



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: December 9, 2020 REPORT NO. HO-20-060

HEARING DATE: December 16, 2020

SUBJECT: Airway Logistics Center, Process Three Decision

PROJECT NUMBER: [665589](#)

OWNER/APPLICANT: Airway Logistics Owner LLC

SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit (SDP) to allow the construction of a single story 247,480 square-foot industrial building on the south side of Airway Road between La Media Road and Britannia Boulevard in the IBT-1-1 zone with the Otay Mesa Community Plan Area?

Staff Recommendation:

Approve Site Development Permit No. 2430528.

Community Planning Group Recommendation: On November 18, 2020, the Otay Mesa Planning Committee voted 12-0 to recommend the approval of the proposed project.

Environmental Review: Addendum No. 665589 to Program Environmental Impact Report (PEIR) No. 30330/304032/SCH No. 2004651076, prepared for the Otay Mesa Community Plan update, has been prepared in accordance with the California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Biological Resources, Historical Resources, and Traffic/Circulation would be implemented with this project, which will reduce the potential impacts to below a level of significance.

BACKGROUND

The proposed project is located on an undeveloped 12.8-acre parcel (Assessor Parcel Number 646-110-28) located on the south side of Airway Road between La Media Road and Britannia Boulevard, in the IBT-1-1 zone and the Light Industrial land use designation within the Otay Mesa Community

Community Plan. The Prime Industrial site is also with the Community Plan Implementation Overlay Zone (CPIOZ) Type A.

To the east is a storage facility and undeveloped land. The parcels north and northeast are undeveloped. To the west is a storage facility/truck depot, and to the south is a car storage facility. The surrounding area is also zoned IBT-1-1, designated Light Industrial and Prime Industrial, and subject to CPIOZ Type A. Excepting the undeveloped parcels, the development pattern in the area is comprised of truck and car storage facilities and industrial development.

DISCUSSION

The proposed project is a single-story, 247,480-square-foot industrial building. A Process Three Site Development Permit (SDP) is required per [SDMC 132.1402\(b\)](#), with the Hearing Officer as the decision maker.

The building is oriented north-south, with truck loading doors facing east. A screen wall has been placed parallel to the street to reduce the visibility of the loading doors and trucks. The project will widen Airway Road along the property frontage consistent with the Otay Mesa Community Plan to include a raised median, two east-bound travel lanes, bike lane, curb, gutter, sidewalk, and a 21-foot parkway. The eastern driveway access is located close to the property line to maximize the alignment with Centurion Street; however, the abutting neighbor has elected not to share access as requested during project review.

The CPIOZ facilitates staff analysis of traffic, cultural resources, and Burrowing Owls on the project site. Staff reviewed the project relative to the applicable criteria and determined that appropriate traffic mitigation measures/improvements will be provided, that on-site monitoring of cultural resources will occur, and that Burrowing Owls do not occupy the site. The proposed project will impact Non-Native Grasslands; therefore, mitigation is required which shall be secured through use of the City's Habitat Acquisition Fund for future purchases of land within the City's Multiple Habitat Planning Area.

Community Plan Analysis

The project site is located within the Otay Mesa Community Plan Area. Figure 2-1 of the Community Plan identifies the land use as Light Industrial and Prime Industrial with CPIOZ Type A, which provides for light industrial land uses subject to compliance with the requirements of the Otay Mesa Community Plan. For this project, the Community Plan requires staff review of development projects to relative to whether the proposed project will result in impacts to transportation, Burrowing Owls and/or cultural resources. Based upon the information provided and analyzed by staff, the proposed project is consistent with the Otay Mesa Community Plan and the associated Environmental Impact Report.

Conclusion

Staff has concluded the proposed project complies with applicable regulations and policy documents, including the Otay Mesa Community Plan, the Brown Field ALUCP, the IBT-1-1 Zone, and the Otay Mesa Community Plan Update Environmental Impact Report (OMCPU EIR). Conditions

have been placed in the permit and the proposed project complies with the San Diego Municipal Code. Therefore, Staff recommend the Hearing Officer approve Site Development Permit No. 2430528.

ALTERNATIVES

1. Approve Site Development Permit No. 2430528 with modifications.
2. Deny Site Development Permit No. 2430528 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



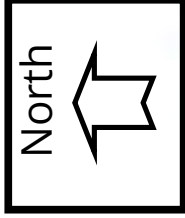
Travis Cleveland
Development Project Manager

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. Draft Environmental Resolution
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map



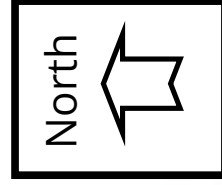
Industrial SDP, Project No. 665589
Airway Road just southwest of Centurion Street

Community Plan



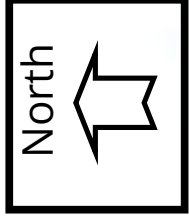
- Industrial**
- Business Park - Office Permitted
 - Light Industrial
 - Heavy Industrial
 - Business Park - Residential Permitted
15 - 44 du/ac
 - Business and International Trade**

Industrial SDP, Project No. 665589
Airway Road just southwest of Centurion Street





Aerial Photo



Industrial SDP, Project No. 665589
Airway Road just southwest of Centurion Street

HEARING OFFICER RESOLUTION NO. [REDACTED]
SITE DEVELOPMENT PERMIT NO. 2430528
AIRWAY LOGISTICS CENTER – PROJECT NO. 665589

WHEREAS, Airway Logistics Owner LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a single-story Industrial building, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2430528, on a 12.83-acre site;

WHEREAS, the project site has Assessor Parcel Number 646-110-28-00 and is located on the south side of Airway Road between Britannia Boulevard and La Media Road. The 12.83-acre site is in the IBT-1-1 zone and the Otay Mesa Community Plan; and

WHEREAS, the project site is legally described as the East Half of the Northwest Quarter of the Southeast Quarter of Section 34, Township 18 South, Range 1 West, San Bernardino Base and Meridian, except therefrom the West 2/3 of the West Half of Said East Half, in the City of San Diego, County of San Diego, State of California, According to Official Plat thereof; and

WHEREAS, Addendum No. 665589 to Program Environmental Impact Report (PEIR) No. 30330/304032/SCH No. 2004651076, prepared for the Otay Mesa Community Plan update, has been prepared in accordance with the California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project; and

WHEREAS, on December 16, 2020, the Hearing Officer of the City of San Diego considered Approve Site Development Permit No. 2430528 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 Approve Site Development Permit No. 2430528:

1. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

(a). Findings for all Site Development Permits:

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

The undeveloped 12.83-acre project site is located south of Airway Road between La Media Road and Britannia Boulevard. The project site is located in the IBT-1-1 (International Business and Trade) Zone of the Otay Mesa Community Plan (OMCP). The site is surrounded by existing industrial development to the north and west, an existing truck parking and undeveloped land to the east, and car storage to the south.

The proposed project is consistent with the requirements of IBT-1-1 zone and the OMCP. The OMCP designates the site for International Business and Trade uses and the General Plan designates the site for Industrial Employment. The proposed development would implement the OMCP and General Plan land use designation by providing an industrial business park development that includes warehouse, industrial and office uses with truck loading docks and vehicle parking.

The project would implement OMCP Policy No. 2.3-4 to allow industrial uses near the Otay Mesa Port of Entry. The proposed industrial development with office and warehouse uses would be located immediately west of La Media Road and approximately 2 miles northwest of the Otay Mesa Port of Entry. The project would also further OMCP Policy No. 3.1-1 to provide a sidewalk system and improved streetscape through the provision of new sidewalk along Airway Road, which includes substantial landscaping with street trees, shrubs, and groundcover. Access is provided via two driveways on Airway Road.

Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as 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. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements in addition to all associated conditions of approval.

The project has been conditioned to dedicate and improve additional right-of-way adjacent to the site on Airway Road. Other required and conditioned public improvements include the installation of new streetlights, curbs, gutter, and sidewalk including landscaping the parkway along the Airway Road frontage.

Addendum No. 665589 to Program Environmental Impact Report (PEIR) No. 30330/304032/SCH No. 2004651076, prepared for the Otay Mesa Community Plan update, has been prepared in accordance with the California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Biological Resources, Historical Resources, and Traffic/Circulation would be implemented with this project, which will reduce the potential impacts to below a level of significance.

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

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

The undeveloped 12.83-acre project site is located south of Airway Road between La Media Road and Britannia Boulevard. The site is surrounded by existing industrial development to the north and west, an existing truck parking and undeveloped land to the east, and car storage to the south. The site is zoned IBT-1-1, which is an International Business and Trade and allows light industrial and wide range of manufacturing and distribution activities including the warehouse, industrial and office uses with truck loading docks and vehicle parking. As designed, the project is consistent with the regulations of the IBT-1-1 zone.

Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

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, Site Development Permit No. 2430528, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2430528, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: December 16, 2020
IO#: 24008620

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008620

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT No. 2430528
INDUSTRIAL SDP PROJECT NO. 665589: MMRP
HEARING OFFICER

This Site Development Permit No. 2430528 is granted by the Hearing Officer of the City of San Diego to Airway Logistics Owner LLC, Owner/Permittee pursuant to San Diego Municipal Code [SDMC] section 132.1402(b). The 12.80-acre site is located on the south side of Airway Road between La Media Road and Britannia Boulevard (Assessor Parcel Number 646-110-28-00), in the IBT-1-1 zone within the Otay Mesa Community Plan. The project site is legally described as: the East Half of the Northwest Quarter of the Southeast Quarter of Section 34, Township 18 South, Range 1 West, San Bernardino Base and Meridian, except therefrom the West 2/3 of the West Half of Said East Half, in the City of San Diego, County of San Diego, State of California, According to Official Plat thereof.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct an industrial building, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 16, 2020, on file in the Development Services Department.

The project shall include:

- a. One single-story, 247,480-square-foot industrial building,
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by January 8, 2021.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in Addendum No. 665589 to Program Environmental Impact Report (PEIR) No. 30330/304032/SCH No. 2004651076 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Addendum No. 665589 to Program Environmental Impact Report (PEIR) No. 30330/304032/SCH No. 2004651076. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Biological Resources, Archaeological Resources, Traffic.

14. The project must at all times comply with the "Waste Management Plan for the Airway Road Industrial Project", prepared May 15, 2020, and stamped as Exhibit "A".

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.

AIRPORT REQUIREMENTS:

16. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520.

17. Project must secure all trash/storage containers to detour birds from flocking in the Brown Field SDM Traffic Pattern Zone (TPZ).

ENGINEERING REQUIREMENTS:

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of two (2) current City Standard 26' and 40' wide driveways, non-contiguous sidewalk, curb and gutter, adjacent to the site on Airway Road, as shown on exhibit "A", 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 landscaping/private improvements in the Airway Road Right-of-Way.

20. 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.

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

22. 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.

23. Prior to the issuance of any construction permits, the Owner/Permittee shall grant to the City of San Diego Flood Storage Easements, as shown on approved Exhibit 'A', satisfactory to the City Engineer.

24. 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.

25. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

26. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

27. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

28. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

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

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 another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

GEOLOGY REQUIREMENTS:

33. 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.

PLANNING/DESIGN REQUIREMENTS:

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

TRANSPORTATION REQUIREMENTS

36. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

37. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional right-of-way along the project frontage on Airway Road per Exhibit 'A', satisfactory to the City

Engineer.

38. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a temporary AC berm along project frontage along Airway Road per Exhibit 'A', satisfactory to the City Engineer.

39. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of additional right of way along the project frontage on Airway Road per Exhibit 'A', satisfactory to the City Engineer. Improvements should be completed and operational prior to first occupancy.

40. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the widening and improvement of La Media Road on the east side for the construction of a second northbound through lane from Airway Road to approximately 600 feet north of Airway Road, satisfactory to the City Engineer. All improvements shall be constructed and operational prior to the issuance of first occupancy.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

41. The project drains to the existing temporary pump station 23 (PS 23T). Prior to the issuance of any building permit, Owner/Permittee shall: (1) install components of the Permanent Pump Station 23; (2) install components of the Permanent Pump Station 23 and contribute proportionately based on the project size and impact to upgrade the affiliated sewer infrastructure; or (3) contribute proportionately based on the project size and impact to upgrade the affiliated sewer infrastructure, all in a manner satisfactory to the Public Utilities Director and the City Engineer.

42. The proposed development is currently subject to the following reimbursement fees: The Otay Mesa Sewer Surcharge fee of \$1821.75 per living unit plus 6% simple interest from 3-12-08 (21351-D-O).

43. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond the design and construction of an 10" PVC public sewer on Airway Road as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Director and the City Engineer.

44. The Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private sewer lateral encroaching into the Public Right-of-Way.

45. The Owner/Permittee shall design and construct all proposed public sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

46. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

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 December 16, 2020 and [Approved Resolution Number].

DRAFT

ATTACHMENT 5

Permit Type/PTS Approval No.: Site Development Permit No. 2430528
Date of Approval: December 16, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
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.

Airway Logistics Owner LLC
Owner/Permittee

By _____
NAME
TITLE

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

ATTACHMENT 5

Permit Type/PTS Approval No.: Site Development Permit No. 2430528
Date of Approval: December 16, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
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.

Airway Logistics Owner LLC
Owner/Permittee

By _____
NAME
TITLE

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

RESOLUTION NUMBER R-_____

ADOPTED ON DECEMBER 16, 2020

WHEREAS, the City of San Diego Planning Department conducted a comprehensive plan update to the Otay Mesa Community Plan that included a General Plan Amendment, rescission of the Otay Mesa Development District, adoption of a Rezone Ordinance to replace the Otay Mesa Development District with citywide zoning and the creation of two new Community Plan implementation Overlay Zones, amendments to the City's Land Development Code, and an update of the Otay Mesa Community Plan Public Facilities Financing Plan; and

WHEREAS, on March 11, 2014, the San Diego City Council adopted Resolution No. R-308810, certifying the Program Environmental Impact Report No. 30330/304032, prepared for the Otay Mesa Community Plan update (OMCPU EIR), a copy of which is on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on May 21, 2020, Airway Logistics Owner LLC submitted an application to the Development Services Department for approval of Site Development Permit No. 2430528 for the Industrial Building SDP (Project) as well as approval of minor technical changes and additions to the OMCPU PEIR; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Program Environmental Impact Report if such Addendum meets the requirements of CEQA; NOW, THEREFORE,

BE IT RESOLVED, by the Hearing Officer of the City of San Diego as follows:

1. That the information contained in the final Program Environmental Impact Report No. 30330/304032 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this San Diego Hearing Officer prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Program Environmental Impact Report No. 30330/304032 for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Program Environmental Impact Report No. 30330/304032 or that any significant effects previously examined will be substantially more severe than shown in the Program Environmental Impact Report No. 30330/304032.
4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project

proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines section 15164, only minor technical changes or additions are necessary, and therefore, the San Diego Hearing Officer adopts Addendum to Program Environmental Impact Report No. 30330/304032 with respect to the Project, a copy of which is on file in the office of the City Clerk.

WHEREAS, pursuant to CEQA section 21081.6, the San Diego Hearing Officer adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this the San Diego Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

WHEREAS, the Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
Travis Cleveland, Development Project Manager

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT NO. 2430528

PROJECT NO. 665589

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum No. 665589 to Program Environmental Impact Report (PEIR) No. 30330/304032 shall be made conditions of Site Development Permit No. 2430528 as may be further described below.

The project shall be required to comply with the applicable mitigation measures outlined within the Mitigation Monitoring and Reporting Program (MMRP) of the previously certified PEIR (No. 30330/304032/SCH No. 2004651076) and those identified with the project-specific subsequent technical studies. The following MMRP identifies measures that specifically apply to this project.

A. GENERAL REQUIREMENTS: PART I – Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the

long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS: PART II – Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRECONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Biologist, Qualified Archaeologist, and Native American Monitor

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360.**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 665589 and/or Environmental Document No. 665589, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

2. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency:
Not Applicable
4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction

schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Consultant Qualification Letters	Prior to Preconstruction Meeting
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Traffic	Traffic Reports	Traffic Features Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Biological Resources

MM-BIO-1: Non-native Grassland

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 make payment to the City Habitat Acquisition Fund (HAF) to mitigate for the loss of 9.4 acres of non-native grasslands (Tier IIIB). This fee is based on mitigation ratios, per the City of San Diego Biology Guidelines, of 0.5:1 ratio if mitigation would occur inside of the MHPA and a 1:1 ratio should mitigation occur outside of the MHPA. The project proposes to mitigate for impacts to 9.4 acres of non-native grassland through monetary compensation to the City’s Habitat Acquisition Fund at 0.5:1 ratio requiring mitigation equal to 4.7 acres.

MM-BIO-2: Biological Resource Protection During Construction

- I. Prior to Construction
 - A. Biologist Verification: The owner/permittee shall provide a letter to the City’s Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego’s Biological Guidelines (2018),

has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.

- B. Preconstruction Meeting: The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. Biological Documents: The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. BCME: The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. Avian Protection Requirements: To avoid any direct impacts to the northern harrier and the western burrowing owl, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD MMC and MSCP for review and approval prior to initiating any construction activities. If nesting northern harriers or western burrowing owl, are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all

measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. Resource Delineation: Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. Education: Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. Monitoring: All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. Subsequent Resource Identification: The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc). If active nests of the northern harrier or western burrowing owl or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state, and federal law. The Qualified Biologist shall

submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

MM-BIO-3: Western Burrowing Owl

Impacts to the Western Burrowing Owl (BUOW), should it be present prior to construction, shall be mitigated, as follows:

Preconstruction Survey Element

Prior to Permit or Notice to Proceed Issuance

1. As this project has been determined to be BUOW occupied or to have BUOW occupation potential, the Applicant Department or Permit Holder shall submit evidence to the ADD of Entitlements and Multiple Species Conservation Program (MSCP) staff verifying that a Biologist possessing qualifications pursuant "Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency Department of Fish and Game. March 7, 2012 (hereafter referred as CDFG 2012, Staff Report), has been retained to implement a burrowing owl construction impact avoidance program.
2. The qualified BUOW biologist (or their designated biological representative) shall attend the pre-construction meeting to inform construction personnel about the City's BUOW requirements and subsequent survey schedule.

Prior to Start of Construction

1. The Applicant Department or Permit Holder and Qualified Biologist must ensure that initial pre-construction/take avoidance surveys of the project "site" are completed between 14 and 30 days before initial construction activities, including brushing, clearing, grubbing, or grading of the project site; regardless of the time of the year. "Site" means the project site and the area within a radius of 450 feet of the project site. The report shall be submitted and approved by the Wildlife Agencies and/or City MSCP staff prior to construction or BUOW eviction(s) and shall include maps of the project site and BUOW locations on aerial photos.
2. The pre-construction survey shall follow the methods described in CDFG 2012, Staff Report - Appendix D.
3. 24 hours prior to commencement of ground disturbing activities, the Qualified Biologist shall verify results of preconstruction/take avoidance surveys. Verification shall be provided to the City's Mitigation Monitoring and Coordination (MMC) and MSCP Sections. If results of the preconstruction surveys have changed and BUOW are present in areas not previously identified, immediate notification to the City and WA's shall be provided prior to ground disturbing activities.

During Construction

ATTACHMENT 6

1. Best Management Practices shall be employed as BUOWs are known to use open pipes, culverts, excavated holes, and other burrow-like structures at construction sites. Legally permitted active construction projects which are BUOW occupied and have followed all protocol in this mitigation section, or sites within 450 feet of occupied BUOW areas, should undertake measures to discourage BUOWs from recolonizing previously occupied areas or colonizing new portions of the site. Such measures include, but are not limited to, ensuring that the ends of all pipes and culverts are covered when they are not being worked on, and covering rubble piles, dirt piles, ditches, and berms.
2. On-going BUOW Detection - If BUOWs or active burrows are not detected during the pre-construction surveys, Section "A" below shall be followed. If BUOWs or burrows are detected during the pre-construction surveys, Section "B" shall be followed. NEITHER THE MSCP SUBAREA PLAN NOR THIS MITIGATION SECTION ALLOWS FOR ANY BUOWs TO BE INJURED OR KILLED OUTSIDE OR WITHIN THE MHPA; in addition, IMPACTS TO BUOWs WITHIN THE MHPA MUST BE AVOIDED.
 - A. Post Survey Follow Up if Burrowing Owls and/or Signs of Active Natural or Artificial Burrows Are Not Detected During the Initial Pre-Construction Survey - Monitoring the site for new burrows is required using CDFW Staff Report 2012 Appendix D methods for the period following the initial pre-construction survey, until construction is scheduled to be complete and is complete (*NOTE - Using a projected completion date (that is amended if needed) will allow development of a monitoring schedule*).
 - 1) If no active burrows are found but BUOWs are observed to occasionally (1-3 sightings) use the site for roosting or foraging, they should be allowed to do so with no changes in the construction or construction schedule.
 - 2) If no active burrows are found but BUOWs are observed during follow up monitoring to repeatedly (4 or more sightings) use the site for roosting or foraging, the City's MMC and MSCP Sections shall be notified and any portion of the site where owls have been sites and that has not been graded or otherwise disturbed shall be avoided until further notice.
 - 3) If a BUOW begins using a burrow on the site at any time after the initial pre-construction survey, procedures described in Section B must be followed.
 - 4) Any actions other than these require the approval of the City and the Wildlife Agencies.
 - B. Post Survey Follow Up if Burrowing Owls and/or Active Natural or Artificial Burrows are detected during the Initial Pre-Construction Survey - Monitoring the site for new burrows is required using Appendix D CDFG 2012, Staff Report for the period following the initial pre-construction survey, until construction is scheduled to be complete and is complete (*NOTE - Using a projected completion date (that is amended if needed) will allow development of a monitoring schedule which adheres to the required number of surveys in the detection protocol*).

- 1) This section (B) applies only to sites (including biologically defined territory) wholly outside of the MHPA – all direct and indirect impacts to BUOWs within the MHPA SHALL be avoided.
- 2) If one or more BUOWs are using any burrows (including pipes, culverts, debris piles etc.) on or within 300 feet of the proposed construction area, the City's MMC and MSCP Sections shall be contacted. The City's MSCP and MMC Section shall contact the Wildlife Agencies regarding eviction/collapsing burrows and enlist appropriate City biologist for on-going coordination with the Wildlife Agencies and the qualified consulting BUOW biologist. No construction shall occur within 300 feet of an active burrow without written concurrence from the Wildlife Agencies. This distance may increase or decrease, depending on the burrow's location in relation to the site's topography, and other physical and biological characteristics.
 - a) Outside the Breeding Season - If the BUOW is using a burrow on site outside the breeding season (i.e. September 1 – January 31), the BUOW may be evicted after the qualified BUOW biologist has determined via fiber optic camera or other appropriate device, that no eggs, young, or adults are in the burrow. Eviction requires preparation of an Exclusion Plan prepared in accordance with CDFW Staff Report 2012, Appendix E (or most recent guidance available) for review and submittal to Wildlife Agencies. Written concurrence from the Wildlife Agencies is required prior to Exclusion Plan implementation.
 - b) During Breeding Season - If a BUOW is using a burrow on-site during the breeding season (Feb 1-Aug 31), construction shall not occur within 300 feet of the burrow until the young have fledged and are no longer dependent on the burrow, at which time the BUOWs can be evicted. Eviction requires preparation of an Exclusion Plan prepared in accordance with CDFW Staff Report 2012, Appendix E (or most recent guidance available) for review and submittal to Wildlife Agencies. Written concurrence from the Wildlife Agencies is required prior to Exclusion Plan implementation.
3. Survey Reporting During Construction - Details of construction surveys and evictions (if applicable) carried out shall be immediately (within 5 working days or sooner) reported to the City's MMC, and MSCP Sections and the Wildlife Agencies and must be provided in writing (as by e-mail) and acknowledged to have been received by the required Agencies and DSD Staff member(s).

Post Construction

1. Details of the all surveys and actions undertaken on-site with respect to BUOWs (i.e. occupation, eviction, locations etc.) shall be reported to the City's MMC Section and the Wildlife Agencies within 21 days post-construction and prior to the release of any grading

bonds. This report must include summaries off all previous reports for the site; and maps of the project site and BUOW locations on aerial photos.

MM-BIO-4: Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines (LUAG)

Prior to issuance of any construction permit or notice to proceed, MSCP staff shall verify the Owner/Permittee has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines.

- A. Grading/Land Development/MHPA Boundaries: MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- B. Drainage: All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- C. Toxics/Project Staging Areas/Equipment Storage: Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall incorporate into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- D. Lighting: Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.
- E. Barriers: New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.

- F. Invasives: No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.

- G. Brush Management: New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consistent with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.

Historical Resources

MM-HIST-1: Archaeological Monitoring

I. Prior to Permit Issuance

A. Entitlements Plan Check

- 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the ADD Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

- 1. The applicant shall submit a letter of verification to MMC identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour Hazardous Waste Operations and Emergency Response training with certification documentation.

- 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.

- 3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The CM is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances Occupational Safety and Health Administration safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program which has been reviewed by the Native American consultant/monitor and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. **Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.

ATTACHMENT 6

3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future surface disturbance, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate

treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

- D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

- C. Curation of artifacts: Accession Agreement and Acceptance Verification
 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Transportation/Circulation

MM-TRA-1: La Media Road Between SR-905 Eastbound Ramps and Airway Road

Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the widening and improvement of La Media Road on the east side for construction of a second northbound through lane from Airway Road to approximately 600 feet north of Airway Road, satisfactory to the City Engineer. All improvements shall be constructed and operational prior to the issuance of occupancy permit.

Cleveland, Travis

From: Hixson, Rob @ San Diego <Rob.Hixson@cbre.com>
Sent: Wednesday, November 25, 2020 3:44 PM
To: Cleveland, Travis; Armstrong, Jen @ San Diego
Subject: [EXTERNAL] RE: Otay Mesa Planning Group - November 18th - Meeting

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Travis, unanimously for and approved by the Planning Group so 12 to 0 Appreciate your follow up Have a wonderful Thanksgiving. Rob

From: Cleveland, Travis <TCleveland@sandiego.gov>
Sent: Wednesday, November 25, 2020 3:07 PM
To: Hixson, Rob @ San Diego <Rob.Hixson@cbre.com>; Armstrong, Jen @ San Diego <Jen.Armstrong@cbre.com>
Subject: RE: Otay Mesa Planning Group - November 18th - Meeting

External

Hi Rob and Jen,

Can you provide the forms for your vote on this project? Absent that, a quick confirmation of the vote by email will suffice, with forms to follow at a later date. I'm finishing the staff report for this project and I need to outline the vote therein.

Thanks!

Respectfully,

Travis Cleveland

Development Project Manager
City of San Diego
Development Services Department
T (619) 446-5407
sandiego.gov

I AM CURRENTLY WORKING REMOTELY TO PROMOTE SOCIAL DISTANCING. I APPRECIATE YOUR PATIENCE DURING THIS TIME.

COVID-19: DSD Business Days and Hours

[Development Services is currently closed to the public due to the COVID-19 crisis](#), but services are available. [See this link for more information.](#)



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

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

Approval Type: Check appropriate box for type of 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: Airway Logistics Center **Project No. For City Use Only:** _____
Project Address: TBD - South of Airway Rd; West of La Media APN 646-110-28

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: Airway Logistics Owner, LLC Owner Tenant/Lessee Successor Agency
Street Address: 1261 Prospect Street, Ste #9
City: La Jolla State: CA Zip: 92037
Phone No.: 888-815-8886 Fax No.: _____ Email: ben@badieedevelopment.com
Signature: _____ Date: _____
Additional pages Attached: Yes No

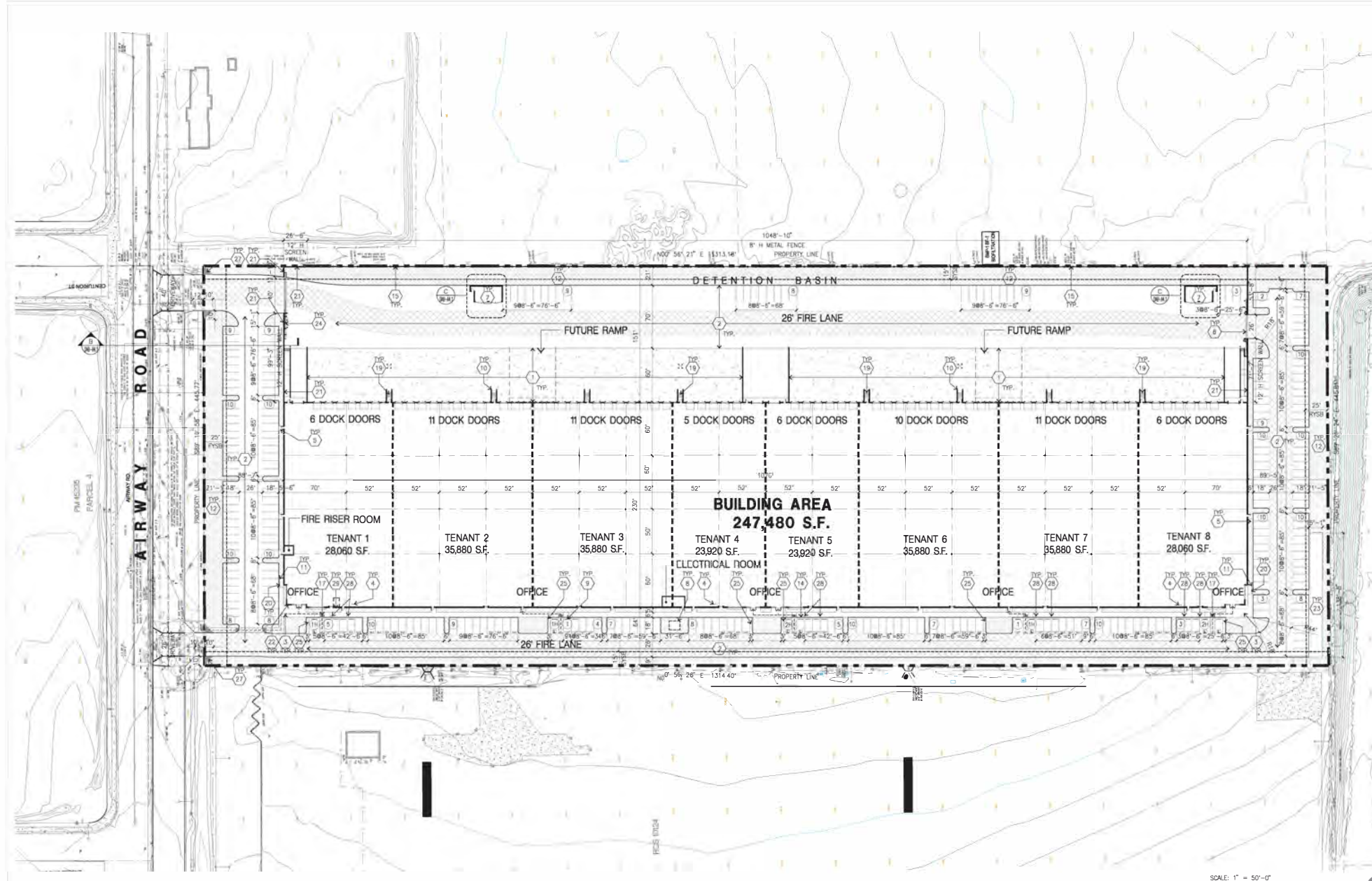
Applicant

Name of Individual: Airway Logistics Owner, LLC Owner Tenant/Lessee Successor Agency
Street Address: 1261 Prospect Street Ste #9
City: La Jolla State: CA Zip: 92037
Phone No.: 888-815-8886 Fax No.: _____ Email: ben@badieedevelopment.com
Signature: _____ Date: _____
Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Ben Badiee Owner Tenant/Lessee Successor Agency
Street Address: 1261 Prospect Street, Ste #9
City: La Jolla State: CA Zip: 92037
Phone No.: 888-815-8886 Fax No.: _____ Email: ben@badieedevelopment.com
Signature: _____ Date: _____
Additional pages Attached: Yes No

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



PROJECT INFORMATION

Owner
TMF AIRWAY, LLC
374 E H STREET, SUITE 962
CHULA VISTA, CA 9191C
TEL: (619) 997-0779

Applicant's Representative
HPA, INC.
18831 BARDEEN AVENUE SUITE 100
IRVINE, CA 92612
TEL: (949) 862-2173
CONTACT: NANCY PARK

Applicant / Developer
BADIEE DEVELOPMENT
1261 PROSPECT STREET STE.9
LA JOLLA, CA 92037
TEL: 888-815-8886
CONTACT: SCOTT MERRY

Address of the property
AIRWAY ROAD

Assessor's Parcel Number
646-110-28-00

Zoning
INDUSTRIAL BUSINESS AND TRADE ZONE (IBT-1-1) EXISTING USE: VACANT LAND PROPOSED USE: INDUSTRIAL WAREHOUSE/DISTRIBUTION

Overlay Zones:
AIRPORT LAND USE CAPABILITY OVERLAY ZONE (BROWN FIELD), AIRPORT INFLUENCE AREAS (REVIEW AREA 1 & 2), FAA PART 77 NOTICING AREA, AIRPORT'S SAFETY ZONES (SAFETY ZONE 6), COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE - SECTION A (CPIOZ-A), PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA), PRIME INDUSTRIAL LANDS AND TRANSIT PRIORITY AREA (TPA).

Project Description
THE 12.83 ACRE AIRWAY INDUSTRIAL PROJECT (PROJECT) IS SOUTH OF AIRWAY ROAD AND WEST OF LA MEDIA ROAD WITHIN THE OTAY MESA COMMUNITY PLAN AREA SOUTH PLANNING DISTRICT. THE ASSESSOR PARCEL NUMBER IS 646-110-28. CURRENT USE IS A VACANT LOT. THE PROJECT PROPOSES TO CONSTRUCT A 247,480 SQUARE FOOT MULTI-TENANT INDUSTRIAL/DISTRIBUTION BUILDING WITH APPROXIMATELY 235,480 SQUARE FEET OF WAREHOUSE AND 12,000 SQUARE FEET OF OFFICE. THE PROJECT INCLUDES 276 PARKING SPACES WITH 6 MOTORCYCLE SPACES AND 66 DOCK DOORS. THE PROJECT WILL BE WIDENING OF AIRWAY ROAD TO ITS FULL WIDTH 76' CURB TO CURB AS IDENTIFIED AS A 4 LANE MAJOR IN THE OTAY MESA COMMUNITY PLAN MOBILITY ELEMENT. SITE ACCESS IS PROVIDED FROM TWO DRIVEWAYS OFF OF THE SOUTH SIDE OF AIRWAY ROAD.

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THE WEST 2/3 OF THE WEST HALF OF SAID EAST HALF. EXCEPTING ALL OIL, GAS AND MINERALS IN, UNDER AND ALONG AND ACROSS THE ABOVE DESCRIBED PROPERTY, AS EXCEPTED IN PREVIOUS DEEDS OF RECORD. 49% 646-110-28-00

VICINITY MAP



PROJECT DATA

SITE AREA	In s.f.	558,927 s.f.
	In acres	12.83 ac
BUILDING AREA	Office	12,000 s.f.
	Warehouse	235,480 s.f.
	TOTAL	247,480 s.f.
FAR		0.44
AUTO PARKING REQUIRED	Office: 3,311,000 s.f.	40 stalls
	Whse: 1/1,000 s. f.	26 stalls
	TOTAL	276 stalls
AUTO PARKING PROVIDED	Standard (8.5' x 18')	224 stalls
	Standard Accessible (9' x 18')	5 stalls
	Van Accessible (12' x 18')	2 stalls
	EV charging only (8.5' x 18')	15 stalls
	Standard Accessible EV (9' x 18')	1 stalls
	Van Accessible EV (12' x 18')	1 stalls
	Clean Air Van Pool (8.5' x 18')	28 stalls
	TOTAL	276 stalls @ 11/1000 SF
BICYCLE PARKING REQUIRED	Short-term	2 spaces
	Long-term (5% of total auto)	14 spaces
BICYCLE PARKING PROVIDED	Short-term	10 spaces
	Long-term (5 spaces per rack)	15 spaces
MOTORCYCLE PARKING REQUIRED		6 spaces
ZONING ORDINANCE FOR CITY	Zoning Designation - Industrial Business and trade zone (IBT - 1-1)	
MAXIMUM BUILDING HEIGHT ALLOWED	Height - 44.35'	
MAXIMUM FLOOR AREA RATIO	FAR - 0.5	
LANDSCAPE PROVIDED	Percentage -	11.7%
	In s.f.	65,117 s.f.
GEOLOGICAL HAZARD CATEGORY		53
SETBACKS	Front yard setback -	25'
	Side yard setback -	15'
	Rear yard setback -	25'

CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

SHEET INDEX

- DAB-A1.1 OVERALL SITE PLAN
- DAB-A1.2 ENLARGED SITE PLAN
- DAB-A1.3 OVERALL FLOOR PLAN
- DAB-A2.1 OVERALL ROOF PLAN
- DAB-A2.2 ELEVATIONS
- DAB-A3.1 SITE DETAILS
- DAB-A3.2 LANDSCAPE PLAN
- DAB-A4.1 GRADING PLAN
- DAB-A4.2 GRADING PLAN
- DAB-A4.3 GRADING PLAN
- DAB-A4.4 FIRE ACCESS PLAN
- LI
- CD
- CI
- C4

SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
- 2 ASPHALT CONCRETE (AC) PAVING.
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH
- 4 LONG-TERM BICYCLE RACK, 3 LOCATIONS WITH 5 EACH.
- 5 5'-6" x 15'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- 6 PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 7 TRASH ENCLOSURE PER CITY STANDARD.
- 8 APPROXIMATE LOCATION OF TRANSFORMER.
- 9 PRE-CAST CONCRETE WHEEL STOP.
- 10 CONCRETE FILLED GUARD POST 6 DIA. U.N.D. 42" H.
- 11 DESIGNATED SMOKING AREA.
- 12 LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- 13 ACCESSIBLE ENTRY SIGN.
- 14 ACCESSIBLE PARKING STALL SIGN.
- 15 8" HIGH METAL FENCE.
- 16 42" HIGH CONCRETE GUARDWALL.
- 17 TRUNCATED DOME.
- 18 EXTERIOR METAL STAR WITH GUARDRAIL AND HANDRAIL.
- 19 EXTERIOR CONCRETE STAR WITH GUARDRAIL AND HANDRAIL.
- 20 SHORT-TERM BICYCLE RACK, 5 EACH.
- 21 12" HIGH SCREEN WALL.
- 22 PROVIDE BUILDING ADDRESS NUMBER PER FHPS POLICY (P-00-60/CF 9014.4)
- 23 2,000 SF OUTDOOR UNROOFED PATIO AREA.
- 24 8" HIGH TELESCOPING GATE W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 25 3' X 8' MOTORCYCLE PARKING STALL.
- 26 8" HIGH SCREEN WALL.
- 27 VISIBILITY TRIANGLES. NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 24 INCHES IN HEIGHT.
- 28 EV CHARGER.
- 29 FUTURE SHOWER ROOM.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE CURBS, GUTTERS AND SWALES.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" O.A. W/ EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.D.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
16. ALL WORK PROPOSED IN THE PUBLIC RIGHT-OF-WAY TO BE APPROVED UNDER A SEPARATE PUBLIC RIGHT-OF-WAY PERMIT.

SITE LEGEND

- CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS
- ASPHALT CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING STALL (8'-6" X 18')
- ACCESSIBLE PARKING STALL (9' X 18') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (12' X 18') + 5' W/ ACCESSIBLE AISLE
- CLEAN AIR / VANPOOL PARKING STALL (8'-6" X 18')
- LANDSCAPED AREA
- PATH OF TRAVEL
- 26" FIRE WIDE FIRELANE
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION



hpa, inc.
18831 bardeen avenue - ste. #100 irvine, ca 92612
tel: 949-863-1770 fax: 949-863-0851 email: hpa@hparchs.com

Owner:



1261 PROSPECT ST. STE. 9 LA JOLLA, CA 92037 TEL: 888-815-8886

Project:

AIRWAY LOGISTICS CENTER
SAN DIEGO, CA

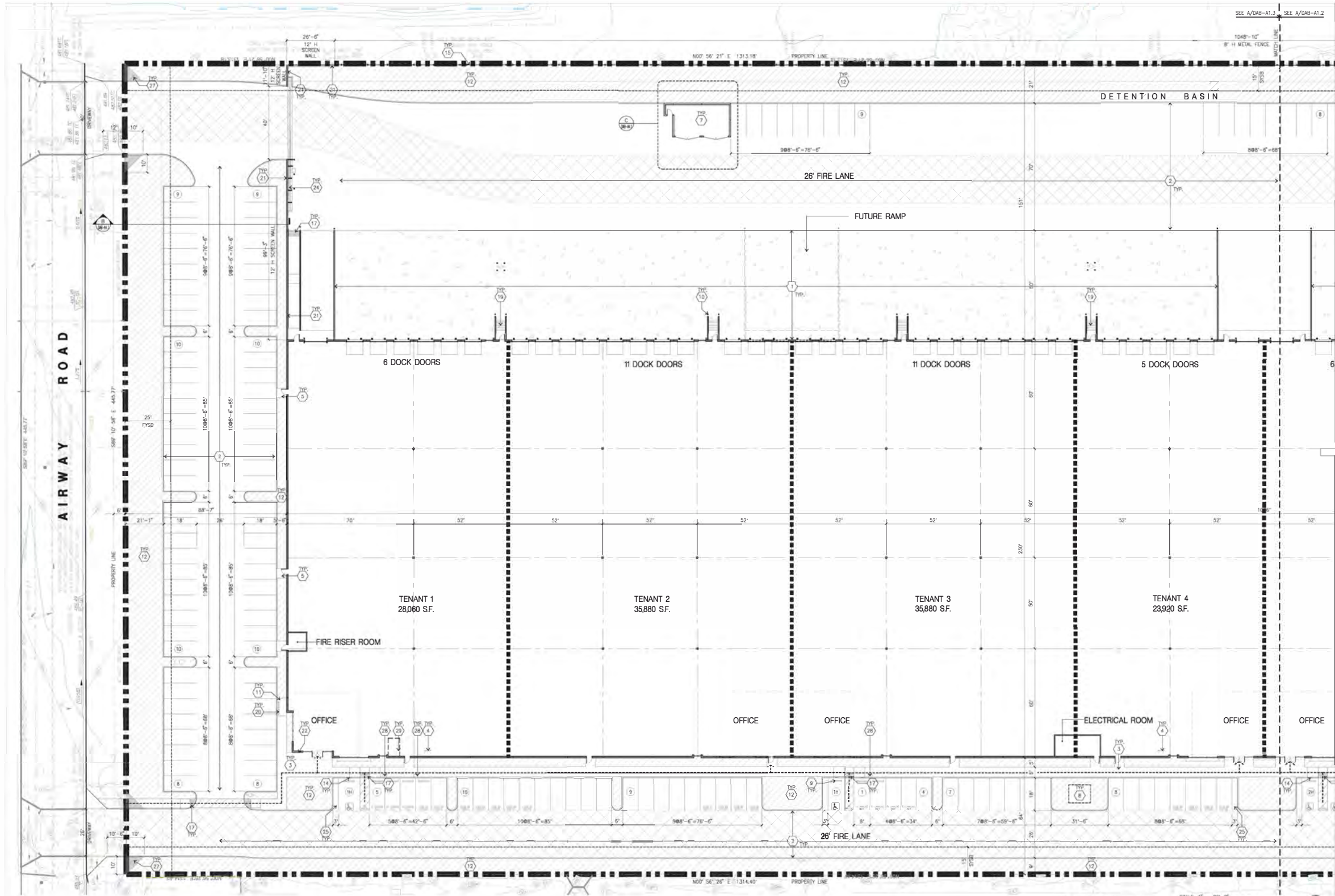
Consultants:

Civil: K&S ENGINEERING
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: Overall Site Plan

Project Number: 20054
Drawn by: NP
Date: 04/29/2020
Revision: -

Sheet: DAB-A1.1



SITE PLAN KEYNOTES

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> 1) HEAVY BROOM FINISH CONCRETE PAVEMENT. 2) ASPHALT CONCRETE (AC) PAVING 3) CONCRETE WALKWAY, MEDIUM BROOM FINISH 4) LONG-TERM BICYCLE RACK, 3 LOCATIONS WITH 5 EACH. 5) 3'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. 6) PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. 7) TRASH ENCLOSURE PER CITY STANDARD. 8) APPROXIMATE LOCATION OF TRANSFORMER. 9) PRE-CAST CONCRETE WHEEL STOP. 10) CONCRETE FILLED GUARD POST 6 DIA. U.N.O. 42" H. 11) DESIGNATED SMOKING AREA. | <ul style="list-style-type: none"> 12) LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING. 13) ACCESSIBLE ENTRY SIGN. 14) ACCESSIBLE PARKING SIGN. 15) 8" HIGH METAL FENCE. 16) 42" HIGH CONCRETE GUARDWALL. 17) TRUNCATED DOME. 18) EXTERIOR METAL STAR WITH GUARDRAL AND HONORAL. 19) EXTERIOR CONCRETE STAR WITH GUARDRAL AND HONORAL. 20) SHORT-TERM BICYCLE RACK, 5 EACH. 21) 12" HIGH SCREEN WALL. 22) PROVIDE BUILDING ADDRESS NUMBER PER THPS POLICY P-00-06(UFC 901.4.4) | <ul style="list-style-type: none"> 23) 2,000 SF OUTDOOR UNROOFED PATIO AREA. 24) 8" HIGH TELESCOPING GATE W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. 25) 3' X 8' MOTORCYCLE PARKING STALL. 26) 8" HIGH SCREEN WALL. 27) VISIBILITY TRIANGLES. NO OBSTRUCTION INCLUDING LANDSCAPING OR 5 WALLS IN THE VISIBILITY AREA SHALL EXCEED 24 INCHES IN HEIGHT. 28) EV CHARGER. 29) FUTURE SHOWER ROOM. |
|---|---|--|

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY TBL.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, OUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ RODDED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4" FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

ENLARGED SITE PLAN

SITE LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS ASPHALT CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS STANDARD PARKING STALL (8'-6" X 18') ACCESSIBLE PARKING STALL (9' X 18') + 5' W/ ACCESSIBLE AISLE ACCESSIBLE PARKING (VAN) STALL (12' X 18') + 5' W/ ACCESSIBLE AISLE | <ul style="list-style-type: none"> LANDSCAPED AREA PATH OF TRAVEL 26' FIRE WIDE FREELANE EXISTING PUBLIC FIRE HYDRANT PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION CLEAN AIR/ VANPOOL PARKING STALL (8'-6" X 18') |
|---|--|

CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT



hpa, inc.
18831 bardeen avenue - ste. #100 Irvine, ca 92612
tel: 949-963-1770 fax: 949-963-0851 email: hpa@hparchs.com

Owner:



1261 PROSPECT ST. STE. 9 LA JOLLA, CA 92037
TEL : 888-815-8886

Project:

AIRWAY LOGISTICS CENTER

SAN DIEGO, CA

Consultants:

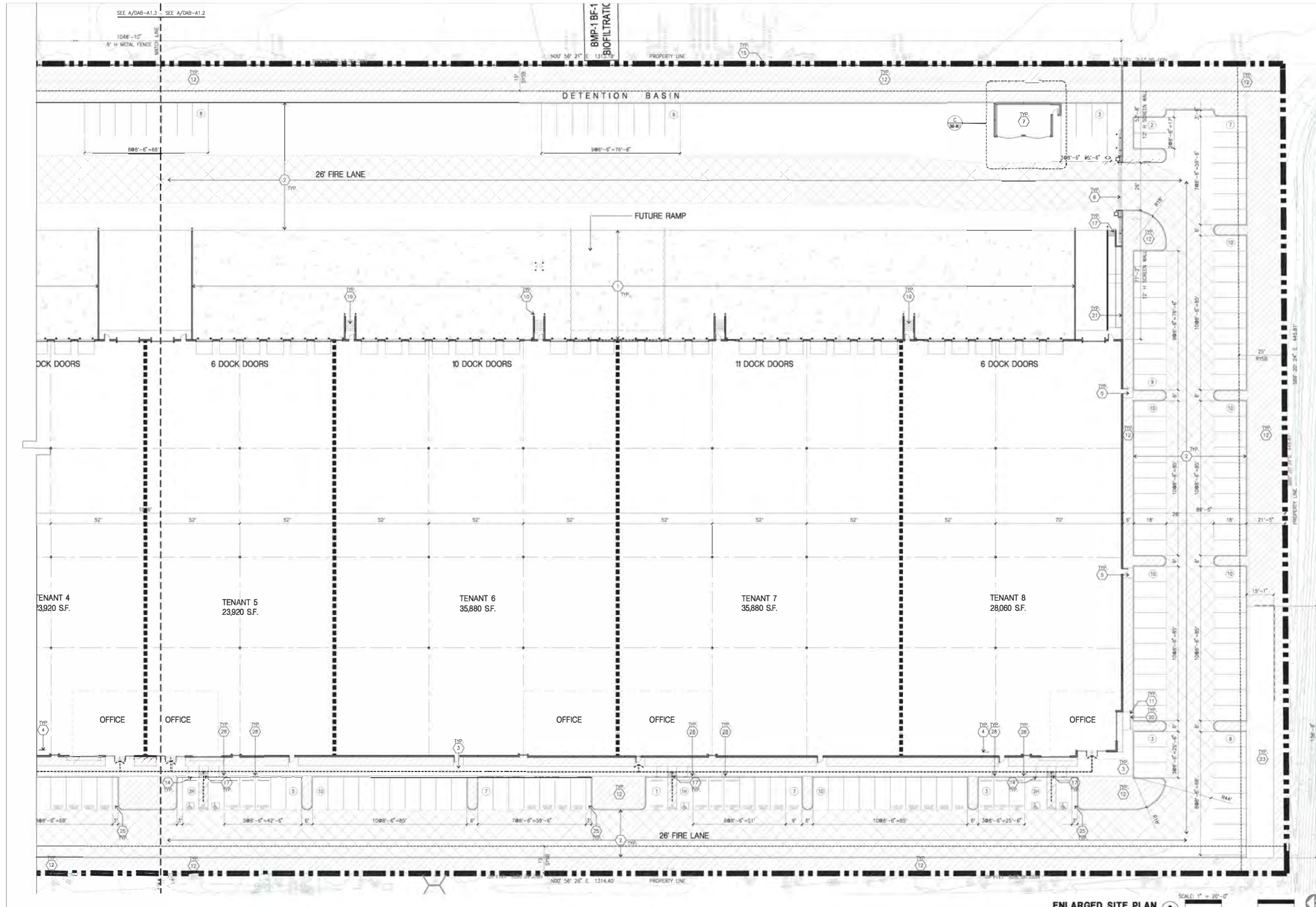
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Title: Enlarged Site Plan

Project Number: 20054
Drawn by: NP
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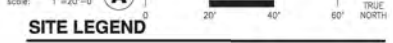
SITE PLAN KEYNOTES

- | | | |
|--|---|---|
| 1) HEAVY BROOM FINISH CONCRETE PAVEMENT. | 12) LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING. | 23) 2,000 SF OUTDOOR UNROOFED PATIO AREA. |
| 2) ASPHALT CONCRETE (AC) PAVING | 13) ACCESSIBLE ENTRY SIGN. | 24) 8' HIGH TELESCOPING GATE W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. |
| 3) CONCRETE WALKWAY, MEDIUM BROOM FINISH. | 14) ACCESSIBLE PARKING STALL SIGN. | 25) 3' X 8' MOTORCYCLE PARKING STALL. |
| 4) LONG-TERM BICYCLE RACK. 3 LOCATIONS WITH 5 EACH. | 15) 8' HIGH METAL FENCE. | 26) 8' HIGH SCREEN WALL. |
| 5) 3'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. | 16) 42" HIGH CONCRETE GUARDWALL. | 27) VISIBILITY TRIANGLES. NO OBSTRUCTION INCLUDING LANDSCAPING OR 5' WALLS IN THE VISIBILITY AREA SHALL EXCEED 24 INCHES IN HEIGHT. |
| 6) PROVIDE 8' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. | 17) TRUNCATED DOME. | |
| 7) TRASH ENCLOSURE PER CITY STANDARD. | 18) EXTERIOR METAL STAR WITH GUARDRAIL AND HANDRAIL. | |
| 8) APPROXIMATE LOCATION OF TRANSFORMER. | 19) EXTERIOR CONCRETE STAR WITH GUARDRAIL AND HANDRAIL. | |
| 9) PRE-CAST CONCRETE WHEEL STOP. | 20) SHORT-TERM BICYCLE RACK. 5 EACH. | |
| 10) CONCRETE FILLED GUARD POST *6 DIA. U.N.O. 42" H. | 21) 12" HIGH SCREEN WALL. | |
| 11) DESIGNATED SMOKING AREA. | 22) PROVIDE BUILDING ADDRESS NUMBER PER THPS POLICY P-00-6(UFC 901.4.4) | |

SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY TBD.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, CUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TIED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. MAY EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4", FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

ENLARGED SITE PLAN



SITE LEGEND

- | | |
|--|--|
| CONCRETE PAVING
SEE "C" DRWS. FOR THICKNESS | LANDSCAPED AREA |
| ASPHALT CONCRETE PAVING
SEE "C" DRWS. FOR THICKNESS | PATH OF TRAVEL |
| STANDARD PARKING STALL (8'-6" X 18') | 26' FIRE WIDE FIRELANE |
| ACCESSIBLE PARKING STALL (12' X 18')
+ 5' W/ ACCESSIBLE AISLE | EXISTING PUBLIC FIRE HYDRANT |
| ACCESSIBLE PARKING (VAN) STALL (12' X 18')
+ 5' W/ ACCESSIBLE AISLE | PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION |
| | CLEAN AIR/ WANPOOL PARKING STALL (8'-6" X 18') |

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hpa, inc.
18831 bardeen avenue - ste.
#100 Irvine, ca
92612
tel: 949-963-1770
fax: 949-963-0851
email: hpa@hparchs.com

Owner:



1261 PROSPECT ST. STE. 9
LA JOLLA, CA 92037
TEL : 888-815-8886

Project:

AIRWAY LOGISTICS CENTER

SAN DIEGO, CA

Consultants:

Civil: K&S ENGINEERING
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: HUNTER LANDSCAPE
Fire Protection:
Soils Engineer:

Title: Enlarged Site Plan

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hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949-453-1770
fax: 949-453-0851
email: hpa@hparchs.com

Owner:



1261 PROSPECT ST. STE. 9
LA JOLLA, CA 92037
TEL: 888-815-8886

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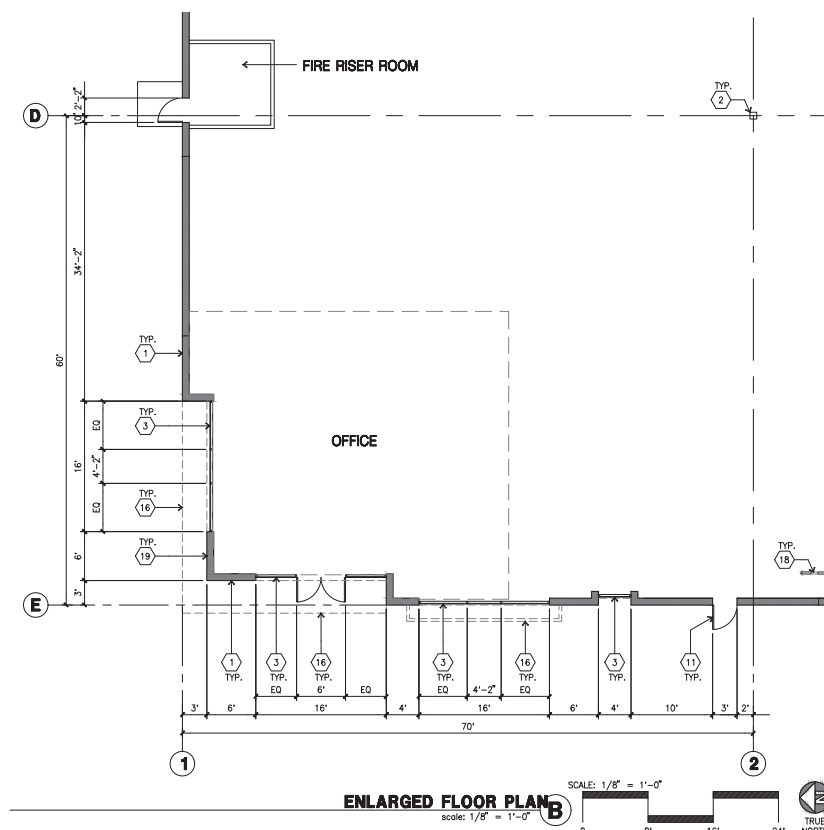
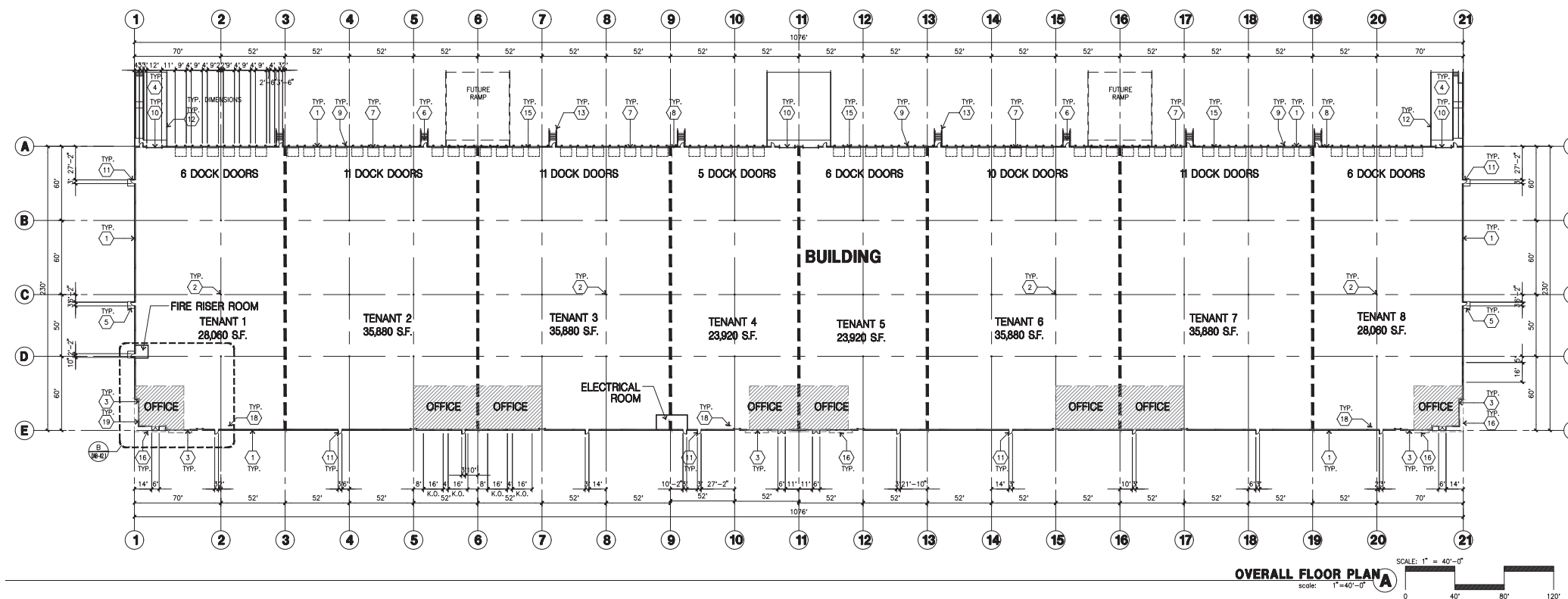
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Title: Overall Floor Plan

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FLOOR PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH CLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 4" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 5 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- 6 EXTERIOR CONCRETE STAIR.
- 7 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 4" CONCRETE GUARDWALL.
- 13 CONC. FILLED GUARD POST, 6" DIA. U.N.O., 42"H.
- 14 NOT USED.
- 15 Z GUARD.
- 16 METAL CANOPY ABOVE.
- 17 ROOF ACCESS LADDER.
- 18 INTERIOR LONG-TERM BIKE RACK.
- 19 PROVIDE BUILDING ADDRESS NUMBER PER FHPS POLICY P-00-6 (JFC 901.4.4).

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS.

1. FLOOR COMPACTION - 95%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB SEE STRUCTURAL DRAWINGS.
4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
6. CONTRACTOR TO CURE SLAB TO BE SET CURING USING BURLINE FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
9. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE.
11. WHERE INDICATED, PROVIDE VAPOR BARRIER (15ML STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.

12. SEAL CONCRETE SLAB W/ "LIPDOLITY" SEALER
13. 10' POUR STRIP AT TRUCK DOOR, 4FT. MAX. ELSEWHERE.
14. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000/BURKE EPOXY INJECTION RESIN OR EQUAL.
15. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.
16. MM-80 AT SPEED BAY ONLY.

FLOOR PLAN GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 100' O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
8. SEE BELOW FOR DOOR TYPES AND SIZES. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
10. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
11. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
12. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
13. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SEE PER 205-119-703.3.
14. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/A4.1 OFFICE SECTION.



hpa, inc.
18831 bardeen avenue - ste.
#100 Irvine, ca
92612
tel: 949-453-1770
fax: 949-453-0851
email: hpa@hparchs.com

Owner:



1261 PROSPECT ST. STE. 9
LA JOLLA, CA 92037
TEL: 888-815-8886

Project:

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LOGISTICS
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Consultants:

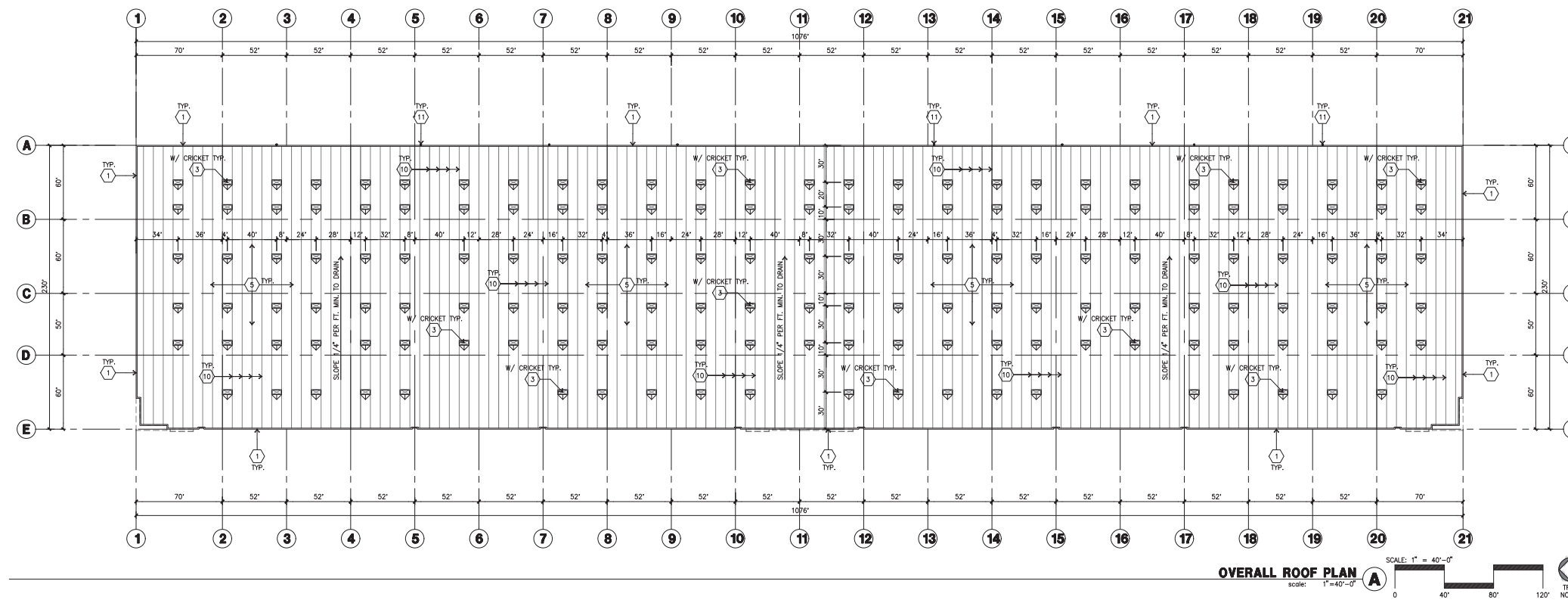
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Fire Protection: -
Soils Engineer: -

Title: Overall Roof Plan

Project Number: 20054
Drawn by: NP
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ROOF PLAN KEYNOTES

- 1 CONCRETE PARAPET.
- 2 A/C UNIT. PROVIDE SUPPORT @ ROOF AS REQUIRED.
- 3 4' X 8' CURB MOUNTED SKYLIGHT/SMOKE HATCH.
- 4 ROOF ADDRESS PAINTED BLACK 4" HIGH W/ 1" WIDE STROKE PER LETTER.
- 5 PROVIDE 4-PLY BUILT-UP ROOFING OVER ROOF SHEATHING OVER ROOF FRAMING. U.N.O.. ROOFING TO BE NO-24 CAP ROOFING BY JOHNS-MANVILLE OR EQUIV. (CLASS A RATED). 10 YEAR NO DOLLAR LIMIT WARRANTY AND 2 YEAR LABOR GUARANTEE.
- 6 NOT USED.
- 7 NOT USED.
- 8 INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
- 9 PARAPET RETURN.
- 10 STRUCTURAL JOIST.
- 11 EXTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.

ROOF PLAN GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.O.)
- 2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION.
- 3. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
- 4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
- 5. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 9, 10/ADJ CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
- 6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
- 7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE.
- 8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING.
- 9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
- 10. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.).
- 11. BUILT UP ROOFING TO BE DESIGNED FOR I 90 AND TO BE A U.L. CLASS A ROOF. FLASHING: 6AF TYPE 5MB MOPPED AP SHEET, U.L. TYPE 63 BUR.
- 12. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.
- 13. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18'-0" FROM INSIDE FACE OF PARAPET.
- 14. USE WHITE SCRIM FOIL INSULATION IN THE WAREHOUSE AREA.
- 15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
- 16. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS.
- 17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
- 18. MANUFACTURED ROOF DRAINS AND OVERFLOWS(FIXTURES) SHALL BE IAPMO LISTED.

ROOF LEGEND

- 4' X 8' CURB MOUNTED SKYLIGHT
- ROOF JOIST LINE SEE "S" DRAWINGS
- BUILDING PARAPET LINE
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

SKYLIGHT CALCULATION

PROJECT: CLEAR HEIGHT IN WAREHOUSE AREA = 32 FT. CLEAR FROM 6" BEYOND COLUMN "C" SEE A2.1 FOR LOCATIONS

REQUIRED
BUILDING FOOTPRINT = 247,172 S.F.
SKYLIGHTS REQUIRED = 2.0% = 4,960 S.F. (155 EA)

PROVIDED
SKYLIGHTS PROVIDED = 2.0% = 4,960 S.F. (155 EA)

MODEL
SKYLIGHT MODEL MANUFACTURED BY BRISTOLITE DAYLIGHTING SYSTEM
MODEL # 14886-SS-CM-1-HST OR EQUIV.
ICC-ESR-3177
BURGLAR BAR REQUIRED: YES



hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949-453-1770
fax: 949-453-0851
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1261 PROSPECT ST. STE. 9
LA JOLLA, CA 92037
TEL : 858-815-8886

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Soils Engineer: -

Title: Elevations

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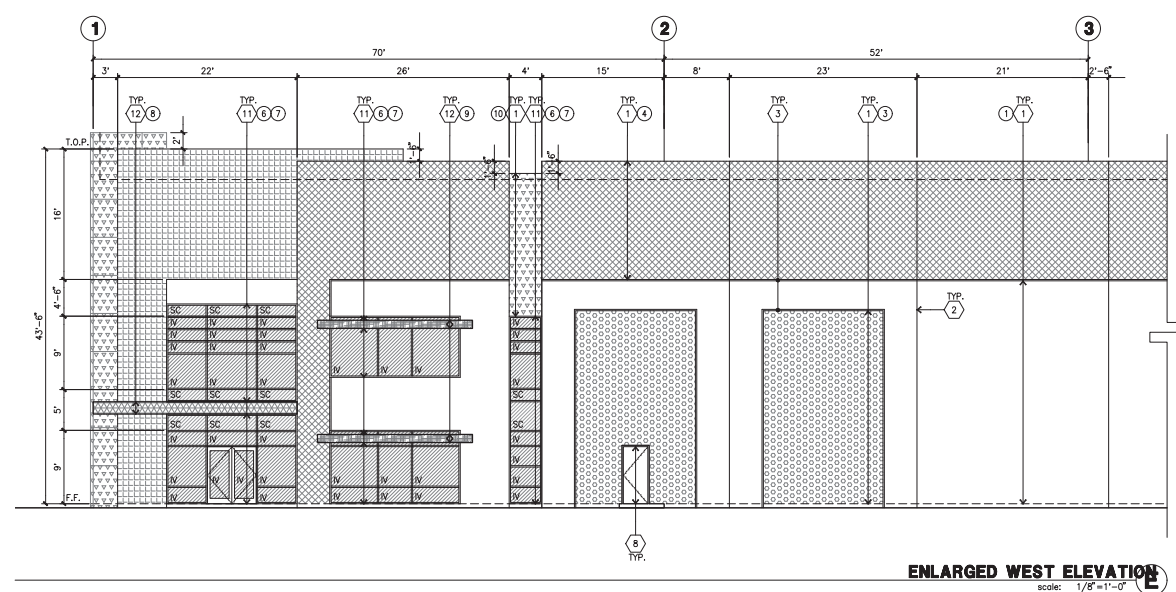
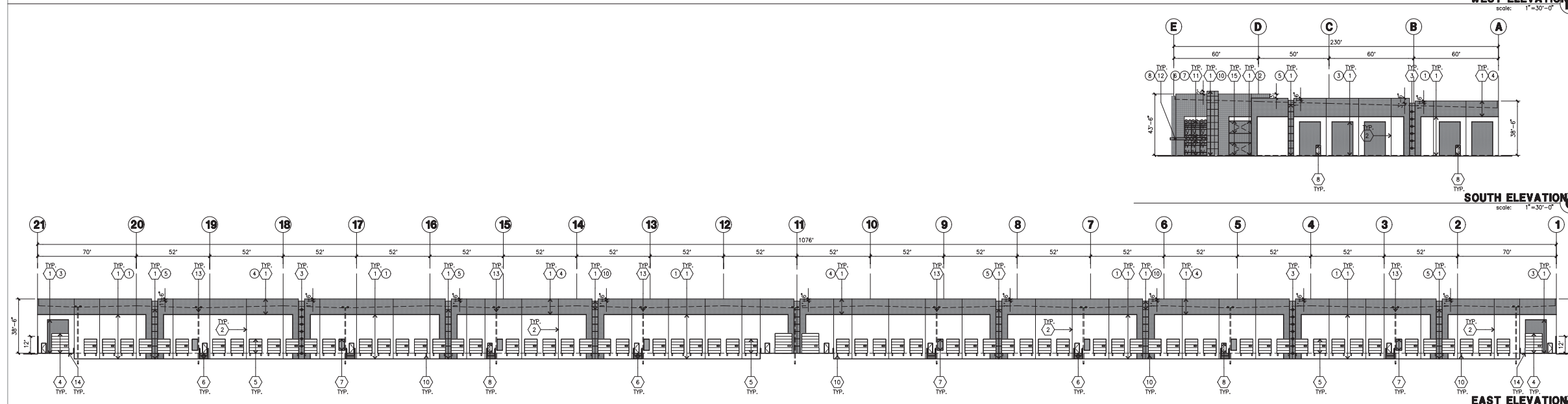
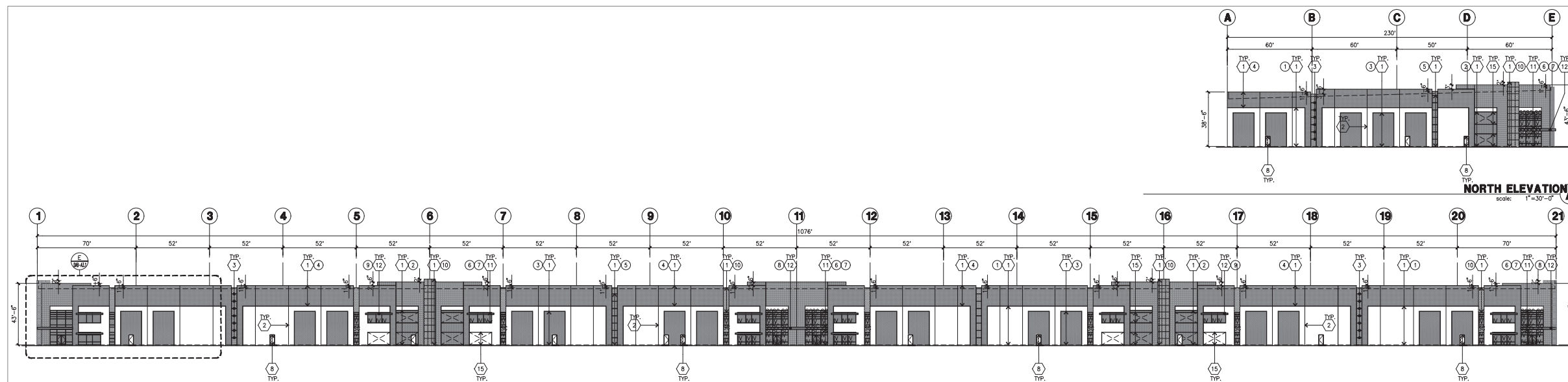
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ENLARGED WEST ELEVATION
scale: 1/8"=1'-0"

ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 12" X 14" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 9" X 10" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON-SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 4" X 8" METAL COVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR.
- 9 EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- 10 DOCK DOOR BUMPER TYPICAL.
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SILLULETS ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- 12 METAL CANOPY.
- 13 INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 15 KNOCK OUT PANEL.

ELEVATION COLOR LEGEND/SCHED.

- 1 PAINT. COLOR : SW 7004 SNOWBOUND
- 2 PAINT. COLOR : SW 7071 GRAY SCREEN
- 3 PAINT. COLOR : SW 7072 ONLINE
- 4 PAINT. COLOR : SW 7073 NETWORK GRAY
- 5 PAINT. COLOR : SW 7075 WEB GRAY
- 6 GLAZING COLOR : BLUE REFLECTIVE
- 7 MULLIONS COLOR : CLEAR ANODIZED
- 8 ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE
- 9 SW 7004 SNOWBOUND @ METAL CANOPY
- 10 ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE
- 11 SW 7072 ONLINE @ METAL CANOPY
- 12 PAINT. COLOR : SW 7586 STOLEN KISS

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. PER SPANDREL GLAZING. ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
11. ALL ROLL-UP DOORS AND SERVICE DOORS TO BE PAINTED TO MATCH BUILDING COLOR.

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- IG INSULATED VISION GLASS
 - SG SPANDREL GLASS WITH CONCRETE BEHIND
 - SL SINGLE LITE VISION GLASS
 - IV INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 80 CLEAR
IF INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27, SPAC: 0.23, VLT: 26%
MINIMUM VLT TO BE 54% PER 2019 IBC TABLE 1403.3-B
 - SC SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH WARM GRAY OPACICOAT PAINTED ON REFLECTIVE.
INSTALLED ON CONCRETE.
 - V VISION GLASS
1/4" VISTACOL PACIFICA
 - MULLIONS : ANODIZED CLEAR.

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#100 Irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:



1261 PROSPECT ST. STE. 9
LA JOLLA, CA 92037
TEL : 888-815-8886

Project:

AIRWAY
LOGISTICS
CENTER

SAN DIEGO, CA

Consultants:

- Civil: K&S ENGINEERING
- Structural: -
- Mechanical: -
- Plumbing: -
- Electrical: -
- Landscape: HUNTER LANDSCAPE
- Fire Protection: -
- Soils Engineer: -

Title: Elevations

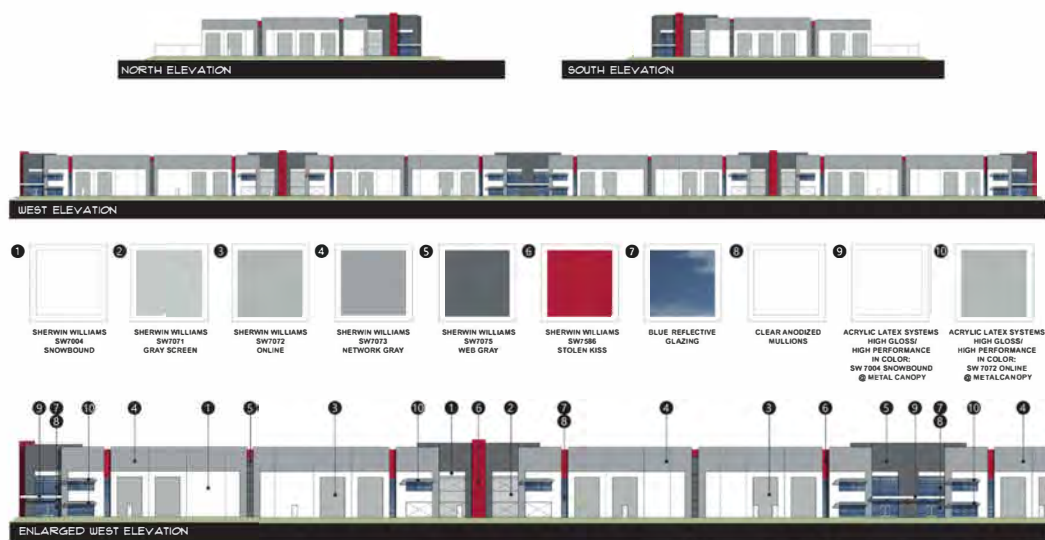
Project Number: 20054
Drawn by: NP
Date: 04/29/2020
Revision:

Sheet:

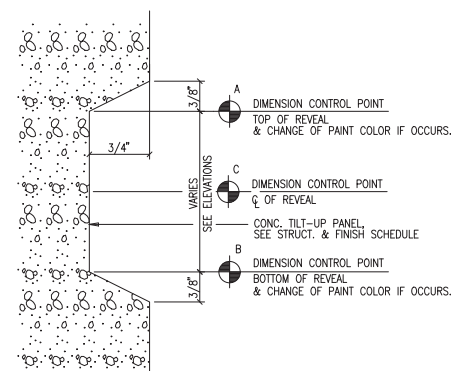
DAB-A3.2



JOB NO. 20054-09
HPA architecture
1815 1970
CONCEPTUAL ELEVATIONS - 32' CLEAR
SAN DIEGO AIRWAY ROAD
SAN DIEGO, CALIFORNIA
B BADIEE DEVELOPMENT

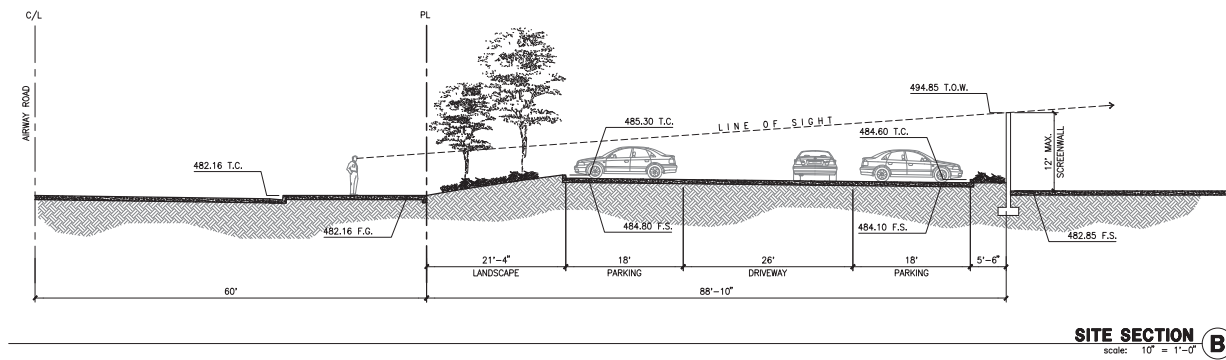


JOB NO. 20054-09
HPA architecture
1815 1970
CONCEPTUAL ELEVATIONS AND
MATERIAL BOARD
SAN DIEGO AIRWAY ROAD
SAN DIEGO, CALIFORNIA
B BADIEE DEVELOPMENT

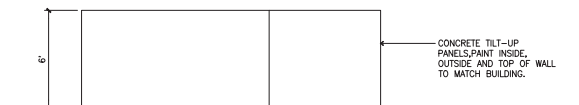


NOTES:
 1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.
 2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"

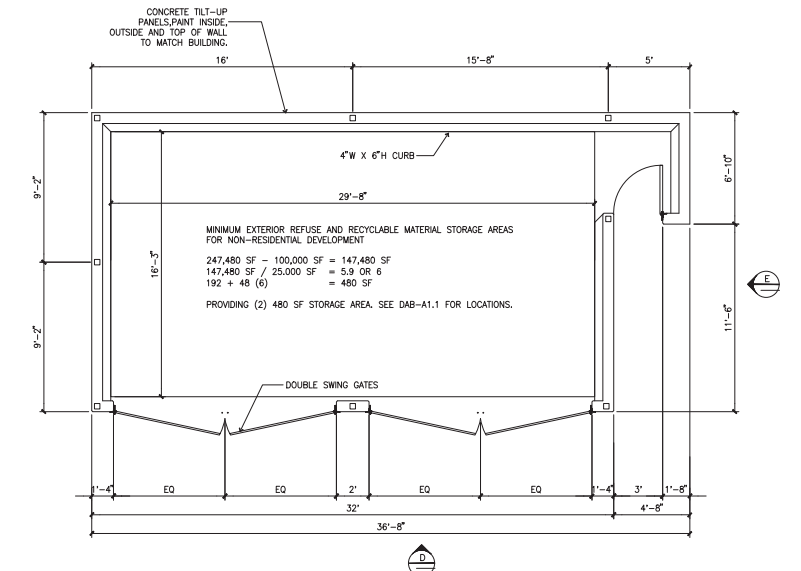
TYP. CONCRETE REVEAL F
 scale: N.T.S.



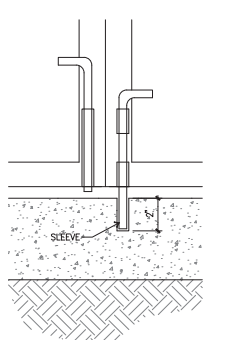
SITE SECTION B
 scale: 10' = 1'-0"



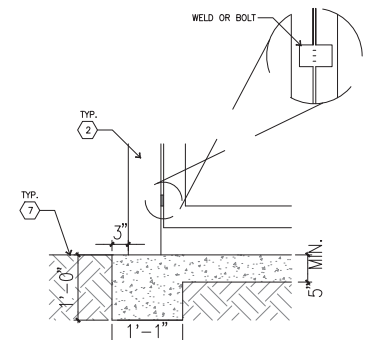
TRASH ENCLOSURE ELEVATION E
 scale: 1/4" = 1'-0"



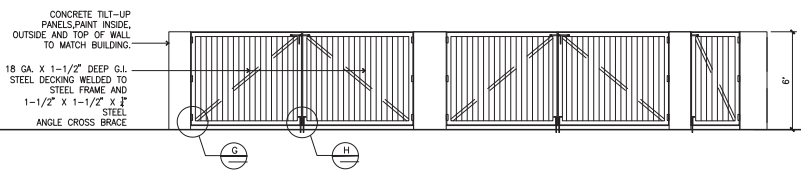
TRASH ENCLOSURE DETAIL C
 scale: 1/4" = 1'-0"



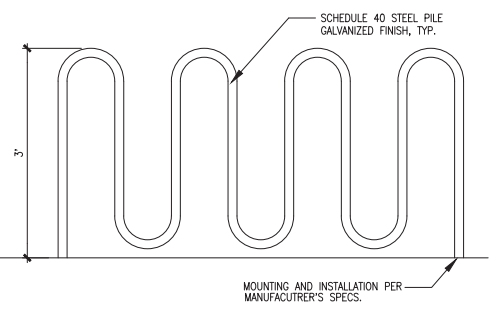
SLEEVE DETAIL H
 scale: N.T.S.



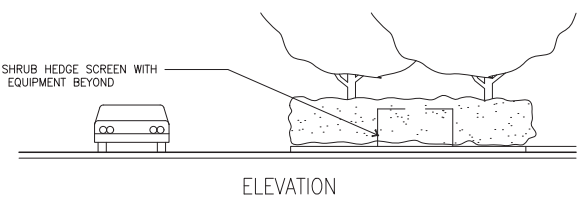
WALL FOOTING G
 scale: N.T.S.



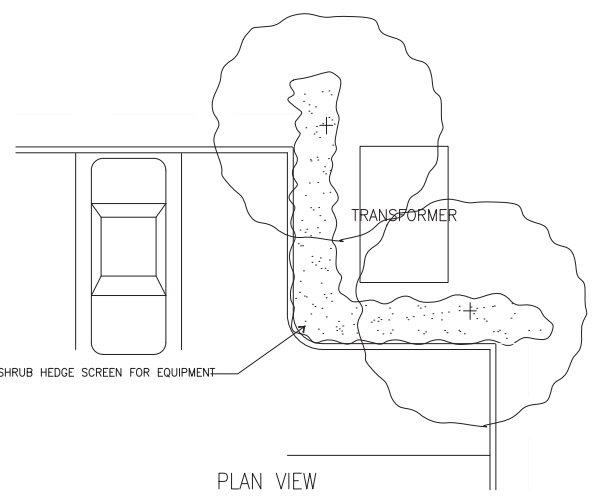
TRASH ENCLOSURE ELEVATION D
 scale: 1/4" = 1'-0"



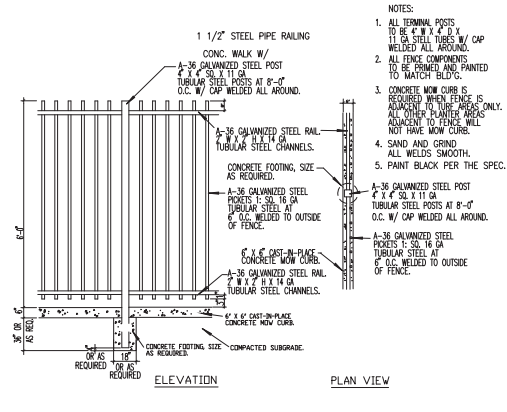
BIKE RACK DETAIL K
 scale: N.T.S.



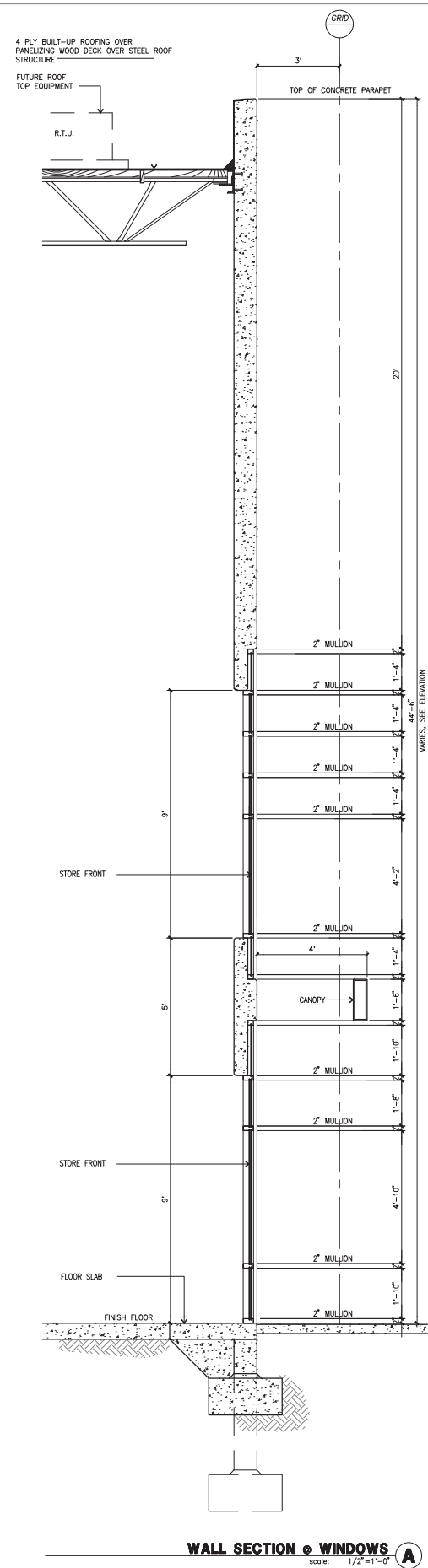
ELEVATION



GROUND MOUNTED EQUIPMENT SCREENING, TYP. J
 scale: N.T.S.



METAL FENCE DETAIL I
 scale: N.T.S.



WALL SECTION @ WINDOWS A
 scale: 1/2" = 1'-0"



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 18831 bardeen avenue - ste.
 #100 Irvine, ca
 92612
 tel: 949-453-1770
 fax: 949-453-0851
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Owner:



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 TEL: 888-815-8886

Project:

AIRWAY LOGISTICS CENTER

SAN DIEGO, CA

Consultants:

- Civil: K&S ENGINEERING
- Structural: .
- Mechanical: .
- Plumbing: .
- Electrical: .
- Landscape: HUNTER LANDSCAPE
- Fire Protection: .
- Soils Engineer: .

Title: Site Details

Project Number: 20054
 Drawn by: NP
 Date: 04/29/2020
 Revision:

Sheet:

DAB-A4.1



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18831 bardeen avenue - ste. #100 Irvine, ca 92612
tel: 949-953-1770 fax: 949-953-0851 email: hpa@hparchs.com

Owner:



1261 PROSPECT ST. STE. 9 LA JOLLA, CA 92037
TEL: 888-815-8886

Project:

AIRWAY LOGISTICS CENTER

SAN DIEGO, CA

Consultants:

Civil: K&S ENGINEERING
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title:

Landscape Plan

Project Number: 20054
Drawn by: NP
Date: 09/24/2020
Revision:

Sheet:

L1



PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	NUCLEI	REMARKS
[Symbol]	Arundo donax	36" Box	11	M	Shaded Street Tree
[Symbol]	Quercus agrifolia	24" Box	67	M	VUA
[Symbol]	Quercus agrifolia	36" Box	5	M	VUA
[Symbol]	Quercus agrifolia	36" Box	13	L	VUA
[Symbol]	Quercus agrifolia	24" Box	3	L	Street Tree
[Symbol]	Quercus agrifolia	24" Box	67	M	VUA

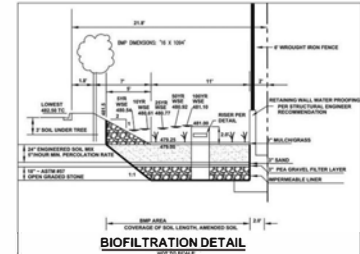
ACCENTS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	NUCLEI	REMARKS
[Symbol]	Arundo donax	36" Box	11	M	Shaded Street Tree
[Symbol]	Quercus agrifolia	24" Box	67	M	VUA
[Symbol]	Quercus agrifolia	36" Box	5	M	VUA
[Symbol]	Quercus agrifolia	36" Box	13	L	VUA
[Symbol]	Quercus agrifolia	24" Box	3	L	Street Tree
[Symbol]	Quercus agrifolia	24" Box	67	M	VUA

GENERAL NOTES:

- Irrigation and Microclimate: Landscape irrigation system will be drip line and sub main. A separate irrigation meter will be provided.
- Revegetation: including landscaping and soil will be in the visibility area shall exceed 24 inches in height.
- Minimum Tree Separation Distance: Improvement Minimum Distance to Tree Traffic grade (look right) - 20 feet; Underground utility lines - 5 feet (10 feet to sewer); Aboveground utility structures - 10 feet; Driveway (entire) - 10 feet (5 feet on residential lots noted at 20 mph or lower); Intersecting (intersecting each) (look off face of street) - 25 feet.
- Tree Root Barriers shall be installed where trees are planted without tested public improvements including walls, curbs, or grid pavement to ensure tree public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball.
- All proposed landscape areas as shown on these plans, including in the right-of-way, shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter and shall be maintained in a healthy growing condition. Observed or detected plant material shall be satisfactory treated or removed within 30 days prior to final landscape inspection.
- All Landscape and irrigation shall conform to the standards of the Citywide Landscape Department and the City of San Diego Land Development Manual, Landscape Standards and all other landscape related City and Regional Standards.

SECTION A - A



WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration Rate (Eto): 47.0

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (%)	ETAF (PF*E)	Landscape Area	ETAF x Area	Estimated Total Water Use (ETWU) Gallons per Year	Estimated Total Water Use (ETWU) Acre Feet per Year
Regular Landscape Areas Potable								
Hydrozone 2	0.3	Drip	0.9	0.33	64,973	21,658	511,195	1.57
Hydrozone 2	0.3	Rotary	0.75	0.40	-	-	-	0.00
Hydrozone 4	0.2	Rotary	0.75	0.3	-	-	-	0.00
Hydrozone 6	0.4	Bubbler	0.85	0.47	166	78	913	0.90
Totals					65,139	21,736	512,108	1.57
Special Landscape Areas Recycled								
Hydrozone 2								0.00
Hydrozone 2								0.00
Hydrozone 4								0.00
Hydrozone 6								0.00
Totals								0.00
ETWU Total								
Maximum Allowed Water Allowance (MAWA)								
								854,168
								2.62

ETAF Calculations

Regular Landscape Areas	Total ETAF x Area	Total Area	Average ETAF
	21,736	65,139	0.33368
All Landscape Areas	Total ETAF x Area	Total Area	Average ETAF
	21,736	65,139	0.33368

Irrigation Efficiency

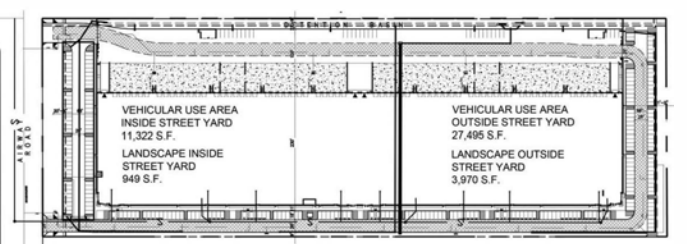
	Drip Irrigation	Overhead Sprayer	Rotors
	0.81	0.75	0.75



Landscape Calculations Worksheet

Vehicular Use Areas (VUA)

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard: 11,322 sq. ft. x 0.05 = 566 sq. ft.	949 sq. ft.	383 sq. ft.
VUA outside Street Yard: 27,495 sq. ft. x 0.03 = 825 sq. ft.	3,970 sq. ft.	3,145 sq. ft.
Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)
VUA inside Street Yard: 11,322 sq. ft. x 0.05 = 566 points	585 points	320 points
VUA outside Street Yard: 27,495 sq. ft. x 0.03 = 825 points	1,831 points	820 points



VEHICULAR USE AREA

SCALE: 1" = 40'-0"
0 20 40 80
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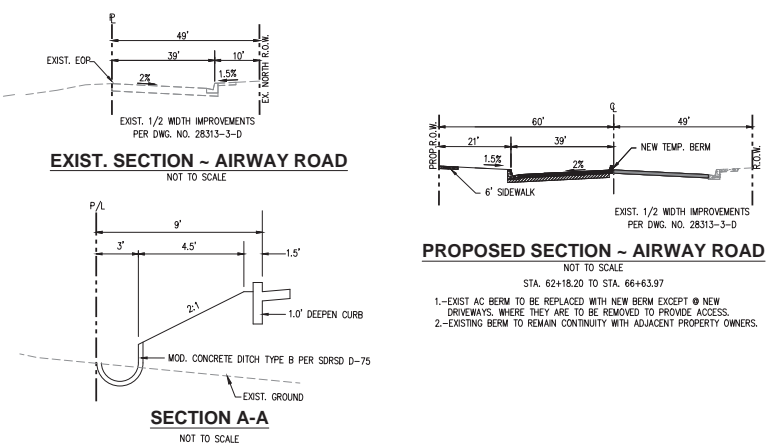
PROJECT NOTES

- THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER, DESIGNER, APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATION) OF THE CITY OF SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- ALL DRAINAGE FACILITIES CONSTRUCTED BY THIS PROJECT IS PRIVATE.
- THE EXISTING AND PROPOSED 10" SEWER MAIN IN AIRWAY ROAD ARE PUBLIC.
- ALL PROPOSED 10" SEWER MAIN & M/S ARE PUBLIC TO THE ULTIMATE R/W. 8" SEWER MAIN & 6" LATERALS ARE PRIVATE.
- ALL PROPOSED CURB & GUTTER, SIDEWALK, & AC WITHIN AIRWAY ROAD TO THE ULTIMATE R/W ARE PUBLIC PER CURRENT CITY OF SAN DIEGO DESIGN STANDARDS.
- EXIST. WATER IN AIRWAY ROAD PUBLIC (OTAY WATER DIST.) ALL ONSITE WATER WILL BE PRIVATE.
- EXISTING POWER LINES WILL BE CONVERTED TO UNDERGROUND. WILL BE PRIVATE.
- A FLOOD STORAGE EASEMENT WILL BE GRANTED TO THE CITY OF SAN DIEGO FOR THE PURPOSE OF RETENTION AND FLAT AND LEGAL DESCRIPTION WILL BE SUBMITTED DURING MINISTERIAL REVIEW.
- ALL STORM DRAINS WILL BE PRIVATE.

SEWER FLOW GENERATION

1. DATA (PER PLUMBER):
 8 TENANTS
 20 OCCUPANTS/ TENANTS
 TOILETS = 1.28 GAL/FLUSH @ 5 TIMES/DAY
 LAVATORY = 0.5 GAL/FLUSH @ 5 TIMES/DAY
- TOILETS 20x1.28x5
 LAVATORY 20x 0.5x5
 TENANT USE PER DAY = 178 GAL/DAY/TENANT
 APPROX. TOTAL USE PER DAY 1500 GAL/DAY

SEWER STUDY SUMMARY										
LINE	FROM MH	TO MH	POPULATION	FLOW	LINE DIA.	DESIGN SLOPE	(ft/ft)	DN/D	VELOCITY (fps)	REMARKS
A	1	2	160	.0023	10"	1.0%	.25	.30	.65	PUBLIC
B	2	3	160	.0023	10"	1.0%	.25	.30	.65	PUBLIC
C	2	4	160	.0023	6"	1.0%	.28	.28	.7	PUBLIC
D			160	.0023	6"	1.0%	.28	.28	.7	PRIVATE

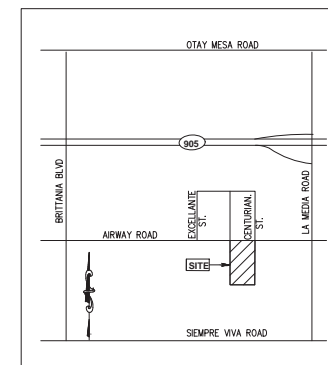


LEGAL DESCRIPTION

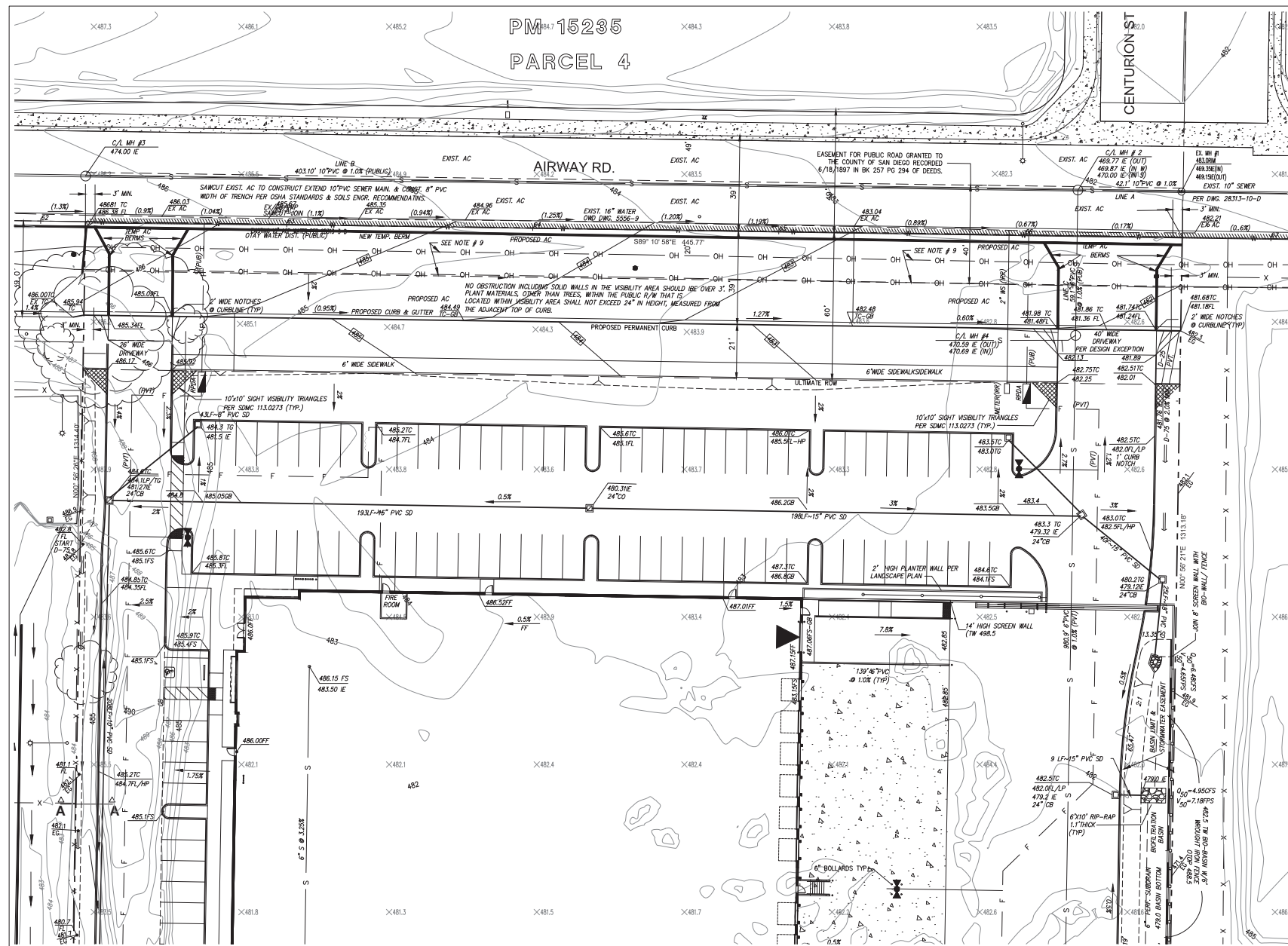
THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE ORIGINAL PLAT THEREOF. EXCEPT THEREFROM THE 2/3 WEST OF THE WEST HALF OF SAID EAST HALF.

ASSESSOR PARCEL #

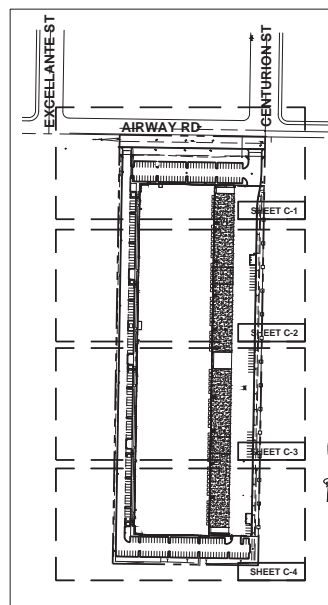
646-110-28-00



VICINITY MAP
NOT TO SCALE



SEE SHEET C-2



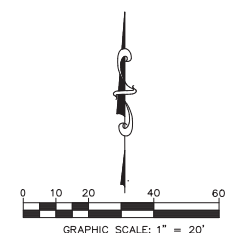
KEY MAP
SCALE: 1" = 200'

GRADING QUANTITIES

DISTURBED AREA:	13.45 ACRES
CUT QUANTITIES:	2,060 C.Y.
FILL QUANTITIES:	80,600 C.Y.
IMPORT QUANTITIES:	78,540 C.Y.

MAXIMUM CUT 10' (MASS GRADE TO FINISH GRADE)
 MAXIMUM FILL 3' (MASS GRADE TO FINISH GRADE)

EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, COMPACTION, SETTLEMENT, ETC. CONTRACTOR SHOULD VERIFY QUANTITIES PRIOR TO BIDDING.



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 #100 Irvine, ca
 92612
 tel: 949-463-1770
 fax: 949-463-0851
 email: hpa@hparchs.com

Owner:



1261 PROSPECT ST. STE. 9
 LA JOLLA, CA 92037
 TEL: 888-815-8886

Project:

AIRWAY LOGISTICS CENTER

SAN DIEGO, CA

Consultants:

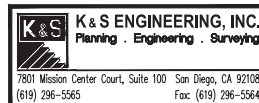
- Civil: K&S ENGINEERING, INC
- Structural:
- Mechanical:
- Plumbing:
- Electrical:
- Landscape: HUNTER LANDSCAPE
- Fire Protection:
- Soils Engineer:

Title: CONCEPTUAL GRADING PLAN

Project Number: 20054
 Drawn by: RI
 Date: 04/29/2020
 Revision:

Sheet:

C-1





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AIRWAY
LOGISTICS
CENTER

SAN DIEGO, CA

Consultants:

Civil: K&S ENGINEERING, INC
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

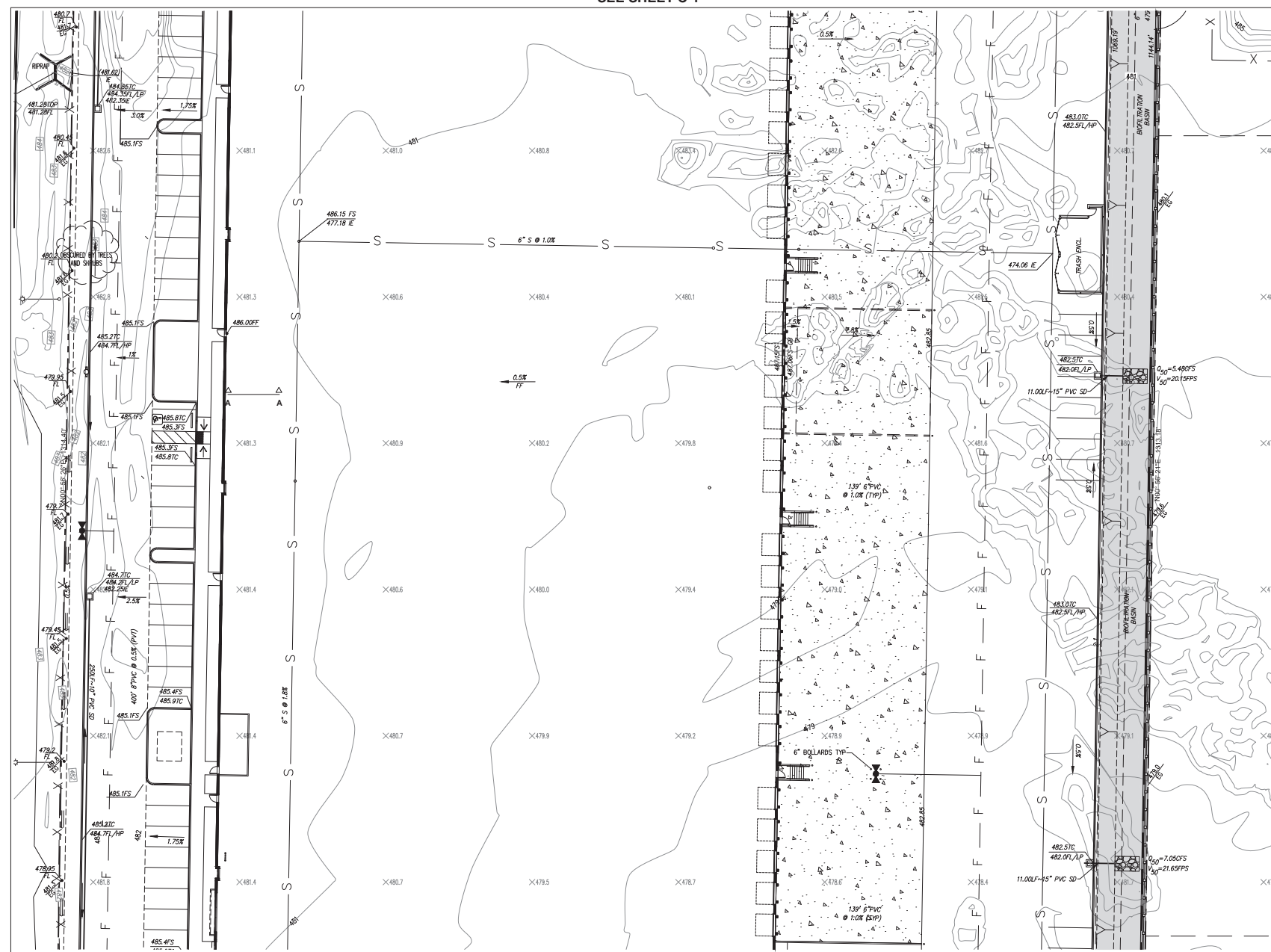
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GRADING PLAN

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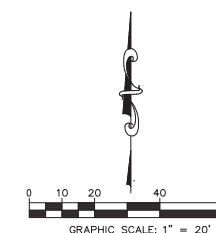
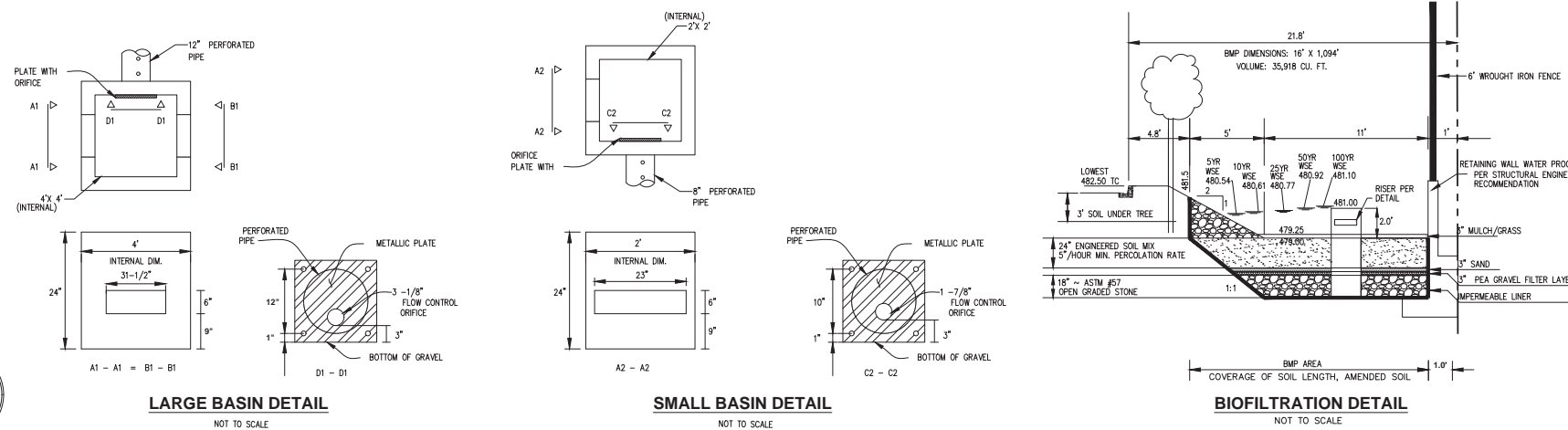
Sheet:

C-2

SEE SHEET C-1



SEE SHEET C-3



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Planning · Engineering · Surveying
7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5365 Fax: (619) 296-5364





hpa, inc.
18831 bardeen avenue - ste.
#100 Irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:



1261 PROSPECT ST. STE. 9
LA JOLLA, CA 92037
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Project:

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Consultants:

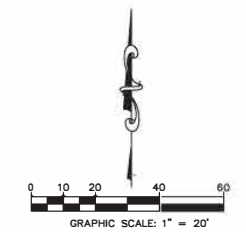
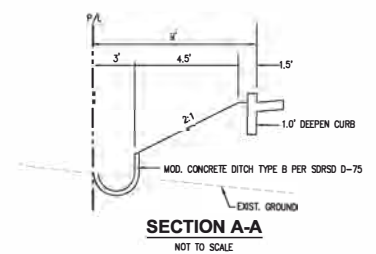
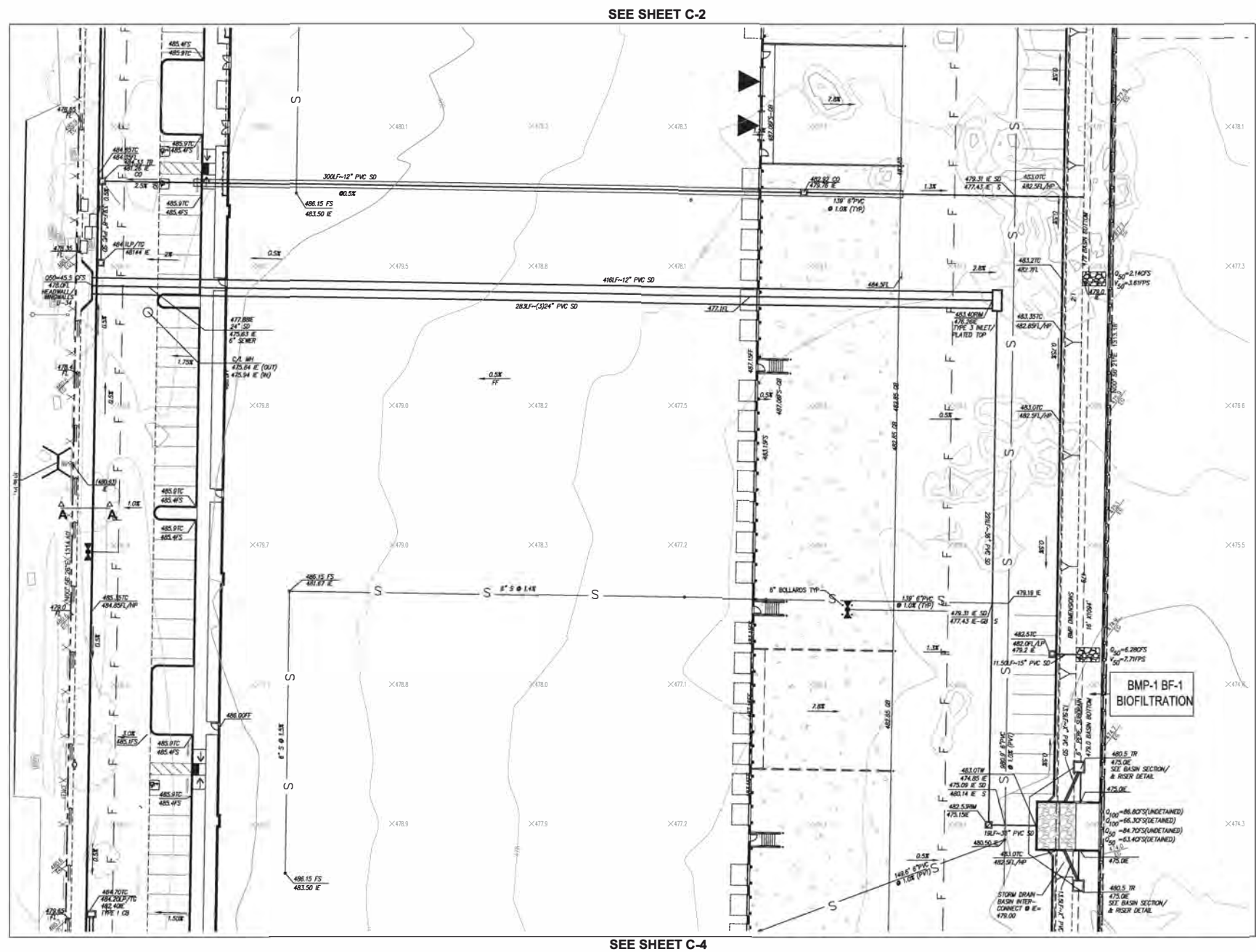
Civil: K&S ENGINEERING, INC
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: CONCEPTUAL
GRADING PLAN

Project Number: 20054
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Revision: _____

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Planning Engineering Surveying
7601 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564

Pierce Turning Performance Analysis 02/13/2018

Bid Number: 284 Department: San Diego

Class: Arrow XT Chassis, Aerials/Tankers, Tandem Axle Body: Aerial, HD Ladder 105', Alum Body

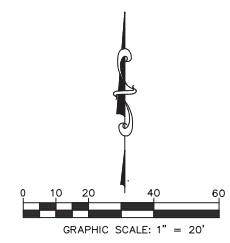
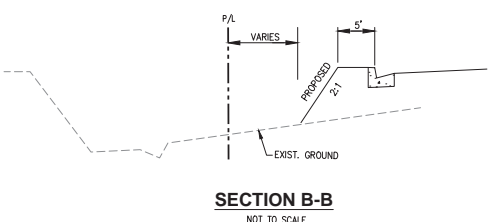
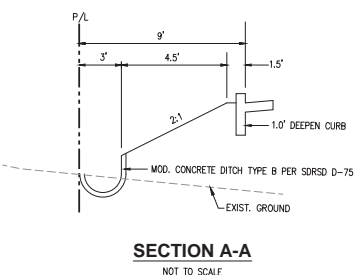
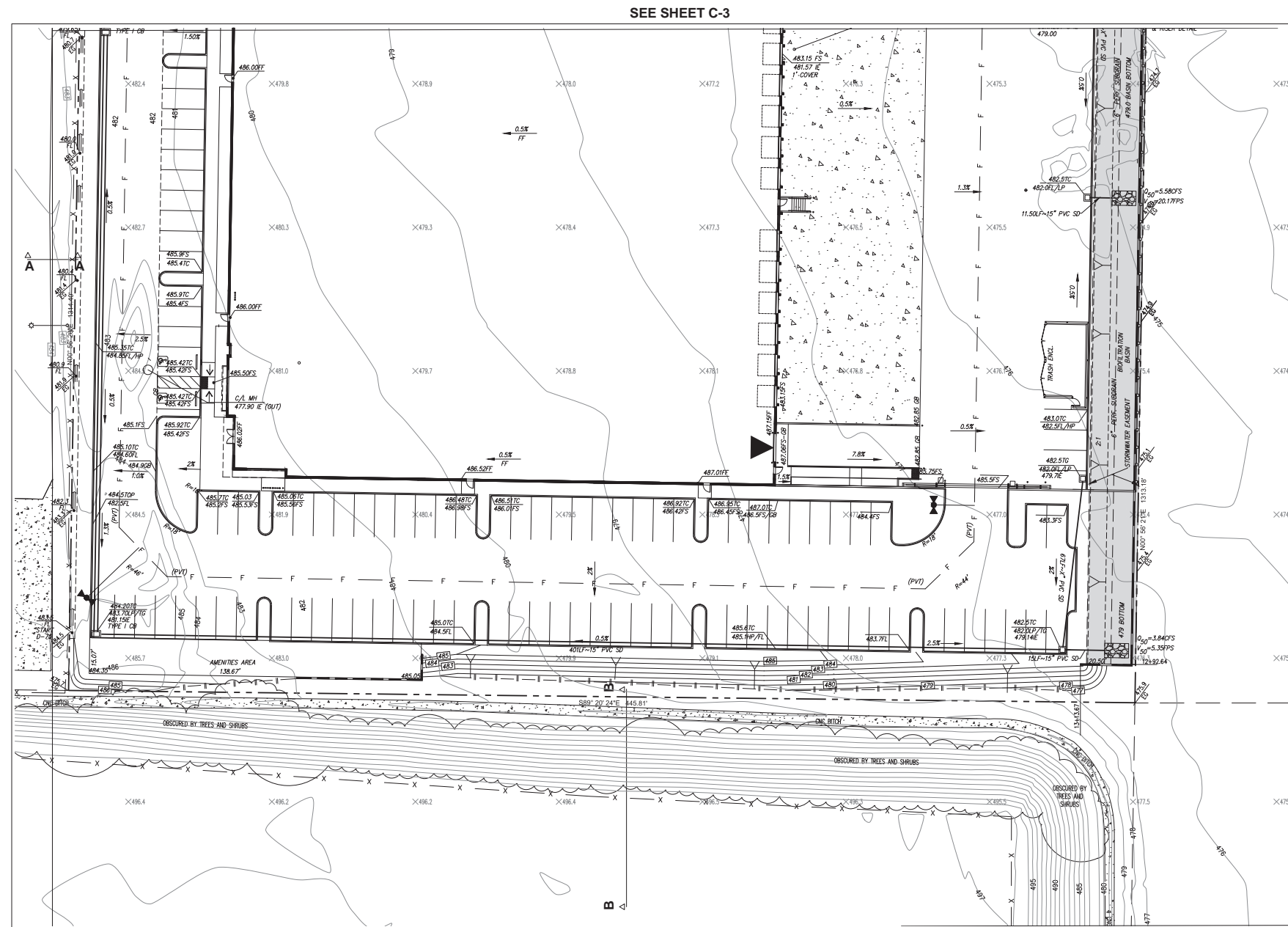
Parameters:	Value
Inside Cramp Angle	45°
Axle Track	62.52 in.
Wheel Offset	4.68 in.
Tread Width	17.7 in.
Chassis Overhang	68.99 in.
Additional Bumper Depth	22 in.
Front Overhang	92.5 in.
Wheelbase	233.5 in.

Calculated Turning Radii:	Value
Inside Turn	19 ft. 4 in.
Curb to curb	33 ft. 11 in.
Wall to wall	36 ft. 6 in.

Comments: 28676

Category	Option	Description
Axis, Front	Custom	Axis, Front, Custom
Wheels, Front	019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Tires, Front	021238	Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply
Bumpers	037289	Bumpers, 24" Extended, Under Slung, Recessed Crosslays, AXT, San Diego Only
Aerial Devices	073136	Aerial, 132' Heavy Duty Ladder, (750 dry/500 water)

Notes:
Actual inside cramp angle may be less due to highly specialized options.
Curb to Curb turning radius calculated for 9.00 inch curb.



CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

HPA architecture

hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca 92612
tel: 949-463-1770 fax: 949-463-0851
email: hpa@hparchs.com

Owner:

BADIEE DEVELOPMENT

1261 PROSPECT ST. STE. 9
LA JOLLA, CA 92037
TEL: 888-815-8886

Project:

AIRWAY LOGISTICS CENTER

SAN DIEGO, CA

Consultants:

Civil: K&S ENGINEERING, INC
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: CONCEPTUAL GRADING PLAN

Project Number: 20054
Drawn by: RI
Date: 04/29/2020
Revision: _____

Sheet:

C-4

K&S ENGINEERING, INC.
Planning · Engineering · Surveying

7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5365 Fax: (619) 296-5364

REGISTERED PROFESSIONAL ENGINEER
K. S. SINGH
NO. 44992
EXP. 6-30-22
STATE OF CALIFORNIA



hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0651
email: hpa@hparchs.com

Owner:



1261 PROSPECT ST., STE. 9
LA JOLLA, CA 92037
TEL: 888-815-8886

Project:

AIRWAY
LOGISTICS
CENTER

SAN DIEGO, CA

Consultants:

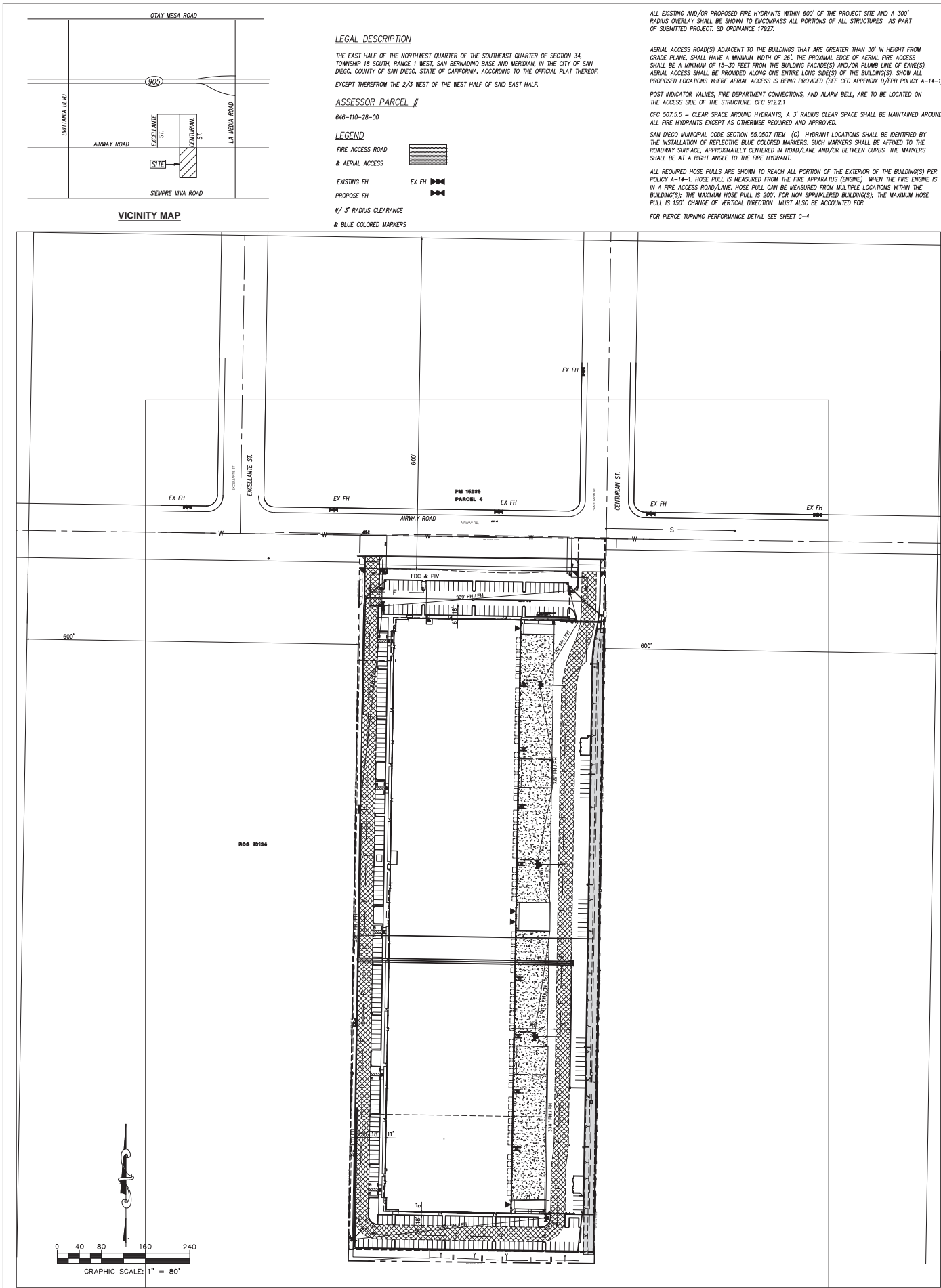
- Civil: K&S ENGINEERING
- Structural: -
- Mechanical: -
- Plumbing: -
- Electrical: -
- Landscape: HUNTER LANDSCAPE
- Fire Protection: -
- Soils Engineer: -

Title:

Project Number: 20054
Drawn by: NP
Date: 04/29/2020
Revision:

Sheet: 1 OF 1

FIRE ACCESS PLAN



K&S ENGINEERING, INC.
Planning · Engineering · Surveying
7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564

