(CFS) for 0.03(Ac.)
Total runoff = 1.35(CFS) Total area = 0.32(Ac.)

++
Process from Point/Station 5.000 to Point/Station SWALE
**** CONFLUENCE OF MINOR STREAMS ****

Along Main Stream number: 1 in normal stream number1
Stream flow area = 0.320(Ac.)
Runoff from this stream = 1.35(CFS)
Time of concentration = 5.22 min.
Rainfall intensity = 4.314(In/Hr)
Summary of stream data:

Stream No.	Flow rate (CFS)	TC (min)	Rainfall Intensity (In/Hr)
1	1.35	5.22	4.314

Qmax(1) =
1.000 * 1.000 * 1.35) + = 1.35

Total of 1 streams toconfluence:
Flow rates before confluencepoint:

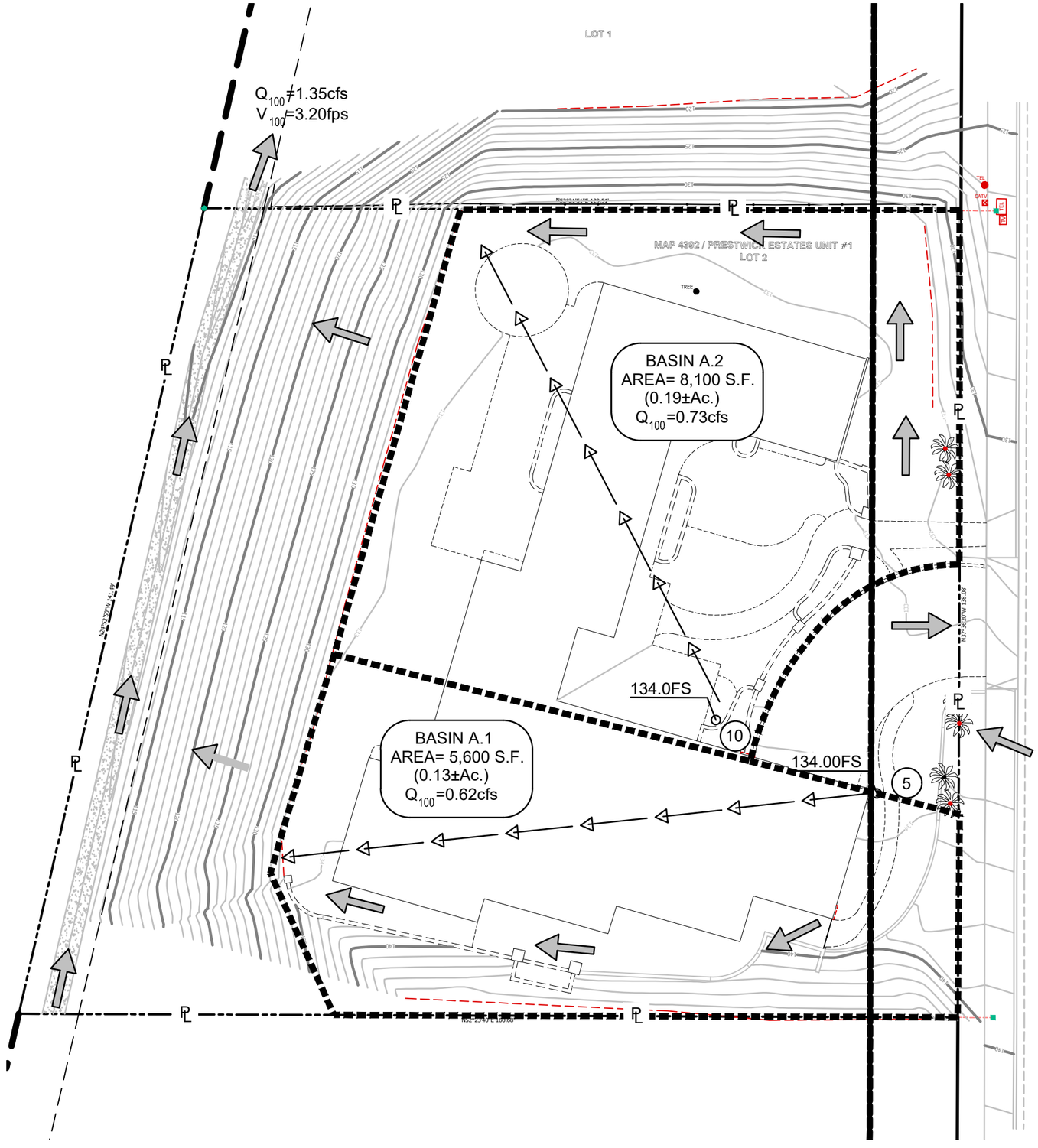
1.35
Maximum flow rates at confluence using abovedata:
1.35
Area of streams beforeconfluence:
0.320
Results of confluence:
Total flow rate = 1.35(CFS)
Time of concentration = 5.215 min.
Effective stream area afterconfluence = 0.320(Ac.)
End of computations, total studyarea = 0.320 (Ac.)

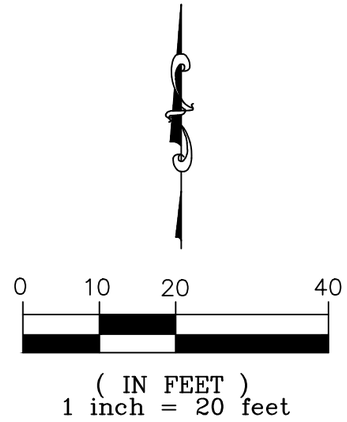
EXHIBITS

EXISTING DRAINAGE CONDITIONS EXHIBIT

PROPOSED DRAINAGE CONDITIONS EXHIBIT

FEMA FLOOD INSURANCE RATE MAP (FIRM)





LEGEND

NODE	5
EXISTING DRAINAGE BASIN BOUNDARY	
DRAINAGE BASIN LABEL	BASIN A.1 AREA= 4,956 S.F. (0.11±Ac.) Q_{100}=0.40cfs
RUNOFF COEFFICIENT FOR DRAINAGE BASIN	C=0.85
HYDROLENGTH	
DRAINAGE FLOW DIRECTION	
PROPERTY LINE	℄

PEABODY TSUMURA ENGINEERING

PROJECT TITLE

CUSTOM HOME

2443 CALLE DEL ORO
SAN DIEGO
CALIFORNIA

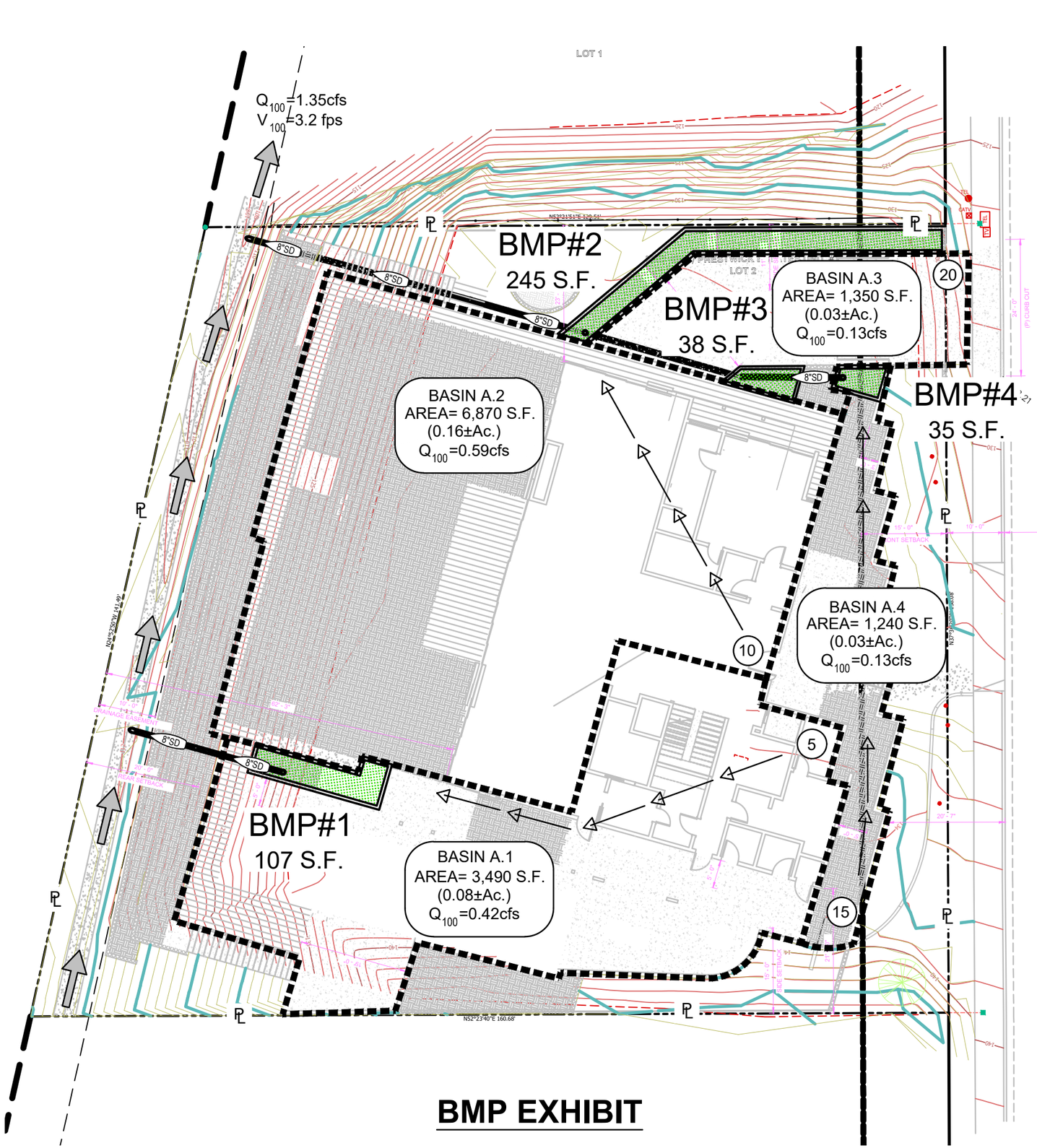
SHEET TITLE

PRE-PROJECT DRAINAGE EXHIBIT

DATE: 7/15/2026

JOB NO.: 1916.001

SHEET NUMBER



BMP EXHIBIT

CALLE DEL ORO

0 10 20 40

(IN FEET)
1 inch = 20 feet

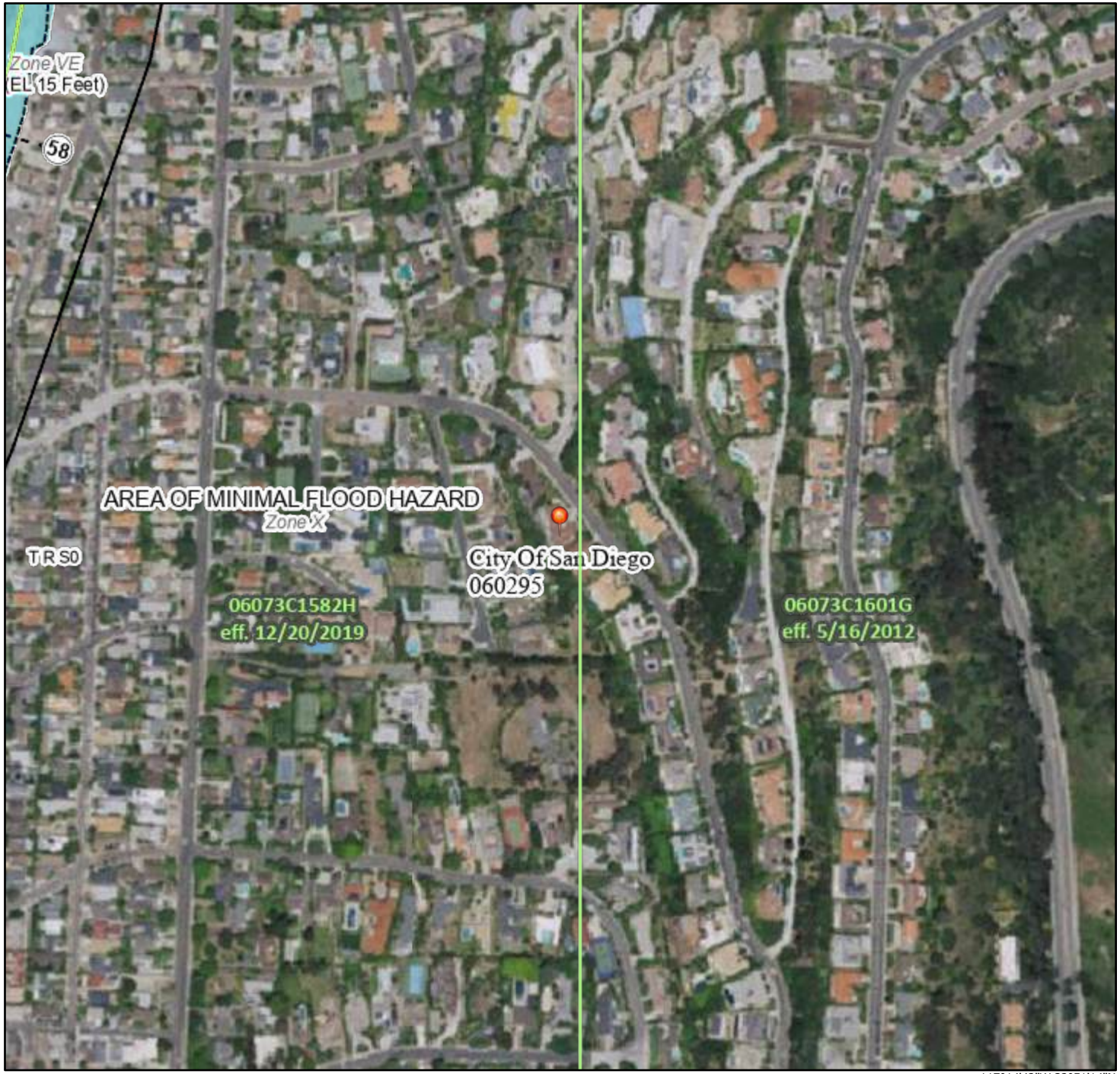
LEGEND

NODE	5
EXISTING DRAINAGE BASIN BOUNDARY	
DRAINAGE BASIN LABEL	BASIN A.1 AREA= 4,956 S.F. (0.11±Ac.) Q_{100}=0.40cfs
RUNOFF COEFFICIENT FOR DRAINAGE BASIN	C=0.85
HYDROLENGTH	
DRAINAGE FLOW DIRECTION	
PROPERTY LINE	℄

National Flood Hazard Layer FIRMette

FEMA

117°15'19"W 32°51'44"N



117°14'42"W 32°51'14"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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