



THE CITY OF SAN DIEGO  
**REPORT TO THE PLANNING COMMISSION**

**DATE ISSUED:** September 27, 2012 **REPORT NO. PC-12-098**

**ATTENTION:** Planning Commission, Agenda of October 4, 2012

**SUBJECT:** COSTCO CARMEL MT ROAD - PROJECT NO. 222256;  
PROCESS FIVE

**REFERENCE:** Approved Planned Commercial Development Permit No. 91-0694  
(Attachment 10)

**OWNER/  
APPLICANT:** Costco Wholesale Corporation (Attachment 12)

**SUMMARY**

**Issue(s):** Should the Planning Commission RECOMMEND to City Council approval of a request for the construction of a gas station at an existing Costco retail warehouse site within the Carmel Mountain Community Plan area?

**Staff Recommendation:**

1. Recommend the City Council **APPROVE** Planned Development Permit (PDP) No. 792153 to amend approved Planned Commercial Development (PCD) Permit No. 91-0694 and Neighborhood Use Permit (NUP) No. 792154; and
2. Recommend the City Council **APPROVE** Easement Vacation No. 1015298.

**Community Planning Group Recommendation:** On December 8, 2010, the Carmel Mountain Ranch Community Planning Group voted 10-0 to recommend approval of the project, with conditions (Attachment 11).

**Environmental Review:** Based on the environmental review, the project as proposed is exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303(c), New Construction. This exemption allows for the construction of up to 10,000 square feet of commercial building in urbanized areas not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 8, 2012, and the opportunity to appeal that determination ended June 25, 2012.

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid by the applicant through a deposit account.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** None with this action. The proposal would not add or subtract housing units from the San Diego housing market.

## **BACKGROUND**

The 19.57-acre site is located at 12350 Carmel Mountain Road at the intersection of Carmel Mountain Road and Rancho Carmel Drive, just southeast of the intersection of Interstate 15 and Camino del Norte (Attachment 3). The site is located in the CC-1-3 Zone and the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Overlay Zone, within the Carmel Mountain Community Plan area. The zoning and community plan designate the site for commercial development.

The project site is a developed retail center approved by Planned Commercial Development (PCD) Permit No. 91-0694 (Attachment 10), which was approved on January 27, 1992. The site consists of six parcels and existing uses include a 138,090-square-foot Costco retail warehouse store, a 10,000-square-foot Claim Jumper restaurant, a 6,000-square-foot Islands restaurant, a 7,615-square-foot Costco tire center and 10,000 square feet of mixed retail space. A total of 976 surface parking spaces are provided onsite. Site access is provided from three existing driveways at Rancho Carmel Drive to the north, Carmel Mountain Road to the east and Conference Way to the south. The project site is bordered by medical and professional offices to the north, commercial and retail uses to the south, a U.S. Postal Service facility to the west and industrial and office uses to the east.

## **DISCUSSION**

### **Project Description:**

The proposed project would construct a Costco gas station on an approximately 1.14-acre portion of the southwest corner of the existing retail center site, adjacent to the Conference Way street frontage and driveway access. This area is currently developed with asphalt surface parking spaces and perimeter/parking lot landscaped areas. The gas station would include eight vehicle queuing lanes and eight double-sided fuel dispensers located on an approximately 138-foot by 44-foot concrete island that would be covered by a metal canopy. The dispensers would be supplied from four underground storage tanks located under the driveway area immediately west of the fuel dispenser island. As designed the gas station would allow 16 vehicles to fuel at once with room for approximately 44 vehicles to queue behind the dispensers.

Existing parking spaces would be removed in order to accommodate the proposed gas station while parking would be added to the northwest corner of the site behind the loading dock area and at the northern edge of the site along Rancho Carmel Drive. With the proposed project there would be 988 onsite parking spaces, which is 12 spaces more than the 976 spaces currently provided and 126 spaces more than the 862 spaces required by code. Because the proposed fuel station only offers “pay at the pump” service, no additional building square footage would be added, therefore, no additional parking is required. Please see the “Required Permits” section below for a more detailed description of the onsite parking.

A Transportation Impact Study dated March 2012, was completed for the project. The proposed project would not result in significant transportation impacts under the City’s California Environmental Quality Act (CEQA) Significance Determination Thresholds. Although no mitigation is required in order for the project as proposed to avoid significant transportation impacts, improvements to the northbound Carmel Mountain Road and Conference Way turning lane and the traffic controls at the intersection Conference Way and the project driveway have been included to minimize the effects of the added daily trips.

The development area is basically flat with a landscaped manufactured slope area running along the Conference Way frontage that varies from approximately 9 to 18 feet in height, causing the project site to be higher than the adjacent right-of-way. In order to create the development pad for the proposed gas station, two retaining walls would be constructed in the slope area fronting on Conference Way. The primary wall would be approximately 355 linear feet and would vary from approximately 1 to 8.5 feet in height, with an average height of less than 5 feet. The secondary wall would be approximately 35 linear feet with a maximum height of 3 feet. A landscape plan has been reviewed and accepted by City staff to ensure the graded area is appropriately landscaped and screening is provided for the retaining walls.

Onsite grading would consist of approximately 1,700 cubic yards of cut at a maximum depth of 20 feet and 2,400 cubic yards of fill at a maximum depth of 9 feet. The project would also construct two new bioretention basins, a stormwater drain system and appropriate filtration devices to treat the onsite runoff before it enters the storm drain system, as required by the Municipal Code.

#### Required Permits

The project scope includes a PDP to amend PCD Permit No. 91-0694 that was approved for the construction of the existing retail center. The original PCD permit approved a total of 185,340 square feet of commercial space and a requirement to provide 1,044 onsite parking spaces. The total square footage actually constructed onsite is 172,305 square feet, approximately 13,035 square feet less than what was approved. Therefore, the 976 parking spaces provided for the existing development complies with the current code requirement of 862 spaces (five spaces per 1,000 square feet of floor area). As discussed in the “Project Description” section above, a total of 988 parking spaces would be provided with the proposed project.

As described in Table 131-05B of the Municipal Code, “Use Regulations Table for Commercial Zones”, automobile service stations (which includes sale and dispensing of engine fuels and lubricants) are permitted in the CC-1-3 zone with an approved Neighborhood Use Permit (NUP).

Automobile service stations are governed by the “Separately Regulated Uses” section of the Municipal Code and the project as designed complies with all applicable regulations described in SDMC Code Section 141.0801, “Automobile Service Stations”, including frontage, setback, driveway and use requirements described in that section.

In order to accommodate the location of the proposed gas station, the applicant is also requesting the approval of an Easement Vacation to relocate an existing water easement. The area to be vacated is approximately 220 feet long by 26 feet wide and runs along the northern edge of the proposed gas station area. This water easement would be relocated approximately 17 feet to the north of its current location.

### **Community Plan Analysis:**

The Carmel Mountain Ranch Community Plan designates the site for Regional Commercial development which is compatible with the proposed gas station. The project would help meet the objective of the Carmel Mountain Ranch Community Plan’s Commercial and Industrial Element to provide convenient commercial development to meet shopping, service and recreation needs of the community.

The Carmel Mountain Ranch Community Plan states that project compliance with its design criteria of should be evaluated as a function of the PCD permit implementation. The existing retail center is regulated by approved PCD Permit No. 93-0148, which would be amended via the proposed PDP to incorporate the gas station into the approved permit. The project as proposed complies with all applicable design guidelines of the plan, including landscape, visual screening and signage considerations.

The proposed landscaping generally implements the Recommended Plant Palette for the Architectural Landscape Zone (Area A) in the community plan. Recommendations for Area A state that major community trees will not be used in this area, as trees are subordinate to buildings. Rather minor trees and understory will be used in the area. Submitted plans identify several species of minor trees and understory species in the Landscape Legend as identified in Table 2 (Understory Patterns) of the community plan. Existing landscaping on sloped areas frames the proposed buildings and trees and shrubs help screen the parking areas, as called for in the community plan. The project site is not within any identified views in the community plan. Commercial fascia signage generally conforms to plan guidelines and Commercial Signage guidelines in Carmel Mountain Ranch Special Sign District Guidelines. Therefore, the proposed project would not adversely affect the applicable land use plan.

### **Project-Related Issues:**

#### **Community Planning Group**

On December 8, 2010, the Carmel Mountain Ranch Community Planning Group voted 10-0 to recommend approval of the project, with the conditions described below:

1. *“Traffic Flow: Concerns with traffic flow and how the owner plans to mitigate congestion due to potential backup on to Conference Way, also in general parking areas.”*

Although the project as designed would not result in significant traffic impacts, project features have been included to improve access to the site and internal circulation. Improvements to the northbound Carmel Mountain Road and Conference Way turning lane and the traffic controls at the intersection Conference Way and the project driveway have been included to minimize the effects of the added daily trips. The proposed gas station includes eight vehicle queuing lanes to accommodate 50 fueling and waiting vehicles.

2. *"Will there be adequate parking after spots for planned fuel station are removed?"*  
The existing retail center currently provides 976 parking spaces where 862 are required. Parking spaces would be removed to accommodate the proposed gas station, however spaces would be added to other portions of the site. With project implementation, 988 parking spaces would be provided, which complies with the current code requirements.
3. *"What hours will the fueling station be open?"*  
The applicant has stated the fueling station would be open Monday through Friday from 6:00 AM until 9:30 PM and weekends from 6:00 AM until 7:00 PM.
4. *"Tractor/trailers currently parked along Conference Way, will they still be allowed to park there? Could see potential traffic problems, should this continue."*  
Street parking regulations related to tractor/trailers will continue to apply to the project site.
5. *"How will fuel spills be mitigated?"*  
The health and safety requirements associated with gas station underground storage tanks, materials handling, air quality standards, operations permits, monitoring and hazardous materials plans are governed by County of San Diego, State of California and Federal regulation and will apply to this project.
6. *"Has there been a Traffic Study?"*  
A Transportation Impact Study dated March 2012, was completed for the project. This study was reviewed and accepted by City staff and determined that the proposed project would not result in significant transportation impacts under the City's California Environmental Quality Act (CEQA) Significance Determination Thresholds.
7. *"Is there an Environmental Impact Report?"*  
The project as proposed is exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303(c), New Construction.

**Conclusion:**

Staff has determined that the proposed Costco Carmel Mountain Road gas station project complies with the applicable sections of the Municipal Code and the adopted City Council policies. Staff believes the required findings can be made and recommends that the Planning Commission recommend approval of the project to the City Council. The project complies with the Land Development Code including parking, stormwater, landscape and signage requirements. A CEQA Exemption was issued for this project. Staff recommends approval of the project as proposed by the applicant, subject to the proposed conditions.

## ALTERNATIVES

1. Recommend the City Council approve Planned Development Permit (PDP) No. 792153 to amend approved Planned Commercial Development (PCD) Permit No. 93-0148; Neighborhood Use Permit (NUP) No. 792154; and Easement Vacation No. 1015298, **with modifications.**
2. Recommend the City Council deny Planned Development Permit (PDP) No. 792153 to amend approved Planned Commercial Development (PCD) Permit No. 93-0148; Neighborhood Use Permit (NUP) No. 792154; and Easement Vacation No. 1015298, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Mike Westlake  
Program Manager  
Development Services Department



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Paul Godwin  
Project Manager  
Development Services Department

DEPARTMENT HEAD SURNAME IN CAPS/AUTHOR'S THREE INITIALS IN CAPS

### Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Draft Utility Easement Resolution with Findings
8. Utility Easement Vacation & Dedication Drawings
9. Project Plans
10. Copy of Approved PCD Permit
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement

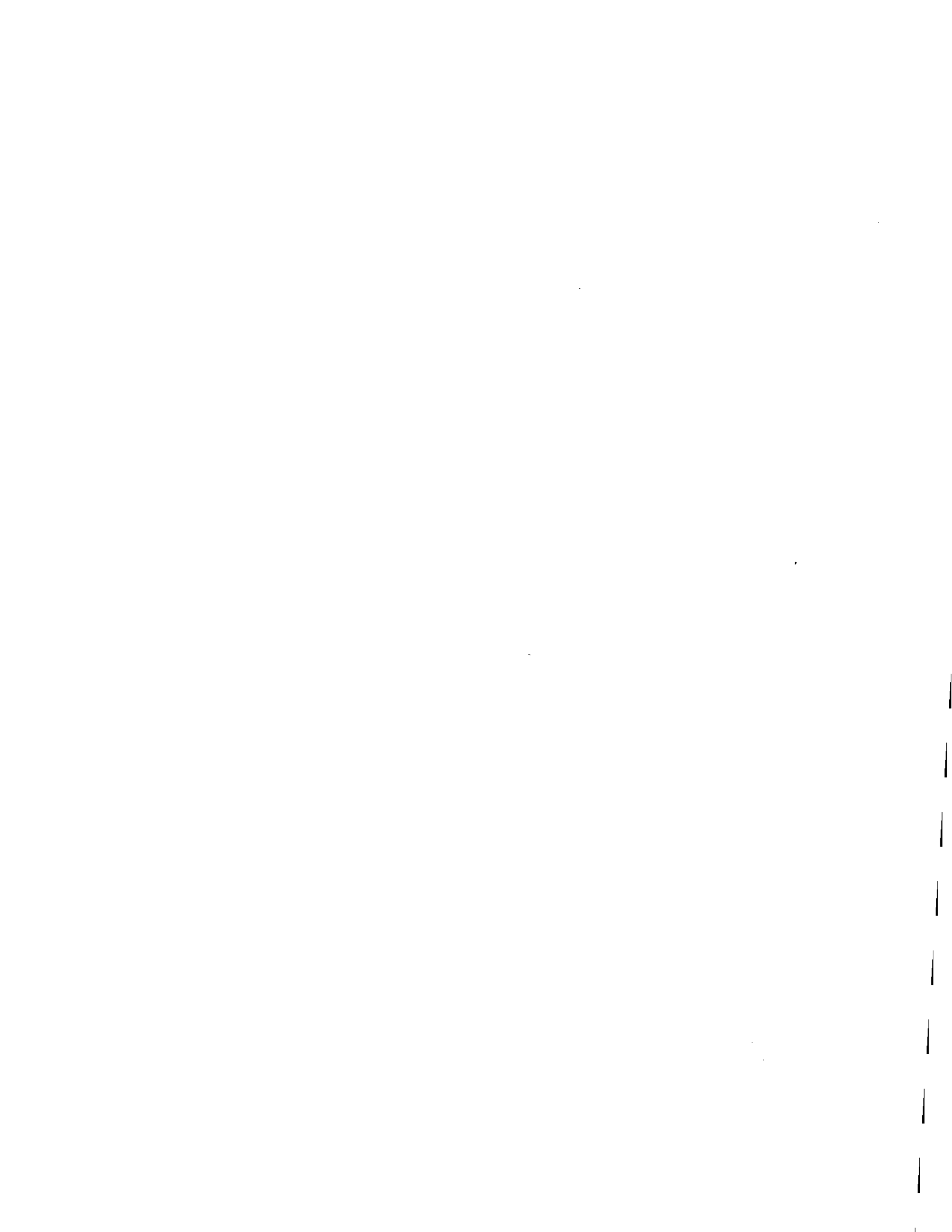




## Aerial Photo

Costco Carmel Mt Road – 12350 Carmel Mountain Road  
PROJECT NO. 222256













## Project Location Map

Costco Carmel Mt Road – 12350 Carmel Mountain Road  
**PROJECT NO. 222256**

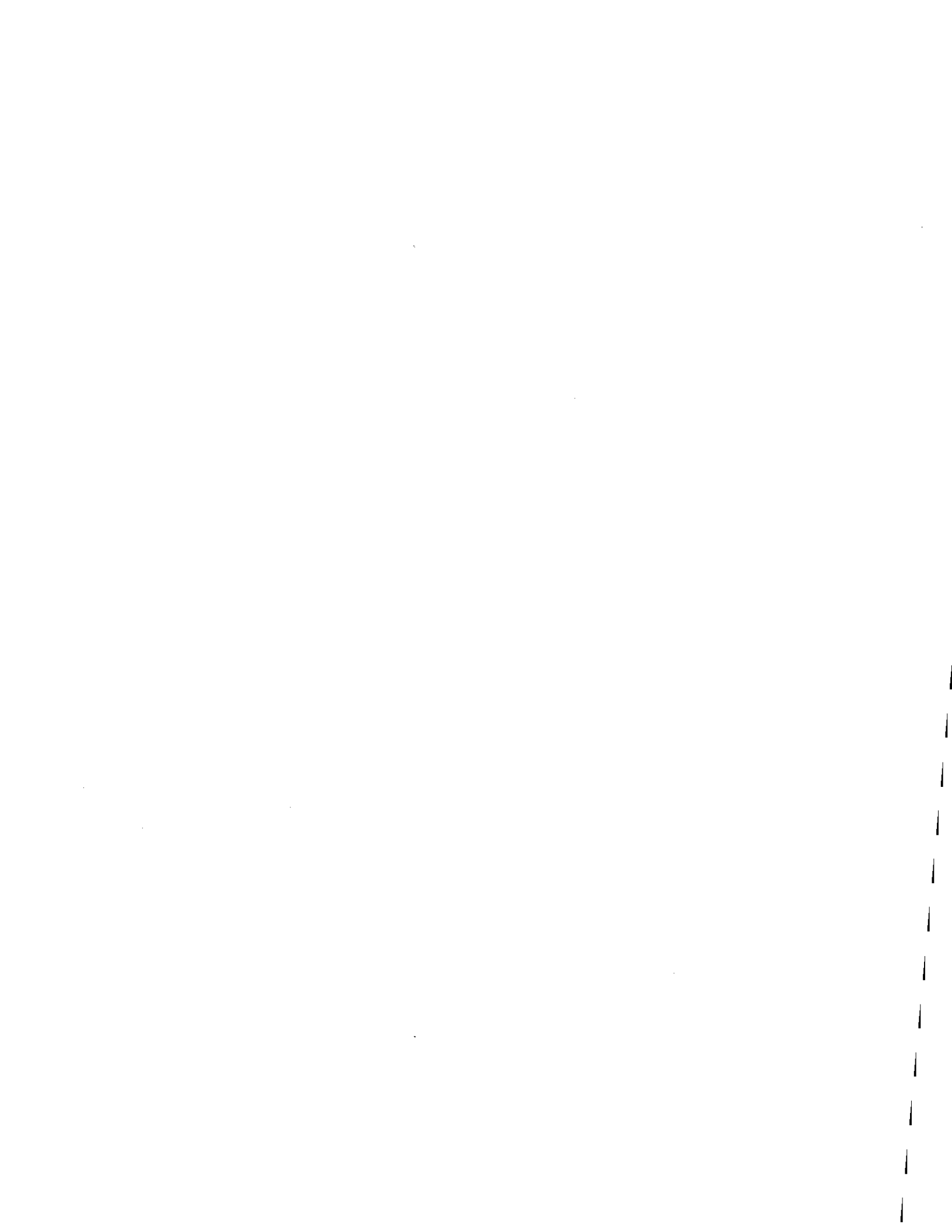






## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Costco Carmel Mt Road	
<b>PROJECT DESCRIPTION:</b>	Construction of a new gas station at an existing Costco retail warehouse site.	
<b>COMMUNITY PLAN AREA:</b>	Carmel Mountain Ranch	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit to amend approved Planned Commercial Development Permit, Neighborhood Use Permit and Utility Easement Vacation.	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Regional Commercial	
<b><u>ZONING INFORMATION:</u></b>		
<p style="text-align: center;"><b>ZONE:</b> CC-1-3 (a commercial-community zone that accommodates community-serving commercial services, retail uses with an automobile orientation)</p> <p style="text-align: center;"><b>HEIGHT LIMIT:</b> 45-Foot maximum height limit.</p> <p style="text-align: center;"><b>LOT SIZE:</b> 5,000 square-foot minimum lot size.</p> <p style="text-align: center;"><b>FLOOR AREA RATIO:</b> 0.75 maximum.</p> <p style="text-align: center;"><b>FRONT SETBACK:</b> None.</p> <p style="text-align: center;"><b>SIDE SETBACK:</b> 10 feet with 0-foot option.</p> <p style="text-align: center;"><b>STREETSIDE SETBACK:</b> None.</p> <p style="text-align: center;"><b>REAR SETBACK:</b> 10 feet with 0-foot option.</p> <p style="text-align: center;"><b>PARKING:</b> 988 parking spaces required.</p>		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Industrial; IL-2-1	Office
<b>SOUTH:</b>	Commercial; CC-1-3	Commercial/Retail
<b>EAST:</b>	Industrial; IL-2-1	Office/Industrial
<b>WEST:</b>	Commercial; CC-1-3	Postal Service Facility
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On December 8, 2010, the Carmel Mountain Ranch Community Planning Group voted 10-0 to recommend approval of the project.	



WHEREAS, Costco Wholesale Corporation, a Washington Corporation, Owner/Permittee, filed an application with the City of San Diego for Planned Development Permit No. 792153 amending Planned Commercial Development Permit No. 91-0694, Neighborhood Use Permit No. 792154 and Easement Vacation No. 1015298, to construct a gas station at an existing Costco retail warehouse site known as the Costco Carmel Mt. Road project, located at 12350 Carmel Mountain Road, and legally described as Parcel 1 and portions of Parcels 4, 5 and 6 of Parcel Map No. 16960, filed on September 23, 1992, as Instrument No. 92-604318, in the Carmel Mountain Community Plan area, in the CC-1-3 zone; and

WHEREAS, on October 4, 2012 , the Planning Commission of the City of San Diego considered Planned Development Permit No. 792153 amending Planned Commercial Development Permit No. 91-0694, Neighborhood Use Permit No. 792154 and Easement Vacation No. 1015298, and pursuant to Resolution No. [INSERT Planning Commission Resolution Number] -PC voted to recommend City Council approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, testimony having been heard, evidence having been

submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 792153 amending Planned Commercial Development Permit No. 91-0694 and Neighborhood Use Permit No. 792154:

**Planned Development Permit Approval Findings – Municipal Code Section 126.0604**

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

The proposed development would construct a new gas station on a portion of an existing retail center site currently developed with surface parking. The Carmel Mountain Ranch Community Plan designates the site for Regional Commercial development which is compatible with the proposed gas station. The project would help meet the objective of the Carmel Mountain Ranch Community Plan's Commercial and Industrial Element to provide convenient commercial development to meet shopping, service and recreation needs of the community.

The Carmel Mountain Ranch Community Plan states that project compliance with its design criteria should be evaluated as a function of the Planned Commercial Development (PCD) implementation. The existing retail center is regulated by approved PCD Permit No. 91-0694, which would be amended via the proposed Planned Development Permit (PDP) to incorporate the gas station into the approved permit. City staff has determined that the project as proposed complies with all applicable design guidelines of the plan, including landscape, visual screening and signage considerations. Therefore, the proposed project 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 proposed development would construct a new gas station on a portion of an existing retail center site currently developed with surface parking. The project site is located in a developed, urban area and is surrounded by commercial and industrial uses on all sides. The project was determined to be exempt in accordance with the California Environmental Quality Act (CEQA) and no mitigation measures or significant impacts are associated with the proposal.



The health and safety requirements associated with gas station underground storage tanks, materials handling, air quality standards, operations permits and monitoring are governed by County of San Diego, State of California and Federal regulations. The proposed gas station project is subject to all required outside agency approvals and regulations. Additionally, all uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements governing the construction and continued operation of the use apply to this project. Therefore, the proposed project would not be detrimental to the public health, safety and welfare.

- 3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The proposed development would construct a new gas station on a portion of an existing retail center site currently developed with surface parking. The project site is zoned CC-1-3, which is a commercial-community zone intended to accommodate community-serving commercial services, retail uses with an automobile orientation. As described in Table 131-05B of the Municipal Code, "Use Regulations Table for Commercial Zones", automobile service stations (which includes sale and dispensing of engine fuels and lubricants) are permitted in the CC-1-3 zone with an approved Neighborhood Use Permit (NUP), which has been included in the project scope. Automobile service stations are governed by the Separately Regulated Uses section of the Municipal Code and the project as designed complies with all applicable regulations described in SDMC Code Section 141.0801, "Automobile Service Stations".

The existing retail center is regulated by approved Planned Commercial Development (PCD) Permit No. 91-0694, which would be amended via the proposed Planned Development Permit (PDP) to incorporate the proposed gas station in to the approved permit. The project has been designed to comply with applicable regulations of the Land Development Code and no deviations are proposed.

**Neighborhood Use Permit Approval Findings – Municipal Code Section 126.0205**

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

The proposed development would construct a new gas station on a portion of an existing retail center site currently developed with surface parking. The Carmel Mountain Ranch Community Plan designates the site for Regional Commercial

development which is compatible with the proposed gas station. The project would help meet the objective of the Carmel Mountain Ranch Community Plan's Commercial and Industrial Element to provide convenient commercial development to meet shopping, service and recreation needs of the community.

The Carmel Mountain Ranch Community Plan states that project compliance with its design criteria of should be evaluated as a function of the Planned Commercial Development (PCD) implementation. The existing retail center is regulated by approved PCD Permit No. 91-0694, which would be amended via the proposed Planned Development Permit (PDP) to incorporate the gas station into the approved permit. City staff has determined that the project as proposed complies with all applicable design guidelines of the plan, including landscape, visual screening and signage considerations. Therefore, the proposed project 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 proposed development would construct a new gas station on a portion of an existing retail center site currently developed with surface parking. The project site is located in a developed, urban area and is surrounded by commercial and industrial uses on all sides. The project was determined to be exempt in accordance with the California Environmental Quality Act (CEQA) and no mitigation measures or significant impacts are associated with the proposal.

The health and safety requirements associated with gas station underground storage tanks, materials handling, air quality standards, operations permits and monitoring are governed by County of San Diego, State of California and Federal regulations. The proposed gas station project is subject to all required outside agency approvals and regulations. Additionally, all uniform Building, Fire, Plumbing, Electrical and Mechanical Code regulations and permitting requirements governing the construction and continued operation of the use apply to this project. Therefore, the proposed project would not be detrimental to the public health, safety and 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 proposed development would construct a new gas station on a portion of an existing retail center site currently developed with surface parking. The project site is zoned CC-1-3, which is a commercial-community zone intended to accommodate community-serving commercial services, retail uses with an automobile orientation. As described in Table 131-05B of the Municipal Code, "Use Regulations Table for Commercial Zones", automobile service stations (which includes sale and dispensing of engine fuels and lubricants) are permitted

in the CC-1-3 zone with an approved Neighborhood Use Permit (NUP), which has been included in the project scope. Automobile service stations are governed by the Separately Regulated Uses section of the Municipal Code and the project as designed complies with all applicable regulations described in SDMC Code Section 141.0801, "Automobile Service Stations".

The existing retail center is regulated by approved Planned Commercial Development (PCD) Permit No. 91-0694, which would be amended via the proposed Planned Development Permit (PDP) to incorporate the proposed gas station in to the approved permit. The project has been designed to comply with applicable regulations of the Land Development Code and no deviations are proposed.

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 Planned Development Permit No. 792153 amending Planned Commercial Development Permit No. 91-0694 and Neighborhood Use Permit No. 792154 is granted to Costco Wholesale Corporation, a Washington Corporation, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

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

**WHEN RECORDED MAIL TO**  
CITY CLERK  
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001224

**DRAFT**  
**PLANNED DEVELOPMENT PERMIT NO. 792153**  
**NEIGHBORHOOD USE PERMIT NO. 792154**  
**AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 91-0694**  
**COSTCO CARMEL MT ROAD - PROJECT NO. 222256**  
**CITY COUNCIL**

This Planned Development Permit No. 792153 to amend Planned Commercial Development Permit No. 91-0694 and Neighborhood Use Permit No. 792154 is granted by the City Council of the City of San Diego to Costco Wholesale Corporation, a Washington Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0602 (Planned Development Permit) and 126.0203 (Neighborhood Use Permit). The 14.18-acre site is located at 12350 Carmel Mountain Road in the CC-1-3 zone of the Carmel Mountain Ranch Community Plan. The project site is legally described as Parcel 1 and portions of Parcels 4, 5 and 6 of Parcel Map No. 16960, filed on September 23, 1992, as Instrument No. 92-604318.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a gas station at an existing Costco retail warehouse site described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated XXXX, on file in the Development Services Department.

The project shall include:

- a. The construction of a gas station with eight fuel dispensers and overhead canopy, vehicle queuing lanes and associated underground fuel storage tanks, controls and safety systems;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and



- d. 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 October 4, 2015.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. 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.

8. 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.

9. 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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. 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.

#### **ENGINEERING REQUIREMENTS:**

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

12. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer.
16. The drainage system proposed for this development is private and subject to approval by the City Engineer.
17. Prior to the issuance of any construction permits, the onsite water easement shall be vacated and relocated per Drawings 37089-B and 37090-B.

**LANDSCAPE REQUIREMENTS:**

18. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards 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 Office of the Development Services Department.
19. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement plans shall take into account a 40-square-foot 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.
20. Prior to issuance of any construction permits for structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted 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 Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
21. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

22. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
23. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.
24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) 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 or Final Inspection.

**PLANNING/DESIGN REQUIREMENTS:**

25. Owner/Permittee shall maintain a minimum of 988 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.
26. 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.
27. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
28. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**TRANSPORTATION REQUIREMENTS:**

29. No fewer than 988 automobile spaces (including 30 accessible spaces) shall be provided on site. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.
30. Prior to final occupancy, the applicant shall realign the intersection at the main fueling entrance off Conference Way to create and maintain a four-legged intersection with stop control in the eastbound, westbound and southbound directions and to allow free flow movement in the northbound direction, satisfactory to the City Engineer.

31. Prior to issuance of any building permit, the applicant shall assure by permit and bond the extension of the northbound left turn lane at the intersection of Carmel Mountain Road and Conference Way, satisfactory to the City Engineer.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 City Council of the City of San Diego on [ Date and Approved Resolution Number].

Permit Type/PTS Approval No.: PDP No. 792153  
NUP No. 792154

Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

---

Paul Godwin  
Development Project Manager

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

---

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

**[NAME OF COMPANY]**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

**[NAME OF COMPANY]**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

VACATION OF A PORTION OF A UTILITY EASEMENT  
COSTCO CARMEL MT ROAD – PROJECT NO. 222256

WHEREAS, California Streets and Highways Code section 8320 *et seq.* San Diego Municipal Code section 125.1001 *et seq.* provide a procedure for the vacation of public easements by City Council resolution; and

WHEREAS, Costco Warehouse Corporation, property owner, has proposed that a portion of a utility easement, Easement Vacation No. 1015298, be vacated; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Easement Vacation No. 1015298, the Council finds that:

**(a) There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.**



The proposed development would construct a new gas station on a portion of an existing retail center site currently developed with surface parking. The applicant proposes to vacate an approximately 220-foot by 26-foot portion of an existing water utility easement located on the project site to accommodate the proposed gas station and underground storage tanks. As a part of the proposed development, the applicant would dedicate a new 26-foot wide water utility easement approximately 17 feet to the north of the easement to be vacated. The newly dedicated easement would serve the same function as the easement to be vacated without impacting utility service or operational efficiency. The new easement would allow the construction of the proposed gas station and would provide the required water utility easement in an appropriate location. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated that the newly dedicated easement would not provide.

**(b) The public will benefit from the action through improved utilization of the land made available by the vacation.**

Vacating the existing water utility easement and relocating it approximately 17 feet north of its current location would allow the construction of a new gas station on the developed Costco retail warehouse site. The Carmel Mountain Ranch Community Plan designates the site for Regional Commercial development which is compatible with the proposed gas station. The project would help meet the objective of the Carmel Mountain Ranch Community Plan's Commercial and Industrial Element to provide convenient commercial development to meet shopping, service and recreation needs of the community. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

**(c) The vacation is consistent with any applicable land use plan.**

Vacating the existing water utility easement and relocating it approximately 17 feet north of its current location would allow the construction of a new gas station on the developed Costco retail warehouse site. The Carmel Mountain Ranch Community Plan designates the site for Regional Commercial development which is compatible with the proposed gas station. The project would help meet the objective of the Carmel Mountain Ranch Community Plan's Commercial and Industrial Element to provide convenient commercial development to meet shopping, service and recreation needs of the community.

**(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.**

The easement proposed to be abandoned contains a portion of a water line serving the project site. In order to accommodate the proposed gas station, a new water utility easement is proposed approximately 17 feet north of the existing easement. The new easement would maintain the existing water service to the site in a revised location. The public facility for which the easement was originally acquired continues to operate in the new location and the old easement is no longer required. Therefore, the public facility and purpose for which the easement was originally acquired will not be detrimentally affected by this vacation; and the purpose for which the easement was acquired no longer exists.

BE IT FURTHER RESOLVED, that the portion of the utility easement in connection with Planned Development Permit No. 792153 amending Planned Commercial Development Permit No. 91-0694 and Neighborhood Use Permit No. 792154, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 37090-B, marked as

Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: JAN I. GOLDSMITH, City Attorney

By \_\_\_\_\_  
[Attorney]  
Deputy City Attorney

[Initials]:[Initials]  
[Month]/[Day]/[Year]  
Or.Dept:[Dept]  
Account No. 24001224  
Drawing No. 37090-B  
**R-Error! Reference source not found.**  
Document2  
Revised 8-15-12 HMD

EXHIBIT "A"

WATER EASEMENT VACATION

THAT PORTION OF THE 26.00 FOOT WIDE EASEMENT FOR WATER PURPOSES WITHIN PARCEL 1 OF PARCEL MAP 16960, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF SAID SAN DIEGO COUNTY RECORDER ON SEPTEMBER 23, 1992. THE CENTERLINE OF SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF SAID EASEMENT AT THE WESTERLY POINT OF TERMINUS OF THAT CERTAIN COURSE DESCRIBED ON PARCEL MAP 16960, AS SOUTH 88°22'33" WEST 121.31 FEET; THENCE ALONG THE CENTERLINE OF SAID EASEMENT SOUTH 88°22'33" WEST 51.16 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING 2 COURSES; SOUTH 88°22'33" WEST 169.84 FEET TO THE BEGINNING OF A TANGENT 33.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 51.84 TO THE POINT OF TERMINUS.

ATTACHED HERETO IS A DRAWING NO. 37090-B LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

AREA= 5,763.02 SQUARE FEET OR 0.132 ACRES MORE OR LESS.

PREPARED UNDER THE SUPERVISION OF:

          *DJ*                                  8-3-2012  
D.K. NASLAND                                  DATE



**EXHIBIT "B"**

BASIS OF BEARINGS  
 N02°23'39"W 408.02'  
**CARMEL MOUNTAIN RD**  
 DEDICATED PER DEED RECORDED  
 5-20-1982 F/P NO. 152247 O.R.

N02°23'59"W  
 20.00'

PARCEL 4  
 PM 16960

PARCEL 5  
 PM 16960

PARCEL 6  
 PM 16960

**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE PER PARCEL MAP NO. 16960
2. TOTAL AREA OF SAID EASEMENT VACATED = 5,763.02 SQ/FT OR 0.132 ACRES

APN. 313-020-59-00

PARCEL 1 PM 16960

S88°22'33"W  
 121.31'

$\Delta=08^{\circ}45'02''$   
 $R=500.00'$   
 $L=76.36'$

S88°22'33"W  
 51.16'

N01°37'27"W 170.53'

TRUE POINT OF BEGINNING

POINT OF COMMENCEMENT OF COURSE SOUTH 88°23'57" WEST 221.00' PER PARCEL MAP 16960

S88°22'33"W  
 169.84'

POINT OF TERMINUS

$\Delta=90^{\circ}00'00''$   
 $R=33.00'$   
 $L=51.84'$

S48°13'00"E  
 189.64'

S01°37'27"E  
 53.35'

**LEGEND**

- PORTION OF EXISTING 26.00' WIDE WATER EASEMENT PER PARCEL MAP NO. 16960, VACATED
- FOUND 2 1/2" BRASS DISC IN STANDARD WELL MONUMENT STAMPED R.C.E. 21245 PER PARCEL MAP NO. 16960
- EASEMENT LINE GRANTED PER PARCEL MAP NO. 16960
- LOT LINE
- RIGHT OF WAY LINE
- CENTERLINE
- PROPERTY LINE

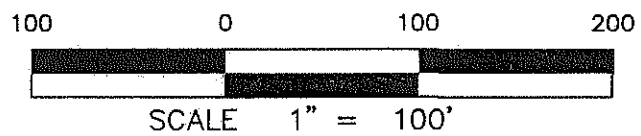
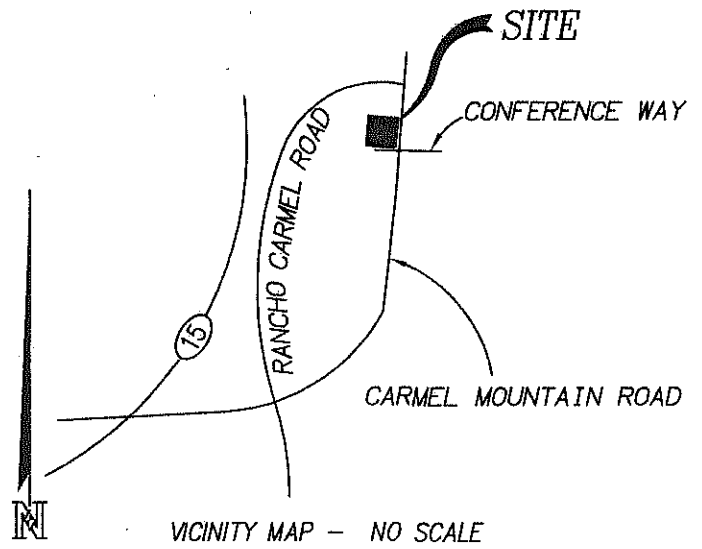
SCALE: 1"=100'



**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION THE CENTER LINE OF CARMEL MOUNTAIN ROAD, AS SHOWN ON PARCEL MAP 16960.

I.E. NORTH 02°23'39" WEST



**WATER EASEMENT VACATION  
 PARCEL 1, PARCEL MAP 16960**

**NASLAND ENGINEERING**  
 CIVIL ENGINEERING • SURVEYING • LAND PLANNING  
 4740 Rutner Street, San Diego, California, 92111 • 858-292-7770  
 F.E. JOB #110-1761

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 1 OF 1 SHEETS	P.T.S. NO. 222256
ORIGINAL	JRN		6-25-12			I.O. NO. 24001224
		AGA	8/29/2012		Gregory P. Hopkins	1938-6305
					FOR CITY ENGINEER	NAD 83 INDEX
						298-1745
						NAD 27 INDEX
						37090-B
STATUS						

**EXHIBIT "B"**

BASIS OF BEARINGS  
 N02°23'39"W 408.02'  
 CARMEL MOUNTAIN RD  
 DEDICATED PER DEED RECORDED  
 5-20-1982 F/P NO. 152247 O.R.

N02°23'59"W  
 20.00'

N87°36'21"E 340.01'  
 CONFERENCE WAY  
 DEDICATED PER P.M. 16960

**LEGEND**

26.00' WIDE WATER EASEMENT  
 ACQUIRED = 6,140.77 SQ/FT  
 OR 0.141 ACRES

FOUND 2 1/2" BRASS DISC IN  
 STANDARD WELL MONUMENT  
 STAMPED R.C.E. 21245 PER  
 PARCEL MAP NO. 16960

EASEMENT LINE GRANTED PER  
 PARCEL MAP NO. 16960

LOT LINE

RIGHT OF WAY LINE

CENTERLINE

PROPERTY LINE

**NOTES:**

1. ALL BEARINGS SHOWN  
 HEREON ARE PER PARCEL  
 MAP NO. 16960

2. TOTAL AREA OF SAID  
 EASEMENT = 6,140.77 SQ/FT  
 OR 0.141 ACRES

POINT OF COMMENCEMENT  
 OF COURSE SOUTH  
 88°22'33" WEST 121.31'  
 PER PARCEL MAP 16960

PARCEL 5  
 PM 16960

Δ=08°45'02"  
 R=500.00'  
 L=76.36'

N01°37'27"W 170.53'

S88°22'33"W  
 38.16'

N01°37'27"W  
 53.52' TIE LINE ONLY

TRUE POINT OF  
 BEGINNING

POINT "A"

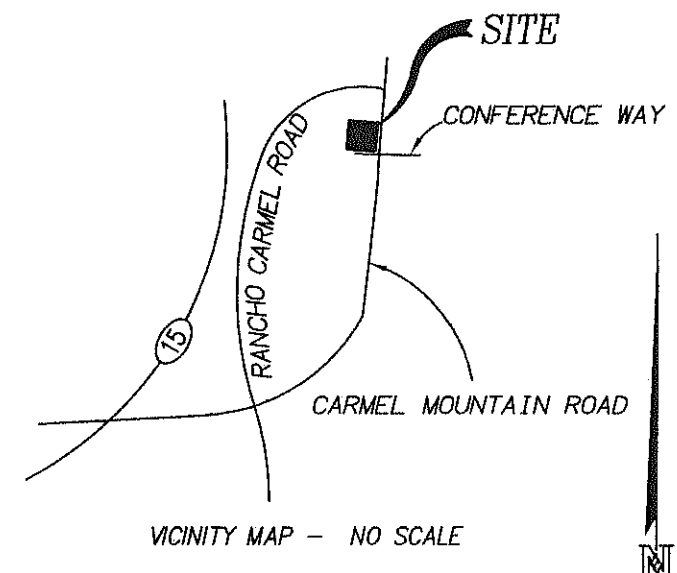
PARCEL 1 PM 16960

APN. 313-020-59-00

S01°37'27"E 53.35'  
 S48°13'00"E 189.64'

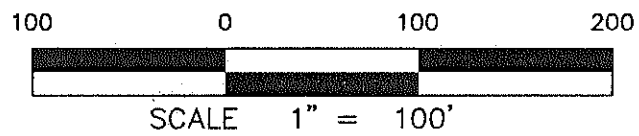
SCALE: 1"=100'

LINE DATA TABLE		
#	BEARING	LENGTH
L1	N01°22'04"W	13.00'
L2	N01°22'04"W	20.57'
L3	N45°48'09"W	14.68'
L4	S88°56'27"W	107.34'
L5	S88°56'27"W	85.42'
L6	N01°03'33"W	31.00'



**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS A  
 PORTION THE CENTER LINE OF CARMEL MOUNTAIN  
 ROAD, AS SHOWN ON PARCEL MAP 16960.

I.E. NORTH 02°23'39" WEST



**WATER EASEMENT  
 PARCEL 1, PARCEL MAP 16960**

**NASLAND ENGINEERING**  
 CIVIL ENGINEERING • SURVEYING • LAND PLANNING  
 4740 Ruffner Street, San Diego, California, 92111 • 858-292-7770  
 N.E. JOB #110-176.1

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 1 OF 1 SHEETS	P.T.S. NO. 222256
ORIGINAL	JRN		6-25-12			I.O. NO. 24001224
		AEA	8/29/2012		Gregory P. Hopkins	1938-6305
					FOR CITY ENGINEER	NAD 83 INDEX
						298-1745
						NAD 27 INDEX
						37089-B
STATUS						





RECORDING REQUESTED BY:

THE CITY OF SAN DIEGO

AND WHEN RECORDED MAIL TO:

CITY CLERK  
CITY OF SAN DIEGO  
MAIL STATION 2A

Originating Dept - DSD/LDR - M.S. 501

(THIS SPACE FOR RECORDER'S USE ONLY)

# GRANT DEED - WATER EASEMENT

J.O. NO: 24001224

ASSESSOR'S PARCEL NO: 313-020-59

PTS NO: 222256

DWG NO: 37089-13

NO DOCUMENT TAX DUE  
R & T CODE 11922

NO FEE FOR GOVT. AGENCY  
GOVERNMENT CODE 27383

For valuable consideration, receipt of which is hereby acknowledged, Costco Wholesale Corporation, a Washington corporation,  
successor by merger to The Price Company, a California corporation

HEREBY GRANT(S) to the City of San Diego, a municipal corporation, in the County of San Diego, State of California, a permanent easement and a right-of-way for access to construct, reconstruct, maintain, operate and repair **water facilities**, including any or all appurtenances thereto, together with the right of ingress and egress, over, under, along and across all that real property situated in the City of San Diego, County of San Diego, State of California, described as follows:

**See exhibit "A" attached hereto and exhibit "B" attached for illustration purposes**

Reserving unto the Grantor herein, heirs and assigns the continued use of the above described parcel of land subject to the following conditions: The erecting of buildings, masonry walls, and other permanent structures; the planting of trees; the changing of the surface grade; and the installation of privately owned pipe lines shall be prohibited except by an Encroachment Maintenance and Removal Agreement issued by the City Engineer.

Date: August 10, 2012

Grantor: *(type or print)* Costco Wholesale Corporation

By: *(signature)* *Gail E. Tsuboi*  
*(type or print name)* GAIL E. TSUBOI, ASSISTANT SECRETARY

This is to certify that the interest in real property conveyed by this instrument to the City of San Diego, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of San Diego, pursuant to authority conferred by the Municipal Code, and the grantee consents to recordation thereof by its duly authorized officer.

Date: 8-29-2012

For City Engineer  
By: *Gregory P. Hopkins*  
DEPUTY

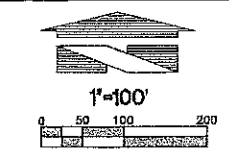
**NOTE: NOTARY ACKNOWLEDGMENTS FOR ALL SIGNATURES MUST BE ATTACHED, PER CIVIL CODE SEC. 1180 ET. SEQ.**



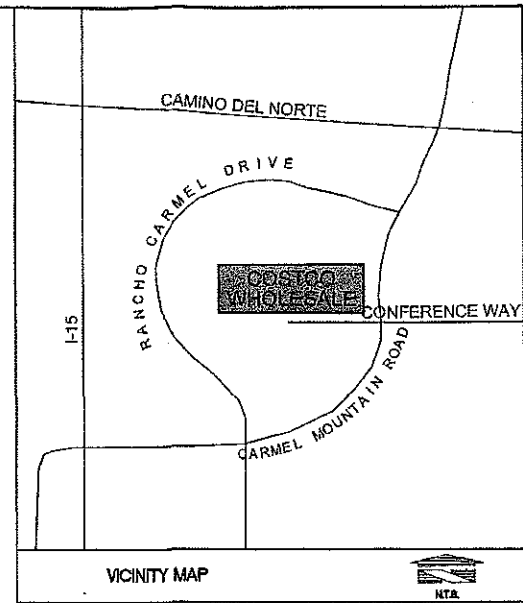
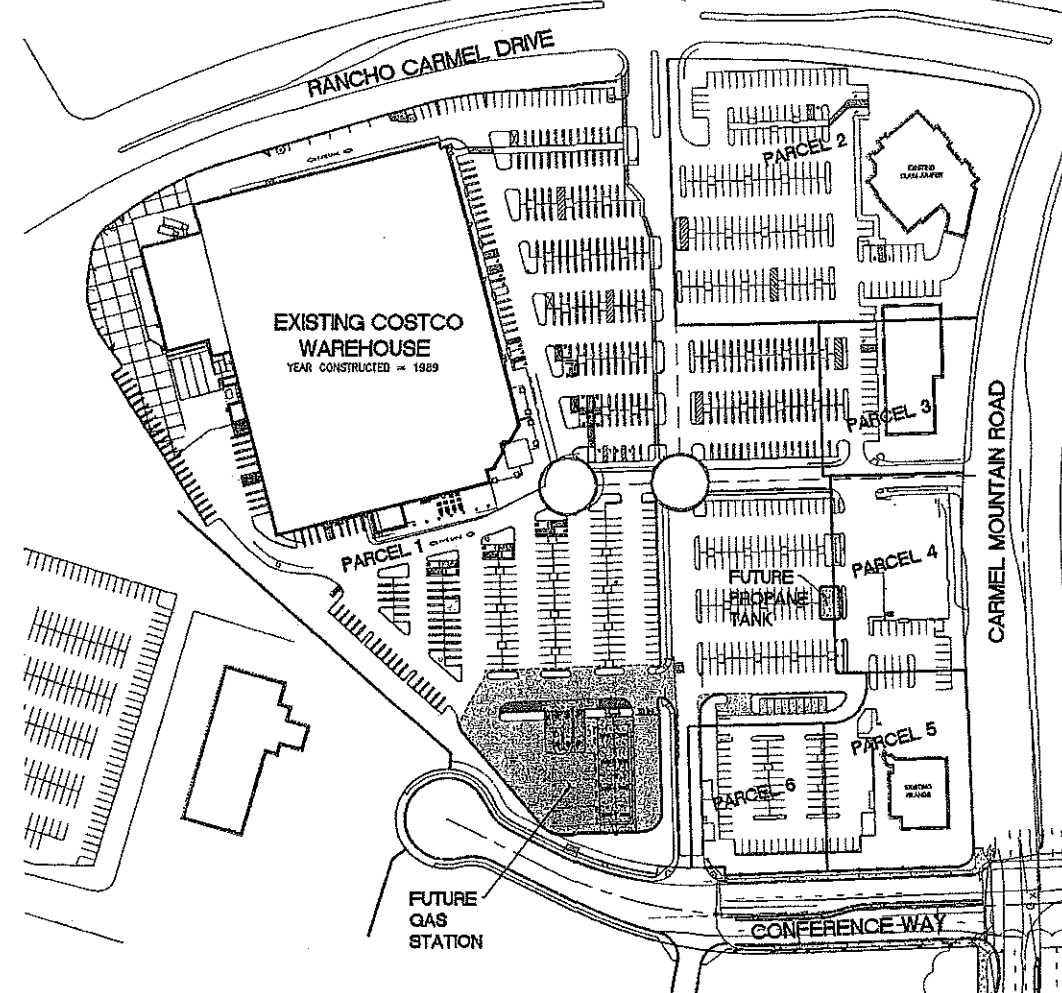


**GENERAL NOTES**

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT/A NOTICE TO PROCEED HAS BEEN ISSUED.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER 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 AMENDMENTS THEREIN (16 USC SECTION 1531 ET SEQ.).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
- "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.
- ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
- AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
- AN AS-GRADED GEOTECHNICAL REPORT AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 9485 AERO DR.
- THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SODAK, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR >= 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.



**SAN DIEGO, CALIFORNIA  
COVER SHEET AND LOCATION MAP**



**SHEET INDEX**

C1 OF 4	COVER SHEET AND LOCATION MAP
C2 OF 4	PRELIMINARY CIVIL SITE PLAN
C3 OF 4	PRELIMINARY GRADING AND STORM DRAINAGE PLAN
C4 OF 4	PRELIMINARY ROAD IMPROVEMENT PLAN
1 OF 1	OVERALL SITE PLAN
1 OF 1	EXISTING CONDITIONS SITE PLAN
DD1-02	CONCEPT ELEVATIONS
DD21-01	CONCEPT ROOF PLAN AND SECTION
L11	OVERALL LANDSCAPE PLAN
L12	LANDSCAPE LEGEND, NOTES AND DETAILS
L13	EXISTING LANDSCAPE PLAN AND PHOTOS
L21	IRRIGATION PLAN
L22	IRRIGATION LEGEND
L23	IRRIGATION DETAILS
L24	IRRIGATION NOTES AND CALCULATIONS

**LEGEND**

EXISTING	
[Symbol]	EXISTING ASPHALT TO BE DEMOLISHED
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING CONCRETE TO BE DEMOLISHED
[Symbol]	CENTERLINE RIGHT-OF-WAY
[Symbol]	EXISTING BARRIER CURB
[Symbol]	EXISTING UTILITY EASEMENT
[Symbol]	EXISTING RIGHT-OF-WAY LINE
[Symbol]	PROPERTY LINE
[Symbol]	EXISTING EDGE OF PAVEMENT
[Symbol]	EXISTING STORM DRAIN
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD POWER
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING STORM DRAIN
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING LOT LIGHT
[Symbol]	EXISTING VALVE
[Symbol]	EXISTING HYDRANT
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING SANITARY SEWER CLEANOUT
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	EXISTING CATCH BASIN
[Symbol]	EXISTING STORM DRAIN MANHOLE
[Symbol]	SAWCUT LINE
[Symbol]	EXISTING TREE
PROPOSED	
[Symbol]	PROPOSED CONTOUR
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED SVALE
[Symbol]	PROPOSED BODGE LINE
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPOSED STORM DRAIN CATCH BASIN
[Symbol]	PROPOSED STORM DRAIN CLEANOUT
[Symbol]	PROPOSED BODGE LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED BARRIER CURB
[Symbol]	PROPOSED LOT LIGHT
[Symbol]	PROPOSED WATER EASEMENT

- SPECIAL NOTES:**
- PROPOSED GAS STATION HOURS OF OPERATION ARE:  
MON-FRI: 8:00 AM TO 9:30 PM  
SAT-SUN: 8:00 AM TO 7:00 PM
  - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-8 (UFC 931.4.4).
  - PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
  - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
  - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.

**GRADING QUANTITIES**

GRADED AREA	1.11 ACRES	MAX. CUT DEPTH = 20 FT
CUT QUANTITIES	1,700 CYD	MAX CUT SLOPE RATIO (2:1)MAX = N/A
FILL QUANTITIES	2,400 CYD	MAX. FILL DEPTH = 9 FT
IMPORT/EXPORT	700 CYD	MAX FILL SLOPE RATIO (2:1)MAX = 2:1

THIS PROJECT PROPOSES TO IMPORT 700 CUBIC YARDS OF MATERIAL TO THIS SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

**DECLARATION OF RESPONSIBLE CHARGE**

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

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

**OWNER/APPLICANT**  
COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027  
PHONE: (425) 313-8010  
CONTACT: TIM HURLLOCKER

**ENGINEER**  
BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
PHONE: (425) 251-8222  
FAX: (425) 251-8782  
CONTACT: CHRIS TEBALDI

**ARCHITECT**  
MULWANNY & ARCHITECTURE  
1110 - 112TH AVENUE NE  
BELLEVUE, WA 98004  
PHONE: (425) 463-2000

**SURVEYOR**  
WASLAND ENGINEERING  
4740 RUFFNER STREET  
SAN DIEGO, CA 92111  
PHONE: 656-292-7770

**BENCHMARK**  
CITY OF SAN DIEGO BENCHMARK  
BRASS PLUG LOCATED IN THE SOUTHEAST CURB RETURN  
AT THE INTERSECTION OF CARMEL MOUNTAIN ROAD AND  
RANCHO CARMEL DRIVE.  
ELEVATION: 630.286 M.S.L.

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD  
83, ZONE 6, GRID BEARING BETWEEN STATION 15-21.1  
AND STATION 15-20.8 PER THE CALIFORNIA DEPARTMENT  
OF TRANSPORTATION AS SHOWN ON PARCEL MAP 19990.  
I.E. NORTH 29°04'27" EAST  
QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY  
OR MAY NOT BE IN TERMS OF SAID SYSTEM.

**EXISTING LEGAL DESCRIPTION**  
PARCEL 1 AND PORTIONS OF PARCELS 4, 5 AND 6 OR  
PARCEL MAP NO. 18940, IN THE CITY OF SAN DIEGO,  
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN  
THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO  
COUNTY, SEPTEMBER 23, 1992 AS INSTRUMENT NO.  
92-004318 OF OFFICIAL RECORDS

**ASSESSORS PARCEL NUMBER**  
J13-020-59-00, J13-020-63, J13-020-64

**SITE ADDRESS**  
12350 CARMEL MOUNTAIN ROAD  
SAN DIEGO, CA 92120

**TOTAL DISTURBED AREA**  
48,344 SF (1.11 AC)

**PROPERTY ZONING DESIGNATION**  
CC-1-3  
AIRPORT INFLUENCE AREA

**SCOPE OF WORK**  
PLANNED DEVELOPMENT PERMIT TO AMEND PLANNED COMMERCIAL DEVELOPMENT  
PERMIT 93-0148 (AMENDING PREVIOUS 91-0694) AND NEIGHBORHOOD USE PERMIT  
FOR A FUELING FACILITY ON AN EXISTING RETAIL SITE AND VACATE AND ABANDON A  
PORTION OF AN EXISTING PUBLIC WATER EASEMENT AND GRANT A WATER EASEMENT  
TO RE-ALIGN THE WATER SERVICE.

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO  
THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF  
SAN DIEGO.

**STANDARD SPECIFICATIONS:**

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2009 EDITION (GREENBOOK), DOCUMENT NO. PWS0504091, FILED MAY 4, 2009, INCLUDING THE CITY OF SAN DIEGO SUPPLEMENT, DOCUMENT NO. PWS0504092, FILED MAY 4, 2009.
- 1999 STANDARD PROVISIONS FOR SIGNALS, LIGHTING AND ELECTRICAL SYSTEMS OF THE CITY OF SAN DIEGO, DOCUMENT NO. 768942, FILED OCTOBER 22, 1999.
- CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD 2010 EDITION).
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DOCUMENT NO. ACC0925092, FILED SEPTEMBER 25, 2006.

**STANDARD DRAWINGS:**

- CITY OF SAN DIEGO STANDARD DRAWINGS, INCLUDING ALL REGIONAL STANDARD DRAWINGS, DOCUMENT NO. ACC1231963, FILED DECEMBER 31, 2006.
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLANS, DOCUMENT NO. ACC0925091, FILED SEPTEMBER 25, 2006.

18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425)251-8222  
(425)251-8782 FAX  
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

**BARGHAUSEN CONSULTING ENGINEERS**

**COSTCO GASOLINE**  
COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

For: **HAL P. GRUBB**  
LICENSED PROFESSIONAL ENGINEER  
6/30/15  
CIVIL  
STATE OF CALIFORNIA

Scale: Horizontal 1"=100' Vertical N/A

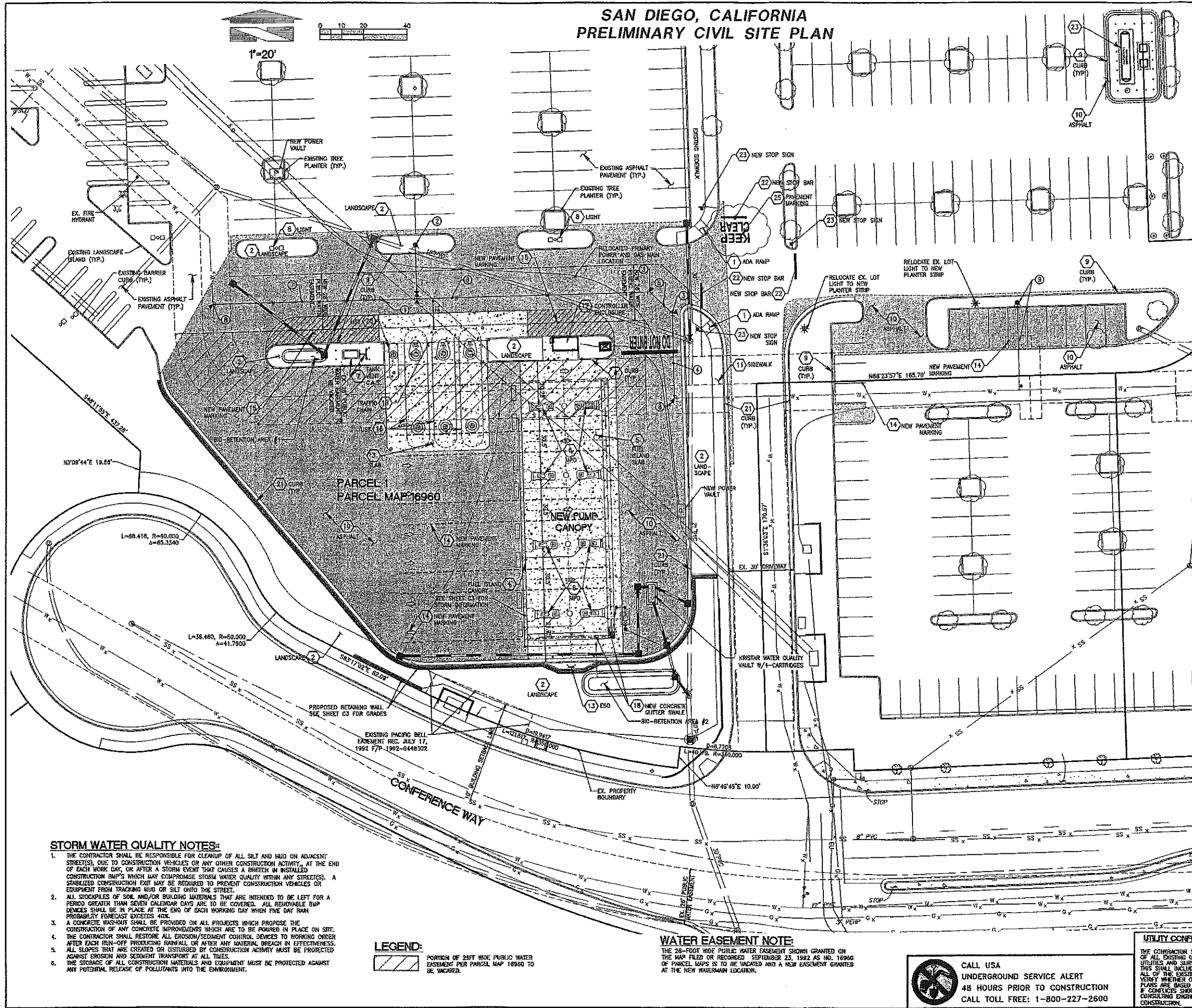
Designed: CHL  
Drawn: CHL  
Checked: CHL  
Approved: CHL  
Date: 10/22/15

Title: **COVER SHEET AND LOCATION MAP**  
12350 CARMEL MOUNTAIN ROAD  
SAN DIEGO, CA 92120  
COSTCO GASOLINE FACILITY #452

Job Number: 14257  
Sheet: C1 of 4

FILED: \14257\14257\Engineering\14257-01.dwg Date/Time: 7/17/2012 1:59 PM Scale: 385653 CLIENT: Ref: 14257

SAN DIEGO, CALIFORNIA  
PRELIMINARY CIVIL SITE PLAN



**SITE DEVELOPMENT SCHEDULE**

- 1 NEW ADA COMPLIANT WHEELCHAIR RAMP
- 2 LANDSCAPING PER LANDSCAPE PLANS
- 3 NEW TANK SLAB PER TANK PLANS
- 4 NEW FUELING ISLAND CANOPY PER ARCHITECTURAL PLANS.
- 5 NEW FUELING ISLAND CONCRETE SLAB. SEE ARCHITECTURAL PLANS FOR SLAB DETAIL AND JOINT PLACEMENT
- 6 NEW MULTI PRODUCT DISPENSOR (MPD) WITH GUARD POST (TYPICAL OF 6). PER TANK PLANS
- 7 NEW TANK VENTS AND CLEAN AIR SEPARATOR PER TANK PLANS
- 8 CONTRACTOR TO RELOCATE EXISTING LOT LIGHT TO NEW PLANTER STRIP. CONTRACTOR TO POUR NEW LIGHT FOUNDATION.
- 9 NEW CONCRETE BARRIER CURB
- 10 NEW ASPHALT CONCRETE PAVEMENT
- 11 NEW 5' WIDE CONCRETE SIDEWALK SECTION
- 12 NEW PAVEMENT MARKING USING 4" WIDE WHITE PAINTED STRIPING
- 13 EMERGENCY SHUTOFF SWITCH PER TANK PLANS
- 14 NEW PAVEMENT MARKING
- 15 NEW "NO PARKING" AREA STRIPING (4" WIDE WHITE PAINTED, 45° ANGLE)
- 16 UNDERGROUND STORAGE TANKS PER TANK AND ELECTRICAL PLANS.
- 17 NEW CONTROLLER ENCLOSURE AND CONCRETE PAD PER ARCHITECTURAL PLANS
- 18 NEW CONCRETE GUTTER SWALE
- 19 NEW TRAFFIC CHAIN (YELLOW PAINTED) ATTACHED TO (2) BOLLARDS
- 20 NEW 1,500 GALLON UNDERGROUND ADDITIVE TANK PER TANK AND ELECTRICAL PLANS
- 21 NEW CONCRETE CURB AND GUTTER
- 22 NEW STOP BAR
- 23 NEW STOP SIGN
- 24 FUTURE PROPANE TANK
- 25 "KEEP CLEAR" PAVEMENT MARKING

**WATER KEYNOTES**

- 1 CONTRACTOR TO RELOCATE EX. 8" PVC WATERMAIN AS SHOWN ON PLANS.
- 2 INSTALL:  
1-FIRE HYDRANT ASSEMBLY  
1-6" TEE (W/MFL)  
1-8" GATE VALVE (FLAM)  
30 LF 8" SPOOL  
CONCRETE THRUST BLOCKING
- 3 1-8" 45° BEND (M)  
CONCRETE THRUST BLOCKING
- 4 38 LF 8" PVC C-900 WATER
- 5 14 LF 8" PVC C-900 WATER
- 6 107 LF 8" PVC C-900 WATER
- 7 94 LF 8" PVC C-900 WATER
- 8 CUT-86 AND CONNECT TO EXISTING WATERMAIN USING:  
1-8" 90° BEND (M)  
CONCRETE THRUST BLOCKING
- 9 RELOCATE EXISTING FIRE HYDRANT

**UTILITY CONFLICT NOTE**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POBORING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-227-2600 AND THEN POBORING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

**STORM WATER QUALITY NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BARRIERS WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
3. A CONCRETE WASH-OUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

**LEGEND:**

PORTION OF 24FT WIDE PUBLIC WATER EASEMENT PER PARCEL MAP 16960 TO BE VACATED.

**WATER EASEMENT NOTE:**

THE 26-FOOT WIDE PUBLIC WATER EASEMENT SHOWN GRANTED ON THE MAP FILED OR RECORDED SEPTEMBER 23, 1992 AS NO. 16960 OF PARCEL MAPS IS TO BE VACATED AND A NEW EASEMENT GRANTED AT THE NEW WATERMAIN LOCATION.

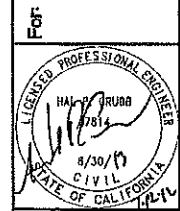


CALL USA  
UNDERGROUND SERVICE ALERT  
48 HOURS PRIOR TO CONSTRUCTION  
CALL TOLL FREE: 1-800-227-2600

COMMENTS DATED 9/11/12  
PER CITY COMMENTS DATED 9/26/12  
REVISED PER CITY COMMENTS DATED 9/26/12  
HFC DATED 9/26/12  
7/12/12  
6 5 3 11/22/11  
No. Date By  
Revision



**BARGHAUSEN**  
CONSULTING ENGINEERS, INC.  
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425)251-6222  
(425)251-8782 FAX  
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES



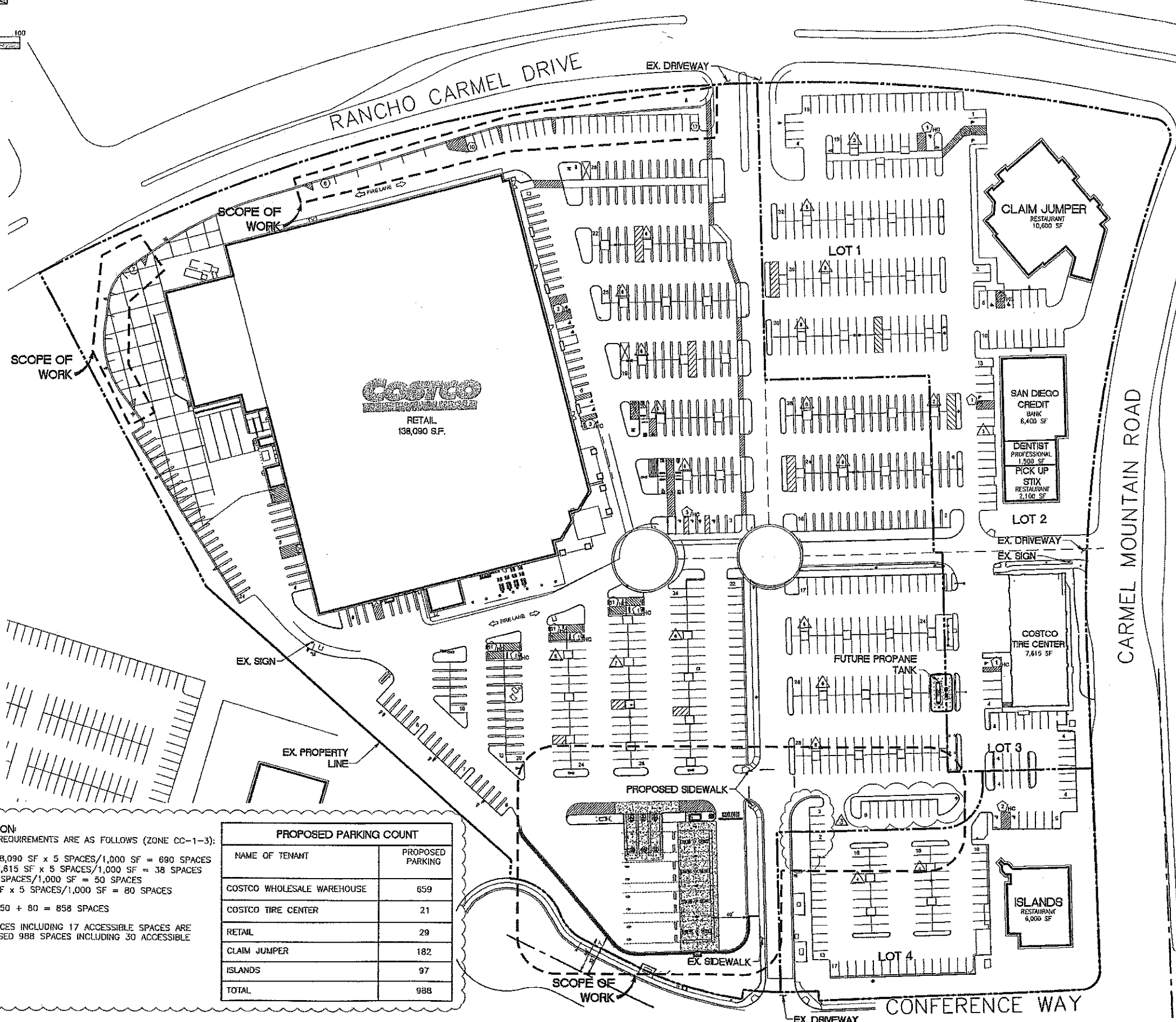
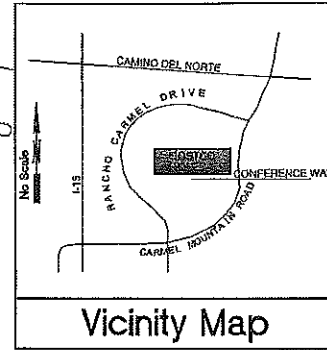
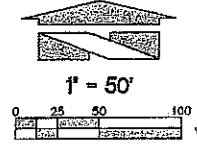
Scale: Horizontal 1"=20', Vertical N/A  
Designed: CME  
Drawn: CME  
Checked: JLB  
Approved: JLB  
Date: 10/24/10

Title: PRELIMINARY CIVIL SITE PLAN  
12350 CARMEL MOUNTAIN ROAD  
SAN DIEGO, CA 92128  
COSTCO GASOLINE FACILITY #452

Job Number: 14257  
Sheet: C2 of 4



# OVERALL SITE PLAN



No.	Date	By	Check	Appr.
5	7/12/12	JAS	JE	JE
4	6/16/12	JAS	JE	JE
3	1/15/11	JAS	JE	JE

REVISED PER CITY COMMENTS DATED 6/11/12  
REVISED PARKING LAYOUT AND PARKING COUNT  
REVISED PARKING LAYOUT AND PARKING COUNT

Title:  
**OVERALL SITE PLAN**  
 CARMEL MOUNTAIN ROAD  
 SAN DIEGO, CALIFORNIA 92128  
 COSTCO GASOLINE FACILITY #452

For:  
**Costco GASOLINE**  
 COSTCO WHOLESALE  
 999 LAKE DRIVE  
 ISSAQUAH, WASHINGTON 98027

Scale:	Horizontal	Vertical
1"=50'	Horizontal	Vertical

18215 72ND AVENUE SOUTH  
 KENT, WA 98032  
 (425)251-5222  
 (425)251-8782 FAX  
 CIVIL ENGINEERING, LAND PLANNING,  
 SURVEYING, ENVIRONMENTAL SERVICES



Job Number  
**14257**  
 Sheet  
**1** of **1**

**PARKING CALCULATION:**  
 THE MINIMUM PARKING REQUIREMENTS ARE AS FOLLOWS (ZONE CC-1-3):  
 COSTCO WHOLESALE: 138,090 SF x 5 SPACES/1,000 SF = 690 SPACES  
 COSTCO TIRE CENTER: 7,615 SF x 5 SPACES/1,000 SF = 38 SPACES  
 RETAIL: 10,000 SF x 5 SPACES/1,000 SF = 50 SPACES  
 RESTAURANTS: 16,000 SF x 5 SPACES/1,000 SF = 80 SPACES  
 TOTAL = 690 + 38 + 50 + 80 = 858 SPACES  
 A MINIMUM OF 858 SPACES INCLUDING 17 ACCESSIBLE SPACES ARE  
 REQUIRED. THE PROPOSED 988 SPACES INCLUDING 30 ACCESSIBLE  
 SPACES ARE ADEQUATE.

PROPOSED PARKING COUNT	
NAME OF TENANT	PROPOSED PARKING
COSTCO WHOLESALE WAREHOUSE	659
COSTCO TIRE CENTER	21
RETAIL	29
CLAIM JUMPER	182
ISLANDS	97
<b>TOTAL</b>	<b>988</b>

CONCEPTUAL QUEUING	
CARS AT DISPENSERS	18
CARS QUEUED	44
<b>TOTAL CARS IN AREA</b>	<b>60</b>

**NOTES**  
 1. THIS PRELIMINARY SITE PLAN IS BASED ON A SITE PLAN BY  
 MELVANY C2 ARCHITECTURE DATED MARCH 3, 2010. THIS PLAN  
 HAS BEEN PREPARED WITHOUT THE BENEFIT OF COMPLETE ZONING  
 INFORMATION OR CONFIRMATION OF SITE DEVELOPMENT STANDARDS  
 AND THUS THE SITE DEVELOPMENT FEASIBILITY IS NOT IMPLIED OR  
 GUARANTEED.  
 2. THE BUILDING SQUARE FOOTAGE AND PARKING SHOWN ON THIS  
 PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER  
 AND/OR OTHERS AND HAS NOT BEEN VERIFIED. THESE ITEMS  
 MUST BE CONFIRMED PRIOR TO SUBMITTAL TO JURISDICTIONAL  
 AGENCIES.

File: Y:\46064\14257\architectural\14257-spl.dwg Date: 7/12/2012 3:25 PM Scale: 1"=50' Plot: 1 of 1





Recording requested by  
and mail to: Permit Intake  
City of San Diego  
Planning Department  
202 C Street, M.S. 4C  
San Diego, CA 92101-3864

*file*  
669

NOTE: COUNTY RECORDER, PLEASE RECORD AS  
RESTRICTION ON USE OR DEVELOPMENT OF  
REAL PROPERTY AFFECTING THE TITLE TO  
OR POSSESSION THEREOF.



PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. ~~91-0694~~  
(AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 90-0101)  
PRICE CLUB PLAZA  
PLANNING DIRECTOR

This Planned Commercial Development Permit (Amendment) is granted by the Planning Director of the City of San Diego to THE PRICE COMPANY, Permittee, pursuant to in Section 101.0910 of the Municipal Code of the City of San Diego.

1. Permission is granted to Permittee to construct a retail commercial center located on the west side of Carmel Mountain Road, between Rancho Carmel Drive and Conference Way within the Carmel Mountain Ranch Community Plan area, described as a portion of Parcel 2 of Parcel Map No. 16195, in the CA Zone.

2. The facility shall consist of the following:

- a. Eight (8) detached commercial retail structures (on seven separate development pads) consisting of a combined total of 185,340 square feet of gross floor area with related site landscaping, enhanced paving, tenant signage and various public improvements and facilities necessary to serve the proposed development on this 19.57-acre site as identified by size, dimension and location on the approved Exhibits "A," dated January 27, 1992 on file in the Planning Department;
- b. The following is a breakdown of the total commercial retail floor area permitted by type of use for this project as identified on the approved Exhibits "A," dated January 27, 1992:

Retail Shops -	32,380 square feet
Restaurants -	16,300 square feet
Major Tenant (Price Club) -	136,660 square feet

---

Total: 185,340 square feet

- c. Off-street parking;
- d. Accessory uses as may be determined incidental and approved by the Planning Director.

3. Prior to the issuance of any building permits, a final subdivision map (VTM 91-0694) shall be recorded on the subject property.

ORIGINAL

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4. No fewer than 1,044 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated January 27, 1992, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked.

5. No permit for the construction or occupancy of any facility 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 the Planning Department;
- b. The Planned Commercial Development Permit is recorded in the office of the County Recorder.

6. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated January 27, 1992, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications, Findings of Substantial Conformance or amendment of this permit shall have been granted.

7. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated January 27, 1992, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease, weed and litter free condition at all times.

8. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

9. The effective date of this permit shall be the date of final action following all appeal dates and proceedings. The permit must be utilized within 36 months after the effective date. Failure to utilize the permit within 36 months will automatically void the permit unless an extension of time has been granted by the Planning Director, as set forth in Section 101.0910, M, of the Municipal Code. 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 Planning Director.

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10. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

11. After establishment of the project, the property shall not be used for any other purposes unless:

- a. Authorized by the Planning Director; or
- b. The proposed use meets every requirement of the zone existing for the property at the time of conversion;
- c. The permit has been revoked by the City.

The property included within this Planned Commercial Development shall be used only for the purposes and under the terms and conditions set forth in this permit unless authorized by the Planning Director or the permit has been revoked by the City of San Diego.

12. This Planned Commercial Development Permit may be cancelled or revoked if there is any material breach or default in any of the conditions of this permit. Cancellation or revocation may be instituted by the City of San Diego or Permittee.

13. This Planned Commercial Development 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.

14. All signs requested and proposed for this project shall conform to City-wide Sign Regulations and be administered by the Sign Code Administration Division of the Planning Department.

15. To the extent this condition is consistent with state and local laws, this project shall comply with the standards, policies and requirements in effect at the time of approval of this project, including any successor or new policies, financing mechanisms, phasing schedules, plans and ordinances relating to growth management adopted by the City of San Diego after January 11, 1990. The owner/permittee may challenge the legality of the imposition of future requirements pursuant to this condition at the time such future requirements and their impact on the project are defined.

16. The use of textured or enhanced paving shall be permitted only with the approval of the City Engineer and Planning Director, and shall meet standards of these departments as to location, noise and friction values, and any other applicable criteria.

ORIGINAL

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17. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.
18. Noise walls, street trees, decorative pavements and other public right-of-way improvements shown on the approved Exhibit "A," shall be permitted by an Encroachment Permit obtained from the City Engineer.
19. The permittee/applicant shall comply with all requirements of the Uniform Building Code (UBC) and secure all necessary building permits prior to construction.
20. 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 the event that a challenge pertaining to future growth management requirements is found by a court to be unreasonable, the Planning Director shall have the right, but not the obligation, to review this permit to confirm that the purpose and intent of the original approval will be maintained.
21. The Planned Commercial Development Permit shall comply with the conditions of the final map for Vesting Tentative Map No. 91-0694.
22. This property may be subject to the payment of a park fee in accordance with the San Diego Municipal Code, which specifies parks fees applicable in the Carmel Mountain Ranch Community Plan area.
23. The developer shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.
24. Prior to the issuance of any building permits, the applicant shall:
  - a. Ensure that building address numbers are visible and legible from the street (UFC 10.208).
  - b. Show the location of all fire hydrants on the plot plan (UFC 10.301).
  - c. Provide access in conformance with Fire Department Policy A-89-1 (UFC 10.301).
  - d. Post indicator valves, Fire Department connections and alarm bell are to be located on the address/access side of the structure (UFC 10.301).
25. In addition to the provision of rideshare information within the Price Club facility, an information kiosk (bulletin

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board) should be provided at the pedestrian plaza located adjacent to Building A. This should provide for display of transit, cycling and air quality information as noted in the TDM plan.

APPROVED by the Planning Director of the City of San Diego on January 27, 1992.

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PLANNING DIRECTOR RESOLUTION NO. 9227  
GRANTING PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 91-0694  
(AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT PERMIT NO. 90-0101)  
PRICE CLUB PLAZA

WHEREAS, THE PRICE CLUB, Permittee, filed an application to amend a previously approved Planned Commercial Development Permit and construct a commercial retail center (consisting of eight detached structures) with a combined total of 185,340 square feet of gross commercial retail floor area on the subject property, described as a portion of Parcel 2 of Parcel Map No. 16195, located on the west side of Carmel Mountain Road, between Rancho Carmel Drive and Conference Way within the Carmel Mountain Ranch community plan area in the CA Zone; and

WHEREAS, on January 27, 1992, the Planning Director of the City of San Diego considered Planned Commercial Development Permit No. 91-0694 pursuant to Section 101.0900 of the Municipal Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Director of the City of San Diego as follows:

1. That the Planning Director adopts the following written Findings, dated January 27, 1992:
  - a. The proposed use will fulfill community need and will not adversely affect the General Plan or the community plan. The adopted Carmel Mountain Ranch Community Plan (page 18-20) designates the site for a regional shopping center and allows for retail, office and hotel uses. Therefore, the project complies with the community plan designation for this site.
  - b. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety, and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. The draft PCD permit contains specific conditions of approval relevant to architectural standards, landscaping, grading, parking and signage which will assure project compliance with the adopted community plan, existing CA Zone, the City's *Landscape Technical Manual* and relevant CEQA Guidelines applicable to this development.
  - c. The proposed use will comply with the relevant regulations in the Municipal Code. The project fulfills all relevant requirements of the Municipal Code (i.e. use density, parking, setbacks, landscaping, building height) and requires no variances for project implementation.

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2. That said Findings are supported by maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the Findings hereinbefore adopted by the Planning Director, Planned Commercial Development Permit No. 91-0694, (Amendment to Planned Commercial Development Permit No. 90-0101) is hereby GRANTED to Owner/Permittee in the form and with the terms and conditions set forth in Permit No. 91-0694, a copy of which is attached hereto and made a part hereof.

  
\_\_\_\_\_  
Robert Korch  
Senior Planner

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RESOLUTION NUMBER R- 5615ADOPTED ON January 27, 1992

WHEREAS, on October 24, 1991, THE PRICE COMPANY submitted an application to the Planning Department for an Amendment to Vesting Tentative Map (VTM) No. 90-0101; and

WHEREAS, the permit was set for a public hearing to be conducted by the Planning Director of the City of San Diego; and

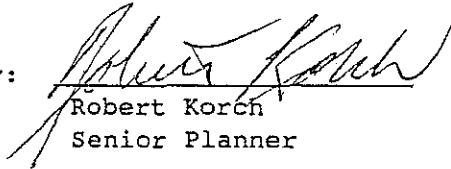
WHEREAS, the issue was heard by the Planning Director on January 27 1992, and

WHEREAS, the Planning Director of the City of San Diego considered the issues discussed in Negative Declaration No. 89-1323 and Addendum No. 91-0694; NOW THEREFORE,

BE IT RESOLVED, by the Planning Director of the City of San Diego, that it is hereby certified that Negative Declaration No. 89-1323 and Addendum 91-0694 have been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administrative Code Section 15000 et seq.), and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Director.

BE IT FURTHER RESOLVED that the Planning Director finds, based upon the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and therefore, that said Negative Declaration is hereby approved.

By:

  
Robert Korch  
Senior Planner

ORIGINAL

RESOLUTION NUMBER R- 9228ADOPTED ON January 27, 1992

WHEREAS, on October 24, 1991, THE PRICE COMPANY submitted an application to the Planning Department for an Amendment to Planned Commercial Development (PCD) Permit No. 90-0101; and

WHEREAS, the permit was set for a public hearing to be conducted by the Planning Director of the City of San Diego; and

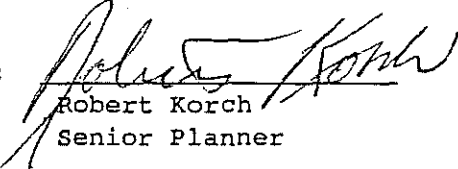
WHEREAS, the issue was heard by the Planning Director on January 27 1992, and

WHEREAS, the Planning Director of the City of San Diego considered the issues discussed in Negative Declaration No. 89-1323 and Addendum No. 91-0694; NOW THEREFORE,

BE IT RESOLVED, by the Planning Director of the City of San Diego, that it is hereby certified that Negative Declaration No. 89-1323 and Addendum 91-0694 have been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administrative Code Section 15000 et seq.), and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Director.

BE IT FURTHER RESOLVED that the Planning Director finds, based upon the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment and therefore, that said Negative Declaration is hereby approved.

By:



Robert Korch  
Senior Planner

ORIGINAL

ATTACHMENT 10

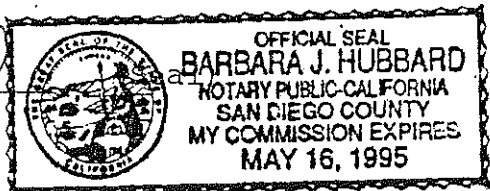
Robert Korch  
ROBERT KORCH, Senior Planner

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On February 26, 1992 before me, BARBARA J. HUBBARD (Notary Public), personally appeared ROBERT KORCH, Senior Planner of the Planning Department 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 my hand and official seal.

Signature Barbara J. Hubbard  
Barbara J. Hubbard



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 Lois Miller, V.P.  
Typed Name THE PRICE COMPANY

Signed \_\_\_\_\_  
Typed Name \_\_\_\_\_

STATE OF California  
COUNTY OF San Diego



On March 6, 1992 before me, Karen L. Tweed (Name of Notary Public) personally appeared LOIS MILLER personally known 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 Karen L. Tweed (Seal)





City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5210

## Community Planning Committee Distribution Form Part 1

Project Name : <b>COSTCO CARMEL MT ROAD</b>		Project Number <b>222256</b>	Distribution Date <b>11/12/10</b>
Project Scope: <b>CARMEL MOUNTAIN RANCH (PROCESS 3) Planned Development Permit to amend PCD 91-0694 and Neighborhood Use Permit for a fueling facility on an existing retail center site at 12350 Carmel Mountain Road in the CC-1-3 Zone within the Carmel Mountain Ranch Community Plan, Airport Influence Area. Council District 5. Notice Cards=3.</b>			
Project Location			
Applicant Name: <b>John Ellingsen</b>		Applicant Phone No. <b>425-251-6222</b>	
Related Projects			
Project Manager <b>Glenn Gargas</b>	Phone Number <b>(619) 446-5142</b>	Fax Number <b>(619) 446-5245</b>	E-mail Address <b>GGargas@sandiego.gov</b>
Community Plan	Council District	Existing Zone	Proposed Zone
<p>Project Issues (To be completed by Community Planning Committee for initial review):</p> <p><i>PLEASE NOTE FOLLOWING COMMENTS, AS PROVIDED BY C.M.R.C.C.</i></p> <ol style="list-style-type: none"> <li>1. TRAFFIC FLOW: CONCERNS WITH TRAFFIC FLOW AND HOW THE OWNER PLANS TO MITIGATE CONGESTION DUE TO POTENTIAL BACK UP ON TO CONFERENCE WAY, ALSO IN GENERAL PARKING AREAS.</li> <li>2. WILL THERE BE ADEQUATE PARKING AFTER SPOTS FOR PLANNED FUEL STATION ARE REMOVED.</li> <li>3. WHAT HOURS WILL THE FUELING STATION BE OPEN?</li> <li>4. TRACTOR/TRAILORS CURRENTLY PARKED ALONG CONFERENCE WAY, WILL THEY STILL BE ALLOWED TO PARK THERE? COULD SEE POTENTIAL TRAFFIC PROBLEMS, SHOULD THIS PRACTICE CONTINUE.</li> <li>5. HOW WILL FUEL SPILLS BE MITIGATED?</li> <li>6. HAS THERE BEEN A TRAFFIC STUDY?</li> <li>7. IS THERE AN ENVIRONMENTAL IMPACT REPORT?</li> </ol>			
<i>Attach Additional Pages If Necessary.</i>		Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	

Printed on recycled paper. This information is available in alternative formats for persons with disabilities.

To request this document in alternative format, call (619) 446-5446 or (800) 735-2929 (TT).

Be sure to see us on the WorldWide Web at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services)



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101  
(619) 446-5210

## Community Planning Committee Distribution Form Part 2

Project Name : <b>COSTCO CARMEL MT ROAD</b>		Project Number <b>222256</b>	Distribution Date <b>11/12/10</b>		
Project Scope : CARMEL MOUNTAIN RANCH (PROCESS 3) Planned Development Permit to amend PCD 91-0694 and Neighborhood Use Permit for a fueling facility on an existing retail center site at 12350 Carmel Mountain Road in the CC-1-3 Zone within the Carmel Mountain Ranch Community Plan, Airport Influence Area. Council District 5. Notice Cards=3.					
Project Location					
Applicant Name: <b>John Ellingsen</b>			Applicant Phone No. <b>425-251-6222</b>		
Related Projects					
Project Manager <b>Glenn Gargas</b>		Phone Number <b>446-5142</b>	Fax Number <b>(619) 446-5245</b>	E-mail Address <b>GGargas@sandiego.gov</b>	
Community Plan		Council District			
Existing Zone	Proposed Zone	Building Height	Number of Stories	FAR	
Committee Recommendations (To be completed for Initial Review):					
<input type="checkbox"/> Vote to Approve		Members Yes	Members No	Members Abstain	
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes <b>10</b>	Members No <b>0</b>	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
Agenda Date: <b>DEC. 08. 2010</b>		<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued	
CONDITIONS: PROVIDE RESPONSE TO COMMENTS AS LISTED ON DISTRIBUTION FORM PART 1					
NAME <b>ANDREW J. COSY-LEON</b>			TITLE <b>Chairman</b>		
SIGNATURE <i>Andrew J. Cosby</i>			DATE <b>12.10.2010</b>		
<p><i>Attach Additional Pages If Necessary.</i></p> <p style="text-align: center;">Please Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101</p>					

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

# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title**

Costco Gasoline (Loc. No. 452)

**Project No. For City Use Only**

**222256**

**Project Address:**

12350 Carmel Mountain Road, San Diego, CA

**Part I - To be completed when property is held by individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Additional pages attached**  Yes  No

Name of Individual (type or print):

Owner  Tenant/Lessee  Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner  Tenant/Lessee  Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner  Tenant/Lessee  Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner  Tenant/Lessee  Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Costco Gasoline	Project No. (For City Use Only) <b>222256</b>
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**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**

Corporation    Limited Liability -or-    General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached**    Yes    No

Corporate/Partnership Name (type or print):  
Costco Wholesale Corporation

Owner    Tenant/Lessee


Street Address:  
999 Lake Drive

City/State/Zip:  
Issaquah, WA 98027

Phone No: (425) 313-8100   Fax No: (425) 313-8105

Name of Corporate Officer/Partner (type or print):  
RICHARD J. OLIN

Title (type or print):  
VICE PRESIDENT / ASSISTANT SECRETARY

Signature:    Date: 8-30-2012

Corporate/Partnership Name (type or print):

Owner    Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:   Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :   Date:

Corporate/Partnership Name (type or print):

Owner    Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:   Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :   Date:

Corporate/Partnership Name (type or print):

Owner    Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:   Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :   Date:

Corporate/Partnership Name (type or print):

Owner    Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:   Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :   Date:

Corporate/Partnership Name (type or print):

Owner    Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:   Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :   Date:



## COSTCO WHOLESALE CORPORATION

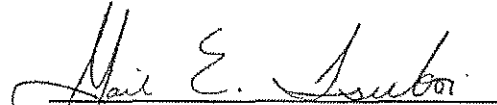
## ASSISTANT SECRETARY'S CERTIFICATE

I, Gail E. Tsuboi, Assistant Secretary of Costco Wholesale Corporation, a Washington corporation (the "Corporation"), hereby certify that the following resolution was adopted by the Board of Directors of the Corporation on January 27, 2011:

**RESOLVED**, that any one of the Chairman, the Chief Executive Officer, the President, the Chief Financial Officer, any Executive or Senior Vice President, the Secretary, the Treasurer, or any Assistant Secretary of the Corporation is hereby authorized to execute any and all documents regarding the acquisition, leasing, sale or development of real property, including, without limitation, the execution of purchase agreements, deeds, escrow instructions, leases, closing statements, easements, deeds of dedication, restrictive covenants and construction agreements.

I further certify that said Resolution remain in full force and effect as of the date hereof.

Dated this 27 day of June, 2012.

  
Gail E. Tsuboi  
Assistant Secretary



## DIRECTORS AND OFFICERS

## BOARD OF DIRECTORS

**Jeffrey H. Brotman**  
Chairman of the Board, Costco

**Dr. Benjamin S. Carson, Sr., M.D.<sup>(b)</sup>**  
Professor and Director of Pediatric Neurosurgery,  
Johns Hopkins Medicine

**Susan L. Decker<sup>(a)</sup>**  
Former President of Yahoo! Inc.

**Daniel J. Evans<sup>(a)(c)</sup>**  
Chairman, Daniel J. Evans Associates; Former U.S.  
Senator and Governor of the State of Washington

**Richard A. Galanti**  
Executive Vice President and Chief Financial  
Officer, Costco

**William H. Gates<sup>(c)</sup>**  
Co-Chair of the Bill and Melinda Gates Foundation

**Hamilton E. James**  
President and Chief Operating Officer,  
The Blackstone Group

**W. Craig Jelinek**  
President and Chief Operating Officer, Costco

**Richard M. Libenson**  
A Founder, former Director and Executive Officer of  
The Price Company

**John W. Meisenbach**  
President of MCM, A Meisenbach Company

**Charles T. Munger<sup>(a)(b)</sup>**  
Vice Chairman of the Board of Berkshire Hathaway, Inc.;  
Chairman of the Board of Daily Journal Corporation

**Jeffrey S. Raikes**  
CEO of the Bill and Melinda Gates Foundation

**Jill S. Ruckelshaus<sup>(b)(c)</sup>**  
Director, various non-profit organizations

**James D. Sinegal**  
Chief Executive Officer, Costco

## Board Committees

- (a) Audit Committee
- (b) Compensation Committee
- (c) Nominating and Governance Committee
- \* 2011 Committee Chair

## EXECUTIVE AND SENIOR OFFICERS

**Joel Benoliel**  
Senior Vice President, Administration & Chief  
Legal Officer

**Andree Brien**  
Senior Vice President, National Merchandising –  
Canadian Division

**Jeffrey H. Brotman**  
Chairman of the Board

**Donald E. Burdick**  
Senior Vice President, Special Projects

**Charles V. Burnett**  
Senior Vice President, Pharmacy

**Roger A. Campbell**  
Senior Vice President, General Manager – Southeast  
Region

**Richard C. Chavez**  
Senior Vice President, Costco Wholesale Industries &  
Business Development

**Victor A. Curtis**  
Senior Vice President, Pharmacy

**John B. Gaherty**  
Senior Vice President, General Manager – Midwest  
Region

**Richard A. Galanti**  
Executive Vice President, Chief Financial Officer

**Jaime Gonzalez**  
Senior Vice President, General Manager – Mexico

**Bruce Greenwood**  
Senior Vice President, General Manager – Los Angeles  
Region

**Robert D. Hicok**  
Senior Vice President, General Manager – San Diego  
Region

**Dennis A. Hoover**  
Senior Vice President, General Manager – Bay Area  
Region

**W. Craig Jelinek**  
President and Chief Operating Officer

**Dennis E. Knapp**  
Senior Vice President, Merchandising – Non-Foods

**Franz E. Lazarus**  
Senior Vice President, Administration – Global Operations

**Jeffrey R. Long**  
Senior Vice President, General Manager – Northeast  
Region

**Jeffrey Lyons**  
Senior Vice President, Merchandising – Fresh Foods

**John Matthews**  
Senior Vice President, Human Resources & Risk  
Management

**John D. McKay**  
Executive Vice President, COO – Northern Division

**Russell D. Miller**  
Senior Vice President, General Manager – Western  
Canada Region

**Ali Moayeri**  
Senior Vice President, Construction

**Paul G. Moulton**  
Executive Vice President, Chief Information Officer

**James P. Murphy**  
Executive Vice President, International

**David S. Petterson**  
Senior Vice President, Corporate Controller

**Joseph P. Portera**  
Executive Vice President, COO – Eastern & Canadian  
Divisions and Chief Diversity Officer

**Pierre Riel**  
Senior Vice President, General Manager – Eastern  
Canada Region

**Ginnie Roeglin**  
Senior Vice President, Ecommerce & Publishing

**Timothy L. Rose**  
Senior Vice President, Merchandising – Foods & Sundries

**Douglas W. Schutt**  
Executive Vice President – Merchandising

**James D. Sinegal**  
Chief Executive Officer

**John D. Thelan**  
Senior Vice President, Operations – Depots

**Ron M. Vachris**  
Senior Vice President, General Manager – Northwest  
Region

**Thomas K. Walker**  
Executive Vice President, Construction & Distribution

**Louise Wendling**  
Senior Vice President, Country Manager – Canada

**Dennis R. Zook**  
Executive Vice President, COO – Southwest Division  
& Mexico