



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 1, 2024 REPORT NO. HO-24-14
HEARING DATE: May 8, 2024
SUBJECT: ACE Self-Storage Facility, Process Three Decision
PROJECT NUMBER: [0679788](#)
OWNER/APPLICANT: MISSION GORGE DEVELOPMENT CORPORATION/Brad S. Bailey

SUMMARY

Issue: Should the Hearing Officer APPROVE A 117,510 square-foot self-storage building with a basement, leasing office and associated site improvements, located on the southwest corner of Princess View Drive and Mission Gorge Road within the [Navajo Community Plan Area](#)?

Proposed Actions:

1. APPROVE SITE DEVELOPMENT PERMIT NO. 2559442

Fiscal Considerations: None associated with this action. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None.

Community Planning Group Recommendation: On November 9, 2022, the Navajo Community Planners, Inc. voted 9-0-2 to approve the project.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 3, 2023, and the opportunity to appeal that determination ended October 16, 2023.

BACKGROUND:

The 1.7-acre site, located at the southwest corner of Mission Gorge Road and Princess View Drive [Assessor Parcel Numbers (APN) 455-040-38-00 and 455-040-39-00], west of Princess View Drive, and

north of Fontaine Street, south of Mission Gorge Road and approximately 2 miles east of Interstate 15 (Attachment 1). The Project site is located in the Industrial (IL-2-1) base zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ) for Montgomery Field, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA) for Montgomery Field – Review Area 2, Very High Fire Hazard Severity Zone (VHFSZ) and Federal Aviation Administration (FAA) Part 77 Noticing Area, and Community Plan Implementation Overlay Zone Type A (CPIOZ-A) within the Navajo Community Plan area. Additionally, the project site is located within the Mission Trails Design District and mapped within the Floodplain for the San Diego River. The San Diego River is located approximately 720 feet northwest of the project site.

The surrounding land uses north of Princess View Drive of the project site are a retail commercial strip mall and a mini storage warehouse; south of the project site is a Moving and Storage Facility, west of the project site along Mission Gorge Road is a truck and auto collision repair center, and east of the project site of Mission Gorge Road is a Self-Storage facility.

DISCUSSION

Project Description:

The project is a proposal for a Site Development Permit (SDP) to allow the construction of a new two-story 117,510-square-foot (SF) self-storage building and associated site improvements on a vacant 1.70-acre site located at the southeast corner of Princess View Drive and Mission Gorge Road.

The proposed self-storage building will be a two-story building with a proposed building height of 28-feet and eight and a half inches where the height limit is 45-feet. The proposed 117,510 SF building will consist of 37,759 SF for ground level storage, 39,170 for second level storage, 39,170 SF of basement storage and a leasing office of 1,591 SF. The maximum allowed floor area ratio (FAR) is 2.0 where the project is proposing an FAR of 1.06. The project proposes 36 on-site parking stalls including one handicapped stall, three motorcycle stalls, 12 short-term bicycle parking stalls and one long-term bicycle stall. Three loading spaces are also proposed.

The surrounding land uses include a retail/commercial strip mall, an office/commercial park and a mini storage warehouse northeast of the project site; a Moving and Storage Facility south of the project site; a truck sales dealership, a truck and auto collision repair center and an aggregate and materials facility west of the project site; and east of the project site is a multi-building Self-Storage facility.

Permits Required

- A Site Development Permit in accordance with [SDMC Section 126.0502 \(a\) \(3\)](#) for commercial development on a premises containing environmentally sensitive lands in the form of Floodplains subject to Special Flood Hazard Regulations SDMC Section 143.0145 and 143.0146(c)(6) or (7) and (9), [SDMC Section 113.0103](#), and [SDMC Section 126.0502 \(c\) \(2\)](#) for development in the Mission Trails Design District.

Page nine of The Navajo Community Plan's Land Use Map shows the project site as Industrial Use which is consistent with the proposed use (Attachment 2). It meets the Plan's objective for Industrial

Use in that it will “Restrict retail development to areas designated for commercial and mixed use; limit commercial office and service uses in the industrially designated areas to those that are accessory to industrial uses”. The proposed storage facility offers a leasing office for limited commercial and service uses.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the adopted regulations of the Land Development Code. The project complies with all development regulations of the IL-2-1 Zone and no deviations are requested. Staff has provided draft findings (Attachment 4) to support the proposed development and draft conditions of approval (Attachment 5). Staff recommends that the Hearing Officer approves the project as presented.

ALTERNATIVES

1. Approve the Site Development Permit No. 2559422 with modifications.
2. Deny Site Development Permit No. 2559442 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

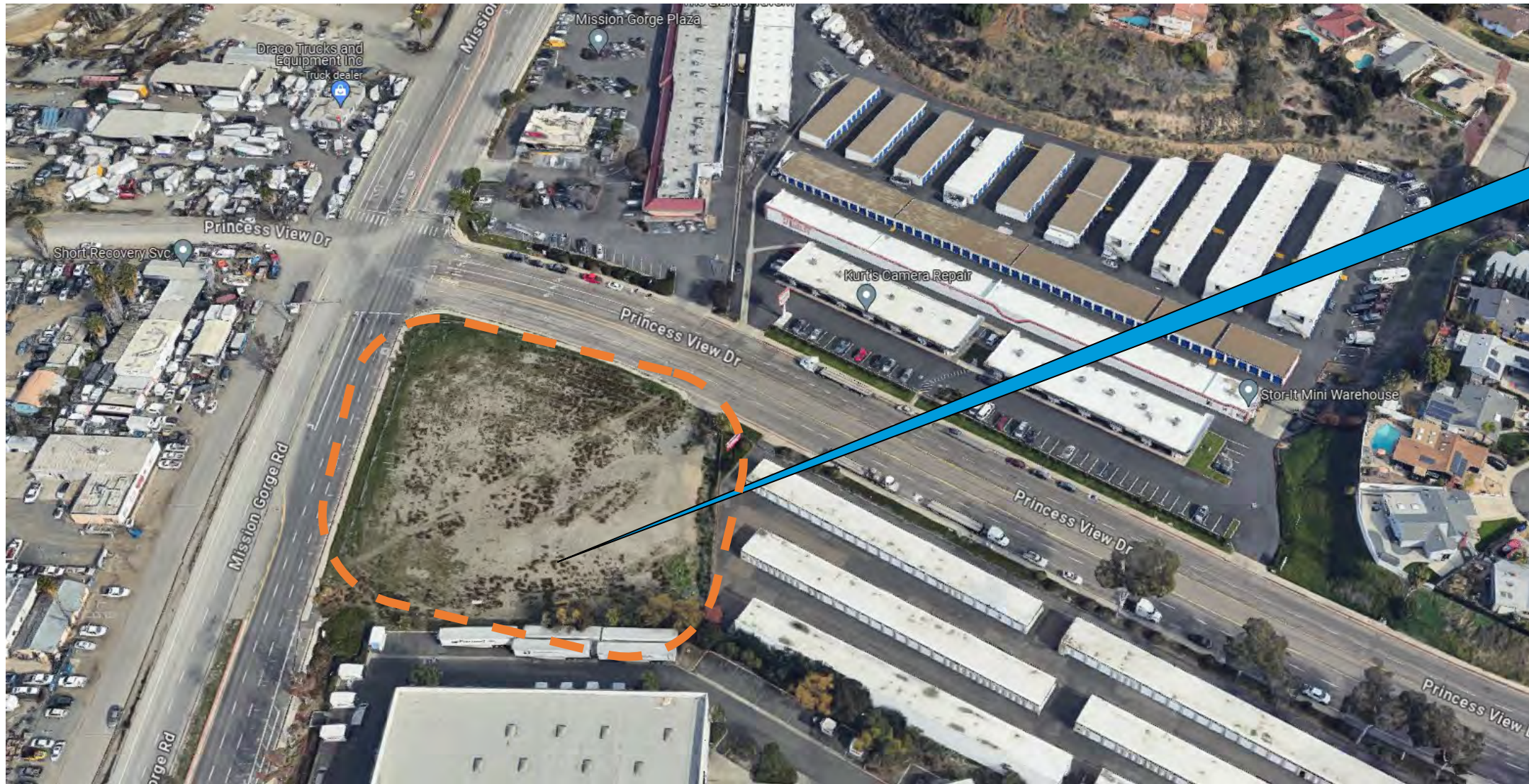


Chandra Y. Clady
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Notice of Exemption
7. Ownership Disclosure Statement
8. Site Development Plans
9. Community Planning Group Recommendation

Aerial Photo

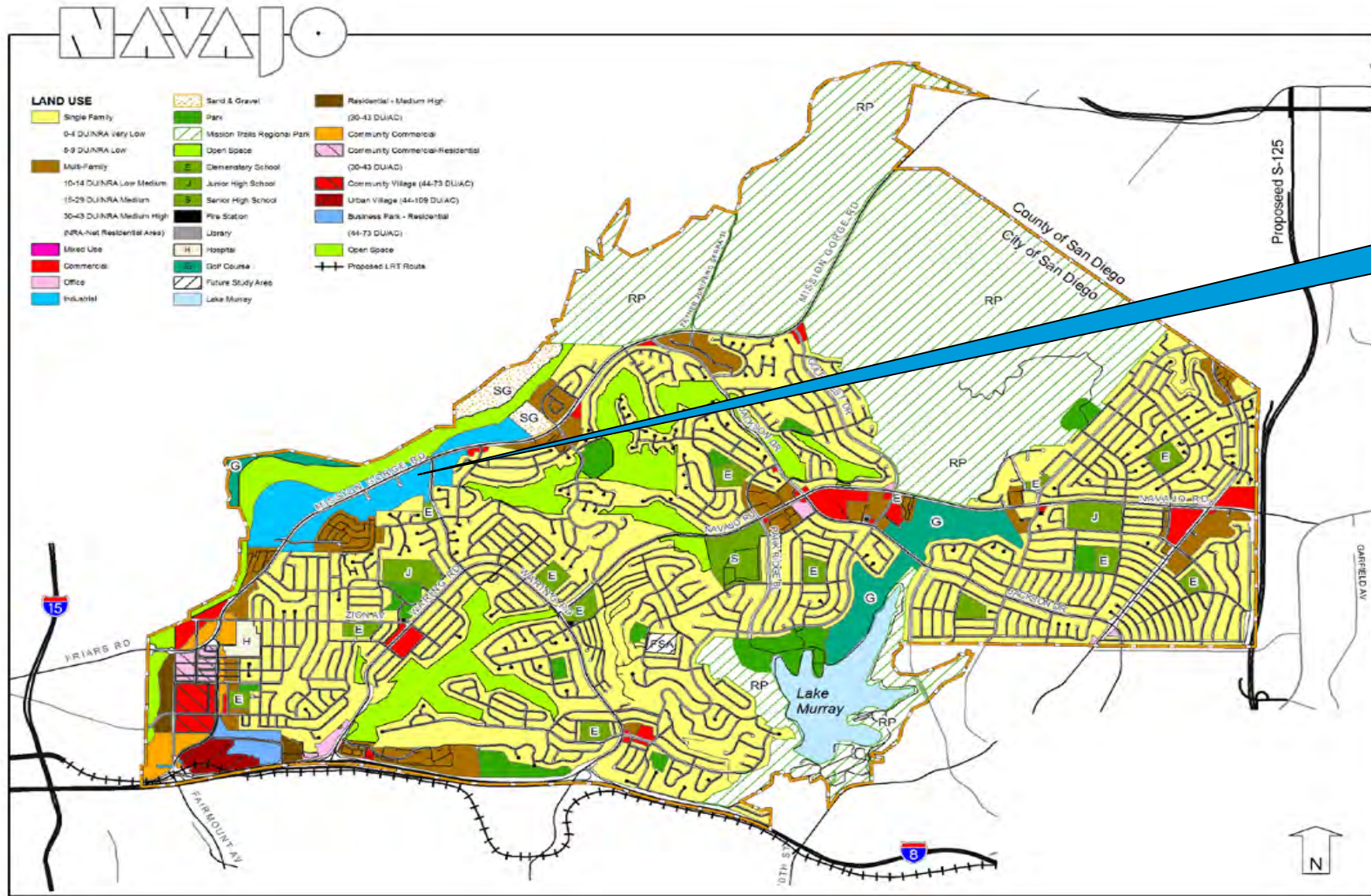


Project Site

North
←

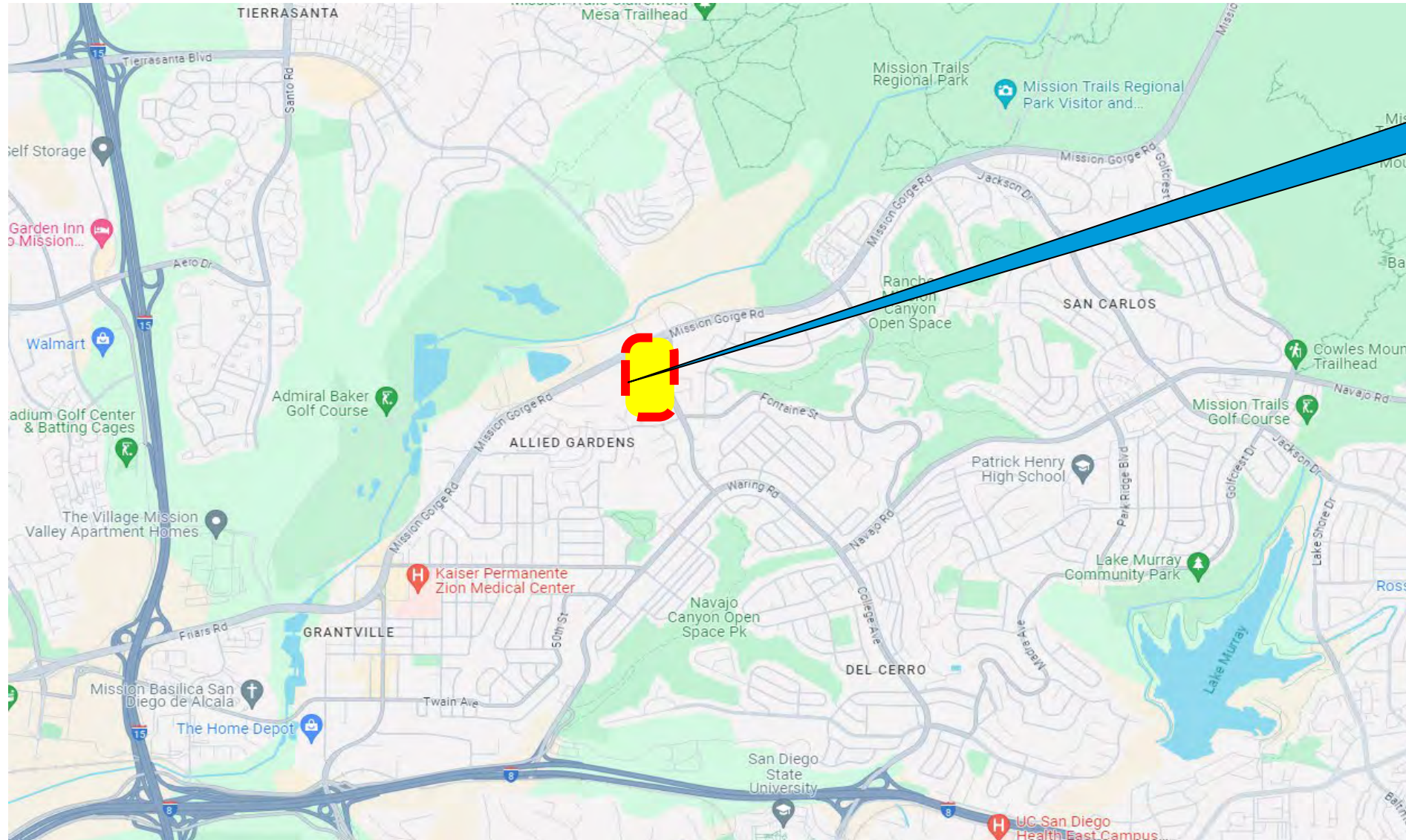
ACE-Self-Storage Site Development Permit Project 679788

Navajo Community Plan Map



Project Site

Project Location Map



Project Site



HEARING OFFICER RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 2559442
ACE SELF-STORAGE FACILITY PROJECT NO. 679788

WHEREAS, MISSION GORGE DEVELOPMENT CORPORATION, Owner and Brad S. Bailey, GS Corporation, Permittee, filed an application with the City of San Diego for a permit for the construction of a self-storage facility to include a 117,510-square-foot, two-story self-storage building and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2559442, on portions of a 1.70-acre site;

WHEREAS, the project site is located at the southwest corner of Mission Gorge Road and Princess View Drive [Assessor Parcel Numbers (APN) 455-040-38-00 and 455-040-39-00] in the Industrial (IL-2-1) base zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ) for Montgomery Field, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA) for Montgomery Field – Review Area 2, Very High Fire Hazard Severity Zone (VHFSZ), Federal Aviation Administration (FAA) Part 77 Noticing Area, Environmentally Sensitive Lands (ESL), Mission Trails Design District and Community Plan Implementation Overlay Zone Type A (CPIOZ-A) within the Navajo Community Plan Area;

WHEREAS, the project site is legally described as: THE EASTERLY 60 FEET OF THE FOLLOWING DESCRIBED LAND: THOSE PORTIONS OF LOTS 1, 2 AND 3 OF THE SUBDIVISIONS F LOTS 61, 62 AND THE EASTERLY OF LOT 63 OF RANCHO MISSION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 1550, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 20, 1913.

WHEREAS, on October 2, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000

et seq.) under CEQA Guidelines Section 15332 (In-Fill Development Projects) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on May 8, 2024, the HEARING OFFICER of the City of San Diego considered Site Development No. 2559442 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by the HEARING OFFICER of the City of San Diego as follows:

That the HEARING OFFICER adopts the following Findings with respect to Site Development Permit 2559442.

Findings for all Site Development Permits – San Diego Municipal Code (SDMC) Section 126.0505

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

The project proposes the construction of a 117,510-square-foot, two-story self-storage building with a leasing office, basement, and associated site improvements. The 1.70-acre site is located at on the southwest corner of Mission Gorge Road and Princess View Drive [Assessor Parcel Numbers (APN) 455-040-38-00 and 455-040-39-00] in the Industrial (IL-2-1) base zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ) for Montgomery Field, Community Plan Implementation Overlay Zone Type A (CPIOZ-A), Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA) for Montgomery Field – Review Area 2, Very High Fire Hazard Severity Zone (VHFSZ) and Federal Aviation Administration (FAA) Part 77 Noticing Area, within the Navajo Community Plan Area. Additionally, the project site is located within the Mission Trails Design District and mapped within the Floodplain for the San Diego River. The San Diego River is located approximately 720 feet northwest of the project site.

The Navajo Community Plan designates the site as Industrial Land Use (Figure 4, page 9). The project site is also designated as being within the Community Plan Implementation Overlay Zone (CPIOZ) - Type A (Mission Gorge Road Industrial). The CPIOZ designation provides for supplemental development regulations associated with floor area ratio (FAR), variations in building facades, reflectivity of building materials, enclosures for equipment associated with buildings (i.e. mechanical equipment, turbines, etc.), outdoor storage and display, refuse collection areas, loading areas, parking requirements, curb cuts and driveways, signs, landscaping and established design guidelines within the Navajo Community Plan.

The proposed project conforms to the Navajo Community Plan's Proposal on Page 22, "to encourage industrial development that is compatible with the residential character of the Navajo Community". The proposed elevations are in conformance with façade variations per the CPIOZ supplemental

development regulations by providing a combination of offset building planes and facade variations which meet the intent of this requirement and the building facade variation is distinguished by a distinct change in materials, textures, and colors. Loading areas are located within the interior of the project site in conformance with the supplemental design regulations. Refuse areas are screened from public view with adequate landscaping and a seven-foot-high masonry wall enclosure with a metal gate. The proposed development will comply with the applicable Community Plan in that the project's leasing office of 1,591 square feet is approximately 2% of the building's 76,749 gross square feet, which meets one of the Plan's adopted objectives to:

"Restrict retail development to areas designated for commercial and mixed use; limit commercial office and service uses in the industrially designated areas to those that are accessory to industrial uses".

The project is not requesting any variances or deviations from the CPIOZ-Type A regulations and the proposed self-storage use was an allowed use of the Light Industrial (IL-2-1) Base Zone per the applicable SDMC Table 131-06B. This use was allowed per the applicable version of the SDMC at the time the application was deemed complete. This use is not allowed per the current code. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The development permit prepared for this project includes various conditions and corresponding exhibits of approvals relevant to achieving compliance with the regulations of the Land Development Code and California Building Codes for grading and construction. The project was reviewed in accordance with the San Diego Municipal Code IL-2-1 zone with no deviations proposed and is in compliance with development regulations including setbacks, Floor Area Ratio, height, parking, and landscape. Conditions required for the project include but are not limited to storm water and general runoff requirements, landscaping, public improvements, private signage, lighting, and parking as indicated in Finding 3. Below incorporated here by reference. The project has been analyzed by staff and determined to be consistent with the goals and recommendations of the General Plan, the Navajo Community Plan, and the purpose and intent of the IL-2-1 zone. The project has been designed to address the physical environment and would not adversely impact the public's health, safety or welfare. Therefore, the proposed development will 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 project proposes the construction of a 117,510 square-foot two-story self-storage facility, a leasing office, a basement, and associated improvements. The project's design incorporates the building's setbacks per the IL-2-1 Development Regulations for Industrial Zones in Table 131- 06C of [Section 131.0631](#) of the SDMC:

1. The required front setback is 20 feet and 15 feet where parking may encroach up to five feet of the required side setback but may not be covered or enclosed. The proposed building's

front setback is 20 feet and 15 feet for parking encroachment; therefore, it meets this requirement.

2. The required street side setback is 20 feet and 15 feet where parking may encroach up to five feet of the required side setback but may not be covered or enclosed. The proposed building's street side setbacks are 20 feet and 15 feet for parking encroachment; therefore, it meets this requirement.
3. The required rear setback is 0 feet where 50 percent of the remainder of the building envelope observes at least 15 feet setback. The proposed building's street side setback is 44 feet and meets this requirement.
4. The maximum height allowed for this project within the Industrial IL zone is 45 feet. The proposed building height is approximately 29 feet which meets this requirement.
5. The building's floor area ratio of 1.06 is less than the required maximum 2.0.

Supplemental Environmentally Sensitive Findings - Section 126.0505(a).

A. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The proposed project site of 1.70 acres consists of two contiguous, square-like lots that were identified in the Geotechnical Evaluation Report (December 2020 by Christian Wheeler) reviewed and accepted by staff, as "flat, undeveloped and was used temporarily for parking and storage." The report offered recommendations to address stormwater issues, public and private improvements to improve the site's suitability for development.

The 1.70 acre lot will accommodate several proposed buildings totaling 117,510 square feet and nearly 29-feet in height as well as a leasing office, a basement and associated improvements. The project's roof design is flat and the applicant will be required to submit a roof plan to address any roof equipment, if required, will be shielded from view or integrated as part of the roof itself. The project also proposes to meet the required setbacks and number of parking spaces and does not request deviations from these requirements. Lastly the site's lack of variations in topography and lack of native vegetation and lack of sensitive habitat will result in minimum disturbance to environmentally sensitive lands.

1. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The project site is located on a vacant site that was previously disturbed and flat and is adjacent to existing developed urban uses. Staff included stormwater conditions to address runoff requirements and the project's fire truck access was reviewed to ensure proper access. Therefore the proposed development will not alter natural land forms and will not create undue risk from geologic and erosional forces, flood hazards or fire hazards.

2. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The proposed development will be sited on a vacant 1.70-acre lot located at the southwest corner of Princess View Drive and Mission Gorge Road. The site was previously impacted and offers no value as habitat for endangered, rare or threatened species. Therefore, the proposed development will not have any adverse impact on adjacent environmentally sensitive lands.

3. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

The project was deemed exempt from CEQA pursuant to Section 15332 (In-Fill Development). No endangered species or sensitive habitat was identified as part of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and VPHCP on the project site. The proposed development is therefore consistent with the MSCP Subarea Plan and VPHCP.

4. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The project is located within the Navajo Community Plan area and is located outside of the City of San Diego's Coastal Zone away from public beaches and thus will have no impact on the erosion of public beaches or local shoreline sand supply.

5. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The proposed project was reviewed for any negative environmental impacts by Environment Analysis Staff, and has been deemed exempt per Section 15532 of the CEQA Guidelines for In-Fill development. A Notice of Exemption has been prepared and conditions such as landscaping, engineering, signage, transportation development, etc. are included to avoid negative impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, SITE DEVELOPMENT PERMIT NO. 2559442 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2559442, a copy of which is attached hereto and made a part hereof.

Chandra Y. Clady
Development Project Manager
Development Services Department

Adopted on: May 8, 2024

IO#: 240008912

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: I/O# 24008912

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2559442
ACE SELF-STORAGE PROJECT NO. 679788
HEARING OFFICER

This Site Development Permit No. 2559442 is granted by the Hearing Officer of the City of San Diego to Mission Gorge Development Corporation, a California Corporation, Owner and Brad S. Bailey Company GS, a California Corporation, Permittee, pursuant to San Diego Municipal Code (SDMC) [Section 126.0502](#). The 1.70-acre site is located at the southwest corner of Mission Gorge Road and Princess View Drive [Assessor Parcel Numbers (APN) 455-040-38-00 and 455-040-39-00] in the IL-2-1 base zone, Airport Land Use Compatibility Overlay Zone (ALUCOZ) for Montgomery Field, Airport Land Use Compatibility Plan (ALUCP) Airport Influence Area (AIA) for Montgomery Field – Review Area 2, Very High Fire Hazard Severity Zone (VHFSZ), Federal Aviation Administration (FAA) Part 77 Noticing Area and Community Plan Implementation Overlay Zone Type A (CPIOZ-A) within the Navajo Community Plan area.

The project requires a permit for Environmentally Sensitive Lands (ESL) due to its location in the floodplain per [SDMC Section 126.0502\(a\)\(3\)](#) and for its location in the Mission Trails Design District per [SDMC Section 126.0502\(c\)\(2\)](#). The San Diego River is located approximately 720 feet northwest of the project site and is mapped within the floodplain.

The project site is legally described as: THE EASTERLY 60 FEET OF THE FOLLOWING DESCRIBED LAND: THOSE PORTIONS OF LOTS 1, 2 AND 3 OF THE SUBDIVISIONS F LOTS 61, 62 AND THE EASTERLY OF LOT 63 OF RANCHO MISSION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 1550, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 20, 1913.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner and Permittee for the construction of a self-storage facility to include a 117,510-square-foot, two-story self-storage building and associated site improvements described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 8, 2024, on file in the Development Services Department.

The project shall include:

- a. A 117,510-square-foot two-story self-storage building with a leasing office and a basement.
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Wrought iron fencing (Approximately 415 linear feet); and
- e. 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 San Diego Municipal Code (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 May 22, 2027.
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.

CLIMATE ACTION PLAN REQUIREMENTS:

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

GEOLOGY REQUIREMENT

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

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit the Owner/Permittee shall remove existing curb inlet on Mission Gorge Road and install new clean outs and curb inlet per current City Standards as shown on approved Exhibit "A" satisfactory to the City Engineer.

14. Prior to the issuance of any building permit the Owner/Permittee shall construct new curb/gutter per current City Standards along Mission Gorge Road satisfactory to the City Engineer.

15. Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond the construction of a current City Standard 30-foot wide driveway, adjacent to the site on Princess View Drive satisfactory to the City Engineer.

16. Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond construction of new curb ramp per current City Standard adjacent to the site on the corner of Mission Gorge Road and Princess View Drive satisfactory to the City Engineer.

17. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA), from the City Engineer, for the private storm drainpipe on Mission Gorge Road, curb outlet on Princess View Drive and street trees/landscaping/irrigation in the public right of way.

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

19. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
21. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
23. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
24. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
26. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-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.

27. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC section 142.0403(b)6.

28. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.

29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

30. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING REQUIREMENTS:

31. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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 authorized by the appropriate City decision maker in accordance with the SDMC.

32. 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.

33. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

34. 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.

AIRPORTS REQUIREMENTS

35. Restrict any building heights that would penetrate Federal Aviation Administration (FAA) Part 77 Navigable Airspace within its boundaries.
36. Restrict temporary cranes and equipment erected during construction activities.
37. File Notices of Proposed Construction or Alteration (Form 7460-1) with the FAA and obtain Notices of Determination to ensure no objects related to the project present hazards to air navigation.
38. Ensure all overhead lighting is always directed downward to avoid glare.
39. Secure all trash/storage containers to detour birds from flocking in the San Diego Montgomery-Gibbs Executive Airport (MYF) Traffic Pattern Zone (TPZ).

TRANSPORTATION REQUIREMENTS

40. Prior to issuance of any building permit, the applicant shall assure by permit and bond, the dedication of 12 feet right-of-way along project's frontage on Mission Gorge Road, satisfactory to the City Engineer.
41. Prior to issuance of any building permit, the applicant shall assure by permit and bond, the widening of Mission Gorge Road from 46 feet to 53 feet (centerline to curb) along project's frontage, satisfactory to the City Engineer.
42. Prior to issuance of any building permit, the applicant shall assure by permit and bond, the widening of seven and a half (7.5) feet of non-contiguous sidewalk along project's frontage on Mission Gorge Road within the 14-foot parkway, satisfactory to the City Engineer.
43. Prior to issuance of any building permit, the applicant shall assure by permit and bond to provide an 11-foot Irrevocable Offer of Dedication (IOD) to provide a half width of 78 feet of right-of-way along project's frontage on Mission Gorge Road to allow for future eastbound right turn lane, satisfactory to the City Engineer.
44. Prior to issuance of any building permit, the applicant shall assure by permit and bond, the construction of 10-foot buffered bike lane (seven foot bike lane, three foot buffer), widening of seven and a half (7.5) feet of non-contiguous sidewalk along project's frontage on Mission Gorge Road, satisfactory to the City Engineer.

45. Prior to issuance of any building permit, the applicant shall assure by permit and bond, the dedication of 1-foot of right-of-way along project's frontage on Princess View Drive to provide 10 feet of right-of-way, satisfactory to the City Engineer.

46. Prior to issuance of any building permit, the applicant shall assure by permit and bond, the construction of a five-foot non-contiguous sidewalk along project's frontage on Princess View Drive within the 10-foot parkway, satisfactory to the City Engineer.

47. Prior to issuance of any building permit, the applicant shall assure by permit and bond to provide a three and a half (3.5) foot Irrevocable Offer of Dedication (IOD) to provide half width of right-of-way of 55 and half (55.5) feet along the project's frontage on Princess View Drive, satisfactory to the City Engineer.

48. Prior to issuance of any building permit, the applicant shall assure by permit and bond the construction City standard 30-foot wide driveway on Princess View Drive, satisfactory to the City Engineer.

49. The Owner/Permittee shall provide and maintain a 10-foot by 10-foot visibility triangle area on both sides of the driveway measured along the property line on Princess View Drive. No obstacles higher than 36 inches shall be located within the visibility area.

50. The Owner/Permittee shall provide and maintain a 25-foot by 25-foot visibility triangle area at the corner of Mission Gorge Road and Princess View Drive measured along the property line on. No obstacles higher than 36 inches shall be located within the visibility area.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

51. Prior to any Building Construction Permit being issued, all proposed water and sewer facilities within the public ROW and/or public easement [as detailed on the Project's City approved Exhibit "A" or within the Project's Public Utilities Department (PUD) approved Water and Sewer Studies] shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

52. Prior to any Certificate of Occupancy being issued, all existing and proposed water lines serving this development (including domestic, irrigation, and fire) must pass through a permitted, private, above ground, backflow prevention device (BFPD).

53. Prior to any Building Construction Permit being issued, any existing water service shown on Exhibit "A" as to be retained, which is subsequently determined to be inadequately sized, requires that the applicant obtain a permit for & construct the following: kill the existing water service line at the main, and install a new water service in a location acceptable to the Public Utilities Director and City Engineer. To ensure acceptability, the new main connection should be at least 30-inches from any prior water service line connection, five feet from any driveway, and 10-feet from any active sewer lateral.

54. Prior to any Building Construction Permit being issued, the applicant must produce a written statement signed by a California licensed plumber which states that they have performed an internal video inspection of the sewer lateral to be reused and found it to be free of all debris, in good material condition, properly sloped, properly connected to the public sewer main, and serviceable within the public ROW via an appropriate cleanout. If the lateral does not meet these requirements, it must be repaired and reinspected, or abandoned/removed and replaced via a new permit.

55. Prior to any Certificate of Occupancy being issued, any damages caused to the City of San Diego's public water and sewer facilities, which are due to the activities associated with this project, shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with SDMC section 142.0607.

56. Prior to any Grading or Building Construction Permit being issued, the Owner/Permittee is required to develop (to the satisfaction of the Public Utilities Director) and record public easements as proposed within the project's approved Exhibit "A".

57. Prior to any Certificate of Occupancy being issued, any private improvements which lie within a public ROW fronting the development or within a public easement within the development which could inhibit the City's right to access, maintain, repair, or replace its public water and sewer facilities (as determined by the Public Utilities Director or the City Engineer) must be removed unless the Owner/Permittee has obtained a City approved/County Recorded EMRA which authorizes that specific encroachment at that specific location.

INFORMATION ONLY:

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

APPROVED by the HEARING OFFICER of the City of San Diego on May 8, 2024,
and [Approved Resolution Number].

ATTACHMENT 5

Site Development Permit No.: 2559442
Date of Approval: May 8, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Chandra Y. Clady
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.

Mission Gorge Development Corporation
A California Corporation
Owner

By _____
Suzanne Davis, President

Brad S. Bailey Company GS,
A California Corporation
Permittee

By _____
Brad S. Bailey, President and
Chief Exedutive Officer

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

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: Ace Self Storage /0679788

State Clearinghouse No.: N/A

Project Location-Specific: 7395 1/3 Mission Gorge Road, San Diego, CA 92120

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project Site Development Permit (SDP) for a new 117,510 square-foot, 2-story self-storage building with a basement, a lease office and associated site improvements. The 1.70-acre site is located at 7395 Mission Gorge Road in the IL-2-1 Zone within the Navajo Community Plan area. The site is currently vacant; however, the amount of artificial fill, as documented in the Geotechnical report (Christian Wheeler, December 2020), the site has been previously disturbed. The elevations show that the storage building would be composed of a mixture of block and brick, metal canopies, with a plaster finish. A landscape plan has been reviewed and approved and will be included as part of the project. The building complies with all height and bulk regulations and is located on a site with existing public utilities to serve the facility.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: BSB Co., Brad Bailey- 10035 Prospect Ave #201, Santee CA 92071 (619) 449- 8451

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15332 (In-Fill)

Reasons why project is exempt: The City of San Diego conducted an environmental review and determined that the Project is exempt from CEQA pursuant to Section 15332 (In-Fill). The In-Fill exemption has five criteria that must be met in order to use the exemption. The project has met all five criteria; 1. The development is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. 2. The 1.7-acre site occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. 3. Because the project site has been previously impacted by

development the site has no value as habitat for endangered, rare or threatened species. 4. Project review by qualified staff has determined that the project would not result in any significant effects related to air quality, noise, traffic or water quality. 5. The site is located in an existing developed community and can be adequately serviced by all required utilities and public services.


Lead Agency Contact Person: Jeffrey Szymanski

Telephone: (619) 446-5324

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.



Signature/Title

/Senior Planner


April 9, 2024

Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<p>FORM DS-318 October 2017</p>
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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: MG/PV Ace Self Storage **Project No. For City Use Only:** _____
Project Address: southwest corner of Mission Gorge Rd and Princess View Drive, San Diego

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner
 Name of Individual: Brad S. Bailey Owner Tenant/Lessee Successor Agency
 Street Address: 10035 Prospect Avenue, #201
 City: Santee State: CA Zip: 92071
 Phone No.: 6194498451 Fax No.: 6194488785 Email: brad@bsbco.net
 Signature: *Brad Bailey* Date: 5/2/21
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Brad S. Bailey Owner Tenant/Lessee Successor Agency
 Street Address: 10035 Prospect Avenue, #201
 City: Santee State: CA Zip: 92071
 Phone No.: 6194498451 Fax No.: 6194498785 Email: brad@bsbco.net
 Signature: *Brad Bailey* Date: 5/2/21
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: Mission Gorge Development Co. Owner Tenant/Lessee Successor Agency
 Street Address: 7075 Mission Gorge Rd, Ste A
 City: San Diego State: CA Zip: 92120
 Phone No.: 619-229-6500 Fax No.: _____ Email: mgdvr@dcox.net
 Signature: *Sue Davis* - Sue Davis, Pres. Date: 3/28/24
 Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.



Phone: 619-449-8451
Fax: 619-449-8785

March 6, 2024

Owner Authorization for Discretionary Permit for Proposed Ace Self Storage Facility Project 679788

Mission Gorge Development Co. (MGDC) Owner/Lessor grants permission to Brad S. Bailey Co. Gs / Brad Bailey (Leesee) to apply for and process a discretionary permit with the City of San Diego for a proposed Ace Self Storage Facility.

A handwritten signature in black ink, appearing to be "MGDC", is written over a horizontal line.

Mission Gorge Development

A handwritten date "3/28/24" is written in black ink over a horizontal line.

Date

ACE SELF-STORAGE

7395 MISSION GORGE ROAD
SAN DIEGO, CALIFORNIA 92120
PTS-679788

DEFERRED SUBMITTALS

THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR VERIFYING EXISTING FIELD CONDITIONS AND COORDINATING ALL DEFERRED SUBMITTALS. THE GC'S SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE WITH LOCAL AUTHORITIES AND ALL CURRENT CODES, REGULATIONS AND REQUIREMENTS.

DOCUMENTS FOR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.

WE UNDERSTAND THAT WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS.

PLANS FOR THE DESIGN AND INSTALLATION OF THE FIRE PROTECTION SYSTEM(S) ARE A DEFERRED SUBMITTAL AND SHALL BE SUBMITTED AND APPROVED, PRIOR TO ANY INSTALLATION WORK, TO FIRE PREVENTION DIVISION.

FIRE SPRINKLER NFPA 13/FIRE ALARM-90.2/FIRE SERVICE UNDERGROUND:
1. THE FIRE SPRINKLER, FIRE ALARM AND FIRE SERVICE UNDERGROUND WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED FIRE PROTECTION DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLES ALL CODES, REGULATIONS AND REQUIREMENTS.

2. THE GC'S FIRE PROTECTION SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY FIRE PROTECTION PERMITS.

3. THE GC WILL BE RESPONSIBLE FOR APPLYING AND SECURING ALL NECESSARY PERMITS FOR A NFPA-13 FIRE SPRINKLER SYSTEM.

MANUFACTURED METAL STAIRS AND STAIR HANDRAILS/GUARDRAILS:
1. THE INTERIOR STAIR DESIGN AND ENGINEERING FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID PROPOSED MANUFACTURED STAIR DESIGN DRAWINGS AND ENGINEERING THAT COORDINATE WITH THE ARCHITECTURAL DRAWINGS.

2. THE GC'S STAIR SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL ASSOCIATED AND NECESSARY PERMITS.

ELEVATOR GUIDEWAY:
1. THE ELEVATOR GUIDEWAY DESIGN AND ENGINEERING FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID PROPOSED ELEVATOR DRAWINGS WITH ELEVATOR GUIDEWAY FRAMING DESIGN, CONNECTION DETAILS AND ENGINEERING.

2. THE GC'S ELEVATOR MANUFACTURER WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL ASSOCIATED AND NECESSARY PERMITS.

STOREFRONTS:
1. THE STOREFRONT DESIGN AND ENGINEERING FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID PROPOSED STOREFRONT DRAWINGS WITH STOREFRONT FRAMING DESIGN, CONNECTION DETAILS AND ENGINEERING.

2. THE GC'S STOREFRONT MANUFACTURER WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL ASSOCIATED AND NECESSARY PERMITS.

PRE-ENGINEERED CANOPIES:
1. THE PRE-ENGINEERED CANOPY DESIGN AND ENGINEERING FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GENERAL CONTRACTOR SHALL SUBMIT PROPOSED CANOPY DRAWINGS AND SUPPORTING ENGINEERING CALCULATIONS THAT COORDINATE WITH THE ARCHITECTURAL DRAWINGS.

2. THE GENERAL CONTRACTOR'S CANOPY SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL ASSOCIATED AND NECESSARY PERMITS.

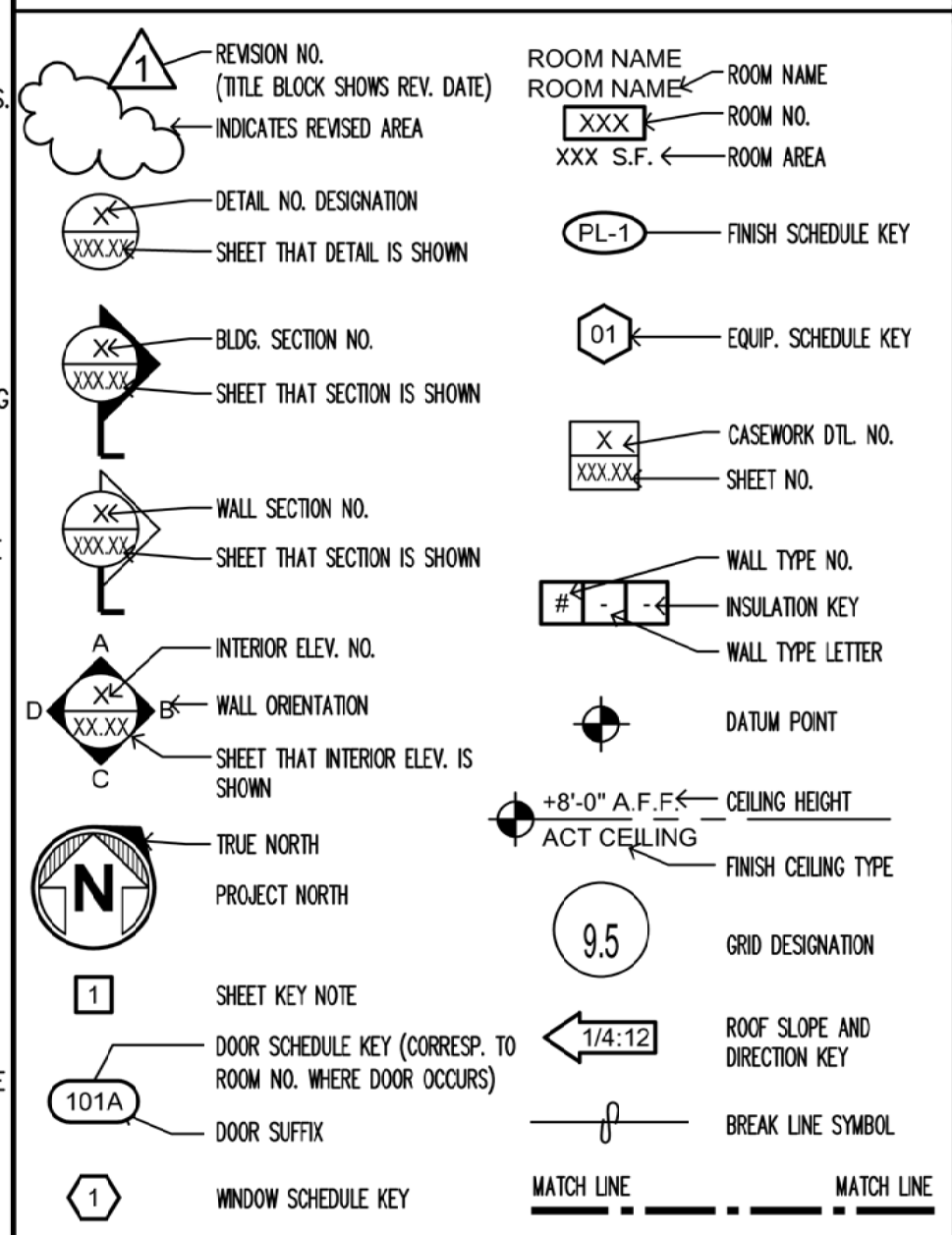
EXTERIOR BUILDING SIGNAGE:
1. THE BUILDING SIGNAGE DESIGN FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GENERAL CONTRACTOR SHALL SUBMIT PROPOSED BUILDING SIGNAGE DRAWINGS AND SUPPORTING DETAILS THAT COORDINATE WITH THE ARCHITECTURAL DRAWINGS.

2. THE GENERAL CONTRACTOR'S BUILDING SIGNAGE SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL ASSOCIATED AND NECESSARY PERMITS.

MECHANICAL UNIT CURB DESIGN AND ANCHORAGE:
1. THE MECHANICAL UNIT CURB DESIGN AND ANCHORAGE FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GENERAL CONTRACTOR SHALL SUBMIT MECHANICAL UNIT CURB DESIGN AND ANCHORAGE DRAWINGS AND SUPPORTING DETAILS THAT COORDINATE WITH THE ARCHITECTURAL DRAWINGS.

2. THE GENERAL CONTRACTOR'S BUILDING MECHANICAL SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL ASSOCIATED AND NECESSARY PERMITS.

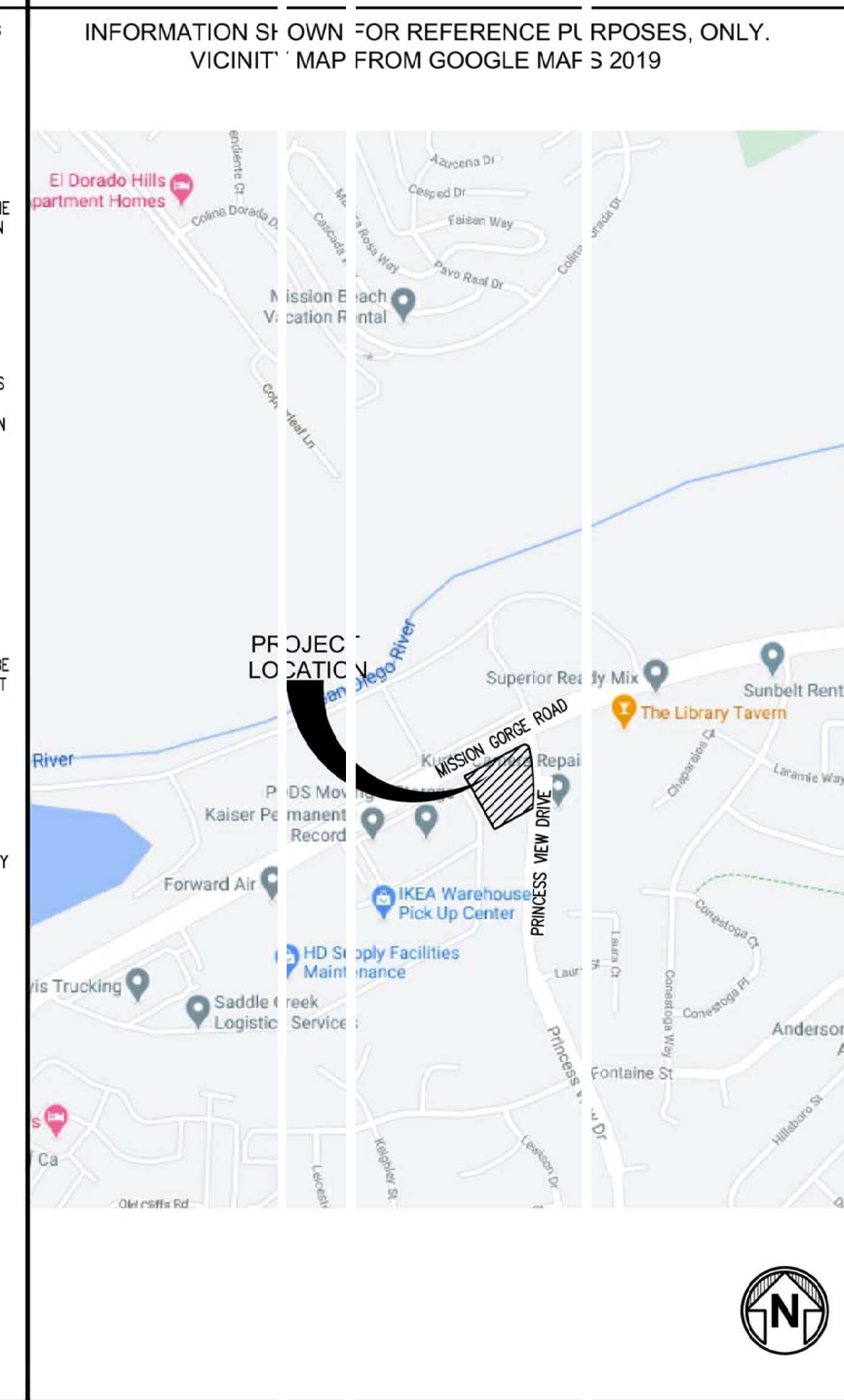
SYMBOLS LEGEND



GENERAL NOTES

- A. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.
B. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES OR DETAILS WHICH DO NOT MEET BUILDING CODES AND CONSTRUCTION STANDARDS.
C. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
D. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK.
E. THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK. SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES, NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.
F. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.
G. GC SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).
H. EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION REPAIR AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
I. MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS FOR ITEMS SPECIFIED BY NAME. SELECT ANY PRODUCT NAMED, FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.

VICINITY MAP



DESIGN CODES

- 2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING CODE

SCOPE OF WORK

CONSTRUCTION OF A BASEMENT AND 2-STORIES ABOVE GRADE SELF-STORAGE BUILDING WITH ACCESSORY 1ST FLOOR LEASING OFFICE AND ASSOCIATED SITE IMPROVEMENTS AND LANDSCAPING INCLUDING WROUGHT IRON FENCE AND TRASH ENCLOSURE.
APPLYING FOR SITE DEVELOPMENT DISCRETIONARY PERMIT
APPLYING FOR RIGHT OF WAY PERMIT
APPLYING FOR GRADING PERMIT

PROJECT TEAM

PROJECT DATA

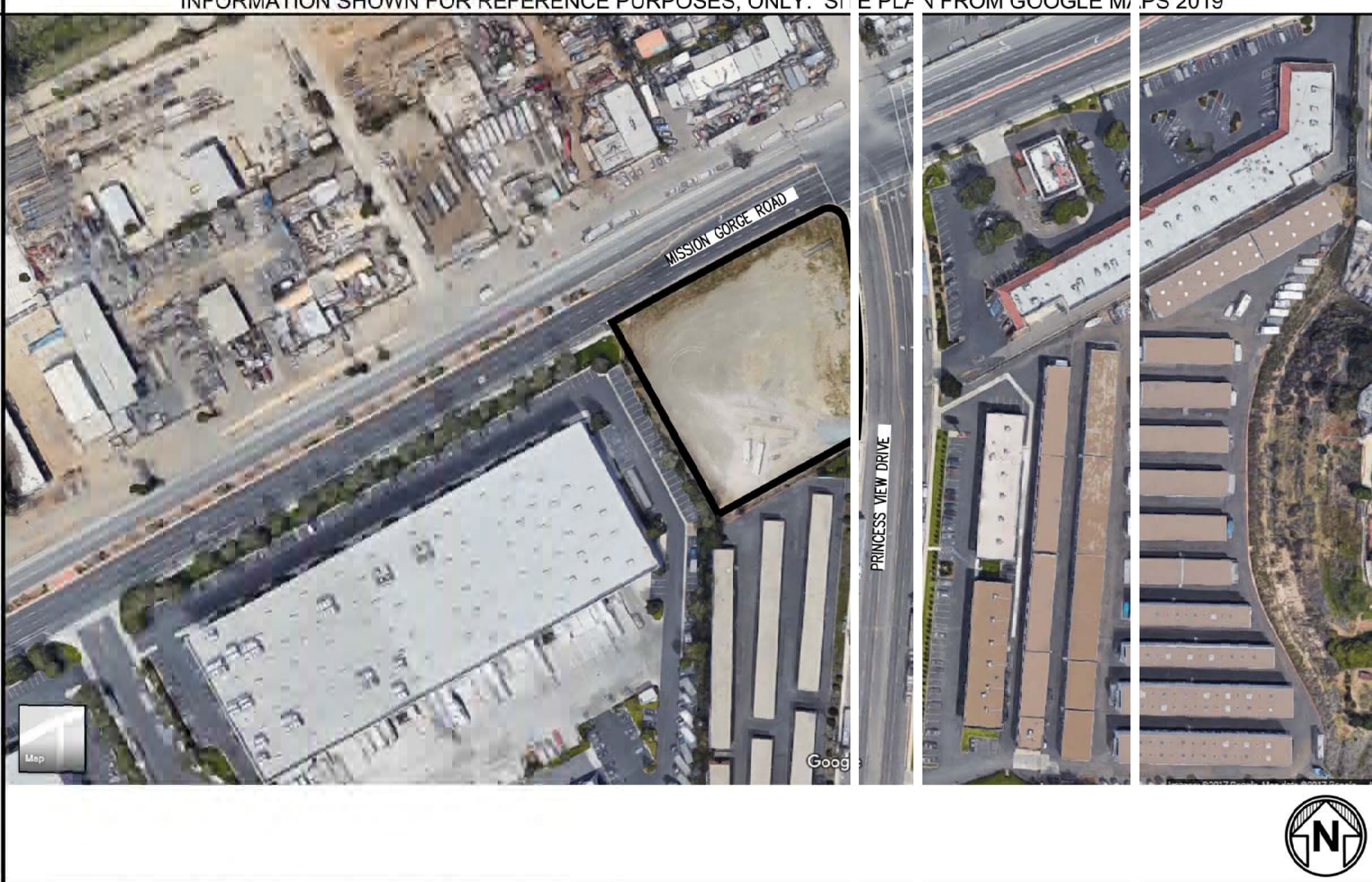
Table with columns for SITE ADDRESS, PARCEL NUMBERS, LEGAL DESCRIPTION, JURISDICTION, PROPERTY ZONING & OVERLAY ZONES, OCCUPANCY, LOT SIZE, PROPOSED SELF-STORAGE AREA, MAX FAR (L-2-1), CPICZ-TYPE A FAR, PROPOSED FAR, EXISTING USE, PROPOSED USE, TYPE OF CONSTRUCTION, GEOLOGIC HAZARD CATEGORY, 2 STORY + BASEMENT BUILDING, SQUARE FOOTAGE, BASEMENT LEVEL STORAGE, GROUND LEVEL STORAGE, 2ND LEVEL STORAGE, LEASING OFFICE, GROSS BUILDING AREA.

SHEET INDEX

ARCHITECTURAL ABBREVIATIONS

Table of architectural abbreviations with columns for SYMBOLS, CONCRETE, METAL, WOOD, GLASS, PLASTER, FINISH, and other material categories.

REFERENCE SITE PLAN



PARKING REQUIREMENTS & CALCULATIONS:

Table showing parking requirements and calculations for 117,510 SF, including ADA, motorcycle, short-term, and long-term parking stalls.

BUILDING SETBACKS:

Table showing building setbacks for REAR, SIDE (INTERIOR), PRINCESS VIEW STREET, and FRONT (MISSION GORGE).

Table showing building height per industrial, max allowed building height, and proposed building height.

Magellan ARCHITECTURE
10540 Faber Avenue, Suite 175
Fountain Valley, California 92708
Tel: (949) 515-6600
www.magellan.com
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ACE SELF-STORAGE MISSION GORGE
NEW CONSTRUCTION
7395 MISSION GORGE ROAD
SAN DIEGO, CA 92120

Table for REVISIONS with columns for NO., DATE, and BY.

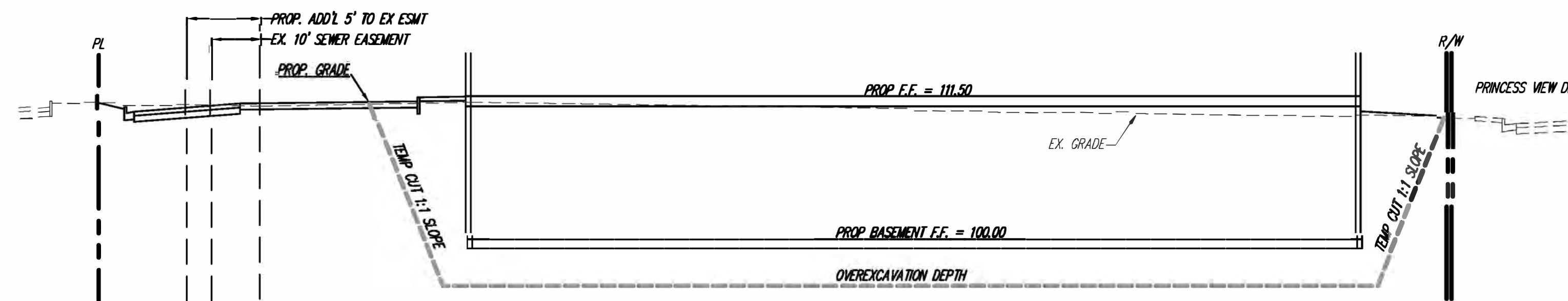
30"x42" SCALE: AS NOTED
JOB FILE: 20-037_A0.10
CAD NUMBER: 20-037
CHECKED: PA
DRAWN: U. CARMONA
STATUS: SUBMITTAL SET

COVER SHEET & PROJECT DATA
A0.10

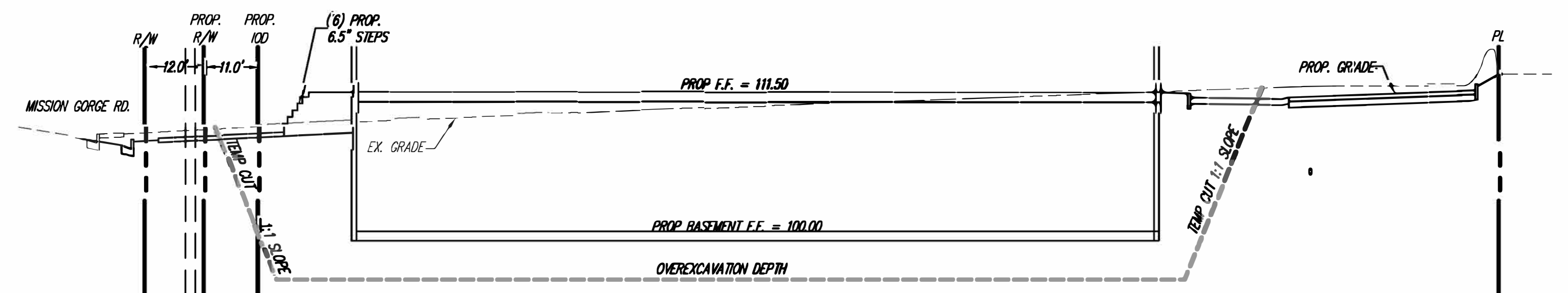
CONCEPTUAL GRADING PLAN
ACE SELF STORAGE
4345 PRINCESS VIEW DRIVE, SAN DIEGO, CA 92120



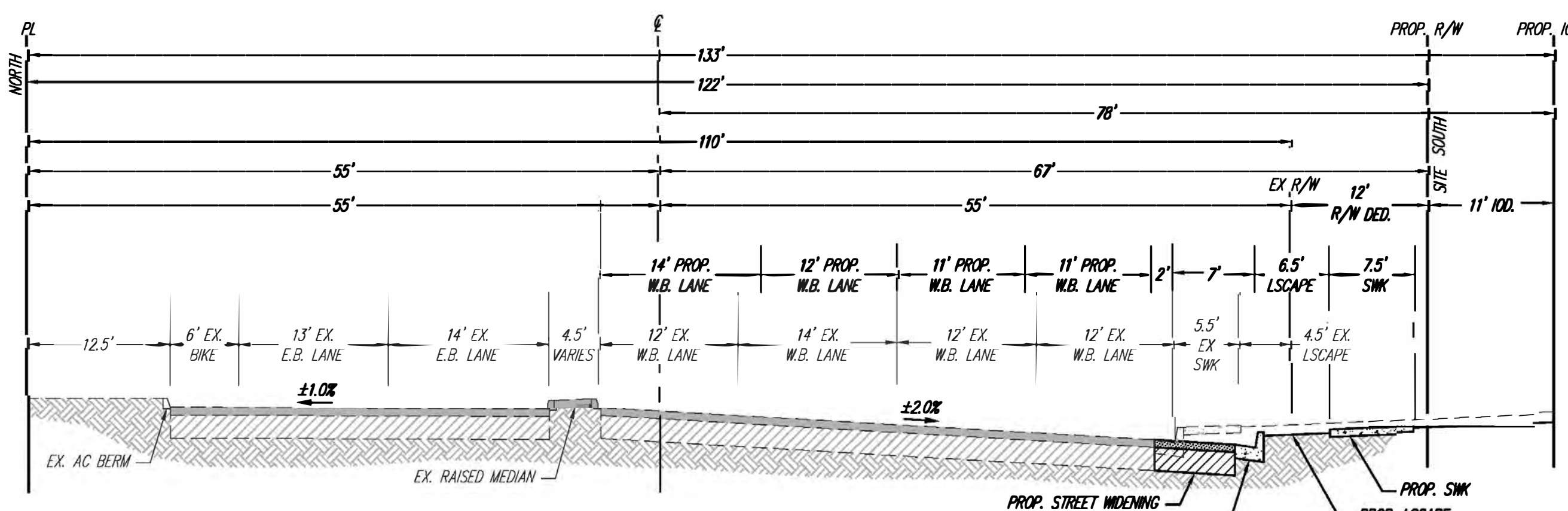
VICINITY MAP
NOT TO SCALE



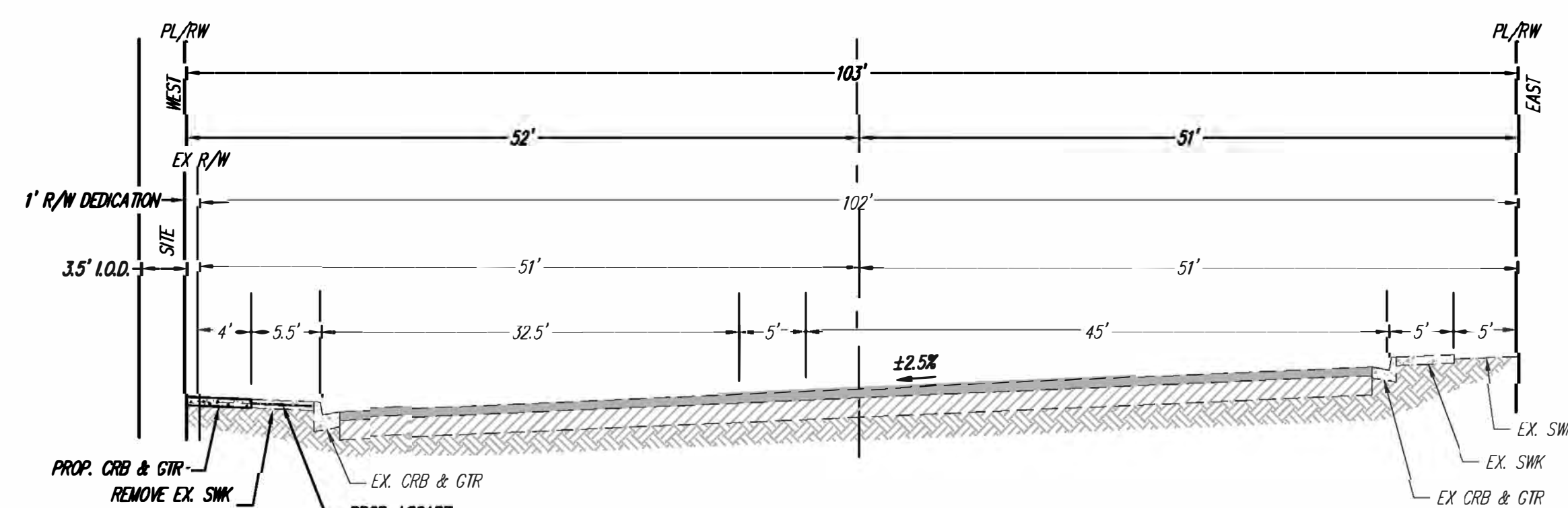
SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



TYPICAL SECTION - MISSION GORGE ROAD
NOT TO SCALE



TYPICAL SECTION - PRINCESS VIEW DRIVE
NOT TO SCALE

OWNER:

859 CO.
BRAD BAILEY

SITE ADDRESS:

PRINCESS VIEW DR. & MISSION GORGE RD.
SAN DIEGO, CA

ASSESSOR'S PARCEL NUMBER:

455-040-39 & 39

ABBREVIATIONS:

AC ASPHALT CONCRETE
B BOLLARD
CAP UNIDENTIFIED CAP
ELEC ELECTRICAL UTILITIES
FH FIRE HYDRANT
FIRE FIRE WATER SERVICE
GAS GAS FACILITIES
IRR IRRIGATION SERVICES
LIP LIGHT POLE
MH MANHOLE
PP POWER POLE
PWY RECLAIMED WATER GATE VALVE
R/W RECLAIMED WATER METER

SCD SEWER CLEAN-OUT
SD STORM DRAIN UTILITIES
SDMH STORM DRAIN MANHOLE
SMH SEWER MANHOLE
SWR SEWER UTILITIES
TEL TELEPHONE UTILITIES
WMB WATER METER BOX
WMH WATER MANHOLE
WTR WATER UTILITIES
WV WATER VALVE

SERVICE PROVIDERS:

SEWER DISTRICT: CITY OF SAN DIEGO
WATER DISTRICT: CITY OF SAN DIEGO
FIRE DEPT.: CITY OF SAN DIEGO
GAS/ELECTRIC PROVIDER: S D G & E
TELEPHONE PROVIDER: AT&T
CABLE PROVIDER: AT&T
SCHOOL DISTRICT: SAN DIEGO UNIFIED SCHOOL DISTRICT (K-12)
STREET LIGHT: CITY OF SAN DIEGO
STREETS: CITY OF SAN DIEGO

TITLE INFORMATION:

TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY AS ORDER NO. 00079046-995302-CFL, DATED SEPTEMBER 15, 2017.

LEGAL DESCRIPTION:

LOTS 10 AND 11, OF MISSION VALLEY INDUSTRIAL PARK UNIT NO. 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7554, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 21, 1972.

SOURCE OF TOPOGRAPHY:

FIELD SURVEY PERFORMED BY OMEGA LAND SURVEYING, INC. FEBRUARY 20-27 & MAY 2, 2018.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE NORTHEASTERLY LINE OF LOT 10, MAP 7554, SAID BEARING BEING "N 59°50'20" E".

BOUNDARY NOTES:

THE BOUNDARY AND ALL DIMENSIONS SHOWN HEREON ARE BASED ON A RETRACEMENT OF MAP 7554 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

THE BOUNDARY RETRACED HEREON IS FOR ENGINEERING DESIGN PURPOSES AND IS NOT INTENDED TO BE USED FOR BOUNDARY LINE STAKE-OUT OR CERTIFICATION PURPOSES. ANY CORNERS FOR WHICH MONUMENTS WERE NOT FOUND OR SET RAISES THE PROBABILITY OF UNCERTAINTIES IN BOUNDARY LINE LOCATIONS.

VERTICAL BENCHMARK:

DESCRIPTION: BRASS PLUG IN TOP OF CURB AT SOUTHWEST CORNER OF INTERSECTION

LOCATION: CONESTOGA WAY AND FORTANE STREET

ELEVATION: 225.708' (MSL/NCVD29)

SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK

EASEMENT NOTES

THE FOLLOWING IS A LIST OF EASEMENTS AS LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT. SURVEY ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON.

- EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES, INGRESS, EGRESS GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED MARCH 16, 1916 AS BOOK 701, PAGE 497 OF OFFICIAL RECORDS.
- EASEMENT FOR THE PURPOSE OF SEWER LINE AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF SAN DIEGO RECORDED NOVEMBER 22, 1983 AS 208613 OF OFFICIAL RECORDS.
- EASEMENT FOR THE PURPOSE OF SEWER LINES AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF SAN DIEGO RECORDED NOVEMBER 10, 1984 AS 205229 OF OFFICIAL RECORDS.
- EASEMENT FOR THE PURPOSE OF PUBLIC WATER FACILITIES GRANTED TO THE CITY OF SAN DIEGO RECORDED MARCH 24, 1983 AS 1983-008493 OF OFFICIAL RECORDS.
- EASEMENT FOR THE PURPOSE OF PUBLIC UTILITIES, INGRESS, EGRESS GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED MAY 27, 1989 AS 1989-036634 OF PUBLIC RECORDS.

GRADING DATA

TOTAL AMOUNT OF SITE TO BE GRADED: 1.70 ACRES (71,115 SF)
PERCENT OF TOTAL SITE FINE GRADED: 100 %

GRADED AREA	1.70 [ACRES]	MAX. CUT DEPTH	11 FT
CUT QUANTITIES	12,981 [CY]	MAX. CUT SLOPE RATIO	2:1 MAX
FILL QUANTITIES	1,159 [CY]	MAX. FILL DEPTH	2 FT
IMPORT QUANTITIES	0 [CY]	MAX. FILL SLOPE RATIO	2:1 MAX
EXPORT QUANTITIES	16,821 [CY]		

BMP MAINTENANCE NOTE

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

STORMWATER NOTE

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

CONSTRUCTION BMP NOTE

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

LEGEND:

ITEM	SYMBOL
EXISTING ELEVATION CONTOUR	(Symbol)
EXISTING CONCRETE SURFACE	(Symbol)
EXISTING ASPHALT SURFACE	(Symbol)
EXISTING CENTERLINE	(Symbol)
EXISTING EASEMENT	(Symbol)
EXISTING LOT LINE	(Symbol)
EXISTING FIRE HYDRANT	(Symbol)
EXISTING STORM DRAIN INLET	(Symbol)
EXISTING GATE VALVE	(Symbol)
EXISTING MANHOLE	(Symbol)
EXISTING RECLAIMED WATER BACKFLOW PREVENTER	(Symbol)
EXISTING LIGHT POST	(Symbol)
EXISTING WATER METER	(Symbol)
EXISTING UTILITY	(Symbol)
EXISTING FENCE	(Symbol)
PROJECT BOUNDARY	(Symbol)
RIGHT OF WAY	(Symbol)
SETBACK	(Symbol)
PROPOSED LIMIT OF WORK & DAYLIGHT LINE	(Symbol)
PROPOSED CONTOURS	(Symbol)
PROPOSED GRADE BREAK	(Symbol)
PROPOSED FINISH FLOOR ELEVATION	FF-378.00
PROPOSED TOP OF CURB ELEVATION	374.001C
PROPOSED PAVEMENT ELEVATION	374.002P
PROPOSED TOP OF WALL ELEVATION	374.001TW
PROPOSED GRADE AT BASE OF WALL ELEV	374.008W
PROPOSED FLOWLINE ELEVATION	374.006F
PROPOSED FINISHED GRADE ELEVATION	374.006FG
PROPOSED GRADUANT	1.75%
PROPOSED FINISHED CUT SLOPE	(Symbol)
PROPOSED 6" PCC CURB	(Symbol)
PROPOSED 6" PCC CURB & CUTTER	(Symbol)
PROPOSED FLOW LINE	(Symbol)
PROPOSED BUILDING	(Symbol)
PROPOSED WALL	(Symbol)
PROPOSED PARKING STALL STRIPING	(Symbol)
PROPOSED HANDICAP STRIPING	(Symbol)
PROPOSED PVT. STORM DRAIN (SIZE PER PLAN)	(Symbol)
PROPOSED RIPRAP STABILIZATION	(Symbol)
PROPOSED PVT. STORM DRAIN INLET/CLEAN OUT/CONNECTION (SIZE AND TYPE PER PLAN)	(Symbol)
PROPOSED PVT. ROOFDRAINS	(Symbol)
PROPOSED PVT. SWALE	(Symbol)
PROPOSED PVT. WATER (FIRC) LINE (SIZE PER PLAN)	(Symbol)
PROPOSED PVT. WATER (DOM) LINE (SIZE PER PLAN)	(Symbol)
PROPOSED PVT. SEWER LINE (SIZE PER PLAN)	(Symbol)
PROPOSED PVT. BACKFLOW PREVENTER (SIZE AND TYPE PER PLAN)	(Symbol)
PROPOSED PVT. PCC PAVEMENT WALK	(Symbol)
PROPOSED PVT. PCC PAVEMENT PARKING	(Symbol)
PROPOSED PVT. AC PAVEMENT PARKING	(Symbol)
PROPOSED PVT. AC PAVEMENT HEAVY DRIVE AISLE	(Symbol)
PROPOSED PVT. LANDSCAPING	(Symbol)
PROPOSED PVT. BIOTRITATION	(Symbol)
PROPOSED PVT. TREE	(Symbol)
PROPOSED DRIVEWAY	(Symbol)
PROPOSED OFFSITE CURB OUTLET	(Symbol)
PROPOSED OFFSITE CURB RAMP	(Symbol)
PROPOSED OFFSITE PCC PAVEMENT	(Symbol)
PROPOSED OFFSITE SEWER MANHOLE	(Symbol)
PROPOSED OFFSITE WATER METER	(Symbol)

FEMA NOTE

PROJECT IS LOCATED WITHIN FEMA SPECIAL FLOOD HAZARD AREA (SFHA), ZONE AE. APPLICANT IS RESPONSIBLE FOR COMPLYING WITH ALL SFHA, ZONE AE, REQUIREMENTS AND REGULATIONS.

Magellan ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel: (949) 515-9600
www.magellanarchitects.com

ACE SELF-STORAGE MISSION GORGE

NEW CONSTRUCTION
7395 MISSION GORGE ROAD
SAN DIEGO, CA 92120

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

30"x42" SCALE:	
CAD FILE:	
JOB NUMBER:	17-040
CHECKED:	PA
DRAWN:	
STATUS:	SUBMITTAL SET



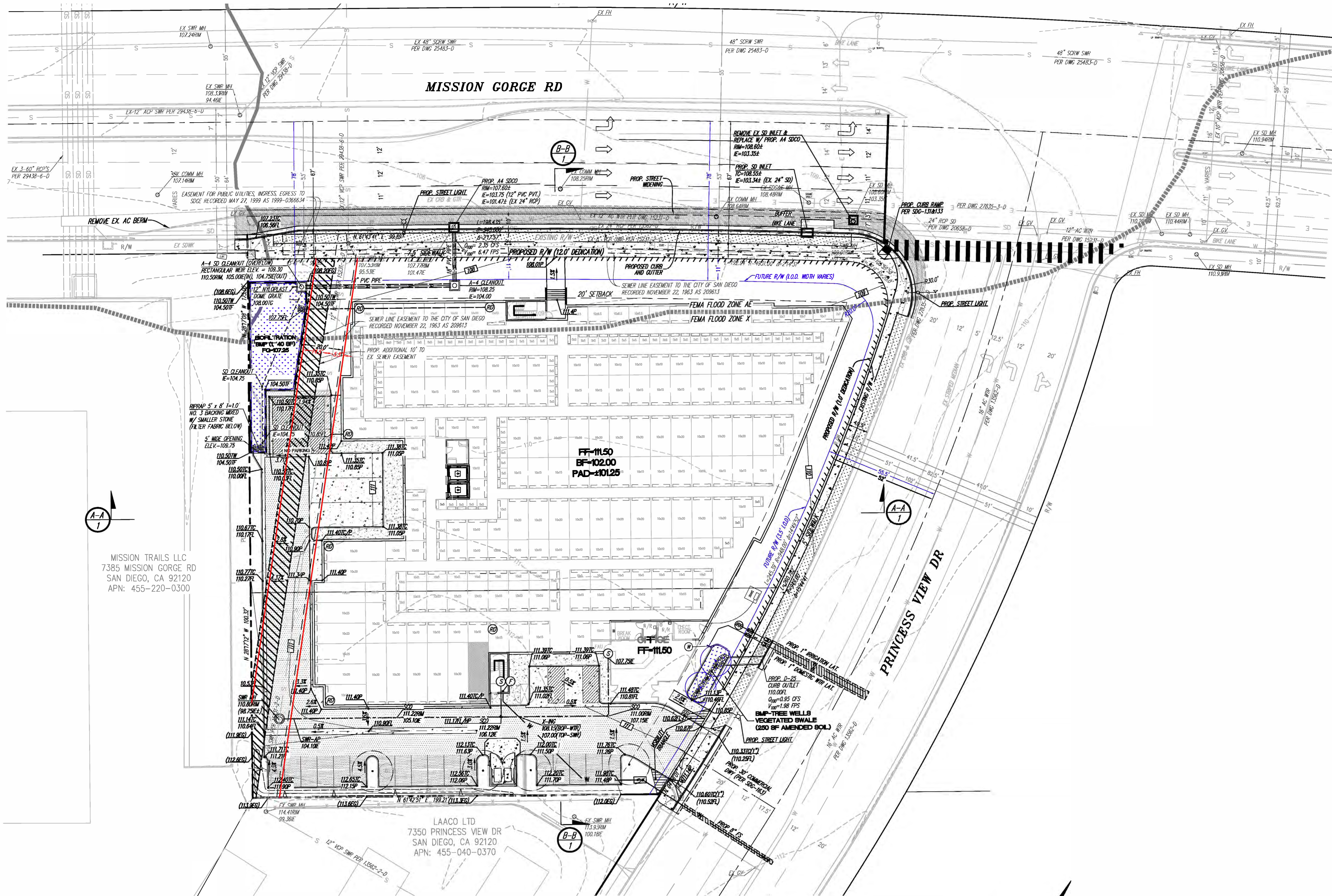
SEAN M. SAVAGE R.C.E. 75677
DATE 7/19/2022



C-1

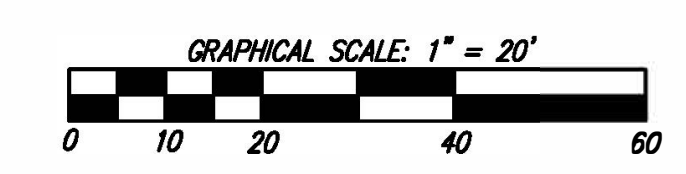
CONCEPTUAL GRADING PLAN

ATTACHMENT 8



MISSION TRAILS LLC
7385 MISSION GORGE RD
SAN DIEGO, CA 92120
APN: 455-220-0300

LAACO LTD
7350 PRINCESS VIEW DR
SAN DIEGO, CA 92120
APN: 455-040-0370



SEAN W. SAVAGE R.C.E. 75677 DATE



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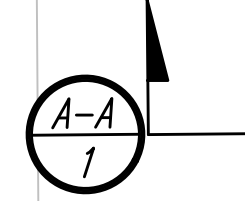
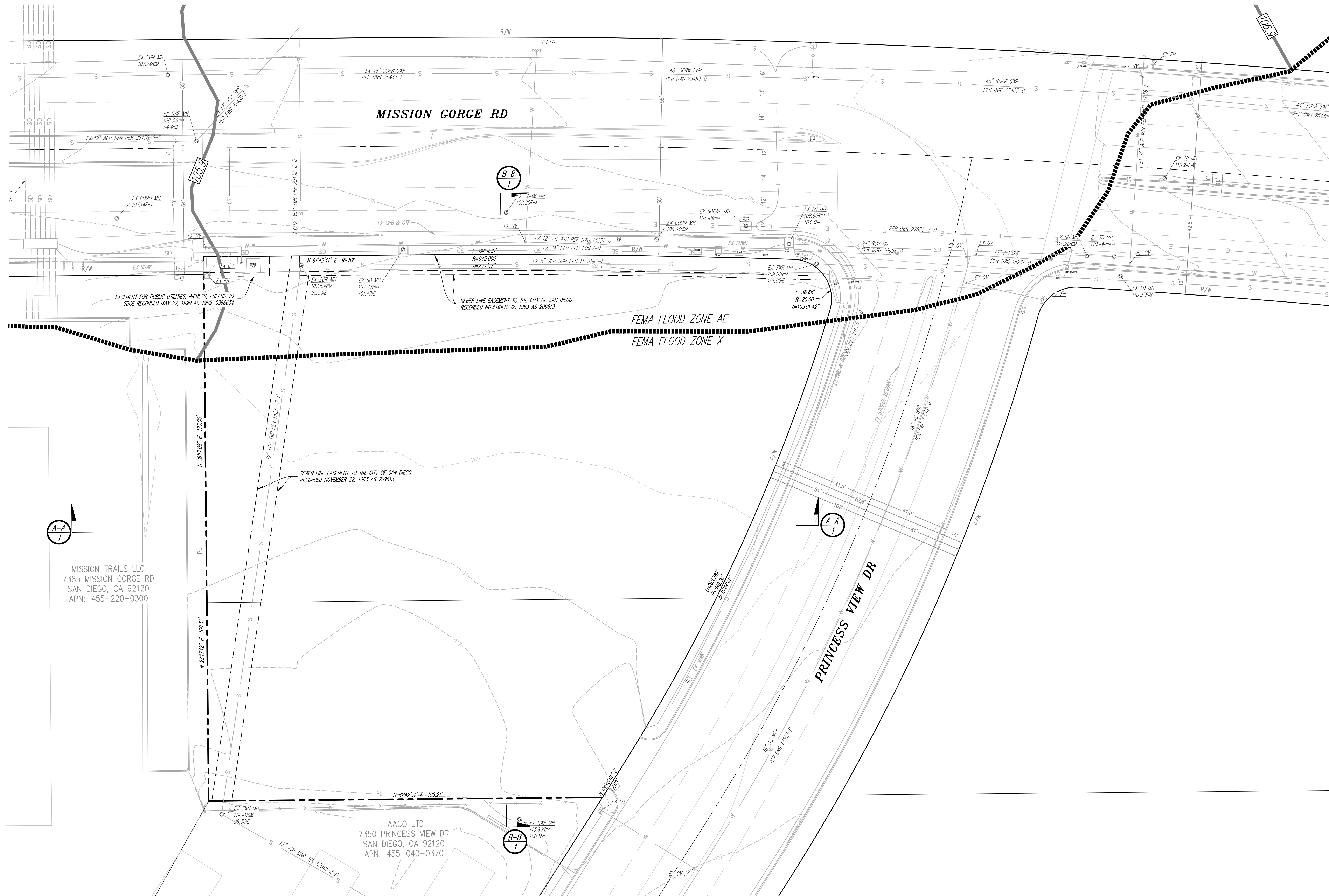
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SAN DIEGO, CA 92120

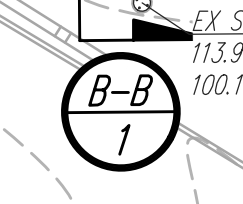
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CONSTR. DOCS:	

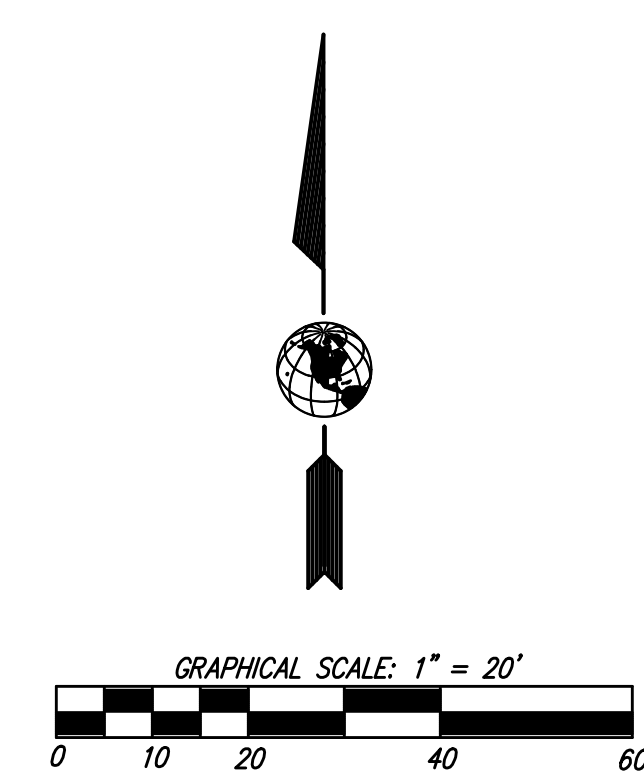
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CAD FILE:
JOB NUMBER: 17-040
CHECKED: PA
DRAWN:
STATUS: SUBMITTAL SET



MISSION TRAILS LLC
7385 MISSION GORGE RD
SAN DIEGO, CA 92120
APN: 455-220-0300



LAACO LTD
7350 PRINCESS VIEW DR
SAN DIEGO, CA 92120
APN: 455-040-0370



SEAN W. SAVAGE R.C.E. 75677 DATE



DATE: 05/20/24
PROJECT: ACE SELF-STORAGE MISSION GORGE
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
STATUS: SUBMITTAL SET

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ACE SELF-STORAGE MISSION GORGE

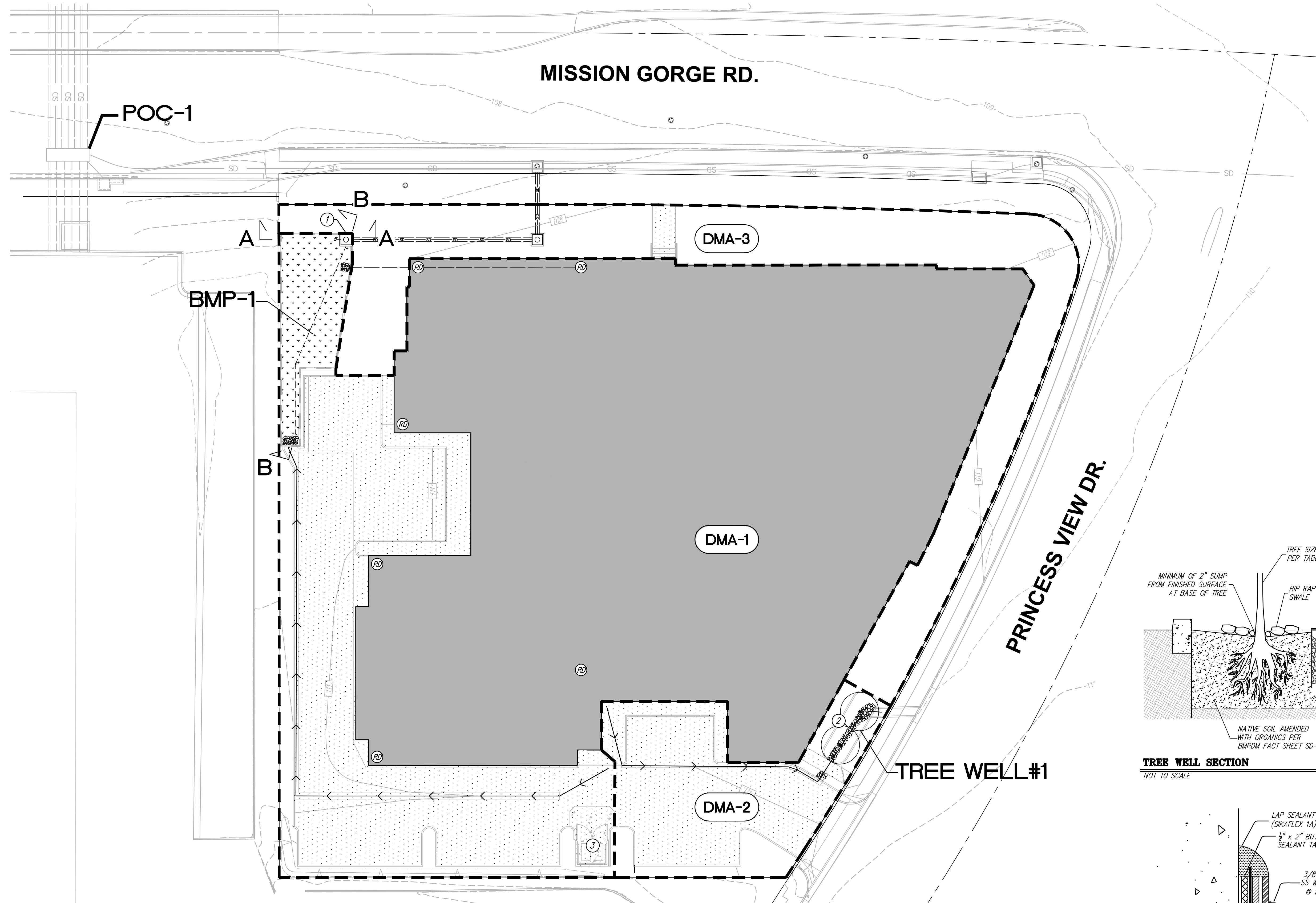
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CONSTR. DOCS:	

30"x42" SCALE:	
CAD FILE:	
JOB NUMBER:	17-040
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STATUS:	SUBMITTAL SET

DMA MAP



ATTACHMENT 8

LEGEND:

DMA BOUNDARY: - - - - -

DRAINAGE ARROWS: →

DRAINAGE MANAGEMENT AREA: ○ DMA-#

POINT OF COMPLIANCE: POC

STRUCTURAL BEST MANAGEMENT PRACTICE: BMP-#

IMPERVIOUS AREA: [Pattern]

BMP AREA: [Pattern]

ROOF AREA: [Pattern]

LANDSCAPED AREAS: [Pattern]

TREE WELL W/AMENDED SOIL: [Symbol]

DMA DATA TABLE

DMA-NO.	TOT. AREA (SF)	IMPERVIOUS (%)	DESIGN DCV (CF)	TYPE/TREATED BY
DMA-1	53,658	93.6	2,124	BMP-1
DMA-2	5,472	74.8	178	TREE WELL
DMA-3	10,709	1.7	-	SELF-MITIGATING

TREATMENT BMP DATA TABLE

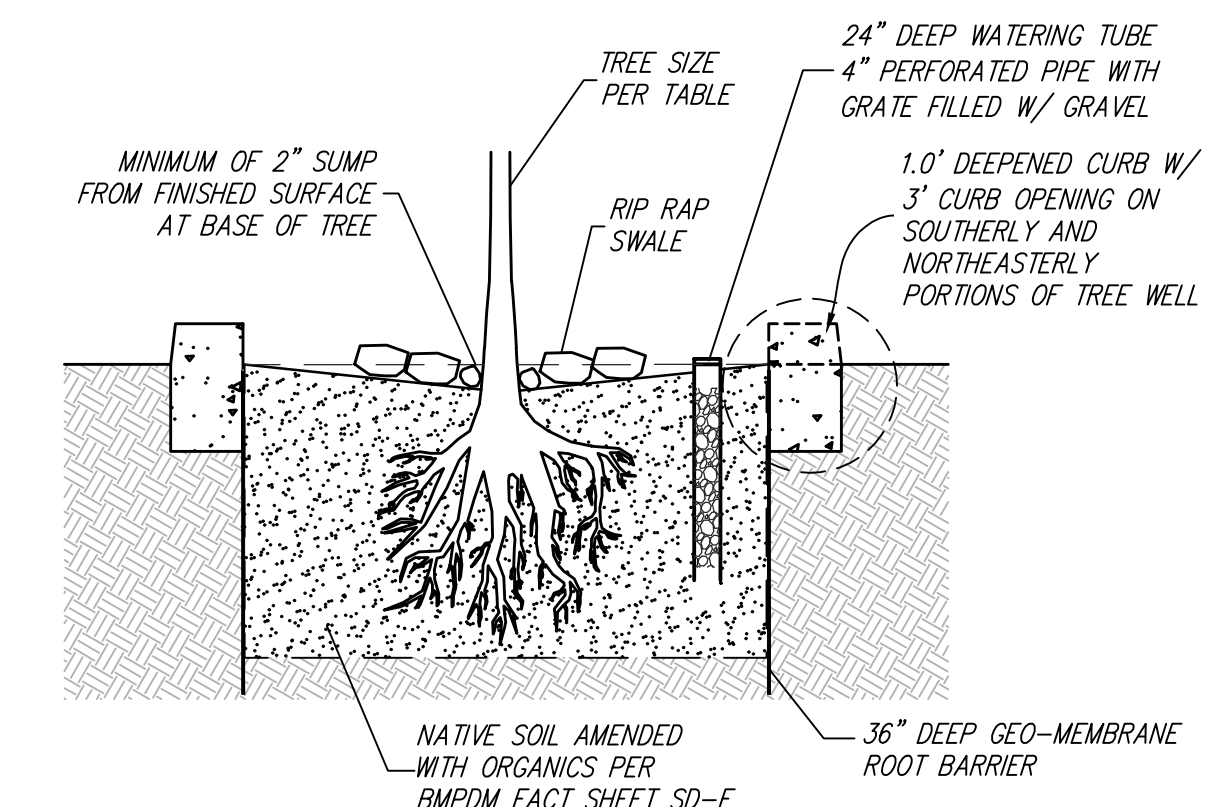
BMP-#	TREATING	PROPOSED FOOTPRINT	DESCRIPTION
BMP-1	DMA-1	1,440	BIOFILTRATION BASIN

TREE-WELL DATA TABLE

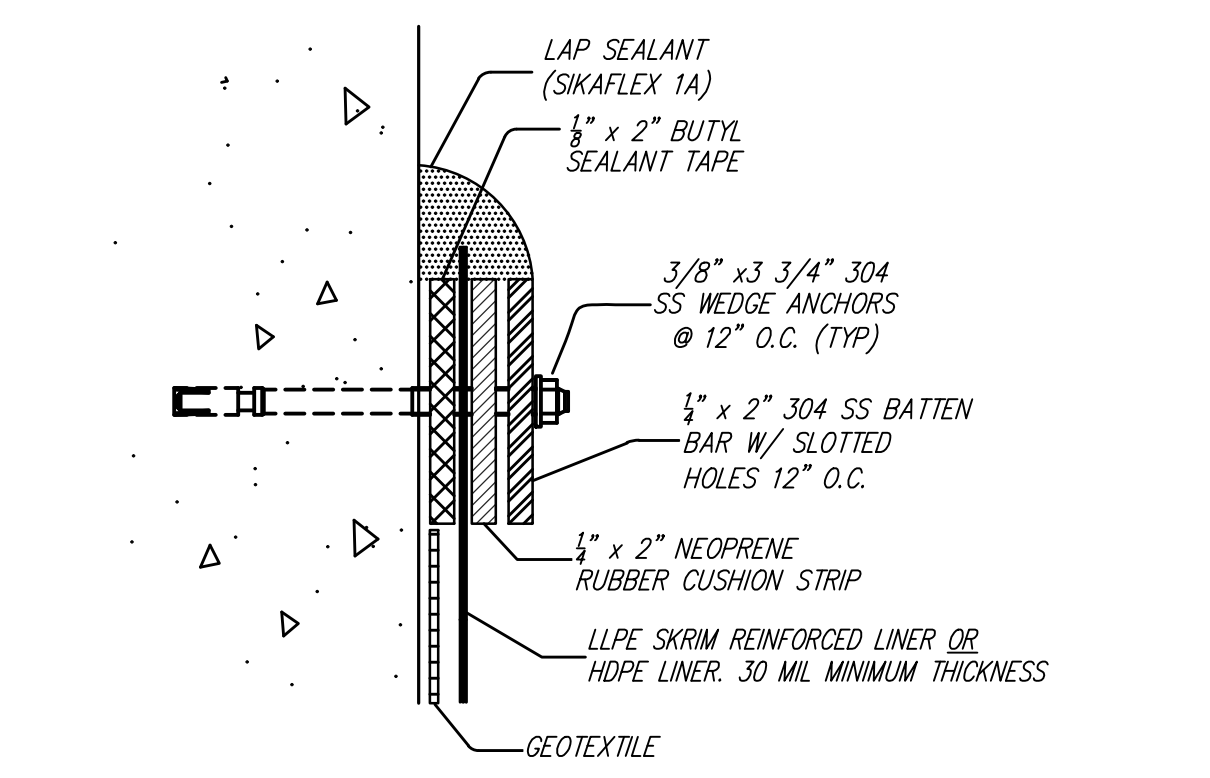
TREE WELL #	TRIBUTARY DMA	AMENDED SOIL DEPTH	AMENDED SOIL AREA	DCV MULTIPLIER	# OF TREES	DCV REDUCTION
1	DMA-2	2.5 FT	270 SF	-	2	203 CF

- GENERAL STORM WATER NOTES**
- HYDROLOGIC SOIL GROUP IS TYPE D
 - GROUNDWATER IS ANTICIPATED AT APPROXIMATELY 20 FEET BELOW EXISTING GRADE ON SITE.
 - NO EXISTING NATURAL HYDROLOGIC FEATURES
 - NO CRITICAL COARSE SEDIMENT YIELD AREAS ON SITE

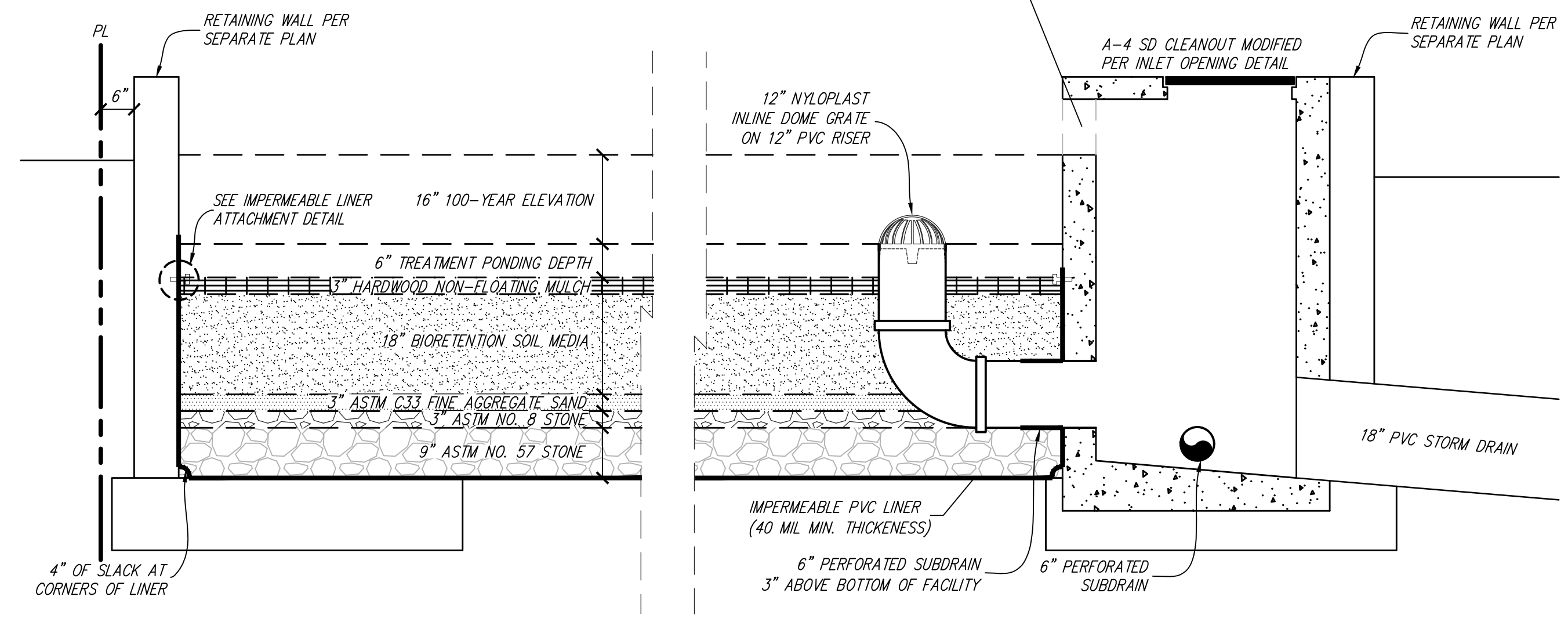
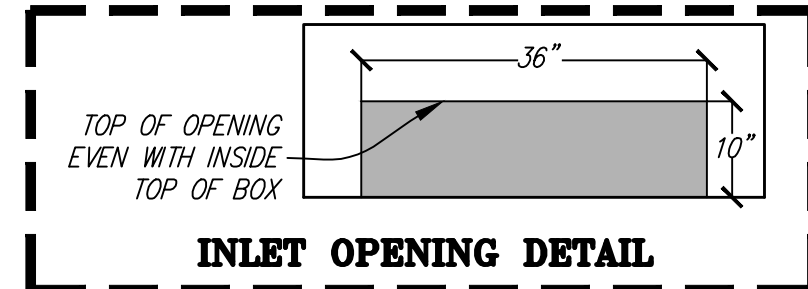
- SOURCE CONTROL BMP NOTES**
- ALL APPLICABLE SOURCE CONTROL BMPs SHALL BE UTILIZED
- ALL ON-SITE INLETS TO BE MARKED "NO DUMPING" OR SIMILAR AND ALL OPERATIONAL PRECAUTIONS TO AVOID NON-STORM WATER DISCHARGE SHALL BE FOLLOWED PER THE CITY'S BMP DESIGN MANUAL.
 - PROPOSED REFUSE AREA WILL REMAIN COVERED AND PROTECTED FROM WIND DISPERSAL. SIGNS SHALL BE PLACED WITH WORDS "DO NOT DUMP HAZARDOUS MATERIALS OR LIQUIDS HERE" OR SIMILAR. OWNER SHALL BE RESPONSIBLE TO KEEP THE AREA CLEAN OF LITTER AND SPILLS.
 - OWNER TO BE RESPONSIBLE FOR SWEEPING PLAZAS, SIDEWALKS, AND PARKING LOTS. THIS IS TO BE DONE REGULARLY AND AS NEEDED TO PREVENT ACCUMULATION OF LITTER AND DEBRIS.
 - FIRE SPRINKLER TEST WATER SHALL BE DRAINED TO THE BIOFILTRATION BASIN.
 - CONDENSATE DRAIN LINES INCLUDING AIR CONDITIONING SHALL BE Routed TO LANDSCAPE.
 - ROOFING, GUTTERS, AND TRIM SHALL NOT BE MADE OF COPPER OR OTHER UNPROTECTED METALS THAT MAY LEACH INTO RUNOFF MUST BE AVOIDED.



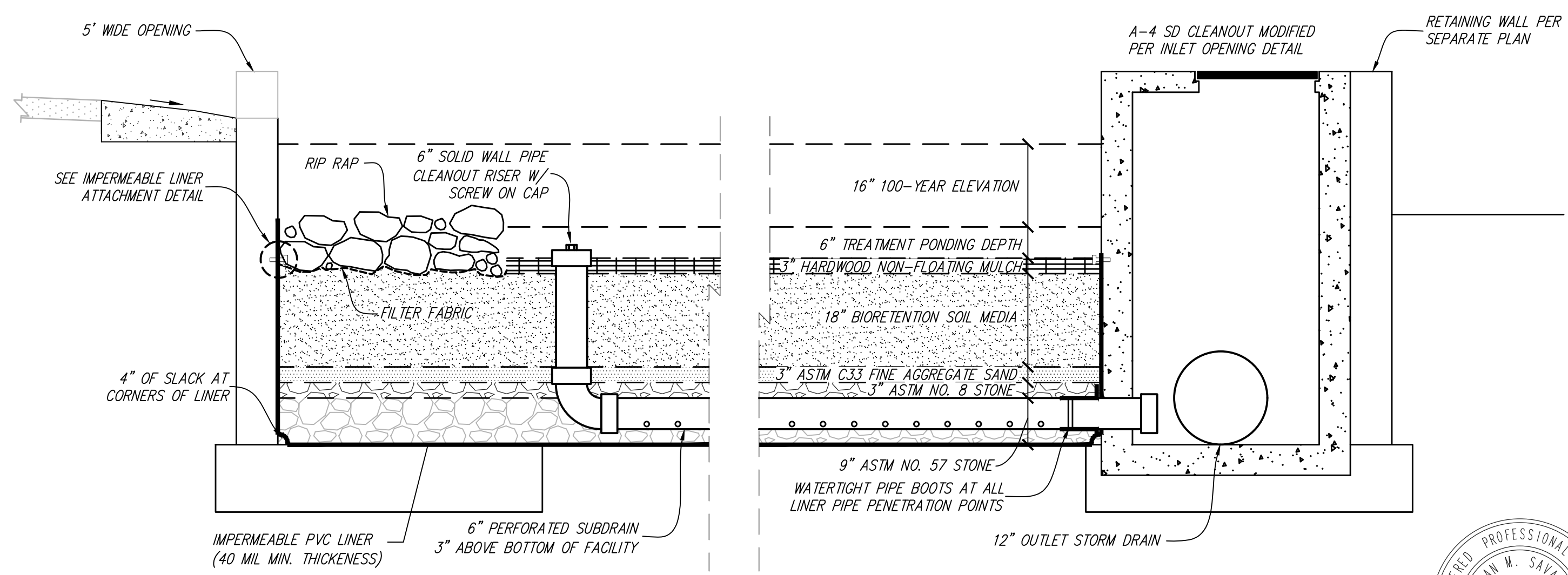
TREE WELL SECTION
NOT TO SCALE



IMPERMEABLE LINER ATTACHMENT DETAIL
NOT TO SCALE

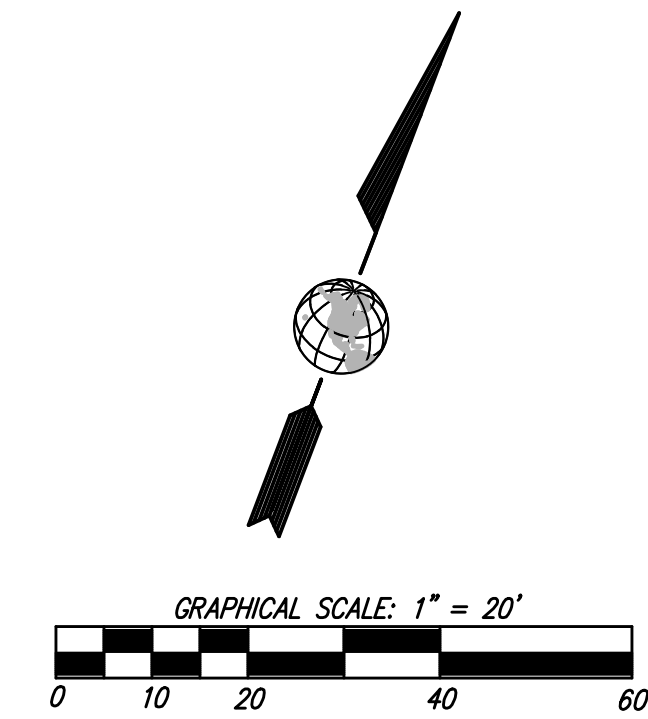


BIOFILTRATION BMP SECTION A-A
NOT TO SCALE



BIOFILTRATION BMP SECTION B-B
NOT TO SCALE

- SOURCE CONTROL BMPs**
- STORM DRAIN STENCILING ①
 - TREE WELL, SIZED PER DATA TABLE ②
 - TRASH STORAGE AREA ③



SEAN M. SAVAGE R.C.E. 75677 DATE



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ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
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ACE SELF-STORAGE MISSION GORGE

NEW CONSTRUCTION
7395 MISSION GORGE ROAD
SAN DIEGO, CA 92120

REVISIONS

NO.	DATE	BY

ISSUE DATES

DESIGN APPROVAL: _____

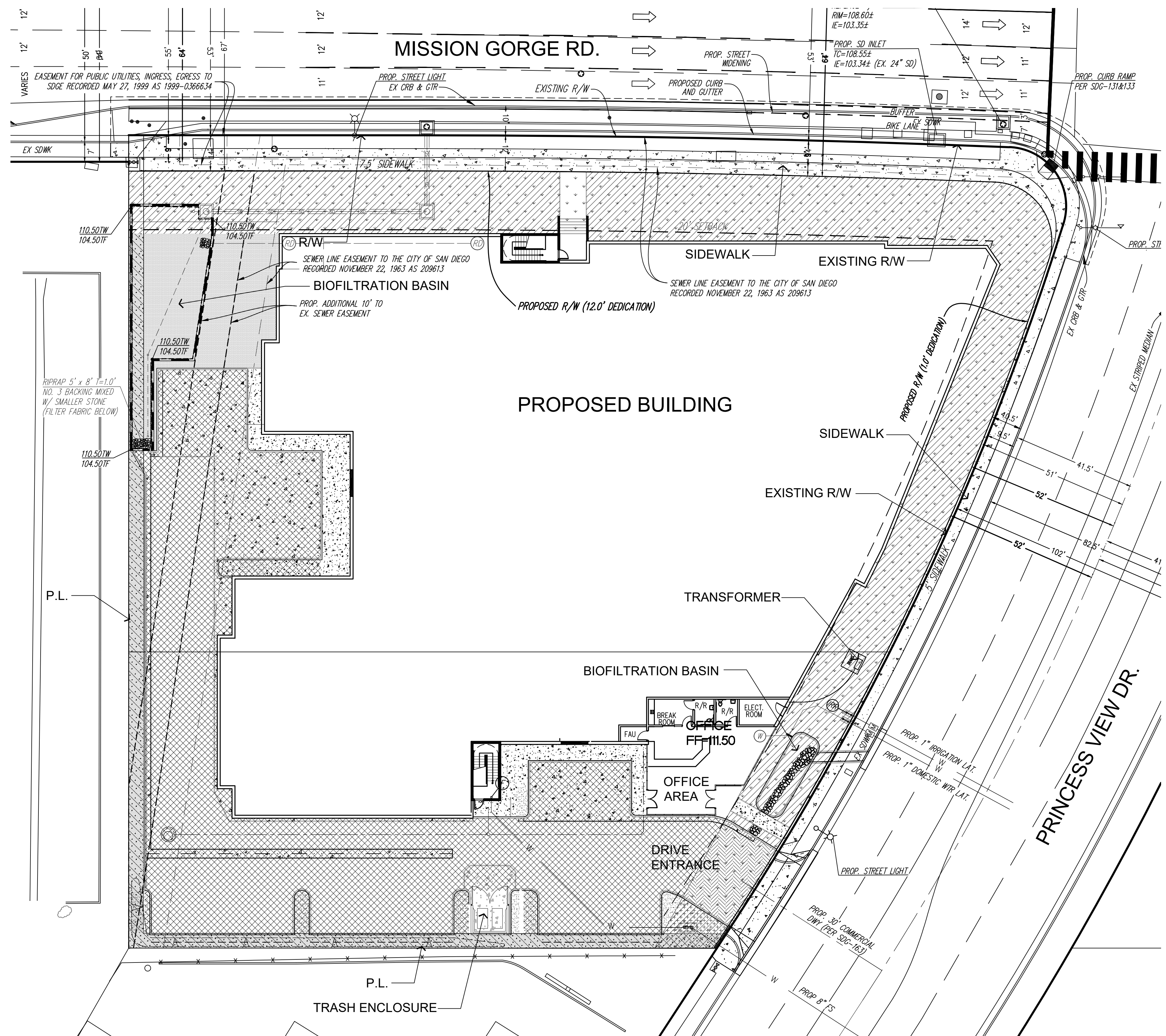
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CAD FILE:
JOB NUMBER: 17-040
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DRAWN:
STATUS: SUBMITTAL SET



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
[Pattern]	1 - REMAINING YARD	2,180 sf
[Pattern]	2 - VEHICULAR USE AREA OUTSIDE OF STREET YARD	13,149 sf
[Pattern]	3 - SQ FT LANDSCAPE IN VEHICULAR USE AREA OUTSIDE OF STREET YARD	496 sf
[Pattern]	4 - SQ FT OF LANDSCAPE IN REMAINING YARD AREA	4,239 sf
[Pattern]	5 - STREET YARD	11,814 sf
[Pattern]	6 - STREET YARD LANDSCAPE AREA	10,670 sf
[Pattern]	7 - VEHICULAR USE INSIDE STREET YARD	597 sf
[Pattern]	8 - SQ FT LANDSCAPE IN VEHICULAR USE AREAS INSIDE STREET YARD	152 sf

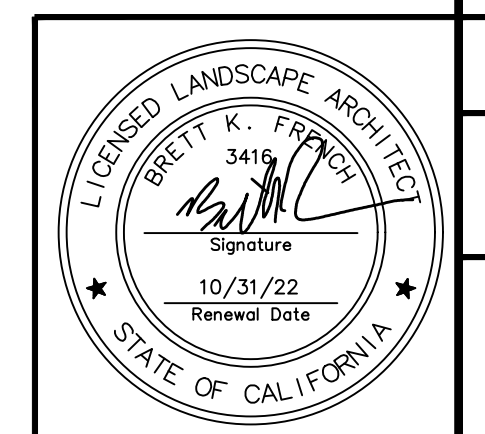
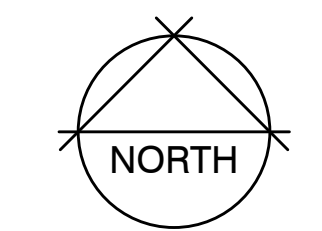
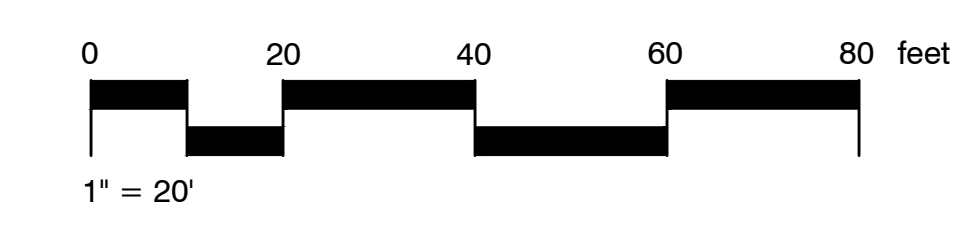
City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101		Landscape Calculations Worksheet Commercial Development in All Zones Industrial Development in RM and C Zones Commercial Components of Mixed-Use Development		FORM DS-4 August 2020
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.				
<ul style="list-style-type: none"> At least one-half of the required planting points shall be achieved with trees. If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met. 				
STREET YARD [§142.0404 - §142.0405] Industrial and Commercial Development (except Auto Service Stations—see below)				
Planting Area Required	Planting Area Provided	Excess Area Provided		
Total Area 11,814 sq. ft. x 25% = 2,954 sq. ft.	10,670 sq. ft.	(10,670) 7,716 sq. ft.		
Plant Points Required	Plant Points Provided	Excess Points Provided		
Total Area 11,814 sq. ft. x 0.05* = 590 points	750 points	(160) 160 points		
		Plant Points Achieved with Trees (50%)		
		590 points		
Auto Service Stations Only				
Planting Area Required [§142.0405(c)(2)]	Planting Area Provided	Excess Area Provided		
Total Area sq. ft. x 15% = sq. ft.	sq. ft.	sq. ft.		
Plant Points Required	Plant Points Provided	Excess Points Provided		
Total Area sq. ft. x 0.03 = points	points	points		
		Plant Points Achieved with Trees (50%)		
		points		
REMAINING YARD [§142.0404 - §142.0405]				
Planting Area Required	Planting Area Provided	Excess Area Provided		
Total Area 2,180 sq. ft. x 30% = 654 sq. ft.	4,239 sq. ft.	3,585 sq. ft.		
Plant Points Required	Plant Points Provided	Excess Points Provided		
Total Area 2,180 sq. ft. x 0.05 = 109 points	250 points	141 points		
		Plant Points Achieved with Trees (50%)		
		140 points		

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DS-4 (08-20)

City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101		Landscape Calculations Worksheet Vehicular Use Area (VUA)		FORM DS-5 August 2020
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.				
<ul style="list-style-type: none"> At least one-half of the required planting points shall be achieved with trees. If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met. 				
VEHICULAR USE AREA (<6,000 sf) [§142.0406 - §142.0407]				
Planting Area Required	Planting Area Provided	Excess Area Provided		
40 sq. ft. per tree.				
Plant Points Required	Plant Points Provided	Excess Points Provided		
Total Area sq. ft. x 0.05 = points	points	points		
		Plant Points Achieved with Trees (50%)		
		points		
VEHICULAR USE AREA (≥6,000 sf) [§142.0406 - §142.0407]				
Planting Area Required	Planting Area Provided	Excess Area Provided		
VUA inside Street Yard 597 sq. ft. x 0.05 = 30 sq. ft.	152 sq. ft.	122 sq. ft.		
VUA outside Street Yard 13,149 sq. ft. x 0.03 = 395 sq. ft.	465 sq. ft.	70 sq. ft.		
Plant Points Required	Plant Points Provided	Excess Points Provided		
VUA inside Street Yard 597 sq. ft. x 0.05 = 30 points	125 points	95 points		
		Plant Points Achieved with Trees (50%)		
		100 points		
VUA outside Street Yard 13,149 sq. ft. x 0.03 = 395 sq. ft.	750 points	355 points		
		Plant Points Achieved with Trees (50%)		
		600 points		
TEMPORARY VEHICULAR USE AREA [§142.0408] (a specified time limit of less than 5 years from the date of construction permit issuance.)				
Planting Area Required	Planting Area Provided	Excess Area Provided		
Length of Public ROW adjacent to VUA ft. x 3 ft. = sq. ft.	sq. ft.	sq. ft.		

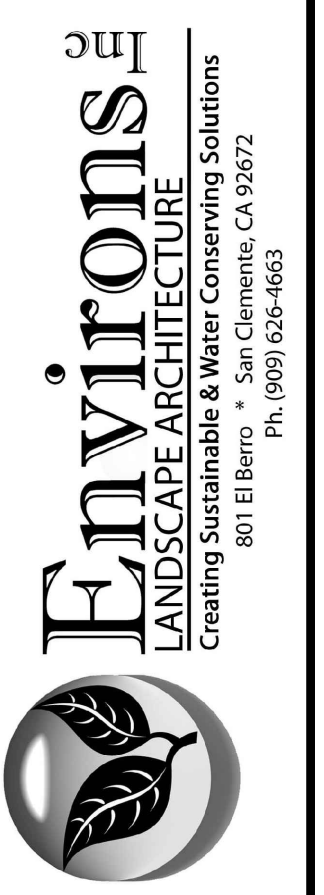
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DS-5 (08-20)

STREET TREES:
MISSION GORGE ROAD. 295 LF = (10) - 24" BOX REQUIRED
PRINCESS VIEW DRIVE. 268 LF = (1) 30' CURB CUTS FOR DRIVEWAY = (8) - 24" BOX REQUIRED



DRAWN BY DATE
BFK 11-23-19
JOB NO.
ACE0005
SHEET NO.
L-2
2 OF 2 SHTS.

DEVELOPMENT BY:
LANDSCAPE AREA CALCS
ACE SELF - STORAGE MISSION GORGE
7395 MISSION GORGE, SAN DIEGO, CA



REVISIONS

KEY NOTES

- 1 TRANSFORMER LOCATION PER UTILITY COMPANY DRAWINGS
- 2 ELECTRICAL ROOM
- 3 FIRE RISER IN STAIRCASE
- 4 ACE SELF-STORAGE LEASING OFFICE
- 5 ACE SELF-STORAGE 8'-0" X 15'-0" STANDARD PARKING STALL W/ 3'-0" OVERHANG
- 6 TRASH ENCLOSURE: 7' HIGH MASONRY WALLS w/ SITE OBTUSCURING METAL GATE, APPROX. 130 SQ. FT.; GATE SHALL HAVE CANE BOLTS TO HOLD IN OPEN POSITION
- 7 2 STORY SELF-STORAGE W/ BASEMENT
- 8 LANDSCAPE PER LANDSCAPE PLANS
- 9 FUTURE PROPERTY LINE
- 10 DIRECT ROUTE, ACCESSIBLE PATH OF TRAVEL: THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY (INSPECTOR TO VERIFY).
- 11 SLIDING SECURITY GATE TO ENCLOSE PARKING AREA
- 12 6" WROUGHT IRON FENCE, APPROX. 415' LINEAR FEET; SEE DETAIL 17/A1.20
- 13 3'-0" MAN GATE; SEE DETAIL 19/A1.20
- 14 TREE PLANTER
- 15 24'-0" WIDE DRIVE AISLE
- 16 FDC LOCATION
- 17 ACE SELF-STORAGE 12'-0" X 35'-0" LOADING PARKING STALL
- 18 ELECTRIC VEHICLE VAN ACCESSIBLE PARKING STALL
- 19 3 LOOP WAVE STYLE BIKE RACK. SEE
- 20 CLEAN AIR/VAN POOL PARKING STALL
- 21 BIOTRITATION BASIN
- 22 UNAUTHORIZED PARKING SIGNAGE. SEE
- 23 EMERGENCY EXIT STAIRCASE
- 24 TRASH AREA INSIDE OF STORAGE UNIT, APPROX. 300 SQ. FT.
- 25 MOTORCYCLE 3'X8' PARKING STALL
- 26 (12) SHORT TERM BIKE PARKING SPACES AND (1) LONG TERM BIKE PARKING SPACE

SITE PLAN NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UPC 901.4.4)
2. NO TRANSIT STOPS ADJACENT TO THIS SITE.
3. ENSURE ALL OVERHEAD LIGHTING IS ALWAYS DIRECTED DOWNWARD TO AVOID GLARE.
4. SECURE ALL TRASH/STORAGE CONTAINERS TO DETOUR BIRDS FROM FLOCKING IN THE MYF TRAFFIC PATTERN ZONE (1P2).

PARKING CALCULATIONS

2 STORY + BASEMENT BUILDING	SQUARE FOOTAGE
BASEMENT LEVEL STORAGE:	39,170 S.F.
GROUND LEVEL STORAGE:	37,579 S.F.
2ND LEVEL STORAGE:	39,170 S.F.
LEASING OFFICE:	1,591 S.F.
GROSS BUILDING AREA:	117,510 S.F.

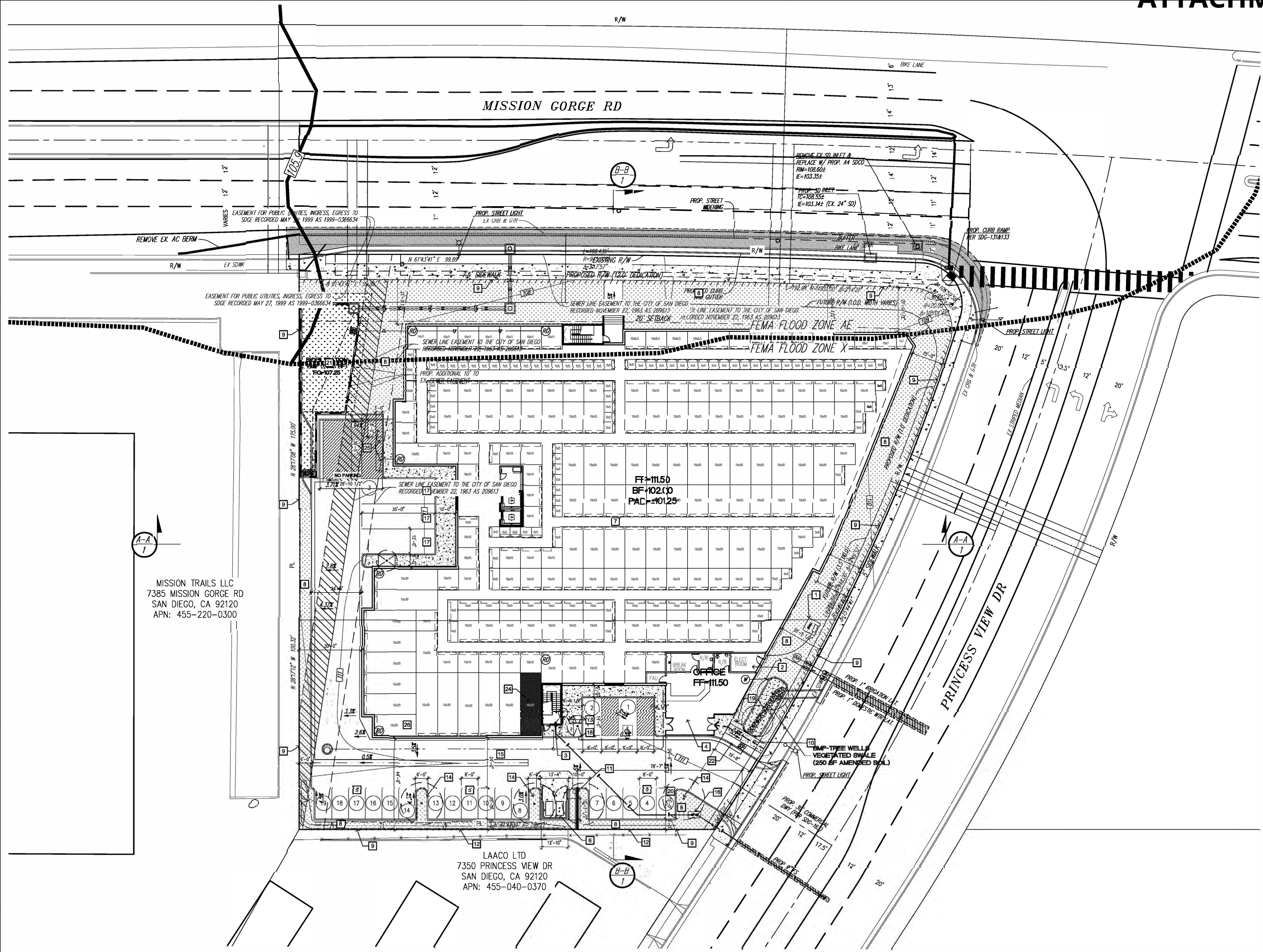
STORAGE	STALLS	PARKING REQUIRED	PARKING PROPOSED
117,510 SF	117,510 / 10,000 = 11.75	1591 / 1,000 = 1.59	18 STALLS
	12 STALLS	1,591 X 3.5 = 5,568	19 STALLS

ADA PARKING	MOTORCYCLE	BIKE PARKING	LONG TERM	LOADING SPACES
1 STALL	3 STALLS	12 STALLS	1 STALL	3 STALLS

*1 ADA STALL TO BE VAN ACCESSIBLE SPACE

SITE PLAN GENERAL NOTES

1. ACCESSIBLE SIGNS, PARKING STALLS, SIDEWALKS, PATH OF TRAVEL, LANDINGS, AND RAMPS ARE EXISTING AND COMPLY SUBSTANTIALLY WITH THE STATE OF CALIFORNIA TITLE 24 AND 2019 CBC DIV IV, SECTION 1134B.1.
2. FIRE HYDRANTS ARE EXISTING AND IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT STANDARDS.
3. ALL PARKING STALL STRIPING SHALL BE PER CURRENT CITY OF SAN DIEGO STANDARDS.
4. ALL DIMENSIONS ARE TO BE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB, PROPERTY LINE, OR CENTERLINE OF PARKING STALL UNLESS NOTED OTHERWISE.
5. [Symbol] DENOTES PARKING STALL FOR THE PHYSICALLY DISABLED - 9'-0" WIDE X 18'-0" LONG AND A 12'-0" WIDE LOADING AREA.



MISSION TRAILS LLC
7385 MISSION GORGE RD
SAN DIEGO, CA 92120
APN: 455-220-0300

LAACO LTD
7350 PRINCESS VIEW DR
SAN DIEGO, CA 92120
APN: 455-040-0370

SITE PLAN
SCALE: 1" = 20'



VICINITY MAP



SITE LEGEND

- - - - - ACCESSIBLE PATH OF TRAVEL. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY (INSPECTOR TO VERIFY).
- [Symbol] TRASH ENCLOSURE. SEE DETAIL 1/A1.21.

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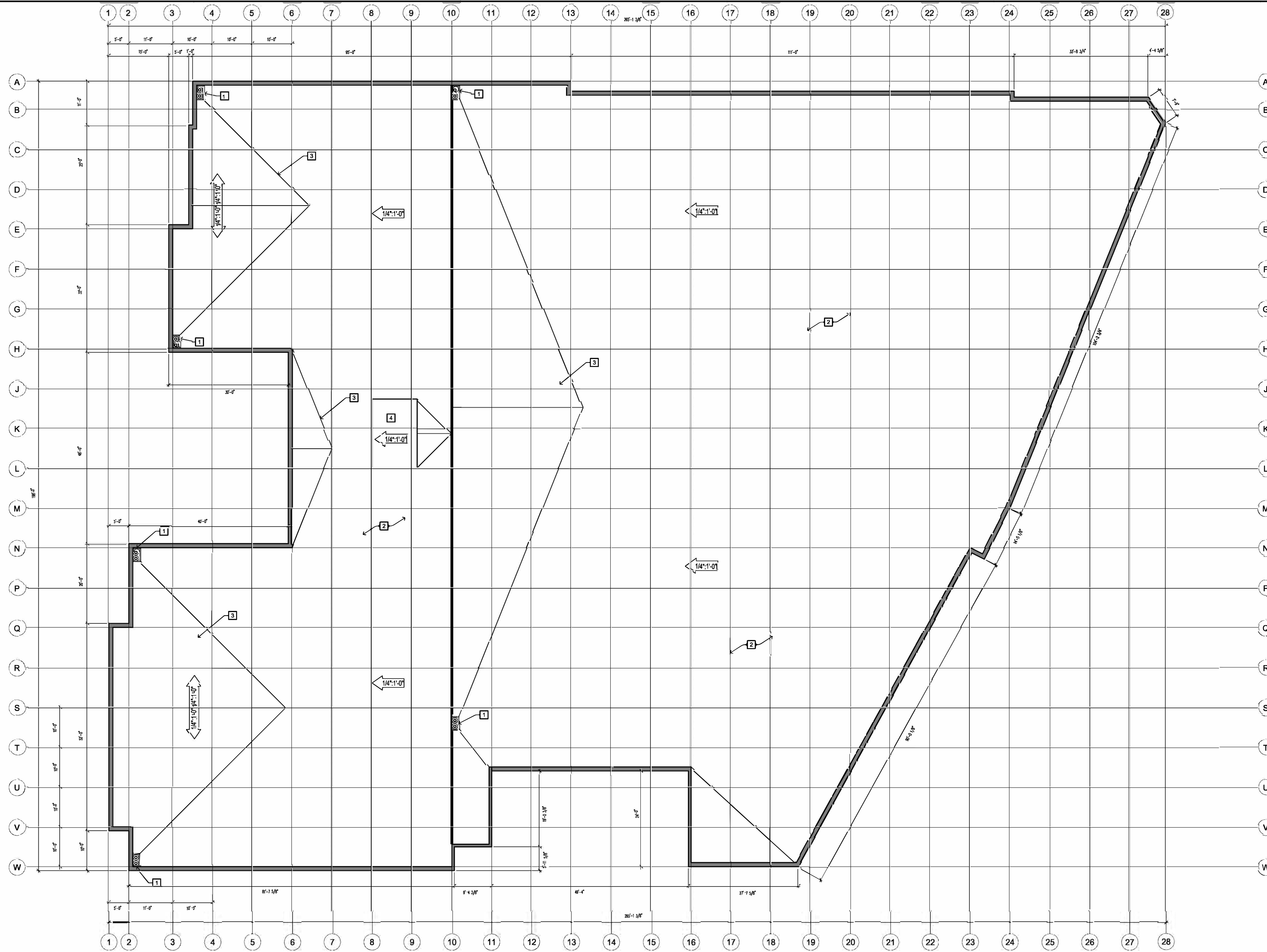
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ACE SELF-STORAGE MISSION GORGE
NEW CONSTRUCTION
7395 MISSION GORGE ROAD
SAN DIEGO, CA 92120

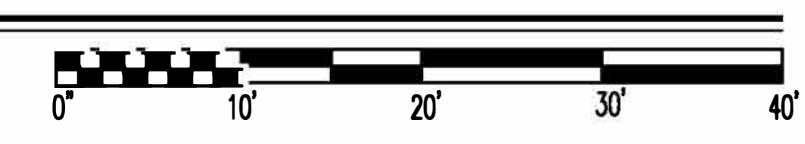
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NO.	DATE BY

ISSUE DATES	
DESIGN APPROVAL:	PERMIT SUBMITTAL:

30"x42" SCALE: AS NOTED
CAD FILE: 20-037_A11
JOB NUMBER: 20-037
CHECKED: PA
DRAWN: U. CARMONA
STATUS: SUBMITTAL SET
ARCHITECTURAL SITE PLAN & PROJECT DATA
A1.10



ROOF PLAN
SCALE: 3/32" = 1'-0"



PLAN NOTES

- A. DO NOT SCALE DIMS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
- B. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPE, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
- C. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GMB TO FINISH FACE OF GMB UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES, U.O.A.
- D. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.A. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
- E. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
- F. REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.
- G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.A.
- H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- I. MOODY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.
- J. ALL WORK SHALL BE ERRECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- K. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
- L. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- M. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.
- N. GC TO PROVIDE SHOP DWGS FOR CASEWORK.
- O. EMERGENCY RESPONDER RADIO COVERAGE: MINIMUM RADIO SIGNAL STRENGTH OF -95 dbm IN 80% OF ALL AREAS ON EACH FLOOR OF BUILDING WILL BE PROVIDED. COVERAGE SHALL COMPLY WITH SECTION 510 OF CBC.
- P. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714.

KEY NOTES

- 1 ROOF DRAIN AND OVERFLOW DRAIN
- 2 SINGLE PLY TPO ROOF
- 3 CRICKET FORMED WITH TAPERED RIGID INSULATION
- 4 ELEVATOR PENTHOUSE

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ACE SELF-STORAGE MISSION GORGE

NEW CONSTRUCTION
7395 MISSION GORGE ROAD
SAN DIEGO, CA 92120

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

30"x42" SCALE: AS NOTED
JOB FILE: 20-037_A24
CAD NUMBER: 20-037
CHECKED: PA
DRAWN: U. CARMONA
STATUS: SUBMITTAL SET

ROOF PLAN
A2.40

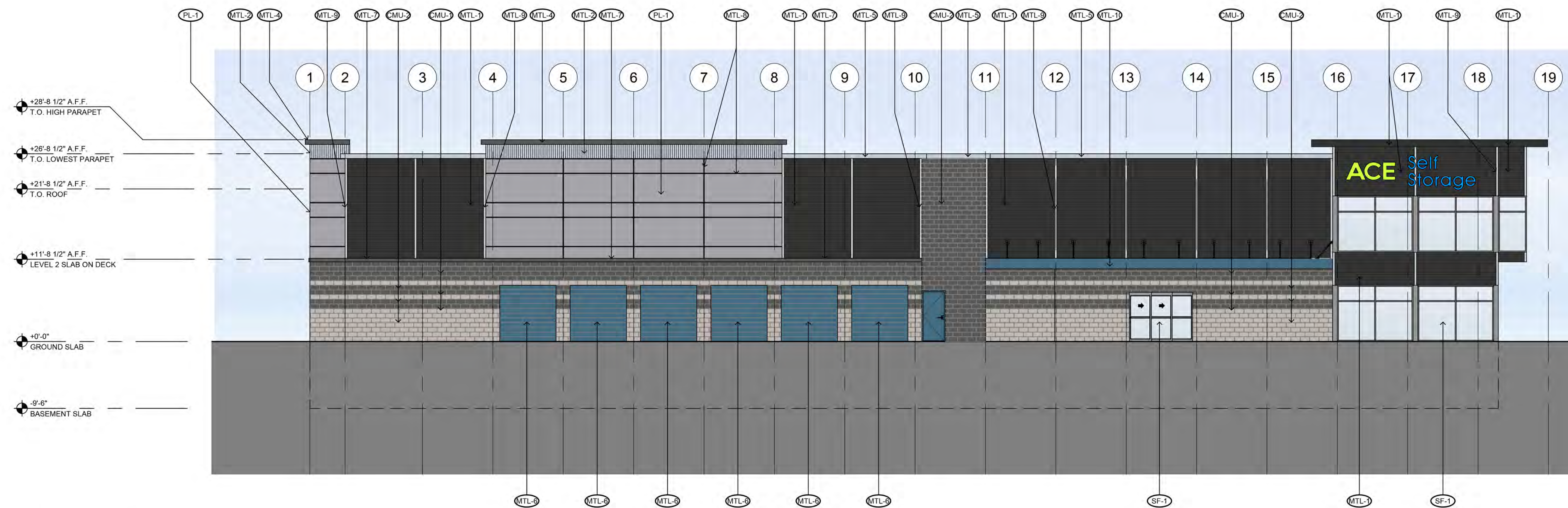
MATL I.D.	DESCRIPTION	COLOR	FINISH
CMU-1	ROP BRICK & BLOCK SPLIT FACE CMU BLOCK	CHARCOAL	SPLIT FACE BLOCK
CMU-2	ROP BRICK & BLOCK SPLIT FACE CMU BLOCK	CASTLE GRAY	SPLIT FACE BLOCK
MTL-1	MELOY MINI-RB 28 GA. PANEL	CHARCOAL	PREFINISHED
MTL-2	MELOY MEGA-RB 24 GA. PANEL	GALVALUME	PREFINISHED
MTL-4	METAL CAP	CHARCOAL	PREFINISHED
MTL-5	METAL CAP	GALVALUME	PREFINISHED
MTL-6	JANUS METAL EXTERIOR ROLL-UP DOORS	POLAR BLUE	PREFINISHED

MATL I.D.	DESCRIPTION	COLOR	FINISH
MTL-7	ACCENT METAL	CHARCOAL	PREFINISHED
MTL-8	1" METAL PLASTER REVEAL	T.B.D.	PREFINISHED
MTL-9	ACCENT METAL	GALVALUME	PREFINISHED
MTL-10	METAL CANOPY	POLAR BLUE	PREFINISHED
PL-1	CEMENT PLASTER SYSTEM	SHERWIN WILLIAMS MYSTERIOUS MAUVE	STUCCO
SF-1	ALUMINUM STOREFRONT FRAMES	CLEAR ANODIZED	KAWNEER ALUMINUM NO. 14

*NOTE: LIGHTS SHALL BE SHIELDED TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES.

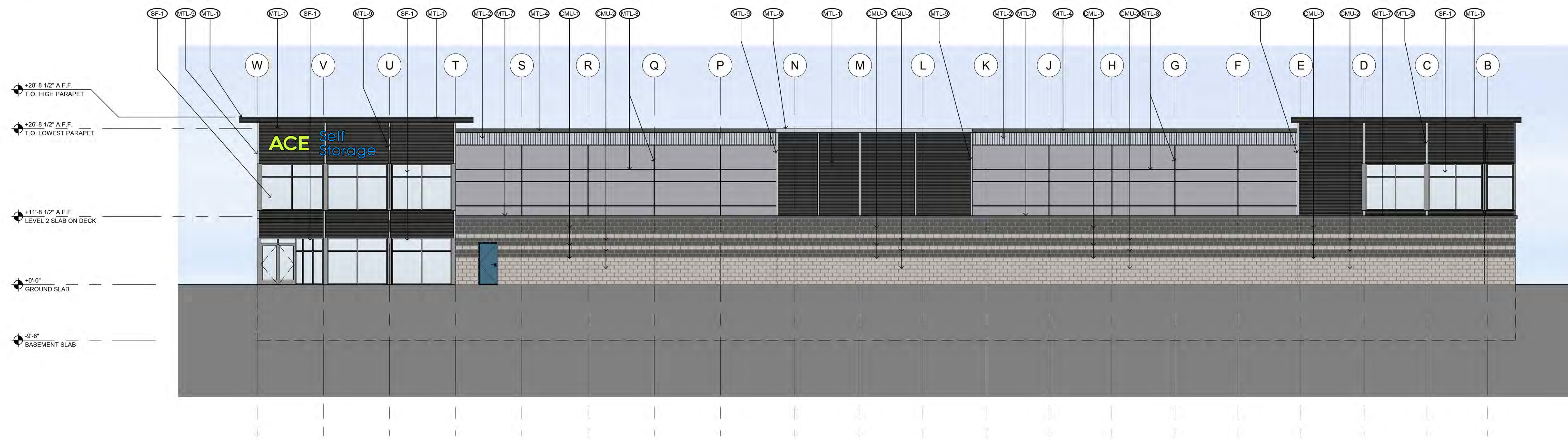
1 EXTERIOR FINISH SCHEDULE

SCALE: NONE



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



3 EAST ELEVATION

SCALE: 1/8" = 1'-0"

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Fountain Valley, California 92708
Tel (949) 515-9800
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DESIGN APPROVAL: _____

PERMIT SUBMITTAL: _____

PERMIT RECEIVED: _____

BID DOCS: _____

CONSTR. DOCS: _____

30"x42" SCALE: AS NOTED
CAD FILE: 17-078_Elevations
JOB NUMBER: 17-040
CHECKED: PA
DRAWN: U. CARMONA
STATUS: SUBMITTAL SET

ELEVATIONS
A3.10

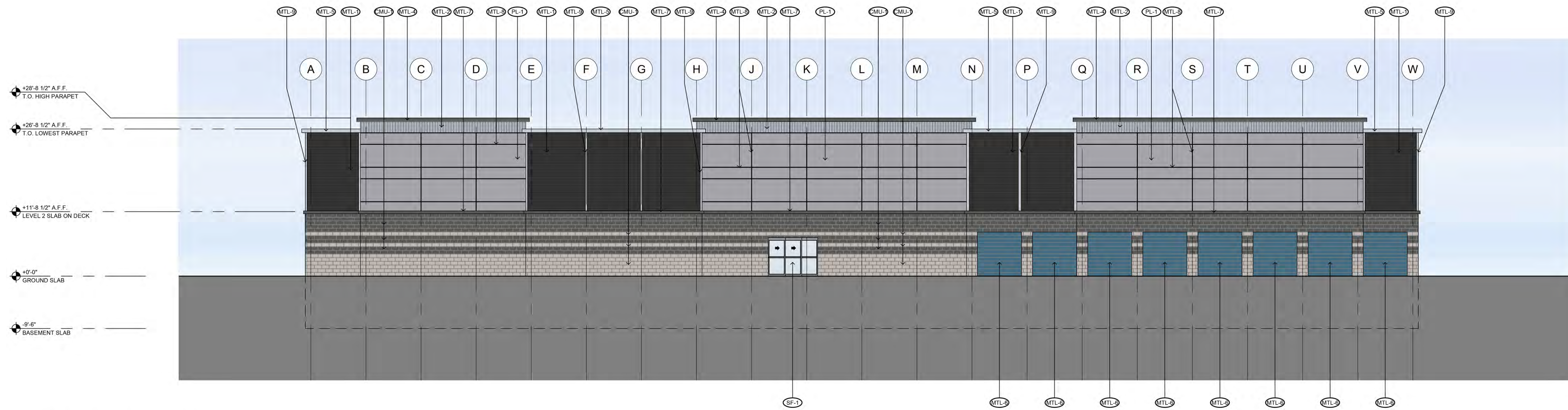
MAT'L I.D.	DESCRIPTION	COLOR	FINISH
CMU-1	ROP BRICK & BLOCK SPLIT FACE CMU BLOCK	CHARCOAL	SPLIT FACE BLOCK
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MTL-2	MELROY MEGA-RB 24 GA. PANEL	GALVALUME	PREFINISHED
MTL-4	METAL CAP	CHARCOAL	PREFINISHED
MTL-5	METAL CAP	GALVALUME	PREFINISHED
MTL-6	JANUS METAL EXTERIOR ROLL-UP DOORS	POLAR BLUE	PREFINISHED

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MTL-8	1" METAL PLASTER REVEAL	T.B.D.	PREFINISHED
MTL-9	ACCENT METAL	GALVALUME	PREFINISHED
MTL-10	METAL CANOPY	POLAR BLUE	PREFINISHED
PL-1	CEMENT PLASTER SYSTEM	SHERWIN WILLIAMS MYSTERIOUS MAIWE	STUCCO
SF-1	ALUMINUM STOREFRONT FRAMES	CLEAR ANODIZED	KAWNEER ALUMINUM NO. 14

*NOTE: LIGHTS SHALL BE SHIELDED TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES.

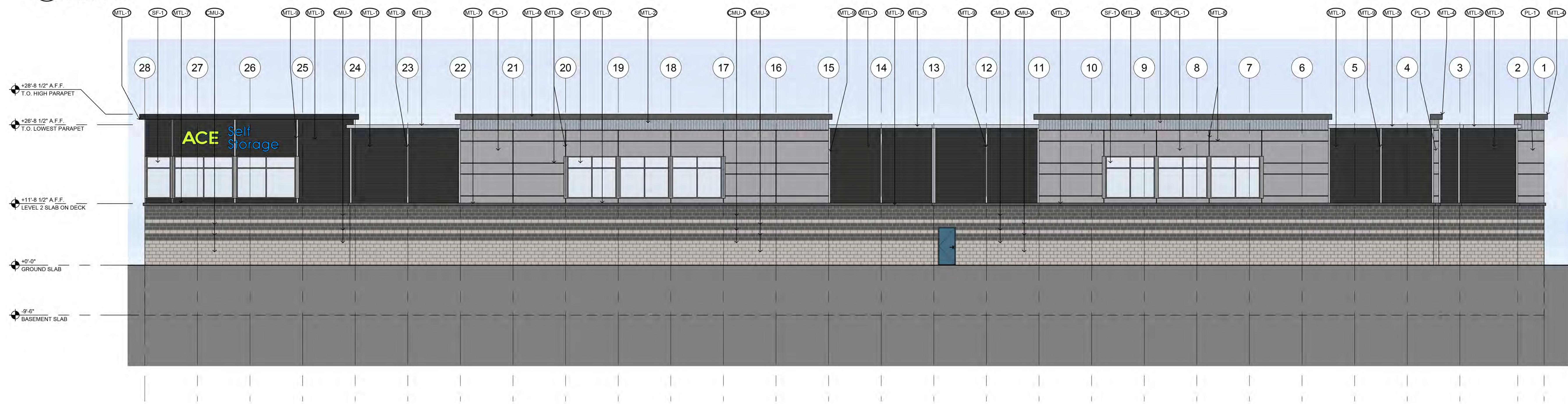
1 EXTERIOR FINISH SCHEDULE

SCALE: NONE



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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CONSTR. DOCS:

30"x42" SCALE: AS NOTED
CAD FILE: 17-078_Elevations
JOB NUMBER: 17-040
CHECKED: PA
DRAWN: U. CARMONA
STATUS: SUBMITTAL SET

ELEVATIONS
A3.20

ATTACHMENT 8

CMU-2



CMU CASTLE GREY

CMU-1



CMU CHARCOAL

McELROY MINI-RIB
MTL-1

METAL CAP
MTL-4

ACCENT METAL TRIM
MTL-7

STOREFRONT
SF-1

PLASTER REVEAL
MTL-8

JANUS DOORS
MTL-6

METAL CANOPY
MTL-10

CEMENT PLASTER
PL-1

McELROY MEGA-RIB
MTL-2

METAL CAP
MTL-5

ACCENT METAL TRIM
MTL-9



CHARCOAL



ALUMINUM



POLAR BLUE



MYSTERIOUS MAUVE



GALVALUME

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30"x42" SCALE: **AS NOTED**
CAD 20-037_Material_Board
JOB NUMBER: 20-037
CHECKED: PA
DRAWN: U. CARMONA
STATUS: SUBMITTAL SET

MATERIAL BOARD
A4.10

NORTH SIDE



NOTE:
REFERENCE
SHEET A5.20 FOR
ADDITIONAL SITE
SURVEY IMAGES.

EAST SIDE



 PHOTOGRAPHIC SURVEY SITE PLAN

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DESIGN APPROVAL:

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30"x42" SCALE: AS NOTED
20-037_A51
CAD File: Photographic_Survey
JOB NUMBER: 20-037
CHECKED: PA
DRAWN: U. CARMONA
STATUS: SUBMITTAL SET



1 SITE IMAGE 1



8 SITE IMAGE 8



2 SITE IMAGE 2



5 SITE IMAGE 5



9 SITE IMAGE 9



12 SITE IMAGE 12



3 SITE IMAGE 3



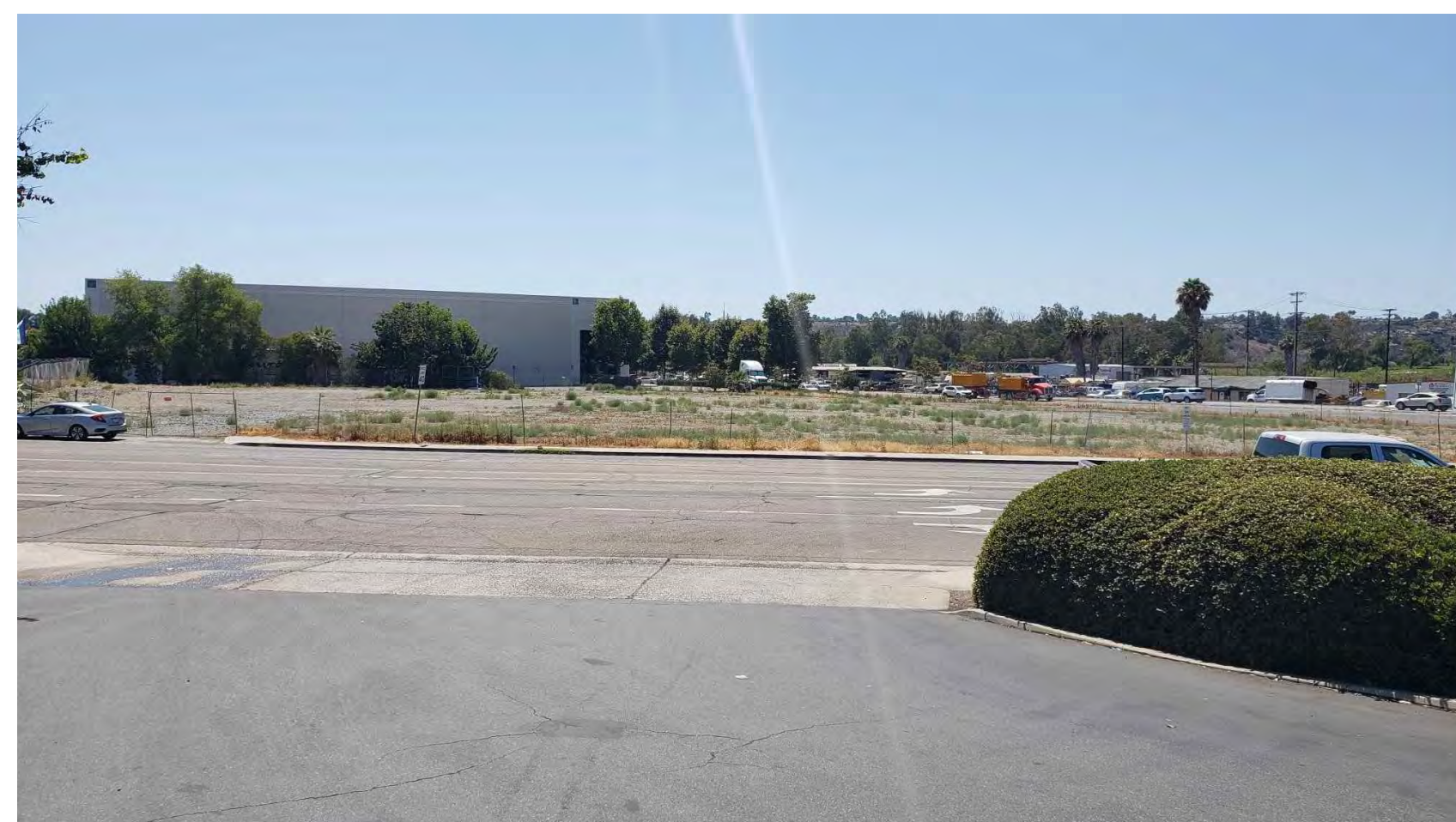
6 SITE IMAGE 6



10 SITE IMAGE 10



13 SITE IMAGE 13



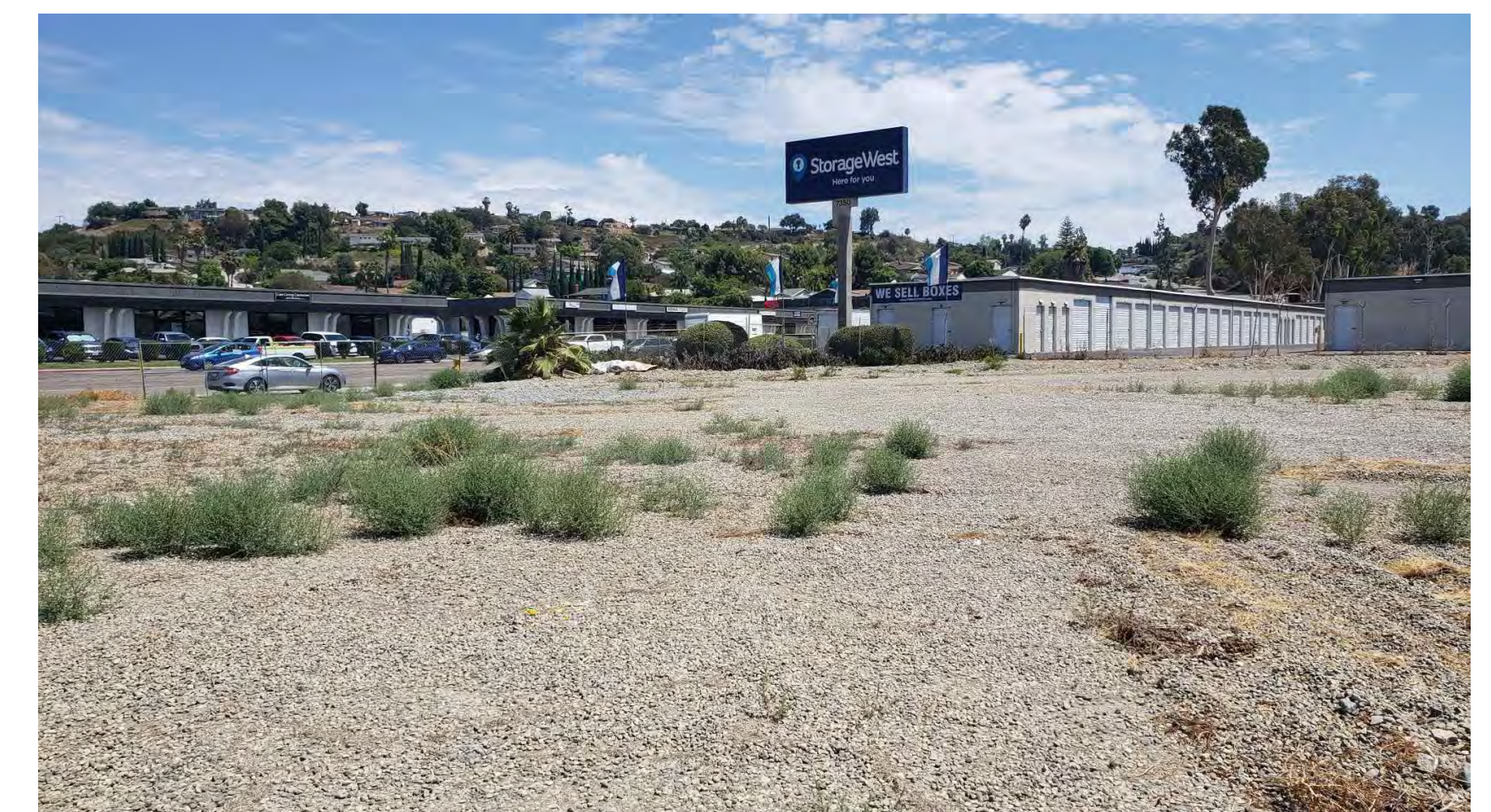
4 SITE IMAGE 4



7 SITE IMAGE 7



11 SITE IMAGE 11



14 SITE IMAGE 14

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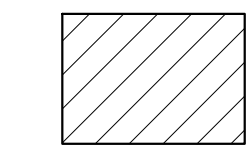
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NO.	DATE	BY

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PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

30"x42" SCALE: AS NOTED
 20-037_A51
 CAD File: Photographic Survey
 JOB NUMBER: 20-037
 CHECKED: PA
 DRAWN: U. CARMONA
 STATUS: SUBMITTAL SET

ATTACHMENT 8

LEGEND



PROPOSED SITE

600' RADIUS OUTLINE



EXISTING FIRE HYDRANT LOCATIONS



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ACE SELF-STORAGE MISSION GORGE

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6		

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PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

30"x42" SCALE: AS NOTED
 20-037_A53 Fire Hydrant Location map
 CAD FILE:
 JOB NUMBER: 20-037
 CHECKED: PA
 DRAWN: U. CARMONA
 STATUS: SUBMITTAL SET

PHOTOGRAPHIC SURVEY
A5.30

FIRE HYDRANT LOCATION MAP
 SCALE: 1" = 80'-0"



March 26, 2024

SUBJECT: PRJ-0679788 Letter of Support

To Whom it May Concern:

This letter is on behalf of the Navajo Community Planning Group (NCPI) referencing PRJ-0679788 for a ACE Self Storage facility.

The planning group, having met and convened on March 13th 2024 unanimously (9y-0n) supports the project, by which the total square footage of the building to be 117,510 square feet.

Please reach out to us if you have any questions.

Sincerely,

David S. Smith
Chair
Navajo Community Planners, Inc.
Navajoplanners@gmail.com
619-990-6783

Brian Gile
Vice Chair
Navajo Community Planners, Inc.