



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

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

HEARING DATE: April 29, 2020

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

PROJECT NUMBER: [553296](#)

OWNER/APPLICANT: The Southland Corporation

### SUMMARY

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

#### Staff Recommendation:

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

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

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

### BACKGROUND

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

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

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

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

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

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

## DISCUSSION

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

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

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

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

#### CONCLUSION

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

#### ALTERNATIVES

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

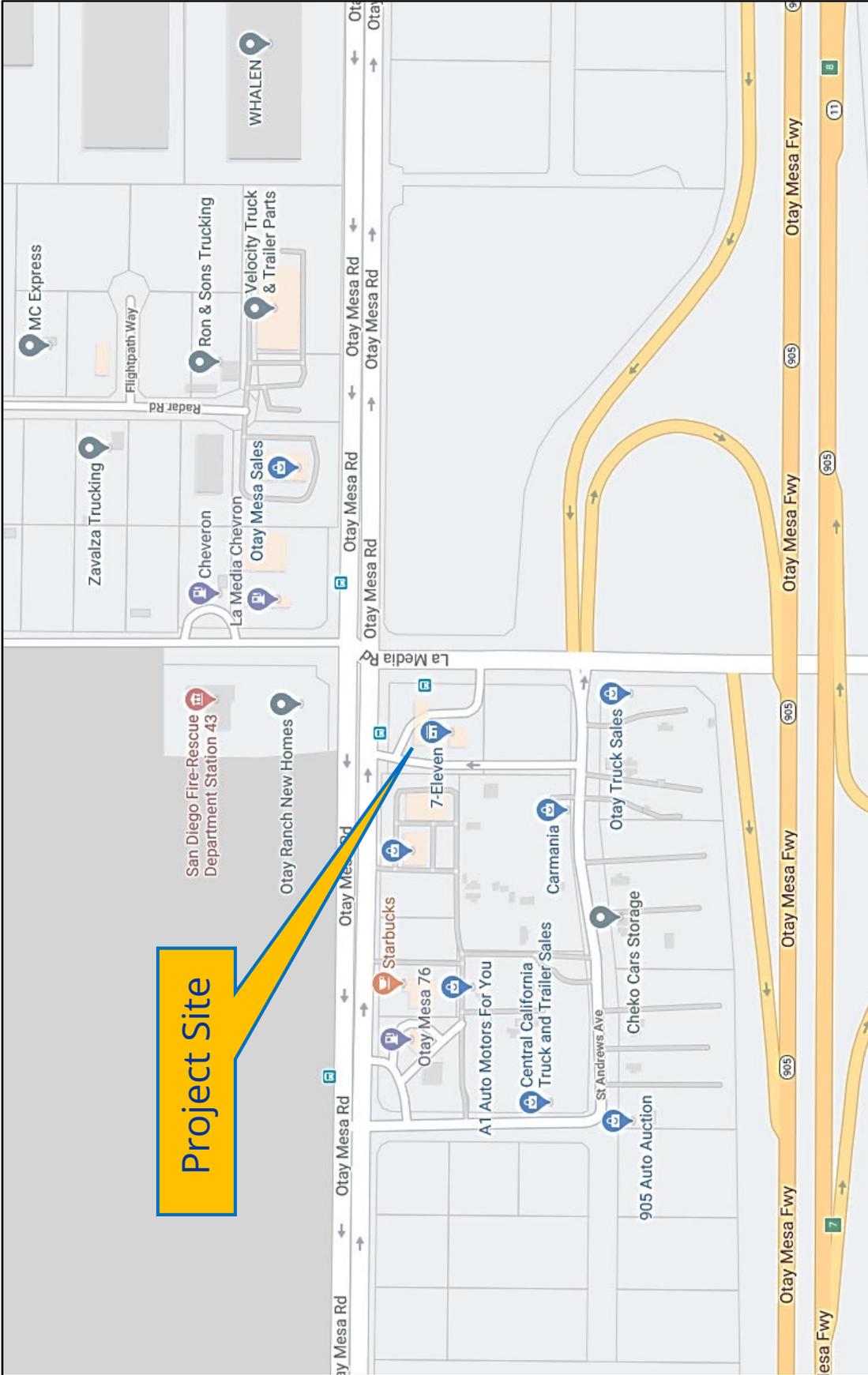
Respectfully submitted,

*Derrick Johnson (D.J.)*

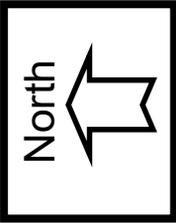
Derrick Johnson (D.J.), Development Project Manager

Attachments:

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



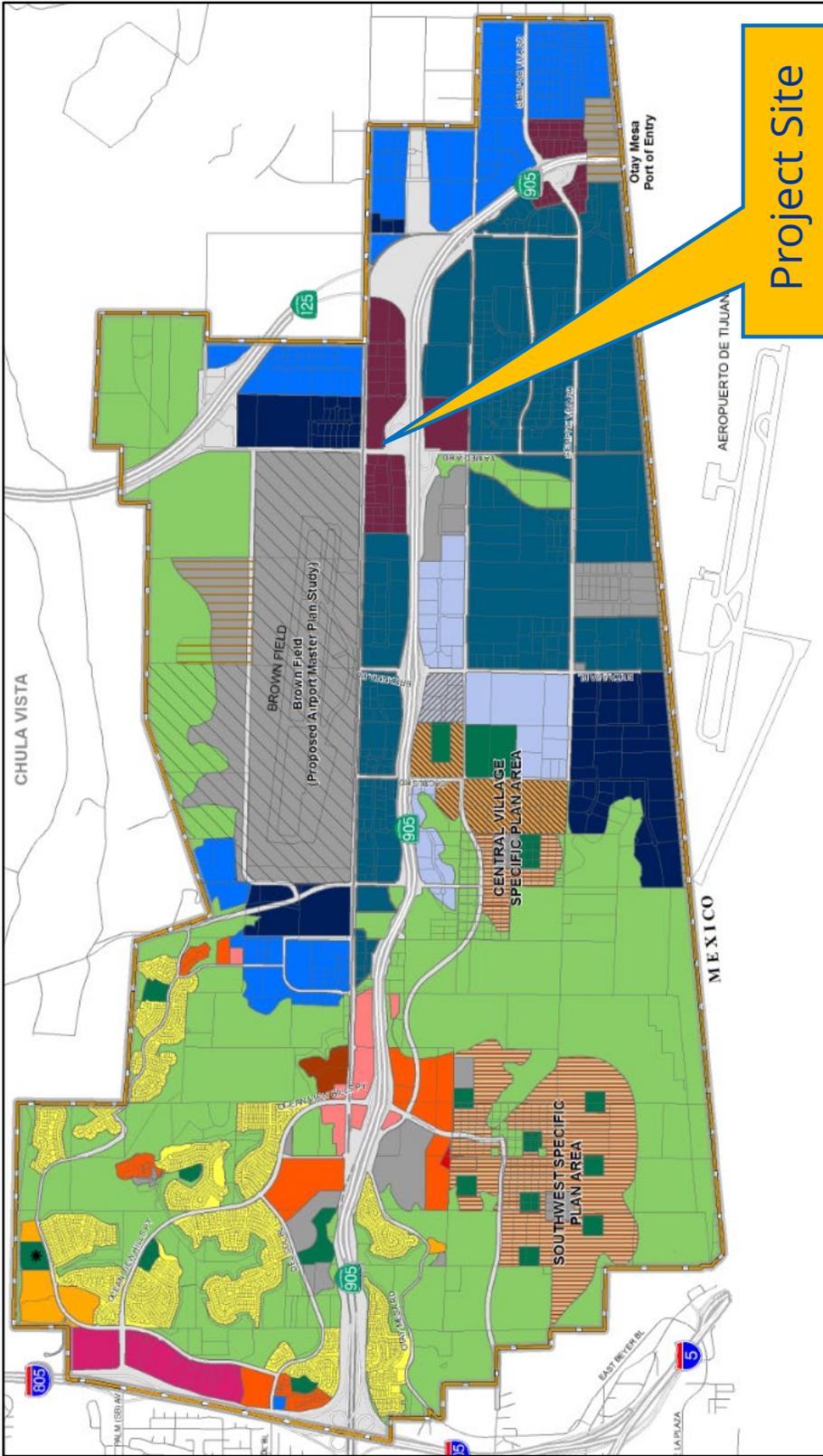
**Project Site**



# Project Location Map

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





**OTAY MESA COMMUNITY PLAN UPDATE - Figure 2-1**

**Legend**

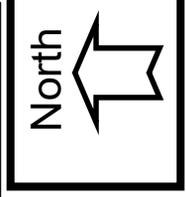
Parks, Open Space and Institutional	Residential - Low	Commercial - Residential Prohibited	Industrial	Other
Open Space	Residential - Low Medium	Community Commercial	Business Park - Office Permitted	Right-of-Way
Parks	Residential - Medium	Regional Commercial	Light Industrial	U.S. Government Facility
Institutional	Residential - High	Heavy Commercial	Heavy Industrial	Brown Field Boundary
Village Centers	Residential Medium High	Neighborhood Commercial	Business Park - Residential Permitted	Planning Area
Wood Village	Potential Residential Site	15 - 44 du/ac	15 - 44 du/ac	
Community Village	35-44 du/ac	Business and International Trade	15 - 44 du/ac	
15-35 du/ac	30-35 du/ac	Business and International Trade	15 - 44 du/ac	
30-35 du/ac	30-35 du/ac	Business and International Trade	15 - 44 du/ac	
30-35 du/ac	30-35 du/ac	Business and International Trade	15 - 44 du/ac	

**Other**

- Right-of-Way
- U.S. Government Facility
- Brown Field Boundary
- Planning Area

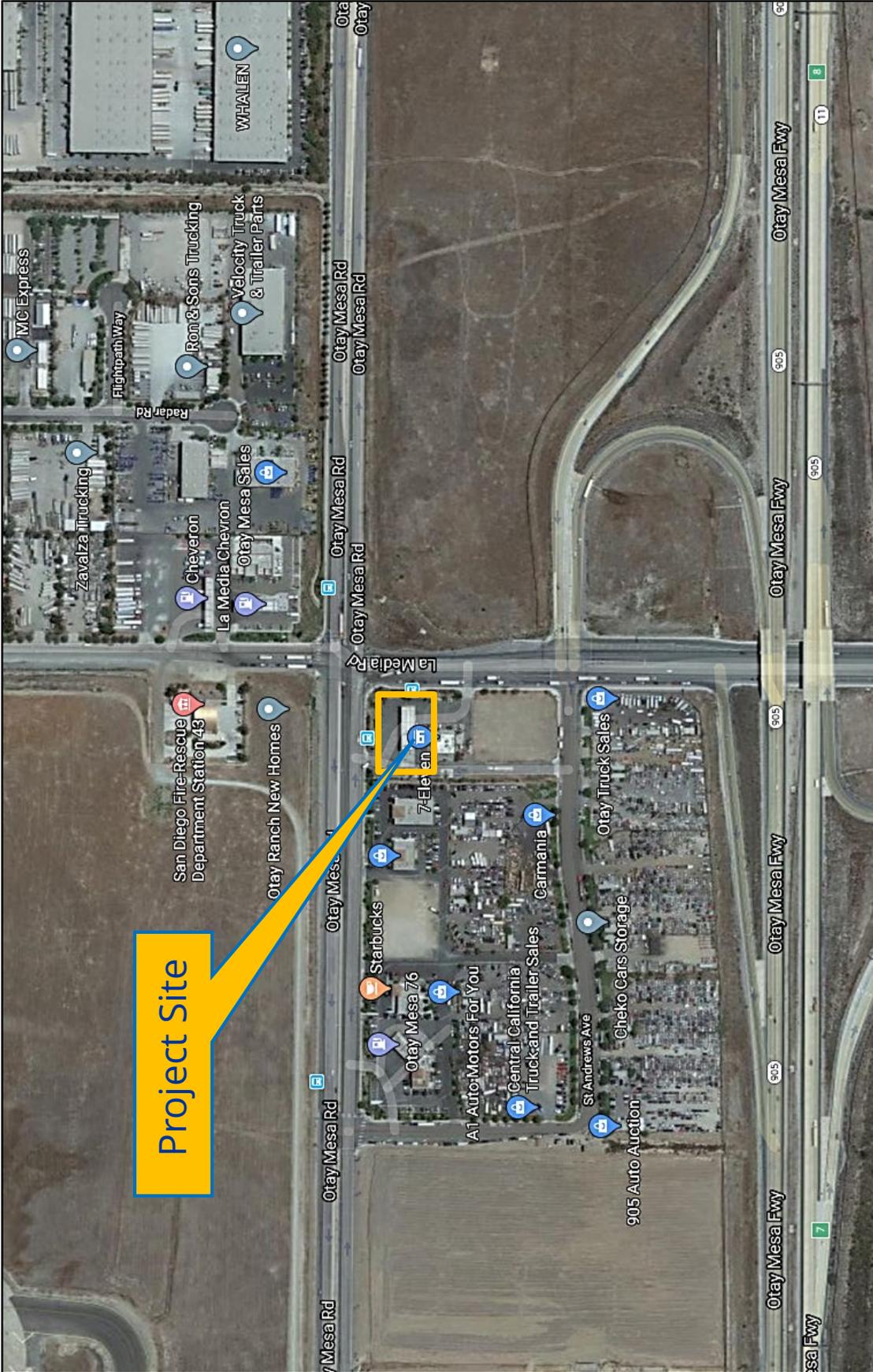
**Scale:** 0, 500, 1,000 feet

**THE CITY OF SAN DIEGO**  
PLANNING, NEIGHBORHOOD & COMMUNITY DEVELOPMENT DEPARTMENT  
3/11/2014

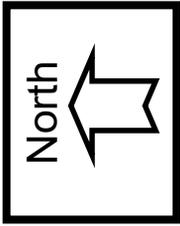


**Land Use Map**  
 7-11 Otay Mesa CUP/SDP – 8395 Otay Mesa Road  
 PROJECT NO. 553296





**Project Site**



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



HEARING OFFICER  
RESOLUTION No.  
CONDITIONAL USE PERMIT No. 1955940  
SITE DEVELOPMENT PERMIT No. 1955941  
**7-11 OTAY MESA CUP/SDP PROJECT No. 553296**  
**AMENDMENT TO CONDITIONAL USE PERMIT and SITE DEVELOPMENT PERMIT No. 96-7731**

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

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

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

WHEREAS, on April 1, 2020, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1955940 and Site Development Permit No. 1955941, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 1955940 and Site Development Permit No. 1955941;

**CONDITIONAL USE PERMIT (CUP) FINDINGS – SAN DIEGO MUNICIPAL CODE SECTION 126.0305:**

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

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

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

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

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

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

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

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

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

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

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

**Site Development Permit – San Diego Municipal Code Section 126.0505**

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

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

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

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

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

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

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

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

purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances. The IL-3-1 allows a mix of light industrial, office, and commercial uses. The existing 7-Eleven was permitted with a Conditional Use Permit and Site Development pursuant to the San Diego Municipal Code and the project complies with the applicable regulations of the San Diego Municipal Code. No deviations have been requested with this project.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1955940 and Site Development Permit No. 1955941. is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1955940 and No. 1955941, a copy of which is attached hereto and made a part hereof.

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

Adopted on: April 1, 2020

IO#: 24007314

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24007314

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

**7-11 OTAY MESA CUP/SDP PROJECT No. 553296**

**AMENDMENT TO CONDITIONAL USE PERMIT and SITE DEVELOPMENT PERMIT No. 96-7731**  
HEARING OFFICER

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

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

The project shall include:

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

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

**STANDARD REQUIREMENTS:**

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

9. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" 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.

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

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

**ENVIRONMENTAL REQUIREMENTS**

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

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

16. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

17. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

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

19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping/private improvements in the St Andrews Avenue, Otay Mesa Road and La Media Road Right-of-Way.
20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of three (3) current City Standard 35 ft wide driveways, adjacent to the site on St Andrews Avenue, Otay Mesa Road and La Media Road, satisfactory to the City Engineer.
21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb ramp at the southwest corner of Otay Mesa Road and La Media Road, with current City Standard curb ramp Standard Drawing SDG-130 and SDG-132 with Detectable/Tactile Warning Tile, satisfactory to the City Engineer.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall record a Flood Storage Easement to the City of San Diego, satisfactory to the City Engineer.
23. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
24. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
25. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
26. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

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

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

29. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-sq.ft. area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

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

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

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

**PLANNING/DESIGN REQUIREMENTS:**

33. Owner/Permittee shall maintain a minimum of 15- off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

34. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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

36. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**GEOLOGY REQUIREMENTS:**

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

**INFORMATION ONLY:**

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

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

**ATTACHMENT 5**

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

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Derrick Johnson (D.J.)  
Development Project Manager

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

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

The Southland Corporation  
Owner/Permittee

By \_\_\_\_\_  
Georgina Davila  
Construction Manager

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



THE CITY OF SAN DIEGO

## ADDENDUM TO MITIGATED NEGATIVE DECLARATION

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

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

### I. SUMMARY OF PROPOSED PROJECT

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

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

### II. ENVIRONMENTAL SETTING

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

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

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

### **III. SUMMARY OF ORIGINAL PROJECT**

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

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

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

### **IV. ENVIRONMENTAL DETERMINATION**

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

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

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

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

## V. IMPACT ANALYSIS

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

### **Biological Resources**

#### *7-11 Otay Mesa Road MND:*

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

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

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

*Proposed Project:*

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

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

**Historical Resources (Archaeology)**

*7-11 Otay Mesa Road MND:*

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

*Proposed Project:*

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

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

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

### **Paleontological Resources**

#### *7-11 Otay Mesa Road MND:*

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

#### *Proposed Project:*

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

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

### **Transportation**

#### *7-11 Otay Mesa Road MND:*

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

#### *Proposed Project:*

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

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

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

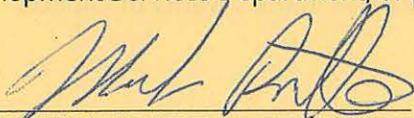
MND No. 96-7731 for the original project includes a Mitigation, Monitoring and Reporting Program (MMRP) with mitigation measures for Biological Resources and Transportation. These MMRP mitigation measures have been satisfied for the original project. No new or modified mitigation measures are required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

**VII. IMPACT SIGNIFICANCE**

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

**VIII. CERTIFICATION**

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



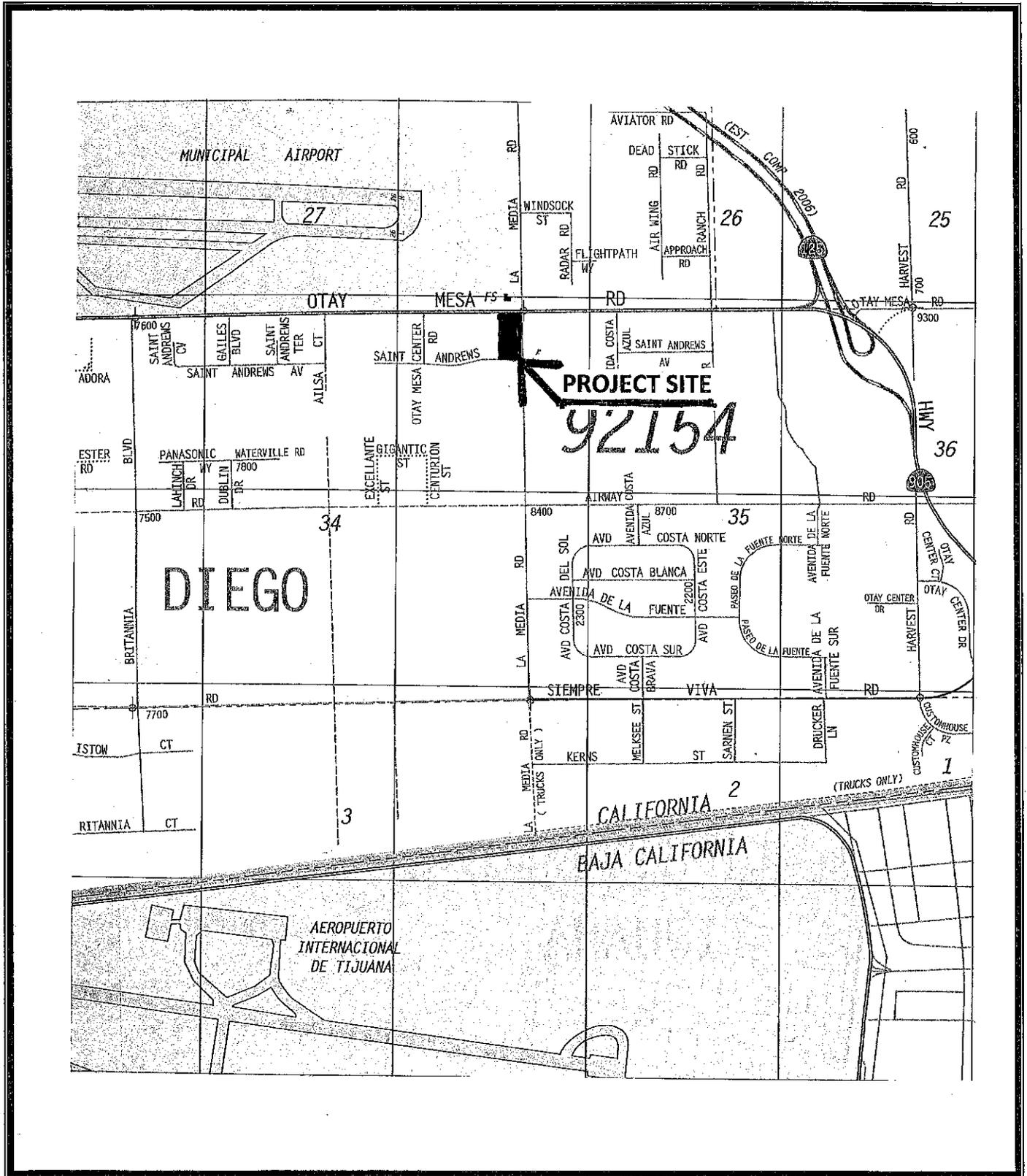
Mark Brunette, Senior Planner  
Development Services Department

November 26, 2019  
Date of Final Report

Analyst: R. Benally

Attachments:

- Figure 1: Location Map
- Figure 2: Site Plan
- Figure 3-Exterior Elevations
- Mitigated Negative Declaration No. 96-7731



7-11 Otay Mesa CUP/SDP



# Location Map

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

Figure  
**1**





City of San Diego  
Development  
Services  
Department



## Mitigated Negative Declaration

Land Development  
Review Division  
(619) 236-6460

DEP No. 96-7731

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

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

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

- IV. DOCUMENTATION:

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

- V. MITIGATION and MITIGATION MONITORING AND REPORTING PROGRAM:

### Biological Resources

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

### Transportation

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

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

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

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

VI. PUBLIC REVIEW DISTRIBUTION:

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

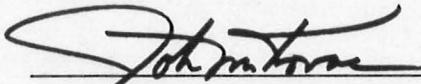
- Metropolitan Transit Development Board
- San Diego County Archaeological Society
- California Indian Legal Services
- Otay Mesa/ Nestor Community Planning Group
- Otay Mesa Development Council
- Otay Mesa Chamber of Commerce
- Michael Vogt
- City of San Diego
  - Councilmember Vargas, District 8
 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

VII. RESULTS OF PUBLIC REVIEW:

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

responses follow.

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

  
\_\_\_\_\_  
John Kovac, Senior Planner  
Development Services Department

1/5/98  
Date of Draft Report

1/28/98  
Date of Final Report

Analyst: Baker

OTAY MESA NESTOR PLANNING COMMITTEE

Ruth J.Schneider, Chairperson  
1042 Piccard Avenue, San Diego CA 92154

January 10,1998

City SD  
JAN 13 1998

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

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

Dear Ms Lukes:

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

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

Sincerely



Ruth J. Schneider



# San Diego County Archaeological Society

Environmental Review Committee

January 25, 1998

To: Ms. Janet Baker  
Land Development Review Division  
Development Services Department  
City of San Diego  
1222 First Avenue, Mail Station 501  
San Diego, California 92101

Subject: Proposed Mitigated Negative Declaration  
7-11 Otay Mesa Road  
DEP No. 96-7731

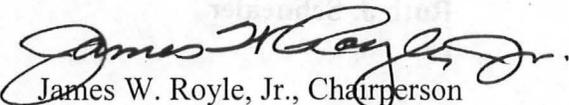
Dear Ms. Baker:

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

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

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

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
file

**CALIFORNIA INDIAN LEGAL SERVICES**

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

JAMES E. COHEN  
DIRECTING ATTORNEY  
LAWRENCE R. STIDHAM  
DENISE M. DOUGLAS  
LISA C. OSHIRO  
CHARMAINE L. HUNTING  
SUSAN D. FRANK  
DONYA FERNANDEZ  
STAFF ATTORNEYS

January 15, 1998

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

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

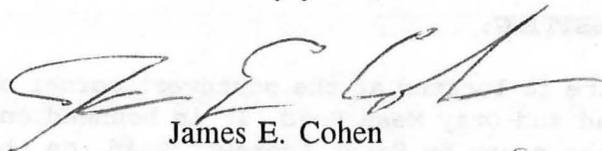
Dear Mr. Kovac:

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

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

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

Sincerely yours,



James E. Cohen  
Directing Attorney

/hz

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

INITIAL STUDY  
DEP No. 96-7731

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

I. PURPOSE AND MAIN FEATURES:

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

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

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

II. ENVIRONMENTAL SETTING:

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

designated for specialized commercial uses.

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

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

#### Historical Resources

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

#### Biological Resources

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

#### Traffic/ Circulation

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

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

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

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

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

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

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

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

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

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

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

V. RECOMMENDATION:

On the basis of this initial evaluation:

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

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

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

PROJECT ANALYST: Baker

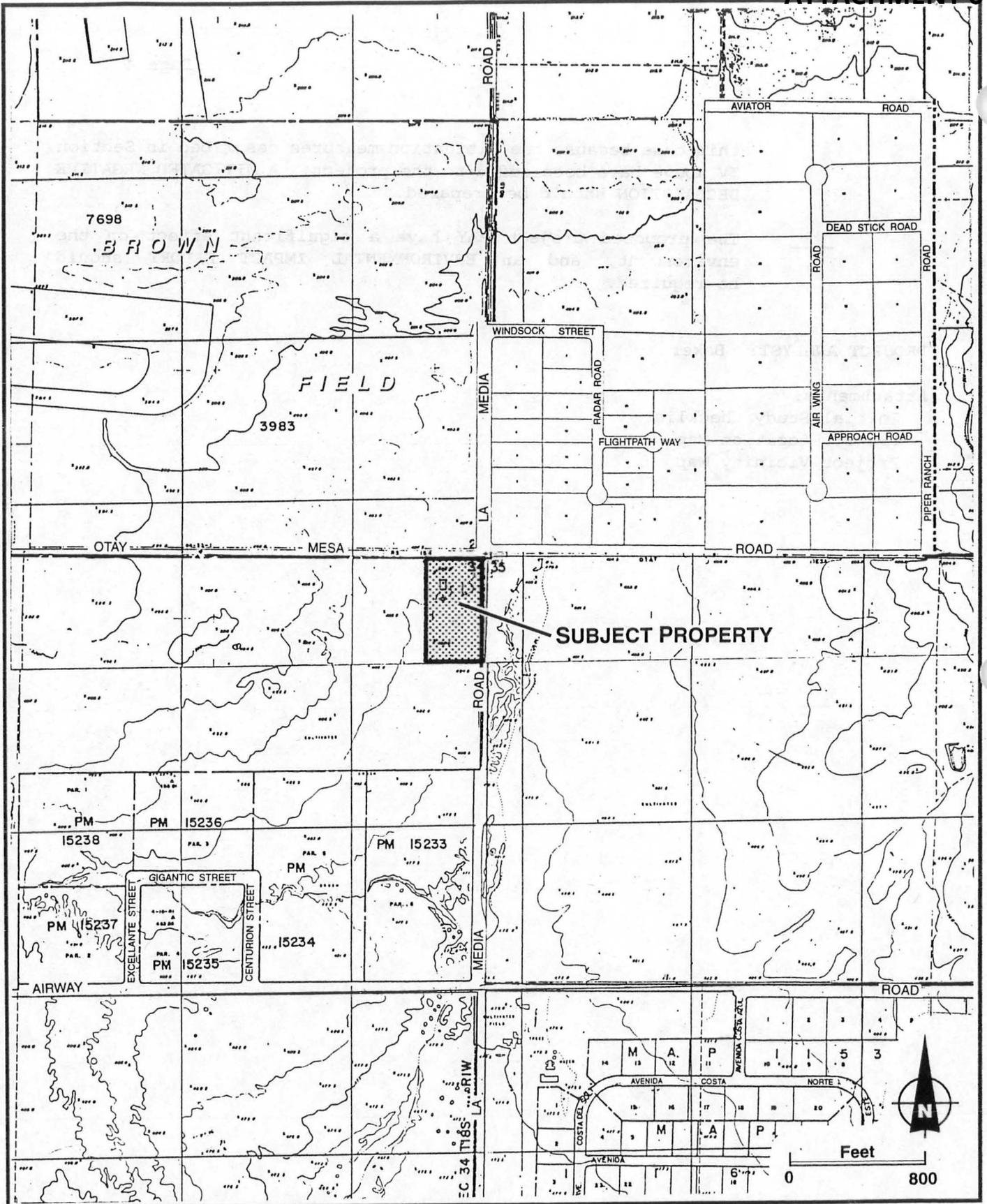
Attachments:

- Initial Study Checklist
- Project Location Map
- Project Vicinity Map



LOCATION MAP  
Environmental Analysis Section  
CITY OF SAN DIEGO - DEVELOPMENT SERVICES DEPARTMENT





96-7731

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

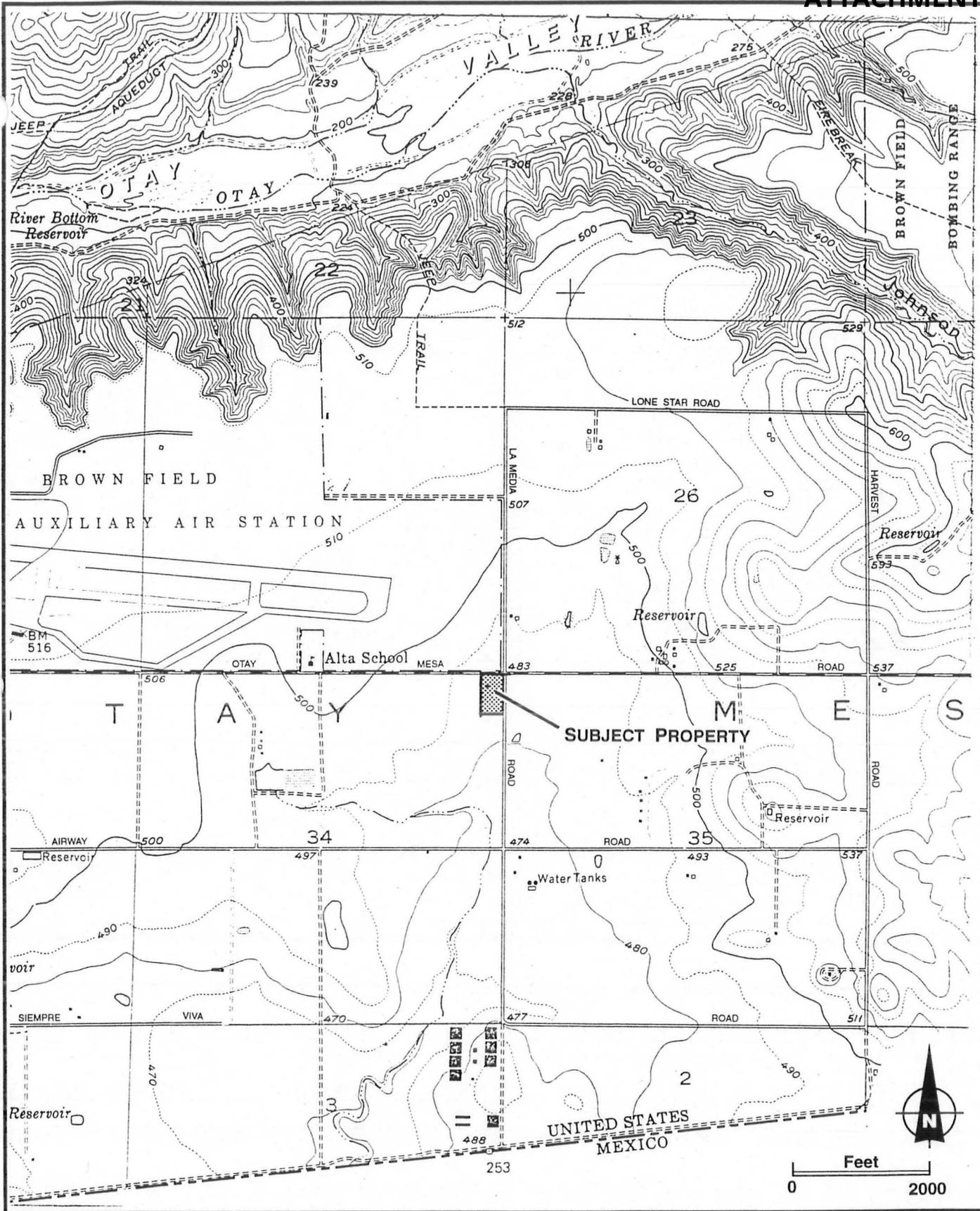


# LOCATION MAP

Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Figure  
**1**



96-7731

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



**VICINITY MAP**  
 Environmental Analysis Section

CITY OF SAN DIEGO • DEVELOPMENT SERVICES DEPARTMENT

Figure  
**2**

## Initial Study Checklist

96-7731

## III. ENVIRONMENTAL ANALYSIS:

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

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. <u>Geology/Soils</u> . Will the proposal result in:			
1. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	—	—	✓
<u>Project site is on marine terrace about 4 miles from the nearest fault</u>			
2. Any increase in wind or water erosion of soils, either on or off the site?	—	—	✓
<u>Project is nearly level; vegetation on site would not be disturbed until construction would start.</u>			
B. <u>Air</u> . Will the proposal result in:			
1. Air emissions which would substantially deteriorate ambient air quality?	—	—	✓
<u>Project involves sale of gasoline which is controlled by state agencies</u>			
2. The exposure of sensitive receptors to substantial pollutant concentrations?	—	—	✓
<u>The convenience market would not involve emissions of substantial pollutants.</u>			
3. The creation of objectionable odors?	—	—	✓
<u>Odors at the gasoline pumps would be controlled by nozzle covers as required by state law.</u>			
4. The creation of dust?	—	—	✓
<u>No substantial amount of dust would be created by construction or operation of the market.</u>			

- |   | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| 5. Any alteration of air movement in the area of the project?<br><u>The project involves a 7000 square foot market which would not affect air flows.</u>  | —          | —            | ✓         |
| 6. A substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?<br><u>No temperature change would result from the project</u>  | —          | —            | ✓         |
| <b>C. <u>Hydrology/Water Quality.</u> Will the proposal result in:</b>  |            |              |           |
| 1. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?<br><u>Project is not proximate to a water course</u>   | —          | —            | ✓         |
| 2. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?<br><u>additional impervious surface is minimal and would not have a significant effect on runoff amounts</u>   | —          | —            | ✓         |
| 3. Alterations to the course or flow of flood waters?<br><u>see C1</u>  | —          | —            | ✓         |
| 4. Discharge into surface or ground waters, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity?<br><u>project would not discharge into any surface or ground water</u>           | —          | —            | ✓         |
| 5. Discharge into surface or ground waters, significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals?<br><u>project would not discharge any foreign substances into surface or ground water.</u>                        | —          | —            | ✓         |
| 6. Change in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?<br><u>Project would not affect deposition or erosion</u> | —          | —            | ✓         |

- |   | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| 7. Exposure of people or property to water related hazards such as flooding?<br><u>see C1</u> | —          | —            | ✓         |
| 8. Change in the amount of surface water in any water body?<br><u>see C1</u>                  | —          | —            | ✓         |

D. Biology. Will the proposal result in:

- |   |   |   |   |
|---|---|---|---|
| 1. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?<br><u>site previously disturbed; veg is invader annual grass spp.</u>                                       | — | — | ✓ |
| 2. A substantial change in the diversity of any species of animals or plants?   | — | — | ✓ |
| 3. Introduction of invasive species of plants into the area?  | — | — | ✓ |
| 4. Interference with the movement of any resident or migratory fish or wildlife species?<br><u>site is not part of a wildlife corridor</u>  | — | — | ✓ |
| 5. In impact on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral?<br><u>non-native grassland on site</u> | ✓ | — | — |
| 6. Deterioration of existing fish or wildlife habitat?<br><u>wildlife habitat would be lost but loss is not considered significant</u>  | — | — | ✓ |

E. Noise. Will the proposal result in:

- |  |   |   |   |
|--|---|---|---|
| 1. A significant increase in the existing ambient noise levels?<br><u>convenience market would not create a significant increase in ambient noise levels</u> | — | — | ✓ |
|--|---|---|---|

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>see E1</u>	—	—	✓
3. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan? <u>convenience market would not be an incompatible land use with standards established in General Plan</u>	—	—	✓
F. <u>Light, Glare and Shading.</u> Will the proposal result in:			
1. Substantial light or glare? <u>convenience market would be lit as necessary for safety</u>	—	—	✓
2. Substantial shading of other properties? <u>single-story building would cause substantial shading of other property.</u>	—	—	✓
G. <u>Land Use.</u> Will the proposal result in:			
1. A land use which is inconsistent with the adopted community plan land use designation for the site? <u>comm. plan designation is "specialized commercial"</u>	—	—	✓
2. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>no conflict with goals of Day Mesa Comm. Plan</u>	—	—	✓
3. A conflict with adopted environmental plans for the area?	—	—	✓
4. Land uses which are not compatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUC)?	—	—	✓

Yes    Maybe    No

H. Natural Resources. Will the proposal result in:

1. The prevention of future extraction of sand and gravel resources?

site is not an important source of sand/gravel

—    —    ✓

2. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?

not identified as important farmland

—    —    ✓

I. Recreational Resources: Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

\_\_\_\_\_

—    —    ✓

J. Population. Will the proposal alter the planned location, distribution, density, or growth rate of the population of an area?

\_\_\_\_\_

—    —    ✓

K. Housing. Will the proposal affect existing housing in the community, or create a demand for additional housing?

\_\_\_\_\_

—    —    ✓

L. Transportation/Circulation. Will the proposal result in:

1. Traffic generation in excess of specific/community plan allocation?

\_\_\_\_\_

—    ✓    —

2. An increase in projected traffic which is substantial in relation to the capacity of the street system?

\_\_\_\_\_

—    ✓    —

3. An increased demand for off-site parking?

project involves excess of parking

—    —    ✓

4. Effects on existing parking?

see L 3

—    —    ✓

- |   | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| 5. Substantial impact upon existing or planned transportation systems?<br><u>see traffic study</u>  | —          | ✓            | —         |
| 6. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?                     | —          | —            | ✓         |
| 7. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?  | —          | —            | ✓         |
| M. <u>Public Services.</u> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas: |            |              |           |
| a. Fire protection?   | —          | —            | ✓         |
| b. Police protection?   | —          | —            | ✓         |
| c. Schools?   | —          | —            | ✓         |
| d. Parks or other recreational facilities?  | —          | —            | ✓         |
| e. Maintenance of public facilities, including roads?   | —          | —            | ✓         |
| f. Other governmental services?   | —          | —            | ✓         |

Yes    Maybe    No

N. Utilities. Will the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:

a. Power? \_\_\_ \_\_\_ ✓

b. Natural gas? \_\_\_ \_\_\_ ✓

c. Communications systems? \_\_\_ \_\_\_ ✓

d. Water? \_\_\_ \_\_\_ ✓

e. Sewer? \_\_\_ \_\_\_ ✓

f. Storm water drainage? \_\_\_ \_\_\_ ✓

g. Solid waste disposal? \_\_\_ \_\_\_ ✓

O. Energy. Will the proposal result in the use of excessive amounts of fuel or energy? \_\_\_ \_\_\_ \_\_\_

P. Water Conservation. Will the proposal result in:

1. Use of excessive amounts of water? \_\_\_ \_\_\_ ✓

convenience market would use  
standard amount of water for commercial use

2. Landscaping which is predominantly non-drought resistant vegetation? \_\_\_ \_\_\_ ✓

Q. Neighborhood Character/Aesthetics. Will the proposal result in:

1. The obstruction of any vista or scenic view from a public viewing area? \_\_\_ \_\_\_ ✓

no public views do proximate  
to the site

- |   | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| 2. The creation of a negative aesthetic site or project?<br><u>Project would consist w/ OMDD design criteria</u>  | —          | —            | ✓         |
| 3. Project bulk; scale, materials, or style which will be incompatible with surrounding development?<br><u>see Q2</u>   | —          | —            | ✓         |
| 4. Substantial alteration to the existing character of the area?<br><u>Gay Mesa is developed as primarily industrial/commercial area</u>  | —          | —            | ✓         |
| 5. The loss of any distinctive or landmark tree(s), or a stand of mature trees?<br><u>no such resources on the site</u>   | —          | —            | ✓         |
| 6. Substantial change in topography or ground surface relief features?<br><u>site is nearly level</u>   | —          | —            | ✓         |
| 7. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?<br><u>see Q7</u> | —          | —            | ✓         |

R. Cultural Resources. Will the proposal result in:

- |   |   |   |   |
|---|---|---|---|
| 1. Alteration of or the destruction of a prehistoric or historic archaeological site?<br><u>see Cultural Resources survey</u> | — | ✓ | — |
| 2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?<br><u>see R1</u>  | — | ✓ | — |

Yes    Maybe    No

3. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?

see R1

—    ✓    —

4. Any impact to existing religious or sacred uses within the potential impact area?

see R1

—    ✓    —

S. Paleontological Resources. Will the proposal result in the loss of paleontological resources?

Pinda Vista formation has low resource potential

—    —    ✓

T. Human Health/Public Safety. Will the proposal result in:

1. Creation of any health hazard or potential health hazard (excluding mental health)?

project is a convenience market w/ standard sales

—    —    ✓

2. Exposure of people to potential health hazards?

see R1

—    —    ✓

3. A future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?

There is a risk of explosion because of gasoline sales however

—    —    ✓

U. Mandatory Findings of Significance.

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

state-mandated precautions reduce the risk to below a level of significance.

Yes    Maybe    No

number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Refer to Initial Study

—    ✓    —

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

\_\_\_\_\_

—    —    ✓

3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

\_\_\_\_\_

—    —    ✓

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

\_\_\_\_\_

—    —    ✓

## INITIAL STUDY CHECKLIST

## REFERENCES

## A. Geology/Soils

- \_\_\_\_\_ City of San Diego Seismic Safety Study, Updated June 1983.
- \_\_\_\_\_ USGS San Diego County Soils Interpretation Study -- Shrink-Swell Behavior, 1969.
- \_\_\_\_\_ Geology of the San Diego Metropolitan Area, California.
- \_\_\_\_\_ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973.
- \_\_\_\_\_ Site Specific Report: \_\_\_\_\_

## B. Air

- \_\_\_\_\_ Regional Air Quality Strategies (RAQS) - APCD.
- \_\_\_\_\_ State Implementation Plan.
- \_\_\_\_\_ Site Specific Report: \_\_\_\_\_

## C. Hydrology/Water Quality

- \_\_\_\_\_ Flood Insurance Rate Map (FIRM), September 29, 1989.
- \_\_\_\_\_ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map, September 29, 1989.
- \_\_\_\_\_ Site Specific Report: \_\_\_\_\_

## D. Biology

- \_\_\_\_\_ Community Plan - Resource Element
- \_\_\_\_\_ City of San Diego Vernal Pool Maps
- \_\_\_\_\_ California Department of Fish and Game Endangered Plant Program - Vegetation of San Diego, March 1985.

\_\_\_\_\_ Sunset Magazine, New Western Garden Book - Rev. ed. Menlo Park, CA -  
Sunset Magazine.

\_\_\_\_\_ Robinson, David L., San Diego's Endangered Species, 1988.

\_\_\_\_\_ California Department of Fish and Game, "San Diego Vegetation", March  
1985.

\_\_\_\_\_ California Department of Fish and Game, "Bird Species of Special Concern  
in California", June 1978.

\_\_\_\_\_ State of California Department of Fish and Game, "Mammalian Species of  
Special Concern in California", 1986.

\_\_\_\_\_ State of California Department of Fish and Game, "California's State  
Listed Threatened and Endangered Plants and Animals", January 1, 1989.

\_\_\_\_\_ Code of Federal Regulations, Title 50, Part 10, "List of Migratory Birds."

\_\_\_\_\_ Code of Federal Regulations, Title 50, Part 17, "Endangered and Threatened  
Wildlife and Plants", January 1, 1989.

\_\_\_\_\_ Site Specific Report: \_\_\_\_\_

#### E. Noise

\_\_\_\_\_ Community Plan

\_\_\_\_\_ San Diego International Airport - Lindbergh Field CNEL Maps, January 1987  
- December 1987.

\_\_\_\_\_ Brown Field Airport Master Plan CNEL Maps.

\_\_\_\_\_ Montgomery Field CNEL Maps.

\_\_\_\_\_ NAS Miramar CNEL Maps, 1976.

\_\_\_\_\_ San Diego Association of Governments - San Diego Regional Average Weekday  
Traffic Volumes 1984-88.

\_\_\_\_\_ San Diego Association of Governments - Average Daily Traffic Map, 1989.

\_\_\_\_\_ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG,  
1989.

\_\_\_\_\_ Lindbergh Field Airport Influence Area, SANDAG Airport Land Use  
Commission.

\_\_\_\_\_ City of San Diego Progress Guide and General Plan.

\_\_\_\_\_ Site Specific Report: \_\_\_\_\_

## F. Light, Glare and Shading

Site Specific Report: \_\_\_\_\_

## G. Land Use

\_\_\_\_\_ City of San Diego Progress Guide and General Plan.

\_\_\_\_\_ Community Plan.

\_\_\_\_\_ Airport Land Use Plan.

\_\_\_\_\_ City of San Diego Zoning Maps

\_\_\_\_\_ FAA Determination

## H. Natural Resources

\_\_\_\_\_ City of San Diego Progress Guide and General Plan.

\_\_\_\_\_ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, December 1973.

\_\_\_\_\_ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

\_\_\_\_\_ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

## I. Recreational Resources

\_\_\_\_\_ City of San Diego Progress Guide and General Plan.

\_\_\_\_\_ Community Plan.

\_\_\_\_\_ Department of Park and Recreation

\_\_\_\_\_ City of San Diego - A Plan for Equestrian Trails and Facilities, February 6, 1975.

\_\_\_\_\_ City of San Diego - San Diego Regional Bicycling Map

\_\_\_\_\_ City of San Diego - Open Space and Sensitive Area Preservation Study, July 1984.

\_\_\_\_\_ Additional Resources: \_\_\_\_\_

## J. Population

\_\_\_\_\_ City of San Diego Progress Guide and General Plan.

\_\_\_\_\_ Community Plan.

\_\_\_\_\_ Series VII Population Forecasts, SANDAG.

K. Housing

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L. Transportation/Circulation

\_\_\_\_\_ City of San Diego Progress Guide and General Plan.

\_\_\_\_\_ Community Plan.

\_\_\_\_\_ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG, 1989.

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\_\_\_\_\_ Site Specific Report: \_\_\_\_\_

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M. Public Services

\_\_\_\_\_ City of San Diego Progress Guide and General Plan.

\_\_\_\_\_ Community Plan.

N. Utilities

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O. Energy

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P. Water Conservation

\_\_\_\_\_ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA:  
Sunset Magazine.

Q. Neighborhood Character/Aesthetics

\_\_\_\_\_ City of San Diego Progress Guide and General Plan.

\_\_\_\_\_ Community Plan.

\_\_\_\_\_ Local Coastal Plan.

R. Cultural Resources

\_\_\_\_\_ City of San Diego Archaeology Library.

\_\_\_\_\_ Historical Site Board List.

\_\_\_\_\_ Community Historical Survey: \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_ Site Specific Report: \_\_\_\_\_  
 \_\_\_\_\_

#### S. Paleontological Resources

\_\_\_\_\_ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

\_\_\_\_\_ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

\_\_\_\_\_ Site Specific Report: \_\_\_\_\_  
 \_\_\_\_\_

#### T. Human Health/Public Safety

\_\_\_\_\_ San Diego County Hazardous Materials Management Division

\_\_\_\_\_ FAA Determination

\_\_\_\_\_ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized July 13, 1989.

DEPFORM19  
 Initial study  
 Checklist  
 Revised 5/90

*file copy*

DOC # 1998-0125191

MAR 09, 1998 2:34 PM

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CITY OF SAN DIEGO  
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PERMIT INTAKE  
MAIL STATION 501

685

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 43.00



1998-0125191

SPACE ABI

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

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

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

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

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

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7. When operations are discontinued at an automobile service station for a period approaching 24 months, the Permittee/Owner has the following options:

- a. Apprise Development Services that the Conditional Use Permit should be rescinded. In this case, all buildings and structures not conforming with the underlying zone, including underground tanks, shall be removed.
- b. Redevelop the property as a service station through an amended Conditional Use Permit, as set forth in Municipal code Section 103.0300.
- c. Resume use as a service station under the existing Conditional Use Permit.

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

8. In the event that the gasoline sales service facility is abandoned or vacated for a continuous period of two years (24 month), the property owner shall cause to have all structures, buildings, signs, and accessory uses related to the gasoline service station and other potentially hazardous conditions removed from the premises. Underground fuel storage tanks shall also be removed from the premises or capped satisfactory to the Fire Department.

9. This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.

10. A copy of this permit shall be posted on the premises of the service station at all times and be available for viewing by any person or persons who may desire to see the document.

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

12. The requirements of the County Health Department and the City of San Diego Fire Department for storage of all hazardous materials, including underground chemical storage, shall be met at all times.

13. Issuance of this permit by the City of San Diego does not authorize the applicant for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal Endangered Species Act

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

14. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

15. Prior to the issuance of any building permits, the applicant shall pay his/her fair share of Development Impact Fees (DIF) to the City of San Diego in accordance with Section 103.1102.B of the Otay Mesa Development District.

16. Prior to the issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated February 18, 1998, on file in the Office of Development Services. No change, modifications or alterations shall be made unless substantial conformity or amendment of this permit shall have been granted.

17. The southerly portion of the property may be developed at a future date without requiring an amendment to this permit if the proposed use is consistent with the underlying zone and the development regulations of the Otay Mesa Development District.

18. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new Permit without the "invalid" 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 Permit can still be made in the absence of the "invalid"

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

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

**BIOLOGICAL RESOURCE MITIGATION CONDITIONS :**

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

**ENGINEERING REQUIREMENTS :**

21. Prior to building occupancy, the Owner/Permittee shall conform to Section 62.0203 of the Municipal code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

22. The drainage system proposed for this project, as shown on the grading plan, is subject to approval by the City Engineer.

23. The Owner/Permittee shall provide for the maintenance of the drainage detention facilities within a storage easement, satisfactory to the City Engineer. The maintenance agreements shall be addressed in the Otay Mesa Development District Permit, satisfactory to the City Engineer.

24. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the construction of drainage detention basins, the design, location, and size of which are subject to approval by the City Engineer. The design shall be such that the discharge from the improved area will be no more than the discharge would have been from the land in the unimproved state.

25. Prior to building occupancy, the Owner/Permittee shall obtain a grading permit from the City Engineer (referred to as an "engineering permit") for the grading proposed for this project. All grading shall conform to requirements in accordance with Sections 62.0401 - 62.0423 of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

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

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

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

PLANNING/DESIGN REQUIREMENTS:

36. No fewer than 16 automobile (26 are provided) and 4 truck parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," dated February 18, 1998, on file in the Office of Development Services. Parking spaces shall comply at all times with Division 8 of the Municipal Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

37. Maintain at all times racks for four (4) bicycles.

38. The fuel pump islands and convenience store may operate 24 hours per day.

39. All trash and refuse for pick-up shall be stored within an area enclosed by a sight-obscuring wall or fence at least six feet in height.

40. In addition to the trash receptacle listed in Condition 38 above, the owner or operator shall provide trash receptacles inside and outside the premises including adjacent public sidewalks and areas under the control of the owner or operator, conveniently located for use by patrons. A minimum of one 13-gallon trash receptacle shall be located inside the premises, and a minimum of one 32-gallon trash receptacle shall be located outside the premises, and at least one additional 32-gallon trash receptacle shall be conveniently and legally located in the parking areas under the control of the owner or operator.

41. The owner or operator shall maintain at all times surveillance cameras to view rear-of-store parking.

42. Lighting fixtures, where attached to buildings, shall be architecturally integrated into the building.

43. Outdoor lighting shall conform to City regulations. Lighting may be mounted only to buildings, walls, or on free-standing posts not to exceed a height of 14 feet all fixtures and lenses should be so designed and field-adjusted as to direct light only onto premises from which it emanates. Energy conservation is encouraged.

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44. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

45. Illumination shall be provided on the exterior of the premises including adjacent public walkways and areas under control of the owner or operator during all hours of darkness while the convenience store is open for business. The illumination shall be adequate for law enforcement personnel to identify persons standing in those areas. The minimum level of illumination of the premises shall be 0.4 foot candles per square foot.

46. The exterior of the premises, including adjacent public sidewalks and areas under the control of the owner or operator shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter and debris. The owner or operator shall eliminate graffiti within forty-eight (48) hours of application.

47. The owner or operator shall not provide pool or billiard table, foosball or pinball games, arcade style video or electronic games, or coin-operated amusement devices on the premises.

48. The owner or operator shall not permit the placing of exterior public pay phones that permit incoming calls on the premises, including adjacent public sidewalks and areas under the control of the owner or operator.

49. The convenience store shall be listed with a business address and telephone number in the Pacific Bell/San Diego telephone directory or other similarly distributed directory.

50. No alcoholic beverage consumption shall be permitted on adjacent parking lots.

51. Quarterly gross sales of alcoholic beverages shall not exceed twenty (20%) percent by volume.

52. Wine shall not be sold with an alcoholic content greater than fifteen (15%) percent by volume.

53. Wine shall not be sold in containers of less than 750 milliliters.

54. Beer or malt beverage products shall not be sold in less than four-pack or six-pack quantities, as packaged by manufacturer, per sale.

55. Keg beer or malt beverage products shall not be sold in less than six (6) gallon containers.

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56. Alcoholic beverage advertising shall not be visible from the exterior of the establishment.

57. No more than thirty-three percent (33%) of the square footage of the windows and transparent doors of the premises may bear advertising or signs of any sort, and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlet.

58. The total surface of signage pertaining to or referencing alcoholic sales or beverage which is visible from the public right-of-way shall not exceed six hundred thirty (630) square inches.

59. The owner or operator shall post a prominent, permanent sign or signs stating "No loitering, consumption or open alcoholic beverage containers are allowed inside the premises, in the parking area, or in the public sidewalks adjacent to the premises. The "no loitering" shall be enforced by the owner or operator.

60. All signage associated with this development shall be consistent with sign criteria established by Citywide sign regulations.

61. Pennants, portable signs or banners shall not be permitted on the premises.

62. Signaling devices to alert station attendants to entering vehicles shall be located and adjusted so as to cause no noise disturbances to adjoining properties.

63. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

64. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

65. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers and latticework.

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66. No merchandise, material or equipment shall be stored on the roof of any building.

67. No mechanical equipment shall be erected, constructed, or enlarged on the roof of any building on this site, unless all such equipment is contained within a completely enclosed architecturally integrated structure.

68. Prior to issuance of any building permits, the Owner/Permittee shall ensure that building address numbers are visible and legible from the street (UFC 10.208).

69. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

70. A topographical survey conforming to the provisions of Section 101.0216 of the Municipal Code may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this permit or a regulations of the underlying zone. The cost of any such survey shall be borne by the permittee.

71. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

LANDSCAPE REQUIREMENTS:

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

73. Prior to issuance of any Certificate of Occupancy it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections and to

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

74. All required landscape shall be maintained in a disease-, weed- and litter-free condition at all times and shall not be modified or altered unless this Permit has been amended. Modifications such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The Permittee, or subsequent Owner shall be responsible to maintain all street trees and landscape improvements consistent with the standards of the *Landscape Technical Manual*.

75. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved plans is damaged or removed during demolition, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available and/or an increased number) to the satisfaction of the City Manager.

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

H:\PROJECTS\96-7731.PER

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ALL-PURPOSE CERTIFICATE

Type/Number of Document CDP/OMDD 96-7731

Date of Approval February 18, 1998

STATE OF CALIFORNIA

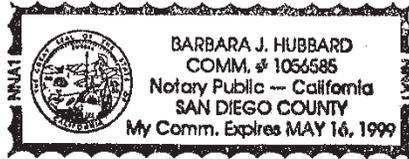
Leisa Lukes  
Leisa Lukes, Development Project Manager

COUNTY OF SAN DIEGO

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

WITNESS my hand and official seal

Signature Barbara J. Hubbard  
(Seal) Barbara J. Hubbard



PERMITTEE(S) SIGNATURE/NOTARIZATION:

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

Signed Marshall Morton REAL ESTATE REPRESENTATIVE Signed John C. Wheeler, Jr.  
Typed Name Southland Corporation Typed Name Peninsula Properties, LLC

STATE OF Nevada

COUNTY OF Clark

On March 3, 1998 before me, Melissa Mountain (Name of Notary Public) personally appeared Marshall Morton, Real Estate Representative personally know to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal:

Signature Melissa Mountain  
(Seal)



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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No. 5907

State of CALIFORNIA

County of SAN DIEGO

On March 2, 1998 before me, NANCY HUFFMAN, NOTARY PUBLIC

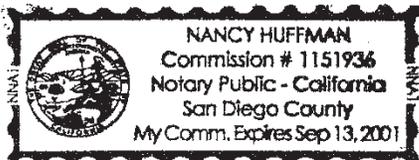
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared JOHN C. WELLS, JR.

NAME(S) OF SIGNER(S)

[X] personally known to me - OR - [ ] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Nancy Huffman
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
CORPORATE OFFICER

TITLE(S)

- PARTNER(S) LIMITED
ATTORNEY-IN-FACT TRUSTEE(S)
GUARDIAN/CONSERVATOR
OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

CONDITIONAL USE PERMIT

TITLE OR TYPE OF DOCUMENT

12

NUMBER OF PAGES

Feb. 18, 1998

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE



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

**Community Planning  
Committee  
Distribution Form Part 2**

<b>Project Name:</b> 7-11 Otay Mesa CUP/SDP		<b>Project Number:</b> 553296	<b>Distribution Date:</b>
<b>Project Scope/Location:</b> Existing 7-Eleven Fuel Station located at 8395 Otay Mesa Road, San Diego, CA 92154-7703, parcel/lot behind to be modified per the below scope of work: Addition of approx. 855 SF "bump-out" to existing store/building to include bathrooms, payment kiosk for DSL side with line of site, back parcel access, and storage. New truck diesel Canopy (87'x20') to cover five (5) new product dispensers, two (2) new underground storage tanks for diesel and diesel exhaust fluid (DEF), new freeway sign for back parcel fuel prices, and logo signage.			
<b>Applicant Name:</b> Alan Westermeyer		<b>Applicant Phone Number:</b>	
<b>Project Manager:</b> Derrick Johnson	<b>Phone Number:</b>	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b> DNJohnson@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> <b>10</b>	<b>Members No</b> <b>0</b>	<b>Members Abstain</b> <b>2</b>
<input type="checkbox"/> <b>Vote to Approve With Conditions Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>			<input type="checkbox"/> <b>Continued</b>
<b>CONDITIONS:</b> Recommended for approval; the pole signage to be a maximum height as determined either by existing zone code or existing CUP No. 96-7731, which ever is lowest.			
<b>NAME:</b> Rob Hixson, SIOR		<b>TITLE:</b> Planning Group Chair	
<b>SIGNATURE:</b> 		<b>DATE:</b> February 26, 2020	
<i>Attach Additional Pages If Necessary.</i>		<b>Please return to:</b> Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  October 2017
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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:** 7-11 Otay Mesa 855sf building addition & new diesel fuel install w/components & canopy, Sign & Grading etc **Project No. For City Use Only:** 553296

**Project Address:** 8395 Otay Mesa Rd San Diego, CA 92154

Parcels 6461113200 & 6461113300

**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: 7-Eleven Inc.  Owner  Tenant/Lessee  Successor Agency

Street Address: 3200 Hackberry Rd

City: Irving State: TX Zip: 75063

Phone No.: 714-322-1528 Fax No.: \_\_\_\_\_ Email: Georgina.Davilla@7-11.com

Signature:  Date: March 4, 2020

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Jenal Engineering Corporation (contractor)  Owner  Tenant/Lessee  Successor Agency

Street Address: P.O. Box 459

City: Lemon Grove State: CA Zip: 91946

Phone No.: 619-697-2200 Fax No.: 619-697-2400 Email: Jenalinc@cox.net

Signature:  Date: March 4, 2020

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: N/A  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

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

DESIGN AND DEVELOPMENT CONTACTS:

PROPERTY OWNER: 7-ELEVEN, INC. 3200 HACKBERRY ROAD IRVING, TX 75063

DEVELOPER: 7-ELEVEN, INC. 3200 HACKBERRY ROAD IRVING, TX 75063

CIVIL ENGINEER: CORE STATES GROUP CONTACT: TRAVIS P. VINCENT 4240 E. JURUPA STREET, SUITE 402 ONTARIO, CA 91761 (909) 467-8940 TVINCENT@CORE-ENG.COM

ARCHITECT: CORE STATES GROUP CONTACT: ALEX SIMS 1700 INDUSTRIAL DR., SUITE B ROGERS, AR 72756 (479) 877-3488 ASIMS@CORE-ENG.COM

ELECTRICAL ENGINEER: CORE STATES GROUP CONTACT: JOHN FERGUSON 1700 INDUSTRIAL DR., SUITE B ROGERS, AR 72756 (479) 877-3465 JFERGUSON@CORE-ENG.COM

M&P ENGINEER: CORE STATES GROUP CONTACT: DAVID LEIFFER 1700 INDUSTRIAL DR., SUITE B ROGERS, AR 72756 (479) 877-3465 DLEIFFER@CORE-ENG.COM

STRUCTURAL ENGINEER: CORE STATES GROUP CONTACT: DAVID BALMA 201 S. MAPLE AVE., SUITE 300 AMBLER, PA 19002 (267) 464-8057 DBALMA@CORE-ENG.COM

GOVERNING AGENCIES CONTACTS:

PLANNING AND ZONING: CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT 1222 FIRST AVE MS 413 SAN DIEGO, CA 92101 (619) 235-5200

BUILDING PERMIT: CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT 1222 FIRST AVE MS 413 SAN DIEGO, CA 92101 (619) 235-5200

FIRE DEPARTMENT: CITY OF SAN DIEGO FIRE-RESCUE DEPARTMENT 1010 SECOND AVE #400 SAN DIEGO, CA 92101 (619) 533-4300

TRANSPORTATION: CITY OF SAN DIEGO TRANSPORTATION & STORM WATER DEPARTMENT 1222 FIRST AVE MS 413 SAN DIEGO, CA 92101 (619) 235-5200

WATER/WASTEWATER: OTAY WATER DISTRICT 2554 SWEETWATER SPRINGS BLVD. SPRING VALLEY, CA 91978 (619) 670-2207

STORMWATER: CITY OF SAN DIEGO TRANSPORTATION & STORM WATER DEPARTMENT 1222 FIRST AVE MS 413 SAN DIEGO, CA 92101 (619) 235-5200

UTILITY CONTACTS:

ELECTRIC COMPANY: SAN DIEGO GAS AND ELECTRIC (877) 789-9866

WATER/WASTEWATER: OTAY WATER DISTRICT 2554 SWEETWATER SPRINGS BLVD. SPRING VALLEY, CA 91978 (619) 670-220

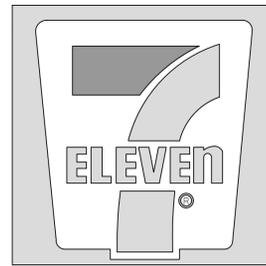
STORMWATER: CITY OF SAN DIEGO TRANSPORTATION & STORM WATER DEPARTMENT 1222 FIRST AVE MS 413 SAN DIEGO, CA 92101 (619) 235-5200

BUILDING CODES & STANDARDS:

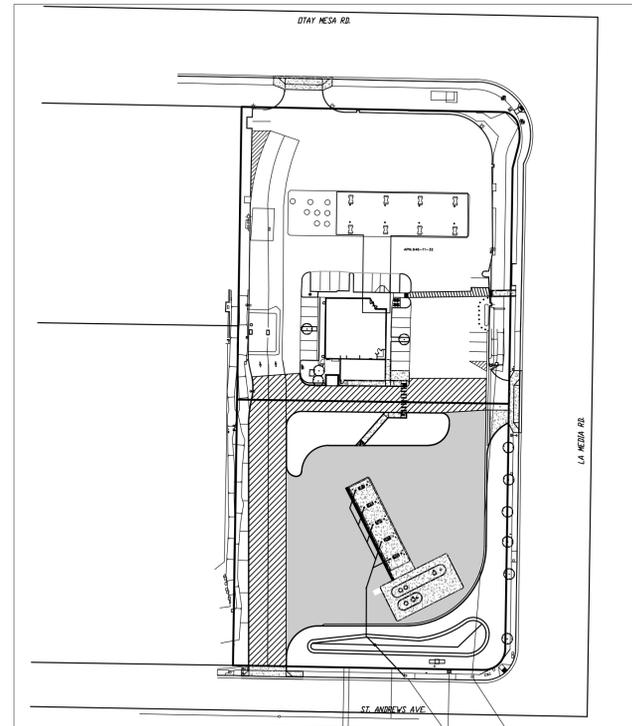
2016 CALIFORNIA BUILDING CODE (CBC)  
 2016 CALIFORNIA BUILDING CODE (CBC)  
 2016 CALIFORNIA ELECTRICAL CODE (CEC)  
 2016 CALIFORNIA ENERGY EFFICIENCY STANDARD (CEES)  
 2016 CALIFORNIA FIRE CODE (CFC)  
 2016 CALIFORNIA GREEN BUILDING CODE (CALGREEN)  
 2016 CALIFORNIA MECHANICAL CODE (CMC)  
 2016 CALIFORNIA PLUMBING CODE (CPC)  
 2015 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 853)  
 NFPA 30 FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE-2008 EDITION  
 NFPA 30A CODE FOR MOTOR FUEL DISPENSING FACILITIES AND REPAIR GARAGES-2008 EDITION  
 NFPA 1 UNIFORM FIRE CODE HANDBOOK

ALERT TO CONTRACTOR:

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



NEW DIESEL FUELING STATION  
 STORE No. 32290  
 8395 OTAY MESA ROAD  
 SAN DIEGO, CA 92154



SITE LAYOUT  
 SCALE: NOT TO SCALE

PROJECT DATA

PARCEL APN NO.: 6461113200 & 6461113300

ZONING DESIGNATION: IL - 3 - 1

OVERLAY: CPIOZ-A

EXISTING USE: GAS STATION AND CONVENIENCE STORE & VACANT LOT

PROPOSED USE: DIESEL FUELING STATION ON VACANT LOT

YEAR CONSTRUCTED FOR ALL EXISTING STRUCTURES ON THE LOT: 1998

BUILDING OCCUPANCY: M-MERCANTILE

CONSTRUCTION TYPE: 5B

GEOLOGIC HAZARD CATEGORY: 53

(ONE) SINGLE STORY 7-ELEVEN MERCANTILE ADDITION SPACE: 855 SF

OCCUPANT LOAD: GROSS AREA / OCCUPANT LOAD FACTOR  
 MERCHANDISE 2322/30 = 78  
 COOLER 387/300 = 2  
 BACKROOM 760/300 = 3  
 KIOSK 90/100 = 1  
 TOTAL OCCUPANTS: 84 (INCLUDES ADDITION)

MEAN OF EGRESS: 200 FEET (ANY POINT - UNSPRINKLERED)  
 MAXIMUM TRAVEL DISTANCE 74 FEET 9 INCHES (ACTUAL)  
 NUMBER OF EXITS: 1  
 MINIMUM DOOR WIDTH: (ACTUAL) = 102"  
 0.2 X 84 = 16.8"

TOILET FIXTURE COUNT: MEN 2 URINALS, 2 TOILET, 1 ACCESSIBLE  
 WOMEN 1 TOILET, 1 ACCESSIBLE

GRADING TABULATIONS:

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

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

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

TOTAL AMOUNT OF CUT: 2820 CUBIC YARDS

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

AMOUNT OF FILL FOR SITE: 1,770 CUBIC YARDS  
 MAXIMUM DEPTH OF FILL FOR SITE: 2 FEET

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

TOTAL AMOUNT OF FILL: 2820 CUBIC YARDS

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

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

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

LAND USE:

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

TOTAL PARCEL AREA: 133,842 SF / 3.07 AC

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

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

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

TOTAL PROJECT WORK AREA: 73,616 / 1.69 AC

FREEWAY SIGNAGE:

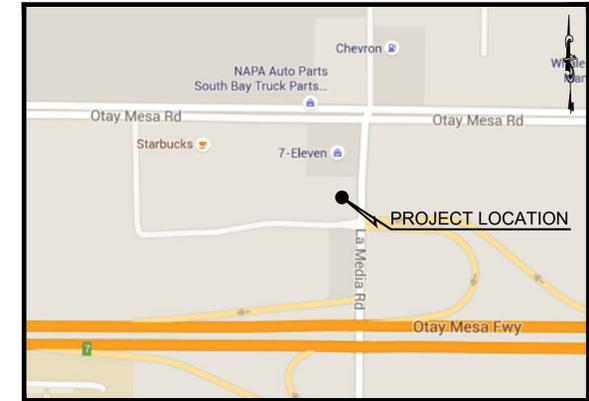
FREEWAY-ORIENTED SIGNS - MAXIMUM 300 SF.  
 MAXIMUM HEIGHT - FREEWAY ORIENTED - 50 FT.

LANDSCAPE AREA USE:

MAXIMUM APPLIED WATER ALLOWANCE:  
 (47.0)(0.62)(0.45 X 22,069) = 289,391 GAL./YP.  
 TOTAL LANDSCAPE AREA = 22,069 SQ. FT.

ESTIMATED TOTAL WATER USE:

H21 LOW WATER USE (47.0)(0.62)(0.3/0.81 X 19,977) = 215,604 GPY  
 H22 MODERATE WATER USE (47.0)(0.62)(0.4/0.81 X 2,092) = 30,104 GPY  
 TOTAL ETWU = 245,708 GPY



LOCATION MAP

SHEET INDEX

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

SUMMARY WORK:

- THE MAJORITY OF THE SITE IS CURRENTLY VACANT AND COMPRISED OF PERVIOUS SOIL. THERE IS AN EXISTING 25' WIDE AC DRIVE AISLE RUNNING ALONG THE WEST SIDE OF THE PROPERTY THAT CONNECTS A DRIVEWAY ON ST. ANDREWS AVENUE TO THE EXISTING VEHICLE FUEL STATION AND CONVENIENCE STORE THAT FRONTS OTAY MESA ROAD.
- THE PROPOSED PROJECT WILL ALTER THE WORK AREA FROM 0.14 AC OF IMPERVIOUS SURFACE TO 1.19AC OF IMPERVIOUS SURFACE.
- THE LOT TO BE DEVELOPED WITH ONE FUEL CANOPY, 5 DISPENSERS, A CONCRETE SWITCH BACK SIDEWALK AND LANDSCAPING.
- THE DESIGN OF A BIORETENTION BASIN ON THE SOUTHEAST CORNER OF THE LOT.
- CONSTRUCTION OF A ONE STORY, CONVENIENCE STORE BUILDING ADDITION
- ADDITION OF NEW ACCESSIBLE MEN'S ROOM AND ACCESSIBLE WOMEN'S ROOM
- ASSOCIATED UNDERGROUND TANKS AND PIPING.

LEGAL DESCRIPTION:

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



7-ELEVEN, INC.  
 3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN No. 32290  
 8395 OTAY MESA ROAD  
 SAN DIEGO, CA 92154

COVER SHEET



3401 Centerville Drive, Suite 330  
 Chino, CA 91711  
 Phone (909) 467-8809  
 Email info@corestates.com

ENGINEER: TRAVIS P. VINCENT  
 STATE REGISTRATION NUMBER No. 37356

ISSUE	DATE	DESCRIPTION

Job#: SEI-16380.0169

Scale: NTS

Date: 03-28-18

Drawn By: RM

Checked By: TV

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CV-1

GENERAL SITE NOTES

- 1. ALL CONSTRUCTION MATERIALS AND TECHNIQUES OF INSTALLATION SHALL MEET PERFORMANCE VALUES OF THE MATERIALS SPECIFIED AND COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN.
3. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
4. ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.

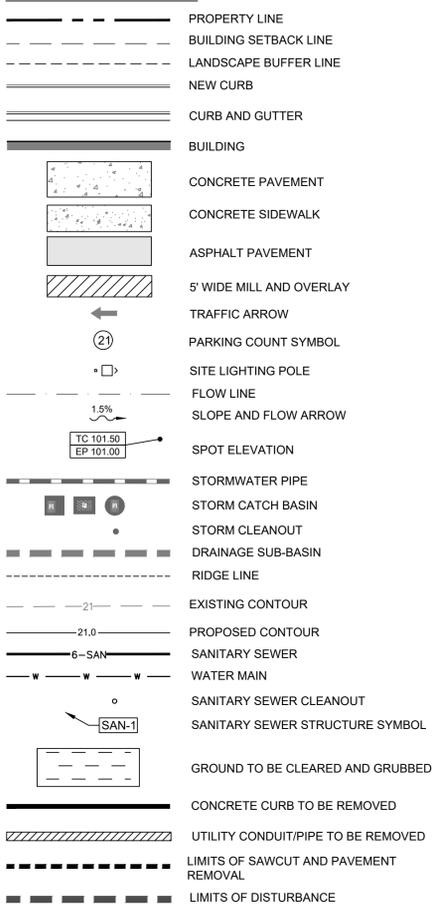
- 21. ALL UNRSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL.
22. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
23. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING APPURTENANCES, STAIRS, RAMPS, SLOPE PAVING, SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
24. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED OR SOD, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

- 1. ALL PAVING AND GRADING CONSTRUCTION MATERIALS AND METHODS SHALL MEET THE STANDARD SPECIFICATIONS AND REQUIREMENTS OF CALTRANS.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
3. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY SAID ENGINEER.

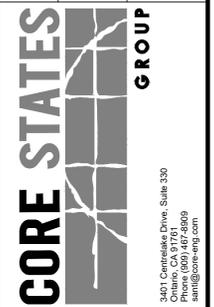
- 1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.

- 1. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY.
2. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, EMBARRASURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY OWNER.
3. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.

PROPOSED LEGEND



7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN No. 32290
896 OILY MESA ROAD
SAN DIEGO, CA 92164



ENGINEER: TRAVIS P. VINCENT
STATE REGISTRATION NUMBER No. 37356
3401 Cotatielle Drive, Suite 330
Chino, CA 91711
Phone: (909) 487-6869
travis@corestates.com

Table with columns: ISSUE, DATE, DESCRIPTION. The table is currently empty.

Job#: SEI-16380.0169
Scale: NTS
Date: 03-28-18
Drawn By: SM
Checked By: SMA

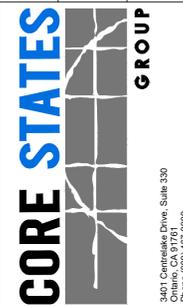
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User: mhailey.dwg
Plot Date/Time: Jan, 15, 19 - 10:48:22





7-ELEVEN, INC.  
3200 HACKBERRY ROAD, IRVING, TEXAS 75063  
7-ELEVEN No. 32290  
8365 OTAY MESA ROAD  
SAN DIEGO, CA 92164

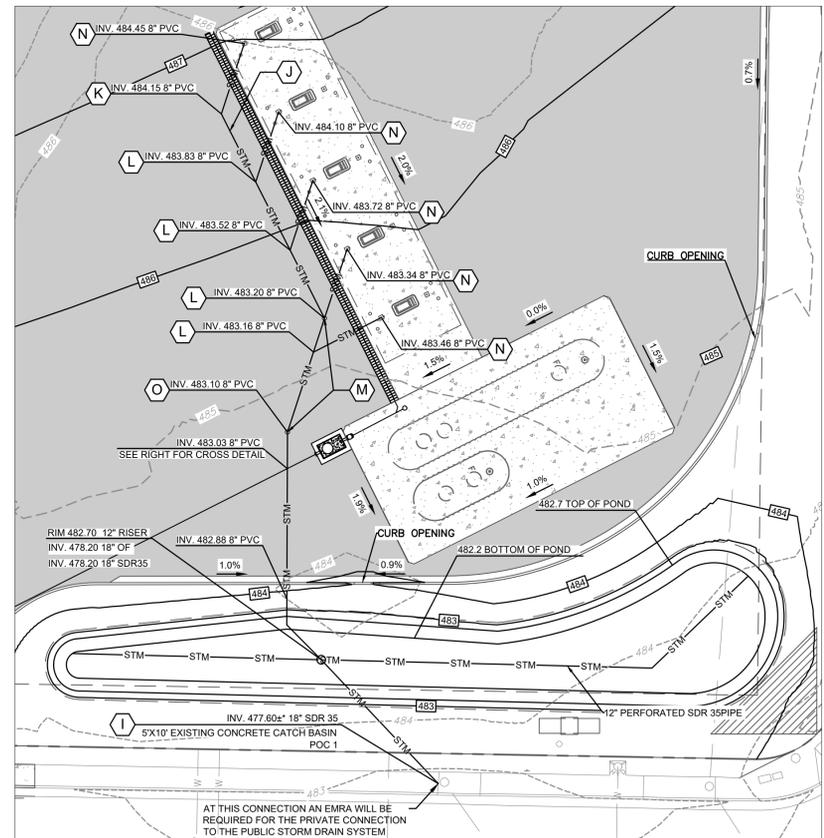
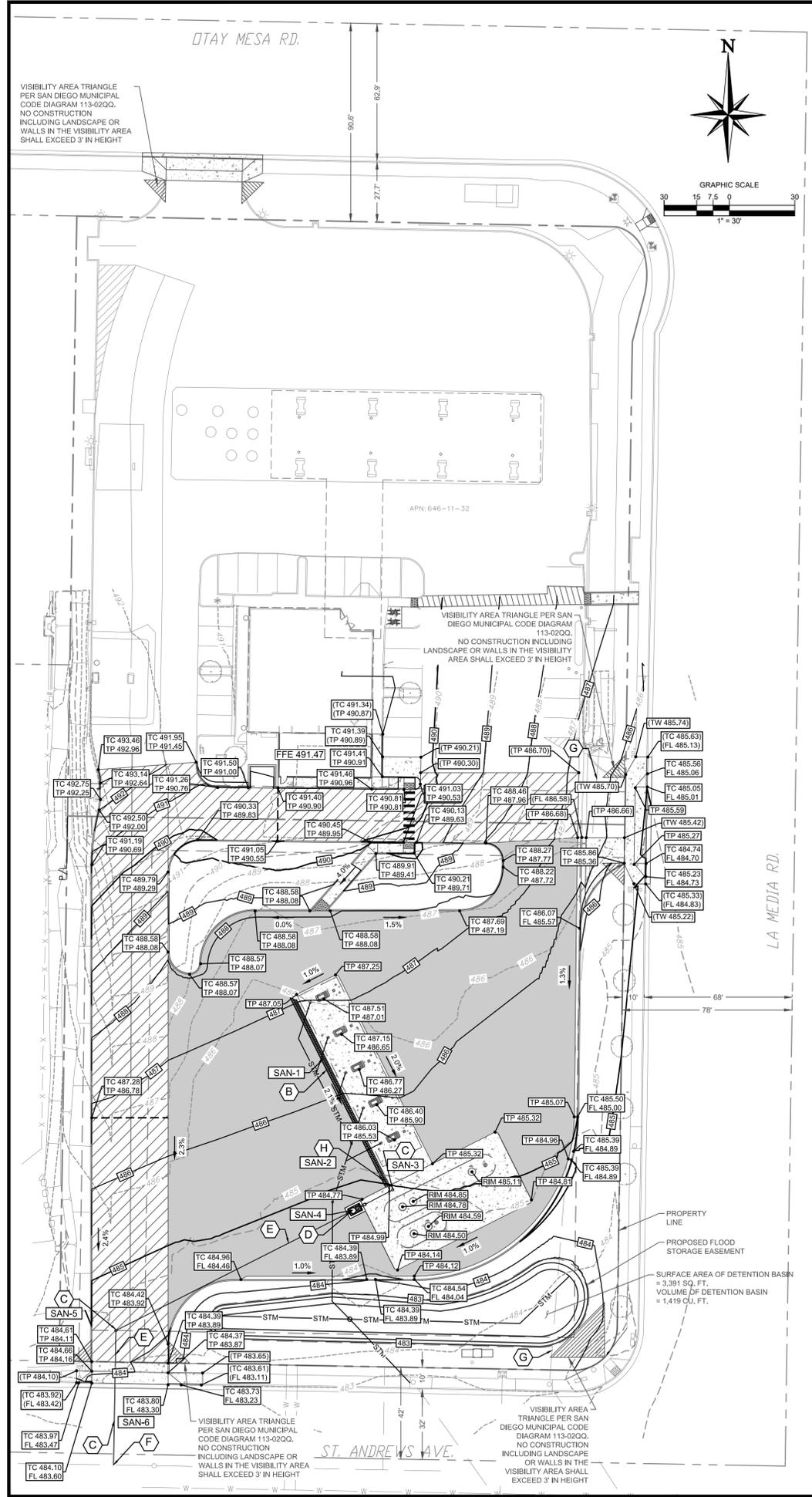


ENGINEER: TRAVIS P. VINCENT  
STATE REGISTRATION NUMBER: No. 37356

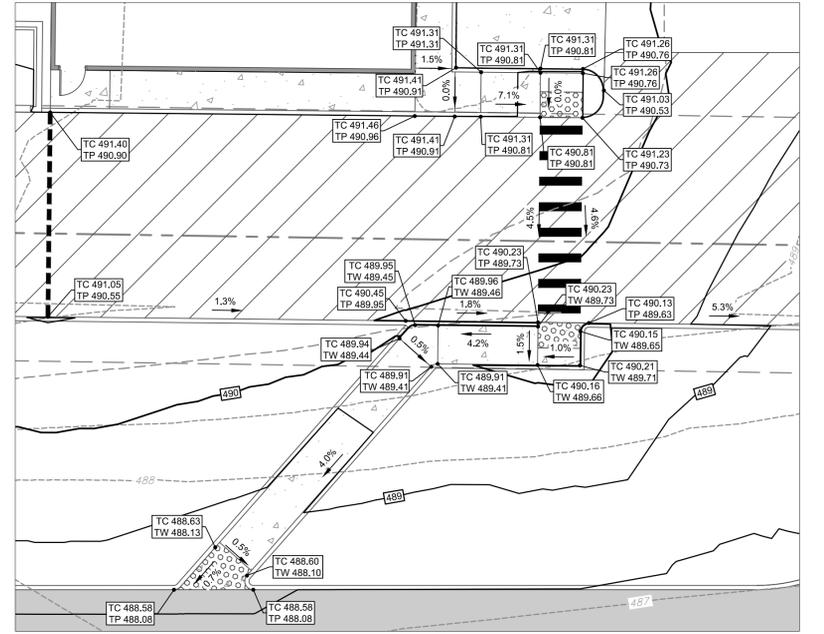
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STORM DRAIN LAYOUT  
SCALE: 1" = 20'



ACCESSIBLE PATH GRADING PLAN  
SCALE: 1" = 10'

SANITARY SEWER SCHEDULE SAN-X

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

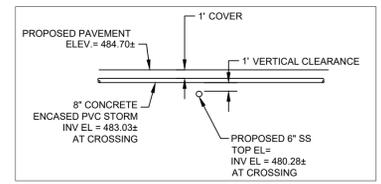
\* CONTRACTOR TO VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY DESIGN ENGINEER IF ANY DISCREPANCIES.

ABBREVIATIONS

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

GRADING NOTES

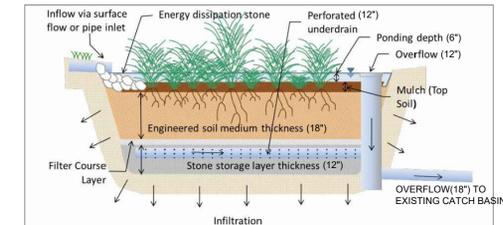
1. REFER TO SHEET CV-2, LEGEND AND GENERAL NOTES, FOR ALL GENERAL NOTES.
2. STORM PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS. PRIOR TO FINAL INSPECTION.
3. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
4. ALL STORM SEWER MANHOLES IN PAVED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



UTILITY CROSSING-1  
SCALE: 1" = 10'

GRADING TABULATIONS:

- TOTAL AMOUNT OF SITE AREA TO BE GRADED: 63,677 SQUARE FEET
- MAXIMUM DEPTH OF CUT FOR SITE: 1.5 FEET
- AMOUNT OF CUT FOR FUELING TANKS: 1050 CUBIC YARDS
- MAXIMUM DEPTH OF CUT FOR FUELING TANKS: 16 FEET
- TOTAL AMOUNT OF CUT: 2820 CUBIC YARDS
- MAXIMUM HEIGHT OF CUT SLOPE: 0 FEET
- RATIO OF SLOPE: N/A
- AMOUNT OF FILL FOR SITE: 1,770 CUBIC YARDS
- MAXIMUM DEPTH OF FILL FOR SITE: 2 FEET
- AMOUNT OF FILL FOR FUELING TANKS: 1050 CUBIC YARDS
- MAXIMUM DEPTH OF FILL FOR FUELING TANKS: 16 FEET
- TOTAL AMOUNT OF FILL: 2820 CUBIC YARDS
- MAXIMUM HEIGHT OF FILL SLOPE: 0 FEET
- RATIO OF SLOPE: N/A
- AMOUNT OF IMPORTED SOIL: 0 CUBIC YARDS
- AMOUNT OF EXPORTED SOIL: 0 CUBIC YARDS
- RETAINING WALLS:  
LENGTH: N/A FEET  
HEIGHT: N/A FEET



BIOFILTRATION / INFILTRATION POND DETAILS  
N.T.S.

CITY NOTES:

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

SURVEYOR'S NOTES

CITY OF SAN DIEGO BENCHMARK NUMBER: "1412"  
STATION/MONUMENT NAME: LA MEDIA & OTAY MESA ROAD  
DESCRIPTION: BRASS DISK MONUMENT IN WELL, STAMPED "RCE 26399"; CENTER OF LA MEDIA RD. & OTAY MESA RD.  
ELEVATION = 488.317 FEET (490.508 FEET - 2.191 FEET)  
(DATUM: CITY DATUM, MEAN SEA LEVEL)



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

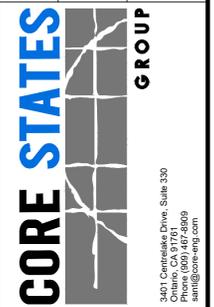
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 Plot Date/Time: Apr, 10, 19 - 13:31:30



7-ELEVEN, INC.  
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN No. 32290  
8385 OTAY MESA ROAD  
SAN DIEGO, CA 92164

CROSS SECTION  
DETAILS



3401 Centerville Drive, Suite 330  
Chino, CA 91711  
Phone: (909) 487-8889  
Email: info@corestates.com

ENGINEER:  
TRAVIS P. VINCENT  
STATE REGISTRATION NUMBER  
No. 37356

ISSUE	DATE	DESCRIPTION

Job#: SEI-16380.0169

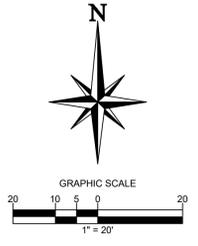
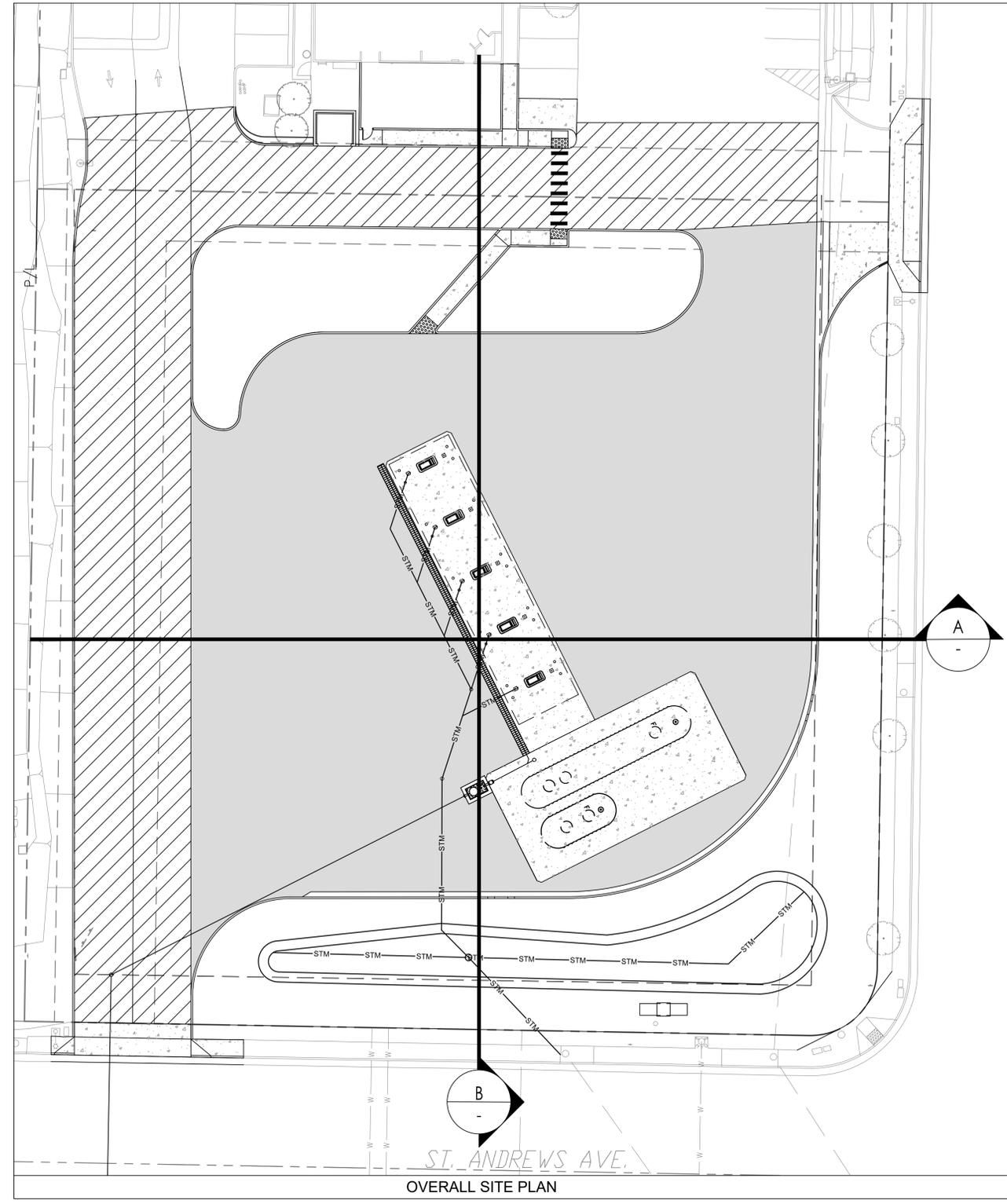
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Date: 03-28-18

Drawn By: SM

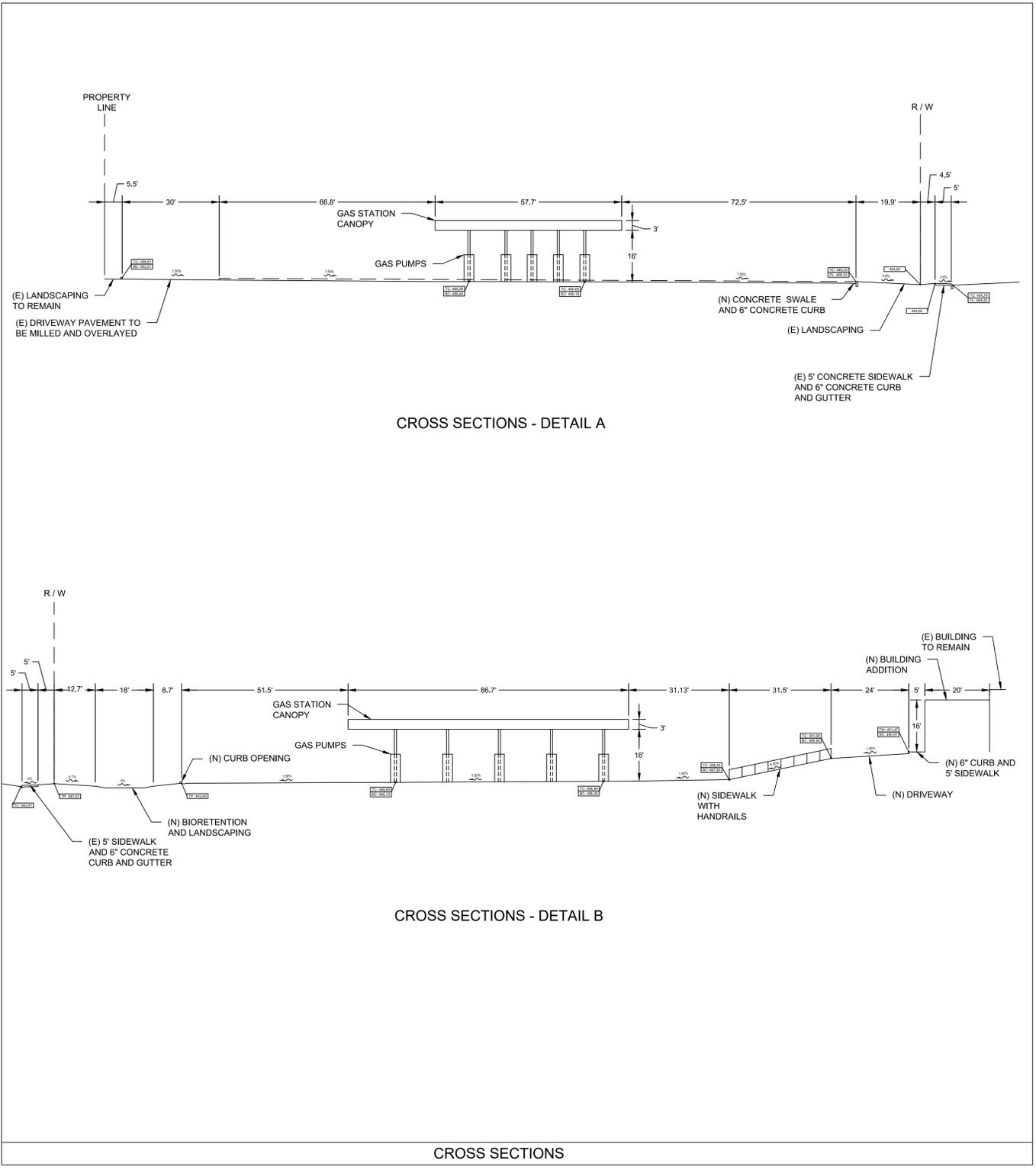
Checked By: JS

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**ABBREVIATIONS**

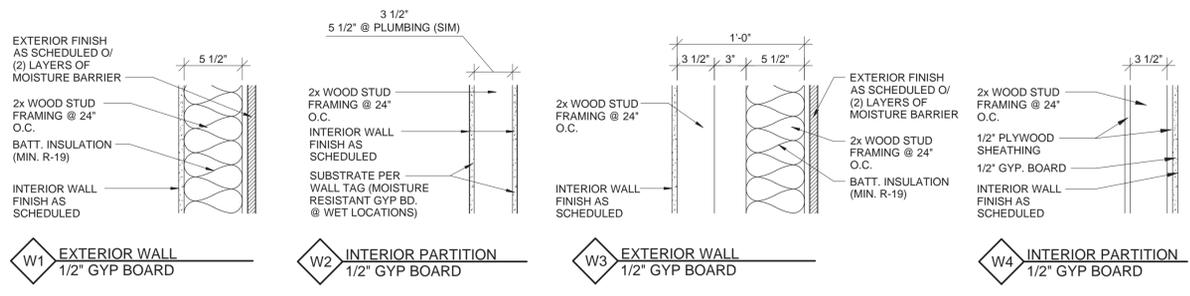
- BC BOTTOM OF CURB
- BR BOTTOM OF RAMP
- FB FACE OF BUILDING
- FS FINISHED SURFACE
- GB GRADE BREAK
- GC GRADE CHANGE
- HP HIGH POINT
- ME MATCH EXISTING
- SB SIGN BASE
- SG SPOT GRADE
- TC TOP OF CURB
- TG TOP OF GRATE
- TI TOP OF ISLAND
- TP TOP OF PAVEMENT AND/OR CONCRETE
- TR TOP OF RAMP
- TW TOP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



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

Drawing: P:\7-Eleven\1\_San Diego, CA\_32290 - SEI-16380.0169 - Construction Plans\Cross Section Planning\_Cross Section Details  
 User: RUMBERG  
 Plot Date/Time: Jan 15, 19 - 10:48:56

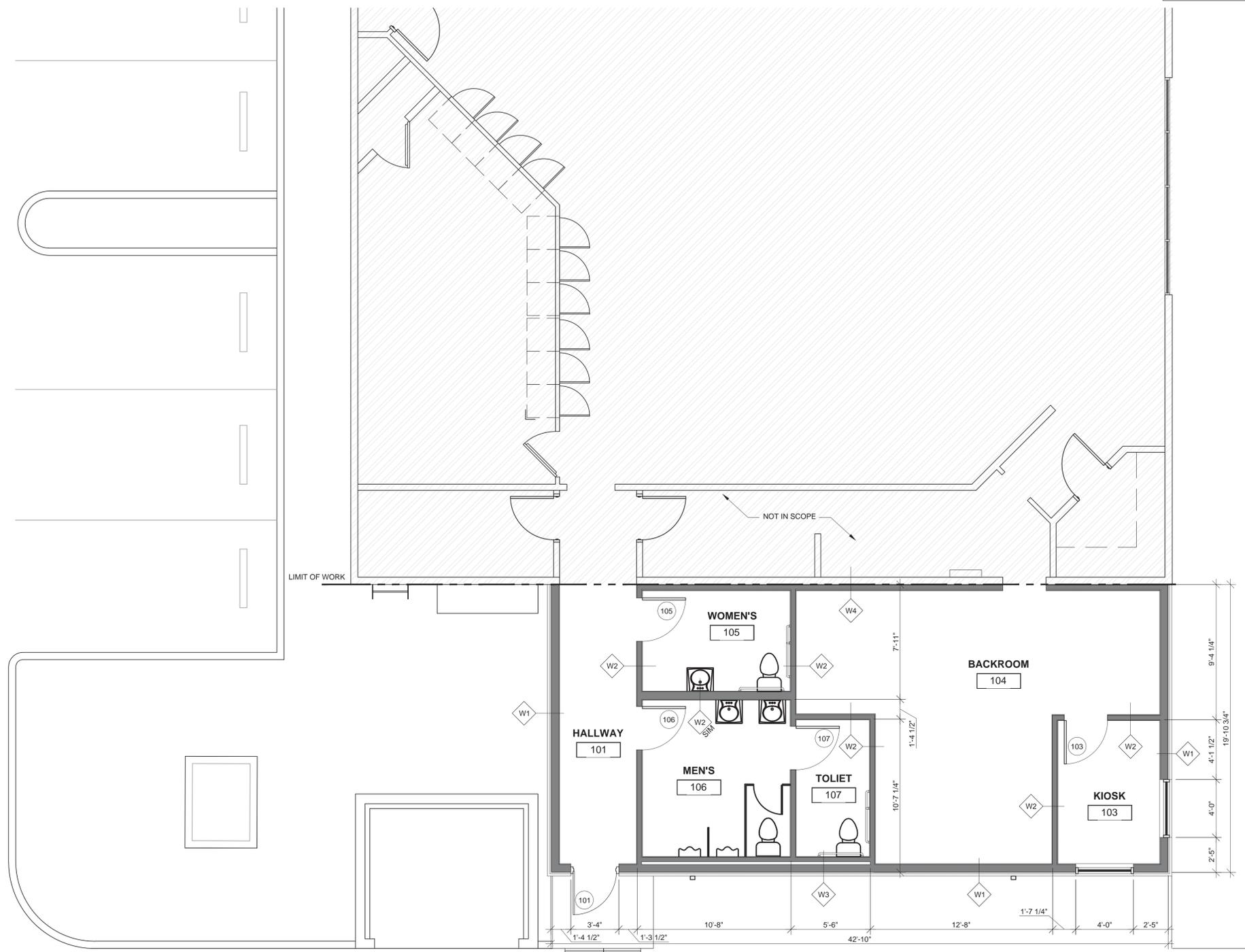
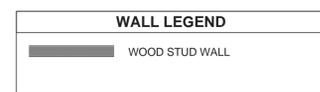




- GENERAL NOTES**
1. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE CONSTRUCTION PROJECT MANAGER.
  2. CONSTRUCTION PROJECT MANAGER SHALL VERIFY ALL BUILDING DIMENSIONS, AND SITE GRADES PRIOR TO START OF WORK.
  3. VERIFY SIZE, LOCATION, AND CHARACTERISTICS, OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
  4. ALL EXTERIOR WALL DIMENSIONS ON THE PLANS UNLESS OTHERWISE NOTED ARE TO OUTSIDE FACE OF SIP, CMU BLOCK OR STRUCTURAL SHEATHING.
  5. CONTRACTOR TO PROVIDE AND INSTALL WALL BACKING FOR WALL HUNG FIXTURES AND TOILET ACCESSORIES.

**2 PARTITION TYPES**  
1/2" = 1'-0"

- NOTES**
1. ALL INTERIOR PARTITIONS TO DECK UNLESS NOTED OTHERWISE
  2. NOTED ALL GYPSUM BOARD TO BE INSTALLED VERTICALLY
  3. REFERENCE SHEET A7.0 FOR WALL CONNECTION DETAILS AT TOP & BOTTOM OF WALL.



**1 FLOOR PLAN**  
1/4" = 1'-0"

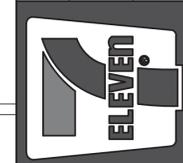
Rev. #	Date	Description

Proto March 2015

**7-ELEVEN, INC.**  
3200 HACKBERRY ROAD, IRVING, TX 75063

**7-11 #32290**  
8995 OTAY MESA RD.  
SAN DIEGO, CA 92154

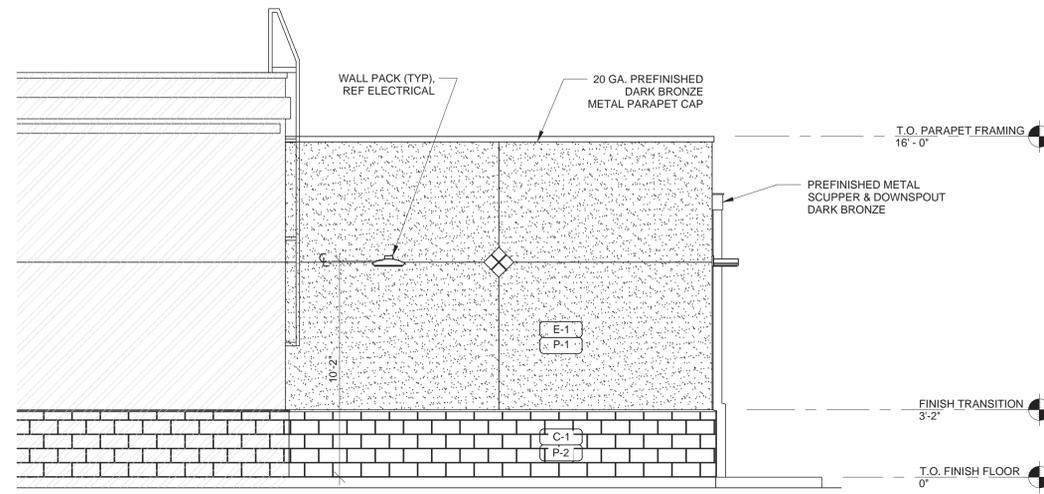
DIMENSIONED FLOOR PLAN



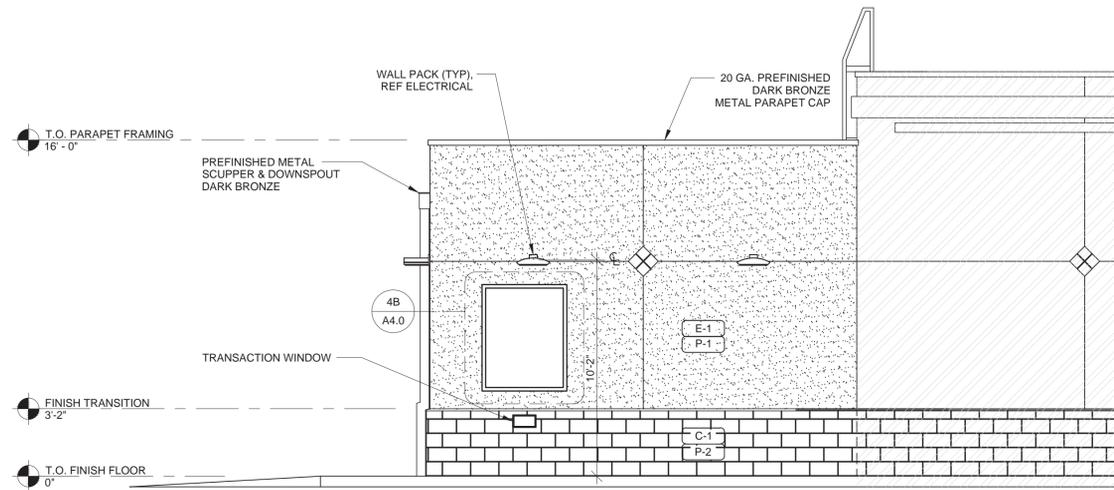
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Scale: AS NOTED  
Date: 5/10/2016  
Drawn By: JMS  
Checked By: AS

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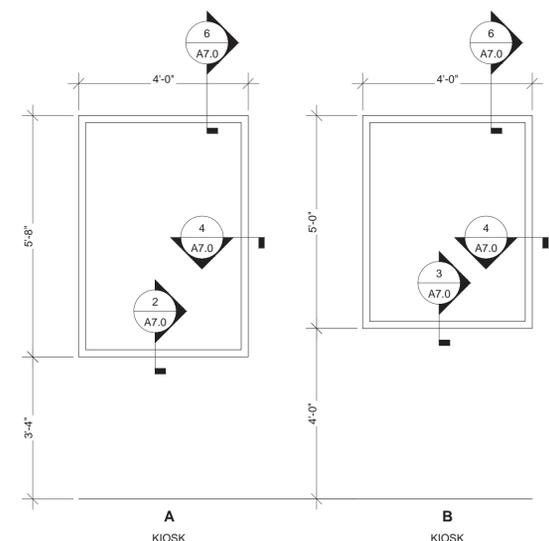




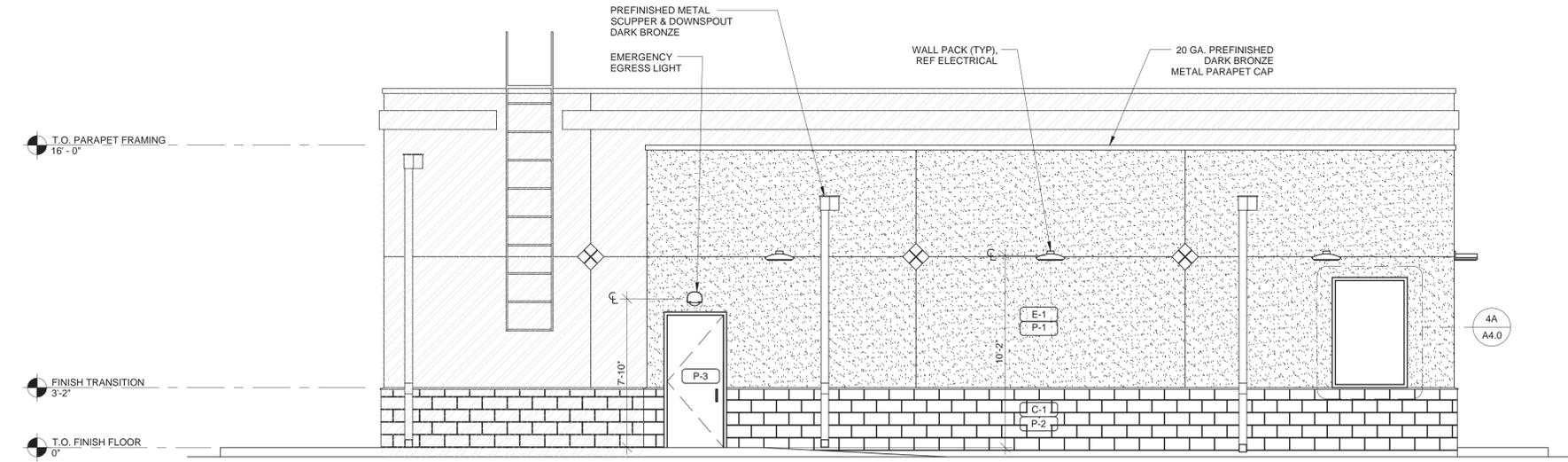
3 ELEVATION - WEST  
1/4" = 1'-0"



2 ELEVATION - EAST  
1/4" = 1'-0"



4 WINDOW FRAMES  
1/2" = 1'-0"



1 ELEVATION - SOUTH  
1/4" = 1'-0"

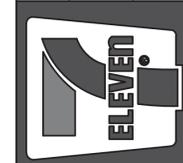
Rev. #	Date	Description

Proto March 2015

7-ELEVEN, INC.  
3200 HACKBERRY ROAD, IRVING, TX 75063

7-11 #32290  
8995 OTAY MESA RD.  
SAN DIEGO, CA 92154

EXTERIOR ELEVATIONS

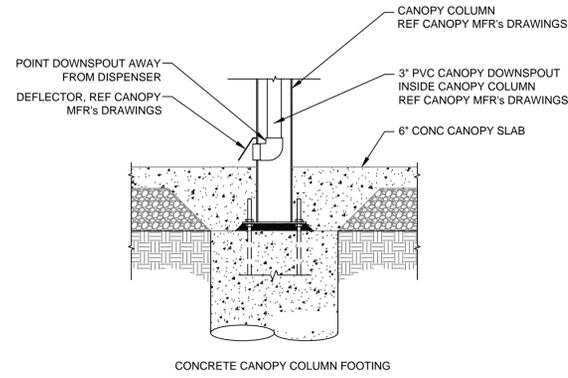


**CORE STATES GROUP**

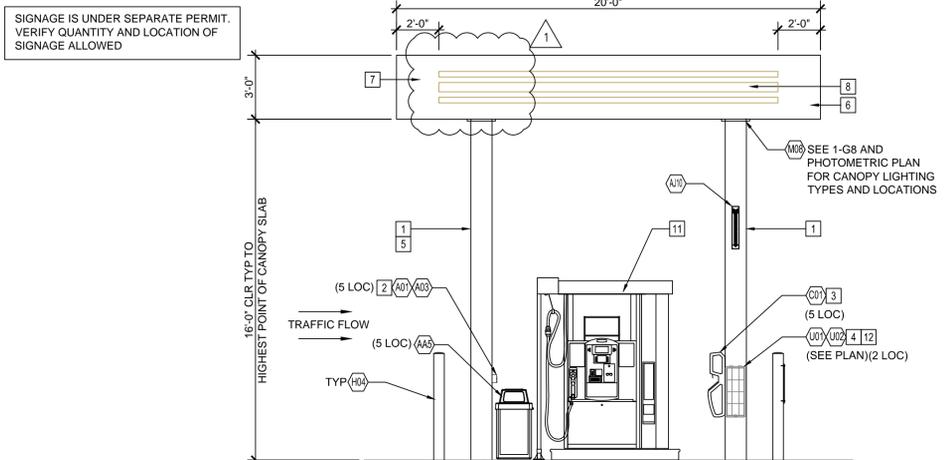
1700 Industrial Drive, Suite B  
Phon: (719) 588-4400  
FAX: (719) 866-4401

Job#: SEI-16380.155  
Scale: AS NOTED  
Date: 5/10/2016  
Drawn By: JMS  
Checked By: AS

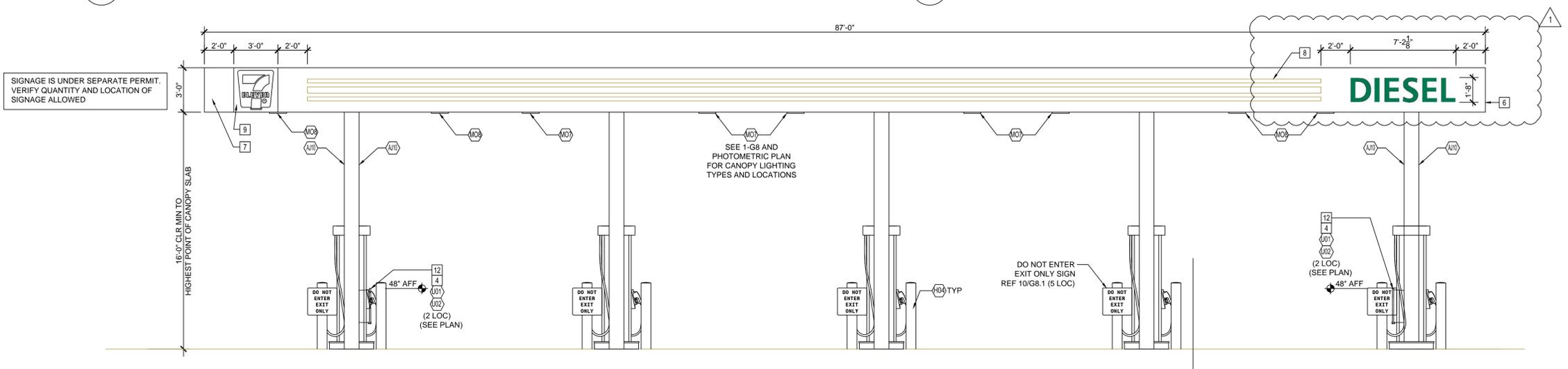
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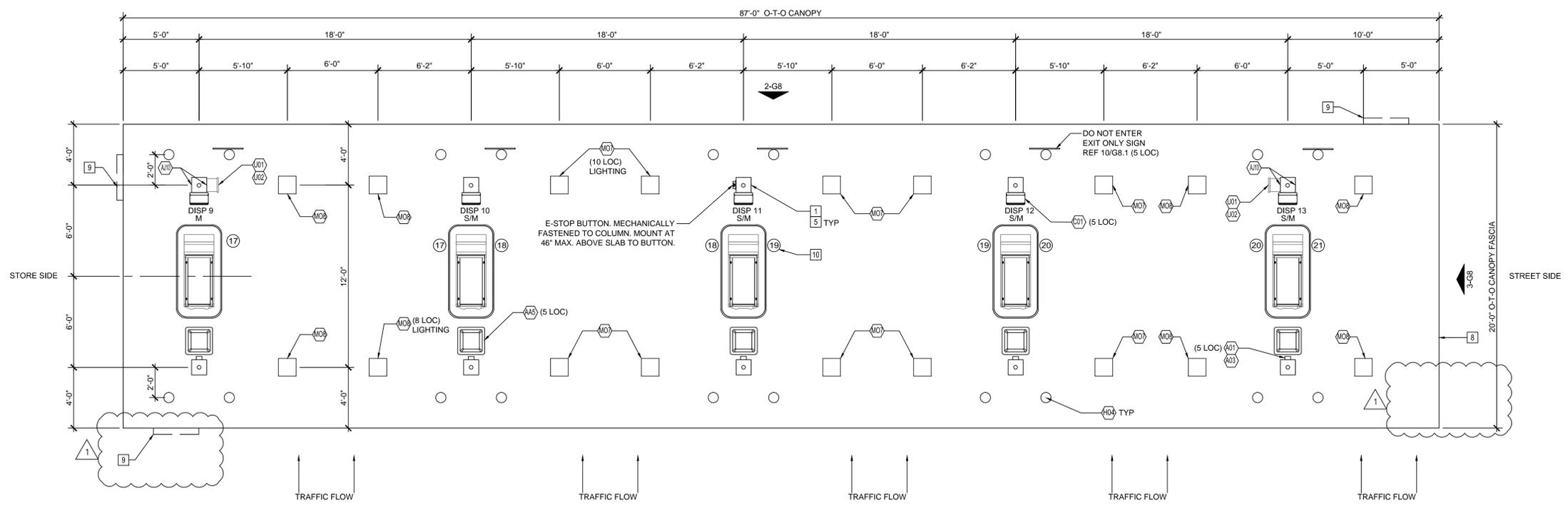
4 CANOPY DRAIN DETAIL  
1/2" = 1'-0"



3 CANOPY END ELEVATION  
1/4" = 1'-0"



2 CANOPY SIDE ELEVATION  
1/4" = 1'-0"



1 FUELING CANOPY PLAN  
1/4" = 1'-0"

GENERAL NOTES

- GRADES AROUND DISPENSERS AND CANOPY TO BE SHOT TO PREVENT PONDING AROUND THE DISPENSERS. CONTRACTOR TO REMOVE AND REPAIR PAVEMENT IF PONDING OCCURS.
- NO CONDUITS OR DOWNSPOUTS ON EXTERIOR OF CANOPY COLUMNS.
- REFER TO GRADING PLAN FOR FINAL ELEVATIONS.

KEY NOTES

- CANOPY COLUMN - PAINT "SEAL SKIN" SW7675.
  - INTERCOM CALL BOX. MECHANICALLY FASTENED TO COLUMN. MOUNT AT 48" MAX. ABOVE SLAB TO BUTTON.
  - WASH BUCKET - ADA MOUNTING HEIGHT TO BE MAX. 48" FROM GRADE TO PAPER TOWEL OPENING.
  - FIRE EXTINGUISHER - ADA MOUNTING HEIGHT TO BE MAX. 48" FROM GRADE TO FIRE EXTINGUISHER.
  - DOWNSPOUT FROM CANOPY (INSIDE THE COLUMN) TO TIE INTO STORM DRAIN WHEN AVAILABLE AND TO DRAIN OUT OF COLUMN PARALLEL TO AND AWAY FROM DISPENSER IN ALL OTHER CASES.
  - OVERFLOW PROTECTION AS REQUIRED. SEE CANOPY DRAWINGS AND SPECIFICATIONS.
  - GASOLINE CANOPY. SEE MANUFACTURER'S DRAWINGS AND SPECIFICATIONS FOR DETAILS OF CONSTRUCTION.
  - ACM CANOPY FASCIA WITH TATEYAMA IMAGE TRI-STRIPE (NON-ILLUMINATED).
  - ILLUMINATED LOGO SIGNS UNDER SEPARATE PERMIT. VERIFY QUANTITY AND LOCATION OF SIGNS ALLOWED.
  - FUELING POSITION NUMBER.
  - REF 1-G5 FOR DISPENSER TYPE
  - FIRE EXTINGUISHER CABINET MOUNTED ON SIDE OF COLUMN REF PLAN FOR LOCATION
  - REF G7 FOR EQUIPMENT TAG (XXX) DESCRIPTION
- SEE SHEET G7 AND G7.1 FOR ALL EQUIPMENT DESCRIPTIONS, MANUFACTURER, & PART NUMBERS

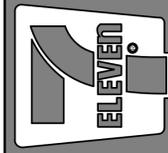
Rev. #	Date	Description
1	10/14/16	SIGNAGE UPDATE

Proto 2nd Qtr 04-03-15

7-ELEVEN, INC.  
3200 HACKBERRY ROAD, IRVING TEXAS 75063

7-11 #32290 DIESEL CANOPY  
8395 OTAY MESA ROAD  
SAN DIEGO, CALIFORNIA 92154

DIESEL CANOPY LAYOUT -  
5 IN-LINE



Job#: SEI-16380.0155  
Scale: AS NOTED  
Date: 06/30/16  
Drawn By: KMS  
Checked By: CPS

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**CANOPY NOTES**

**GENERAL NOTES:**

- BUILDING CODE: 2013 CALIFORNIA BUILDING CODE
- USE GROUP: M
- CONSTRUCTION TYPE: VB
- DESIGN LOADS:
  - EARTHQUAKE LOAD:
    - IMPORTANCE FACTOR: 1.0
    - DESIGN BASE SHEAR: 6.48k
    - SEISMIC RESPONSE COEFFICIENT:  $C_s = 0.52$
    - RESPONSE MODIFICATION FACTOR:  $R = 1.25$
    - SEISMIC ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
    - SPECTRAL RESPONSE COEFFICIENT (SHORT PERIOD)  $S_Ds = 0.646$
    - SPECTRAL RESPONSE COEFFICIENT (1 SEC PERIOD)  $SD1 = 0.338$
    - SITE CLASS: C
    - SEISMIC DESIGN CATEGORY: D
    - BASIC SEISMIC FORCE RESISTING SYSTEM - CANTILEVERED COLUMN SYSTEM
- ROOF LIVE LOAD: 20 PSF
- ROOF SNOW LOAD:
  - $P_g = 0$  PSF
  - $P_f = 0.7(C_e)(C_t)(I)(P_g)$
  - $C_e = 1.0$
  - $C_t = 1.2$
  - $I = 1.0$
  - GROUND SNOW LOAD
  - FLAT ROOF SNOW LOAD
  - EXPOSURE FACTOR
  - THERMAL FACTOR
  - IMPORTANCE FACTOR
- WIND LOAD:
  - $V = 110$  MPH
  - $I = 1$
  - EXPOSURE CATEGORY: C
  - BUILDING RISK CATEGORY: II
  - BASIC WIND SPEED (3 SEC GUST)
  - IMPORTANCE FACTOR

8. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTOR SHALL NOTIFY JIMCO SALES & MFG.

**MATERIAL PROPERTIES:**

- CONCRETE:  $f'_c = 3000$  psi @ 28 DAYS
- REINFORCING:  $f_y = 60,000$  psi
- STEEL BEAMS:  $F_y = 50,000$  psi
- HSS SQUARE COLUMNS:  $F_y = 46,000$  psi
- HSS ROUND COLUMNS:  $F_y = 42,000$  psi

**FOUNDATION NOTES:**

- FOUNDATION SOIL PROPERTIES:
    - ALLOWABLE BEARING PRESSURE: 2500 PSF
    - LATERAL PRESSURE: 100 PSF/FT OF DEPTH
- NOTE: GEOTECH INVESTIGATION BY STANTEC, PROJECT #185850175, DATED: 13 SEPTEMBER 2013.

**CONCRETE NOTES:**

- ALL CONCRETE WORK SHALL COMPLY WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- ALL REINFORCING STEEL SHALL CONFORM TO THE "SPECIFICATIONS FOR DEFORMED BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT", ASTM A615 GRADE 60.
- STIRRUPS AND TIES SHALL HAVE 4" HOOKS.
- MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT:
  - CONCRETE EXPOSED TO GROUND-----3"
  - FORMED CONCRETE EXPOSED TO GROUND-----2"
  - FORMED CONCRETE NOT EXPOSED TO GROUND-1 1/2"
- CONCRETE SHALL CONFORM TO ASTM C94 "READY MIX CONCRETE" WITH A MIN. COMPRESSIVE STRENGTH OF ( $f'_c =$ ) 3000 PSI DESIGN

**STRUCTURAL STEEL NOTES:**

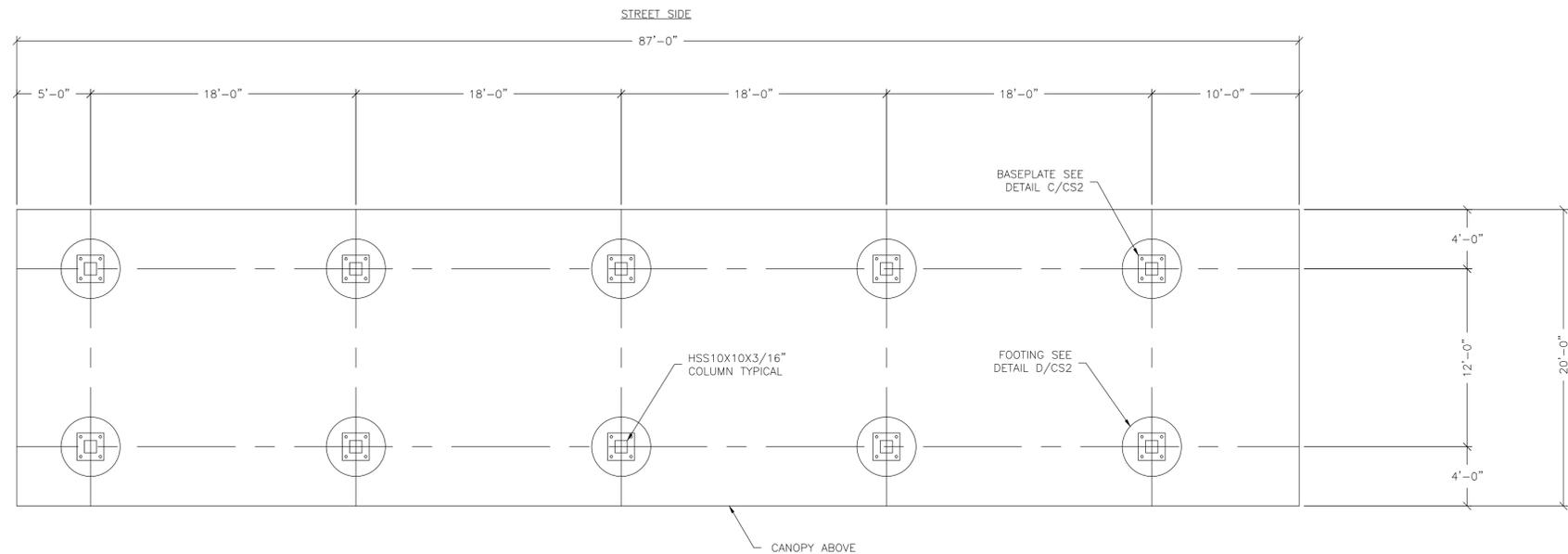
- ALL STRUCTURAL STEEL SHALL COMPLY WITH AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
- ALL BOLTS SHALL BE 3/4" ASTM A307 BOLTS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL BOLTED CONNECTIONS SHALL BE "SNUG-TIGHT", UNLESS NOTED OTHERWISE IN ACCORDANCE WITH RCSC.

**SPECIAL INSPECTIONS FOR THE CANOPY**

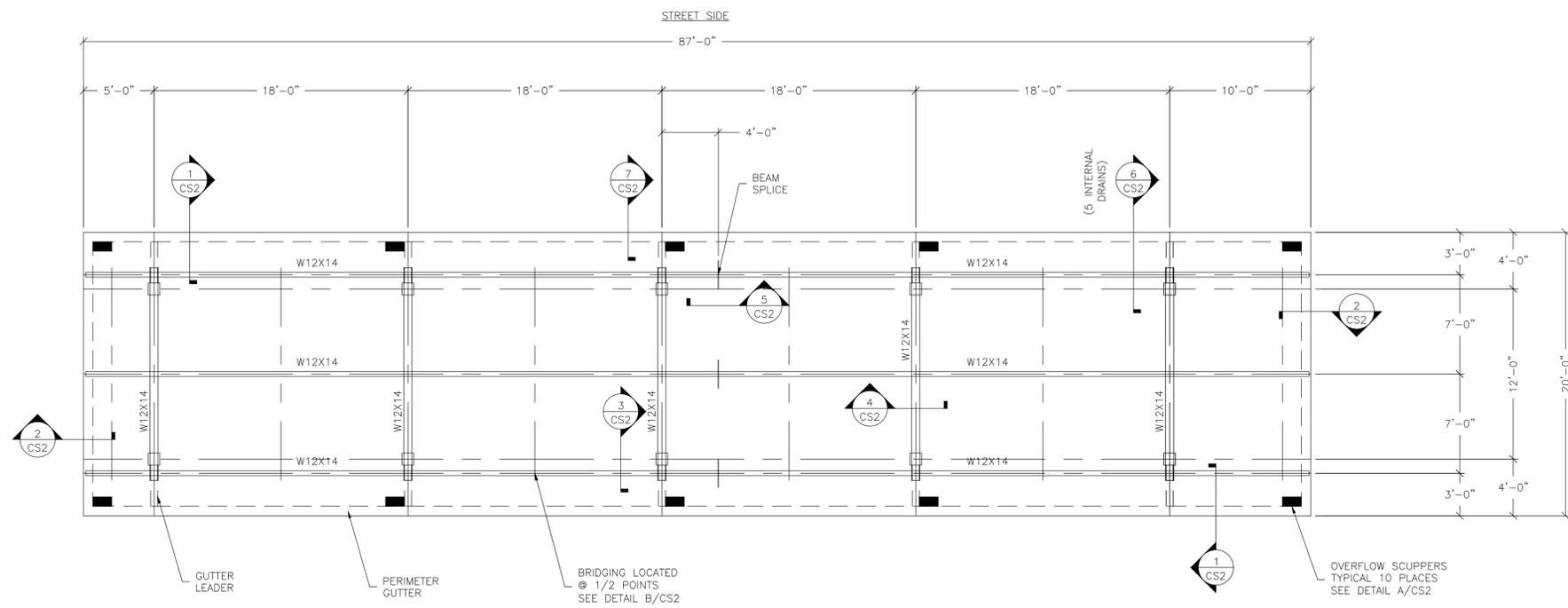
IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING ITEMS WILL REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH THE BUILDING CODE. JIMCO SALES AND MANUFACTURING IS AN APPROVED FABRICATOR FOR LOS ANGELES COUNTY, CALIFORNIA, CLARK COUNTY, NEVADA, LAS VEGAS, NEVADA AND MIAMI DADE COUNTY, FLORIDA.

- STEEL CONSTRUCTION - PERIODIC INSPECTION IS REQUIRED TO VERIFY MEMBER SIZES AND JOINT DETAILS.
- WELDING - CONTINUOUS INSPECTION REQUIRED FOR ALL FIELD WELDS, EXCEPT ONLY PERIODIC INSPECTION IS REQUIRED FOR SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16". SHOP WELD INSPECTION IS NOT REQUIRED WHERE WELDING IS PERFORMED IN AN APPROVED FABRICATOR SHOP.
- CONCRETE CONSTRUCTION - PERIODIC INSPECTION OF REBAR INSTALLATION AND FORMWORK.
- PIER FOUNDATIONS - CONTINUOUS INSPECTION OF PIER FOUNDATION DURING DRILLING OPERATIONS.
- ANCHOR BOLTS - PERIODIC INSPECTION OF ANCHOR BOLT INSTALLATION REQUIRED.
- SOILS - PERIODIC INSPECTION TO VERIFY MATERIALS ARE ADEQUATE AND PREPARED TO ACHIEVE DESIGN BEARING CAPACITY AND EXCAVATIONS EXTEND TO PROPER DEPTH.

KEEP RECORDS FOR INSPECTORS EXAMINATIONS  
ALL SPECIAL INSPECTION ARE TO BE DONE BY OTHERS.



**1 FOUNDATION PLAN**  
Scale: NTS



**2 CANOPY FRAMING PLAN**  
Scale: NTS

**Jimco**  
SALES AND MANUFACTURING  
3113 St. Louis Ave. Fort Worth, Texas (817)824-6173

DRAWING DESCRIPTION  
CANOPY STRUCTURAL NOTES AND PLANS

JOB LOCATION  
7-ELEVEN #32290  
8395 OTAY MESA ROAD  
SAN DIEGO, CA

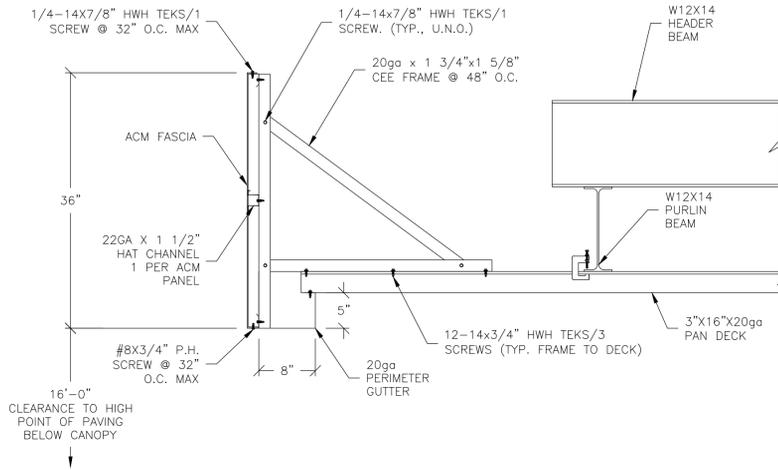


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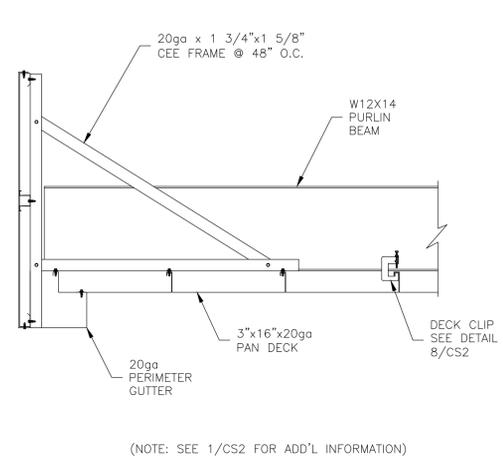
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REVISIONS	
NO.	DESCRIPTION:
DATE:	BY:
DATE:	CHECKED BY:
DATE:	

JOB NO.  
**16-1286R0**  
DWG. NO.  
**CS1**  
OF 2 SHEETS

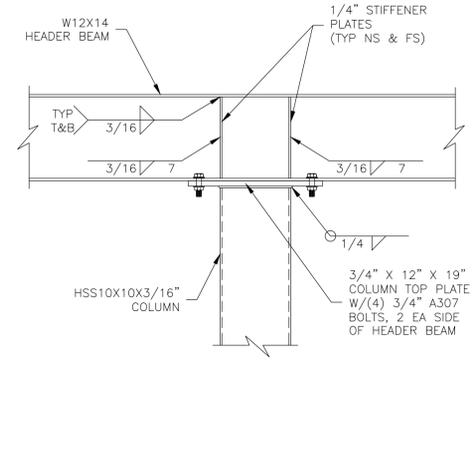
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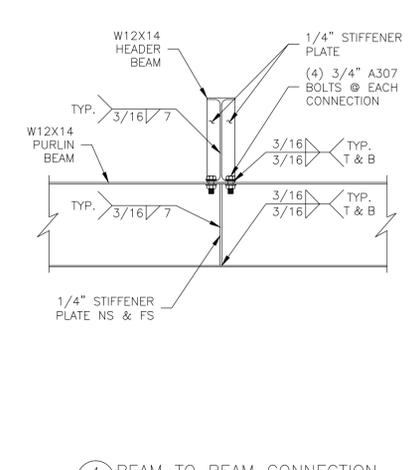
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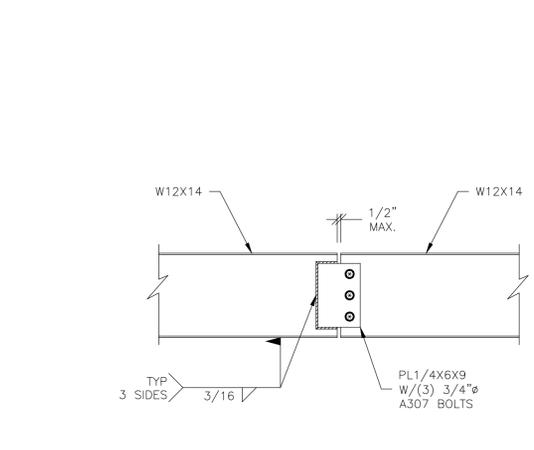
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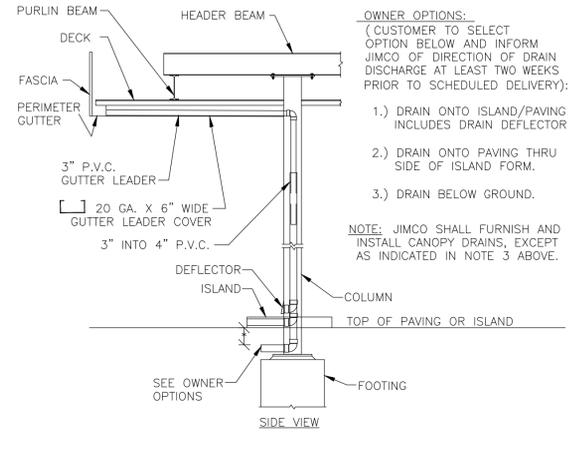
3 BEAM TO COLUMN CONNECTION  
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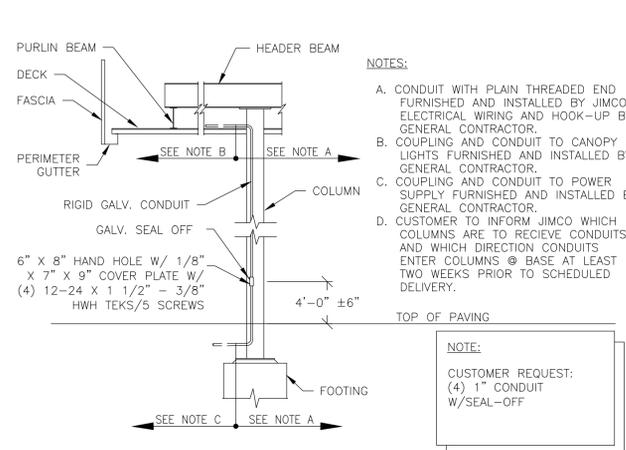
4 BEAM TO BEAM CONNECTION  
SCALE: NTS



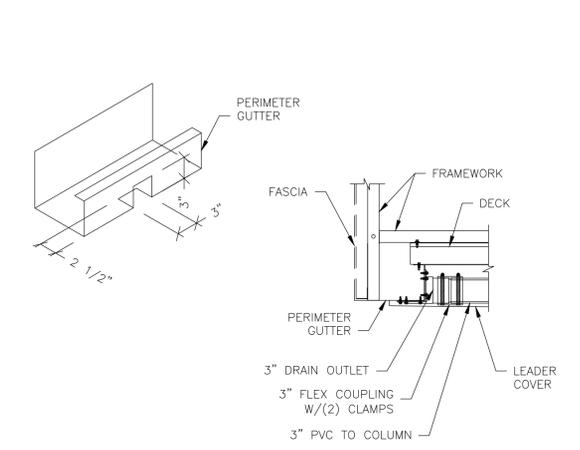
5 BEAM SPLICE CONNECTION  
SCALE: N.T.S.



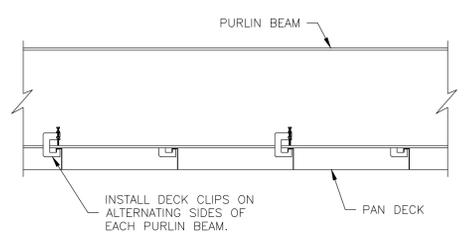
6 INTERNAL DRAIN DETAIL  
SCALE: NTS



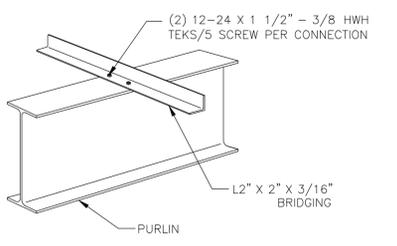
6 TYPICAL INTERNAL CONDUIT DETAIL  
SCALE: NTS



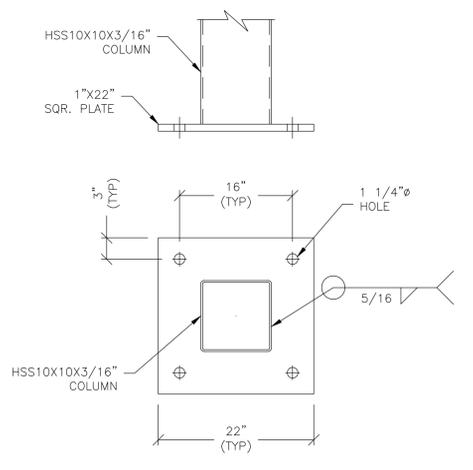
7 LEADER CONNECTION DETAIL  
SCALE: N.T.S.



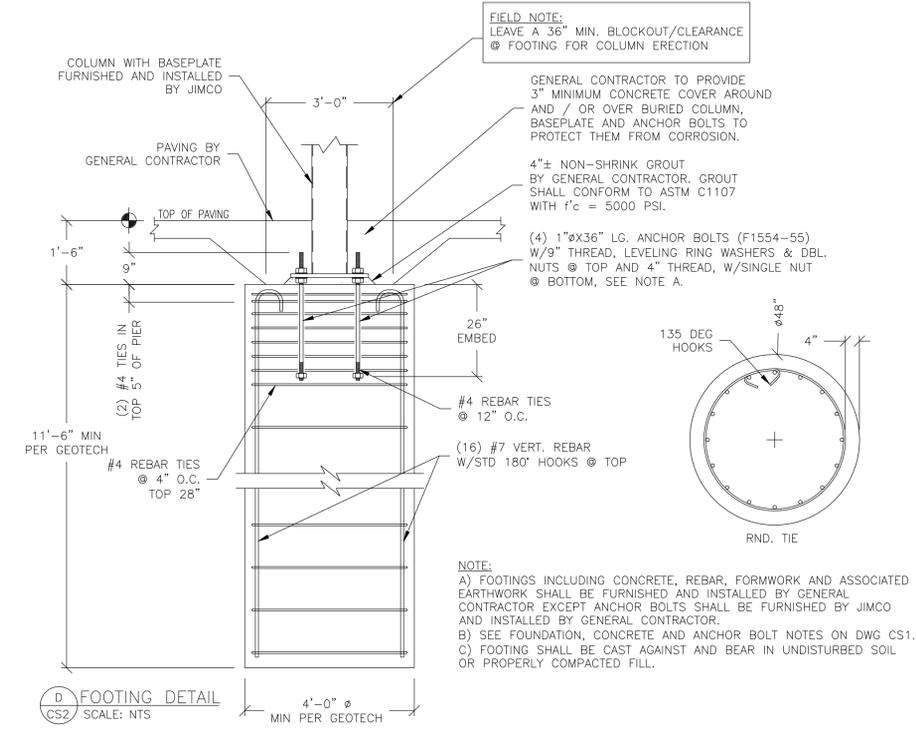
8 DECK CLIP DETAIL  
SCALE: NTS



B BRIDGING CONNECTION DETAIL  
SCALE: N.T.S.



C BASE PLATE DETAIL  
SCALE: NTS



D FOOTING DETAIL  
SCALE: NTS

A OVERFLOW SCUPPER DETAIL  
SCALE: N.T.S.

**Jimco**  
SALES AND  
MANUFACTURING  
3113 St. Louis Ave. Fort Worth, Texas (817)924-6173

DRAWING DESCRIPTION  
CANOPY STRUCTURAL  
SECTION AND DETAILS

JOB LOCATION  
7-ELEVEN #32290  
8395 OTAY MESA ROAD  
SAN DIEGO, CA

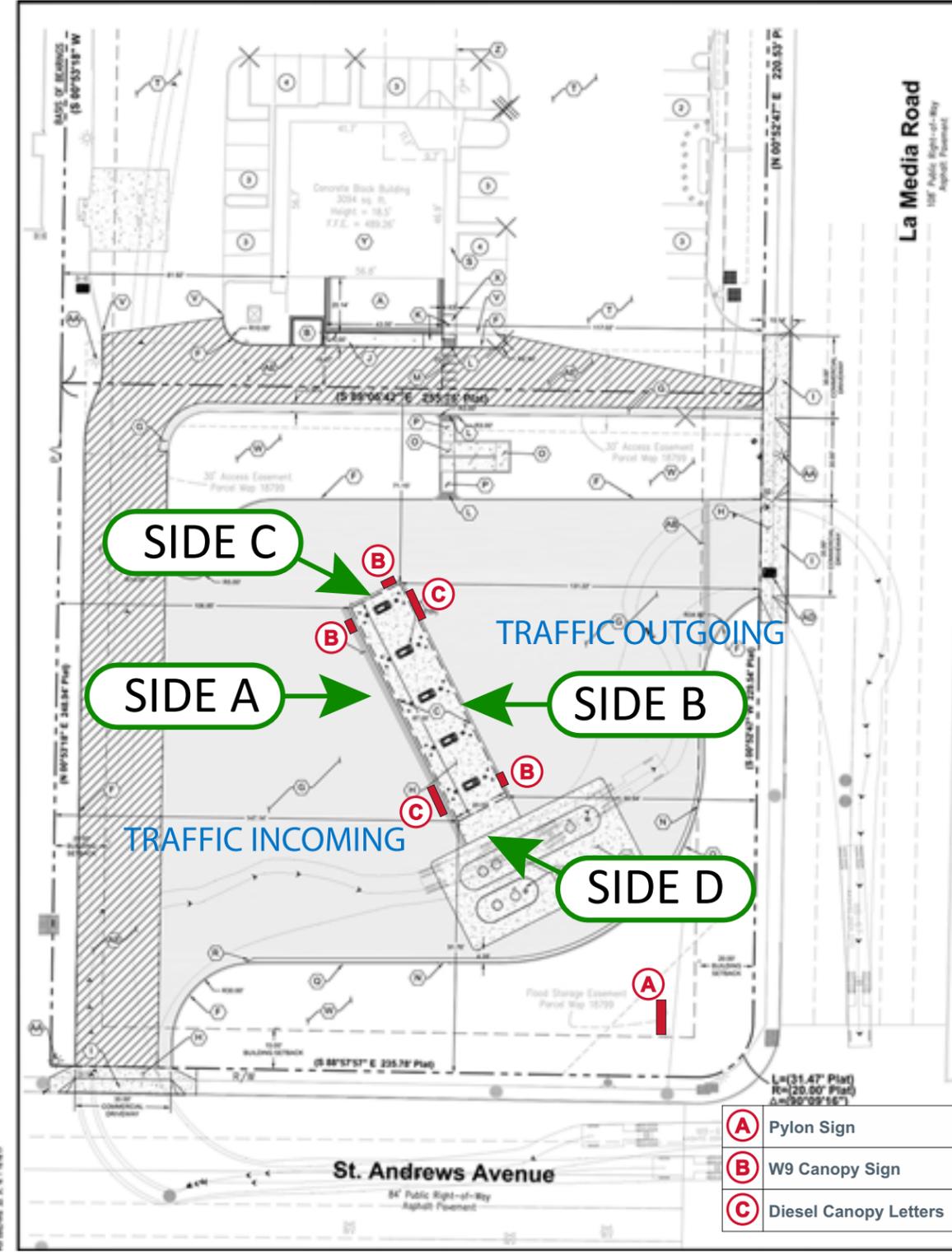
REGISTERED PROFESSIONAL ENGINEER  
PHILIPPE J. LALONDE  
C 68627  
STATE OF CALIFORNIA  
CIVIL

The seal on this document is placed by  
Philippe J. Lalonde, C.E. 68627 on  
February 10, 2016.

CUSTOMER	7-ELEVEN, INC - CYPRESS WATERS
REVISIONS	
NO.	DESCRIPTION:
DATE:	BY:

R. LAUER  
DRAWN BY:  
P. LALONDE  
CHECKED BY:  
2-04-2016  
DATE:

JOB NO.  
**16-1286R0**  
DWG. NO.  
**CS2**  
OF 2 SHEETS



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

Site Plan  
NTS



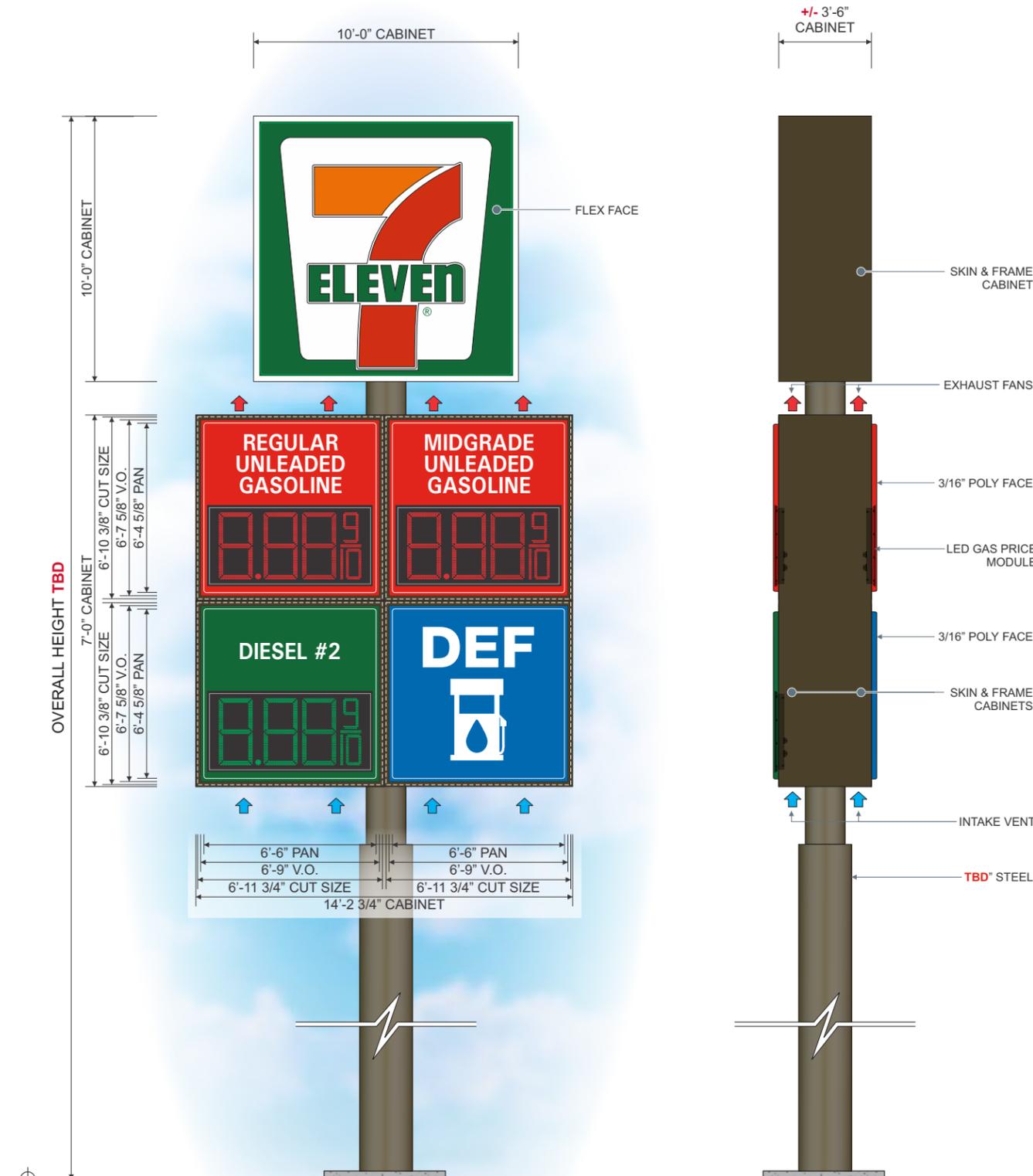
date:	rev.	description:	designer:
01.16.17	00	Original Concept	gh



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

# ATTACHMENT 10

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



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

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

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

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

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

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

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

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

**NOTE: CABINET DEPTHS ARE SUBJECT TO CHANGE PENDING ENGINEERING & TBD OVERALL HEIGHT**  
**NOTE: CONFIRM FUEL GRADE PRIOR TO PRODUCTION**

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

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

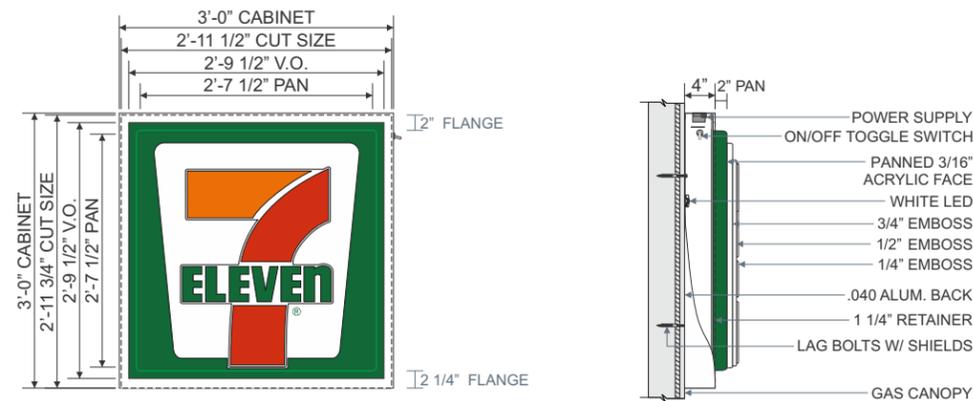
Front Elevation & Side Detail - Custom Freeway sign - Sign A  
3/16" = 1'-0"

Display Square Footage(Main ID): **100.0**  
Display Square Footage(Led Gas Price): **199.2**  
Display Square Footage(Total): **299.2**



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





MANUFACTURE & SHIP THREE (3) W9 S/F INTERNALLY ILLUMINATED CANOPY SIGN CABINET. 3/16" THICK PAN FORMED & EMBOSSED WHITE ACRYLIC FACE W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 4" DEEP EXTRUDED ALUM. CABINET W/ 1 1/4" RETAINERS TO BE PAINTED **WHITE**. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN  
PAINT SPECS: PMS WHITE

7-ELEVEN LOGO DIMENSIONS:  
OAH: 29 1/2"  
OAL: 27"

Face & Side Detail - **W9 Canopy Sign Cabinet - Sign B**

1/2" = 1'-0"

Display Square Footage(Cabinet): **9.0**



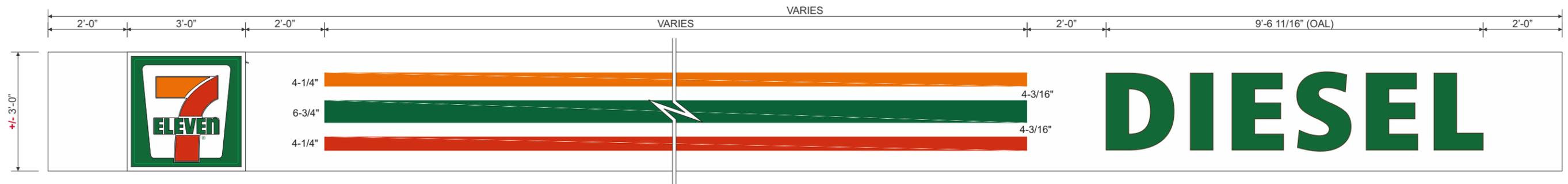
MANUFACTURE & SHIP TWO (2) SETS OF 24" INTERNALLY ILLUMINATED REMOTE "DIESEL" CHANNEL LETTERS. 3/16" THICK WHITE ACRYLIC FACES W/ 3M 3630-26, **GREEN** TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE. 4" DEEP ALUMINUM RETURNS PRE-PAINTED **DURANODIC BRONZE**. 1" **DURANODIC BRONZE**(JEWELITE) TRIM CAP.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

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

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

1/2" = 1'-0"

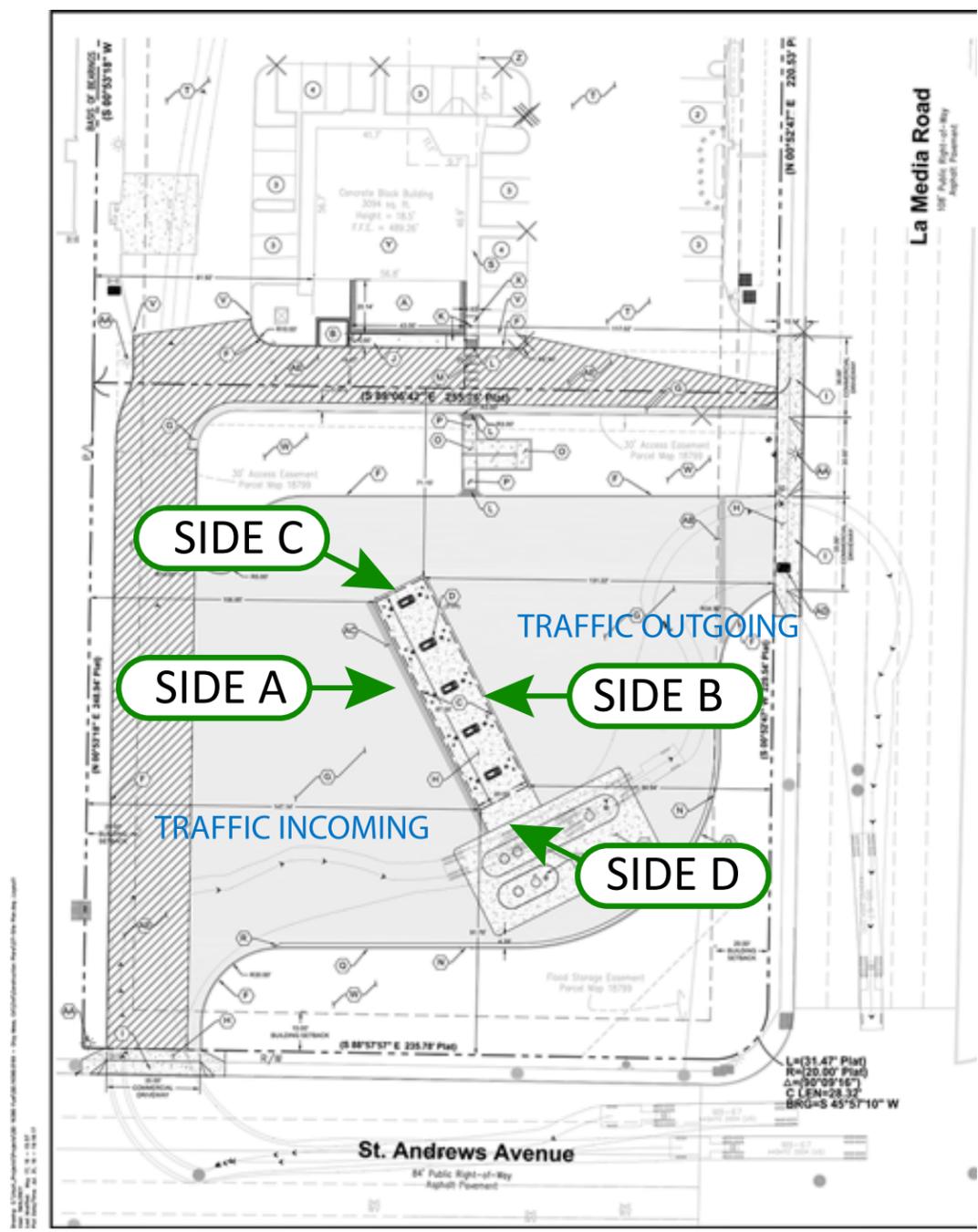
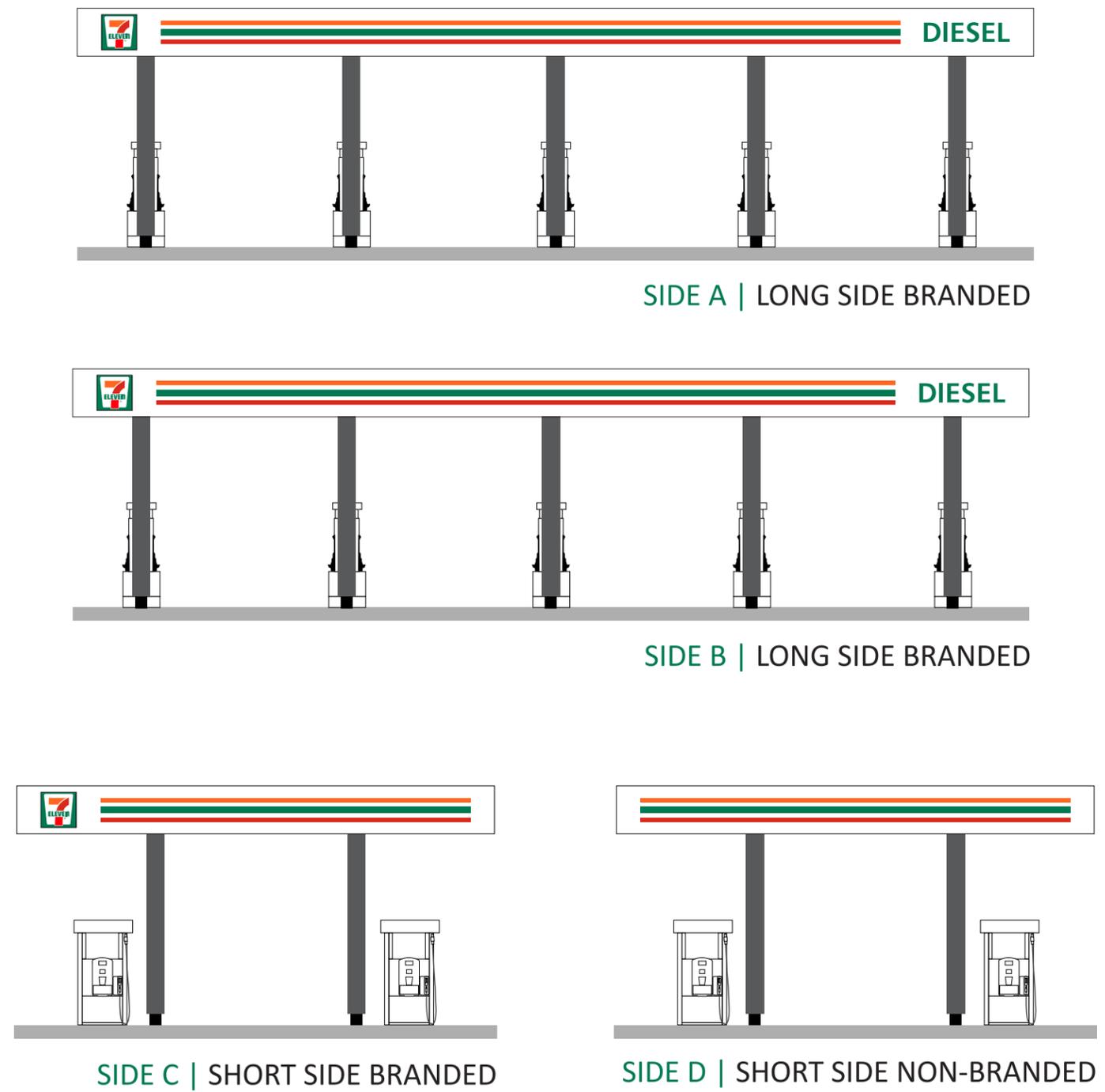
Display Square Footage: **19.1**



**NOTE: ACTUAL CANOPY FASCIA HEIGHT TO BE PROVIDED**

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

3/8" = 1'-0"



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

Proposed Canopy Elevations - Sign B & C  
 Not to Scale



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



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

**SVE5712-00**

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

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

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

customer approval \_\_\_\_\_ date: \_\_\_\_\_



Complies with  
 UL 48  
 CSA C22.2 No.207

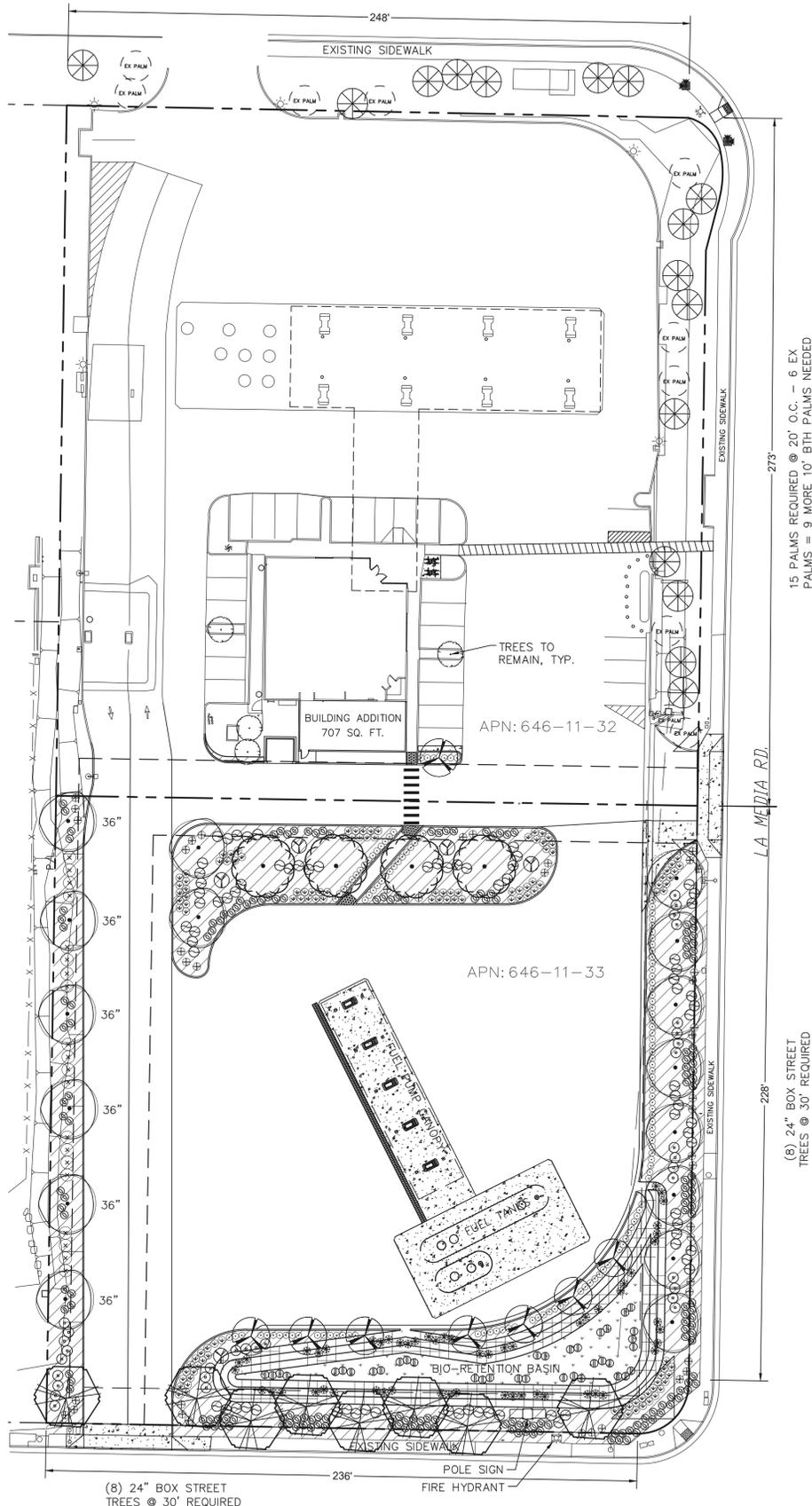
THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2014 AND OR THE 2014 FBC AND OR THE 2007 SFBC

**PROPOSED LEGEND**

- PROPERTY LINE
- - - BUILDING SETBACK LINE
- NEW CURB
- ▭ BUILDING ADDITION
- ▨ CONCRETE PAVEMENT
- ▩ CONCRETE SIDEWALK
- ▧ ASPHALT PAVEMENT
- ➔ TRAFFIC ARROW
- ⊙ PARKING COUNT SYMBOL
- ⊙ STORM CATCH BASIN
- ⊙ SITE LIGHTING POLE BY OTHERS
- ▨ MILL AND OVERLAY EXISTING PAVEMENT

12 PALMS REQUIRED @ 20' O.C. - 5 EX  
 PALMS = 7 MORE 10' BTH PALMS NEEDED

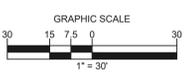
NOTE:  
 ALL EXISTING PALMS ARE SYAGRUS ROMANZOFFIANUM / QUEEN PALM.  
 BTH'S OF ALL ARE APPROX. 8'-12'.



15 PALMS REQUIRED @ 20' O.C. - 6 EX  
 PALMS = 9 MORE 10' BTH PALMS NEEDED

(8) 24" BOX STREET TREES @ 30' REQUIRED

(8) 24" BOX STREET TREES @ 30' REQUIRED



**PLANTING PLAN**

SCALE: 1" = 30'

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

BOTANICAL NAME COMMON NAME	CONTAINER SIZE MATURE H X W	WATER USE COMMENTS
GROUNDCOVERS: BACCHARIS P. 'TWIN PEAKS' DWARF COYOTE BRUSH	4" LINERS @ 12" O.C.	LOW
CAREX DIVULSA BERKELEY SEDGE	4" LINERS @ 8" O.C.	MODERATE
GAZANIA 'MITSUWA ORANGE' TRAILING GAZANIA	FLATS @ 10" O.C.	LOW

**IRRIGATION NOTE:** AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. A DRIP LINE IRRIGATION SYSTEM IS PROPOSED.

**MAINTENANCE SCHEDULE:** OWNER SHALL BE RESPONSIBLE FOR REGULARLY SCHEDULED MAINTENANCE OF THE ENTIRE LANDSCAPE, WHICH WILL INCLUDE BUT NOT BE LIMITED TO MAINTAIN AND OPERATE THE LANDSCAPING AND IRRIGATION SYSTEM ON THE PROPERTY CONSISTENT WITH THE MAWA. MAINTAIN THE IRRIGATION SYSTEM TO MEET OR EXCEED IRRIGATION EFFICIENCY NECESSARY TO MEET MAWA. REPLACE BROKEN OR MALFUNCTIONING IRRIGATION SYSTEM COMPONENTS OF THE SAME MATERIALS AND SPECIFICATIONS, THEIR EQUIVALENT OR BETTER. ENSURE THAT WHEN VEGETATION IS REPLACED, REPLACEMENT PLANTINGS ARE REPRESENTATIVE OF THE HYDROZONE IN WHICH THE PLANTS WERE REMOVED AND ARE TYPICAL OF THE WATER USE REQUIREMENTS OF THE PLANTS REMOVED, SO THAT THE REPLACED VEGETATION DOES NOT RESULT IN MIXING HIGH WATER USE PLANTS WITH LOW WATER USE PLANTS IN THE SAME HYDROZONE.

**MAXIMUM APPLIED WATER ALLOWANCE:**  
 (47.0)(0.62)(0.45 x 22,489) = 294,898.3 GAL./YR.  
 TOTAL LANDSCAPE AREA = 22,489 SQ. FT.

**ESTIMATED TOTAL WATER USE**  
 HZ1 LOW WATER USE (47.0)(0.62)(.3'.81 x 20,397) = 220,136.5 GPY  
 HZ2 MOD. WATER USE (47.0)(0.62)(.4'.81 x 2,092) = 30,104.1 GPY  
 TOTAL ETWU = 250,240 GPY

**PLANT LEGEND** SCALE: NONE

CONTRACTOR TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS TO HAVE WRITTEN APPROVAL.

CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO ANY UNDERGROUND DIGGING. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGE FOR FAILURE TO DO SO.

CONTRACTOR TO VERIFY WITH A SOILS ANALYSIS THE PROPER SOIL AMENDMENTS. CONTACT LANDSCAPE ARCHITECT IF THERE ARE ANY INADEQUATE AMENDMENTS.

SEE PLANTING DETAILS FOR ALL PLANTING AND STAKING / GUYING REQUIREMENTS. ALL SHRUB AND GROUND COVER TO BE INSTALLED 1" ABOVE BACKFILL GRADE. COMPACT BACKFILL TO REDUCE MAJOR SETTLEMENT OF PLANT MATERIAL.

CONTRACTOR TO RAISE OR LOWER SPRINKLER HEADS TO PROPER LEVEL IF PLANT MATERIAL OBSTRUCTS FULL COVERAGE.

FERTILIZER FOR ALL GROUND COVER AREAS SHALL BE AS SPECIFIED WITHIN THE SPECIFICATIONS.

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS THAT MAY BE NECESSARY TO KEEP THE PLANTING'S FREE FROM INSECTS AND DISEASES, WEEDING, ROLLING, MOWING, RE-SEEDING, EDGING AND / OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE ENTIRE PROJECT TO BE MAINTAINED FOR A PERIOD OF (30) DAYS, COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

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

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

CONTRACTOR SHALL MULCH ALL SHRUB AND GROUND COVER AREAS AFTER INSTALLATION OF PLANT MATERIAL WITH A MINIMUM 3" DEEP LAYER OF COMPOSTED AMENDMENT OR TOP DRESS MATERIAL.

ALL FINISH GRADES IN SHRUB AREAS SHALL BE 3" BELOW PAVEMENT OR CURBS. ALL FINISH GRADES IN TURF AREAS SHALL BE 1" BELOW PAVEMENTS OR CURBS.

ALL SPECIMEN TREES SHALL RECEIVE DEEP ROOT BARRIERS WHEN LOCATED WITHIN 5' OF HARDSCAPE. FIGUS SPECIES SHALL RECEIVE DEEP ROOT BARRIERS IN ALL CASES. INSTALL DEEP ROOT BARRIERS PER MANUFACTURERS SPECIFICATIONS, OR AS NOTED.

REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF THREE INCHES (3") EXCLUDING SLOPES REQUIRING VEGETATION PER SDMC 142.0411

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

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

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

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

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

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

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

EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED.

1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIPLINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIPLINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

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

**PLANTING NOTES** SCALE: NONE

**THOMAS H. KOCH**  
 LANDSCAPE ARCHITECT

26482 Elmcrest Way  
 Lake Forest, CA 92650  
 (949) 348-9150  
 thk@cox.net

CA License 3602  
 AZ Registration 33915



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



7-ELEVEN, INC.  
 3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN No. 32290  
 8386 OTAY MESA ROAD  
 SAN DIEGO, CA 92164

PLANTING PLAN

**CORE STATES GROUP**

3407 Centerville Drive, Suite 330  
 Chino, CA 91711  
 Phone: (909) 487-8889  
 Email: info@corestates.com



ISSUE DATE	DESCRIPTION

Job#: SEI-16380.0169  
 Scale: 1" = 30'  
 Date: 06-15-17  
 Drawn By: TK  
 Checked By: SMA

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7-ELEVEN, INC.  
3200 HACKBERRY ROAD, IRVING, TEXAS 75063  
7-ELEVEN No. 32290  
8906 OTAY MESA ROAD  
SAN DIEGO, CA 92164

CORE STATES GROUP

3407 Centerville Drive, Suite 330  
Chino, CA 91711  
Phone (909) 487-8889  
mail@corestates.com



ISSUE DATE	DESCRIPTION

Job#: SEI-16380.0169  
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Date: 06-15-17  
Drawn By: TK  
Checked By: SMA

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APN: 646-11-3200

**Landscape Calculations Worksheet**  
Industrial Development in RM and C Zones  
Commercial Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

**STREET YARD**

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 25% =	sq. ft.	sq. ft.

Planting Points Required [142.0404]	Plant Points Provided - To be achieved with trees only	Excess Points Provided
Total Area sq. ft. x 0.05 =	points	points

**Auto Service Stations Only**

Planting Area Required [142.0405(c)(2)]	Planting Area Provided	Excess Area Provided
Total Area 54,872 sq. ft. x 15% = 8,231 sq. ft.	8,349 sq. ft.	118 sq. ft.

Plant Points Required [142.0405(c)(2)]	Plant Points Provided	Excess Points Provided
Total Area 54,872 sq. ft. x 0.03 = 1,646 points	points	points

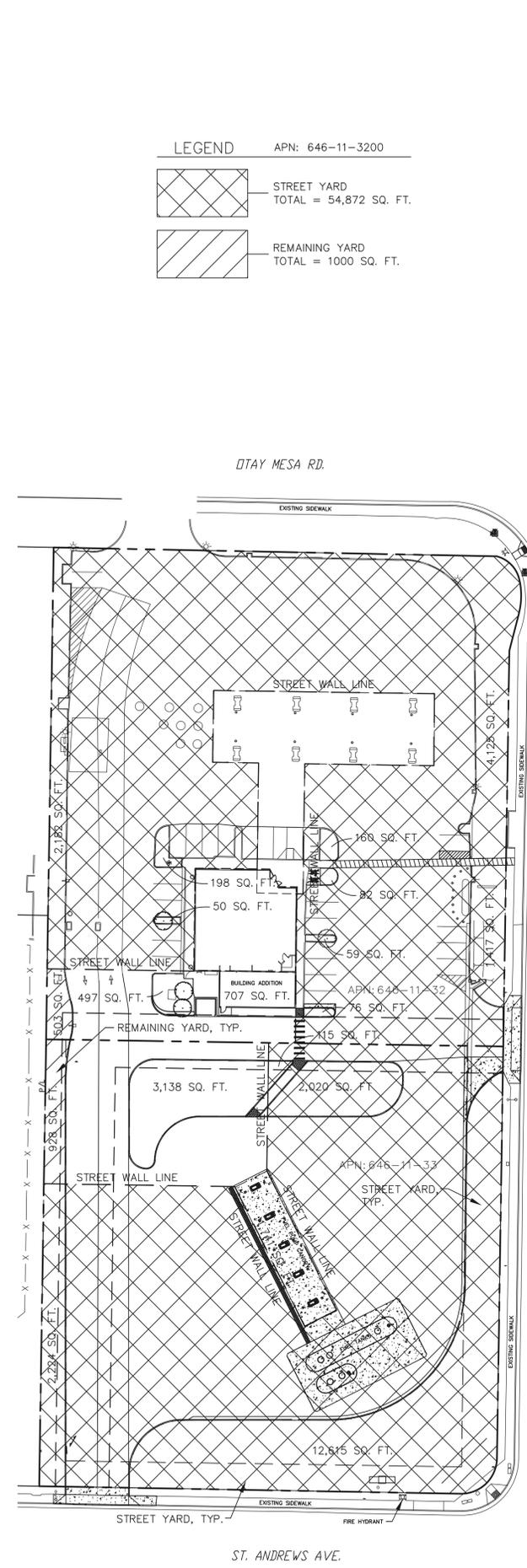
Note: All required Street Yard planting areas located outside the Vehicular Use Area (VUA) except for auto service stations may consist of hardscape or unattached unit pavers, excluding the minimum area required for trees. [142.0406(C)(1)]

**REMAINING YARD**

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 1,000 sq. ft. x 30% = 300 sq. ft.	1,000 sq. ft.	700 sq. ft.

Plant Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 1,000 sq. ft. x 0.05 = 50 points	points	points

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APN: 646-11-3300

**Landscape Calculations Worksheet**  
Industrial Development in RM and C Zones  
Commercial Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

**STREET YARD**

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 25% =	sq. ft.	sq. ft.

Planting Points Required [142.0404]	Plant Points Provided - To be achieved with trees only	Excess Points Provided
Total Area sq. ft. x 0.05 =	points	points

**Auto Service Stations Only**

Planting Area Required [142.0405(c)(2)]	Planting Area Provided	Excess Area Provided
Total Area 52,000 sq. ft. x 15% = 7,800 sq. ft.	16,974 sq. ft.	9,174 sq. ft.

Plant Points Required [142.0405(c)(2)]	Plant Points Provided	Excess Points Provided
Total Area 52,000 sq. ft. x 0.03 = 1,560 points	2,140 points	580 points

Note: All required Street Yard planting areas located outside the Vehicular Use Area (VUA) except for auto service stations may consist of hardscape or unattached unit pavers, excluding the minimum area required for trees. [142.0406(C)(1)]

**REMAINING YARD**

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 928 sq. ft. x 30% = 278 sq. ft.	928 sq. ft.	650 sq. ft.

Plant Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 928 sq. ft. x 0.05 = 46 points	198 points	152 points

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APN: 646-11-3200

**Landscape Calculations Worksheet**  
Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

**VEHICULAR USE AREA (<6,000 sf) [142.0406 - 142.0407]**

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA: sq. ft. x 0.05 =	points	points

Points achieved through trees (at least half):

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard: 44,900 sq. ft. x 0.05 = 2,245 sq. ft.	6,287 sq. ft.	4,042 sq. ft.
VUA outside Street Yard: 3,052 sq. ft. x 0.03 = 92 sq. ft.	1,000 sq. ft.	908 sq. ft.

Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)
VUA inside Street Yard: 44,900 sq. ft. x 0.05 = 2,245 points	points	points
VUA outside Street Yard: 3,052 sq. ft. x 0.03 = 92 points	points	points

**TEMPORARY VEHICULAR USE AREA [142.0408]**

Required Planting Area	Planting Area Provided
Length of Public Right-of-Way adjacent to VUA: ft. x 3 ft. =	sq. ft.

- Provide planting area between Public Right-of-Way and VUA.
- Plant with evergreen shrubs.
- Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.

**ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS**

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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APN: 646-11-3300

**LEGEND**

- VEHICULAR USE AREA INSIDE STREET YARD TOTAL = 34,983 SQ. FT.
- PLANT AREA INSIDE STREET YARD TOTAL = 8,128 SQ. FT.
- VEHICULAR USE AREA OUTSIDE STREET YARD TOTAL = 6,117 SQ. FT.
- PLANT AREA OUTSIDE STREET YARD TOTAL = 928 SQ. FT.

APN: 646-11-3300

**Landscape Calculations Worksheet**  
Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

**VEHICULAR USE AREA (<6,000 sf) [142.0406 - 142.0407]**

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA: sq. ft. x 0.05 =	points	points

Points achieved through trees (at least half):

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard: 34,983 sq. ft. x 0.05 = 1,749 sq. ft.	6,128 sq. ft.	6,379 sq. ft.
VUA outside Street Yard: 6,117 sq. ft. x 0.03 = 184 sq. ft.	928 sq. ft.	744 sq. ft.

Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)
VUA inside Street Yard: 34,983 sq. ft. x 0.05 = 1,749 points	2,140 points	391 points
VUA outside Street Yard: 6,117 sq. ft. x 0.03 = 184 points	646 points	462 points

**TEMPORARY VEHICULAR USE AREA [142.0408]**

Required Planting Area	Planting Area Provided
Length of Public Right-of-Way adjacent to VUA: ft. x 3 ft. =	sq. ft.

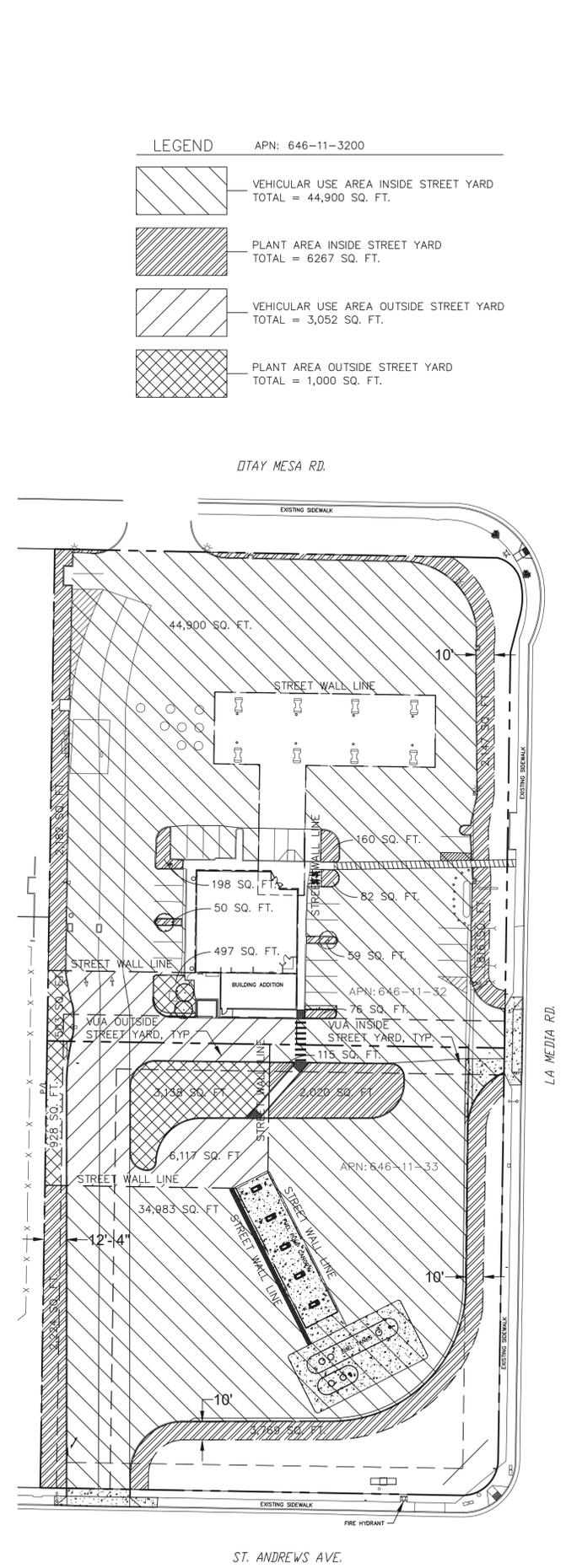
- Provide planting area between Public Right-of-Way and VUA.
- Plant with evergreen shrubs.
- Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.

**ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS**

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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VEHICULAR USE AREA DIAGRAM SCALE 1" = 40' 2



VEHICULAR USE AREA DIAGRAM SCALE 1" = 40' 2