

Report to the Hearing Officer

DATE ISSUED: April 22, 2020 REPORT NO. HO-20-019

HEARING DATE: April 29, 2020

SUBJECT: 7-11 OTAY MESA CUP/SDP- Process Three Decision

PROJECT NUMBER: <u>553296</u>

OWNER/APPLICANT: The Southland Corporation

SUMMARY

<u>Issue</u>: Should the Hearing Officer approve an Amendment to Conditional Use Permit and Site Development Permit No. 96-7731, to construct an 870-square-foot addition to an existing 3,095-square-foot convenience store and service station, located at 8395 Otay Mesa Road, within the Otay Mesa Community Planning area?

Staff Recommendation:

- 1. Approve Conditional Use Permit No. 1955940; and
- Approve Site Development Permit No. 1955941.

<u>Community Planning Group Recommendation</u>: On January 15, 2020 the Otay Mesa Planning Group voted 12-0-2 to recommend approval of the proposed project with one recommendation.

<u>Environmental Review</u>: An Addendum (553296) to Mitigated Negative Declaration No. 96-7731, was prepared for the proposed project, as the project proposed an expansion of the use. The expansion does not result in any new impacts beyond those identified in MND No. 96-7731, therefore an Addendum to Mitigated Negative Declaration adequately describes the activity for the purposes of CEQA.

BACKGROUND

The 3.07-acre site is located at 8395 Otay Mesa Road within the IL-3-1 Zone, the Community Plan Implementation Overlay Zone (CPIOZ)-A, the Very High Fire Hazard Severity Zones, Airport Safety Zones, 60-65 ALUCP Noise Contours (CNEL), Airport Land Use Compatibility Overlay Zone, Airport

Influence Area (Review Area 1), and the Federal Aviation Administration (FM) Part 77 Notification area, within the Otay Mesa Community Plan area.

The northern portion of the 3.07-acre site is occupied by a gas station and convenience store, and the remaining portion of the site, which is approximately 1.2-acres in size, is vacant and undeveloped.

The site is bounded by the existing 7-Eleven facility and Otay Mesa Road to the north, La Media Road to the east, Otay Mesa Center Road, retail businesses and an automotive repair facility to the west, and Saint Andrews Avenue to the south. Brown Field Municipal Airport is located approximately 0.25 miles northwest of the site. The project site is in a neighborhood setting of similar uses and is currently served by existing public services and utilities.

The project proposes an Amendment to Conditional Use Permit and Site Development Permit No. 96-7731. A Conditional Use Permit and an Otay Mesa Development District (OMDD) Permit were Approved, and those permits were recorded, on March 9, 1998 for the existing 7-Eleven.

A Mitigated Negative Declaration (MND) No. 96-7731 was prepared by the City of San Diego's Environmental Analysis Section (EAS) to evaluate the overall environmental affects which could result with the implementation of the 7-Eleven Otay Mesa Road project. The MND and Conditional Use Permit / Otay Mesa Development District (OMDD) Permits allowed for the construction and operation of a 2,944-square-foot convenience store and an eight-pump gasoline station, on a 3.15-acre project site. The MND concluded that the 7-Eleven Otay Mesa Road project would result in significant environmental impacts relating to Biological Resources and Transportation. Therefore, mitigation measures were implemented to reduce these impacts to below a level of significance. The current proposed amendment to expand the existing service station would not result in new impacts; and therefore, an Addendum to the MND was prepared to address the proposed expansion with no new impacts. This Addendum to Mitigated Negative Declaration adequately describes the activity for the purposes of CEQA.

DISCUSSION

The project proposes an Amendment to Conditional Use Permit and Site Development Permit No. 96-7731, to construct an 870-square-foot addition to an existing 3,095-square-foot convenience store and accompanying service station, additional diesel fuel pumps with a canopy and signage, five fuel dispensers, underground storage tanks and the installation of a 50'-0" high freeway sign. The Otay Mesa Community Plan designates this site as Heavy Commercial, which provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and services. The proposed expansion of the existing service station would be consistent with the Heavy Commercial land use designation.

The 3.07-acre site is located at 8395 Otay Mesa Road within the IL-3-1 Zone. The purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances. The IL-3-1 allows a mix of light industrial, office, and commercial uses. As discussed above, the existing

7-Eleven was permitted with a Conditional Use Permit and Site Development pursuant to the San Diego Municipal Code and the project complies with the applicable regulations of the San Diego Municipal Code.

The permit controlling the development contains specific conditions addressing project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require compliance with several operational constraints and development controls. The safety checks and balances of the proposed project include the review of construction plans by professional staff to determine compliance with all regulations; inspection of construction to assure construction permits are implemented in accordance with the approved plans; and that final construction complies with the approved plans all of which will assure the continued health, safety and general welfare of persons residing or working in the area.

CONCLUSION

The project complies with the requirements of the IL-3-1 Zone, and all applicable sections of the Land Development Code and the Otay Mesa Community Plan, with no deviations requested. Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Conditional Use Permit No. 1955940 and Site Development Permit No. 1955941.

ALTERNATIVES

- 1. Approve Conditional Use Permit No. 1955940 and Site Development Permit No. 1955941, with modifications.
- 2. Deny Conditional Use Permit No. 1955940 and Site Development Permit No. 1955941, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

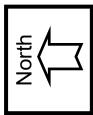
<u> Derrick Johnson (D.J.)</u>

Derrick Johnson (D.J.), Development Project Manager

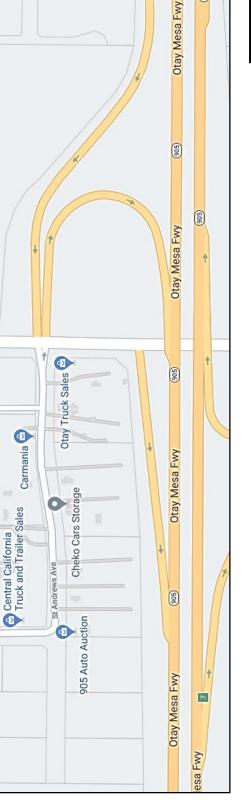
Attachments:

- 1. Project Location Map
- 2. Community Plan Land Use Map
- 3. Aerial Photograph
- 4. Draft Resolution with Findings
- 5. Draft Permit with Conditions
- 6. Addendum to Mitigated Negative Declaration No. 96-7731
- 7. Copy of Recorded Existing Permit
- 8. Community Planning Group Recommendation
- 9. Ownership Disclosure Statement
- 10. Project Plans

(3)







Ota

ļ †

Otay Mesa Rd Otay Mesa Rd

Otay Mesa Rd

Otay Mesa Rd

•

Starbucks

Otay Mesa 76

Otay Mes

Œ

Otay Mesa Rd

ţ Ŷ

y Mesa Rd

La Media Ro

7-Eleven

A1 Auto Motors For You

WHALEN •

Velocity Truck & Trailer Parts

Otay Mesa Sales

La Media Chevron Cheveron

San Diego Fire-Rescue

Project Site

Otay Ranch New Homes

O Ron & Sons Trucking

Radar Rd

Flightpath Way

Zavalza Trucking

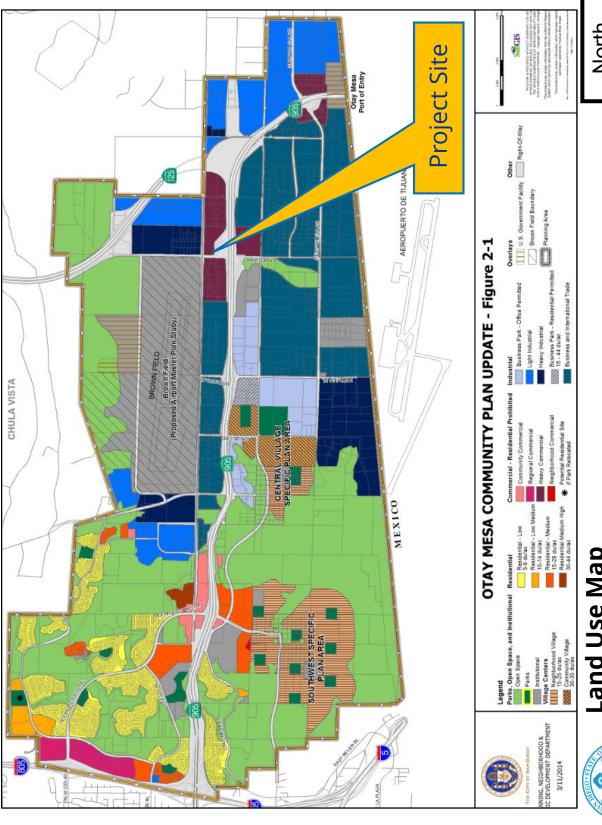
MC Express



Project Location Map

7-11 Otay Mesa CUP/SDP - 8395 Otay Mesa Road PROJECT NO. 553296

ATTACHMENT 2





Land Use Map

7-11 Otay Mesa CUP/SDP – 8395 Otay Mesa Road PROJECT NO. 553296



ATTACHMENT 3







Aerial Photo7-11 Otay Mesa CUP/SDP – 8395 Otay Mesa Road PROJECT NO. 553296



HEARING OFICER RESOLUTION No. CONDITIONAL USE PERMIT No. 1955940 SITE DEVELOPMENT PERMIT No. 1955941

7-11 OTAY MESA CUP/SDP PROJECT No. 553296 AMEDNMENT TO CONDITIONAL USE PERMIT and SITE DEVELOPMENT PERMIT No. 96-7731

WHEREAS, THE SOUTHLAND CORPORATION, a TEXAS CORPORATION, Owner/Permittee, filed an application with the City of San Diego for an Amendment to Conditional Use Permit and Site Development Permit No. 96-7731, to construct a 870-square-foot addition to an existing service station, add additional diesel fuel pumps, canopy with signage and installation of a freeway sign, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1955940 and 1955941), on portions of a 3.07-acre site;

WHEREAS, the project site is located at 8395 Otay Mesa Road in the in the IL-3-1 Zone, the Community Plan Implementation Overlay Zone-A, the Very High Fire Hazard Severity Zones, the Airport Safety Zones, 60-65 ALUCP Noise Contours (CNEL), the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Review Area 1), and the Federal Aviation Administration (FAA) Part 77 Notification are within, the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as the East Half of the Northeast Quarter of the Northeast Quarter of Section 34, Township 18 South, Range 1 West, as shown Map No. 12759;

WHEREAS, on April 1, 2020, the Hearing Officer of the City of San Diego considered

Conditional Use Permit No. 1955940 and Site Development Permit No. 1955941, pursuant to the

Land Development Code of the City of San Diego; NOW, THEREFORE, BE IT RESOLVED by the Hearing

Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use

Permit No. 1955940 and Site Development Permit No. 1955941;

CONDITIONAL USE PERMIT (CUP) FINDINGS - SAN DIEGO MUNCIPAL CODE SECTION 126.0305:

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

The project proposes an Amendment to Conditional Use Permit and Site Development Permit No. 96-7731, to construct an 870 square-foot addition to an existing 3,095 square-foot convenience store and accompanying service station, additional diesel fuel pumps with a canopy and signage, five fuel dispensers, underground storage tanks and the installation of a 50'-0" high freeway sign. The Otay Mesa Community Plan designates this site as Heavy Commercial, which provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and services. The proposed expansion of the existing service station would be consistent with the Heavy Commercial land use designation. Therefore, the proposed expansion of the existing 7-Eleven store would not adversely affect the applicable land use plan.

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

The project proposes an Amendment to Conditional Use Permit and Site Development Permit No. 96-7731 to construct an 870 square-foot addition to an existing 3,095 square-foot convenience store and accompanying service station, additional diesel fuel pumps with a canopy and signage, five fuel dispensers, underground storage tanks and the installation of a 50'-0" high freeway sign. A Conditional Use Permit (CUP) and Otay Mesa Development District (OMDD) Permits were approved and these permits were recorded March 9, 1998 for the existing 7-Eleven store. A Mitigated Negative Declaration (MND) No. 96-7731 was prepared by the City of San Diego's Environmental Analysis Section (EAS) to evaluate the overall environmental affects which could result with the implementation of the 7-11 Otay Mesa Road project. The MND and CUP/OMDD allowed for the construction and operation of a 2,944 square-foot convenience store and an eight-pump gasoline station, on a 3.15-acre project site. The MND concluded that the 7-11 Otay Mesa Road project would result in significant environmental impacts relating to Biological Resources and Transportation. Therefore, mitigation measures were implemented to reduce these impacts to below a level of significance. The current proposed amendment to expand the existing service station would not result in new impacts; and therefore, an Addendum to the MND was prepared.

The permit controlling the development contains specific conditions addressing project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. The applicants shall assure, by permit and bond, the construction of three (3) current City Standard 35 foot wide driveways, adjacent to the site on St Andrews Avenue, Otay Mesa Road and La Media Road. In addition, applicants shall assure, by permit and bond, to reconstruct existing curb ramp at the southwest corner of Otay Mesa Road and La Media Road, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with Detectable/Tactile Warning Tile Conditions of approval require compliance with several operational constraints and development controls. The safety checks and balances of the proposed project include the review of construction plans by professional staff to determine compliance with all regulations; inspection of construction to assure construction permits are implemented in accordance with the approved plans; and that final construction complies with the approved plans all of which will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, with the proposed

conditions in the amended permits for the proposed project will not be detrimental to the public's health, safety or welfare.

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

The project proposes an Amendment to Conditional Use Permit and Site Development Permit No. 96-7731 to construct an 870 square-foot addition to an existing 3,095 square-foot convenience store and accompanying service station, additional diesel fuel pumps with a canopy and signage, five fuel dispensers, underground storage tanks and the installation of a 50'-0" high freeway sign. The purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances. The IL-3-1 allows a mix of light industrial, office, and commercial uses. The existing 7-Eleven was permitted with a Conditional Use Permit and Site Development pursuant to the San Diego Municipal Code and the project complies with the applicable regulations of the San Diego Municipal Code. No deviations have been requested with this project.

4. The proposed use is appropriate at the proposed location.

The project proposes an Amendment to Conditional Use Permit and Site Development Permit No. 96-7731 to construct an 870 square-foot addition to an existing 3,095 square-foot convenience store and accompanying service station, additional diesel fuel pumps with a canopy and signage, five fuel dispensers, underground storage tanks and the installation of a 50'-0" high freeway sign. The project is within a commercial zone surrounded by commercial, retail services, educational institutions and residential uses.

Approval of the CUP as conditioned would not have a negative impact on the surrounding neighborhood. The Otay Mesa Community Plan designates this site as Heavy Commercial, which provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and services. The proposed expansion of the existing service station would be consistent with the Heavy Commercial land use designation. Therefore, with the proposed use is appropriate at the proposed location.

<u>Site Development Permit - San Diego Municipal Code Section 126.0505</u>

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

The project proposes an Amendment to Conditional Use Permit and Site Development Permit No. 96-7731, to construct an 870 square-foot addition to an existing 3,095 square-foot convenience store and accompanying service station, additional diesel fuel pumps with a canopy and signage, five fuel dispensers, underground storage tanks and the installation of a 50'-0" high freeway sign. The Otay Mesa Community Plan designates this site as Heavy Commercial, which provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and services. The proposed expansion of the existing service station

would be consistent with the Heavy Commercial land use designation. Therefore, the proposed expansion of the existing 7-Eleven store would not adversely affect the applicable land use plan.

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

The project proposes an Amendment to Conditional Use Permit and Site Development Permit No. 96-7731 to construct an 870 square-foot addition to an existing 3,095 square-foot convenience store and accompanying service station, additional diesel fuel pumps with a canopy and signage, five fuel dispensers, underground storage tanks and the installation of a 50'-0" high freeway sign. A Conditional Use Permit (CUP) and Otay Mesa Development District (OMDD) Permits were approved and these permits were recorded March 9, 1998 for the existing 7-Eleven store. A Mitigated Negative Declaration (MND) No. 96-7731 was prepared by the City of San Diego's Environmental Analysis Section (EAS) to evaluate the overall environmental affects which could result with the implementation of the 7-11 Otay Mesa Road project. The MND and CUP/OM DD allowed for the construction and operation of a 2,944 square-foot convenience store and an eight-pump gasoline station, on a 3.15-acre project site. The MND concluded that the 7-11 Otay Mesa Road project would result in significant environmental impacts relating to Biological Resources and Transportation. Therefore, mitigation measures were implemented to reduce these impacts to below a level of significance. The current proposed amendment to expand the existing service station would not result in new impacts; and therefore, an Addendum to the MND was prepared.

The permit controlling the development contains specific conditions addressing project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. The applicants shall assure, by permit and bond, the construction of three (3) current City Standard 35-foot-wide driveways, adjacent to the site on St Andrews Avenue, Otay Mesa Road and La Media Road. In addition, applicants shall assure, by permit and bond, to reconstruct existing curb ramp at the southwest corner of Otay Mesa Road and La Media Road, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with Detectable/Tactile Warning Tile Conditions of approval require compliance with several operational constraints and development controls. The safety checks and balances of the proposed project include the review of construction plans by professional staff to determine compliance with all regulations; inspection of construction to assure construction permits are implemented in accordance with the approved plans; and that final construction complies with the approved plans all of which will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, with the proposed conditions in the amended permits for the proposed project will not be detrimental to the public's health, safety or welfare.

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

The project proposes an Amendment to Conditional Use Permit and Site Development Permit No. 96-7731 to construct an 870 square-foot addition to an existing 3,095 square-foot convenience store and accompanying service station, additional diesel fuel pumps with a canopy and signage, five fuel dispensers, underground storage tanks and the installation of a 50'-0" high freeway sign. The

ATTACHMENT 4

purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities. The development standards of this zone are intended to encourage sound industrial development

by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in

some instances. The IL-3-1 allows a mix of light industrial, office, and commercial uses. The existing 7-Eleven was permitted with a Conditional Use Permit and Site Development pursuant to the San

Diego Municipal Code and the project complies with the applicable regulations of the San Diego

Municipal Code. No deviations have been requested with this project.

The above findings are supported by the minutes, maps and exhibits, all of which are

incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing

Officer, Conditional Use Permit No. 1955940 and Site Development Permit No. 1955941. is hereby

GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms

and conditions as set forth in Permit Nos. 1955940 and No. 1955941, a copy of which is attached

hereto and made a part hereof.

Derrick Johnson (D.J.)

Development Project Manager

Development Services

Adopted on: April 1, 2020

IO#: 24007314

Page 5 of 5

RECORDING REQUESTED BY

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

WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

INTERNAL ORDER NUMBER: 24007314

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1955940 SITE DEVELOPMENT PERMIT NO. 1955941

7-11 OTAY MESA CUP/SDP PROJECT No. 553296 AMEDNMENT TO CONDITIONAL USE PERMIT and SITE DEVELOPMENT PERMIT No. 96-7731 HEARING OFFICER

This Conditional Use Permit No. 1955940 and Site Development Permit No. 1955941 is granted by the Hearing Officer of the City of San Diego to the Southland Corporation, a Texas Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301 and 126.0501. The 3.07-acre site is located 8395 Otay Mesa Road, in the IL-3-1 Zone, within the Community Plan Implementation Overlay Zone-A within the Otay Mesa Community Plan area. The project site is legally described as: The East Half of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 34, Township 18 South, Range 1 West, as shown Map No. 12759;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the Amendment of Conditional Use Permit and Site Development Permit No. 96-7731, for the construction of an 870 square-foot addition to an existing 3,095 square-foot convenience store and accompanying service station, additional diesel fuel pumps with a canopy and signage, five fuel dispensers, underground storage tanks and the installation of a 50'-0" high freeway sign, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 1, 2020, on file in the Development Services Department.

The project shall include:

- a. The construction of an 870 square-foot addition to an existing 3,095 square-foot convenience store and accompanying service station, additional diesel fuel pumps with a canopy and signage, five fuel dispensers, underground storage tanks and the installation of a 50'-0" high freeway sign;
- b. -Landscaping (planting, irrigation and landscape related improvements);
- b. Off-street parking; and

c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 15, 2023.
- 2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on [insert date].
- 3. The utilization of this CUP is contingent upon the approval of a license to sell alcohol at this location by the California Department of Alcoholic Beverage Control [ABC]. The issuance of this CUP does not guarantee that the ABC will grant an alcoholic beverage license for this location.
- 4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
- 5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
- 6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
- 7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
- 8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

- In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. 00-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.
- 10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
- 11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
- 12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs,

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

ENVIRONMENTIAL REQUIREMENTS

14. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall implement Native American monitoring during construction activities. The owner/permittee shall ensure this be noted on the construction plans and specifications under the heading ENVIRONMENTAL REQUIREMENTS.

CLIMATE ACTION PLAN REQUIREMENTS:

15. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

- 16. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.
- 17. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
- 18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

- 19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping/private improvements in the St Andrews Avenue, Otay Mesa Road and La Media Road Right-of-Way.
- 20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of three (3) current City Standard 35 ft wide driveways, adjacent to the site on St Andrews Avenue, Otay Mesa Road and La Media Road, satisfactory to the City Engineer.
- 21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb ramp at the southwest corner of Otay Mesa Road and La Media Road, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with Detectable/Tactile Warning Tile, satisfactory to the City Engineer.
- 22. Prior to the issuance of any construction permit, the Owner/Permittee shall record a Flood Storage Easement to the City of San Diego, satisfactory to the City Engineer.
- 23. 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.
- 24. 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 SDMC, into the construction plans or specifications.
- 25. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
- 26. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

- 27. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Development Services Department.
- 28. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-sq.ft. area around each tree which is unencumbered by utilities.

Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

- 29. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-sq.ft. area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.
- 30. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.
- 31. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
- 32. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged, or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

- 33. Owner/Permittee shall maintain a minimum of 15- off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
- 34. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
- 35. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
- 36. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

GEOLOGY REQURIEMENTS:

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on April 1, 2020, and Resolution No.

ATTACHMENT 5

Conditional Use Permit No. 1955940 Site Development Permit No. 1955941 April 1, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTME	NT
Derrick Johnson (D.J.) Development Project Manager	
NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.	
The undersigned Owner/Permittee, by execution hereof, agrees to each and ever	ery condition of

this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

The Southland Corporation Owner/Permittee

By _____

Georgina Davila Construction Manager

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



ADDENDUM TO MITIGATED NEGATIVE DECLARATION

Project No. 553296 Addendum to MND No. 96-7731 SCH No. N/A

SUBJECT: 7-11 Otay Mesa CUP/SDP: A Site Development Permit (SDP) and amendment to Conditional Use Permit (CUP) 96-7731 to allow for the construction of an 870 square-foot addition to an existing convenience store building with an accompanying service station, on a 3.07-acre site. The project also proposes to add additional diesel fuel pumps, a canopy with signage and the installation of a 50-foot-high freeway sign on the southern portion of the site. The project site is located at 8395 Otay Mesa Road in the IL-3-1 (Industrial-Light) Zone within the Otay Mesa Community Plan, Community Plan Implementation Overlay Zone (CPIOZ)-A, Very High Fire Hazard Severity Zones, Airport Safety Zones, 60-65 ALUCP Noise Contours (CNEL), Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 1), and the Federal Aviation Administration (FAA) Part 77 Notification area. (LEGAL DESCRIPTION: The East Half of the Northeast Quarter of the Northeast Quarter of Section 34, Township 18 South, Range 1 West, as shown Map No. 12759, APN 646-111-3200, 646-111-3300). Applicant: Cheree Naes

I. SUMMARY OF PROPOSED PROJECT

A Site Development Permit (SDP) and amendment to Conditional Use Permit (CUP) 96-7731 to allow for the construction of an 870 square-foot addition to an existing 3,095 square-foot convenience store and accompanying service station, on a 3.07-acre site. The project also proposes an addition that would include additional diesel fuel pumps with a canopy and signage, five fuel dispensers, underground storage tanks and the installation of a 50'-0" high freeway sign on the remaining portion of the vacant site, that is approximately 1.2-acres. The project also proposes a concrete sidewalk, landscaping and bioretention basin that would be located on the southeast corner of the lot. (See Figure 2-Site Plan)

Project implementation, excluding grading for the fuel tanks, would require grading of approximately 1,770 cubic yards (cy) of cut at a maximum depth of 1.5 feet, and 1,770 cy of fill at a maximum depth of 2 feet. The project also proposes 1,050 cy of cut for fueling tanks at a maximum depth of cut of 16 feet, and 1,050 cy of fill for fueling tanks at a maximum depth of 16 feet. Landscaping would be provided in accordance with the City's Landscape Regulations.

II. ENVIRONMENTAL SETTING

The 3.07-acre site is located at 8395 Otay Mesa Road within the IL-3-1 (Industrial-Light) of the Otay Mesa Community Plan. The northern portion of the 3.07-acre site is occupied by a gas station and convenience store, and the remaining portion of the site, which is approximately 1.2-acres in size, is vacant and undeveloped. The site is bounded by the existing 7-Eleven facility and Otay Mesa Road to the north, La Media Road to the east, Otay Mesa Center Road, retail businesses and an automotive repair facility to the west, and Saint Andrews Avenue to the south. Brown Field Municipal Airport is located approximately 0.25 miles northwest of the site.

The site is located at an elevation of approximately 485 feet above mean sea level (MSL). The topography in the vicinity of the site is variable, with a regional slope to the southwest toward the Tijuana River.

The project site is also located within the Otay Mesa Community Plan, Community Plan Implementation Overlay Zone (CPIOZ)-A, Very High Fire Hazard Severity Zones, Airport Safety Zones, 60-65 ALUCP Noise Contours (CNEL), Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 1), and the Federal Aviation Administration (FAA) Part 77 Notification area. The project site is designated Heavy Commercial, per the community plan. The project site is in a neighborhood setting of similar uses and is currently served by existing public services and utilities.

III. SUMMARY OF ORIGINAL PROJECT

A Conditional Use Permit (CUP) and Otay Mesa Development District (OMDD) Permits were approved and these permits were recorded March 9, 1998 for this project.

A Mitigated Negative Declaration (MND) No. 96-7731 was prepared by the City of San Diego's Environmental Analysis Section (EAS) to evaluate the overall environmental affects which could result with the implementation of the 7-11 Otay Mesa Road project. The MND and CUP/OMDD allowed for the construction and operation of a 2,944 square-foot convenience store and an eightpump gasoline station, on a 3.15-acre project site.

The MND concluded that the 7-11 Otay Mesa Road project would result in significant environmental impacts relating to Biological Resources and Transportation. Therefore, mitigation measures were implemented to reduce these impacts to below a level of significance. The current proposed amendment to expand the existing service station would not result in new impacts; and therefore, an Addendum to the MND has been prepared.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and adopted the 7-11 Otay Mesa Road Mitigated Negative Declaration (MND) No. 96-7731. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the State CEQA Guidelines, the City has determined the following:

 There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, showing any of the following:
 - a. The project will have one or more significant effects not discussed in the previous environmental document;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum has been prepared in accordance with Section 15164 of the CEQA State Guidelines. Public review of this Addendum is not required per CEQA.

V. IMPACT ANALYSIS

The following includes the project-specific environmental review pursuant to the CEQA. The analysis in this document evaluates the adequacy of the MND relative to the proposed project.

Biological Resources

7-11 Otay Mesa Road MND:

The 7-11 Otay Mesa Road MND identified that the site is vegetated with non-native grassland and that the original project would result in the loss of 3.08-acres of non-native grasslands (NNG). Because the project would result in the loss of 3.08-acres of NNG, the applicant agreed to mitigate

the loss within the City's Multi-Habitat Planning Area (MHPA) at a ratio of 0.5:1. Further, as noted in the Mitigation Monitoring and Reporting Program (MMRP), the applicant was required to provide evidence that an agreement with the Environmental Trust for allocation of 1.54-acres of NNG had been executed. The original project was required to implement the Mitigation, Monitoring and Reporting Program (MMRP), as detailed in Section V of the MND.

On June 22, 1998, the City of San Diego's Environmental Analysis Section received a letter that The Southland Corporation had paid The Environmental Trust for the purchase of credits as well for the endowment to satisfy a condition set forth in the Conditional Use Permit 96-7731 as well as required MND biological resources mitigation. Satisfaction of this condition would reduce potentially significant impacts to below a level of significance. Since this condition and the MMRP have been satisfied, no further mitigation is required for the project.

Proposed Project:

The current project will result in the permanent impact of approximately 1.1 acres of heavily disturbed land and the removal of largely non-native, ruderal vegetation, listed as a Tier IV habitat in the City's Biology Guidelines. The City's Biology Guidelines state that impacts to Tier IV habitat are not considered significant and do not require mitigation. Therefore, although direct impacts to disturbed habitat would result from the project, impacts to this habitat would be considered less than significant. Mitigation will not be required.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a major change to the adopted Mitigated Negative Declaration. The project would not result in any new significant impact, nor would it result in a substantial increase in the severity of impacts from that described in the Mitigated Negative Declaration.

Historical Resources (Archaeology)

7-11 Otay Mesa Road MND:

As noted in the MND, although there are many significant sites in close proximity, there are no significant resources on the site. The MND concluded no mitigation measures are required, and therefore, monitoring was not required.

Proposed Project:

A "Cultural Resource Study for the 7 Eleven Otay Mesa Expansion CUP-SDP, City of San Diego, San Diego County, California, PTS No. 553296," was prepared by Stantec, August 29, 2018. On November 6, 2017, a pedestrian survey was conducted for the area. The cultural report concluded that "Based on the results of the record search, and pedestrian survey conducted on November 6, 2017, and a review of previous cultural studies conducted within the area, it is recommended that implementation of the project would not result in the direct or indirect impacts to significant cultural resources and mitigation measures are not regarded as necessary," and, therefore, a significant CEQA impact was not identified. However, based on a response letter received from one Native American contact as noted in the cultural report, the report recommends that the project include a Native American monitor be present during ground disturbing activities. EAS accepts this report and

the recommendations of a Native American monitor, and, therefore, as a condition of approval of the permit, a Native American monitor will be required.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a major change to the Mitigated Negative Declaration. The project would not result in any new significant impact, nor would it result in a substantial increase in the severity of impacts from that described in the Mitigated Negative Declaration.

Paleontological Resources

7-11 Otay Mesa Road MND:

As noted in the MND, the site is underlain by Lindavista Formation and has a low resource potential. The MND concluded the project will not result in the loss of paleontological resources. Monitoring was not required.

Proposed Project:

A Geotechnical Investigation Report was prepared by Santec, September 13, 2013, the site is underlain by Lindavista Formation and alluvial fan deposits consisting of clay, silt, sand and gravel. Lindavista Formation is moderately sensitive for paleontological resources, and alluvium has a low potential. According to the Grading Tabulations on the Grading, Drainage and Utility Plan, the project proposes (excluding grading for fuel tanks) 1,770 cubic yards at a maximum depth of cut of 1.5 feet, and 1,050 cubic yards at a maximum depth of cut of 16 feet for fueling tanks for a total of 2,820 cubic yards. The project also proposes 1,770 cubic yards of fill (not related to fuel tank fill) for the site at a maximum depth of 2 feet, and 1,050 cubic yards of fill for the fueling tanks at a depth of 16 feet for a total of 2,820 cubic yards. Based on this information the project would not meet the City's thresholds of significance for potential impacts to paleontological resources. Therefore, monitoring for paleontological resources would not be required.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a major change to the Mitigated Negative Declaration. The project would not result in any new significant impact, nor would it result in a substantial increase in the severity of impacts from that described in the Mitigated Negative Declaration.

Transportation

7-11 Otay Mesa Road MND:

A traffic study was conducted for the original project and it was determined that the project would result in significant impacts on traffic and circulation. The original certified MND No. 96-7731, MMRP specified mitigation requirements for transportation. The original project was required to implement the Mitigation, Monitoring and Reporting Program (MMRP), as detailed in Section V of the MND.

Proposed Project:

The current project was reviewed by City Transportation staff. The applicant was required to submit documentation for satisfying permit condition number 32 of Conditional Use Permit/Otay Mesa Development District Permit No. 96-7731; granting an Irrevocable Offer of Dedication (IOD) for a 17.5-foot wide corridor of right-of-way adjacent to Otay Mesa Road, along the entire Otay Mesa Road street frontage of the property. This documentation was submitted to illustrate that the above permit condition was satisfied. The project, therefore, does not result in a new significant impact or new mitigation measure.

Based on the foregoing analysis and information, there is no evidence that the proposed project would require a major change to the Mitigated Negative Declaration. The project would not result in any new significant impact, nor would it result in a substantial increase in the severity of impacts from that described in the Mitigated Negative Declaration.

VI. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT

MND No. 96-7731 for the original project includes a Mitigation, Monitoring and Reporting Program (MMRP) with mitigation measures for Biological Resources and Transportation. These MMRP mitigation measures have been satisfied for the original project. No new or modified mitigation measures are required for the proposed project.

VII. IMPACT SIGNIFICANCE

The MND identified that all impacts would be mitigated to below a level of significance through mitigation. This Addendum also identifies that all significant project impacts would be mitigated to below a level of significance, consistent with the previously certified MND.

VIII. CERTIFICATION

Copies of the addendum, the adopted MND, the Mitigation Monitoring and Reporting Program, and associated project-specific technical appendices, if any, may be reviewed in the office of the Development Services Department, or purchased for the cost of reproduction.

Mark Brunette, Senior Planner Development Services Department November 26, 2019
Date of Final Report

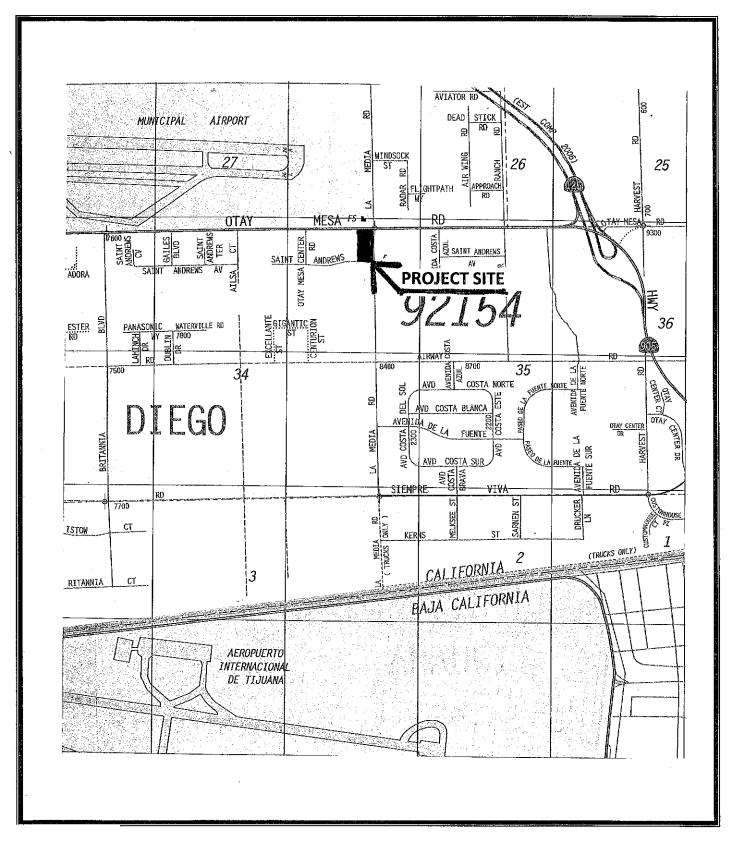
Analyst: R. Benally

Attachments:

Figure 1: Location Map Figure 2: Site Plan

Figure 3-Exterior Elevations

Mitigated Negative Declaration No. 96-7731



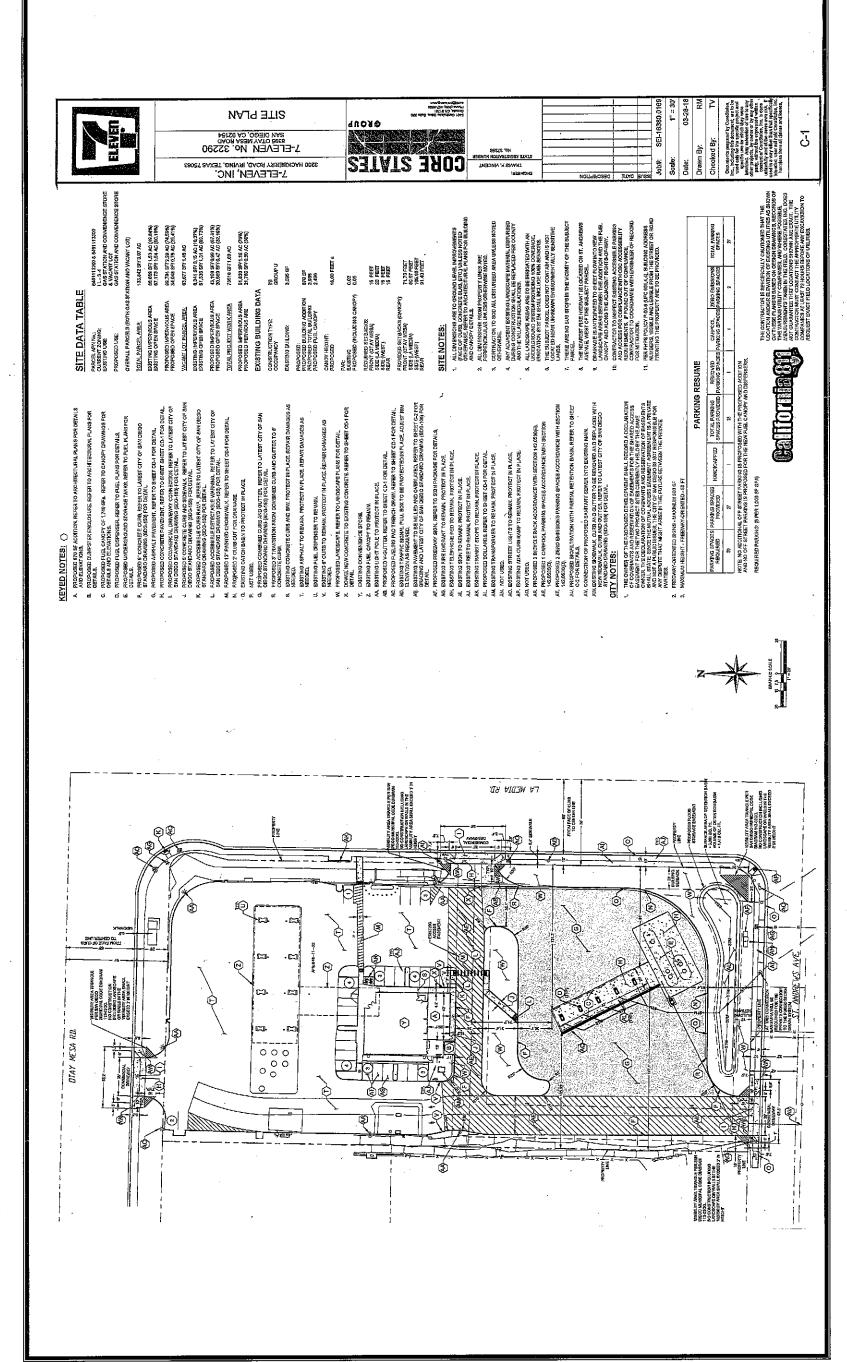
7-11 Otay Mesa CUP/SDP



Location Map

Environmental Analysis Section Project No. 553296 CITY OF SAN DIEGO · DEVELOPMENT SERVICES Figure

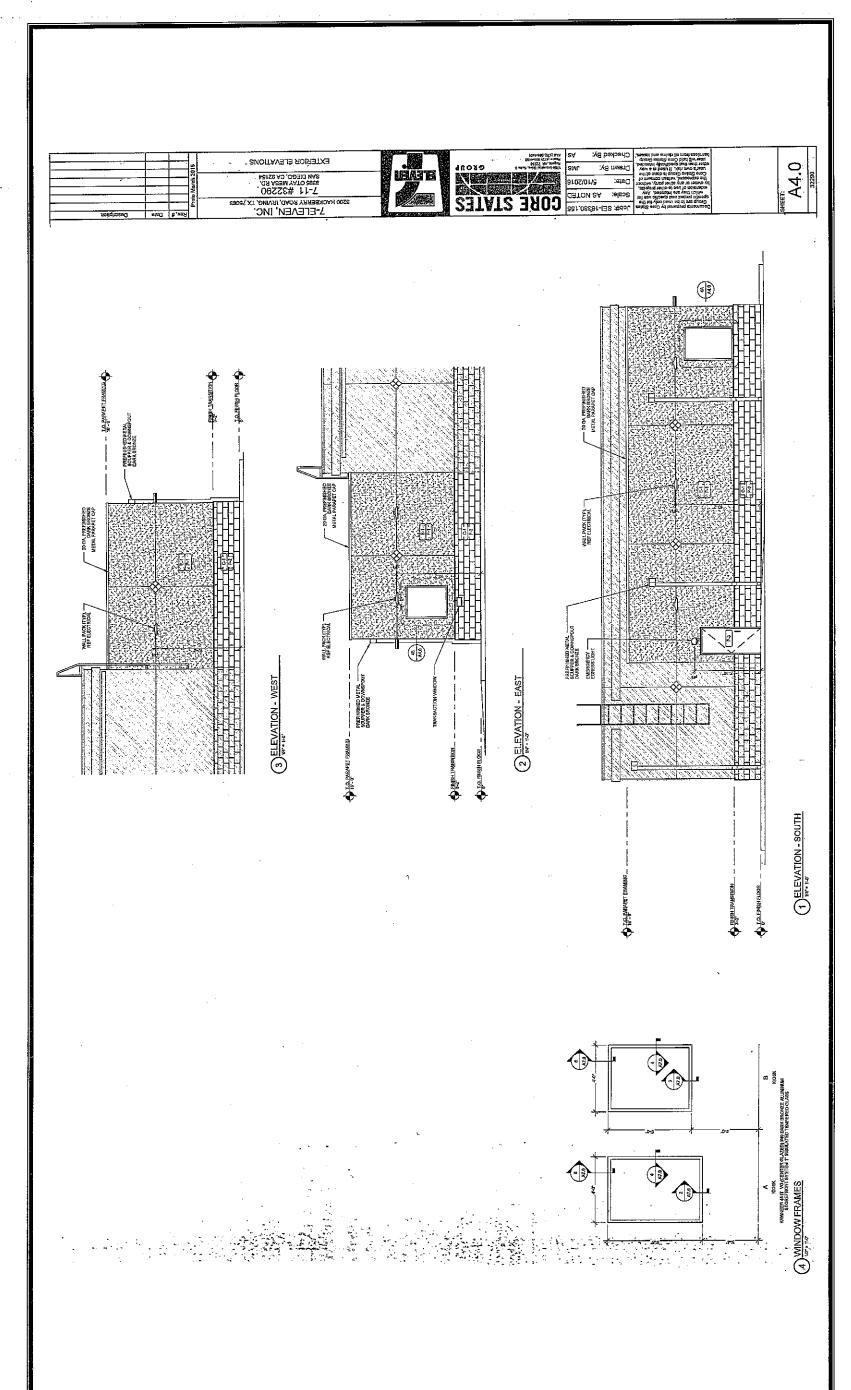
1



7-11 Otay Mesa CUP/SDP

Site Plan
Environmental Analysis Section Project No. 553296
CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT





7-11 Otay Mesa CUP/SDP



Environmental Analysis Section Project No. 553296 CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT



City of San Diego Development Services Department



Land Development Review Division (619) 236-6460



Mitigated Negative Declaration

DEP No. 96-7731

SUBJECT: 7-11 Otay Mesa Road. CONDITIONAL USE PERMIT and OTAY MESA DEVELOPMENT DISTRICT PERMIT for the construction and operation of a 2,944 square foot convenience market and an eight-pump gasoline station. The proposed improvements would be located on the northern half of a 3.5-acre project site located at the southwest corner of the intersection of La Media Road and Otay Mesa Road in the Otay Mesa community. Applicant: Southland Corporation.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas(s): biological resources; traffic/circulation; and historical resources. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION and MITIGATION MONITORING AND REPORTING PROGRAM:

Biological Resources

Prior to the issuance of building permits, the applicant shall provide evidence to the Environmental Analysis Section that the agreement with the Environmental Trust for allocation of 1.54 acres of non-native grassland has been executed. The evidence shall be correspondence from the Trust indicating that money has been received in exchange for allocation of the grassland in the designated preserve area.

Transportation

Construction of the following street improvements shall be completed and approved prior to the issuance of the first building permit:

Page 2

- 1) Improve La Media Road along the project frontage to half width of the ultimate cross section; this improvement involves construction of an additional acceleration/ deceleration lane.
- 2) Construct a median on La Media Road along the project frontage.
- 3) Construct a temporary access road to Saint Andrew's Road.

In addition, the applicant will provide an Irrevocable Offer to Dedicate (IOD) and enter into a deferred Improvement Agreement with the City Engineer for the future improvement of Saint Andrew's Road to half width of the ultimate cross section. The IOD must be executed prior to issuance of the first building permit.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

San Diego County Archaeological Society
California Indian Legal Services
Otay Mesa/ Nestor Community Planning Group
Otay Mesa Development Council
Otay Mesa Chamber of Commerce
Michael Vogt
City of San Diego
Councilmember Vargas, District 8
Ron Buckley, Permit Review
Anne French-Gonsalves, Transportation Development
Bill Levin, Community Planning
Leisa Lukes, Process 2000
Keith Greer, MSCP

Metropolitan Transit Development Board

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- (X) Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and

Page 3

responses follow.

Copies of the draft Mitigated Negative Declaration, the Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

John Kovac, Senior Planner

Development Services Department

Date of Draft Report

1/28/98

Date of Final Report

Analyst: Baker

OTAY MESA NESTOR PLANNING COMMITTEE Ruth J.Schneider, Chairperson 1042 Piccard Avenue, San Diego CA 92154

January 10.1998

Lity SD JAN 1 3 1998

Leisa Lukes, Project Planner Development Service Department Land Development Review Division 1222 First Avenue, Mail Station 501 San Diego, CA 92101

> Neg. Dep.#96 7731 7/11 Otay Mesa-LaMedia

Dear Ms Lukes:

This project is consistent with the plan and most mitigated problems have been addressed. I do suggest that overnight parking not be allowed on the site and that the drive entrances be constructed so that the edge of the road won't be broken under the weight of the large trucks that would enter and exit onto the LaMedia and Otay Mesa Roads.

The Saint Andrews road is one place I couldn't locate on any map or in the plan. Will this be the road site of the new 905 when it is developed? If so, will this plan take into consideration a need to access this route? Under Biology 5- the metigated area could and should be on the Mesa or in the Otay River valley rather than any other area of the city or county.

Sincerely

Ruth J. Schneider



San Diego County Archaeological Society

Environmental Review Committee

January 25, 1998

To:

Ms. Janet Baker

Land Development Review Division Development Services Department

City of San Diego

1222 First Avenue, Mail Station 501

San Diego, California 92101

Subject:

Proposed Mitigated Negative Declaration

7-11 Otay Mesa Road DEP No. 96-7731

Dear Ms. Baker:

I have reviewed the subject PMND on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the PMND and initial study, we agree that the project should have no significant impacts to cultural resources, and that no mitigation measures are required.

Thank you for including SDCAS in the distribution of this PMND for the public review period.

Sincerely,

James W. Royle, Jr., Chairperson

Environmental Review Committee

cc:

SDCAS President

file

CALIFORNIA INDIAN LEGAL SERVICES

120 WEST GRAND AVENUE, SUITE 204 ESCONDIDO, CALIFORNIA 92025 (760) 746-8941 TELECOPIER (760) 746-1815

JAMES E. COHEN
DIRECTING ATTORWEY
LAWRENCE R. STIDHAM
DENISE M. DOUGLAS
LISA C. OSHIRO
CHARMAINE L. HUNTTING
SUSAN D. FRANK
DONYA FERNANDEZ
STAFF ATTORWEYS

January 15, 1998

City of San Diego Attn: John Kovac, Senior Planner Development Services Department Development & Environmental Planning Division 1222 First Avenue San Diego CA 92101

Subject:

7-11 Otay Mesa Road; DEP No. 96-7731

Dear Mr. Kovac:

Thank you for forwarding material related to the aforementioned project. California Indian Legal Services is always interested in development-related information which might potentially impact the rights of Native Americans and Tribes.

California Indian Legal Services does not currently represent any person or party specifically in relation to the matter described in your materials. Please be aware that your transmission of information to California Indian Legal Services, while appreciated, does not serve as notice to any potentially interested party affected by the project or action you described. Moreover, we are not in a position to provide notice or assist you in providing notice to tribes or individual parties whose interests are or might be affected by the action(s) contemplated.

Please do not hesitate to contact our office if you have further questions or if you believe that you have received this letter in error.

Sincerely yours,

James E. Cohen

Directing Attorney

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 236-6460

INITIAL STUDY
DEP No. 96-7731

SUBJECT: 7-11 Otay Mesa Road. CONDITIONAL USE PERMIT and OTAY MESA DEVELOPMENT DISTRICT PERMIT for the construction and operation of a 2,944 square foot convenience market and an eight-pump gasoline station. The proposed improvements would be located on the northern half of a 3.5-acre project site located at the southwest corner of the intersection of La Media Road and Otay Mesa Road in the Otay Mesa community.

Applicant: Southland Corporation.

I. PURPOSE AND MAIN FEATURES:

The proposed project is the construction of a convenience market and service station to be located on the currently vacant lot at the southwest corner of Otay Mesa Road and La Media Road in the Otay Mesa community. The market would be operated 24 hours a day.

The total site area is 3.8 acres, although the current development proposal would occupy only the northern portion. About 1.42 acres would be hardscaped; the proposed market floor area is 2,944 square feet. The project includes an excess of parking over the required 14 spaces. Since the project is located proximate to the truck route serving the Otay Mesa Port of Entry export gate, it is anticipated that there would be a substantial amount of truck traffic using the proposed market and service station.

Street improvements would be constructed to mitigate for impacts associated with traffic and circulation which would result from the project. La Media Road would be improved to half width of the ultimate cross section along the project frontage. The half width improvements would include an acceleration/deceleration lane. A median would be installed in La Media Road along the project frontage. A temporary access road to Saint Andrew's Road would be provided. The applicant would enter into the necessary agreements with the City to provide future half width improvements of Saint Andrew's Road.

II. ENVIRONMENTAL SETTING:

The 3.8-acre site is located at the southwest corner of the intersection of La Media Road and Otay Mesa Road. It is bounded on the north by Otay Mesa Road, on the south by Saint Andrew's Road, on the east by La Media Road, and by a vacant parcel on the west. It is located in the Otay Mesa Development District. In the Otay Mesa Community Plan, the site is

designated for specialized commercial uses.

The site is currently vacant. It has been disturbed by grading and by past agricultural activities. Vegetation on the site is non-native grasses. Surrounding lots are undeveloped.

- III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.
- IV. DISCUSSION:

Historical Resources

The site is located on Otay Mesa, an area of San Diego which is known to have been a cultural center of Native American groups. Archival and field surveys were conducted for the subject site to determine if significant archaeological or historical resources are present. The letter report of the historical resources survey is on file in the office of the Environmental Analysis Section. Although there are many significant sites in close proximity, there are no significant resources on the site. Therefore, no mitigation measures are required.

Biological Resources

The site has been previously disturbed and therefor the native vegetation has been removed. The site is vegetated with non-native grassland. Because of the importance of non-native grassland as an element of raptor habitat, the loss of 3.08 acres is required to be mitigated. The applicant has agreed to mitigate the loss within the City of San Diego's Multiple Habitat Planning Area (MHPA); thus the mitigation ratio is 0.5:1. The applicant has entered into an agreement for allocation of 1.54 acres of non-native grassland within a preserve area on Otay Mesa. The preservation measure would adequately mitigate the loss of non-native grassland which would occur as a result of the proposed project.

Traffic/ Circulation

The proposed project would consist of a 2,944 square foot convenience market and 16 vehicle fueling stations. A traffic study was conducted to determine whether the project would result in significant impacts on traffic and circulation. The report of the study is on file in the office of the Environmental Analysis Section.

Forecasts indicate that in the year 2015, certain street segments and intersections will have levels of service E or F (the two worst levels of service). In the area of the proposed project, the following street segments would have poor levels of service:

Otay Mesa Road, from La Media east to SR-125;

La Media Road, from Otay Mesa Road to Airway Road;

Otay Mesa Center Road, from Otay Mesa Road to Saint Andrew's Road.

The following intersections are projected to have severe peak hour congestion:

Otay Mesa Road/ Otay Mesa Center Road Otay Mesa Road/ La Media Road Otay Mesa Road/ SR-125 northbound Saint Andrew's Road/ La Media Road

Existing traffic volume on Otay Mesa Road is 28,400 ADT; future is projected at about 48,000 ADT. Existing volume on La Media Road, a 2-lane collector, is about 4000 ADT; it is anticipated that by the year 2015, La Media will be improved to a 6-lane prime arterial carrying about 60,000 ADT.

The project would generate 3,341 daily trips at the driveways, including 277 in the morning peak hour and 258 in the afternoon peak hour. Even under current conditions, with the 3300 ADT being primarily distributed on La Media Road and Otay Mesa Road, there would be no significant project-specific impact on circulation.

The project would have an incremental impact on congestion in the Otay Mesa area. Therefore, the project would have a significant cumulative effect. In order to offset, or mitigate, the cumulative effect, the applicant agrees to make the following transportation improvements:

- 1) Improve La Media Road along the project frontage to half width of the ultimate cross section; this improvement involves construction of an additional acceleration/deceleration lane.
- Construct a median on La Media Road along the project frontage.
 - 3) Construct a temporary access road to Saint Andrew's Road.
 - 4) Provide an Irrevocable Offer to Dedicate (IOD) and enter into a deferred Improvement Agreement with the City Engineer for the future improvement of Saint Andrew's Road to half width of the ultimate cross section.

V. RECOMMENDATION:

On the basis of this initial evaluation:

- The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- X Although the proposed project could have a significant effect on the environment, there will not be a significant effect in

Page 4

this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Baker

Attachments:

Initial Study Checklist Project Location Map Project Vicinity Map

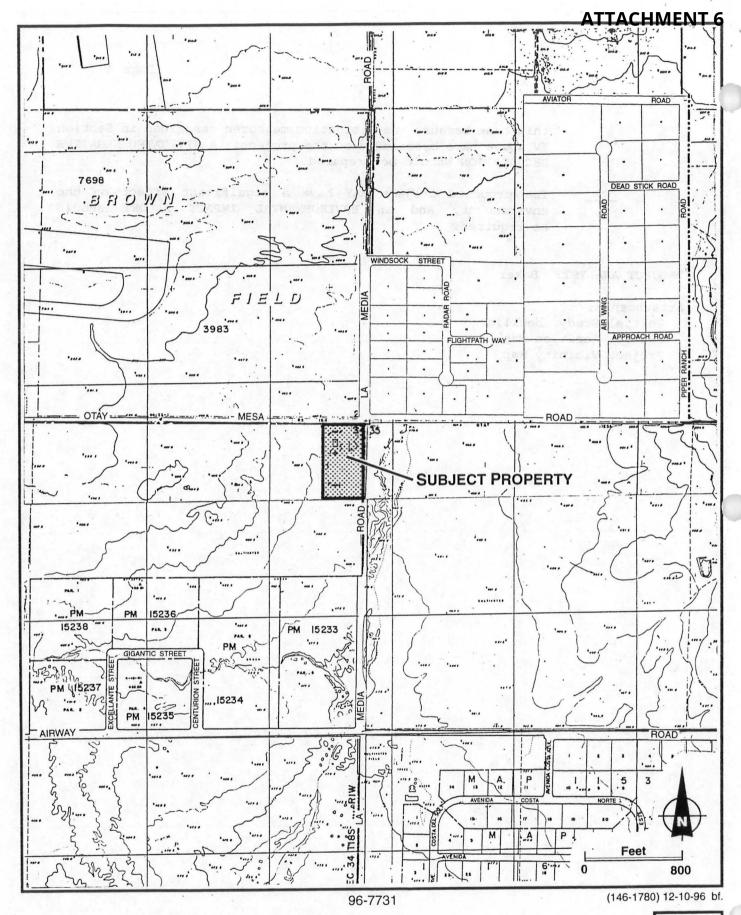
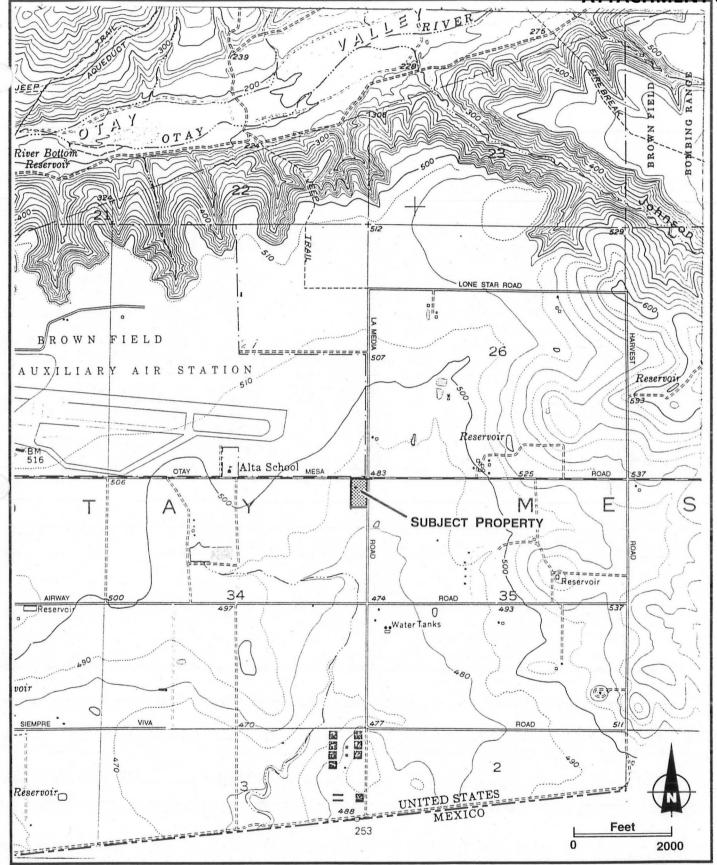




Figure 1

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT





(146-1780) 12-10-96 bf.



VICINITY MAP
Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Figure 2

Initial Study Checklist 96-7731

III. ENVIRONMENTAL ANALYSIS:

This Initial Study checklist is designed to identify the potential for significant environmental impacts which could be associated with a project. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV.

		- X		DESERTE OF	in the same	Yes	Maybe	No
Α.	Geo	logy/Soils.	Will the pr	oposal resu	lt in:			
	1.	to geologic earthquakes ground fail	people or p hazards suc , landslides ure, or simi	h as , mudslides lar hazards'	?	soliga solar s	t io	V
			is on marine ter		_			
	2.	of soils, e	e in wind or ither on or	off the site			No see	<u> </u>
		construct	hearty level; and he co	whiched un	ti			
В.	Air	. Will the	proposal res	ult in:	al die de			
	1.	deteriorate	ns which would ambient air nothers rate without a be	quality?	۷	Maria de la composición dela composición de la composición de la composición de la composición de la composición dela composición dela composición dela composición de la composición dela composición de la composición del composición dela composición del	e safer Podest Sg Lafer B	_
	2.	substantial the conve	e of sensitive pollutant considered Mariana Ma	oncentration ket would	ns?	diena.	one on one one of col	<u>~</u>
	3.	The creation odow as 44 be control	n of objection of the support of the	sumps work	ed		detice to	
	4.	No Aubs	by state la n of dust? antial amous a Created be on of the ma	of Solut	ion	81 - eng (100 - 10 16 - nng 25 - 1 17	osi, so i ta noi ita to oi (Vai	<u> </u>

			Yes	Maybe	No
	5.	Any alteration of air movement in the area of the project? The project unitions a 7000 aguar foot market which would	_	_	· <u>/</u>
	6.	I net I affect an flows. A substantial biteration in moisture, or temperature, or any change in climate, either locally or regionally? NO temperature change would result from the project	e de la composición della comp	AMA IAS	<u></u>
c.		rology/Water Quality. Will the proposal ult in:		discreti	
	1.	Changes in currents, or the course or direction of water movements, in either marine or fresh waters?		<u> </u>	<u></u>
		unter course			
	2.	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? additional impervious surface aminimal and would not have	o ale et al eleber eleber	ong da Isa Isa I Landi I Landi	
	3.	a significant effect on runoff amounts Alterations to the course or flow of flood waters? see C1	bitto ii		
	4.	Discharge into surface or ground waters, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity? Thoject would not duckarge into any surface or ground water		ADOMESTATES ADDRESS ADDRES	<u>V</u>
	5.	Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other	f so s lia al lv L		ET es
		project would not discharge any Joleign substances into surface. To ground water	the te	HOLES HOLES	
	6.	Change in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? Project would not affect Appendix to the common of the ocean or any bay, in the common of the comm			1

.,

		Yes	Maybe	No
7.	Exposure of people or property to water related hazards such as flooding?	tgols	Losey to	~
8.	Change in the amount of surface water in any water body?	o ot s ol <u>abi</u> obeda	iqoog to nouse Ele riiga sa	~
	TANK THE TAN			
Bio	logy. Will the proposal result in:			
1.	A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?	2011 2011	A she san	<u> </u>
	is invader derval grain app.	LE D	M 30G	
2.	A substantial change in the diversity of any species of animals or plants?		5 16\ 14 10 5 28 2 14	_
	·			
3.	Introduction of invasive species of plants into the area?	n o quar	200 E	
	" an Ind 200 had			
4.	Interference with the movement of any resident or migratory fish or wildlife species? Ante what the movement of any resident or migratory fish or wildlife couldn't species?	La est)	os nai uh uh uh uh u	<u></u>
_	The Land Market			
5.	In impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral?		draw ra	
	non-native grassland on site			
6.	Deterioration of existing fish or wildlife habitat? Whilly habitat would be lost	oin sole tu beusit s	doldu a s hi sa iog sa	V
	List I love as not considered			
Nois	se. Will the proposal result in:			
1.	A significant increase in the			
	existing ambient noise levels?			
	convenience market world			
	increase in anxional noise			
	lucts			

		res	maybe	140
2.	Exposure of people to noise levels which exceed the City's adopted noise ordinance?	o ol dour	0090 10 - <u>231</u> 033	_
3.	Exposure of people to current or future			
	transportation noise levels which exceed standards established in the Transportation Element of the General Plan?	4.		34 m
	he as incompatible land use	gos		
	with standards established in General PC ht, Glare and Shading. Will the proposal ult in:	an Maa		
1.	Substantial light or glare? LONDENCELL market would be lit	10.2	1.586 E	∠.
	as recessary for safety		6 1 4	
2.	Substantial shading of other properties? single - story building would Cause publicative who day if	ina io	1 <u>22</u> 196	
Lan	d Use. Will the proposal result in:			
1.	A land use which is inconsistent with the adopted community plan land use designation for the site? Comm. plan designation is "specialized communical"	11 d:	on on	
2.	A conflict with the goals, objectives and recommendations of the community plan in which it is located? No conflict with goals of Ofay office Community.	1 600	N 10 18	~
3.	A conflict with adopted environmental plans for the area?	PCOV., 183 2 861 2 418	880 .00 88 1 88 888 <u>8 2</u> 8 3 0 450	<u></u>
4.	Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUC)?		no iz	01197

1. A cased (case d create in the extent of account modes levels' on yet cased water with the

Na				
114	tural Resources. Will the proposal result in	1 156		
1.	The prevention of future extraction of sand and gravel resources?	_		_
	yource of said I gravel			
2.	The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?		set space	
	not identified as important	othi.	et ot e	124
res	creational Resources: Will the proposal sult in an impact upon the quality or			
	antity of existing recreational portunities?	(<u>-1</u> 16	1901	_
	vicer in any of the			
	anned location, distribution, density, or owth rate of the population of an area?	-	- sort s	_
hou	using. Will the proposal affect existing using in the community, or create a demand additional housing?			V
hou	using in the community, or create a demand	i riski	Tellog	<u>~</u>
hou for 	using in the community, or create a demand	ot rain	Teles	<u></u>
hou for 	ansportation/Circulation. Will the proposal	77.		
for Tra	ansportation/Circulation. Will the proposal sult in: Traffic generation in excess of specific/	Trial	Tallog	
for Tra	ansportation/Circulation. Will the proposal sult in: Traffic generation in excess of specific/	train to so on!		
Trares	ansportation/Circulation. Will the proposal sult in: Traffic generation in excess of specific/community plan allocation? An increase in projected traffic which is substantial in relation to the capacity of	train to so on!		
Trares	ansportation/Circulation. Will the proposal sult in: Traffic generation in excess of specific/community plan allocation? An increase in projected traffic which is substantial in relation to the capacity of	train to so so so i		

	ubstantial impact upon existing or lanned transportation systems? See traffic study	už to	inolina nolina lavaan	
mo pu	lterations to present circulation ovements including effects on existing ublic access to beaches, parks, or ther open space areas?	22.1	on a second of the control of the co	v
	ncrease in traffic hazards to motor ehicles, bicyclists or pedestrians?	1,000		Y
ffect	Services. Will the proposal have an t upon, or result in a need for new or	201 90		lo (
	ed governmental services in any of the ving areas:			
	ving areas:	fafalb	Toolin:	<u>/</u>
ollow a. —	ving areas: Fire protection?	fafalb	Toolin:	<u>/</u>
a.	Police protection?	fafalb	Toolin:	<u>/</u> _/
a. b.	Police protection? Schools? Parks or other recreational facilities?	PODU PODU PUDSTY SINGE CULALI	of the company of the	/
b.	Police protection? Schools? Parks or other recreational facilities? Maintenance of public facilities, including roads?	PORT STAR	(Floring Che (Che (Che (Com	<u>/</u>

		Yes	Maybe	1
	es. Will the proposal result in a			
	r new systems, or require substantial			
lterat	ions to existing utilities, including:			
a.	Power?	-23 199	<u></u>	_
			i ir	
			19144	
ь.	Natural gas?			
ь.	Natural gas:			-
	The second secon			
с.	Communications systems?			
	Day Lab Lab Asia	936 90	1 10 09	,
	and the second s			
	TI			
d.	Water?			_
	TELEVISION TO BE THE STATE OF T			
-				
e.	Sewer?			
		-	-	-
	a repetition of Frank.			
	7.5.1			
f.	Storm water drainage?	441	3834.1	_
	708 20 10 10 10 10 10 10 10 10 10 10 10 10 10			
g.	Solid waste disposal?			,
6.		TO YOURS	Length	-
-	Weakle Ht agore & 47 V s			
	Will the proposal result in the use		0.60	_
f exces	ssive amounts of fuel or energy?			
		No.	*	
ater Co	onservation. Will the proposal result in			
	and delicer, and	di to		
Use	of excessive amounts of water?	diding		1
	onvenience market would use			
sta				
	. 0 0			
	scaping which is predominantly			
non-	drought resistant vegetation?	20 100		_1
	Walter Mitters of States and States			
			diese and	
	hood Character/Aesthetics Vill the	- 1-3		
eighbor	hood Character/Aesthetics. Will the result in:	13		
eighbor	hood Character/Aesthetics. Will the result in:	13		
eighbor oposal	result in: obstruction of any vista or scenic	1.3		
eighbor oposal The view	result in:			

	50 advan 4an	Yes	Maybe	No
•	The creation of a negative aesthetic site or project? Project Would Consistent w/ OMDD daugn cruteur	Q . 65	i fily element i i j oj	<u>/</u>
	Project bulk, scale, materials, or style which will be incompatible with surrounding development?		Ç all a ile	_
	Substantial alteration to the existing character of the area? Ofay lasa is developed a grimarily industrial commercial area.	angi.	ABOLOUP	
	The loss of any distinctive or landmark tree(s), or a stand of mature trees? . NO such protocolor on the sute	10		<u>_</u>
	Substantial change in topography or ground surface relief features? <u>Lite is Nearly level</u>	5 15 2	OLV ta	<u></u>
	The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?	ib.	ant [<u>/</u>
	ural Resources. Will the proposal			
	Alteration of or the destruction of a prehistoric or historic archaeological site? Lee Cultured Resources Luney	is syl		epol
I	Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?	dala 12785		15-

R.

	Adverse physical or aesthetic effects to an
	architecturally significant building, structure, or object?
	Structure, or object: \mathcal{L}
	per pri
4.	Any impact to existing religious or
	sacred uses within the potential
	impact area?
	see RI
	The state of the s
	301 atri Cina services (101)
	eontological Resources. Will the
	posal result in the loss of paleontological
ces	ources?
	Minda Vista formation has
	Low revorind potential
lum	an Health/Public Safety. Will the
	posal result in:
	apagan and anothe copulate elegan are no
	Creation of any health hazard or
	oreaction of any nearth nabard of
	potential health hazard (excluding
	potential health hazard (excluding mental health)?
	potential health hazard (excluding mental health)?
	potential health hazard (excluding mental health)?
	mental health hazard (excluding mental health)?
	mental health hazard (excluding mental health)? ———————————————————————————————————
	mental health hazard (excluding mental health)?
	mental health hazard (excluding mental health)? ———————————————————————————————————
	mental health hazard (excluding mental health)?
	potential health hazard (excluding mental health)? Dioject is a convenience washed with we retained sale a Exposure of people to potential health hazards?
	potential health hazard (excluding mental health)?
	potential health hazard (excluding mental health)? Dioject is a convenience market we standard sale a Exposure of people to potential health hazards? A future risk of an explosion or the
	potential health hazard (excluding mental health)?
	potential health hazard (excluding mental health)? Those is a convenience Market wo standard sale of the sale of health hazards? A future risk of an explosion or the release of hazardous substances (including but not limited to gas,

Yes

Maybe No

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the

res sayes so	Yes	Maybe	No
number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? Reserved Authal Study	ias ig Hingia	<u>/</u>	1000 in
Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	3n al. 3n l. 2n l. 2n	tanot j	
Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)		Terrore	
Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		00000	

(including bestmil san impagnished of the sail of the

THE CONTRACTOR AND A CONTRACTOR OF THE

nees the project have the potential to degrade the mall y of the environment.

in terrord the contract of con

innin lase missen: elses pur largue

INITIAL STUDY CHECKLIST

REFERENCES

A. G	eology/Soils
	City of San Diego Seismic Safety Study, Updated June 1983.
1,0	USGS San Diego County Soils Interpretation Study Shrink-Swell Behavior 1969.
. 6	Geology of the San Diego Metropolitan Area, California.
<u>abyis</u>	U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973.
0,17,156	Site Specific Report:
В. А	ir : ::ZagoZ olikopok salg
	Regional Air Quality Strategies (RAQS) - APCD.
	State Implementation Plan.
8 <u>97 ".</u>	Site Specific Report:
C. F	ydrology/Water Quality
	Flood Insurance Rate Map (FIRM), September 29, 1989.
, ——	Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map, September 29, 1989.
b Licey V	Site Specific Report:
D. I	iology least that sparest - zlaszarevol to neithborsh open mad
OMORO.	Community Plan - Resource Element
	City of San Diego Vernal Pool Maps .
· · · · · ·	California Department of Fish and Game Endangered Plant Program - Vegetation of San Diego, March 1985.
	City of San Diego Progress Bride and Canaral Hamm

	Sunset Magazine, New Western Garden Book - Rev. ed. Menlo Park, CA - Sunset Magazine.
	Robinson, David L., San Diego's Endangered Species, 1988.
	California Department of Fish and Game, "San Diego Vegetation", Harch 1985.
	California Department of Fish and Game, "Bird Species of Special Concern in California", June 1978.
rotyed	State of California Department of Fish and Game, "Mammalian Species of Special Concern in California", 1986.
ELLI	State of California Department of Fish and Game, "California's State Listed Threatened and Endangered Plants and Animals", January 1, 1989.
	Code of Federal Regulations, Title 50, Part 10, "List of Migratory Birds."
	Code of Federal Regulations, Title 50, Part 17, "Endangered and Threatened Wildlife and Plants", January 1, 1989.
	Site Specific Report:
	Community Plan San Diego International Airport - Lindbergh Field CNEL Maps, January 1987 - December 1987.
	San Diego International Airport - Lindbergh Field CNEL Maps, January 1987 - December 1987.
	San Diego International Airport - Lindbergh Field CNEL Maps, January 1987
	San Diego International Airport - Lindbergh Field CNEL Maps, January 1987 - December 1987. Brown Field Airport Master Plan CNEL Maps.
	San Diego International Airport - Lindbergh Field CNEL Maps, January 1987 - December 1987. Brown Field Airport Master Plan CNEL Maps. Montgomery Field CNEL Maps.
	San Diego International Airport - Lindbergh Field CNEL Maps, January 1987 - December 1987. Brown Field Airport Master Plan CNEL Maps. Montgomery Field CNEL Maps. NAS Miramar CNEL Maps, 1976. San Diego Association of Governments - San Diego Regional Average Weekday
	San Diego International Airport - Lindbergh Field CNEL Maps, January 1987 - December 1987. Brown Field Airport Master Plan CNEL Maps. Montgomery Field CNEL Maps. NAS Miramar CNEL Maps, 1976. San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes 1984-88.
	San Diego International Airport - Lindbergh Field CNEL Maps, January 1987 - December 1987. Brown Field Airport Master Plan CNEL Maps. Montgomery Field CNEL Maps. NAS Miramar CNEL Maps, 1976. San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes 1984-88. San Diego Association of Governments - Average Daily Traffic Map, 1989. San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG,
	San Diego International Airport - Lindbergh Field CNEL Maps, January 1987 - December 1987. Brown Field Airport Master Plan CNEL Maps. Montgomery Field CNEL Maps. NAS Miramar CNEL Maps, 1976. San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes 1984-88. San Diego Association of Governments - Average Daily Traffic Map, 1989. San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1989. Lindbergh Field Airport Influence Area, SANDAG Airport Land Use

Page 13

City Commun Airpo City FAA D City V.S. Part Calif Miner Divis Maps. Recreati City Commun Depar City	Specific Report: of San Diego Progress Guide and General Plan. onity Plan. of San Diego Zoning Maps Determination Resources of San Diego Progress Guide and General Plan. Department of Agriculture, Soil Survey - San Diego Area, California, I and II, December 1973.
City Commu Airpo City FAA D I. Natural City U.S. Part Calif Miner Divis Maps. Recreati City Commun Depar City	of San Diego Progress Guide and General Plan. Inity Plan. Ort Land Use Plan. of San Diego Zoning Maps Determination Resources of San Diego Progress Guide and General Plan. Department of Agriculture, Soil Survey - San Diego Area, California,
Communation City FAA D Natural City U.S. Part Calif Miner Divis Maps. Recreati City Communation Depar City	ort Land Use Plan. of San Diego Zoning Maps Determination Resources of San Diego Progress Guide and General Plan. Department of Agriculture, Soil Survey - San Diego Area, California,
Airpo City FAA D Natural City U.S. Part Calif Miner Divis Maps. Recreati City Commun	of San Diego Zoning Maps Determination Resources of San Diego Progress Guide and General Plan. Department of Agriculture, Soil Survey - San Diego Area, California,
City FAA D Natural City U.S. Part Calif Miner Divis Maps. Recreati City Commun	of San Diego Zoning Maps Determination Resources of San Diego Progress Guide and General Plan. Department of Agriculture, Soil Survey - San Diego Area, California,
FAA D Natural City U.S. Part Calif Miner Divis Maps. Recreati City Commun	Resources of San Diego Progress Guide and General Plan. Department of Agriculture, Soil Survey - San Diego Area, California,
. Natural . City . U.S. Part . Calif Miner . Divis Maps Recreati . City . Commun Depar . City	Resources of San Diego Progress Guide and General Plan. Department of Agriculture, Soil Survey - San Diego Area, California,
City U.S. Part Calif Miner Divis Maps. Recreati City Commun	of San Diego Progress Guide and General Plan. Department of Agriculture, Soil Survey - San Diego Area, California,
U.S. Part Calif Miner Divis Maps. Recreati City Commun Depar City	Department of Agriculture, Soil Survey - San Diego Area, California,
Part Calif Miner Divis Maps. Recreati City Commun	
Miner Divis Maps. Recreati City Commun	
Recreati City Commun	ornia Department of Conservation - Division of Mines and Geology, al Land Classification.
City Commun	ion of Mines and Geology, Special Report 153 - Significant Resources
Commun Depar	onal Resources
Depar	of San Diego Progress Guide and General Plan.
City	nity Plan.
	tment of Park and Recreation
	of San Diego - A Plan for Equestrian Trails and Facilities, ary 6, 1975.
City	of San Diego - San Diego Regional Bicycling Map
City 6	of San Diego - Open Space and Sensitive Area Preservation Study, Jul
Addit:	
	ional Resources:

	Community Plan.
	Series VII Population Forecasts, SANDAG.
K.	Housing
	ect unad o
L.	Transportation/Circulation
	City of San Diego Progress Guide and General Plan.
	Community Plan.
-	San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1989.
	San Diego Region Weekday Traffic Volumes 1984-88, SANDAG.
	Site Specific Report:
н.	Public Services
	City of San Diego Progress Guide and General Plan.
	Community Plan.
ian x	
N.	Utilities again to nothing
0.	Energy Letteronsowns about the part assets you
P.	Water Conservation
	Sunset Magazine, <u>New Western Garden Book</u> . Rev. ed. Menlo Park, CA: Sunset Magazine.
Q.	Neighborhood Character/Aesthetics
	City of San Diego Progress Guide and General Plan.
	Community Plan.
	Local Coastal Plan.
R.	Cultural Resources City of San Diego Archaeology Library.
	or y or sail brego Archaeorogy Biblary.

	Page 15
	Historical Site Board List.
	Community Historical Survey:
	Site Specific Report:
s.	Paleontological Resources
	Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
	Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
	Site Specific Report:
т.	Human Health/Public Safety
	San Diego County Hazardous Materials Management Division
	FAA Determination
1 .	State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized July 13, 1989.

DEPFORM19 Initial study Checklist Revised 5/90 file Copy

DOC # 1998-0125191

MAR 09, 1998 2:34 PM

RECORDING REQUESTED BY CITY OF SAN DIEGO DEVELOPMENT SERVICES

AND WHEN RECORDED MAIL TO PERMIT INTAKE MAIL STATION 501 OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 43.00

SPACE ARI

CONDITIONAL USE PERMIT/
OTAY MESA DEVELOPMENT DISTRICT PERMIT NO. 96-7731
7-11 OTAY MESA ROAD
HEARING OFFICER

This Permit is granted by the City Manager of the City of San Diego to PENINSULA PROPERTIES, LLC, Owner, and SOUTHLAND CORPORATION, A TEXAS CORPORATION, Permittee, pursuant to Sections 101.0510, 101.0515 and 103.1100 of the Municipal Code of the City of San Diego. The 3.80 acre site is located at 8355 Otay Mesa Road in the OMDD-C zone of the Otay Mesa Community Plan. The project site is legally described as the east half of the northeast quarter of the northeast quarter of the northeast quarter of Section 34, Township 18 south, Range 1 west, San Bernardo Base and Meridian, in the City of San Diego, County of San Diego, State of California, according to the Official Plat thereof, EXCEPTING THEREFROM the northerly 40.4 feet as conveyed to the City of San Diego in Document recorded May 26, 1983, as File No. 83-174804 of Official Records.

Subject to the terms and conditions set forth in this permit, permission is granted to Owner/Permittee to construct, use and maintain an automobile service station with off-premises sale of beer and wine, off-street parking facilities, landscaping, signs, and minor public improvements described as, and identified by size, dimension, quantity, type and location on the approved Exhibits "A", dated February 18, 1998, on file in the Office of Development Services. The facility shall include:

- a. 3136 square foot convenience store (mini-mart);
- b. Canopy and 8 fuel pumps;
- c. 20 parking spaces;
- d. Landscaping (planting, irrigation and landscape-related improvements);

Page 1 of 12

- e. Signs; and
- f. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Community Plan, California Environmental Quality Act guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this permit, and any other applicable regulations of the Municipal Code in effect for this site.
- 1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within 36 months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the Municipal Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
- 2. Unless appealed, this Conditional Use Permit shall become effective on the eleventh working day following the decision of the City Manager.
- 3. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to Development Services; and
 - b. The Permit is recorded in the office of the San Diego County Recorder.
- 4. Unless this permit has been revoked by the City of San Diego the property included by reference within this permit shall be used only for the purposes and under the terms and conditions set forth in this permit unless otherwise authorized by the City Manager.
- 5. This permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.
- 6. The utilization and continued use of this permit shall be subject to the regulations of this and any other applicable governmental agencies.

Page 2 of 12

- 7. When operations are discontinued at an automobile service station for a period approaching 24 months, the Permittee/Owner has the following options:
 - a. Apprise Development Services that the Conditional Use Permit should be rescinded. In this case, all buildings and structures not conforming with the underlying zone, including underground tanks, shall be removed.
 - b. Redevelop the property as a service station through an amended Conditional Use Permit, as set forth in Municipal code Section 103.0300.
 - c. Resume use as a service station under the existing Conditional Use Permit.

If none of the above options is taken by the Owner/Permittee and operations remain discontinued beyond the twenty-fourth month, the city may initiate proceedings to rescind the permit and abate the non-conforming structures.

- 8. In the event that the gasoline sales service facility is abandoned or vacated for a continuous period of two years (24 month), the property owner shall cause to have all structures, buildings, signs, and accessory uses related to the gasoline service station and other potentially hazardous conditions removed from the premises. Underground fuel storage tanks shall also be removed from the premises or capped satisfactory to the Fire Department.
- 9. This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- 10. A copy of this permit shall be posted on the premises of the service station at all times and be available for viewing by any person or persons who may desire to see the document.
- 11. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
- 12. The requirements of the County Health Department and the City of San Diego Fire Department for storage of <u>all</u> hazardous materials, including underground chemical storage, shall be met at all times.
- 13. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act

of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

- 14. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
- 15. Prior to the issuance of any building permits, the applicant shall pay his/her fair share of Development Impact Fees (DIF) to the City of San Diego in accordance with Section 103.1102.B of the Otay Mesa Development District.
- 16. Prior to the issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated February 18, 1998, on file in the Office of Development Services. No change, modifications or alterations shall be made unless substantial conformity or amendment of this permit shall have been granted.
- 17. The southerly portion of the property may be developed at a future date without requiring an amendment to this permit if the proposed use is consistent with the underlying zone and the development regulations of the Otay Mesa Development District.
- 18. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new Permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the Permit can still be made in the absence of the "invalid,"

Page 4 of 12

condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove or modify the proposed Permit and the condition(s) contained therein.

19. All projects shall be in compliance with Section 101.0101.25 (Gross Floor Area) of the Municipal Code and all appropriate related definitions.

BIOLOGICAL RESOURCE MITIGATION CONDITIONS:

20. Prior to the issuance of building permits, the applicant shall provide evidence to the Environmental Analysis Section that the agreement with the Environmental Trust for allocation of 1.54 acres of non-native grassland has been executed. The evidence shall be correspondence from the Trust indicating that money has been received in exchange for allocation of the grassland in the designated preserve area.

ENGINEERING REQUIREMENTS:

- 21. Prior to building occupancy, the Owner/Permittee shall conform to Section 62.0203 of the Municipal code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.
- 22. The drainage system proposed for this project, as shown on the grading plan, is subject to approval by the City Engineer.
- 23. The Owner/Permittee shall provide for the maintenance of the drainage detention facilities within a storage easement, satisfactory to the City Engineer. The maintenance agreements shall be addressed in the Otay Mesa Development District Permit, satisfactory to the City Engineer.
- 24. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the construction of drainage detention basins, the design, location, and size of which are subject to approval by the City Engineer. The design shall be such that the discharge from the improved area will be no more than the discharge would have been from the land in the unimproved state.
- 25. Prior to building occupancy, the Owner/Permittee shall obtain a grading permit from the City Engineer (referred to as an "engineering permit") for the grading proposed for this project. All grading shall conform to requirements in accordance with Sections 62.0401 62.0423 of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

Page 5 of 12

- 26. Prior to the issuance of building permits, the Owner/Permittee shall assure, by permit and bond, the installation of three (3) standard driveways, not to exceed thirty (30) feet in width, one each on Otay Mesa Road, St. Andrews Avenue and La Media Road, and two pedestrian ramps (one at each intersection), satisfactory to the City Engineer.
- 27. Prior to the issuance of building permits, the Owner/Permittee shall grant an avigation easement over the entire parcel. The conditions of this easement shall be satisfactory to the Deputy Director of the Airports Division of the Real Estate Assets Department.
- 28. The heights of the buildings constructed within the subdivision shall be such that they do not penetrate the surface of the approach zone and clear zone of Brown Field as defined in the appropriate Federal Aviation Regulations. The heights of the buildings shall be approved by Development Services in connection with the approval of the specific development permits.
- 29. Prior to building occupancy, the Owner/Permittee shall obtain an Encroachment Removal Agreement from the City Engineer for landscaping in the right-of-way of Otay Mesa Road and La Media Road.
- 30. Prior to the issuance of any building permits, the Owner/Permittee shall improve half-width of La Media Road (including curb, gutter and sidewalk) as a 6-lane arterial roadway with an additional 12-foot wide deceleration/acceleration lane along the project frontage.
- 31. Prior to the issuance of any building permits, the Owner/Permittee shall construct a raised median on La Media Road along the project frontage to the satisfaction of the City Engineer.
- 32. The Owner/Permittee shall grant an Irrevocable Offer of Dedication (IOD) for a 17.5-foot wide corridor of right-of-way adjacent to Otay Mesa Road, along the entire Otay Mesa Road street frontage of the property, for street and LRT purposes. In addition, a 10-foot wide temporary construction easement shall be provided. The term of the IOD shall be for 25 years.
- 33. Prior to the issuance of any building permits, the Owner/Permittee shall provide 42 feet of IOD along the project frontage on St. Andrews Avenue and shall enter into a deferred improvement agreement with the City of San Diego for the half-width improvements on St. Andrews Avenue as a 4-lane collector (64'/84') roadway along the project frontage.
- 34. Prior to the issuance of any building permits, the Owner/Permittee shall install fire hydrants at locations

Page 6 of 12

satisfactory to the Fire Department and City Engineer. If more than two (2) fire hydrants and/or thirty (30) dwelling units are located on a dead-end main, then a looped system shall be installed.

35. Prior to the issuance of any building permits, the Owner/Permittee shall provide evidence to Development Services that approval has been obtained from the Otay Water District for this development.

PLANNING/DESIGN REQUIREMENTS:

- 36. No fewer than 16 automobile (26 are provided) and 4 truck parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," dated February 18, 1998, on file in the Office of Development Services. Parking spaces shall comply at all times with Division 8 of the Municipal Code and shall not be converted for any other use unless otherwise authorized by the City Manager. 37. Maintain at all times racks for four (4) bicycles.
- 38. The fuel pump islands and convenience store may operate 24 hours per day.
- 39. All trash and refuse for pick-up shall be stored within an area enclosed by a sight-obscuring wall or fence at least six feet in height.
- 40. In addition to the trash receptacle listed in Condition 38 above, the owner or operator shall provide trash receptacles inside and outside the premises including adjacent public sidewalks and areas under the control of the owner or operator, conveniently located for use by patrons. A minimum of one 13-gallon trash receptacle shall be located inside the premises, and a minimum of one 32-gallon trash receptacle shall be located outside the premises, and at least one additional 32-gallon trash receptacle shall be conveniently and legally located in the parking areas under the control of the owner or operator.
- 41. The owner or operator shall maintain at all times surveillance cameras to view rear-of-store parking.
- 42. Lighting fixtures, where attached to buildings, shall be architecturally integrated into the building.
- 43. Outdoor lighting shall conform to City regulations. Lighting may be mounted only to buildings, walls, or on free-standing posts not to exceed a height of 14 feet all fixtures and lenses should be so designed and field-adjusted as to direct light only onto premises from which it emanates. Energy conservation is encouraged.

Page 7 of 12

- 44. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
- 45. Illumination shall be provided on the exterior of the premises including adjacent public walkways and areas under control of the owner or operator during all hours of darkness while the convenience store is open for business. The illumination shall be adequate for law enforcement personnel to identify persons standing in those areas. The minimum level of illumination of the premises shall be 0.4 foot candles per square foot.
- 46. The exterior of the premises, including adjacent public sidewalks and areas under the control of the owner or operator shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter and debris. The owner or operator shall eliminate graffiti within forty-eight (48) hours of application.
- 47. The owner or operator shall not provide pool or billiard table, foosball or pinball games, arcade style video or electronic games, or coin-operated amusement devices on the premises.
- 48. The owner or operator shall not permit the placing of exterior public pay phones that permit incoming calls on the premises, including adjacent public sidewalks and areas under the control of the owner or operator.
- 49. The convenience store shall be listed with a business address and telephone number in the Pacific Bell/San Diego telephone directory or other similarly distributed directory.
- 50. No alcoholic beverage consumption shall be permitted on adjacent parking lots.
- 51. Quarterly gross sales of alcoholic beverages shall not exceed twenty (20%) percent by volume.
- 52. Wine shall not be sold with an alcoholic content greater than fifteen (15%) percent by volume.
- 53. Wine shall not be sold in containers of less than 750 milliliters.
- 54. Beer or malt beverage products shall not be sold in less than four-pack or six-pack quantities, as packaged by manufacturer, per sale.
- 55. Keg beer or malt beverage products shall not be sold in less than six (6) gallon containers.

Page 8 of 12

- 56. Alcoholic beverage advertising shall not be visible from the exterior of the establishment.
- 57. No more than thirty-three percent (33%) of the square footage of the windows and transparent doors of the premises may bear advertising or signs of any sort, and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlet.
- 58. The total surface of signage pertaining to or referencing alcoholic sales or beverage which is visible from the public right-of-way shall not exceed six hundred thirty (630) square inches.
- 59. The owner or operator shall post a prominent, permanent sign or signs stating "No loitering, consumption or open alcoholic beverage containers are allowed inside the premises, in the parking area, or in the public sidewalks adjacent to the premises. The "no loitering" shall be enforced by the owner or operator.
- 60. All signage associated with this development shall be consistent with sign criteria established by Citywide sign regulations.
- 61. Pennants, portable signs or banners shall not be permitted on the premises.
- 62. Signaling devices to alert station attendants to entering vehicles shall be located and adjusted so as to cause no noise disturbances to adjoining properties.
- 63. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
- 64. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.
- 65. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework.

Page 9 of 12

- 66. No merchandise, material or equipment shall be stored on the roof of any building.
- 67. No mechanical equipment shall be erected, constructed, or enlarged on the roof of any building on this site, unless all such equipment is contained within a completely enclosed architecturally integrated structure.
- 68. Prior to issuance of any building permits, the Owner/Permittee shall ensure that building address numbers are visible and legible from the street (UFC 10.208).
- 69. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
- 70. A topographical survey conforming to the provisions of Section 101.0216 of the Municipal Code may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this permit or a regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.
- 71. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

LANDSCAPE REQUIREMENTS:

- 72. Prior to issuance of any grading, or building permits, complete landscape construction documents, including plans, details and specifications (including a permanent automatic irrigation system unless otherwise approved), shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated February 18, 1998, on file in the Office of Development Services. No change, modification or alteration shall be made unless substantial conformity or amendment of this Permit shall have been granted.
- 73. Prior to issuance of any Certificate of Occupancy it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections and to

695

obtain a No Fee Street Tree Permit for the installation, establishment and on-going maintenance of all street trees. Copies of these approved documents must be submitted to the City Manager.

- 74. All required landscape shall be maintained in a disease-, weed- and litter-free condition at all times and shall not be modified or altered unless this Permit has been amended. Modifications such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The Permittee, or subsequent Owner shall be responsible to maintain all street trees and landscape improvements consistent with the standards of the Landscape Technical Manual.
- 75. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed during demolition, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available and/or an increased number) to the satisfaction of the City Manager.

APPROVED by the City Manager of the City of San Diego on February 18, 1998.

H:\PROJECTS\96-7731.PER

Page 11 of 12

ALL-PURPOSE CERTIFICATE

Type/Number of Document <u>CDP/OMDD 96-7731</u>

Date of Approval February 18, 1998

STATE OF CALIFORNIA

Leisa Lukes, Development Project Manager

COUNTY OF SAN DIEGO

on Max. 9, 1998 before me, BARBARA J. HUBBARD (Notary Public), personally appeared / EISA LUKES , Development Project Manager of Development Services of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS may hand and official seal

Signature (Seal)

Barbara J.uHubbard



PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF PERMITTEE(S) THEREUNDER.

Signed Typed Name

REPRESENTATIVE Typed Name Peninsula Properties, LLC

STATE OF

COUNTY OF

on Mich 3, 449 before me, Milliam Maname of Notary Public) personally appeared Milliam to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal:

Signature

(Seal)

ary Public - State of No MELISSA MOUNTAIN My Appointment Expires April 16, 2000

Page 12 of 12

,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
•	
State of <u>CALIFORNIA</u>	
County of SAN DIEGO	vd n 37%do
On March 2, 1998 before	me, NANCY HUFFMAN, NOTARY PUBLIC ,
personally appearedJOHN C. WI	ELLS, JR.
NANCY HUFFMAN Commission # 1151936 Notary Public - California San Diego County My Comm. Expires Sep 13, 2001	proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(e), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.
	Maceu Juffman
Though the data helow is not required by law, it ma	OPTIONAL Prove valuable to persons relying on the document and could preven
fraudulent reattachment of this form.	OPTIONAL by prove valuable to persons relying on the document and could prever DESCRIPTION OF ATTACHED DOCUMENT
	DESCRIPTION OF ATTACHED DOCUMENT
CAPACITY CLAIMED BY SIGNER INDIVIDUAL CORPORATE OFFICER	DESCRIPTION OF ATTACHED DOCUMENT CONDITIONAL USE PERMIT
CAPACITY CLAIMED BY SIGNER INDIVIDUAL CORPORATE OFFICER TITLE(S) PARTNER(S) LIMITED	DESCRIPTION OF ATTACHED DOCUMENT CONDITIONAL USE PERMIT TITLE OR TYPE OF DOCUMENT
CAPACITY CLAIMED BY SIGNER INDIVIDUAL CORPORATE OFFICER TITLE(S)	DESCRIPTION OF ATTACHED DOCUMENT CONDITIONAL USE PERMIT
fraudulent reattachment of this form. CAPACITY CLAIMED BY SIGNER INDIVIDUAL CORPORATE OFFICER TITLE(S) PARTNER(S) GENERAL ATTORNEY-IN-FACT TRUSTEE(S)	DESCRIPTION OF ATTACHED DOCUMENT CONDITIONAL USE PERMIT TITLE OR TYPE OF DOCUMENT 12
TITLE(S) PARTNER(S) PARTNER(S) ATTORNEY-IN-FACT TRUSTEE(S) GUARDIAN/CONSERVATOR	CONDITIONAL USE PERMIT TITLE OR TYPE OF DOCUMENT 12 NUMBER OF PAGES
TITLE(S) PARTNER(S) PARTNER(S) ATTORNEY-IN-FACT TRUSTEE(S) GUARDIAN/CONSERVATOR	DESCRIPTION OF ATTACHED DOCUMENT CONDITIONAL USE PERMIT TITLE OR TYPE OF DOCUMENT 12 NUMBER OF PAGES Feb. 18, 1998



City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name:		Pro	ject N	Number:	Distribution Date:
7-11 Otay Mesa CUP/SDP		55	3296	3	10000
Project Scope/Location: Existing 7-Eleven Fuel Station located at 8395 C behind to be modified per the below scope of wo building to include bathrooms, payment kiosk for New truck diesel Canopy (87'x20') to cover five storage tanks for diesel and diesel exhaust fluid logo signage.	ork: Ad r DSL : (5) ne\	ddition of ap side with lir w product d	prox e of isper	. 855 SF "bu site, back pa ารers, two (2	mp-out" to existing store/ arcel access, and storage. ') new underground
Applicant Name:				Applicant P	hone Number:
Alan Westermeyer					
Project Manager:	Phone	Number:	Fax	Number:	E-mail Address:
Derrick Johnson		,	(619	9) 321-3200	DNJohnson@sandiego.gov
Committee Recommendations (To be completed for	Initial i	Review):			
Vote to Approve	N	Members Yes	M	Iembers No	Members Abstain 2
☐ Vote to Approve With Conditions Listed Below	N	Members Yes	M	Iembers No	Members Abstain
☐ Vote to Approve With Non-Binding Recommendations Listed Belo	- 1	Members Yes	M	Iembers No	Members Abstain
☐ Vote to Deny	N	Members Yes	M	1embers No	Members Abstain
No Action (Please specify, e.g., Need further inforquorum, etc.)	rmatio	on, Split vote,	Lack	c of	Continued
CONDITIONS: Recommended for approval; the pole signage t existing zone code or existing CUP No. 96-773					ined either by
NAME: Rob Hixson, SIOR				TITLE:	anning Group Chair
SIGNATURE: Hiskon				DATE:	oruary 26, 2020
Attach Additional Pages If Necessary. Printed on recycled paper. Visit ou	Pr Ci De 12 Sa	ease return to roject Manage ity of San Dieg evelopment Se 222 First Aven an Diego, CA	ment o rvices ue, M 92101	Department S 302	nt-services.
Upon request, this information is ava					



City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000

Ownership Disclosure Statement

FORM

DS-318

October 2017

Approval Type: Check appropriate box for type of a Neighborhood Development Permit ☐ Site Der ☐ Tentative Map ☐ Westing Tentative Map ☐ Ma	velopment Permit 🖸 Planned Developm	nent Permit	Conditional Use F	
Project Title: 7-11 Otay Mesa 855sf building addition & new diese	el fuel install w/components & canopy , Sign & Grading etc	Project No	o. For City Use Only	: 553296
Project Address: 8395 Otay Mesa Rd San Diego, CA 9				
Parcels 6461113200 & 646111330	0			
Specify Form of Ownership/Legal Status (pleas	se check):			
☑ Corporation ☐ Limited Liability -or- ☐ Genera	l – What State?Corporate	Identificatio	n No	
□ Partnership □ Individual				
By signing the Ownership Disclosure Statement, the with the City of San Diego on the subject proper owner(s), applicant(s), and other financially interest individual, firm, co-partnership, joint venture, assembly a financial interest in the application. If the individuals owning more than 10% of the shares. Officers. (A separate page may be attached if necent person serving as an officer or director of A signature is required of at least one of the pronotifying the Project Manager of any changes in ownership are to be given to the Project Manage accurate and current ownership information could	erty with the intent to record an encune sted persons of the above referenced sociation, social club, fraternal organization applicant includes a corporation or particle in the publicly-owned corporation, includes a nonprofit or the nonprofit organization or as truoperty owners. Attach additional page ownership during the time the applicar at least thirty days prior to any public	nbrance again property. A tion, corpora intership, in de the name ganization or stee or beness if needed. It bearing on	nst the property. If financially interested toon, estate, trust, reclude the names, tiss, titles, and addres a trust, list the name ficiary of the nong Note: The application processed or consideration.	Please list below the d party includes any receiver or syndicate tles, addresses of all ses of the corporate res and addresses of profit organization. In the sidered. Changes in
Property Owner				
Name of Individual: 7-Eleven Inc.		🛚 Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address: _3200 Hackberry Rd				
City: Irving			State: TX	Zip: <u>75063</u>
Phone No.: 714-322-1528	Fax No.:	Email: Geo	orgina.Davilla@7-11.cor	n
Signature: Jergue Dar		Date: Marc	h 4, 2020	
Additional pages Attached:	⊠ No	(1),		
Applicant				
Name of Individual: Jenal Engineering Corporation (co	ntractor)	□ Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address: P.O. Box 459				
Lemon Grove			State: CA	Zip: 91946
Phone No.: _ 619-697-2200	Fax No.: _619-697-2400	Fmail: lena	linc@cox.net	
Signature:		Date: Marc		
Additional pages Attached:	⊠ No	Date		
Other Financially Interested Persons			-	
		□ Owner	□ Tenant/Lessee	☐ Successor Agency
itreet Address:		_ = 0		
			5	71
ity:				
Phone No.:	Fax No.:	Email:		
ignature:		Date:		
The target of the Control of the Con	- · · ·			

ARCHITECT:

3200 HACKBERRY ROAD **IRVING, TX 75063**

DEVELOPER 7-ELEVEN, INC. 3200 HACKBERRY ROAD

IRVING, TX 75063 CIVIL ENGINEER: **CORE STATES GROUP**

> CONTACT: TRAVIS P. VINCENT 4240 E. JURUPA STREET, SUITE 402 ONTARIO, CA 91761

> > (909) 467-8940

CORE STATES GROUP

TVINCENT@CORE-ENG.COM

CONTACT: ALEX SIMS 1700 INDUSTRIAL DR., SUITE B ROGERS, AR 72756 (479) 877-3488

ASIMS@CORE-ENG.COM

ELECTRICAL ENGINEER: CORE STATES GROUP

CONTACT: JOHN FERGUSON 1700 INDUSTRIAL DR., SUITE B ROGERS, AR 72756 (479) 877-3465

M&P ENGINEER: CORE STATES GROUP

CONTACT: DAVID LEIFFER 1700 INDUSTRIAL DR., SUITE B

> ROGERS, AR 72756 (479) 877-3465 DLEIFFER@CORE-ENG.COM

JFERGUSON@CORE-ENG.COM

STRUCTURAL ENGINEER: **CORE STATES GROUP**

> CONTACT: DAVID BALMA 201 S. MAPLE AVE., SUITE 300 AMBLER, PA 19002

(267) 464-8057 DBALMA@CORE-ENG.COM

GOVERNING AGENCIES CONTACTS:

PLANNING AND ZONING CITY OF SAN DIEGO DEVELOPMENT SERVICES

DEPARTMENT 1222 FIRST AVE MS 413 SAN DEIGO, CA 92101 (619) 235-5200

BUILDING PERMIT CITY OF SAN DIEGO DEVELOPMENT SERVICES

> DEPARTMENT 1222 FIRST AVE MS 413 SAN DEIGO, CA 92101 (619) 235-5200

FIRE DEPARTMENT CITY OF SAN DEIGO FIRE-RESCUE DEPARTMENT

> 1010 SECOND AVE #400 SAN DEIGO, ca 92101 (619) 533-4300

TRANSPORTATION CITY OF SAN DEIGO TRANSPORTATION & STORM

WATER DEPARTMENT 1222 FIRST AVE MS 413 SAN DEIGO, CA 92101 (619) 235-5200

WATER/WASTEWATER **OTAY WATER DISTRICT**

2554 SWEETWATER SPRINGS BLVD. SPRING VALLEY, CA 91978

(619) 670-2207

STORMWATER CITY OF SAN DEIGO TRANSPORTATION & STORM WATER DEPARTMENT

(619) 235-5200

1222 FIRST AVE MS 413 SAN DEIGO, CA 92101

UTILITY CONTACTS:

ELECTRIC COMPANY SAN DIEGO GAS AND ELECTRIC

(877) 789-9866

OTAY WATER DISTRICT WATER/WASTEWATER 2554 SWEETWATER SPRINGS BLVD.

(619) 670-220

STORMWATER CITY OF SAN DEIGO TRANSPORTATION & STORM

WATER DEPARTMENT 1222 FIRST AVE MS 413 SAN DEIGO, CA 92101 (619) 235-5200

SPRING VALLEY, CA 91978

BUILDING CODES & STANDARDS:

2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA ELECTRICAL CODE (CEC)

2016 CALIFORNIA ENERGY EFFICIENCY STANDARD (CEES)

2016 CALIFORNIA FIRE CODE (CFC) 2016 CALIFORNIA GREEN BUILDING CODE (CALGREEN) 2016 CALIFORNIA MECHANICAL CODE (CMC)

2016 CALIFORNIA PLUMBING CODE (CPC) 2015 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 853) NFPA 30 FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE-2008 EDITION

NFPA 30A CODE FOR MOTOR FUEL DISPENSING FACILITIES AND REPAIR

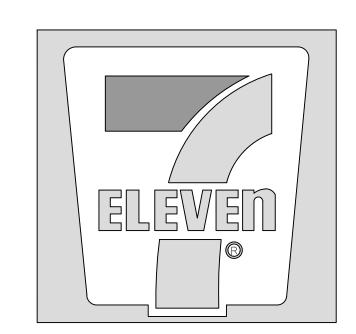
GARAGES-2008 EDITION

NFPA 1 UNIFORM FIRE CODE HANDBOOK

ALERT TO CONTRACTOR:

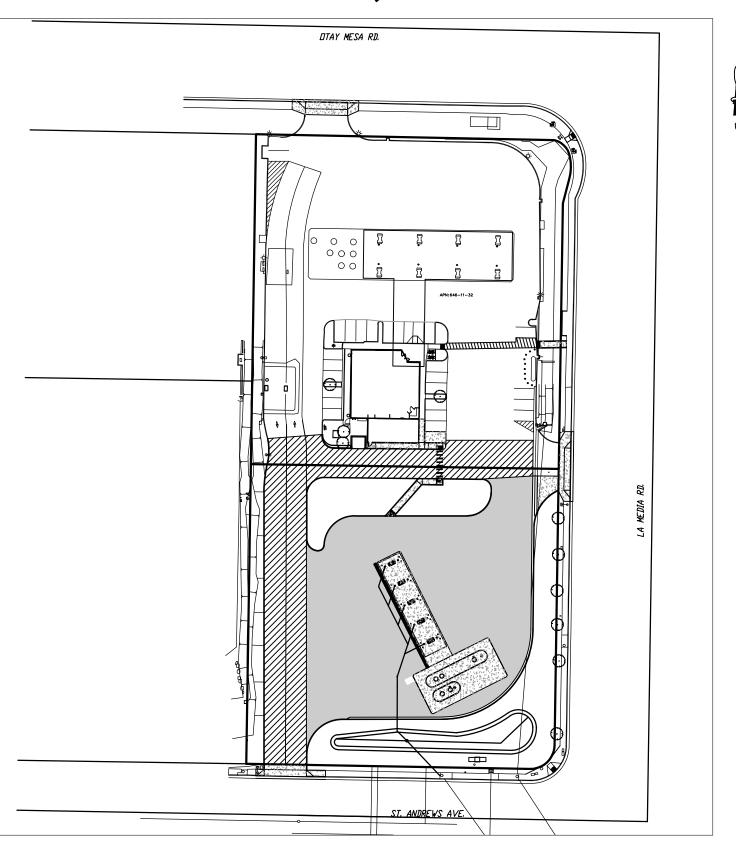
CONNECTION OF SERVICES

- THE SITE WORK FOR THE PROPOSED DEVELOPMENT SHALL MEET OR EXCEED ALL CITY AND/OR COUNTY AND STATE STANDARDS FOR SITE WORK.
- 2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL



NEW DIESEL FUELING STATION **STORE No. 32290**

8395 OTAY MESA ROAD SAN DIEGO, CA 92154



SITE LAYOUT **SCALE: NOT TO SCALE**

PROJECT DATA

PARCEL APN NO.: ZONING DESIGNATION:

EXISTING USE:

OVERLAY:

PROPOSED USE:

YEAR CONSTRUCTED FOR ALL EXISTING STRUCTURES ON THE LOT:

CONSTRUCTION TYPE:

(ONE) SINGLE STORY 7-ELEVEN MERCANTILE ADDITION SPACE:

OCCUPANT LOAD: MERCHANDISE COOLER BACKROOM **TOTAL OCCUPANTS:**

MEAN OF EGRESS: MAXIMUM TRAVEL DISTANCE NUMBER OF EXISTS:

MINIMUM DOOR WIDTH: TOILET FIXTURE COUNT:

WOMEN

6461113200 & 6461113300

IL - 3 -1

GAS STATION AND CONVENIENCE STORE & VACANT LOT

CPIOZ-A

DIESEL FUELING STATION ON VACANT LOT

1998 **BUILDING OCCUPANCY:** M-MERCANTILE

GEOLOGIC HAZARD CATEGORY:

855 SF GROSS AREA / OCCUPANT LOAD FACTOR 2322/30 = 78 387/300 = 2 760/300 = 390/100 = 1

84 (INCLUDES ADDITION) 200 FEET (ANY POINT - UNSPRINKLERED) 74 FEET 9 INCHES (ACTUAL) (ACTUAL) = 102"

0.2 X 84 = 16.8" 2 URNIALS, 2 TOILET, 1 ACCESSIBLE 1 TOILET, 1 ACCESSIBLE

GRADING TABULATIONS:

TOTAL AMOUNT OF SITE AREA TO BE GRADED: 63,677 SQUARE FEET % OF TOTAL SITE: 100%

AMOUNT OF CUT FOR SITE: 1,770 CUBIC YARDS MAXIMUM DEPTH OF CUT FOR SITE: 1.5 FEET

AMOUNT OF CUT FOR FUELING TANKS: 1050 CUBIC YARDS MAXIMUM DEPTH OF CUT FOR FUELING TANKS: 16 FEET

TOTAL AMOUNT OF CUT: 2820 CUBIC YARDS MAXIMUM HEIGHT OF CUT SLOPE: 0 FEET

RATIO OF SLOPE: N/A AMOUNT OF FILL FOR SITE: 1,770 CUBIC YARDS

MAXIMUM DEPTH OF FILL FOR SITE: 2 FEET AMOUNT OF FILL FOR FUELING TANKS: 1050 CUBIC YARDS MAXIMUM DEPTH OF FILL FOR FUELING TANKS: 16 FEET

TOTAL AMOUNT OF FILL: 2820 CUBIC YARDS

MAXIMUM HEIGHT OF FILL SLOPE: 0 FEET RATIO OF SLOPE: N/A

AMOUNT OF IMPORTED SOIL: 0 CUBIC YARDS AMOUNT OF EXPORTED SOIL: 0 CUBIC YARDS

RETAINING WALLS: LENGTH: N/A FEET HEIGHT: N/A FEET

LAND USE:

OVERALL PARCELS (BOTH EXISTING GAS STATION AND VACANT LOT):

TOTAL PARCEL AREA: 133,842 SF / 3.07 AC **EXISTING IMPERVIOUS AREA:** 66,669 SF / 1.53 AC (49.84%) **EXISTING OPEN SPACE:** 67,173 SF / 1.54 AC (50.16%) VACANT LOT PARCEL AREA: 63,677 SF / 1.46 AC **EXISTING IMPERVIOUS AREA:**

EXISTING OPEN SPACE: TOTAL PROJECT WORK AREA: 73,616/ 1.69 AC

FREEWAY SIGNAGE:

TOTAL LANDSCAPE AREA = 22,069 SQ. FT.

HZ2 MODERATE WATER USE (47.0)(0.62)(0.4/0.81 X 2,092) = 30,104 GPY TOTAL ETWU = 245,708 GPY

6,341 SF / 0.15 AC (10.27%) 57,336 SF / 1.31 AC (89.73%)

FREEWAY-ORIENTED SIGNS - MAXIMUM 300 SF.

MAXIMUM HEIGHT - FREEWAY ORIENTED - 50 FT.

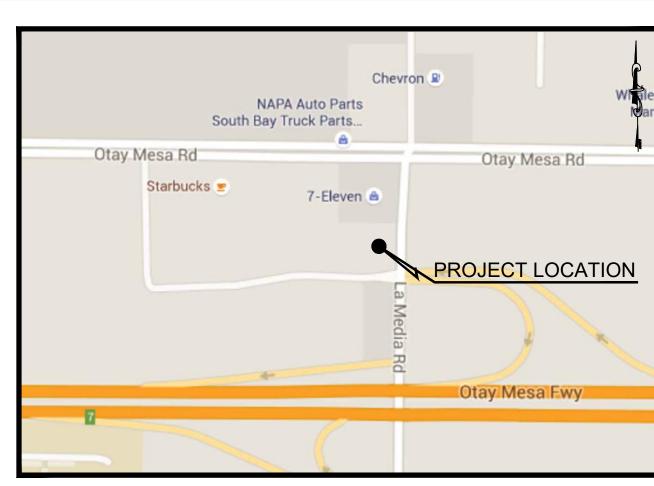
LANDSCAPE AREA USE:

MAXIMUM APPLIED WATER ALLOWANCE:

 $(47.0)(0.62)(0.45 \times 22,069) = 289,391 \text{ GAL./YP.}$

ESTIMATED TOTAL WATER USE:

HZ1 LOW WATER USE (47.0)(0.62)(0.3/0.81 X 19,977) = 215,604 GPY



LOCATION MAP

	SHEET INDEX	
PAGE NUMBER	DESCRIPTION	PREPARED BY
	CIVIL PLANS	
CV-1	COVER SHEET	CORE STATES
CV-2	LEGEND AND GENERAL NOTES	CORE STATES
C-1	SITE PLAN	CORE STATES
C-2	GRADING, DRAINAGE AND UTILITY PLAN	CORE STATES
C-4	CROSS SECTION DETAILS	CORE STATES
CD-1	CONSTRUCTION DETAILS	CORE STATES
	ARCHITECTURAL PLANS	
A2.0	DIMENSION FLOOR PLAN	CORE STATES
A2.1	FINISH FLOOR PLAN	CORE STATES
A4.0	EXTERIOR ELEVATIONS	CORE STATES
	FUEL PLANS	
G8	FUELING CANOPY LAYOUT	CORE STATES
	CANOPY PLANS	•
CS1	CANOPY STRUCTURAL NOTES AND PLANS	BY OTHERS
CS2	CANOPY STRUCTURAL SECTION AND DETAILS	BY OTHERS
	SIGNAGE PLANS	
1	SITE PLAN	BY OTHERS
2	FRONT ELEVATION & SIDE DETAIL - CUSTOM FREEWAY SIGN	BY OTHERS
3	FRONT VIEW - SIGN B & C	BY OTHERS
4	PROPOSED CANOPY ELEVATION - SIGN B & C	BY OTHERS
	LANDSCAPE PLANS	
L-1	PLANTING PLAN	BY OTHERS
L-2	YARD AREA DIAGRAMS	BY OTHERS

SUMMARY WORK:

 THE MAJORITY OF THE SITE IS CURRENTLY VACANT AND COMPRISED OF PERVIOUS SOIL. THERE IS AN EXISTING 25' WIDE AC DRIVE AISLE RUNNING ALONG THE WEST SIDE OF THE PROPERTY THAT CONNECTS A DRIVEWAY ON ST. ANDREWS AVENUE TO THE EXISTING VEHICLE FUEL STATION AND CONVENIENCE

STORE THAT FRONTS OTAY MESA ROAD. • THE PROPOSED PROJECT WILL ALTER THE WORK AREA FROM 0.14 AC OF

IMPERVIOUS SURFACE TO 1.19AC OF IMPERVIOUS SURFACE. • THE LOT TO BE DEVELOPED WITH ONE FUEL CANOPY, 5 DISPENSERS, A CONCRETE SWITCH BACK SIDEWALK AND LANDSCAPING.

• THE DESIGN OF A BIORETENTION BASIN ON THE SOUTHEAST CORNER OF THE LOT. CONSTRUCTION OF A ONE STORY, CONVENIENCE STORE BUILDING ADDITION

 ADDITION OF NEW ACCESSIBLE MEN'S ROOM AND ACCESSIBLE WOMEN'S ROOM ASSOCIATED UNDERGROUND TANKS AND PIPING.

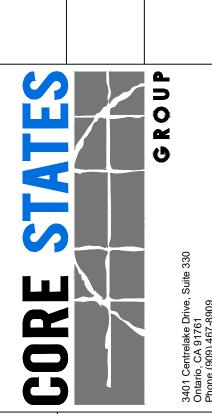
LEGAL DESCRIPTION:

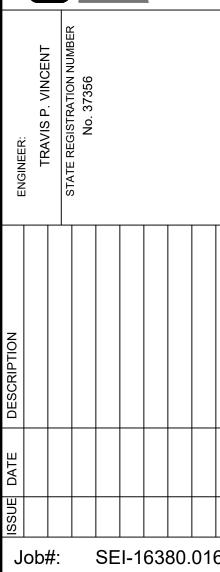
THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST. AS SHOWN MAP NO. 12759.

> THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.



No. 32290 MESA ROAD O CA 92154





Job#: SEI-16380.0169 Scale:

03-28-18

Checked By:

Documents prepared by CoreStates Inc., including this document, are to be used only for the specific project and specific use for which they were intended. Any extension of use to an other projects, by owner or by any othe party, without the expressed written consent of CoreStates, Inc. is done unlawfully and at the users own risk. sed in a way other than that specifical ntended, user will hold CoreStates, In harmless from all claims and losses.

CV-

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ARCHITECT/ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT/ENGINEER WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS, OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.
- ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
- ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ARCHITECT/ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THE PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ARCHITECT/ENGINEER PRIOR TO MAKING ANY CHANGES.
- CONTRACTOR TO REVIEW AND FOLLOW CONSTRUCTION TECHNIQUES/SPECIFICATIONS OUTLINED IN THE SITE GEOTECHNICAL REPORT ANY CONFLICTS WHICH MAY ARISE SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF EXISTING FIELD CONDITIONS AND OF ALL DRAWINGS AND SPECIFICATIONS RELATED TO THEIR FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS PROJECT AND HIS FIELD OF SERVICE SHALL NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED DUE TO THE GENERAL CONTRACTOR'S FAILURE TO CONVEY THE NECESSARY KNOWLEDGE TO FAMILIARIZE WORKERS AND SUBCONTRACTORS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES INCLUDING (BUT NOT LIMITED TO) SUBCONTRACTORS, FACILITY EMPLOYEES, VENDORS, DESIGN STAFF PROFESSIONALS AND INSPECTION PERSONNEL.
- THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS, PORTABLE TOILETS AND TEMPORARY POWER FOR UNRESTRICTED PROJECT RELATED USE BY OTHERS FOR THE DURATION OF THE PROJECT.
- THE GENERAL CONTRACTOR SHALL COORDINATE PROJECT PHASING AND STORAGE OF MATERIALS WITH THE OWNER.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING. STORING AND PROTECTING OF MATERIALS AND EQUIPMENT SUPPLIED BY THE OWNER UNTIL IT HAS BEEN INSTALLED AND ACCEPTED BY THE OWNER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA CLEAN AND FREE OF DEBRIS AT ALL TIMES DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL POWER WASH THE ENTIRE CONSTRUCTION AREA PRIOR TO TURNOVER TO THE OWNER.
- 12. EXISTING PAVING THAT WILL REMAIN AFTER CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE. AREAS OF EXISTING PAVING THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE SAWCUT, THEN REMOVED AND REPLACED.
- 13. THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION, SPECIFIC TO THIS PROJECT PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION. SHOULD 14. ANY UTILITY REQUIRE RELOCATION, CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE ARCHITECT/ENGINEER.
- SAWCUT AND REMOVE PORTIONS OF EXISTING PAVING ONLY AS REQUIRED TO INSTALL NEW UTILITIES OR TO CONSTRUCT PROPOSED FACILITIES PER THIS PLAN. REPLACE PORTIONS REMOVED TO MATCH EXISTING FLUSH AND SMOOTH.
- PROVIDE TEMPORARY CHAIN LINK FENCING, MINIMUM 6'-0" HIGH, AROUND ENTIRE AREA OF CONSTRUCTION. FIELD VERIFY EXACT LOCATION AND SPECIFICATIONS 16. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III AND INSTALLED IN OF FENCE WITH THE OWNER PRIOR TO START OF CONSTRUCTION. REMOVE FENCING AT COMPLETION OF PROJECT AND PATCH PAVING AS REQUIRED AT FENCE POST HOLES.
- 16. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 17. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. 18. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND
- PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL PROVIDE PIPE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES IN DRIVE AREA.
- 20. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- 21. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM TO REMAIN DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY OWNER PRIOR TO CONSTRUCTION START.
- 22. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING APPURTENANCES, STAIRS, RAMPS, SLOPE PAVING, SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- 23. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED OR SOD, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- 24. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN
- 25. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- 26. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS IN THE CONTRACT DOCUMENTS.

BASE BID.

- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL
- 28. IN THE EVENT THE CONSTRUCTION IS ABANDONED PRIOR TO THE COMPLETION OF THE PROJECT, ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL WILL BE REMOVED FROM THE SITE AND THE SITE WILL BE STABILIZED PER FDEP GENERIC PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (NPDES).
- 29. THESE PLANS ARE INTENDED TO AND SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT AND THE CALIFORNIA ACCESSIBILITY LAW.
- 30. ALL VEGETATION FROM CLEARING AND GRUBBING WILL BE DISPOSED OF
- CONTRACTOR IS RESPONSIBLE FOR PERMITTING, INSTALLATION AND MAINTENANCE OF ALL MAINTENANCE OF TRAFFIC OPERATIONS DURING CONSTRUCTION. MAINTENANCE OF TRAFFIC SHALL CONFORM TO FDOT/GOVERNING AGENCY STANDARDS.

- 32. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE CITY/COUNTY DEVELOPMENT CODE, ZONING, AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
- 33. PLANTER ISLANDS SHALL BE EXCAVATED A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND (EXCLUDING A 12" BUFFER AREA) & BACKFILL WITH APPROVED PLANTING MIX (SEE LANDSCAPING PLANS). PROTECT AND RETAIN ALL CURBS, BASE AND 12" BUFFER AREA FROM THE INSIDE OF CURB OR PAVEMENT. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM.

GENERAL PAVING AND GRADING NOTES

- ALL PAVING AND GRADING CONSTRUCTION MATERIALS AND METHODS SHALL MEET THE STANDARD SPECIFICATIONS AND REQUIREMENTS OF CALTRANS.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY, UNLESS OTHERWISE
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION AND SHALL MEET ALL FDOT REQUIREMENTS/SPECIFICATIONS AT A MINIMUM.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.

CONDITIONS OR BETTER.

PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING

- 10. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- 11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 12. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY A LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- 13. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- 15. ALL PAVING, CONSTRUCTION MATERIALS, AND WORKMANSHIP WITHIN CALIFORNIA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE CITY OF SAN DIEGO RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH STATE DOT'S SPECIFICATIONS AND STANDARDS (LATEST EDITION) AND THE CITY OF SAN DIEGO STANDARDS (LATEST EDITION) RESPECTIVELY.
- ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES LATEST REQUIREMENTS AND SPECIFICATIONS OR FDOT SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
- ALL CONCRETE USED ON THE SITE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI IN 28 DAYS. ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5-FOOT CENTERS AND EXPANSION JOINTS PLACED ON 60-FOOT CENTERS, CHANGES IN DIRECTION, AND ABUTTING SEPARATE POURS. PAVEMENT JOINTS SHALL BE SPACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND/OR DETAILS.
- 18. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- 19. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS (INTERIOR ISLANDS, FOUNDATION PLANTING AREAS, ETC.) ARE NOT COMPACTED AND DO NOT CONTAIN LIMEROCK OR OTHER MATERIAL (CLAY, SUBGRADE MATERIAL, MARL, ETC.) WHICH MAY ADVERSELY AFFECT DRAINAGE OF GREEN AREAS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND BACKFILL WITH CLEAN, FREE DRAINING TOPSOIL.
- 20. CONTRACTOR IS SPECIFICALLY CAUTIONED, DEPENDING ON THE TIME OF YEAR AND PROJECT LOCATION, DEWATERING MAY BY REQUIRED.
- 21. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE 22. REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT/ENGINEER PRIOR TO EXCAVATION.
- 22. STRIP TOPSOIL AND ORGANIC MATTER AND PAVING MATERIAL FROM ALL AREAS TO BE IMPERVIOUS. TOPSOIL SHALL BE STOCKPILED ON SITE FOR REPLACEMENT ON SLOPES AND ALL OTHER GREEN AND LANDSCAPE AREAS.
- 23. FIELD DENSITY TESTS SHALL BE TAKEN AT FREQUENCY AS REQUIRED IN THE SPECIFICATIONS OR AS REQUIRED BY THE GOVERNING REGULATORY AGENCY, WHICH EVER IS MORE STRINGENT.
- 24. ALL STRUCTURES ARE TO CONFORM WITH CALTRANS ROADWAY AND TRAFFIC DESIGN STANDARDS. 25. CONTRACTOR SHALL ENSURE POSITIVE FLOW TO ALL INLETS WITHIN DRAINAGE
- BASINS TO PRECLUDE PONDED WATER. 26. ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED PER CALTRANS SPECIFICATIONS.
- 27. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS OF CALIFORNIA OR THE DEP.

GENERAL UTILITY NOTES

- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY

- SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY 27. SAID ENGINEER.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF 28. ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT "STUB OUTS" FOR POWER, TELEPHONE, FIBER OPTICS, WATER AND SEWER (IF APPLICABLE) HAVE BEEN PROVIDED BY OTHERS (IF APPLICABLE) AT THE AREA ADJACENT TO THE PROPOSED BUILDING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTIONS AT THE BUILDING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULE FOR INSTALLATION WITH THE UTILITY COMPANIES AND THE OWNER. ALL EXISTING CONDITIONS THAT ARE REMOVED OR DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL CONDITIONS. ANY EXISTING UTILITIES DISRUPTED DURING PLACEMENT OF NEW UTILITIES SHALL BE REPAIRED AND OPERATING NORMALLY THE SAME DAY OF DISRUPTION. ITEMS THAT MAY NEED TO BE REPLACED OR REPAIRED INCLUDE BUT ARE NOT LIMITED TO: EXISTING ASPHALT PAVING, EXISTING CONCRETE PAVING, WATER LINES, IRRIGATION LINES, GRASS AREAS, LANDSCAPING, AND SITE LIGHTING. THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING ITEMS THAT WILL BE DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES AND PROVIDE THE OWNER A DETAILED PHASING SCHEDULE OUTLINING THE TIMELINE FOR INSTALLATION OF NEW UTILITIES INCLUDING THE PROPOSED TIMES THAT EXISTING ITEMS WILL BE DISRUPTED. THE NEW UTILITIES TRENCH WIDTH AND DEPTH SHALL MEET ALL LOCAL AND STATE REQUIREMENTS FOR THE DISPLACEMENT OF ALL UTILITIES. IF DIRECTIONAL BORING IS USED FOR INSTALLATION, THE ABOVE LISTED ITEMS ARE STILL REQUIRED TO BE SUBMITTED TO THE OWNER.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL SANITARY SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS. SANITARY MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE WITH WATER
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS
- BEFORE CONNECTING TO ANY EXISTING LINE.
- UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 P.S.I.
- REFER TO ARCHITECTURAL DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- 14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- 18. UTILITY WORK TO BE DONE IN FRONT OF FACILITY TO BE COORDINATED WITH OWNER. FRONT UTILITY WORK WILL BE DONE AT NIGHT IF NOT LOCATED BEHIND CONSTRUCTION FENCE.
- THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE IN ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 20. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
- DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
- ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACKFILLED AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- SHOP DRAWINGS FOR ALL MATERIALS AND APPURTENANCE SHALL BE SUBMITTED TO AND APPROVED BY THE GOVERNING UTILITY DEPARTMENT. CONTRACTOR TO COPY THE ENGINEER OF RECORD WITH APPROVED DRAWINGS AS REQUIRED. NO WORK IS TO BEGIN UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED, APPROVED AND RETURNED TO THE CONTRACTOR.
- AT LEAST THREE WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF SAN DIEGO AND THE UTILITY COMPANY AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE AND OTHER INFORMATION AS REQUIRED. THE CITY OF SAN DIEGO ENGINEERING INSPECTION OFFICE SHOULD ALSO BE CONTACTED FIVE DAYS PRIOR TO CONSTRUCTION TO ENSURE AVAILABILITY OF INSPECTION PERSONAL. ANY WORK PREFORMED PRIOR TO NOTIFYING THE CITY OF SAN DIEGO ENGINEERING INSPECTION OFFICE OR WITHOUT A DEPARTMENT INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE SOLE EXPENSE OF THE CONTRACTOR.
- ONE OR MORE OF THE FOLLOWING CERTIFICATES/SHOP DRAWINGS INCLUDING BUT NOT LIMITED TO THE FOLLOWING (DEPENDING ON THE TYPE OF CONNECTION) WILL BE REQUIRED:
- 25.1. DIP/PVC/HDPE CERTIFICATE OF MANUFACTURER
- 25.2. MANHOLE SHOP DRAWINGS AND STRENGTH REPORT 25.3. FRAME COUPLING SHOP DRAWING
- 25.4. FLEXIBLE COUPLING SHOP DRAWINGS 25.5. CRUSHED STONE SUBMITTAL
- 25.6. VALVE SHOP DRAWING
- 25.7. HYDRANT SHOP DRAWING 25.8. POTABLE SERVICE AND APPURTENANCES SHOP DRAWINGS
- 26. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS AND A PRESSURE TEST ON ALL FORCE MAINS (AS APPLICABLE)

- IN ACCORDANCE WITH THE CITY OF DIEGO UTILITY REGULATIONS. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE CITY OF SAN DIEGO FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION TO ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN A MINIMUM CLEARANCE BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS, AND
- SANITARY SEWER, FORCE MAINS, SEWER LATERALS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS AND/OR WATER SERVICES WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS, SEWER LATERALS, AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP OF THE LOWER PIPE.
- WHERE SANITARY SEWER, FORCE MAINS, SEWER LATERALS, AND STORM SEWERS 10. MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE. BOTH THE SEWER AND WATER MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. DIP IS NOT REQUIRED FOR STORM SEWERS. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL TIMES.
- ALL CROSSINGS SHOULD BE ARRANGED SO THAT THE SEWER MAIN PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON CROSSING). WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) AND THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
- A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE SEWER FORCE MAIN (STAGGERED JOINT).
- ALL DIP SHALL BE CLASS 50 OR HIGHER, DUCTILE IRON FITTINGS SHALL BE CLASS 350. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED.
- BACTERIOLOGICAL SAMPLE POINTS SHALL BE OBTAINED IN THE LOCATIONS SHOWN AND AS REQUIRED BY MORE STRINGENT OF THE FDEP OR LOCAL REGULATIONS.
- 34. TREES SHALL BE PLACED SO AS TO AVOID BURIED UTILITIES.
- ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE. ALL MANHOLE TOP ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOP LEVEL WITH FINISH PAVEMENT GRADES.
- 36. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH HOSE CONNECTIONS FACING THE BUILDING.
- NO LANDSCAPE PLANTS, OTHER THAN SOD, SHALL BE PLACED WITHIN 7 ½ FEET OF EACH SIDE AND THE FRONT, AND WITH 4 FOOT CLEARANCE TO THE REAR OF THE FIRE HYDRANTS PER 2004 FFPC.
- 38. PRESSURE PIPE TESTING SPECIFICATIONS SHALL REFERENCE THE CITY OF SAN DIEGO AND/OR FIRE DEPARTMENT.
- 39. SANITARY SEWER PIPE SHALL BE AS FOLLOWS: UNLESS OTHERWISE NOTED. FOR PIPES 0'-4' DEEP - C900 PVC PER AWWA C900 OR DUCTILE IRON PIPE PER ANSI A21.52, CLASS 52 (MINIMUM). FOR PIPES 4'-10' DEEP - SDR26 PER ASTM D-3004 AND ASTM D-1784.
- FOR PIPES DEEPER THAN 10' C900 PVC PER AWWA C900 OR DUCTILE IRON PIPE PER ANSI A21.52, CLASS 52 (MINIMUM). 40. POTABLE WATER LINES SHALL BE AS FOLLOWS: UNLESS OTHERWISE NOTED.
- 4"-12" C-900 DR-18 (CLASS 150), PER AWWA C900 41. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER OVER ALL WATER
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
- 43. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR
- INSTALLATION REQUIREMENTS AND SPECIFICATIONS. 44. REFER TO BUILDING PLANS FOR SITE ELECTRICAL PLAN.

1" - 3" - DR21 (CLASS 200), PER ASTM D2241

- CONNECTION INTO A EXISTING CITY/COUNTY OWNED SYSTEM SHALL BE VIA A WET TAP. WET TAPS SHALL BE PREFORMED BY THE UTILITIES SERVICE COMPANY AT THE CONTRACTOR'S EXPENSE. EXCAVATION, BACKFILL, AND SURFACE
- 46. THE UTILITIES SERVICE COMPANY SHALL NOT OWN OR MAINTAIN WATER AND SEWER LINES OR FACILITIES ONSITE.

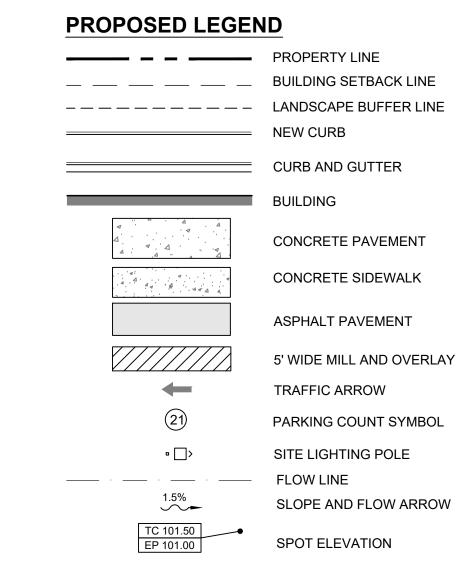
RESTORATION SHALL BE THE CONTRACTORS RESPONSIBILITY.

GENERAL DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES. DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY, PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
 - ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY

OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED.

- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION. CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY OWNER.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR ANY OTHER APPURTENANCES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
- CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT. ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
- THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE STORE AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
- DAMAGE TO ALL EXISTING CONDITIONS SHOWN TO REMAIN IN THESE PLANS WILL BE REPLACED AT CONTRACTOR'S EXPENSE.



RIDGE LINE ___ ___ ___ EXISTING CONTOUR -21.0 — PROPOSED CONTOUR SANITARY SEWER

9 4 9

SANITARY SEWER CLEANOUT SANITARY SEWER STRUCTURE SYMBOL

STORMWATER PIPE

STORM CLEANOUT

STORM CATCH BASIN

DRAINAGE SUB-BASIN

GROUND TO BE CLEARED AND GRUBBED __ __ _ CONCRETE CURB TO BE REMOVED

LIMITS OF SAWCUT AND PAVEMENT

LIMITS OF DISTURBANCE

Job#: SEI-16380.0169 Scale: 03-28-18

Drawn By:

Checked By: Documents prepared by CoreStates Inc., including this document, are to be used only for the specific project and specific use for which they were intended. Any extension of use to an other projects, by owner or by any othe

party, without the expressed written consent of CoreStates, Inc. is done unlawfully and at the users own risk. ised in a way other than that specifical ntended, user will hold CoreStates, In harmless from all claims and losses

- \(\disp\)_-

NESA RC



- A. PROPOSED 870 SF ADDITION. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
- B. PROPOSED DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR
- C. PROPOSED FUEL CANOPY OF 1,740 SF±. REFER TO CANOPY DRAWINGS FOR DETAILS AND ELEVATIONS.
- D. PROPOSED FUEL DISPENSER. REFER TO FUEL PLANS FOR DETAILS.
- PROPOSED UNDERGROUND STORAGE TANKS. REFER TO FUEL PLANS FOR
- F. PROPOSED 6" CONCRETE CURB. REFER TO LATEST CITY OF SAN DIEGO
- STANDARD DRAWING (SDG-150) FOR DETAIL. G. PROPOSED ASPHALT PAVEMENT. REFER TO SHEET CD-1 FOR DETAIL.
- H. PROPOSED CONCRETE PAVEMENT. REFER TO SHEET SHEET CD-1 FOR DETAIL.
- PROPOSED COMMERCIAL DRIVEWAY CONNECTION. REFER TO LATEST CITY OF SAN DIEGO STANDARD DRAWING (SDG-163) FOR DETAIL.
- J. PROPOSED 5' CONCRETE CURB AND SIDEWALK. REFER TO LATEST CITY OF SAN DIEGO STANDARD DRAWING (SDG-155) FOR DETAIL.

K. PROPOSED ACCESSIBLE CURB RAMP. REFER TO LATEST CITY OF SAN DIEGO

- STANDARD DRAWING (SDG-130) FOR DETAIL. PROPOSED ACCESSIBLE DETECTABLE WARNING. REFER TO LATEST CITY OF
- SAN DIEGO STANDARD DRAWING (SDG-130) FOR DETAIL.
- M. PROPOSED 12" PAINTED CROSSWALK. REFER TO SHEET CD-1 FOR DETAIL.
- N. PROPOSED 2' CURB CUT FOR DRAINAGE.
- O. EXISTING CATCH BASIN TO PROTECT IN PLACE.
- P. NOT USED.
- Q. PROPOSED COMBINED CURB AND GUTTER. REFER TO LATEST CITY OF SAN DIEGO STANDARD DRAWING (SDG-151) FOR DETAIL.
- R. PROPOSED 3' TRANSITION FROM COMBINED CURB AND GUTTER TO 6"
- S. EXISTING CONCRETE CURB AND S/W. PROTECT IN PLACE. REPAIR DAMAGES AS NEEDED.
- T. EXISTING ASPHALT TO REMAIN. PROTECT IN PLACE. REPAIR DAMAGES AS NEEDED.
- U. EXISTING FUEL DISPENSER TO REMAIN.
- V. EXISTING 6" CURB TO REMAIN. PROTECT IN PLACE. REPAIR DAMAGES AS NEEDED.
- W. PROPOSED LANDSCAPE. REFER TO LANDSCAPE PLANS FOR DETAIL
- X. DOWEL NEW CONCRETE TO EXISTING CONCRETE. REFER TO SHEET CD-1 FOR DETAIL.
- Y. EXISTING CONVENIENCE STORE
- Z. EXISTING FUEL CANOPY TO REMAIN
- AA. EXISTING LIGHT POLE TO PROTECT IN PLACE.
- AB. PROPOSED V-GUTTER. REFER TO SHEET CD-1 FOR DETAIL.
- AC. PROPOSED FUELING PAD TRENCH DRAIN. REFER TO SHEET CD-1 FOR DETAIL.
- AD. EXISTING TRAFFIC SIGNAL PULL BOX TO BE PROTECTED IN PLACE. ADJUST RIM
- ELEVATION AS REQUIRED. AE. EXISTING PAVEMENT TO BE MILLED AND OVERLAYED. REFER TO SHEET C-2 FOR GRADING AND LATEST CITY OF SAN DIEGO STANDARD DRAWING (SDG-106) FOR
- DETAIL. AF. PROPOSED FREEWAY SIGN. REFER TO SIGN PACKAGE FOR DETAILS.
- AG. EXISTING FIRE HYDRANT TO REMAIN. PROTECT IN PLACE.
- AH. EXISTING TELEPHONE PED TO REMAIN. PROTECT IN PLACE.
- AI. EXISTING SIGN TO REMAIN. PROTECT IN PLACE. AJ. EXISTING TREE TO REMAIN. PROTECT IN PLACE.
- AK. EXISTING TRANSIT STOPS TO REMAIN. PROTECT IN PLACE.
- AL. PROPOSED BOLLARDS. REFER TO SHEET CD-1 FOR DETAIL.
- AM. EXISTING TRANSFORMER TO REMAIN. PROTECT IN PLACE.
- AN. NOT USED.
- AO. EXISTING STREET LIGHTS TO REMAIN. PROTECT IN PLACE.
- AP. EXISTING ADA CURB RAMP TO REMAIN. PROTECT IN PLACE.
- AQ. NOT USED. AR. PROPOSED 2 BICYCLE RACK ACCORDANCE WITH SECTION 142.0530(E).
- AS. PROPOSED 1 CARPOOL PARKING SPACES ACCORDANCE WITH SECTION 142.0530(D).
- AT. PROPOSED 2 ZERO EMISSIONS PARKING SPACES ACCORDANCE WITH SECTION 142.0530(D).
- AU. PROPOSED BIOFILTRATION WITH PARTIAL RETENTION BASIN. REFER TO SHEET C-2 FOR DETAILS.
- AV. CONNECTION OF PROPOSED SANITARY SEWER INTO EXISTING MAIN.
- AW. EXISTING SIDEWALK, CURB AND GUTTER TO BE REMOVED AND REPLACED WITH NEW SIDEWALK, CURB AND GUTTER. REFER TO LATEST CITY OF SAN DIEGO

CITY NOTES:

- 1. THE OWNER OF THE PROPOSED DEVELOPMENT SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUES, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.
- 2. FREEWAY-ORIENTED SIGNS MAXIMUM 300 SF

STANDARD DRAWING (SDG-156) FOR DETAIL.

3. MAXIMUM HEIGHT - FREEWAY-ORIENTED - 50 FT

PARKING RESUME							
PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	HANDICAPPED	TOTAL PARKING SPACES PROVIDED	REMOVED PARKING SPACES		ZERO EMISSIONS PARKING SPACES	TOTAL PARKING SPACES
20	27	1	28	1	1	2	27

NOTE: NO ADDITIONAL OFF STREET PARKING IS PROPOSED WITH THE PROPOSED ADDITION AND NO OFF STREET PARKING IS PROPOSED FOR THE NEW FUEL CANOPY AND DISPENSERS.

REQUIRED PARKING: (5 PER 1,000 SF GFA)



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

SITE DATA TABLE

PARCEL APN No.: 6461113200 & 6461113300

CURRENT ZONING: I L - 3 -1 GAS STATION AND CONVENIENCE STORE **EXISTING USE:** & VACANT LOT

GAS STATION AND CONVENIENCE STORE PROPOSED USE:

OVERALL PARCELS (BOTH GAS STATION AND VACANT LOT)

TOTAL PARCEL AREA: 133,842 SF/ 3.07 AC

EXISTING IMPERVIOUS AREA 66,669 SF/ 1.53 AC (49.84%) **EXISTING OPEN SPACE** 67,173 SF/ 1.54 AC (50.16%)

PROPOSED IMPERVIOUS AREA 99,794 SF/ 2.29 AC (74.59%) PROPOSED OPEN SPACE 34,048 SF/ 0.78 AC (25.41%)

VACANT LOT PARCEL AREA: 63,677 SF/ 1.46 AC

EXISTING IMPERVIOUS AREA 6,341 SF/ 0.15 AC (10.27%) 57,336 SF/ 1.31 AC (89.73%) **EXISTING OPEN SPACE**

43,108 SF/ 0.99 AC (67.81%) PROPOSED IMPERVIOUS AREA PROPOSED OPEN SPACE 20,569 SF/ 0.47 AC (32.19%)

73616 SF/ 1.69 AC TOTAL PROJECT WORK AREA

PROPOSED IMPERVIOUS AREA 51,836 SF/ 1.19 AC (70%) PROPOSED PERVIOUS ARE 21,780 SF/ 0.50 AC (30%)

EXISTING BUILDING DATA

CONSTRUCTION TYPE: OCCUPANCY **GROUP U**

EXISTING BUILDING: 3,095 SF PROPOSED: PROPOSED BUILDING ADDITION 870 SF

PROPOSED TOTAL BUILDING 3,965 PROPOSED FUEL CANOPY 2,496 CANOY HEIGHT:

18.00 FEET ± PROPOSED FAR:

EXISTING PROPOSED (INCLUDING CANOPY) 0.05

REQUIRED SETBACKS: FRONT (OTAY MESA) 15 FEET 20 FEET SIDE (LA MEDIA) SIDE (WEST) 15 FEET 15 FEET

PROVIDED SETBACKS (CANOPY) FRONT (OTAY MESA) 71.73 FEET SIDE (LA MEDIA) 90.97 FEET SIDE (WEST) 105.95 FEET

SITE NOTES:

ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC.) UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND CANOPY DETAILS.

91.40 FEET

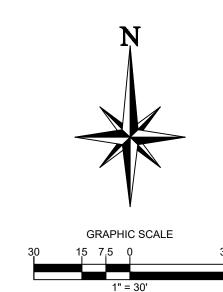
- 2. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- 3. CONTRACTOR TO SOD ALL DISTURBED AREA UNLESS NOTED OTHERWISE.
- 4. ANY ADJACENT EXISTING LANDSCAPE MATERIAL DISTURBED DURING CONSTRUCTION SHALL BE REPLACED PER COUNTY AND THE VILLAGES REGULATIONS.
- 5. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN UNDERGROUND SYSTEM PROVIDING 100% COVERAGE. IRRIGATION SYSTEM SHALL INCLUDE RAIN SENSORS.
- 6. THE SUBJECT PARCEL DOES NOT CONTAIN AND IS NOT LOCATED NEAR UNKNOWN ENVIRONMENTALLY SENSITIVE
- 7. THERE ARE NO BUS STOPS IN THE VICINITY OF THE SUBJECT
- AVENUE, WEST OF THE SUBJECT PARCEL. 9. DRAINAGE IS ANTICIPATED TO SHEET FLOW INTO NEW LANDSCAPE AREAS BETWEEN THE ADDITION AND THE FUEL

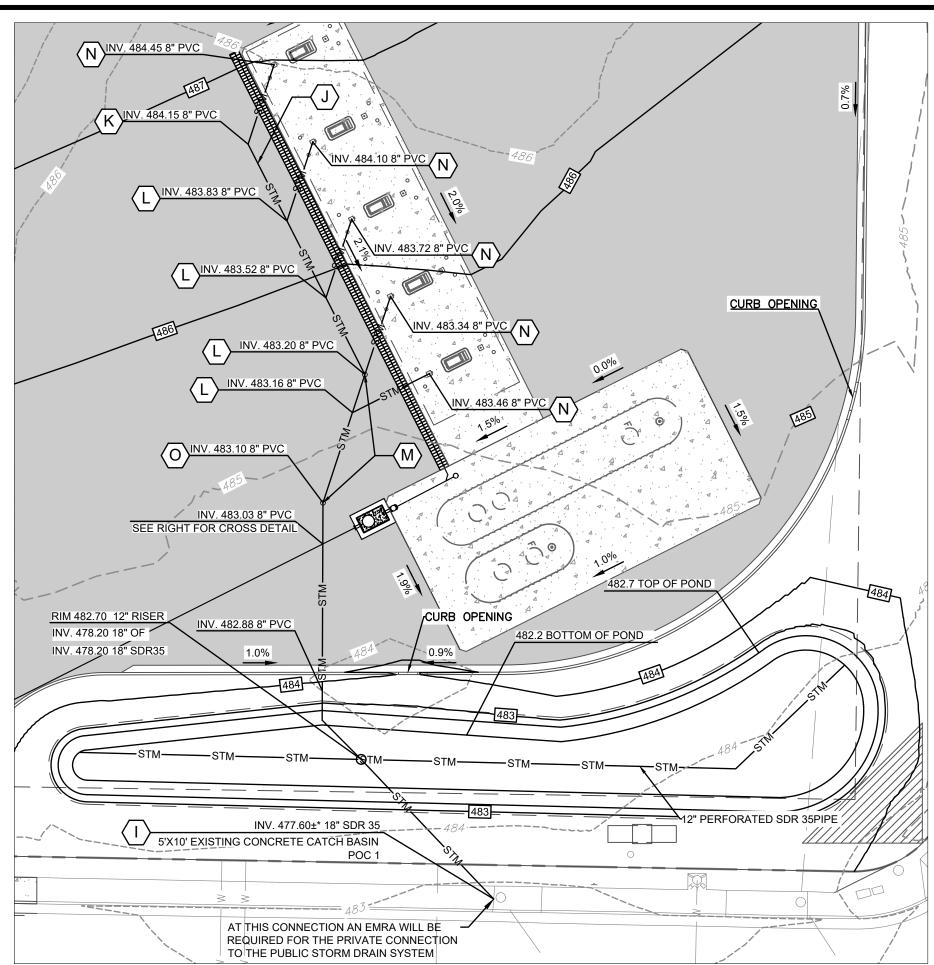
8. THE NEAREST FIRE HYDRANT IS LOCATED ON ST. ANDREWS

- CANOPY AND ALONG THE ADJACENT RIGHTS-OF-WAY. 10. CONTRACTOR TO INSPECT EXISTING ACCESSIBLE PARKING AND ACCESS FOR COMPLIANCE WITH CBC ACCESSIBILITY REQUIREMENTS. IF FOUND OUT OF COMPLIANCE, CONTRACTOR TO COORDINATE WITH ENGINEER OF RECORD
- FOR MITIGATION. 11. PER FHPS POLICY P-00-6 (UFC 901.4.4), BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD

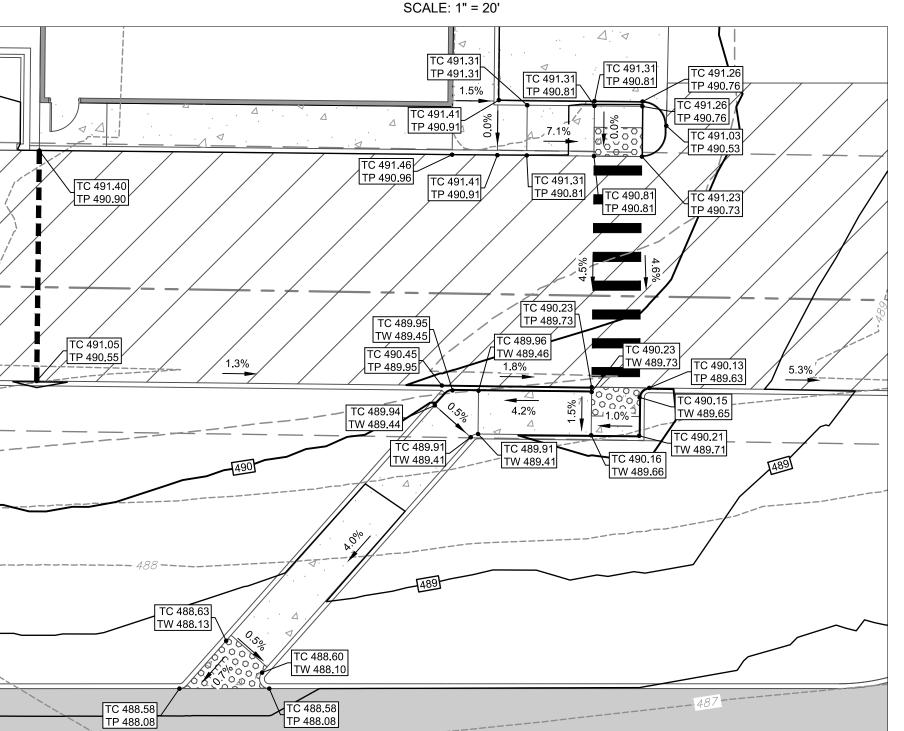
FRONTING THE PROPERTY ARE TO BE PROVIDED. Job#: SEI-16380.0169 Scale: 1" = 30' 03-28-18 Drawn By: Checked By: Documents prepared by CoreStates Inc., including this document, are to be used only for the specific project and specific use for which they were intended. Any extension of use to an

other projects, by owner or by any othe party, without the expressed written consent of CoreStates, Inc. is done unlawfully and at the users own risk. sed in a way other than that specifical ntended, user will hold CoreStates, In harmless from all claims and losses.





STORM DRAIN LAYOUT



ACCESSIBLE PATH GRADING PLAN

SANITARY SEWER SCHEDULE SAN-X

				DOWNSTREAM PIPE INFORMATION			
STRUCTURE NUMBER	STRUCTURE TYPE	GRATE/EOP/ RIM ELEV.	INVERT ELEV.	PIPE LENGTH (FEET)	PIPE SIZE/TYPE	PERCENT SLOPE	
SAN -1		ARIES - SLOPE ITH PAVEMENT	483.95	95±	-	-	
SAN -2	Z887 CATCH BASIN	484.99	482.99	-	-	-	
SAN -3	CLEANOUT	484.95	482.57	11.5	6" PVC	14.3%	
SAN -4	OIL/WATER SEPERATOR	R 484.73	480.64 (IN) 480.40 (OUT)	118.2	6" PVC	1.6%	
SAN -5	CLEANOUT	484.35	478.77	41.8	6" PVC	1.6%	
SAN -6	EXST. MANHOLE	483.80±	478.11	25.8	6" PVC	1.6%	

* CONTRACTOR TO VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY DESIGN ENGINEER IF ANY DISCREPENACIES.

ABBREVIATIONS

- BC BOTTOM OF CURB BR BOTTOM OF RAMP
- FB FACE OF BUILDING FS FINISHED SURFACE
- GRADE CHANGE HIGH POINT

GB GRADE BREAK

- ME MATCH EXISTING
- SB SIGN BASE
- SG SPOT GRADE TC TOP OF CURB
- TG TOP OF GRATE TI TOP OF ISLAND
- TP TOP OF PAVEMENT
- TR TOP OF RAMP TW TOP OF WALK OF OVERFLOW

PROPOSED PAVEMENT

ELEV.= 484.70± -

8" CONCRETE _

INV EL = 483.03±

AT CROSSING

GRADING TABULATIONS:

MAXIMUM DEPTH OF CUT FOR SITE: 1.5 FEET

TOTAL AMOUNT OF CUT: 2820 CUBIC YARDS

AMOUNT OF FILL FOR SITE: 1,770 CUBIC YARDS

MAXIMUM DEPTH OF FILL FOR SITE: 2 FEET

TOTAL AMOUNT OF FILL: 2820 CUBIC YARDS

MAXIMUM HEIGHT OF FILL SLOPE: 0 FEET

MAXIMUM HEIGHT OF CUT SLOPE: 0 FEET

% OF TOTAL SITE: 100%

RATIO OF SLOPE: N/A

RATIO OF SLOPE: N/A

RETAINING WALLS: LENGTH: N/A FEET HEIGHT: N/A FEET

ENCASED PVC STORM

TOP TOP OF PIPE * CONTRACTOR TO VERIFY ELEVATION

PRIOR TO CONSTRUCTION AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES.

__ 1' COVER

UTILITY CROSSING-1

TOTAL AMOUNT OF SITE AREA TO BE GRADED: 63,677 SQUARE

AMOUNT OF CUT FOR FUELING TANKS: 1050 CUBIC YARDS

AMOUNT OF FILL FOR FUELING TANKS: 1050 CUBIC YARDS

MAXIMUM DEPTH OF FILL FOR FUELING TANKS: 16 FEET

MAXIMUM DEPTH OF CUT FOR FUELING TANKS: 16 FEET

SCALE: 1" = 10'

1' VERTICAL CLEARANCE

- PROPOSED 6" SS

TOP EL= INV EL = 480.28±

GRADING NOTES

- 1. REFER TO SHEET CV-2, LEGEND AND GENERAL NOTES, FOR ALL GENERAL
- 2. STORM PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS. PRIOR TO FINAL INSPECTION.
- 3. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- 4. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED
- 5. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO MAINTAIN 1.5% MAXIMUM CROSS-SLOPE ON ALL SIDEWALKS AND CROSSWALKS. CONTRACTOR TO MODIFY PAVEMENT GRADES AS NECESSARY TO MAINTAIN MAXIMUM CROSS-SLOPE IN CROSSWALKS.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES WITH 1% MINIMUM SLOPE IN PERVIOUS AREAS AND 1.5% MINIMUM SLOPE IN PAVED AREAS UNLESS OTHERWISE NOTED.
- THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF SAN DIEGO COUNTY, CA (MAP NUMBER 06073C2179G).

- B. PROPOSED ZURN Z882 PERMA-TRENCH WITH DEEP INVERTS AND BOTTOM OUTLET. REFER TO SHEET
- C. PROPOSED CLEANOUT LOCATION. REFER TO DETAIL ON SHEET CD-2.
- D. PROPOSED OIL/WATER SEPARATOR. REFER TO
- E. PROPOSED 6" (SDR 26) PVC SANITARY SEWER
- MINIMUM OF 1%. PROPOSED POINT OF CONNECTION TO EXISTING
- WITH UTILITY COMPANY FOR CONNECTION. G. EXISTING STORM PIPE TO REMAIN. CONTRACTOR TO ENSURE MINIMUM 18" VERTICAL SEPARATION AT ALL
- H. PROPOSED TRENCH DRAIN CATCH BASIN. REFER TO SHEET CD-2 FOR DETAIL.
- STORM DRAIN. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION.
- J. PROPOSED 8" PVC STORM PIPE.
- L. PROPOSED 8" PVC WYE.

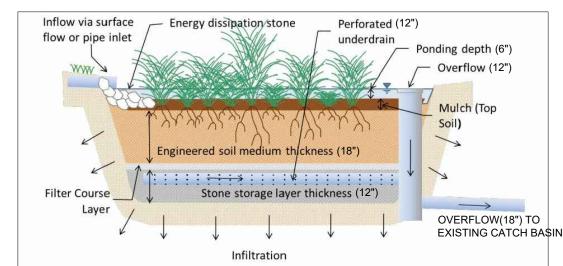
AMOUNT OF CUT FOR SITE: 1,770 CUBIC YARDS

- K. PROPOSED 8" 45° PVC ELBOW.
- M. PROPOSED 8" PVC STORM CLEAN-OUT.
- AMOUNT OF IMPORTED SOIL: 0 CUBIC YARDS AMOUNT OF EXPORTED SOIL: 0 CUBIC YARDS

KEYED NOTES: \bigcirc

- A. PROPOSED 3' LONG 0.5' VERTICAL CURB TRANSITION.
- CD-2 FOR DETAIL.
- SHEET CD-2 FOR DETAIL.
- SERVICE. SANITARY SEWER PIPE TO BE RUN AT A
- SANITARY SEWER. CONTRACTOR TO COORDINATE
- PROPOSED POINT OF CONNECTION TO EXISTING

- N. PROPOSED 3" PVC ROOF DRAIN.
- O. PROPOSED 8" 60° PVC ELBOW.



BIOFILTRATION / INFILTRATION POND DETAILS N.T.S.

CITY NOTES:

PARTIES.

1. THE OWNER OF THE PROPOSED DEVELOPMENT SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUES, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE

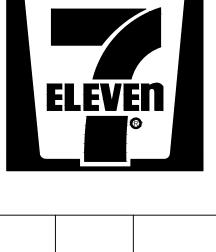
SURVEYOR'S NOTES

CITY OF SAN DIEGO BENCHMARK NUMBER: "1412"

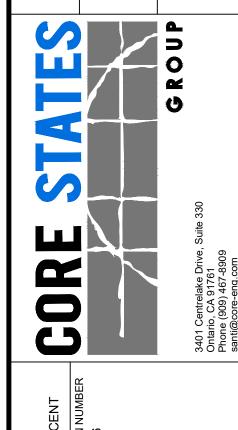
STATION/MONUMENT NAME: LA MEDIA & OTAY MESA ROAD DESCRIPTION: BRASS DISK MONUNENT IN WELL, STAMPED "RCE 26399"; CENTER OF LA MEDIA RD. & OTAY MESA RD. ELEVATION = 488.317 FEET (490.508 FEET-2.191 FEET) (DATUM: CITY DATUM, MEAN SEA LEVEL)

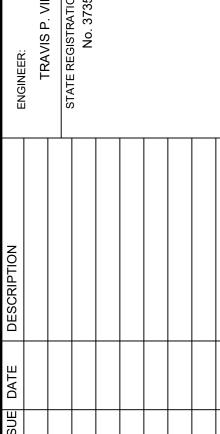


THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.



AG AN





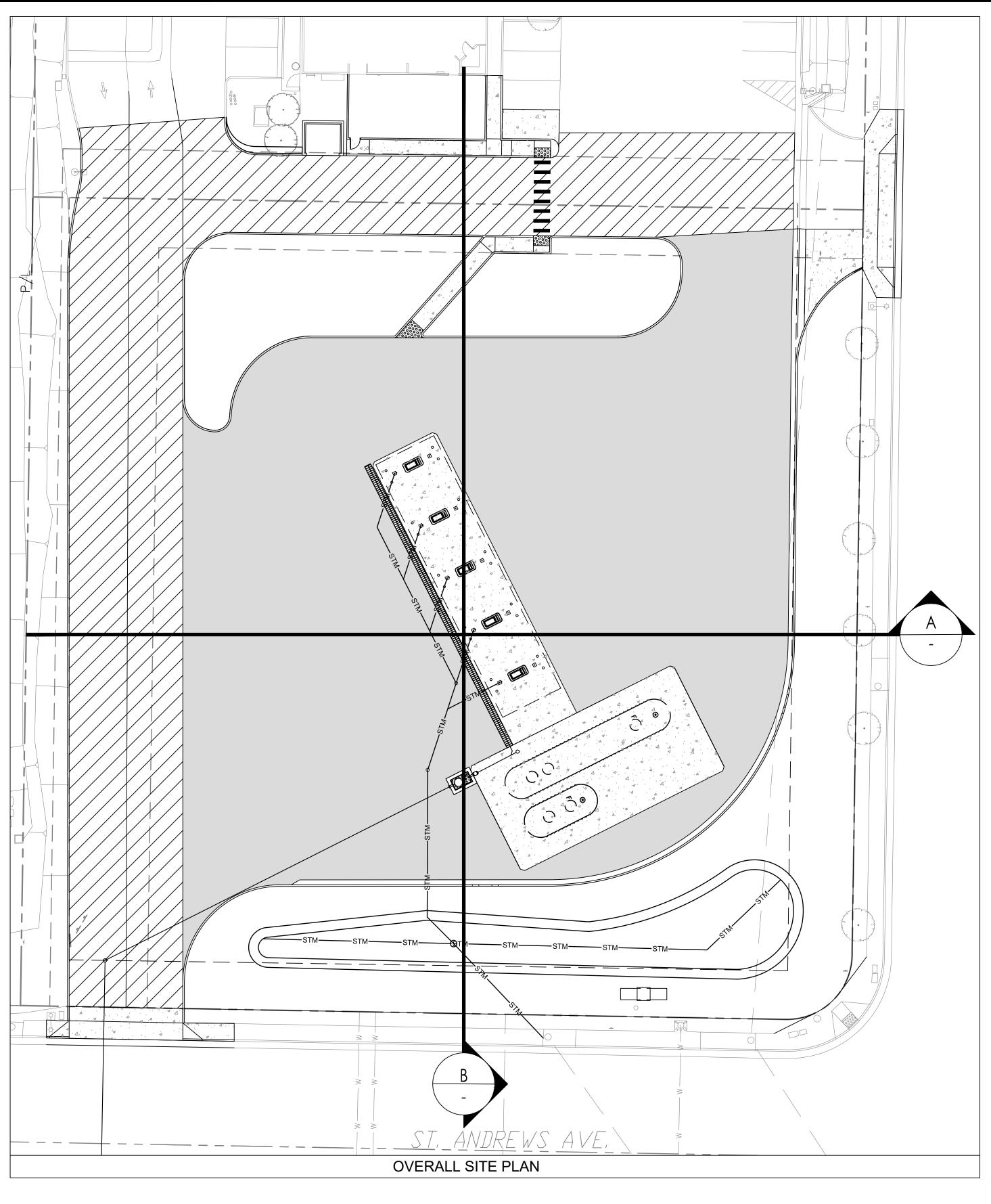
Job#: SEI-16380.0169

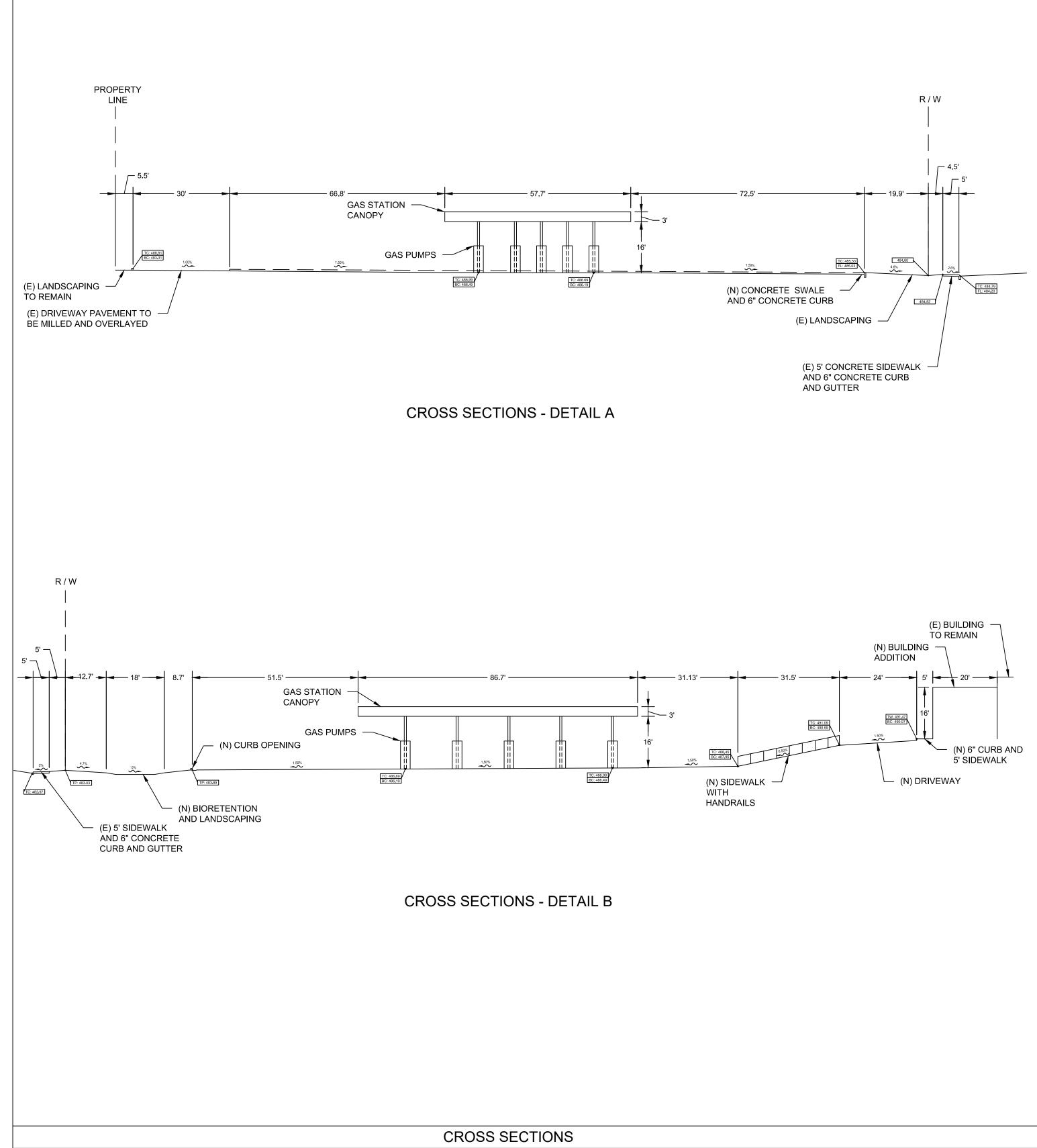
Scale: 03-28-18

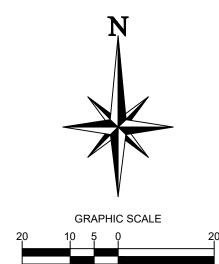
Drawn By:

Checked By: Documents prepared by CoreStates

Inc., including this document, are to be used only for the specific project and specific use for which they were intended. Any extension of use to an other projects, by owner or by any othe party, without the expressed written consent of CoreStates, Inc. is done unlawfully and at the users own risk. sed in a way other than that specifical intended, user will hold CoreStates, In harmless from all claims and losses







ABBREVIATIONS

- BC BOTTOM OF CURB
- BR BOTTOM OF RAMP
- FB FACE OF BUILDING FS FINISHED SURFACE
- GB GRADE BREAK
- GC GRADE CHANGE
- HP HIGH POINT ME MATCH EXISTING
- SB SIGN BASE SG SPOT GRADE
- TC TOP OF CURB TG TOP OF GRATE
- TOP OF ISLAND TP TOP OF PAVEMENT AND/OR CONCRETE
- TR TOP OF RAMP TW TOP OF WALK



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.



OR

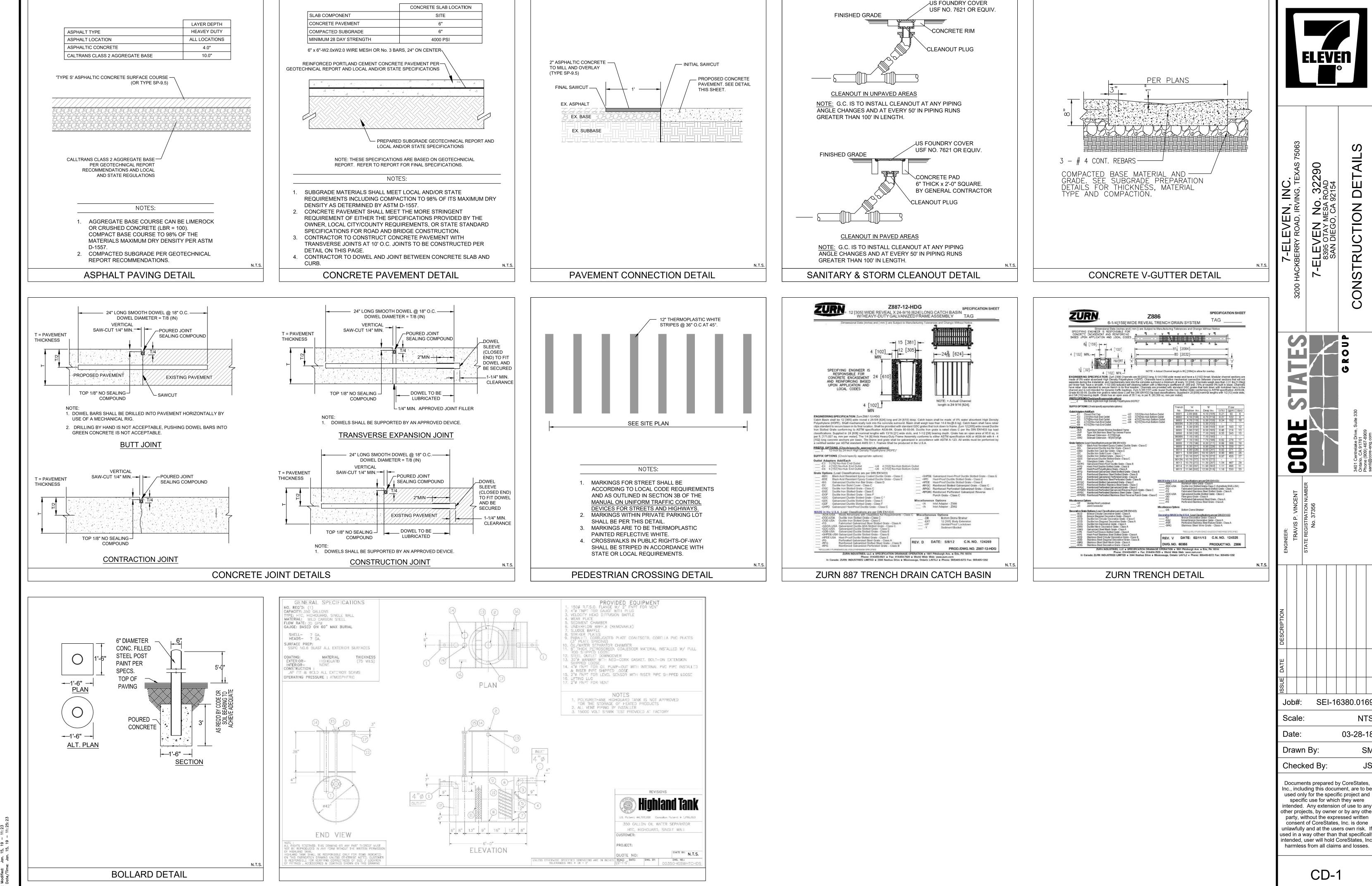
Scale: 03-28-18 Date:

Drawn By:

Checked By:

Documents prepared by CoreStates, Inc., including this document, are to be used only for the specific project and specific use for which they were intended. Any extension of use to any other projects, by owner or by any other party, without the expressed written consent of CoreStates, Inc. is done unlawfully and at the users own risk. If used in a way other than that specifically intended, user will hold CoreStates, Inc harmless from all claims and losses.

C-4



Drawing: P:\7-Eleven\FL\San Diego, CA 32290 — SEI-16380.0155 FL\Vault\Civil\Construction Plans\7-10-Details.dwg;Construction Details (CD-User: RMONFARED

ATTACHMENT 10 3 1/2" 5 1/2" @ PLUMBING (SIM) **GENERAL NOTES** EXTERIOR FINISH AS SCHEDULED O/ 3 1/2" 3" 5 1/2" CONTRACTORS SHALL NOT SCALE THESE DRAWINGS. IN THE EVENT OF OMISSION OF (2) LAYERS OF MOISTURE BARRIER NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE CONSTRUCTION PROJECT - EXTERIOR FINISH AS SCHEDULED O/ (2) LAYERS OF AS SCHEDULED O/
(2) LAYERS OF FRAMING @ 24"
MOISTURE BARRIER O.C. 2x WOOD STUD 2x WOOD STUD — FRAMING @ 24" O.C. 2x WOOD STUD FRAMING @ 24" FRAMING @ 24" CONSTRUCTION PROJECT MANAGER SHALL VERIFY ALL BUILDING DIMENSIONS, AND SITE O.C. GRADES PRIOR TO START OF WORK. O.C. INTERIOR WALL 1/2" PLYWOOD - 2x WOOD STUD BATT. INSULATION -FINISH AS SHEATHING FRAMING @ 24" 3. VERIFY SIZE, LOCATION, AND CHARACTERISTICS, OF ALL WORK AND EQUIPMENT TO BE (MIN. R-19) SCHEDULED O.C. FURNISHED BY OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY 1/2" GYP. BOARD -SUBSTRATE PER -CONSTRUCTION PERTAINING TO SAME IS BEGUN. BATT. INSULATION INTERIOR WALL— FINISH AS SCHEDULED WALL TAG (MOISTURE RESISTANT GYP BD. INTERIOR WALL INTERIOR WALL (MIN. R-19) FINISH AS FINISH AS 4. ALL EXTERIOR WALL DIMENSIONS ON THE PLANS UNLESS OTHERWISE NOTED ARE TO SCHEDULED @ WET LOCATIONS) SCHEDULED OUTSIDE FACE OF SIP, CMU BLOCK OR STRUCTURAL SHEATHING. 5. CONTRACTOR TO PROVIDE AND INSTALL WALL BACKING FOR WALL HUNG FIXTURES AND W3 EXTERIOR WALL 1/2" GYP BOARD INTERIOR PARTITION TOILET ACCESSORIES. 1/2" GYP BOARD Proto March 2015 WALL LEGEND 2 PARTITION TYPES
1 1/2" = 1'-0" 1. ALL INTERIOR PARTITIONS TO DECK UNLESS NOTED OTHERWISE WOOD STUD WALL 2. NOTED ALL GYPSUM BOARD TO BE INSTALLED VERTICALLY 3. REFERENCE SHEET A7.0 FOR WALL CONNECTION DETAILS AT TOP & BOTTOM OF WALL. CORE - NOT IN SCOPE LIMIT OF WORK W4 WOMEN'S 105 W2 BACKROOM 104 **HALLWAY** 101 TOLIET 106 107 W2 103 W3 4'-0" 1'-4 1/2" A2.0 $\frac{1}{1/4"} = 1'-0"$

32290

ATTACHMENT 10 GENERAL NOTES SIGNAGE MEN'S RESTROOM (REFERENCE A2.1) FIRE EXTINGUISHER: #10 CLASS ABC WITH UL RATING 4A-60BC. SURFACE MOUNTED ON WOMEN'S RESTROOM (REFERENCE A2.1) SN2 WALL WITH MANUFACTURERS ALL STEEL WALL BRACKET. JL INDUSTRIES INC. (COSMIC 10E) EXIT TACTILE SIGN PER LOCAL BUILDING CODE OR APPROVED EQUAL WITH INSPECTION TAG AS REQUIRED BY LOCAL CODES. ALL WALL FINISHES IN THE MERCHANDISE / SALES AREAS SHALL BE FRP WALL PANEL "FRP-A" UNLESS NOTED OTHERWISE ON THE FLOOR PLAN. (REFERENCE SHEET A3.0 FOR MATERIALS SCHEDULE). CONTRACTOR TO PROVIDE AND INSTALL WALL BACKING FOR WALL HUNG FIXTURES AND TOILET ACCESSORIES. 4. CONTRACTOR TO PROVIDE AND INSTALL COAT HOOKS FOR EMPLOYEES. REFERENCE SHEET EF1ITEM 220. INSTALL 2 IN OFFICE AND 3 IN BACKROOM. LOCATION TO BE DETERMINED BY CONSTRUCTION PROJECT MANAGER. SEE DOOR HARDWARE SCHEDULES. CERAMIC TILE FLOORING WITH 33% OFFSET PER MATERIALS SCHEDULE ON A3.0. 24" EDGE OF TILE TO RUN PARALLEL WITH ENTRY STOREFRONT. BEGIN FULL SIZE TILE AT EDGE OF ENTRY THRESHOLD. Proto March 2015 SAFE $3 \frac{\text{INTERIOR ELEVATION - SAFE}}{1" = 1'-0"}$ WALL SIGNS DOOR SIGNS WOMEN WOMEN EXIT 1/32" RAISED GRAPHICS 1/40" RAISED GRADE 2 BRAILLE SIGNAGE NOTES: A. DOOR SIGN: MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD; WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER; AND UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK, 12" IN DIAMETER, WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER, THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" FROM THE FINISH FLOOR AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE WALL ALSO ON THE WALL ADJACENT TO STRIKE SIDE OF DOOR, MOUNT A GRADE 2 BRAILLE SIGN WITH LETTERING/BRAILLE SYMBOLS RAISED.1/32", 5/8"-2" HIGH AT THE HEIGHT OF 60 INCHES. 2013 CBC 11 B- 703.7.2.6. B. WALL SIGN: PROVIDE A TACTILE SIGN WITH BRAILLE CHARACTERS ON THE WALL OF THE LATCH SIDE OF THE DOOR CLEAR OF DOOR SWING (LOCATE ON CORRESPONDING SIDE WALL AT DOORLESS CONDITION.) TACTILE SIGNAGE STATING "EXIT" AND COMPLYING WITH ANSI 117.1 SHALL BE PROVIDED ETR LIMIT OF WORK ADJACENT TO EACH DOOR TO AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE. C. MOUNTING LOCATIONS AND HEIGHTS: 2013 CBC 11 B-703.7.2.6, 11 B-703.4.2. I) DOOR SIGNS SHALL BE MOUNTED ON THE CENTERLINE OF THE DOOR AND BETWEEN 58" AND 60" FROM THE FINISHED FLOOR. II) WALL SIGN SHALL BE MOUNTED WITH THE CENTERLINE OF THE SIGN NO MORE THAN 12" FROM THE JAMB OF THE DOOR. THE BOTTOM OF THE BRAILLE CELLS SHALL NOT BE LESS THAN 48" FROM FINISHED FLOOR AND THE TOP OF THE RAISED LETTERS SHALL NOT BE MORE THAN 60" FROM FINISHED FLOOR. SIGNAGE & IDENTIFICATION REQUIRMENTS: 1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24. **BACKROOM** WOMEN'S 2. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 104 15090 IN FEDERAL STANDARD 599B. 105 2 A4.0 3. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10. 4. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE. LOWER CASE CHARACTERS ARE PERMITTED FOR SIGNED SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE, THE MINIMUM CHARACTER HEIGHT SHALL BE 3". 5. CHARACTERS AND SYMBOLS SHALL CONTRACT WITH THEIR BACKGROUND. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A 103 NON-GLARE FINISH AND SHALL CONTRACT WITH THE BACKGROUND WITHE EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A (SN1 6. WHEN RAISED CHARACTER OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING: 6.1. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 6.2. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH. 6.3. PICTORIAL SYMBOL SIGNS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE **HALLWAY** BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT. 101 7. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED. DOTS SHALL BE 1/10" ON COUNTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND. 8. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE ACCOMPANIED BY BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE IS THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL - PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECT OR STANDING WITH THE SWING OF THE DOOR. **TOLIET** 106 107

ATTACHMENT 10 — 20 GA. PREFINISHED DARK BRONZE METAL PARAPET CAP WALL PACK (TYP), – REF ELECTRICAL T.O. PARAPET FRAMING PREFINISHED METAL SCUPPER & DOWNSPOUT DARK BRONZE E-1 P-1 Proto March 2015 FINISH TRANSITION 3'-2" T.O. FINISH FLOOR $3 \frac{\text{ELEVATION - WEST}}{\frac{1}{4} = \frac{1}{0}}$ WALL PACK (TYP), REF ELECTRICAL 20 GA. PREFINISHED DARK BRONZE METAL PARAPET CAP PREFINISHED METAL SCUPPER & DOWNSPOUT DARK BRONZE 4B A4.0 E-1 P-1 TRANSACTION WINDOW T.O. FINISH FLOOR _ 2 ELEVATION - EAST

1/4" = 1'-0" CORE PREFINISHED METAL SCUPPER & DOWNSPOUT DARK BRONZE — 20 GA. PREFINISHED DARK BRONZE METAL PARAPET CAP WALL PACK (TYP), -REF ELECTRICAL EMERGENCY —— EGRESS LIGHT T.O. PARAPET FRAMING _ A7.0 A4.0 KAWNEER 451T VG (CENTER GLAZED) #40 DARK BRONZE ALUMINUM STOREFRONT SYSTEM 1" INSULATED TEMPERED GLASS A4.0 1 ELEVATION - SOUTH

1/4" = 1'-0" $4)\frac{\text{WINDOW FRAMES}}{1/2" = 1'-0"}$ 32290

GENERAL NOTES SIGNAGE IS UNDER SEPARATE PERMIT. VERIFY QUANTITY AND LOCATION OF SIGNAGE ALLOWED — CANOPY COLUMN REF CANOPY MFR's DRAWINGS GRADES AROUND DISPENSERS AND CANOPY TO BE SHOT TO PREVENT PONDING AROUND THE DISPENSERS. CONTRACTOR TO REMOVE AND REPAIR PAVEMENT IF PONDING OCCURS. POINT DOWNSPOUT AWAY-- 3" PVC CANOPY DOWNSPOUT NO CONDUITS OR DOWNSPOUTS ON EXTERIOR OF FROM DISPENSER INSIDE CANOPY COLUMN CANOPY COLUMNS. -√M08 SEE 1-G8 AND PHOTOMETRIC PLAN DEFLECTOR, REF CANOPY-REF CANOPY MFR's DRAWINGS MFR's DRAWINGS 3 REFER TO GRADING PLAN FOR FINAL ELEVATIONS. FOR CANOPY LIGHTING — 6" CONC CANOPY SLAB TYPES AND LOCATIONS # KEY NOTES 1. CANOPY COLUMN - PAINT "SEAL SKIN" SW7675. (5 LOC) 2 (A01)(A03)-2. INTERCOM CALL BOX. MECHANICALLY FASTENED TO COLUMN. MOUNT AT 46" MAX. ABOVE SLAB TO (5 LOC) BUTTON. TRAFFIC FLOW -(U01)(U02) 4 12 3. WASH BUCKET - ADA MOUNTING HEIGHT TO BE Proto 2nd Qtr 04-03-15 (SEE PLAN)(2 LOC) MAX. 48" FROM GRADE TO PAPER TOWEL OPENING TYP(H04)-4. FIRE EXTINGUISHER - ADA MOUNTING HEIGHT TO BE MAX. 48" FROM GRADE TO FIRE EXTINGUISHER CONCRETE CANOPY COLUMN FOOTING 5. DOWNSPOUT FROM CANOPY (INSIDE THE COLUMN) TO TIE INTO STORM DRAIN WHEN AVAILABLE AND ANOP TO DRAIN OUT OF COLUMN PARALLEL TO AND AWAY FROM DISPENSER IN ALL OTHER CASES CANOPY DRAIN DETAIL

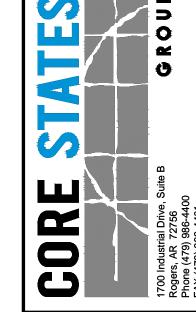
1/2" = 1'-0" CANOPY END ELEVATION

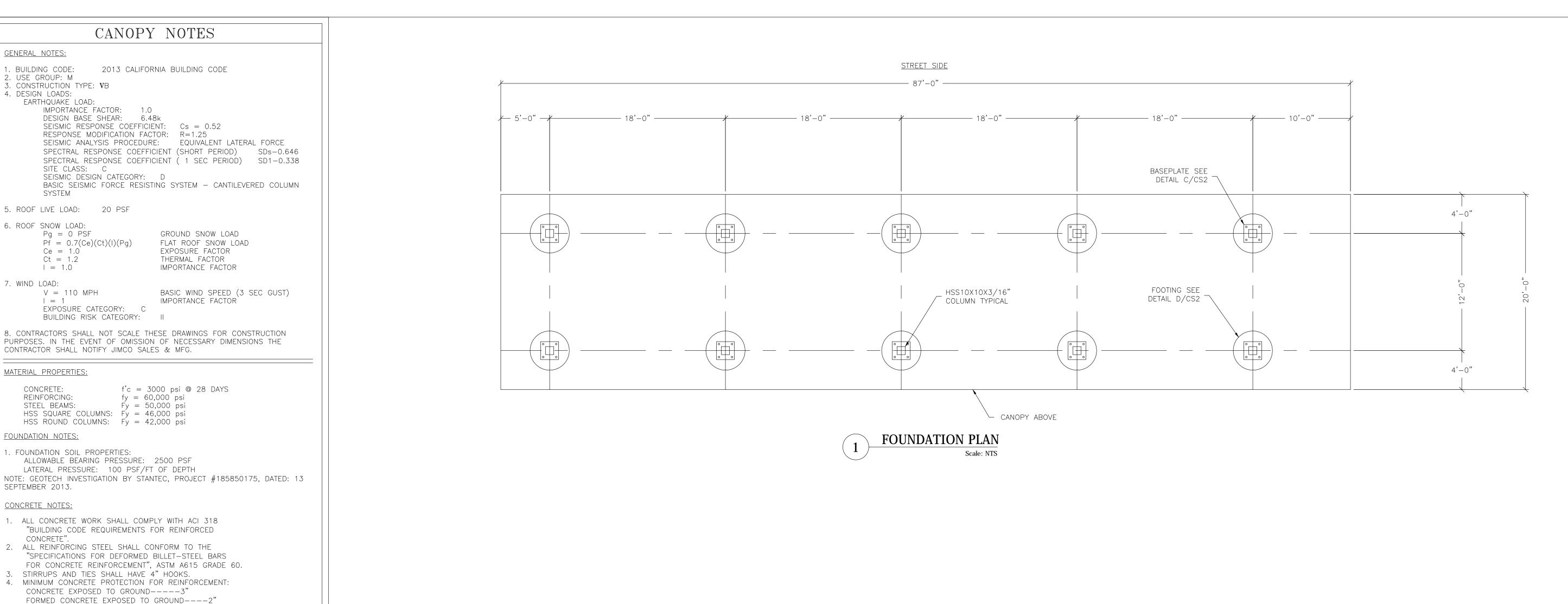
1/4" = 1'-0" 6. OVERFLOW PROTECTION AS REQUIRED. SEE CANOPY DRAWINGS AND SPECIFICATIONS. 7. GASOLINE CANOPY, SEE MANUFACTURER'S DRAWINGS AND SPECIFICATIONS FOR DETAILS OF CONSTRUCTION. 8. ACM CANOPY FASCIA WITH TATEYAMA IMAGE TRI-STRIPE (NON-ILLUMINATED). 9. ILLUMINATED LOGO SIGNS UNDER SEPARATE PERMIT. VERIFY QUANTITY AND LOCATION OF SIGNAGE IS UNDER SEPARATE PERMIT. SIGNS ALLOWED. VERIFY QUANTITY AND LOCATION OF 10. FUELING POSITION NUMBER. SIGNAGE ALLOWED 11. REF 1-G5 FOR DISPENSER TYPE 49 12. FIRE EXTINGUISHER CABINET MOUNTED ON SIDE OF COLUMN REF PLAN FOR LOCATION SEE 1-G8 AND 13. REF G7 FOR EQUIPMENT TAG XXX DESCRIPTION PHOTOMETRIC PLAN FOR CANOPY LIGHTING TYPES AND LOCATIONS SEE SHEET G7 AND G7.1 FOR ALL EQUIPMENT DESCRIPTIONS, MANUFACTURER, & PART NUMBERS 12 4 001 002 (2 LOC) DO NOT ENTER — (SEE PLAN) EXIT ONLY SIGN REF 10/G8.1 (5 LOC) DO NOT ENTER EXIT ONLY (2 LOC) (SEE PLAN) CANOPY SIDE ELEVATION

1/4" = 1'-0" 87'-0" O-T-O CANOPY CORE 2-G8 —DO NOT ENTER EXIT ONLY SIGN (10 LOC) LIGHTING REF 10/G8.1 (5 LOC) DISP 12 S/M E-STOP BUTTON. MECHANICALLY — FASTENED TO COLUMN. MOUNT AT 46" MAX. ABOVE SLAB TO BUTTON. STORE SIDE STREET SIDE —(AA5) (5 LOC) (8 LOC) \bigcirc TRAFFIC FLOW TRAFFIC FLOW TRAFFIC FLOW TRAFFIC FLOW TRAFFIC FLOW G8 FUELING CANOPY PLAN

1/4" = 1'-0" **FUELING - USA**

ATTACHMENT 10





GENERAL NOTES:

1. BUILDING CODE:

2. USE GROUP: M

4. DESIGN LOADS:

SYSTEM

Pg = 0 PSF

Ce = 1.0

Ct = 1.2

I = 1.0

| = 1

MATERIAL PROPERTIES:

REINFORCING:

FOUNDATION NOTES:

SEPTEMBER 2013.

CONCRETE NOTES:

CONCRETE".

FORMED CONCRETE NOT EXPOSED TO GROUND-1 1/2" 5. CONCRETE SHALL CONFORM TO ASTM C94 "READY MIX

1. ALL STRUCTURAL STEEL SHALL COMPLY WITH AISC "SPECIFICATION FOR

3. ALL BOLTED CONNECTIONS SHALL BE "SNUG-TIGHT", UNLESS NOTED

IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING ITEMS WILL REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH THE BUILDING CODE. JIMCO SALES AND MANUFACTURING IS AN APPROVED FABRICATOR FOR LOS ANGLES COUNTY, CALIFORNIA, CLARK COUNTY, NEVADA, LAS VEGAS,

VERIFY MEMBER SIZES AND JOINT DETAILS.

2. ALL BOLTS SHALL BE 3/4"ø ASTM A307 BOLTS UNLESS NOTED OTHERWISE

SPECIAL INSPECTIONS FOR THE CANOPY

- STEEL CONSTRUCTION - PERIODIC INSPECTION IS REQUIRED TO

- WELDING - CONTINUOUS INSPECTION REQUIRED FOR ALL FIELD

SHOP WELD INSPECTION IS NOT REQUIRED WHERE WELDING IS PERFORMED IN AN APPROVED FABRICATOR

PERIODIC INSPECTION OF REBAR INSTALLATION AND

CONTINUOUS INSPECTION OF PIER FOUNDATION DURING

PERIODIC INSPECTION OF ANCHOR BOLT INSTALLATION

ADEQUATE AND PREPARED TO ACHIEVE DESIGN BEARING

CAPACITY AND EXCAVATIONS EXTEND TO PROPER DEPTH.

PERIODIC INSPECTION TO VERIFY MATERIALS ARE

KEEP RECORDS FOR INSPECTORS EXAMINATIONS

ALL SPECIAL INSPECTION ARE TO BE DONE BY OTHERS.

WELDS, EXCEPT ONLY PERIODIC INSPECTION IS REQUIRED FOR SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16".

CONCRETE" WITH A MIN. COMPRESSIVE STRENGTH OF

(f'c =) 3000 PSI DESIGN

OTHERWISE IN ACCORDANCE WITH RCSC.

NEVADA AND MIAMI DADE COUNTY, FLORIDA.

CONCRETE CONSTRUCTION

FORMWORK.

REQUIRED.

DRILLING OPERATIONS.

- PIER FOUNDATIONS

- ANCHOR BOLTS

- SOILS

STRUCTURAL STEEL NOTES:

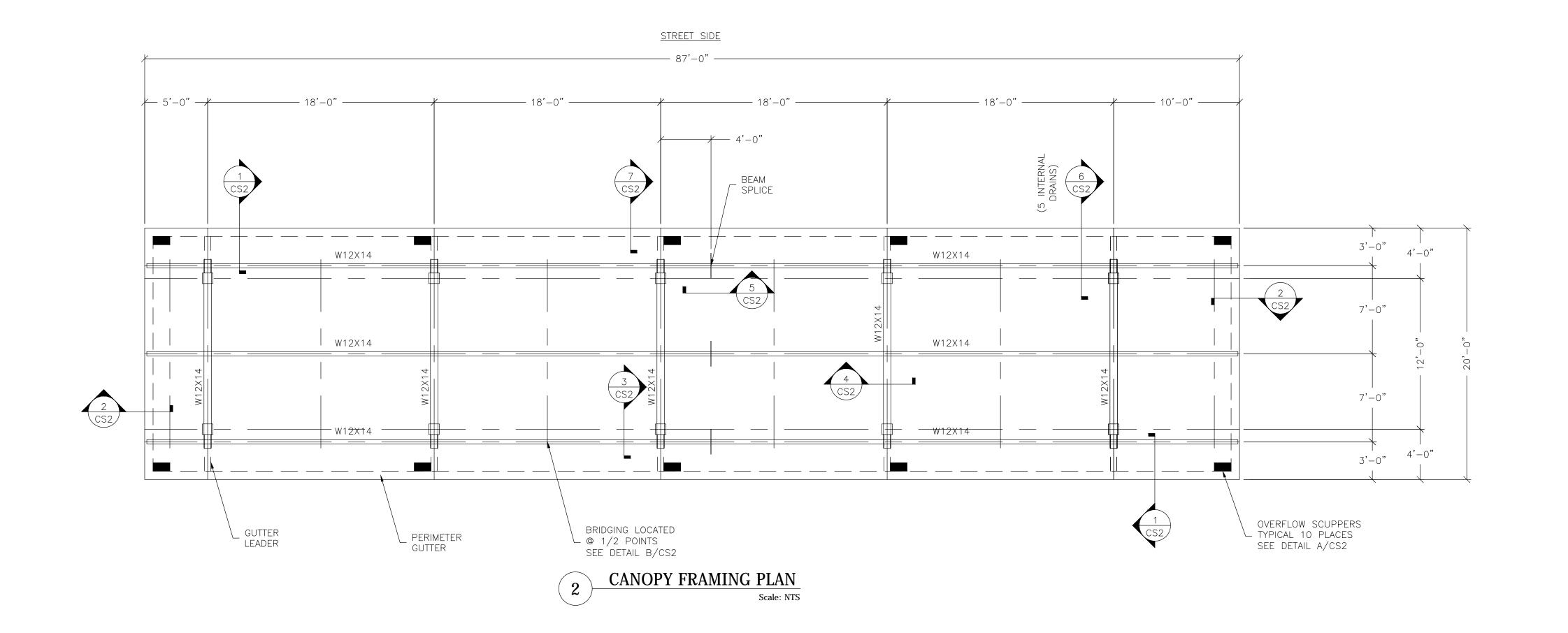
ON THE DRAWINGS.

STRUCTURAL STEEL BUILDINGS".

STEEL BEAMS:

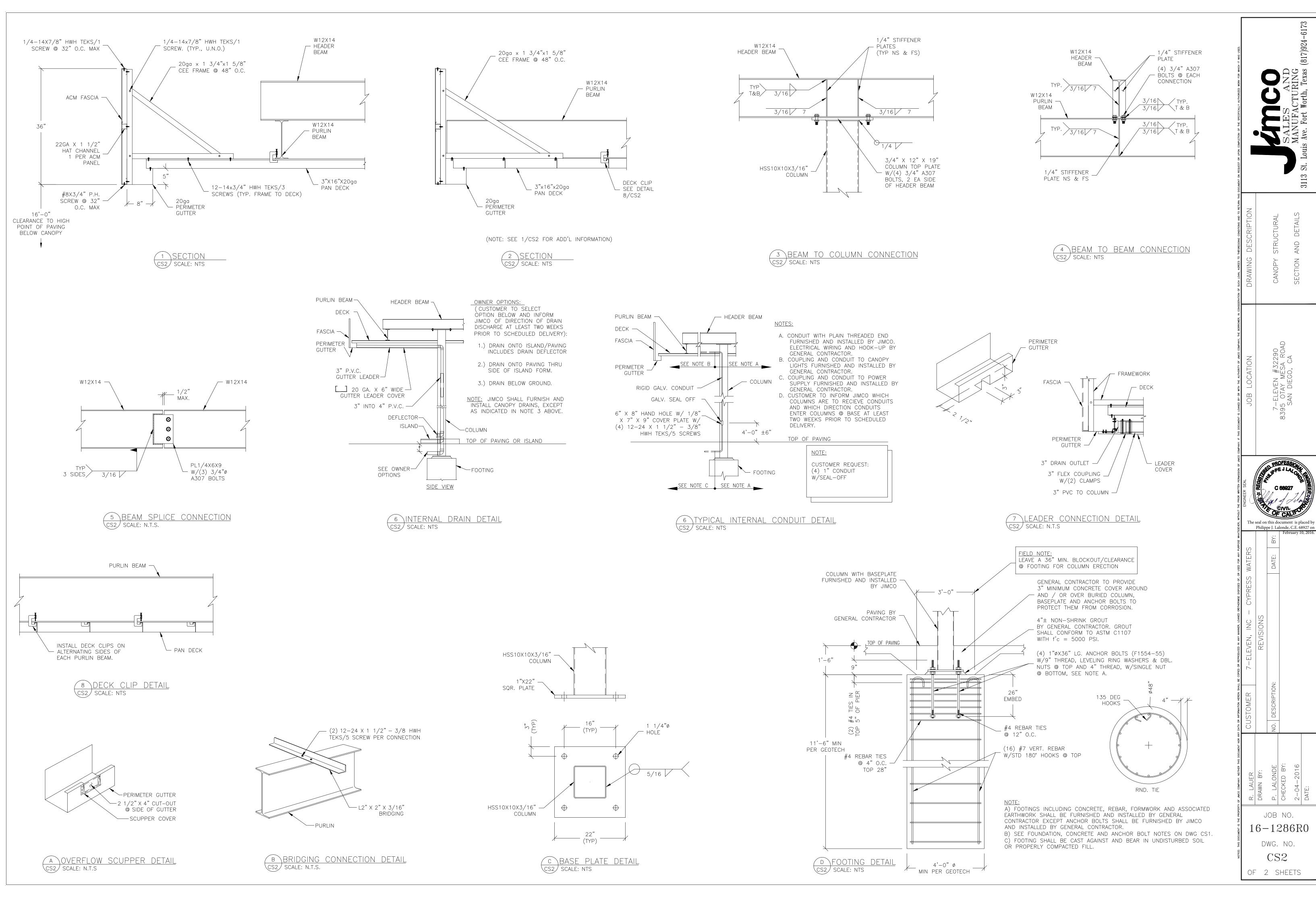
6. ROOF SNOW LOAD:

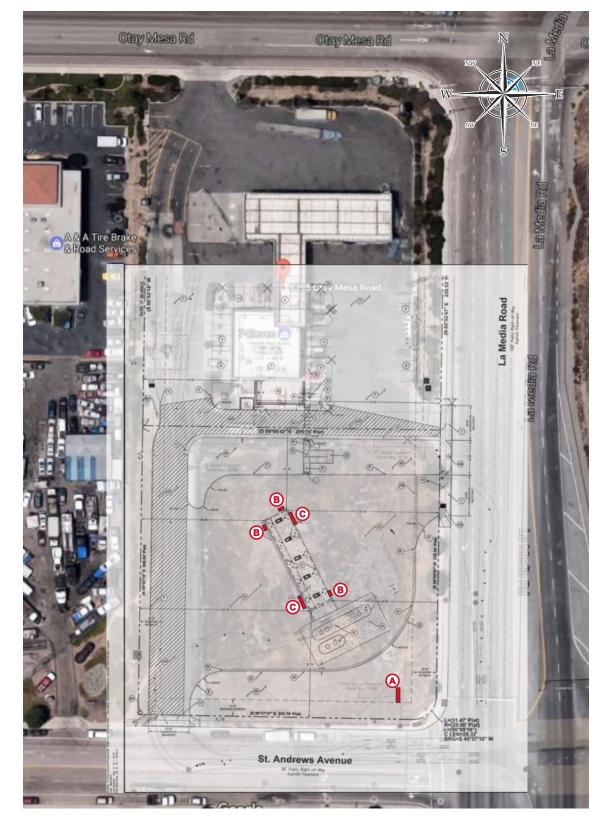
7. WIND LOAD:

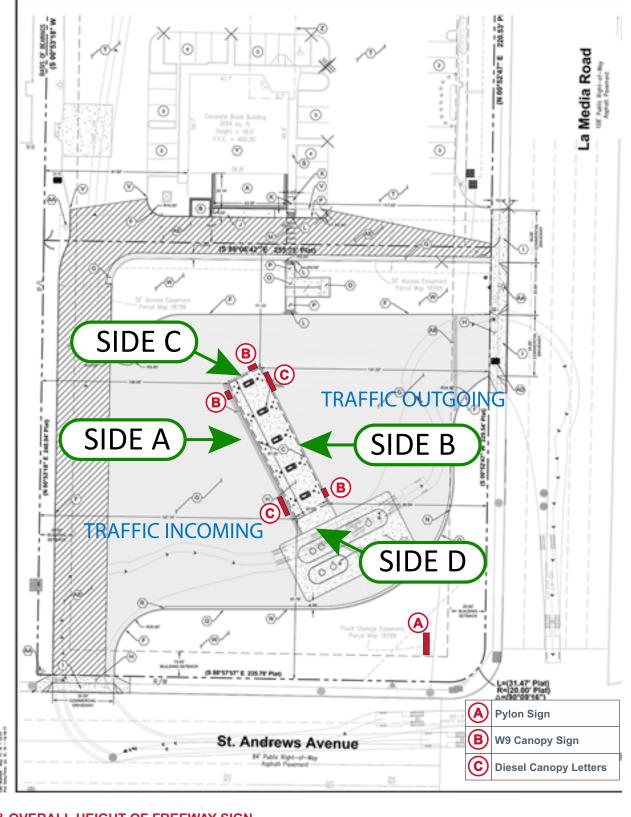


7-ELEVEN #32290 8395 OTAY MESA ROAI SAN DIEGO, CA PROFESSION JOB NO. 16-1286R0 DWG. NO.

OF 2 SHEETS







NOTE: CONFIRM ALL INSTALL LOCATIONS & OVERALL HEIGHT OF FREEWAY SIGN

Site Plan

harbinger.
sign of the future

sign of the future

5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681
2301 Ohio Dr. Plano, TX. 32257 • 972.905.9450

7-Eleven #32290 8395 Otay Mesa Rd. San DIEGO, CA 92154-7703 SVE5712-00

F:\Customers\7 Eleven\Art
\SVE5712-00.cdr

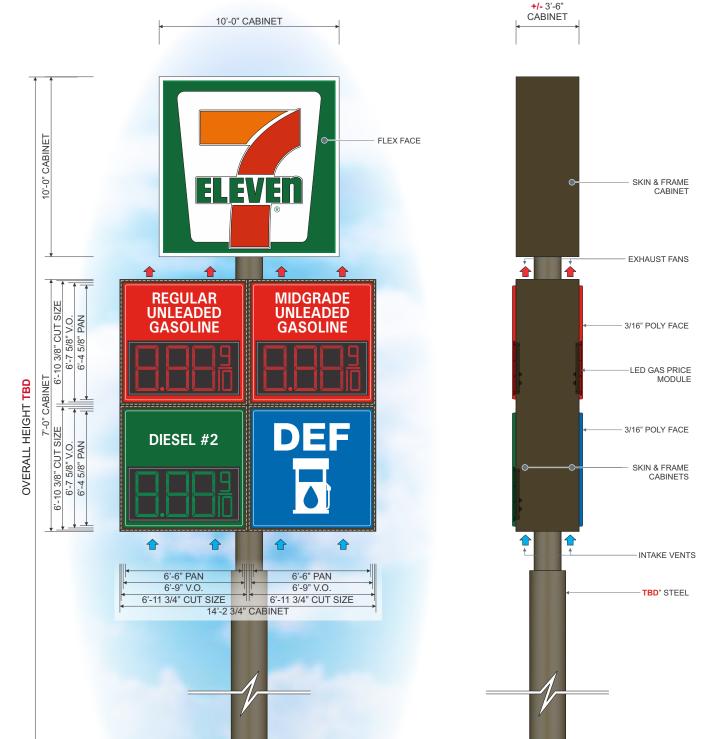


Salesperson: rg PM: lb Designer: gh Page: 1



THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SFBC

Square footage Calculations:				
Allowed:	300.0 sqft			
Proposed:	299.2 sqft			



NOTE: DEDICATED CIRCUIT REQUIRED FOR LED GAS PRICE CABINET, MUST BE PROVIDED BY CUSTOMER (SPECS TBD)

ONE (1) CUSTOM D/F INTERNALLY ILLUMINATED "MAIN ID" PANAFLEX SKIN & FRAME SIGN CABINET. WHITE PANAFLEX FACES W/TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. CABINET TO BE +1-3'-6" DEEP W/ ALUM. SKIN & FRAME. CABINET PAINTED DURANODIC BRONZE. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

7-ELEVEN VINYL SPECS: 3M 3630-44, ORANGE 3M 3630-33, RED 3M 3630-26, GREEN

TWO (2) CUSTOM SINGLE FACED LED GAS PRICE CABINETS FOR PROPOSED FREEWAY SIGN. CABINETS TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

SIX (6): LED GAS PRICE FACES. 3/16" THICK PAN FORMED CLEAR ACRYLIC FACE TO BE BACK SPRAYED PMS 485 RED THEN PMS WHITE. +/- 12" DEEP SKIN & FRAME ALUM. CABINET W/ 2" INSET RETAINERS TO BE PAINTED DURANODIC BRONZE. RETAINER TO BE HINGED ON BOTH SIDES OF THE CABINET.

PROVIDE CUSTOMER W/ STANDARD 30" DIGIT RED LED MODULES. PROVIDE CUSTOMER W/ STANDARD 30" DIGIT GREEN LED MODULES.

TWO (2): DEF FACES. 3/16" THICK PAN FORMED CLEAR ACRYLIC FACE TO BE BACK SPRAYED PMS 485 RED THEN PMS WHITE. +/- 12" DEEP SKIN & FRAME ALUM. CABINET W/ 2" INSET RETAINERS TO BE PAINTED DURANODIC BRONZE. RETAINER TO BE HINGED ON BOTH SIDES OF THE CABINET.

NOTE: FLEX FACE PRODUCED W/ 8" BLEED NOTE: CABINETS TO BE SHIPPED IN SECTIONS

NOTE: CABINET DEPTHS ARE SUBJECT TO CHANGE PENDING ENGINEERING & TBD OVERALL HEIGHT

NOTE: CONFIRM FUEL GRADE PRIOR TO PRODUCTION

NOTE: DETERMINE IF POLE COVERS ARE REQUIRED NOTE: COMPLETE CODE INFORMATION IS TO BE PROVIDED

LED UNIT SIZE: 36.46" X 75"
LED UNIT V.O: 36.46" X 75"
LED CHARACTER SIZE: 30"
PRODUCT COPY: 7 1/2"
GRADE COPY: 7 1/2"

Front Elevation & Side Detail - Custom Freeway sign - Sign A

3/16" = 1'-0"

Display Square Footage(Main ID): **100.0**Display Square Footage(Led Gas Price): **199.2**

Display Square Footage(Total): 299.2

harbinger.
sign of the future

5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681

ELEVEN

7-Eleven #32290 8395 Otay Mesa Rd. San DIEGO, CA 92154-7703 SVE5712-00

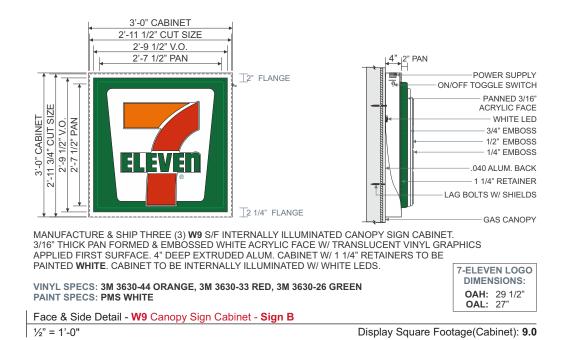
F:\Customers\7 Eleven\Art
\SVE5712-00.cdr

date:	rev.	description:	designer:
01.16.17	00	description: Original Concept	gh





TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SFBC





MANUFACTURE & SHIP TWO (2) SETS OF 24" INTERNALLY ILLUMINATED REMOTE "DIESEL" CHANNEL LETTERS 3/16" THICK WHITE ACRYLIC FÁCES W/ 3M 3630-26, GREEN TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 4" DEEP ALUMINUM RETURNS PRE-PAINTED DURÁNODIC BRONZE. 1" DURANODIC BRONZE(JEWELITE) TRIM CAP. LETTERS TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

7-ELEVEN VINYL SPECS: 3M 3630-26 GREEN

Front Elevation & Side Mounting Detail - 24" Remote "DIESEL" Channel Letters - Sign C

1/2" = 1'-0"

.040 ALUM, RETURNS 3MM ACM WHITE BACKS 3/16" WHITE ACRYLIC 12V 60WATT REMOTE POWER SUPPLY-1/2" SEALTITE CONDUIT WHITE LEDS 1" JEWELITE TRIM CAP 3/8" ALL THREAD W/ NUTS **BUILDING WALL** 1/4" WEEP HOLES

Display Square Footage: 19.1

VARIES VARIES 9'-6 11/16" (OAL) 2'-0" 3'-0" 2'-0" 2'-0" DIESEL 4-1/4" 6-3/4 4-1/4"

NOTE: ACTUAL CANOPY FASCIA HEIGHT TO BE PROVIDED

| Front View (Typical 36" Canopy Sign & Graphic Layout) - Sign B & C

3/8" = 1'-0"



2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



ELEVEN

7-Eleven #32290 8395 Otay Mesa Rd. San DIEGO, CA 92154-7703

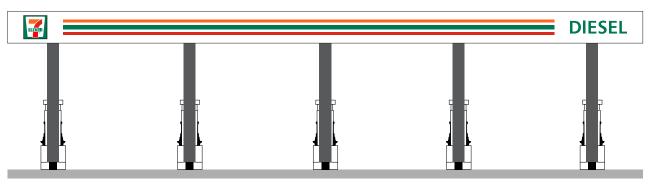
SVE5712-00 F:\Customers\7 Eleven\Art

date:	rev.	description:	designer:
01.16.17	00	description: Original Concept	gh
			-

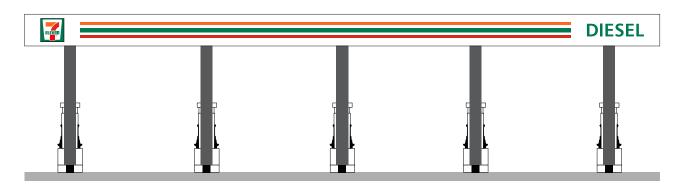
PM: Ib Designer: gh Page: 3 Salesperson: rg

UL 48 CSA C22.2 No.207

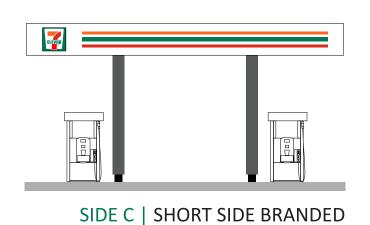
THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SFBC

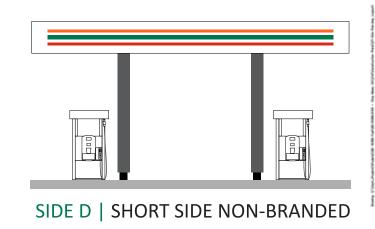


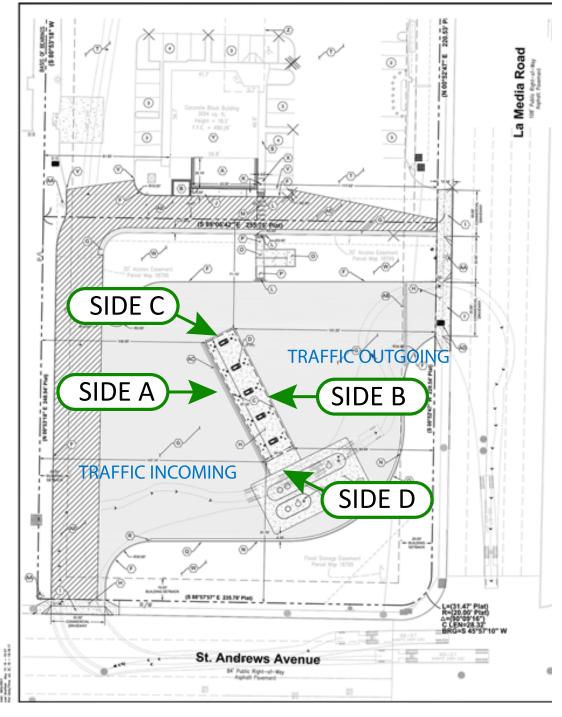
SIDE A | LONG SIDE BRANDED



SIDE B | LONG SIDE BRANDED







NOTE: ACTUAL CANOPY ELEVATIONS & COMPLETE CODE INFORMATION IS TO BE PROVIDED

| Proposed Canopy Elevations - Sign B & C

Not to Scale



5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681 2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



7-Eleven #32290 8395 Otay Mesa Rd. San DIEGO, CA 92154-7703

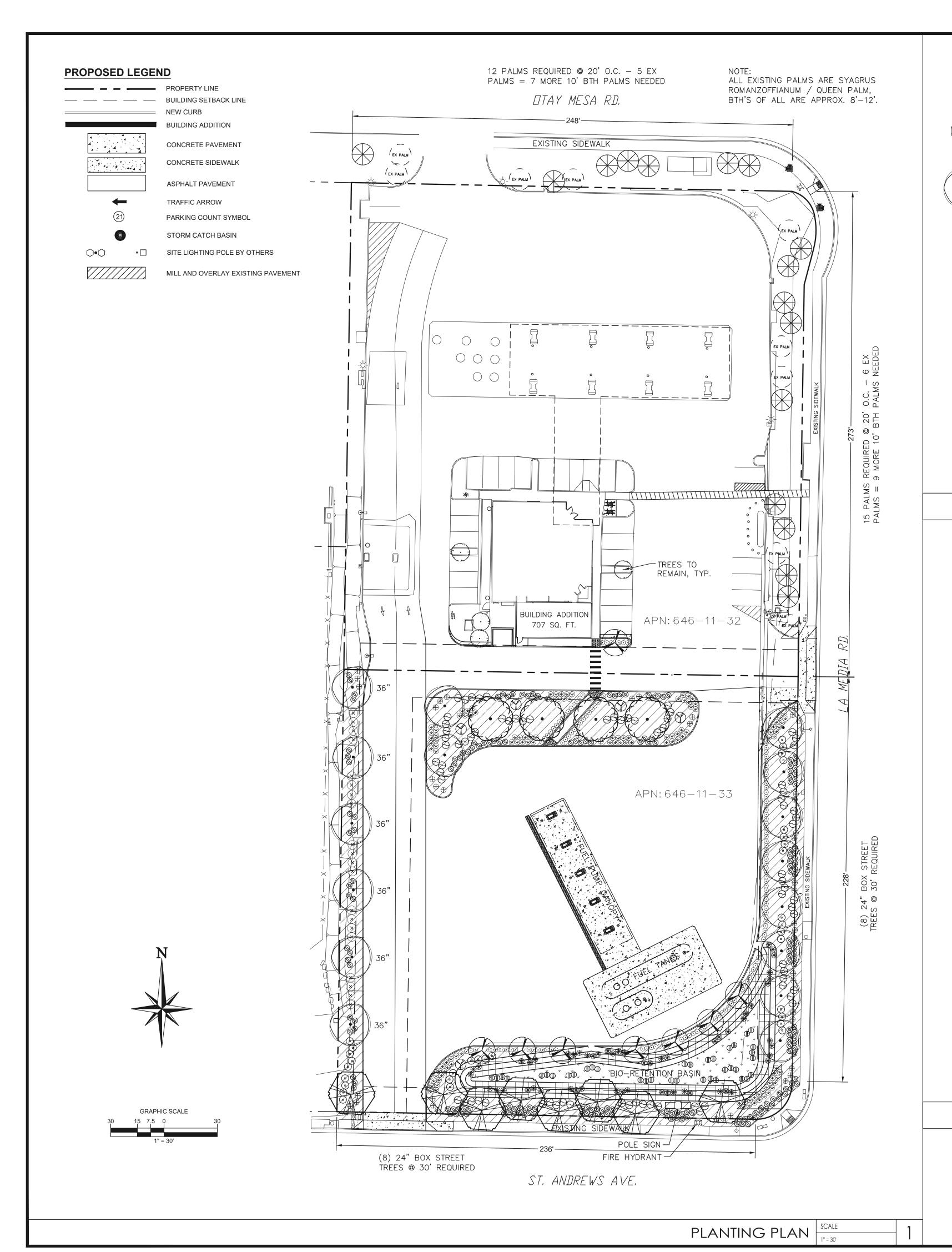




Salesperson: rg PM: lb Designer: gh Page: 4



THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SFBC



SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CONTAINER SIZE MATURE H X W	
	TREES: JACARANDA MIMOSIFOLIA JACARANDA	4	48" BOX 30' x 25'	MODERATE MULTI-TRUNK
	LAGERSTROEMIA 'TUSCARORA' CRAPE MYRTLE	3/4	24"/36" BOX 25' x 15'	MODERATE
	MELALEUCA QUINQUENERVIA CAJEPUT TREE	8	24" BOX 30' x 25'	LOW
•	RHUS LANCEA AFRICAN SUMAC	10/6	24"/36" BOX 30' x 25'	LOW
	SYAGRUS ROMANZOFFIANUM QUEEN PALM	16	10' BTH 35' x 15'	MODERATE
⊕	SHRUBS: AGAVE 'BLUE FLAME' FOXTAIL AGAVE	42	5 GALLON 3' x 3'	LOW
\bigcirc	CAESALPINIA MEXICANA MEXICAN POICIANA	5	15 GALLON 8' x 6'	LOW
\odot	CALLISTEMON 'LITTLE JOHN' COMPACT BOTTLEBUSH	122	5 GALLON 3' x 30"	LOW
$\stackrel{\textstyle imes}{}$	DODONAEA V. 'PURPUREA' PURPLE HOPSEED BUSH	20	15 GALLON 6' x 5'	LOW
Θ	LANTANA 'RADIATION' LANTANA	76	5 GALLON 4' x 4'	LOW
(LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	113	5 GALLON 3' x 3'	LOW
•	MISCANTHUS SINENSIS JAPANESE SILVER GRASS	37	5 GALLON 4' x 3'	MODERATE
\	MUHLENBERGIA LINDHEIMERI LINDHEIMERS MUHLY	56	5 GALLON 3' x 3'	LOW
•	LEUCOPHYLLUM C. 'SILVER CLOUD' VIOLET SILVERLEAF	31	5 GALLON 4' x 4'	LOW
0	ROSMARINUS O. 'PROSTRATA' PROSTRATE ROSEMARY	185	1 GALLON 2' × 3'	LOW

CONTRACTOR TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS

WRITTEN APPROVAL.

DAMAGE FOR FAILURE TO DO SO.

OBSTRUCTS FULL COVERAGE.

UNLESS OTHERWISE NOTED.

MATERIAL.

SPECIFICATIONS.

REDUCE MAJOR SETTLING OF PLANT MATERIAL.

SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR

TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS TO HAVE

CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR

TO ANY UNDERGROUND DIGGING. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL

CONTRACTOR TO VERIFY WITH A SOILS ANALYSIS THE PROPER SOIL AMENDMENTS. CONTACT

SEE PLANTING DETAILS FOR ALL PLANTING AND STAKING / GUYING REQUIREMENTS. ALL SHRUB AND GROUND COVER TO BE INSTALLED 1" ABOVE BACKFILL GRADE. COMPACT BACKFILL TO

CONTRACTOR TO RAISE OR LOWER SPRINKLER HEADS TO PROPER LEVEL IF PLANT MATERIAL

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT AREAS BY MEANS OF CONTINUOUS

WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING,

APPLICATION OF SPRAYS THAT MAY BE NECESSARY TO KEEP THE PLANTING'S FREE FROM

INSECTS AND DISEASES, WEEDING, ROLLING, MOWING, RE-SEEDING, EDGING AND / OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE ENTIRE PROJECT TO BE MAINTAINED FOR A PERIOD OF (30) DAYS, COMMENCING FROM THE TIME ALL ITEMS OF WORK

ALL TURF AND SHRUB AREAS SHALL BE SEPARATED BY A TRIPLE PLY REDWOOD BENDER BOARD,

CONTRACTOR SHALL INSTALL JUTE MESH NETTING ON ALL SLOPES THAT EXCEED A 2:1 GRADIENT.

CONTRACTOR SHALL MULCH ALL SHRUB AND GROUND COVER AREAS AFTER INSTALLATION OF

ALL FINISH GRADES IN SHRUB AREAS SHALL BE 3" BELOW PAVEMENT OR CURBS. ALL FINISH

ALL SPECIMEN TREES SHALL RECEIVE DEEP ROOT BARRIERS WHEN LOCATED WITHIN 5' OF

HARDSCAPE. FICUS SPECIES SHALL RECEIVE DEEP ROOT BARRIERS IN ALL CASES. INSTALL DEEP

PLANT MATERIAL WITH A MINIMUM 3" DEEP LAYER OF COMPOSTED AMENDMENT OR TOP DRESS

FERTILZER FOR ALL GROUND COVER AREAS SHALL BE AS SPECIFIED WITHIN THE

HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

LANDSCAPE ARCHITECT IF THERE ARE ANY INADEQUATE AMENDMENTS.

BOTANICAL NAME CONTAINER SIZE WATER USE COMMON NAME MATURE H X W COMMENTS GROUNDCOVERS: BACCHARIS P. 'TWIN PEAKS' 4" LINERS LOW DWARF COYOTE BRUSH @ 12" O.C. MODERATE CAREX DIVULSA 4"LINERS BERKELEY SEDGE @ 8" O.C. GAZANIA 'MITSUWA ORANGE' FLATS LOW TRAILING GAZANIA @ 10" O.C. IRRIGATION NOTE: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. A DRIPLINE IRRIGATION SYSTEM IS PROPOSED. MAINTENANCE SCHEDULE: OWNER SHALL BE RESPONSIBLE FOR REGULARLY SCHEDULED MAINTENANCE OF THE ENTIRE LANDSCAPE. WHICH WILL INCLUDE BUT NOT BE LIMITED TO; MAINTAIN AND OPERATE THE LANDSCAPING AND

IRRIGATION SYSTEM ON THE PROPERTY CONSISTENT WITH THE MAWA. MAINTAIN THE IRRIGATION SYSTEM TO MEET OR EXCEED IRRIGATION EFFICIENCY NECESSARY TO MEET MAWA. REPLACE BROKEN OR MALFUNCTIONING IRRIGATION SYSTEM COMPONENTS OF THE SAME MATERIALS AND SPECIFICATIONS, THEIR EQUIVALENT OR BETTER. ENSURE THAT WHEN VEGETATION IS REPLACED, REPLACEMENT PLANTINGS ARE REPRESENTATIVE OF THE HYDROZONE IN WHICH THE PLANTS WERE REMOVED AND ARE TYPICAL OF THE WATER USE REQUIREMENTS OF THE PLANTS REMOVED, SO THAT THE REPLACED VEGETATION DOES NOT RESULT IN MIXING HIGH WATER USE PLANTS WITH LOW WATER USE PLANTS IN THE SAME HYDROZONE.

MAXIMUM APPLIED WATER ALLOWANCE

 $(47.0)(0.62)(0.45 \times 22,489) = 294,898.3 \text{ GAL./YR.}$ TOTAL LANDSCAPE AREA = 22,489 SQ. FT.

ESTIMATED TOTAL WATER USE

HZ1 LOW WATER USE $(47.0)(0.62)(.3 \times 20,397) = 220,136.5$ GPY HZ2 MOD. WATER USE $(47.0)(0.62)(.4 \times 2,092) = 30,104.1$ GPY TOTAL ETWU = 250,240 GPY

PLANT LEGEND

MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF THREE INCHES (3") EXCLUDING

TREE ROOT BARRIERS SHALL BE INSTALLED WHEN TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE THE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

SLOPES REQUIRING VEGETATION PER SDMC 142.0411

MINIMUM TREE SEPARATION DISTANCE: IMPROVEMENT/MIN. DISTANCE TO STREET TREE TRAFFIC SIGNALS/STOP SIGN - 20 FEET UNDERGROUND UTILITY LINES — 5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES — 10 FEET
DRIVEWAY (ENTRIES) — 10 FEET INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY

THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF

A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE FIVE FEET, PER SDMC 142.0403(b)(5).

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE SIX FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE SIXTEEN ABOVE THE GRADE OF THE TRAVEL WAY PER SDMC 142.0403(b)(10).

EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED: A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND

EXISTING TREES AT THE DRIPLINE.

STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIPLINE.

A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.

ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT

PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

PLANTING NOTES $\frac{1}{100}$

THOMAS H. KOCH LANDSCAPE ARCHITECT

REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

26482 Elmcrest Way Lake Forest, CA 92630 CA License 3602 (949) 348-9150 AZ Registration 33915 thk@cox.net

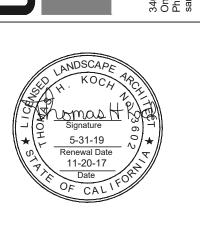
GRADES IN TURF AREAS SHALL BE 1" BELOW PAVEMENTS OR CURBS.

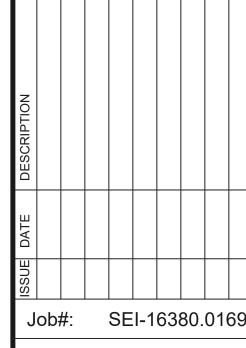
ROOT BARRIERS PER MANUFACTURERS SPECIFICATIONS, OR AS NOTED.



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.







Scale: 1" = 30'

06-15-17

Drawn By: Checked By:

Documents prepared by CoreStates nc., including this document, are to be used only for the specific project and

specific use for which they were ntended. Any extension of use to any other projects, by owner or by any other party, without the expressed written consent of CoreStates, Inc. is done unlawfully and at the users own risk. I sed in a way other than that specificall ntended, user will hold CoreStates, In harmless from all claims and losses.

