

Cover Page

DRAINAGE CERTIFICATION LETTER

FOR PDS-2023-TPM-21331

9001 LOS COCHES RD, LAKESIDE, CA 92040

PREPARED BY:

MAY ENGINEERING AND SURVEYING

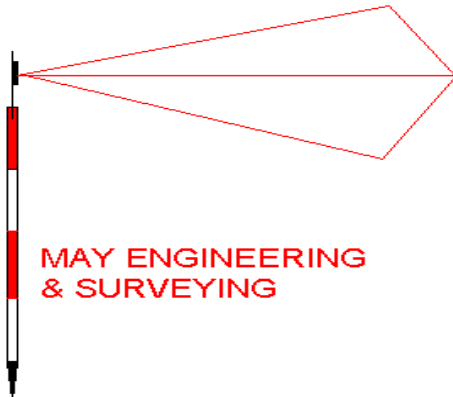
11345 SOUTH HELEN DRIVE

YUMA, AZ 85367

PHONE: (619) 251-5094

EMAIL: ELLIOTTMAY901@GMAIL.COM

FOR: Dan Fitch
9001 Los Coches Road
Lakeside, CA 92040



02/18/2026
WO_6739

11345 South Helen Drive
Yuma, AZ 85367
WO_6739

**May Engineering
& Surveying**
Drainage Certification Letter

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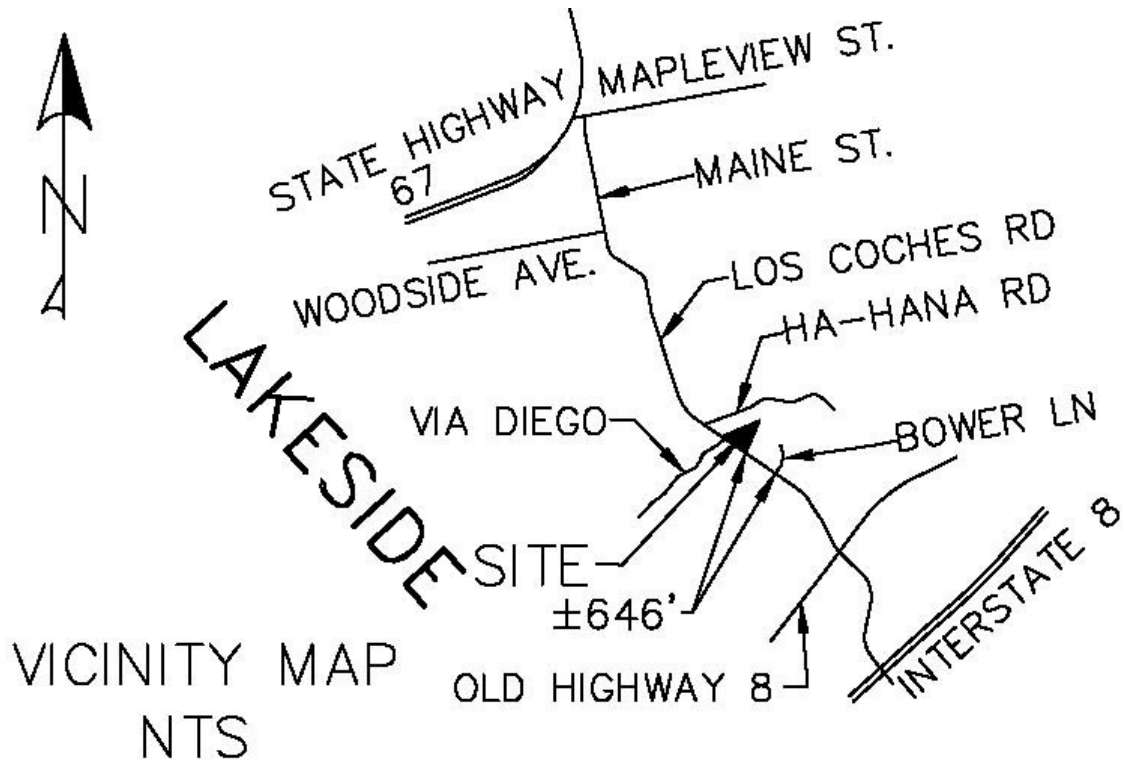
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- Exhibit “A” Preliminary Grading Plan
- Exhibit “B” Drainage Map 1 (Existing conditions)
- Exhibit “C” Drainage Map 2 (Proposed conditions)

Vicinity Map



Project Discussion

Project Description:

The project consists of a 2.65-acre parcel located at 9001 Los Coches Road adjacent to Los Coches Creek, which will be subdivided into 3 parcels. A private driveway and small single-family home will be constructed on Parcel 3 as shown on the Preliminary Grading Plan. No development is proposed for Parcels 1 and 2.

Existing Condition

In the existing condition, there is a concrete driveway on Parcel 2 within the drainage basin area shown on Drainage Map 1. The existing drainage basin is very small (approximately 0.7 acres). The easterly portion of the basin sheet flows to the west towards the existing driveway.

Proposed Condition

In the proposed condition, a private driveway and small single-family home will be constructed on Parcel 3 and the same drainage pattern will maintain, i.e. the easterly portion of the basin will continue to sheet flows to the west towards the existing driveway on Parcel 2 as shown on Drainage Map 2.

Conclusion

The drainage patterns in the proposed condition will remain unchanged compared to the existing condition. There will be a very small increase in impervious areas relative to the large Los Coches Creek drainage basin. Therefore, there will be a negligible effects to the Los Coches Creek.

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PRELIMINARY HYDROLOGY REPORT

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 the design is consistent with current standards.

I understand the check of the project drawings and specifications by the County of San Diego is confined to review and does not relieve me of responsibilities for project design.

May Engineering & Surveying
11345 South Helen Drive
Yuma, AZ 85367



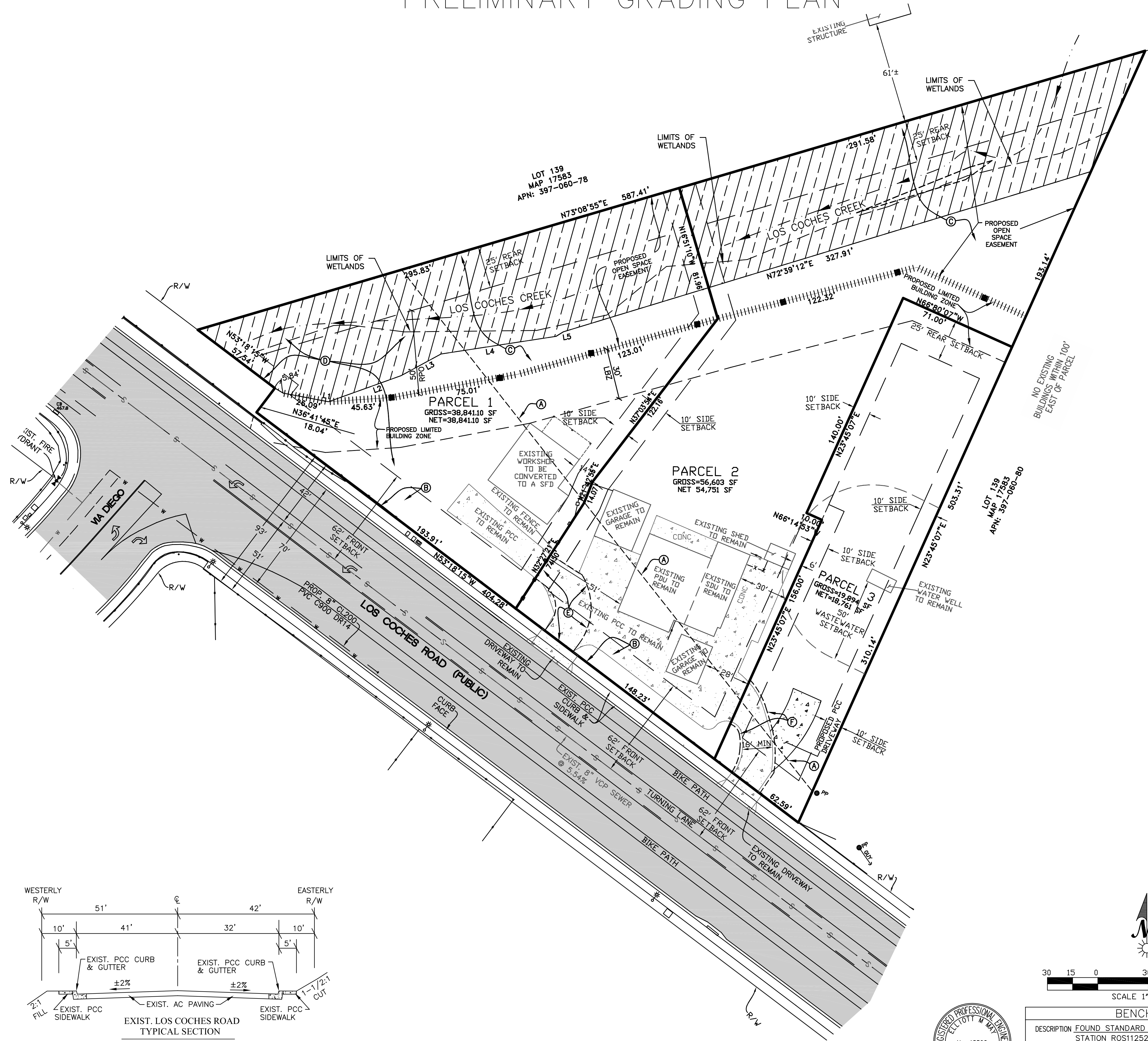
Elliott M. May R.C.E. 18592
My registration expires 6-30-2027

02-18-2026
Date



EXHIBIT "A"

PRELIMINARY GRADING PLAN



LEGEND & ABBREVIATIONS

SINGLE FAMILY DWELLING	---	SFD
PRIMARY DWELLING UNIT	---	PDU
SECONDARY DWELLING UNIT	---	SDU
EXISTING CONTOUR	-----	
PROPERTY LINE	-----	
CENTER LINE	-----	CL
FLOW DIRECTION 1% MIN.	---	
EXISTING ASPHALT PAVING	---	
EXISTING CURB AND GUTTER	---	
PROPOSED PCC	---	2,547 SQ/FT
PROPOSED BUILDING WALL	---	
PROPOSED RETAINING WALL	---	
PROP. SPOT ELEVATION	---	52.13

EXIST. FINAL APPROVED AREA OF FLOOD ZONE "A" PER FEMA MAP PANEL 06073C1660G EFFECTIVE AS OF 5/16/2012 AND LOMA 20-09-0290A DATED 2/20/2020

PGP NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO PERFORM AND GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

JURISDICTIONAL WATERS NOTE:

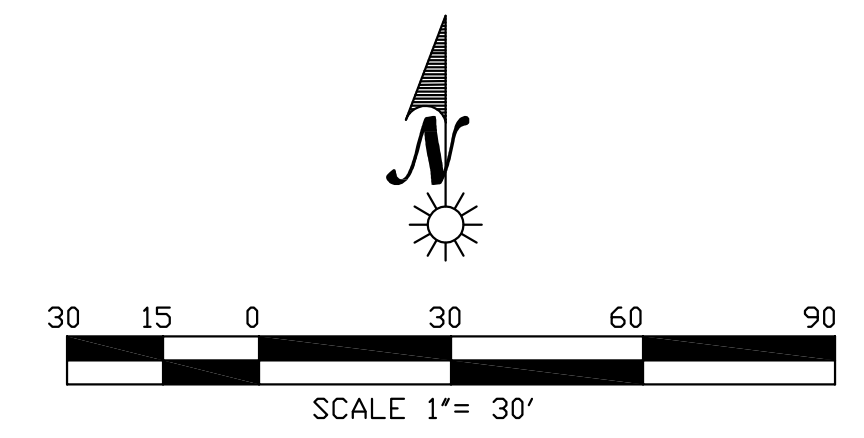
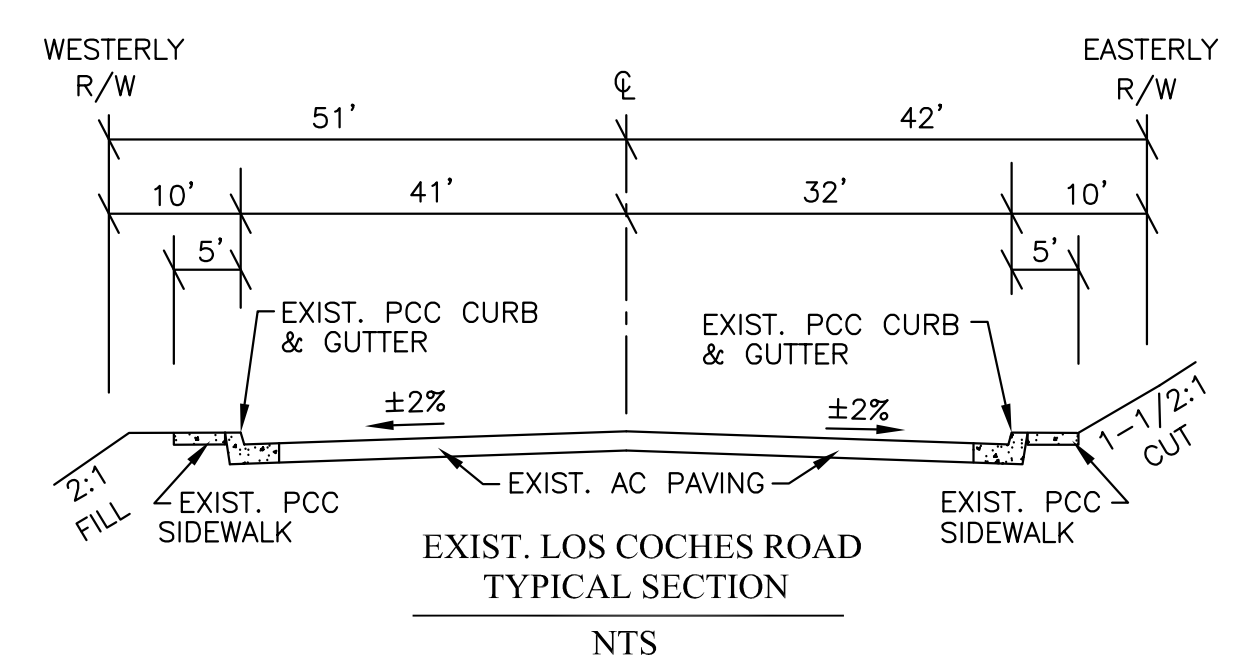
THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE.

PLEASE NOTE THE CONSTRUCTION OF THE CULVERT WITHIN THE JURISDICTIONAL WATERS MAY REQUIRE PERMITS FROM THE STATE AND/OR FEDERAL AGENCIES.

IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

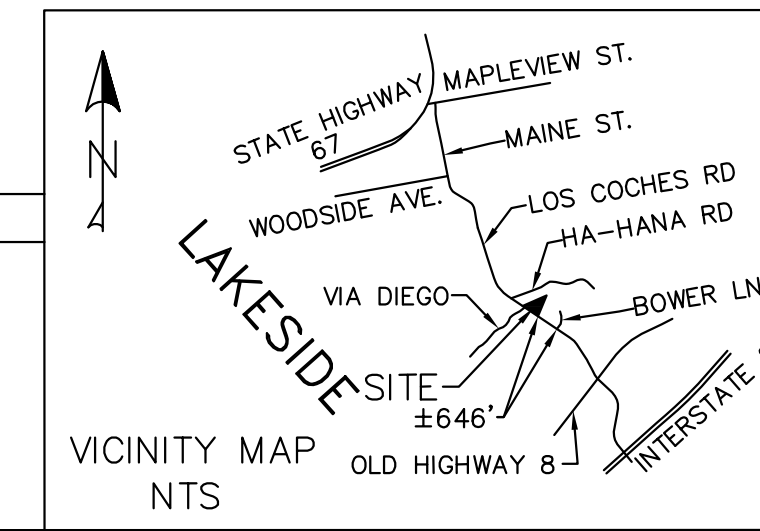
U.S. ARMY CORPS OF ENGINEERS: 6010 HIDDEN VALLEY RD, SUITE 105, CARLSBAD, CA 92011-4219; (858) 674-5386; HTTP://WWW.USACE.ARMY.MIL/
 REGIONAL WATER QUALITY CONTROL BOARD: 9174 SKY PARK COURT, SUITE 100, SAN DIEGO, CA 92123-4340; (858) 467-2952; HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (858) 467-4201; HTTP://WWW.DFG.CA.GOV/.

A.P.N.	397-060-79-00
LEGAL DESCRIPTION	PORTION LOT 139 MAP 289
TOPOGRAPHY	SAN LO AREAL
ADDITIONAL REQUIREMENTS	STREET LIGHTING STANDARDS TO BE COMPLIED WITH COUNTY OF SAN DIEGO
SPECIAL ASSESSMENT ACT STATEMENT	THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.
OPEN SPACE EASEMENT	1.44 AC PUBLICLY MAINTAINED ACCESS ROAD LOS COCHES ROAD
GRADING	EARTHWORK: CUT 120 C.Y. FILL 60 C.Y. EXPORT 60 C.Y.
SITE ADDRESS	9009 LOS COCHES ROAD LAKESIDE, CA 92040
IMPERVIOUS AREA (PROPOSED)	PROP. SFD & PROP. GARAGE = 2,800 SQ/FT PROP. PCC DRIVEWAY = 700 SQ/FT TOTAL IMPERVIOUS = 3,500 SQ/FT
OWNER'S INFO	W. DANIEL FITCH, MANAGER MOREHEAD WEST, LLC 9011 LOS COCHES ROAD SAN DIEGO, CA 92040 (619) 561-1800 FCCDAN@COX.NET
DISTURBED AREA	5,500 SF



BENCH MARK

DESCRIPTION	FOUND STANDARD STREET MONUMENT
STATION	ROS11252 PT. 1040 PER MAP 9524
LOCATION	ON CENTERLINE OF WELLINGTON HILL DRIVE 5' SW'LY OF CENTERLINE OF LOS COCHES ROAD
RECORD FROM	COUNTY OF SAN DIEGO CONTROL DATA SHEET
ELEVATION	516.95 DATUM MSL



MAY ENGINEERING & SURVEYING
 11345 SOUTH HELEN DRIVE, YUMA ARIZONA 85367 PH. (619) 251-5094 ELLIOTT.MAY901@GMAIL.COM

ENGINEER OF WORK

Elliott M. May
 ELLIOTT M. MAY R.C.E. 18592 DATE 10-31-2025



DRAINAGE MAP 1 (EXISTING CONDITION)

PARCEL 2
GROSS=69,505 SF
NET=67,918 SF

PARCEL 3
GROSS=11,155 SF
NET=10,022 SF

DRAINAGE
BASIN
(0.7 ACRES)

EXISTING
CONCRETE DRIVEWAY

EXISTING GARAGE TO REMAIN
EXISTING SHED TO REMAIN
CONC

EXISTING DUPLEX TO REMAIN

EXISTING GARAGE TO REMAIN

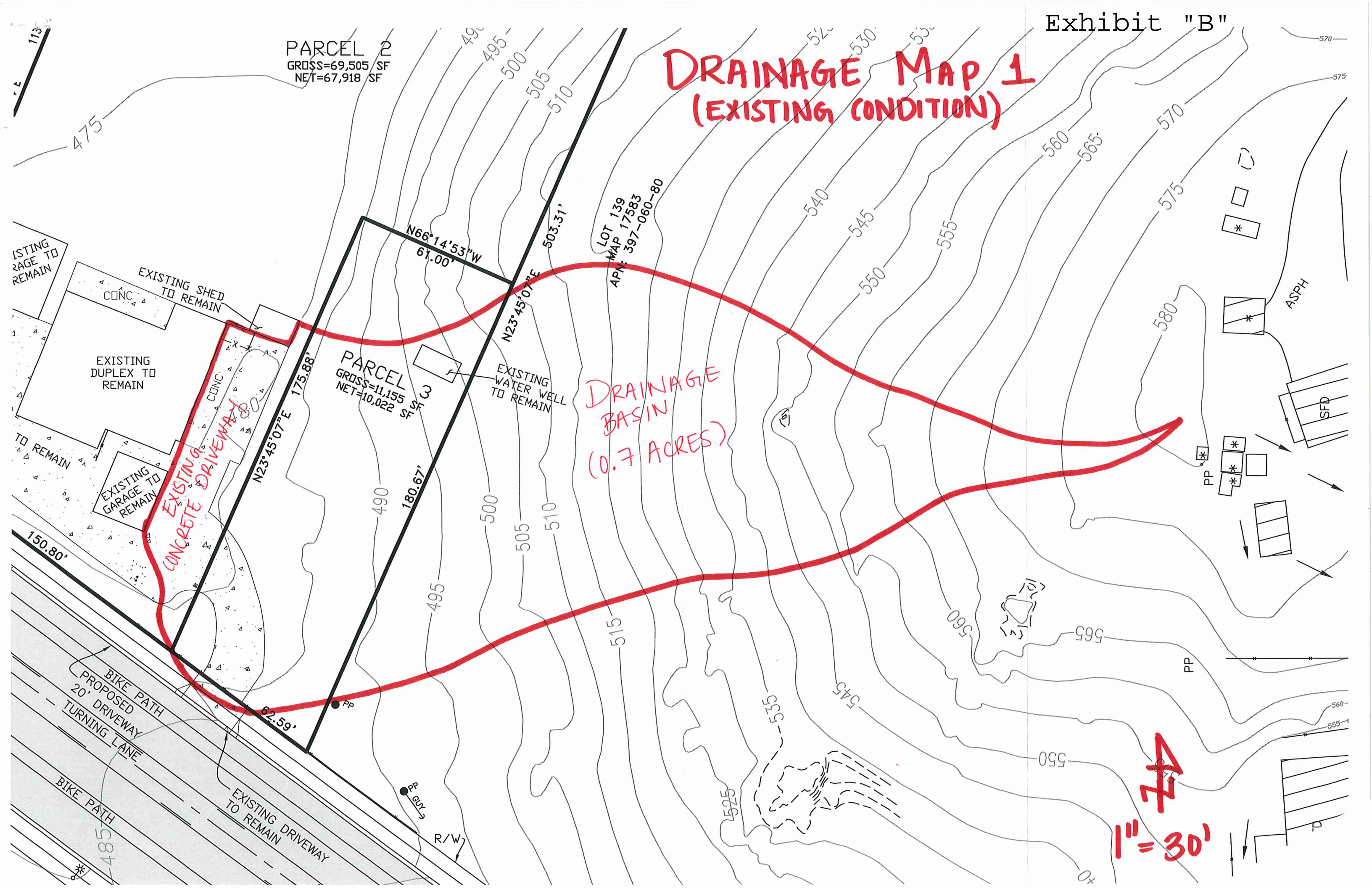
EXISTING WATER WELL TO REMAIN

LOT 139
MAP 17583
APN: 397-060-80

BIKE PATH
PROPOSED 20' DRIVEWAY
TURNING LANE
BIKE PATH

EXISTING DRIVEWAY TO REMAIN

7A
1" = 30'



DRAINAGE MAP 2 (PROPOSED CONDITION)

PARCEL 2
GROSS=69,505 SF
NET=67,918 SF

DRAINAGE BASIN
(0.7 ACRES)

EXISTING CONCRETE DRIVEWAY

1" = 30'

