



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: March 3, 2021 REPORT NO. HO-21-008

HEARING DATE: March 10, 2021

SUBJECT: SORRENTO VALLEY ROAD STORAGE, Process Three Decision

PROJECT NUMBER: [653016](#)

OWNER/APPLICANT: Public Storage, Owner / Bacinski & Associates, Inc., Applicant

### SUMMARY

Issue: Should the Hearing Officer approve the demolition of three existing industrial buildings and construction of a new three-story, self-storage facility located at 11211 Sorrento Valley Road within the Torrey Pines Community Plan area?

Staff Recommendation: Approve Coastal Development Permit No. 2373347 and Planned Development Permit No. 2498659.

Community Planning Board Recommendation: On July 9, 2020, the Torrey Pines Community Planning Board voted 4-4-1 to approve the project. The motion to approve the project did not pass (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15322 – Infill Development Projects. The environmental exemption determination for this project was made on December 10, 2020, and the opportunity to appeal that determination ended December 24, 2020.

### BACKGROUND

The 3.80-acre site is located at 11211 Sorrento Valley Road and has three existing industrial buildings that total 54,701 square feet. The site is in the IL-3-1 Zone, Prime Industrial Lands, Coastal (Non-Appealable 1) Overlay Zone, Coastal Height Limitation Overlay Zone, Airport Land Use Compatibility Overlay Zone, Parking Impact Area (Coastal), Parking Standards Transit Priority Area, Transit Priority Area Overlay Zone, and the MCAS Miramar Airport Influence Area (Review Area 1 and Accident Potential Zone 2) within the Torrey Pines Community Plan area (Attachments 1-3).

Pursuant to San Diego Municipal Code (SDMC) Section [126.0704\(a\)\(5\)](#), a Coastal Development Permit, Process 2 staff level decision is required for the demolition or removal of 50 percent or more of exterior walls of the existing structure in the Coastal Overlay Zone. A Planned Development Permit, Process 3 Hearing Officer decision is required pursuant to SDMC Section [126.0602\(a\)\(1\)](#) where an applicable land use plan requires a Planned Development Permit be processed if another discretionary action is also requested. The Torrey Pines Community Plan requires a Planned Development Permit for redevelopment of industrial areas to implement the policies and design guidelines of the Industrial Element.

The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section [112.0103](#). Therefore, the decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer, and the decision is appealable to the Planning Commission.

### DISCUSSION

The project includes demolishing three existing industrial buildings and constructing a new three-story, 208,305 square-foot self-storage facility with site improvements. The project was designed to comply with all of the development standards required by the underlying IL-3-1 Zone, including building setbacks, height (30 feet) that does not exceed the 30-foot height limit, and floor area ratio (1.26) that is below the 2.0 maximum requirement. No deviations or variances are required.

The project site is located over 1.5 miles east of the Pacific Ocean, and there are no public views or coastal access from the project site, as identified in the Community Plan. The Community Plan designates the site as Light Industrial and Prime Industrial Lands, and a storage facility is consistent with the uses allowed in the Industrial Element of the Community Plan. The project achieves the Community Plan goals of containing industrial development within areas specifically designated for industrial uses and avoiding development onto steep slopes, as this site was previously graded and contains manufactured slopes. The project is also conditioned to pay a fee into a City fund dedicated for the Los Peñasquitos Watershed Restoration and Enhancement Program, which supports the Community Plan goal of restoring and enhancing the Carroll Canyon Creek Wildlife Corridor and the Los Peñasquitos Lagoon (Attachment 5).

The project site does not contain any sensitive habitat, is not in a designated floodway and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Staff has reviewed and accepted a preliminary geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. A project-specific Waste Management Plan was also prepared and accepted by staff to reduce any solid waste impacts to below a level of significance. There are no impacts to archaeological resources, and drainage for the project complies with the City's drainage regulations and standards.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include submitting an updated geotechnical report that specifically addresses the proposed construction plans; dedicating an additional right-of-way adjacent to the site on Sorrento Valley Road; assuring by permit and bond the replacement of the existing sidewalk with a City standard sidewalk and driveway, and a raised median along Sorrento Valley Road;

implementing storm water construction best management practices (BMPs) and ongoing permanent BMP maintenance; maintaining all landscape improvements; and assuring by permit and bond the construction all proposed public and private water and sewer facilities within the public right-of-way, and/or public easement.

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. 2373347 and Planned Development Permit No. 2498659, with modifications.
2. Deny Coastal Development Permit No. 2373347 and Planned Development Permit No. 2498659, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

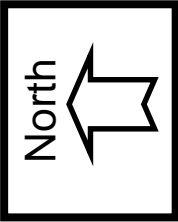
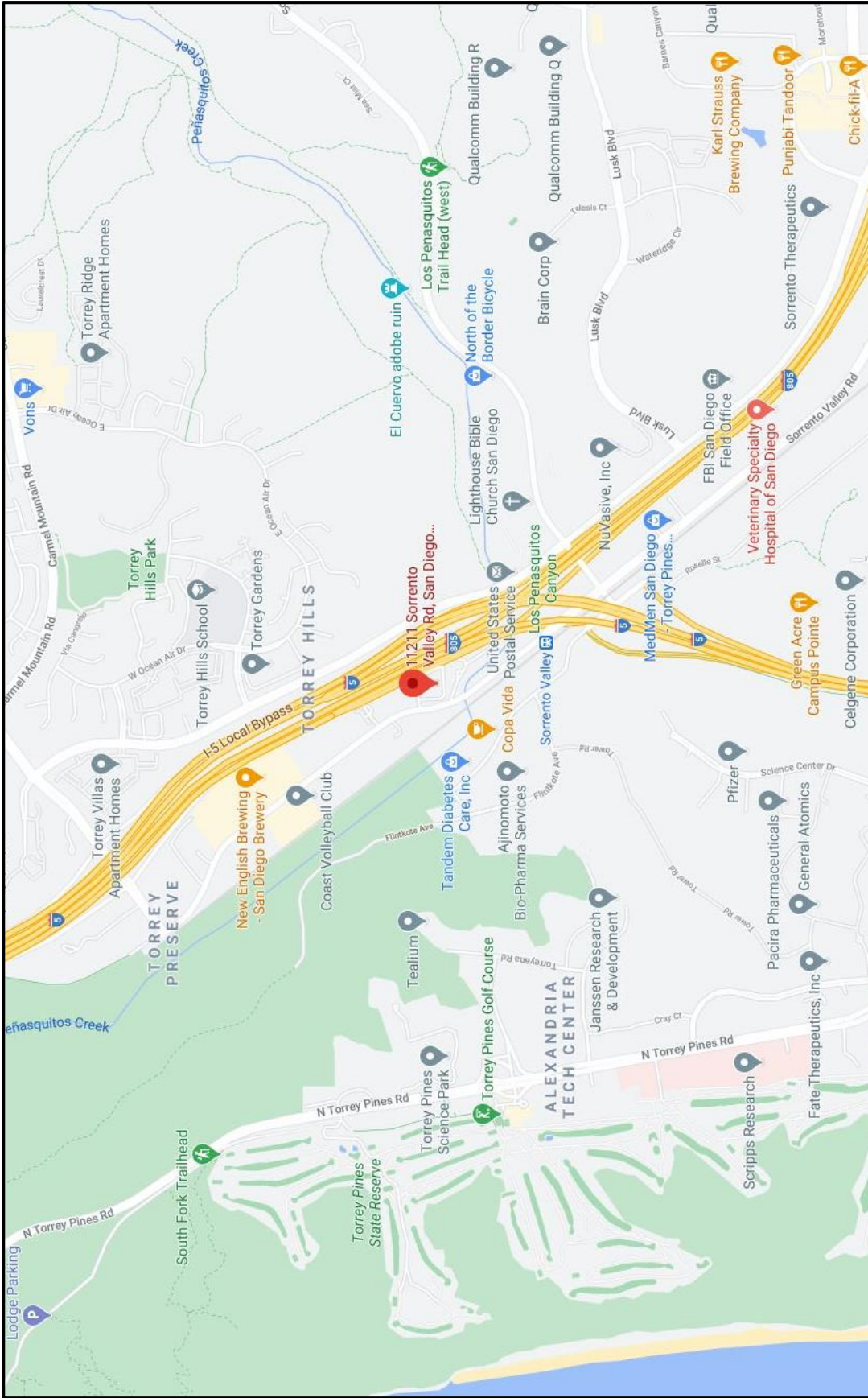


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Xavier Del Valle, Development Project Manager

#### 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. NORA Environmental Determination
7. Community Planning Board Recommendation
8. Ownership Disclosure Statement
9. Project Plans

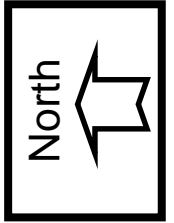


# Project Location Map

Sorrento Valley Road Storage  
Project No. 653016 – 11211 Sorrento Valley Road

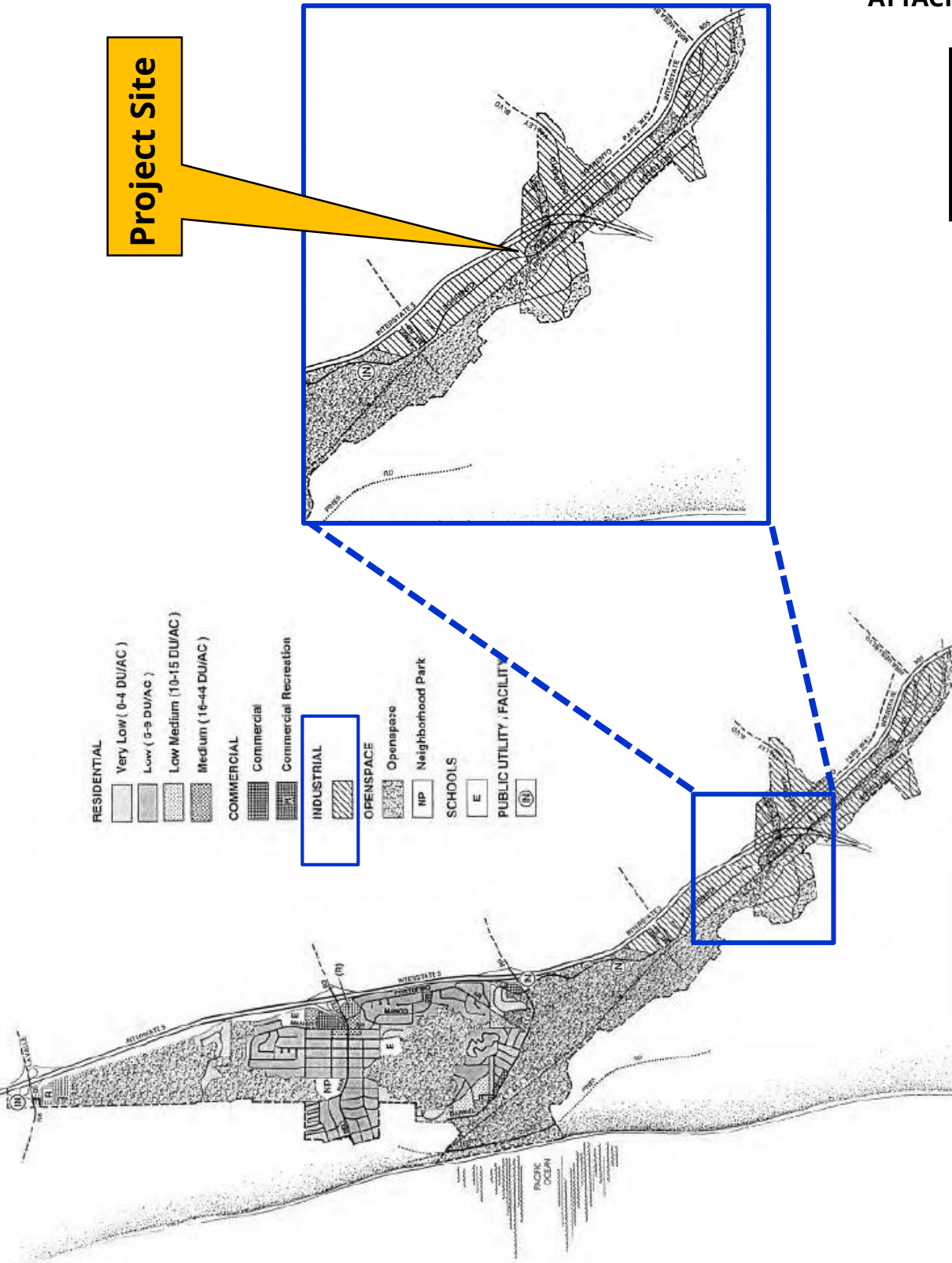






**Project Site**

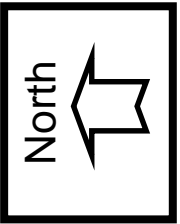
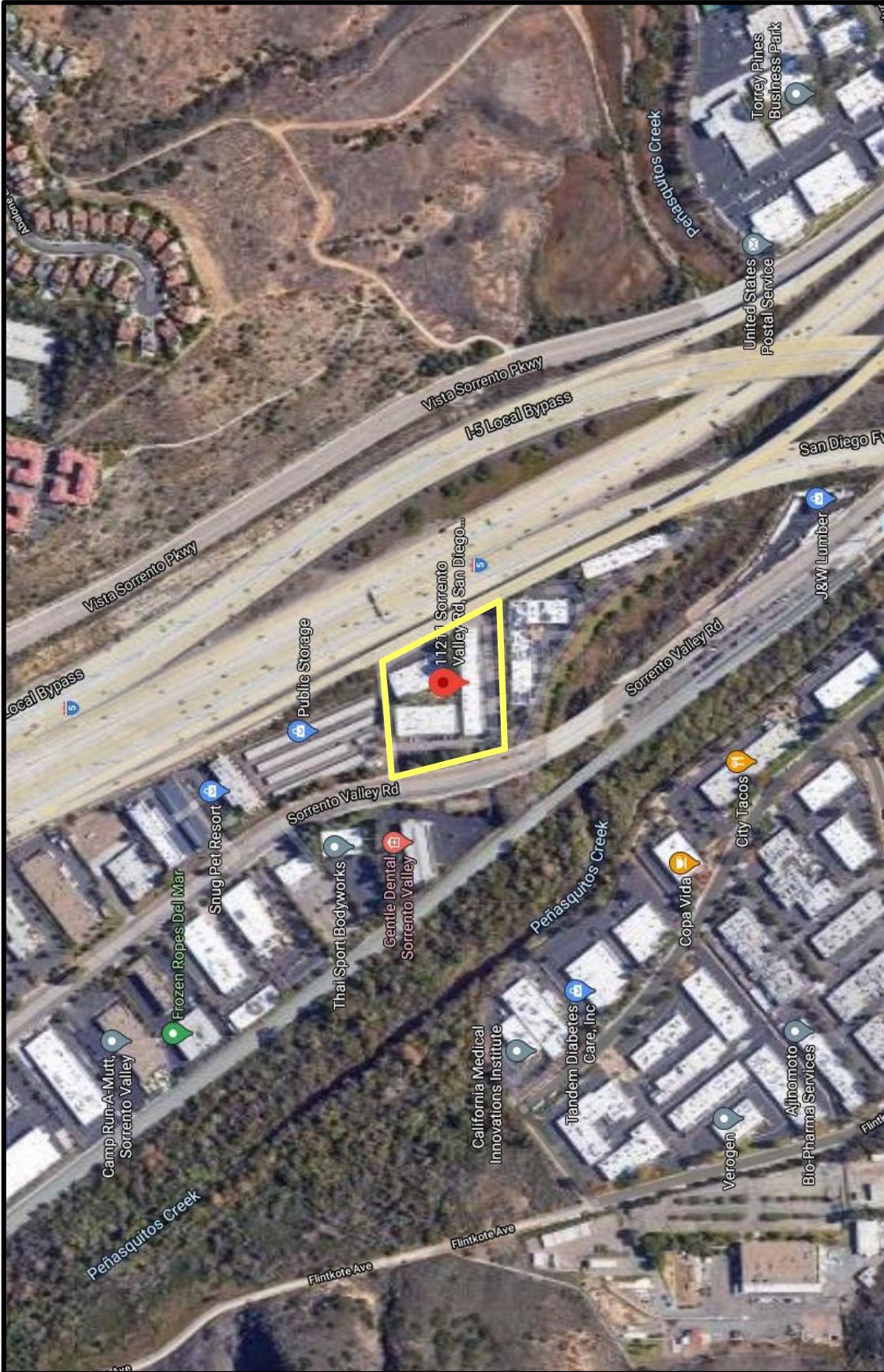
- RESIDENTIAL**
  - Very Low ( 0-4 DU/AC )
  - Low ( 5-9 DU/AC )
  - Low Medium ( 10-15 DU/AC )
  - Medium ( 16-44 DU/AC )
- COMMERCIAL**
  - Commercial
  - Commercial Recreation
- INDUSTRIAL**
- OPENSOURCE**
  - Openespace
  - Neighborhood Park
- SCHOOLS**
- E**
- PUBLIC UTILITY , FACILITY**
- (N)**



# Land Use Map

Sorrento Valley Road Storage  
Project No. 653016 - 11211 Sorrento Valley Road





# Aerial Photograph

Sorrento Valley Road Storage  
Project No. 653016 – 11211 Sorrento Valley Road





HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2373347  
PLANNED DEVELOPMENT PERMIT NO. 2498659  
**SORRENTO VALLEY ROAD STORAGE - PROJECT NO. 653016**

WHEREAS, PUBLIC STORAGE, a Maryland Real Estate Investment Trust and Publicly Owned Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to a self-storage facility with site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2373347 and Planned Development Permit No. 2498659), on portions of a 3.80-acre site;

WHEREAS, the project site is located at 11211 Sorrento Valley Road and is in the IL-3-1 Zone, Prime Industrial Lands, Coastal (Non-Appealable 1) Overlay Zone, Coastal Height Limitation Overlay Zone, Airport Land Use Compatibility Overlay Zone, Parking Impact Area (Coastal), Parking Standards Transit Priority Area, Transit Priority Area Overlay Zone, and the MCAS Miramar Airport Influence Area (Review Area 1 and Accident Potential Zone 2) within the Torrey Pines Community Plan area;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 3360, in the City of San Diego, County of San Diego, State of California, being a division of Lots 4, 5, and 6 of Torrey Knolls Park, according to Map thereof No. 7991, filed in the Office of the County Recorder of San Diego County excepting therefrom that portion described in the deed to the City of San Diego, a Municipal Corporation, recorded July 16, 1996 as File No. 86-294409;

WHEREAS, on December 10, 2020, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332 - In-Fill Development Projects, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on March 10, 2021, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2373347 and Planned Development Permit No. 2498659 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 Coastal Development Permit No. 2373347 and Planned Development Permit No. 2498659:

**A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section (SDMC) Section 126.0708]**

**1. Findings for all Coastal Development Permits:**

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project site is located at 11211 Sorrento Valley Road and has three existing industrial buildings totaling 54,701 square feet within the Torrey Pines Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the three buildings and constructing a new three-story, 208,305 square-foot self-storage facility with site improvements. The project site is located over 1.5 miles east of the Pacific Ocean, and there are no public views or coastal access from the project site, as identified in the Community Plan.

The project complies with the community goals regarding public view preservation and enhancement since the project was designed to comply with all of the development standards required by the underlying IL-3-1 Zone, including building setbacks, height (30 feet) that does not exceed the 30-foot height limit, and floor area ratio (1.26) that is below the 2.0 maximum requirement. No deviations or variances are required. Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed project will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

**b. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The project site is located at 11211 Sorrento Valley Road and has three existing industrial buildings totaling 54,701 square feet within the Torrey Pines Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the three buildings and constructing a new three-story, 208,305 square-foot self-storage facility with site improvements. The project site does not contain any sensitive habitat, is not in a designated floodway and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area.

Staff has reviewed and accepted a preliminary geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. A project-specific Waste Management Plan was also prepared and accepted by staff to reduce any solid waste impacts to below a level of significance. There are no impacts to archaeological resources, and drainage for the project complies with the City's drainage regulations and standards. An environmental determination was made that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15332 - In-Fill Development Projects. Therefore, the proposed development will not adversely affect environmentally sensitive lands.

**c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The project site is located at 11211 Sorrento Valley Road and has three existing industrial buildings totaling 54,701 square feet within the Torrey Pines Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the three buildings and constructing a new three-story, 208,305 square-foot self-storage facility with site improvements. The project was designed to comply with all of the development standards required by the underlying IL-3-1 Zone, including building setbacks, height (30 feet) that does not exceed the 30-foot height limit, and floor area ratio (1.26) that is below the 2.0 maximum requirement. No deviations or variances are required.

The project site is located over 1.5 miles east of the Pacific Ocean, and there are no public views or coastal access from the project site, as identified in the Community Plan. The Community Plan designates the site as Light Industrial and Prime Industrial Lands, and a storage facility is consistent with the uses allowed in the Industrial Element of the Community Plan. The project also achieves the Community Plan goals of containing industrial development within areas specifically designated for industrial uses and avoiding development onto steep slopes, as this site was previously graded and contains manufactured slopes.



The project is conditioned to pay a fee into a City fund dedicated for the Los Peñasquitos Watershed Restoration and Enhancement Program, which supports the Community Plan goal of restoring and enhancing the Carroll Canyon Creek Wildlife Corridor and the Los Peñasquitos Lagoon. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

- d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project site is located at 11211 Sorrento Valley Road and has three existing industrial buildings totaling 54,701 square feet within the Torrey Pines Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the three buildings and constructing a new three-story, 208,305 square-foot self-storage facility with site improvements.

The project site is not located between the nearest public road and the sea or the shoreline of any body of water. The project site is located over 1.5 miles east of the Pacific Ocean, and there are no public views or coastal access from the project site, as identified in the Community Plan. The project will be developed entirely within private property and will not adversely impact any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**B. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]**

**1. Findings for all Planned Development Permits:**

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

The project site is located at 11211 Sorrento Valley Road and has three existing industrial buildings totaling 54,701 square feet within the Torrey Pines Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the three buildings and constructing a new three-story, 208,305 square-foot self-storage facility with site improvements. The project site is located over 1.5 miles east of the Pacific Ocean, and there are no public views or coastal access from the project site, as identified in the Community Plan.

The Community Plan designates the site as Light Industrial and Prime Industrial Lands, and a storage facility of this size is consistent with the uses allowed in the Industrial Element of the Community Plan. The project achieves the Community Plan goals of containing industrial development within areas specifically designated for industrial uses and avoiding development onto steep slopes, as this site was previously graded and contains manufactured slopes.

The project is conditioned to pay a fee into a City fund dedicated for the Los Peñasquitos Watershed Restoration and Enhancement Program, which supports the Community Plan goal of restoring and enhancing the Carroll Canyon Creek Wildlife Corridor and the Los Peñasquitos Lagoon. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project site is located at 11211 Sorrento Valley Road and has three existing industrial buildings totaling 54,701 square feet within the Torrey Pines Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the three buildings and constructing a new three-story, 208,305 square-foot self-storage facility with site improvements.

The project site does not contain any sensitive habitat, is not in a designated floodway and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Staff has reviewed and accepted a preliminary geotechnical report for the site that concluded that the project adequately addresses the site's soil and geologic conditions. A project-specific Waste Management Plan was also prepared and accepted by staff to reduce any solid waste impacts to below a level of significance. There are no impacts to archaeological resources, and drainage for the project complies with the City's drainage regulations and standards.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include submitting an updated geotechnical report that specifically addresses the proposed construction plans; dedicating an additional right-of-way adjacent to the site on Sorrento Valley Road; assuring by permit and bond the replacement of the existing sidewalk with a City standard sidewalk and driveway, and a raised median along Sorrento Valley Road; implementing storm water construction best management practices (BMPs) and ongoing permanent BMP maintenance; maintaining all landscape improvements; and assuring by permit and bond the construction all proposed public and private water and sewer facilities within the public right-of-way, and/or public easement. Therefore, the project will not be detrimental to the public, health, safety, and welfare.

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

The project site is located at 11211 Sorrento Valley Road and has three existing industrial buildings totaling 54,701 square feet within the Torrey Pines Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes demolishing the three buildings and constructing a new three-story, 208,305 square-foot self-storage facility with site improvements. The project was designed to comply with all of the development standards required by the underlying IL-3-1 Zone, including building setbacks, height (30 feet) that does not exceed the 30-foot height limit, and floor area ratio (1.26) that is below the 2.0 maximum requirement. No deviations or variances are required. Therefore, the project will comply with the regulations of 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, Coastal Development Permit No. 2373347 and Planned Development Permit No. 2498659 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2373347 and Planned Development Permit No. 2498659, a copy of which is attached hereto and made a part hereof.

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Xavier Del Valle  
Development Project Manager  
Development Services

Adopted on March 10, 2021

IO#: 24008468

**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: 24008468

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2373347  
PLANNED DEVELOPMENT PERMIT NO. 2498659  
**SORRENTO VALLEY ROAD STORAGE - PROJECT NO. 653016**  
HEARING OFFICER

This Coastal Development Permit No. 2373347 and Planned Development Permit No. 2498659 are granted by the Hearing Officer of the City of San Diego to PUBLIC STORAGE, a Maryland Real Estate Investment Trust and Publicly Owned Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and 126.0605. The 3.80-acre site is located at 11211 Sorrento Valley Road and is in the IL-3-1 Zone, Prime Industrial Lands, Coastal (Non-Appealable 1) Overlay Zone, Coastal Height Limitation Overlay Zone, Airport Land Use Compatibility Overlay Zone, Parking Impact Area (Coastal), Parking Standards Transit Priority Area, and the MCAS Miramar Airport Influence Area (Review Area 1 and Accident Potential Zone 2) within the Torrey Pines Community Plan area. The project site is legally described as: Parcel 2 of Parcel Map No. 3360, in the City of San Diego, County of San Diego, State of California, being a division of Lots 4, 5, and 6 of Torrey Knolls Park, according to Map thereof No. 7991, filed in the Office of the County Recorder of San Diego County excepting therefrom that portion described in the deed to the City of San Diego, a Municipal Corporation, recorded July 16, 1996 as File No. 86-294409.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a self-storage facility with site improvements described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 10, 2021, on file in the Development Services Department.

The project shall include:

- a. Demolition of three industrial buildings and construction of a three-story, 208,305 square-foot self-storage facility; and
- b. 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 March 24, 2024.
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 the Owner/Permittee signs and returns the Permit to the Development Services Department, and the Permit is recorded in the Office of the San Diego County Recorder.
3. Prior to issuance of any construction permits, a fee shall be deposited with the Development Services Department for the Los Peñasquitos Watershed Restoration and Enhancement Program. The enhancement fee shall be computed on the basis of site grading at a rate of \$0.005 per square foot for all areas graded, with an additional rate of \$0.03 per square foot for all impervious surfaces created by the development. The enhancement fee shall be computed by the Owner/Permittee and verified by the Development Services Department.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.
9. 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.



10. 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.

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

**CLIMATE ACTION PLAN REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

13. Prior to issuance of any construction permits, the Owner/Permittee shall dedicate an additional right-of-way as shown on Exhibit A adjacent to the site on Sorrento Valley Road, satisfactory to the City Engineer.

14. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the replacement of the existing sidewalk with a City standard non-contiguous sidewalk, along the project frontage on Sorrento Valley Road, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of one 30-foot current City Standard driveway, adjacent to the site on Sorrento Valley Road as shown on Exhibit A, satisfactory to the City Engineer.
16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for all private storm drain system connections, street trees, landscape and irrigation located in the City's right-of-way, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the proposed grading. All grading shall conform to the requirements of the SDMC, satisfactory to the City Engineer.
18. The proposed drainage system for this development as shown on the site plan, is subject to approval by the City Engineer.
19. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices (BMPs) into the construction plans or specifications necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC.
20. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
21. Prior to the issuance of any construction permits, 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 construction permit issuance.
22. 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.
23. Prior to issuance of any construction permits, 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 set forth in Section II.C of Order No. 2009-0009-DWQ, and a copy shall be submitted to the City.

**LANDSCAPE REQUIREMENTS:**

24. Prior to issuance of any construction permits, 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 and Exhibit "A" on file in the Development Services Department.

25. Prior to issuance of any construction permits, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape construction documents for right-of-way improvements. 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 to not prohibit the placement of street trees.

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

27. 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 "landscape area."

28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements as 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 landscaping 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.

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

**PLANNING/DESIGN REQUIREMENTS:**

30. 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.

31. 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:**

32. All 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 the requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

33. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate up to an additional 8.2 feet, as shown on Exhibit A along Sorrento Valley Road to provide a minimum 14-foot curb-to-property-line distance, satisfactory to the City Engineer.

34. Prior to issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a 2.8-foot to 13.8-foot wide raised median along Sorrento Valley Road per Exhibit A, satisfactory to the City Engineer. All improvements shall be completed and operational prior to occupancy.

**WATER & SEWER DEVELOPMENT**

35. Prior to the issuance of any construction permits, the Owner/Permittee shall have constructed, or ensured the construction of by permit and bond, all proposed public and private water and sewer facilities within the public right-of-way, and/or public easement, in accordance with the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines, and all applicable City regulations, standards and practices.

36. Prior to Certificate of Occupancy issuance, all domestic, irrigation, and fire water lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD).

37. Prior to Certificate of Occupancy issuance, any private improvements which lie within a public right-of-way fronting the development, or within a public easement inside the development, which could inhibit the City's right to access, maintain, repair, or replace its public water and sewer facilities must be removed unless the Owner/Permittee has or obtains a City approved/County Recorded Encroachment and Maintenance Removal Agreement (EMRA) specific to the encroachment.

38. Prior to Certificate of Occupancy issuance, any damages caused to the City of San Diego's public water and/or sewer facilities that are due to the activities associated with this development, shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with SDMC Section 142.0607.

**GEOLOGY REQUIREMENTS:**

39. Prior to issuance of any construction permits, the Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department.

40. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

**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 March 10, 2021 and [Approved Resolution Number].



**ATTACHMENT 5**

Coastal Development Permit No. 2373347  
Planned Development Permit No. 2498659  
Date of Approval: March 10, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Xavier Del Valle  
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.

**PUBLIC STORAGE**  
Owner/Permittee

By \_\_\_\_\_  
Andres Friedman  
Senior Vice President

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



THE CITY OF SAN DIEGO

Date of Notice: December 10, 2020

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24008468

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**PROJECT NAME / NUMBER:** Sorrento Valley Road Storage / 653016

**COMMUNITY PLAN AREA:** Torrey Pines

**COUNCIL DISTRICT:** 1

**LOCATION:** 11211 Sorrento Valley Road, San Diego, CA 92121

**PROJECT DESCRIPTION:** The project proposes a Coastal Development Permit (CDP) and Planned Development Permit (PDP) to demolish three existing industrial buildings and construct a new 208,305-square-foot three-story building with site improvements, located at 11211 Sorrento Valley Road. The project would serve as a self-storage facility, located on a site that currently serves as an industrial park. The 3.80-acre site is designated Industrial pursuant to the Torrey Pines Community Plan and is subject to the IL-3-1 zoning requirements. The project is also subject to the Coastal (Non-Appealable 1) Overlay Zone, Coastal Height Limitation Overlay Zone, Airport Land Use Compatibility, Parking Impact (Coastal), Parking Standards Transit Priority Area, Transit Priority Area, Prime Industrial Lands, MCAS Miramar's Airport Influence Area - Review Area 1 and Accident Potential Zone 2, and Council District 1.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego, Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, *In-Fill Development Projects*.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15332; where "Class 32 consists of projects characterized as in-fill development.." and the project meets all of the conditions described in this section, and where the exceptions listed in Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:** Xavier Del Valle

**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153

**PHONE NUMBER / EMAIL:** (619) 557-7941 / XDelvalle@sandiego.gov

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On December 10, 2020 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project

Manager listed above.

Applications to appeal CEQA determinations to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (December 24, 2020). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00 p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project # on the memo line of the check.
- 2) Appeals filed in person: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Deposit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The Drop-Off Box is available from 8:00am to 5:00pm Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project # on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

This information will be made available in alternative formats upon request.

**Torrey Pines Community Planning Board Regular Meeting**Thursday July 9, 2020 **APPROVED** Minutes

## Zoom Meeting

| Board Member                  | Term Expiration | Continuous Service | Present | Absent | Total Absences* |
|-------------------------------|-----------------|--------------------|---------|--------|-----------------|
| Troy Van Horst, Chair         | 3/2022          | 4                  | x       |        |                 |
| Elizabeth Shopes, Vice Chair  | 3/2023          | 1                  | x       |        |                 |
| James Smith, Treasurer        | 3/2023          |                    | x       |        |                 |
| Susan Lyon, Secretary         | 3/2021          | 2                  | x       |        |                 |
| Eduardo Savigliano            | 3/2023          |                    | x       |        |                 |
| Samson Gavranian (Adams term) | 3/2022          | 3                  | x       |        | 1               |
| Jeff Harasha (Ridz term)      | 3/2022          |                    | x       |        | 1               |
| Jake Mumma (Cerny term)       | 3/2022          | 3                  |         | x      | 2               |
| Brad Remy                     | 3/2021          | 2                  | x       |        |                 |
| Mike Hastings                 | 3/2021          | 2                  | x       |        | 1               |
| Deborah Currier (Rich term)   | 3/2021          |                    | x       |        |                 |
| Cox term (REMAINS OPEN)       | 3/2021          |                    |         |        |                 |
| Ashton term (REMAINS OPEN)    | 3/2021          |                    |         |        |                 |

\*Per our bylaws, a fourth cumulative, or a third consecutive, absence in the board year (April-March) will result in a written report from the secretary documenting the seat's vacancy. The above absence tally, above, will serve as said report.

There is no excused absence, thus the generous policy for our volunteers.

There should be 12-13 board members on the TPCPB. PRC public members: Daniel Jensvold (not present); Adam Gevanthor (present)

**CALL TO ORDER at 7:01 pm: Troy Van Horst, Chair**

**Officer John Briggs SDPD: Report (5 minutes) [jbriggs@pd.SanDiego.gov](mailto:jbriggs@pd.SanDiego.gov)**

*Q&A. Notable answers:*

*Fire evacuation is handled by reverse 911, as well as police presence.*

- A. Non-Agenda Public Comment: Issues not on the Board Agenda but with the Jurisdiction of the Community Planning Board. Time limit – 3 minutes per speaker (Board does not respond to speaker per City Council Policy.)
- Claudia Mejia reported on Crest Canyon emergency project progress report. Continued replacement of the pipe, work should be complete fall 2020, restoration of plants afterwards. Plan will be posted for public comment, between middle to late July.
  - Adam Gevanthor: PRC Chair, discussed Sam's Pizza Site on Carmel Valley Rd. as a current example of how the 50% standing walls issue allows development to circumvent the TPCPB. Excellent example of how this exemption circumvents the community having a say in the process. Done in two phases, leaving 50% of walls each time, so it never goes through the system. Intensification of use with no increased parking.

(Slide show presented, request to discuss with City, and forward on.) We have had community members raise this issue, wanting to know how so many monolithic houses get built, when we are reviewing their plans and asking for changes. Future agenda item request for this problem, not this specific project.

- Liz Shopes, discussed al fresco dining expansion into parking lots.
- B. Report by Treasurer: Jim taking over for Troy, do need to complete the addition of signer to the account.
- C. General Announcements: Conduct at meetings follows City Council 600-24.
- D. Modifications to the agenda: Motion to Change the Agenda passed at start of meeting.

#### **ACTION ITEMS:**

1. **Motion to approve agenda**, with correction that motion to approve storage from PRC had no abstentions and was approved unanimously. Motion to approve, passed, 10-0.
2. **Action to approve past meeting minutes**, with the small PRC attendance correction proposed  
 Thursday, June 11, 2020 Final minutes  
 Motion to approve passed, 10-0.
3. **Sorrento Valley Road Storage Assessment Letter; Project No. 653016**, Project Manager Xavier Del Valle 619.557.7941, XDelValle@sandiego.gov  
*Scope/Location:* Process 2 Coastal Development Permit to demolish three existing industrial park buildings and construct a new three story, 208,305 square foot self-storage building with improvements at a site located at 11211 Sorrento Valley Road. The 3.80-acre site is in the IL-3-1 Zone and Coastal (Non-Appeal). Bryan Miranda and Rose Bacinski showed a slide presentation and answered questions. **Motion to Approve, did not pass, considerable concerns about it not fitting the community plan led to NO votes, while YES voters felt applicant had done everything PRC requested. 4-4-1 (Sam Gavranian had left the call by the vote at 8:30, only 9 voters present).**
4. **Aprilia Residence CDP, Project 651124**, Project Manager Xavier Del Valle 619.557.7941, XDelvalle@sandiego.gov , CDP, (Process 2), for a new 4,404 sq ft, 2 story single family residence with garage below first story, site located near intersection of Via Aprilla and Via Cortina, aka Via Aprilia Lots 5 & 6 in Block 2 of Del Mar Terrace. Applicant: Ryan Law. **Motion to approve 9-0, with the request, as per PRC, that Ryan Law run the new landscaping list/plan back by Mike Hastings to ensure the plants are non-invasive, native to the area. (Sam Gavranian had left the call by the vote at 8:30, only 9 voters present).**

#### **CONSENT AGENDA:**

1. Sprint Del Mar Heights ROW, Project 651200, Project Manager: Nathan White (619) 446-5481, [NGWhite@sandiego.gov](mailto:NGWhite@sandiego.gov), TORREY PINES - Process Four - CUP to allow the modification and continued use of a previously permitted site that is over standard pole with nearby equipment cabinets, some below grade. Project located on the west side Durango Drive, at and near the intersection with Del Mar Heights Road. Coastal Zone (Non-Appealable Area 2), Coastal Height

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www.torreypinescommunity.org

- Limitation Overlay Zone, Torrey Pines Community Plan. (Approved by PRC 4-0-1.) **Motion to approve passed 9-0.**
2. CSA-17 Advisory Board, appointed Liz Shopes as the new representative. **Motion to approve passed 9-0.**
  3. Appointed Eduardo Savigliano as the new substitute CPC representative. **Motion to approve passed 9-0.**

#### INFORMATION ITEMS:

1. Update on zoning and housing bills and any related information from the July 7th CPC meeting. Briefly covered in other discussions.
2. Barbara Bry will be sending an invitation to address CPC issues related to Complete Communities and others. She is being briefed by staff next week on the CPC updates to zoning, but at this time does feel the process is being rushed and there are state laws being proposed to take away local control, which she does oppose. Liz Shopes asked about joint use agreements for the Del Mar Union Elementary school district as we have no parks. The answer was that the community needs to show they want a joint use park and the school district is willing.
3. Local traffic issues. Specifically Mango and Del Mar Heights, Portofino and other key streets.

#### OFFICIAL INFORMATION REPORTS:

1. Councilmember Barbara Bry's representative, Moriah Gaynor, [MGaynor@sandiego.gov](mailto:MGaynor@sandiego.gov)  
Recurring status update items

- Road repaving and slurry seal status (considerable delays due to pandemic)
- Mercado traffic light status (final approved budget does not fund it)

2. SD County Supervisor Kristin Gaspar's representative, Corrine Busta (not present)

a. Corona virus update – County plan

3. State Senator Toni Atkins' representative, Miller Saltzman, [Miller.Saltzman@sen.ca.gov](mailto:Miller.Saltzman@sen.ca.gov)

Brief overview of zoning and housing bills being considered.

<https://focus.senate.ca.gov/housing> website has brief summary, fact sheet, bill language (and where to follow the bill process).

The state budget was signed by the Governor. It protects funding for schools and health and human services, maintains the \$300M increase to homelessness funding, and responds to the \$54 billion deficit caused by COVID-19.

Answer from state park as regards construction structures and trail closings:

*State Parks is not installing temporary structures in the parking lot, however we are in the midst of an accessibility improvement (ADA) restroom replacement project at the North Beach Lot.*

*The Torrey Pines trails remain closed due to the COVID-19 pandemic. Our local decisions to re-open different activities and locations within the area, will be made in close coordination with State and Public Health officials, the Governor's Office, and the State Office of Emergency Services. In the specific case of the Torrey Pines Reserve Trails, managing the number of visitors*

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*who access the park is our current challenge. Ensuring public safety on trails that are not 6 feet wide remains a concern. While we are certain some visitors would take safety precautions by wearing face coverings, we have seen on the beach and in our other State Park units, that most do not. We continue to work to re-open the park, but a specific date for re-opening has not yet been set.*

*For further questions, staff from the Torrey Pines Community Planning Board is certainly welcome to contact San Diego Coast District North Sector Superintendent Lisa Urbach at [Lisa.Urbach@parks.ca.gov](mailto:Lisa.Urbach@parks.ca.gov) or by phone at 760-720-7001.*

4. 78th District Assemblymember Todd Gloria's representative, Matthew Gordon, [Mathew.Gordon@asm.ca.gov](mailto:Mathew.Gordon@asm.ca.gov)


Housing bills not yet heard, so no update specifically. Assemblymember Gloria traditionally supports efforts to reduce homelessness. Budget highlights. Bill pending to ban chokehold by police at the state level. Already banned in SDPD.

*At 9:05 p.m. Motion to extend the meeting to get through Action item 4 and Consent 1, which we skipped to accommodate the representatives who were available to discuss. Approved 9-0.*

**Information Items and TPCPB Reports (As available, maximum 5 min)**

1. CPC update, Brad Remy.
2. Local traffic issues, Mango and Del Mar Heights, Portofino and others, to be on a future agenda.
3. Discuss potential meet the city, county and state candidates zoom meetings.
4. Pat Whitt river park report. State park ranger station will have an open house after the pandemic ends.



|   |   |   |                        |
|---|---|---|------------------------|
|  | <b>City of San Diego<br/>Development Services</b><br>1222 First Ave., MS 302<br>San Diego, CA 92101<br>(619) 446-5000 | <h1>Ownership Disclosure<br/>Statement</h1> | <b>FORM<br/>DS-318</b> |
|   |   |   | <b>October 2017</b>    |

**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:** Public Storage Sorrento Valley Redevelopment Project **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 11211 Sorrento Valley Road, San Diego, CA

**Specify Form of Ownership/Legal Status (please check):** Public Storage, a Maryland Real Estate Investment Trust

Corporation  Limited Liability -or-  General - What State? Maryland Corporate Identification No. Maryland ID #D11805314

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: Public Storage c/o Bryan Miranda  Owner  Tenant/Lessee  Successor Agency

Street Address: 701 Western Avenue

City: Glendale State: CA Zip: 91201

Phone No.: 714 338-1262 x3155 Fax No.: \_\_\_\_\_ Email: bmiranda@publicstorage.com

Signature: [Signature] Date: 12/10/15

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Bryan Miranda/ Public Storage  Owner  Tenant/Lessee  Successor Agency

Street Address: 701 Western Ave

City: Glendale State: CA Zip: 91201

Phone No.: 714 338-1262 x3155 Fax No.: \_\_\_\_\_ Email: bmiranda@publicstorage.com

Signature: [Signature] Date: 12/15/15

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: na  Owner  Tenant/Lessee  Successor Agency

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

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

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

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

Additional pages Attached:  Yes  No

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



# A DEVELOPMENT FOR PUBLIC STORAGE



## PROJECT DESCRIPTION

DEMOLISH THREE EXISTING INDUSTRIAL PARK BUILDINGS AND SITE IMPROVEMENTS AND CONSTRUCT ONE NEW, 3-STORY SELF STORAGE BUILDING AND SITE IMPROVEMENTS. EXISTING SHARED DRIVEWAY TO REMAIN.

## LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 3360, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A DIVISION OF LOTS 4, 5 AND 6 OF TORRY KNOLLS PARK ACCORDING TO MAP THEREOF MAP NO. 7991, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, RECORDED JULY 16, 1986 AS FILE NO. 86-294409

## PROJECT INFORMATION

PROJECT ADDRESS: 11211 SORRENTO VALLEY ROAD, SAN DIEGO, CA  
 SITE APN: 310-121-16-00  
 SITE GROSS AREA: 365,394 S.F. OR 3.80 ACRES  
 ZONE: IL-3-1 INDUSTRIAL LIGHT  
 OVERLAYS: AIRPORT INFLUENCE AREA #1, COASTAL HEIGHT LIMIT, INDUSTRIAL LAND, TRANSIT PRIORITY AREA

**VERY HIGH FIRE SEVERITY ZONE:**  
 (CODE REQUIREMENTS)  
 SDMC CH 14 ART 5 DIVISION 38  
 2016 CBC CH 7A - MATERIALS & CONSTRUCTION  
 METHODS FOR EXTERIOR WILDFIRE EXPOSURE

GEOLOGIC HAZARD CATEGORY: 53

USE (EXISTING): INDUSTRIAL PARK  
 USE (PROPOSED): SELF-STORAGE  
 F.A.R. MAX ALLOWED: 2.0  
 F.A.R. PROPOSED: 1.26

COVERAGE PROPOSED: 42% (69,435 S.F./165,394 S.F.)

**BLDG SETBACKS REQUIRED:**  
 FRONT: 15'-0" FOR UP TO 50% OF BUILDING FACADE  
 20' STANDARD  
 SIDE YARD: 10'-0"  
 REAR (ADJ. TO FREEWAY): 0'-0" FOR UP TO 50% OF BUILDING ENVELOPE  
 15' STANDARD

**BLDG SETBACKS PROVIDED:**  
 PROPOSED BUILDING  
 FRONT: 79'-1" TO 125'-7"  
 SIDE YARD: 30'-0" AT NORTH  
 40'-10" AT SOUTH  
 REAR: 55'-3" TO 124'-4"  
 TRASH ENCLOSURE FRONT: 26'-8"

**CALTRANS EASEMENT REQ'D SETBACKS (FOR FREEWAY):**  
 VERTICAL UNDERSIDE: 8'-2" MIN  
 HORIZONTAL SETBACK: 14'-0" MIN  
 CALTRANS SETBACKS PROVIDED: 27'-5" FROM EDGE OF BRIDGE

**HEIGHT:**  
**COASTAL ZONE HEIGHT LIMIT:** 30'-0"  
 \* PER SECTION 131.0201 COASTAL HEIGHT LIMITATION OVERLAY ZONE:  
 BUILDING HEIGHT IS MEASURED FROM THE REFERENCE DATUM TO THE HIGHEST POINT OF THE ROOF, PARAPET, MANSARD, EQUIPMENT, VENT, PIPE & ANTENNA OR ANY OTHER ELEMENTS PROJECTED ABOVE THE ROOF.  
 \*\* IF THE DIFFERENCE IN ELEVATION IS 10 FT OR LESS, THE REFERENCE DATUM IS ESTABLISHED AT THE HIGHEST ADJACENT GROUND ELEVATION.  
 HEIGHT PROPOSED: 30'-0"

## BUILDING AREA

EXISTING BLDG(S) TO BE DEMOLISHED (CONSTRUCTED IN 1976):  
 EXISTING BLDG: 17,277 S.F.  
 EXISTING BLDG: 17,276 S.F.  
 EXISTING BLDG: 20,148 S.F.  
 SUBTOTAL: 54,701 S.F.

PROPOSED BUILDING 1A:  
 OFFICE: 939 S.F.  
 1ST FLOOR STORAGE: 38,587 S.F.  
 2ND FLOOR STORAGE: 39,526 S.F.  
 3RD FLOOR STORAGE: 39,526 S.F.  
 SUBTOTAL: 118,578 S.F.

PROPOSED BUILDING 1B:  
 1ST FLOOR STORAGE: 29,909 S.F.  
 2ND FLOOR STORAGE: 29,909 S.F.  
 3RD FLOOR STORAGE: 29,909 S.F.  
 SUBTOTAL: 89,727 S.F.  
**GRAND TOTAL: 208,305 S.F.**

## PARKING ANALYSIS

**PARKING REQUIRED:**  
 OFFICE: 3 SP  
 3.3/1000 (939 S.F. x 3.3/1000)  
 SELF-STORAGE: 21 SP  
 (TABLE AS.106.5.3.1) (207,366/10,000)  
 TOTAL: 24 SP

**PARKING TYPES REQUIRED:**  
 ADA: 2 SP  
 ELECTRIC VEHICLE (EVCS): 3 SP  
 (TABLE AS.106.5.3.1)  
 CAV/VANPOOL/EV (TABLE AS.106.5.1.1): 4 SP

**PARKING PROVIDED:**  
 ADA VAN: 1 SP  
 ADA CAR: 2 SP  
 ELECTRIC VEHICLE (EVCS): 3 SP  
 CAV/VANPOOL/EV: 4 SP  
 STANDARD: 33 SP  
 TOTAL: 43 SP

**BIKE PARKING (PER CALGREEN 5% OF REQ'D PARKING):**  
 REQUIRED SHORT TERM - PER SDMC 0.1/1,000 SF: 21 SP  
 PROVIDED SHORT TERM: 22 SP  
 LONG TERM REQUIRED: 0 SP  
 (2 EMPLOYEES = 10 EMPLOYEES PER SDMC & CALGREEN 5.106.4.1.2.)  
 LONG TERM PROVIDED: 2 SP  
 MOTORCYCLE SPACES REQUIRED (3'X8'): 2 SP  
 MOTORCYCLE SPACES PROVIDED (3'X8'): 2 SP

**LOADING REQUIRED:** 208,305 S.F./10,000 S.F. X 0.2 = 4  
**LOADING PROVIDED:** (4) SPACES AT 12'X35' EACH

## BUILDING CODE ANALYSIS

**APPLICABLE BUILDING CODES:**  
 BUILDING CODE: 2019 CALIFORNIA BUILDING CODE  
 MECHANICAL CODE: 2019 CALIFORNIA MECHANICAL CODE  
 PLUMBING CODE: 2019 CALIFORNIA PLUMBING CODE  
 ELECTRICAL CODE: 2019 CALIFORNIA ELECTRICAL CODE  
 ENERGY CODE: 2019 CALIFORNIA ENERGY CODE  
 FIRE CODE: 2019 CALIFORNIA FIRE CODE  
 GREEN BUILDING CODE: 2019 GREEN BUILDING STANDARDS CODE

**PROPOSED BUILDING CLASSIFICATION:**  
 OCCUPANCY GROUP: S-1 - STORAGE  
 ACCESSORY: M - MERCANTILE  
 CONSTRUCTION TYPE: II-B  
 FIRE SPRINKLERS: YES  
 ROOFING CLASSIFICATION: CLASS A

**ALLOWABLE HEIGHT:**  
 ALLOWABLE HEIGHT = 75' FULLY SPRINKLERED (TABLE S04.3)  
 PROPOSED BUILDING HEIGHT = 30'  
 ALLOWABLE # OF STORIES = 3 STORIES ABOVE GRADE PLANE (TABLE S04.4)  
 PROPOSED # OF STORIES = 3 STORIES

**ALLOWABLE BUILDING AREA:**  
 ALLOWABLE BUILDING AREA = 52,500 S.F. (TABLE S06.2, SM = 2 OR MORE STORIES ABOVE AND FULLY SPRINKLERED)

**BUILDING AREA QUALIFICATION EQUATIONS:**  
 $A_A = (A_1 + (NS \times I_1)) \times S_A$  (EQUATION 5-3)  
 $A_1 = \text{ALLOWABLE AREA (S.F.)}$   
 $NS = \text{ALLOWABLE AREA FACTOR FOR NON-SPRINKLERED BLDG. (TABLE S06.2)}$   
 $I_1 = \text{AREA FACTOR INCREASE DUE TO FRONTAGE INCREASE (\%)}$   
 $S_A = 3 \text{ UNLESS PART OF GROUP A, E, H, L, OR R}$

$I_1 = (F/P) - 0.25$  W/30 (EQUATION 5-5)  
 $F = \text{AREA FACTOR INCREASE DUE TO FRONTAGE}$   
 $P = \text{BUILDING PERIMETER THAT FRONTS ON PUBLIC WAY OR OPEN SPACE HAVING A MINIMUM DIST. 20'-0"}$

$A_A = (52,500 + (17,500 \times 0.75)) \times 3$   
 $= (52,500 + 13,125) \times 3$   
 $= 65,625 \text{ S.F.} \times 3 = 196,875 \text{ S.F.}$

PROPOSED AREA = 208,305 S.F. > 196,875 S.F.  
 FIRE WALL PROVIDED PER TABLE 706.4 CREATING (2) SEPARATE BUILDINGS 1A & 1B WITH 3-HOUR FIRE WALL

PROPOSED BUILDING 1A FOOTPRINT = 39,526 S.F. < 52,500 S.F.  
 PROPOSED BUILDING 1B FOOTPRINT = 29,909 S.F. < 52,500 S.F.

## BUILDING CODES

THIS PROJECT WILL COMPLY WITH:  
 2019 CALIFORNIA BUILDING CODE  
 CH 7A - MATERIALS & CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA PLUMBING CODE

## DEVELOPER

PUBLIC STORAGE  
 701 WESTERN AVENUE  
 GLENDALE, CA 91201  
 CONTACT: BRYAN MIRANDA  
 TEL: (800) 688-8057

## ARCHITECT

KSP STUDIO  
 23 ORCHARD ROAD, SUITE 200  
 LAKE FOREST, CA 92630  
 CONTACT: SHABNAM VAKILI  
 TEL: (949) 380-3970

## LANDSCAPE ARCHITECT

KSP STUDIO  
 23 ORCHARD RD, SUITE 200  
 LAKE FOREST, CA 92630  
 CONTACT: JUSTIN HEACOCK  
 TEL: (949) 380-3970

## CIVIL ENGINEER

DRG ENGINEERING, INC.  
 160 OLD SOUTH OLD SPRINGS ROAD, SUITE 210  
 ANAHEIM HILLS, CA 92808  
 TEL: (714) 685-6860 XT.356

## VICINITY MAP



NOT TO SCALE

## SHEET INDEX

- ARCHITECTURAL**
- COVER SHEET
  - ALTA SURVEY (SHEET 1 OF 2)
  - ALTA SURVEY (SHEET 2 OF 2)
  - CONCEPTUAL SITE PLAN
  - FIRE ACCESS PLAN
  - SITE SECTION AND ELEVATION EXHIBITS
  - CONCEPTUAL FIRST FLOOR PLAN
  - CONCEPTUAL SECOND FLOOR PLAN
  - CONCEPTUAL THIRD FLOOR PLAN
  - CONCEPT ROOF PLAN
  - CONCEPT ELEVATIONS
  - LANDSCAPE PLAN
  - IRRIGATION HYDROZONE PLAN & CALCULATIONS
  - LANDSCAPE AREA DIAGRAM & CALCULATIONS
- CIVIL**
- CONCEPTUAL GRADING PLAN (SHEET 1 OF 5)
  - CROSS SECTIONS (SHEET 2 OF 5)
  - CONCEPTUAL UTILITY PLAN (SHEET 3 OF 5)
  - STORM WATER QUALITY TREATMENT UNIT - MANUFACTURER INFO (SHEET 4 OF 5)
  - CONCEPTUAL STRIPING PLAN (SHEET 5 OF 5)



APN: 310-121-16-00  
 11211 SORRENTO VALLEY RD. | SAN DIEGO, CA

## COVER SHEET

| NO. | REVISION                   | DATE     | NO. | REVISION                       | DATE     | NO. | REVISION                       | DATE     |
|-----|----------------------------|----------|-----|--------------------------------|----------|-----|--------------------------------|----------|
| 1   | PRE-APP SUBMITTAL          | 07/24/19 | 2   | CDP - PLAN CHECK CORRECTIONS   | 04/20/20 | 3   | CDP - PLAN CHECK CORRECTIONS-3 | 09/25/20 |
| 1   | COASTAL DEVELOPMENT PERMIT | 12/18/19 | 3   | CDP - PLAN CHECK CORRECTIONS-2 | 07/08/20 |     |                                |          |

SHEET 1  
 OF 16



STUDIO  
 architecture + engineering  
 23 ORCHARD ROAD, SUITE 200  
 LAKE FOREST, CA 92630  
 T 949.380.3970 F 949.380.3771



DATE OF FIELD SURVEY  
MAY, 2019

TAX PARCEL NO.  
310-121-16-00

**TITLE INFORMATION**

THE TITLE INFORMATION SHOWN HEREON IS PER COMMITMENT FOR TITLE INSURANCE NO. NCS-954234-LA2 DATED APRIL 2, 2019 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, LOS ANGELES, CALIFORNIA [TITLE OFFICER: SEAN CRUZ, TELEPHONE: (213)271-7003] NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

**RECORD OWNER**

PUBLIC STORAGE, A MARYLAND REAL ESTATE INVESTMENT TRUST AND A WHOLLY OWNED SUBSIDIARY OF THE CORPORATION, SUCCESSOR IN INTEREST BY MERGER WITH PUBLIC STORAGE, INC., A CALIFORNIA CORPORATION

**LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 3360, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A DIVISION OF LOTS 4, 5 AND 6 OF TORREY KNOLLS PARK, ACCORDING TO MAP THEREOF NO. 7991, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, RECORDED JULY 16, 1986 AS FILE NO. 86-294409, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 4, SAID POINT BEING A POINT ON THE EASTERLY LINE OF SORRENTO VALLEY ROAD AS SAID STREET IS LOCATED AND ESTABLISHED ON JANUARY 6, 1986, SAID POINT ALSO BEING A POINT ON THE ARC OF A 816.50-FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 02° 14' 51" A DISTANCE OF 32.03 FEET; THENCE TANGENT TO SAID CURVE NORTH 09° 05' 08" WEST ALONG SAID EASTERLY LINE OF SORRENTO VALLEY ROAD, 31.94 FEET TO A POINT OF CUSP WITH THE ARC OF A 1154.00-FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; A RADIAL TO SAID POINT BEARS SOUTH 72° 39' 00" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 17' 17", A DISTANCE OF 66.22 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 4, SAID POINT HEREIN SET OUT AS POINT "A" FOR PURPOSES OF THIS DESCRIPTION; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 4, 10.86 FEET RETURNING TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE RIGHT AND TITLE TO 1/2 OF ALL PETROLEUM OIL OR GAS OR BY-PRODUCTS OF SUCH PETROLEUM, OIL AND GAS WHICH MAY BE HEREAFTER FOUND UPON SAID PROPERTY OR IN THE EARTH UNDER SAID PROPERTY, WITHOUT RIGHTS OF SURFACE ENTRY AND WITHOUT THE RIGHT TO ENTER, DRILL, EXTRACT OR REMOVE ANY MINERALS, INCLUDING OIL AND GAS, ABOVE A DEPTH OF 500 FEET BELOW THE PRESENT SURFACE OF SAID PROPERTY AND TOGETHER WITH THE PROCEEDS AVALS AND PROFITS ARISING FROM THE SALE OR DISPOSITION OF SAID 1/2 OF THE AFORESAID MINERAL PRODUCTS FOR THE TERM OF 99 YEARS AS RESERVED BY D.C. HARDEY IN DEED RECORDED IN BOOK 650, PAGE 197 OF DEEDS.

**TITLE EXCEPTIONS AND EASEMENTS**

- 1-3 TAXES.
- 4 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED AUGUST 11, 1965 AS INSTRUMENT NO. 144493 IN BOOK 1965, PAGE 6 OF OFFICIAL RECORDS.  
(DOCUMENT AFFECTS - PLOTTED HEREON AS [ ])
- 5 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET OR HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED FEBRUARY 10, 1970 AS INSTRUMENT NO. 24635 OF OFFICIAL RECORDS.  
(DOCUMENT AFFECTS - PLOTTED HEREON AS [ ])
- 6 AN EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY FOR UNDERGROUND AND ABOVEGROUND STRUCTURES AND INCIDENTAL PURPOSES, RECORDED JUNE 08, 1976 AS INSTRUMENT NO. 76-174977 OF OFFICIAL RECORDS.  
(DOCUMENT AFFECTS - NOT PLOTTABLE FROM RECORD)
- 7 AN EASEMENT IN FAVOR OF LINK LETTER PROPERTIES 1978 PARTNERSHIP, A LIMITED PARTNERSHIP FOR INGRESS AND EGRESS, DRIVEWAY AND INCIDENTAL PURPOSES, RECORDED JUNE 27, 1978 AS INSTRUMENT NO. 1978-265900 OF OFFICIAL RECORDS.  
(DOCUMENT AFFECTS - PLOTTED HEREON AS [A])
- 8 AN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION FOR RIGHT OF WAY FOR AN EARTH EXCAVATION OR EMBANKMENT, SLOPE OR SLOPES AND INCIDENTAL PURPOSES, RECORDED JULY 16, 1986 AS INSTRUMENT NO. 294409 OF OFFICIAL RECORDS.  
(DOCUMENT LIES OUTSIDE THE SUBJECT PROPERTY - PARCEL 1 PLOTTED HEREON AS [B])  
(DOCUMENT AFFECTS - PARCEL 2 PLOTTED HEREON AS [C])
- 9 TITLE COMPANY STATEMENT.
- 10 NOTICE OF PENDENCY OF ACTION RECORDED SEPTEMBER 19, 2000 AS INSTRUMENT NO. 2000-0500339 OF OFFICIAL RECORDS.  
(DOCUMENT AFFECTS - PLOTTED HEREON AS [D])
- 11 TITLE COMPANY STATEMENT.
- 12 TITLE COMPANY STATEMENT.
- 13 RIGHTS OF PARTIES IN POSSESSION.

**ALTA/NSPS TABLE A ITEM NOTES**

- ITEM 2 THE SITE ADDRESS OBSERVED WHILE CONDUCTING THE SURVEY IS: 11211 SORRENTO VALLEY ROAD, SAN DIEGO, CA
- ITEM 3 THE LAND SHOWN ON THIS SURVEY LIES ENTIRELY WITHIN FLOOD ZONE "X" (UNSHADED), BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD" PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06023513366, DATED MAY 16, 2012.
- ITEM 4 THE GROSS LAND AREA IS: 165,394 SF / 3.800 ACRES
- ITEM 5 THE ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:  
ELEV.: 15.292' (CITY OF SAN DIEGO BENCHMARK)  
DATUM: MEAN SEA LEVEL  
DESCRIPTION: EBP NORTHING 2742, EASTING 16974, SORRENTO VALLEY ROAD AND CARMEL MOUNTAIN ROAD
- ITEM 6(a) THE CURRENT ZONING CLASSIFICATION IS \_\_\_\_\_ PER THE CITY OF ...  
(INSERT ZONING INFORMATION HERE - INDICATE SOURCE AND DATE OF INFO)
- ITEM 6(b) SEE THE SURVEY PLAT FOR THE LOCATION OF SETBACK LINES.
- ITEM 7(a) SEE THE SURVEY PLAT FOR EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
- ITEM 7(b)(1) SEE THE SURVEY PLAT FOR THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
- ITEM 7(c) SEE THE SURVEY PLAT FOR THE MEASURED HEIGHT ABOVE GRADE OF ALL BUILDINGS.
- ITEM 8 SEE THE SURVEY PLAT FOR ANY SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- ITEM 9 SEE THE SURVEY PLAT FOR ANY PARKING STRIPING AND TYPE OF PARKING SPACE. THE PARKING COUNT IS AS FOLLOWS:  
REGULAR SPACES: 127  
HANDICAP SPACES: 2  
TOTAL SPACES: 129
- ITEM 10(a) THERE ARE NO PARTY WALLS ON THE SUBJECT PROPERTY.
- ITEM 11 SEE THE SURVEY PLAT FOR THE LOCATION OF UTILITY EVIDENCE OBSERVED WHILE CONDUCTING THE SURVEY.
- ITEM 13 SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS.

**ALTA/NSPS TABLE A ITEM NOTES (CONTINUED)**

- ITEM 14 SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.
- ITEM 15 THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED APRIL 16, 2019 BY INLAND AERIAL SURVEYS INC AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED IN MAY 9, 2019.  
THE PHOTOGRAMMETRIC MAPPING SHOWN HEREON HAS BEEN CHECKED FOR ACCURACY AND MEETS OR EXCEEDS THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR HORIZONTAL AND VERTICAL ACCURACY AS ISSUED BY THE NATIONAL GEOSPATIAL PROGRAM EXCEPT IN AREAS OBSCURED BY SHADOWS, DENSE TREES OR BRUSH, CANOPIES, ROOF OVERHANGS, AND OTHER OVERHEAD OBSTRUCTIONS.
- ITEM 16 THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS.

**ALTA/NSPS TABLE A ITEM NOTES (CONTINUED)**

- ITEM 17 THERE ARE PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, BUT NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ITEM 18 THE SURVEYOR DID NOT OBSERVE ANY MARKERS DELINEATING WETLANDS ON SUBJECT PROPERTY.
- ITEM 19 THE COMMITMENT DID NOT LIST ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY.

**MONUMENT AND ESTABLISHMENT NOTES**

- INDICATES FOUND MONUMENT AS NOTED BELOW.
- ① INDICATES FOUND LEAD, TACK, AND TAG STAMPED "LS 4512", NO REFERENCE, FLUSH. ACCEPTED AS PROPERTY CORNER OFFSET PER R1.
- ② INDICATES FOUND LEAD, TACK, AND TAG STAMPED "LS 4512", NO REFERENCE, FLUSH. SAID MONUMENT IS LOCATED SOUTH 52°22'41" WEST, 0.17 FEET FROM PROPERTY CORNER OFFSET PER R1.
- ③ INDICATES FOUND CITY CONTROL MONUMENT PER R1.
- ④ INDICATES FOUND NAIL AND ILLEGIBLE TAG, FLUSH, NO REFERENCE. ACCEPTED AS THE SOUTHWEST CORNER OF PARCEL 2 OF R1.
- ⑤ INDICATES FOUND 1" IRON PIPE WITH ILLEGIBLE TAG, DOWN 0.2', NO REFERENCE. SAID MONUMENT IS LOCATED NORTH 19°8'34" EAST, 0.26 FEET FROM THE SOUTHEAST CORNER OF PARCEL 2 OF R1.

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWEST LINE OF PARCEL MAP NO. 3360, BEING NORTH 09°37'04" WEST.

**REFERENCES**

R1 PARCEL MAP NO. 3360

**RECORD DATA NOTE**

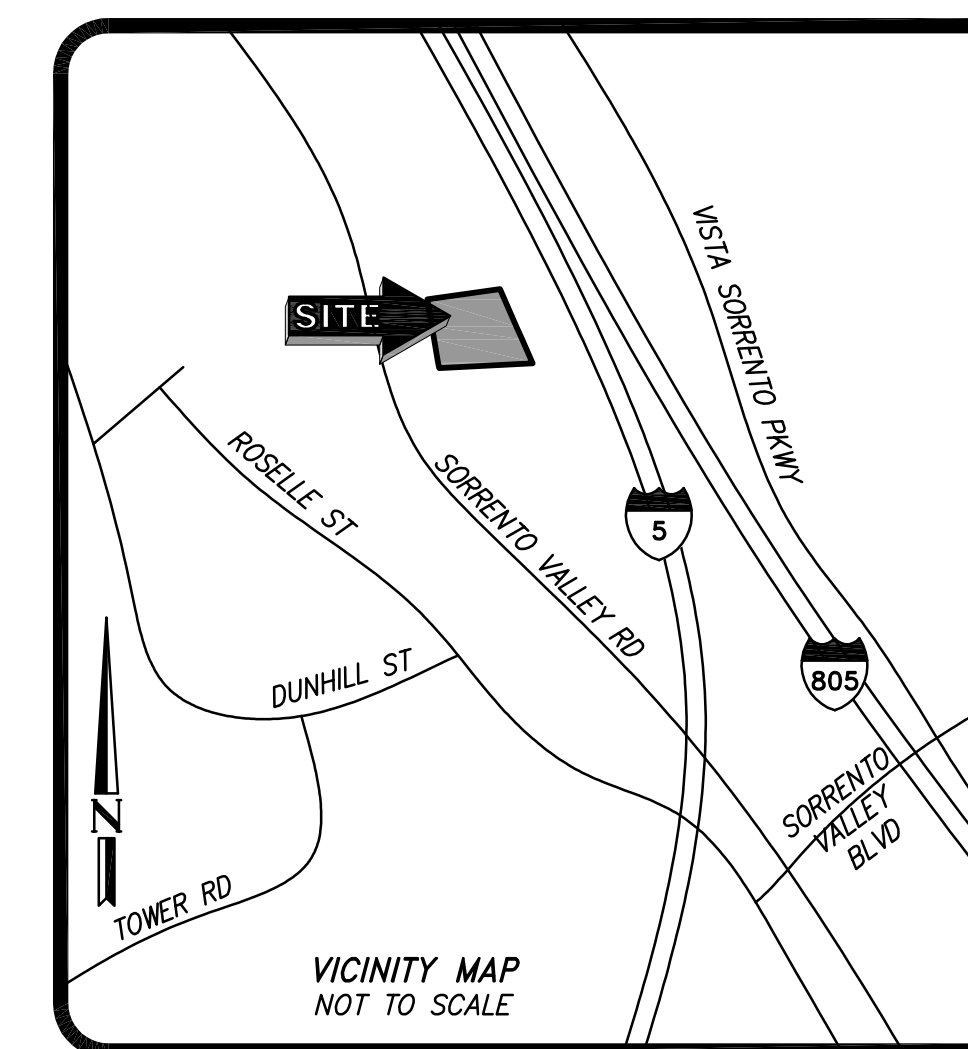
ALL DATA SHOWN HEREON IS RECORD OR CALCULATED FROM RECORD PER PARCEL MAP NO. 3360, UNLESS OTHERWISE NOTED.

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N73°27'41"E | 9.75'    |
| L2         | N80°22'56"E | 9.75'    |
| L3         | N81°53'53"E | 9.75'    |

| CURVE TABLE |         |          |        |
|-------------|---------|----------|--------|
| CURVE       | DELTA   | RADIUS   | LENGTH |
| C1          | 376°00' | 1154.00' | 65.79' |

**LINE LEGEND**

- PROPERTY LINE
- - - CENTER LINE
- - - UNDERLYING LOT LINE / RIGHT-OF-WAY LINE
- - - TIE LINE
- - - EASEMENT
- - - FEMA LINE



**ALTA/NSPS LAND TITLE SURVEY  
11211 SORRENTO VALLEY ROAD  
SAN DIEGO, CALIFORNIA**

**TITLE & BOUNDARY INFORMATION**

**SURVEYOR'S CERTIFICATE**

TO: PUBLIC STORAGE, A MARYLAND REAL ESTATE INVESTMENT TRUST AND A WHOLLY OWNED SUBSIDIARY OF THE CORPORATION, SUCCESSOR IN INTEREST BY MERGER WITH PUBLIC STORAGE, INC., A CALIFORNIA CORPORATION, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 15, 16, 17, 18, 19 AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 9, 2019.

**PRELIMINARY**  
JAKE W. LAPPERT  
PLS 9303  
EMAIL: jappert@orc-eng.com



DATE: 05/14/2019

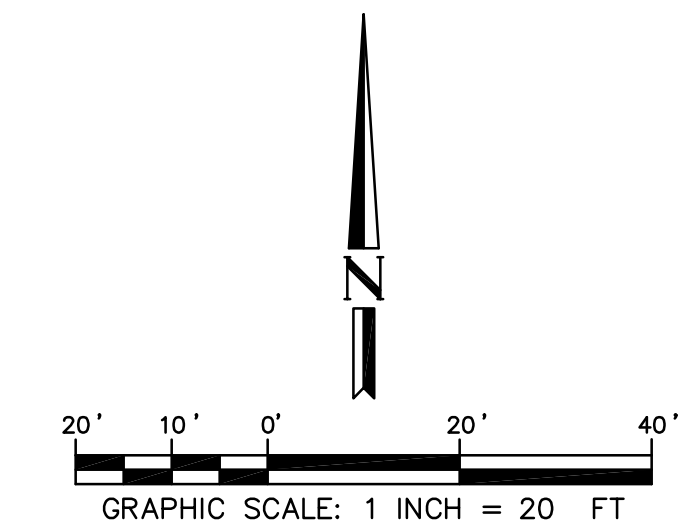
| NO. | REVISION | DATE | ISSUE                       |
|-----|----------|------|-----------------------------|
|     |          |      | PRELIMINARY                 |
|     |          |      | 05/14/2019                  |
|     |          |      | DRAWN: DTS CHECKED: JWL     |
|     |          |      | DRAWING FILE: 19-127alta101 |
|     |          |      | PROJECT NO.: 19-127         |

**ORC Engineering, Inc.**  
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210  
Anselm Hills, California 92008  
(714) 685-6860

SHEET NUMBER:  
1  
OF 2 SHEETS  
SCALE: 1" = 30'





**SYMBOL LEGEND**

- |     |              |   |                    |
|-----|--------------|---|--------------------|
| ⊕   | FIRE HYDRANT | ⊙ | MANHOLES           |
| — — | GATE         | ⊙ | ELECTRIC           |
| ⊙   | LIGHT POLE   | ⊙ | STORM DRAIN        |
| —   | SIGN         | ⊙ | UNKNOWN            |
| ⊙   | STREET LIGHT | ⊙ | VALVES             |
| ⊙   | TREE         | ⊙ | BACKFLOW PREVENTER |
|     |              | ⊙ | WATER              |

**ABBREVIATIONS**

- |      |                 |
|------|-----------------|
| ASPH | ASPHALT         |
| BTM  | BOTTOM          |
| CONC | CONCRETE        |
| INV  | INVERT          |
| L/S  | LANDSCAPED AREA |
| NE   | NORTHEAST       |
| PL   | PROPERTY LINE   |
| SF   | SQUARE FEET     |
| SW   | SOUTHWEST       |
| UNK  | UNKNOWN         |

**UNDERGROUND UTILITY NOTE**

THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON WAS COMPILED FROM RECORD DRAWINGS FROM THE CITY OF SAN DIEGO AND THE VARIOUS UTILITY COMPANIES SERVING THE SUBJECT PROPERTY.

**UNDERGROUND UTILITY LEGEND**

- |        |             |
|--------|-------------|
| —(E)—  | ELECTRIC    |
| —(G)—  | GAS         |
| —(SD)— | STORM DRAIN |
| —(SS)— | SEWER       |
| —(T)—  | TELEPHONE   |
| —(W)—  | WATER       |

**LINE LEGEND**

- |   |   |
|---|---|
| — | PROPERTY LINE                             |
| — | CENTER LINE                               |
| — | UNDERLYING LOT LINE/<br>RIGHT-OF-WAY LINE |
| — | TIE LINE                                  |
| — | EASEMENT                                  |
| — | FEMA LINE                                 |
| — | FENCE                                     |
| — | BLOCK WALL                                |
| — | BUILDING FOOTPRINT                        |
| — | BUILDING OVERHANG                         |



SHEET 2.1 OF 13

|                                    |       |                              |  |
|------------------------------------|-------|------------------------------|--|
| <b>ALTA/NSPS LAND TITLE SURVEY</b> |       |                              |  |
| <b>11211 SORRENTO VALLEY ROAD</b>  |       |                              |  |
| <b>SAN DIEGO, CALIFORNIA</b>       |       |                              |  |
| <b>TOPOGRAPHIC INFORMATION</b>     |       |                              |  |
| NO.   REVISION:                    | DATE: | ISSUE: PRELIMINARY           |  |
|                                    |       | DATE: 05/14/2019             |  |
|                                    |       | CHECKED: JWL DRAWN: DTS      |  |
|                                    |       | DRAWING FILE: 19-127a to 101 |  |
|                                    |       | PROJECT NO.: 19-127          |  |
|                                    |       | SHEET NUMBER:                |  |
|                                    |       | 2                            |  |
|                                    |       | OF 2 SHEETS                  |  |
|                                    |       | SCALE: 1" = 20'              |  |

160 S. Old Springs Road, Ste. 210  
 Anaheim Hills, California 92808  
 (714) 685-6860

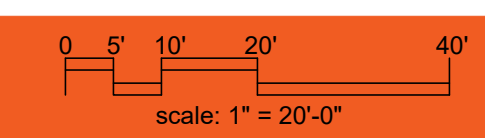
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APN: 310-121-16-00  
 11211 SORRENTO VALLEY RD. | SAN DIEGO, CA

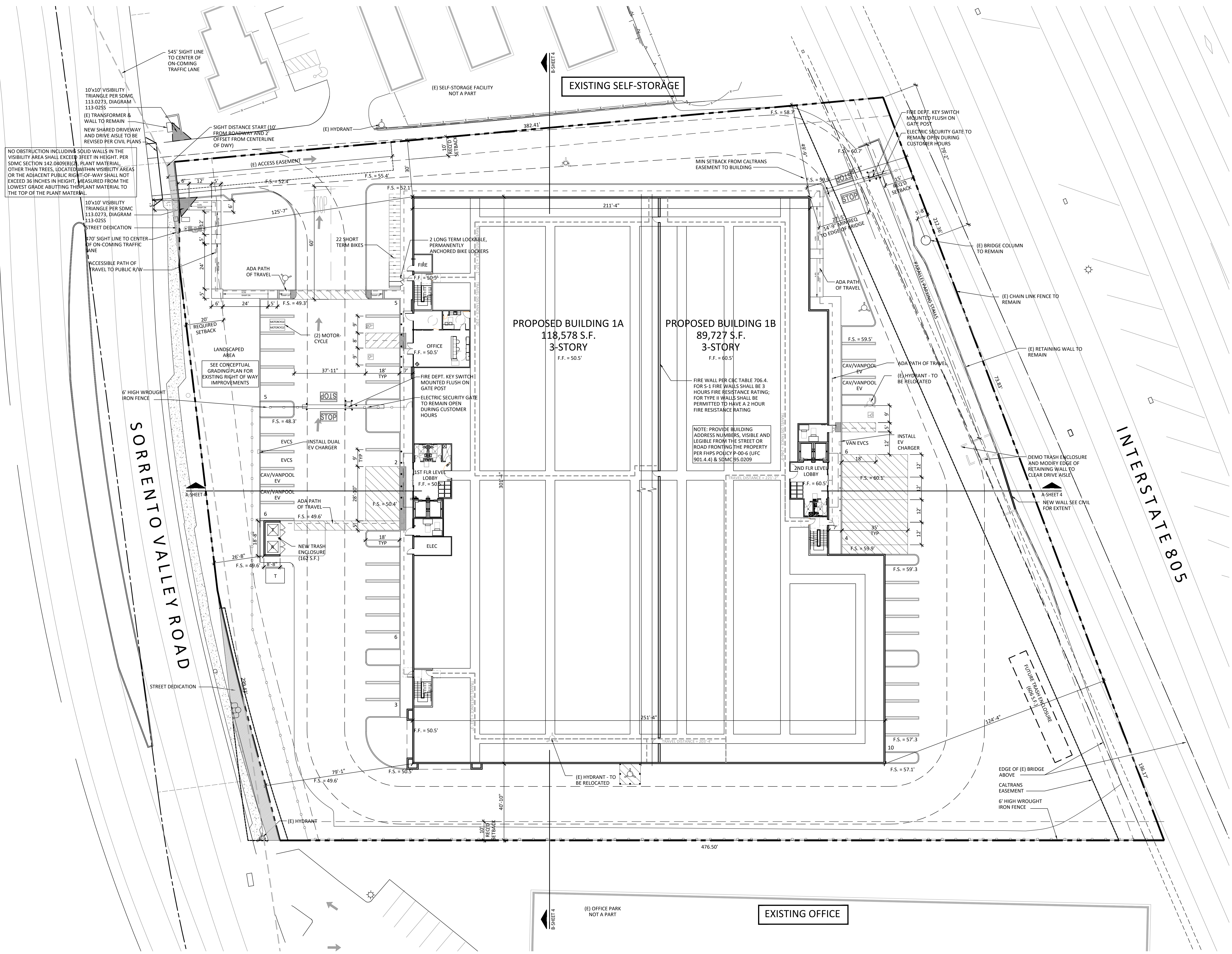
CONCEPTUAL SITE PLAN



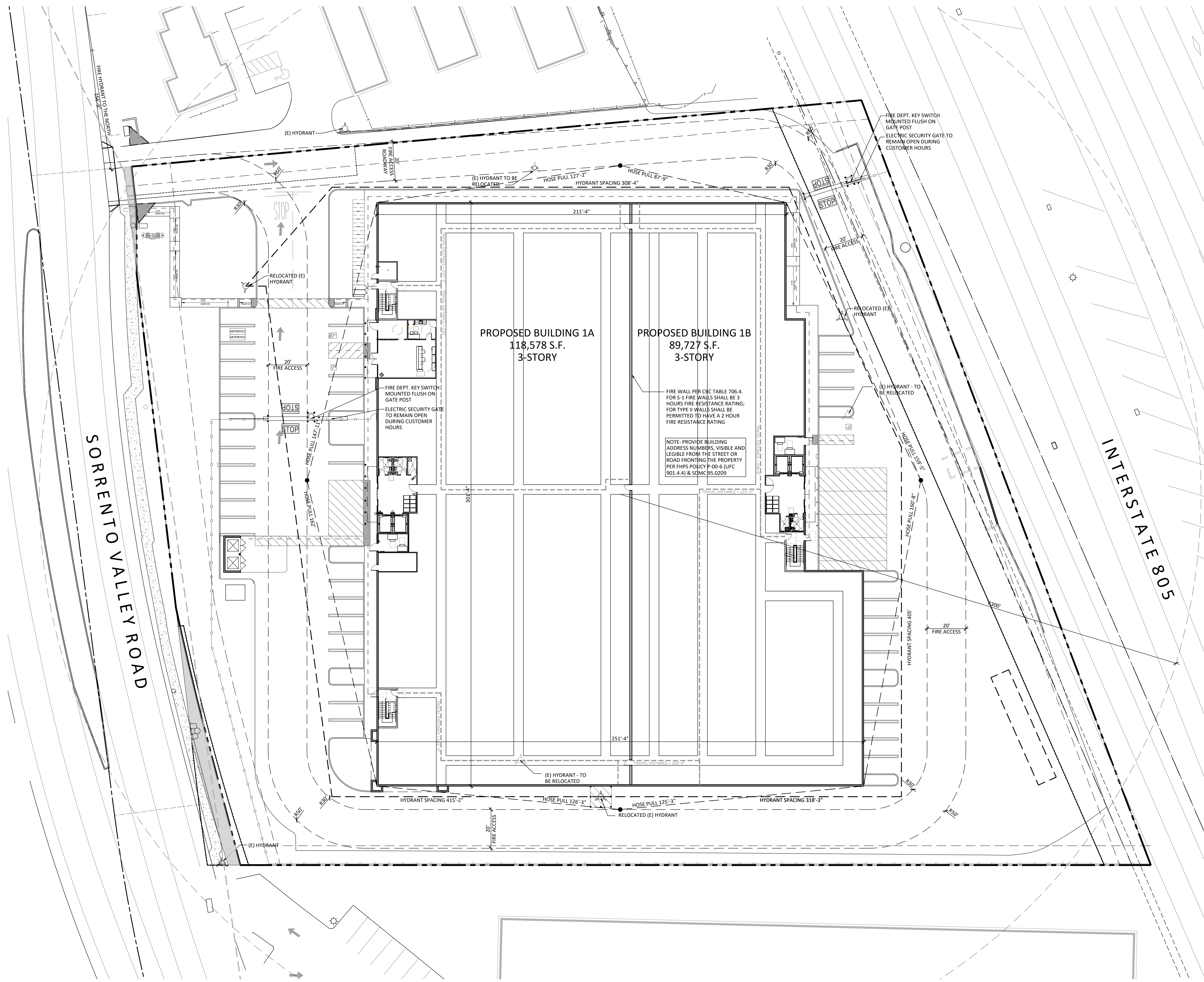
| NO. | REVISION                   | DATE     | NO. | REVISION                       | DATE     | NO. | REVISION                       | DATE     |
|-----|----------------------------|----------|-----|--------------------------------|----------|-----|--------------------------------|----------|
| 1   | PRE-APP SUBMITTAL          | 07/24/19 | 2   | CDP - PLAN CHECK CORRECTIONS   | 04/20/20 | 3   | CDP - PLAN CHECK CORRECTIONS-3 | 09/25/20 |
| 2   | COASTAL DEVELOPMENT PERMIT | 12/18/19 | 3   | CDP - PLAN CHECK CORRECTIONS-2 | 07/08/20 |     |                                |          |

**SHEET 3 OF 16**

**KSP**  
 STUDIO  
 architecture + engineering  
 23 ORCHARD ROAD, SUITE 200  
 LAKE FOREST, CA 92630  
 T 949.380.3970 F 949.380.3771







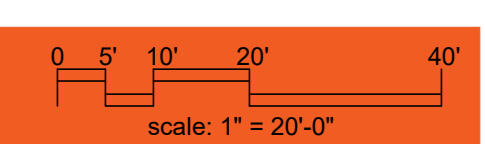
**FIRE DEPARTMENT NOTES**

- 1) FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3
- 2) FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4
- 3) PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209
- 4) POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS
- 5) SAN DIEGO MUNICIPAL CODE SECTION 55.0507 ITEM (D) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLOR MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED BETWEEN CURBS, AND AT A RIGHT ANGLE TO THE HYDRANT.
- 6) CFC 507.5.5. CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
- 7) CFC 507.5.6. PHYSICAL PROTECTION - IF ADDITIONAL HYDRANTS ARE REQUIRED AND WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312
- 8) THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE NO SPACE IS PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEY SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14-1
- 9) EXTERIOR DOORS AND OPENINGS REQUIRED BY THIS CODE OR THE CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL.
- 10) ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
- 11) CFC 105.4.4. CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
- 12) FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR A/C SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
- 13) ALL EXISTING AND/ OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. SO ORDINANCE 17927.
- 14) ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/ LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/ LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S), THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S), THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.



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**FIRE ACCESS PLAN**

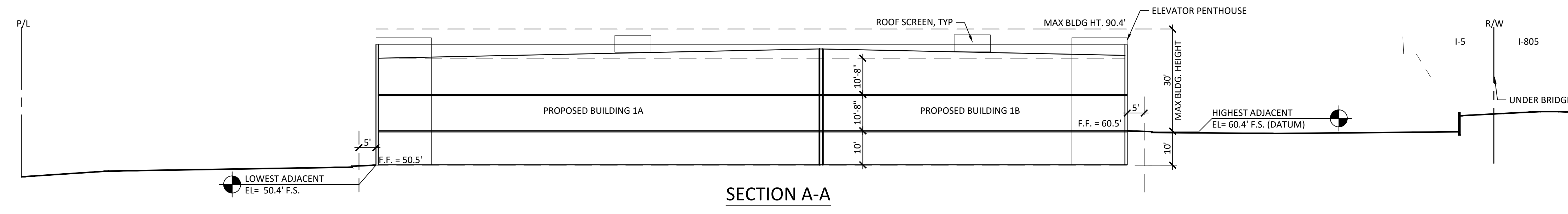


| NO. | REVISION                   | DATE     | NO. | REVISION                       | DATE     | NO. | REVISION                       | DATE     |
|-----|----------------------------|----------|-----|--------------------------------|----------|-----|--------------------------------|----------|
| 1   | PRE-APP SUBMITTAL          | 07/24/19 | 2   | CDP - PLAN CHECK CORRECTIONS   | 04/20/20 | 3   | CDP - PLAN CHECK CORRECTIONS-3 | 09/25/20 |
| 1   | COASTAL DEVELOPMENT PERMIT | 12/18/19 | 3   | CDP - PLAN CHECK CORRECTIONS-2 | 07/08/20 |     |                                |          |

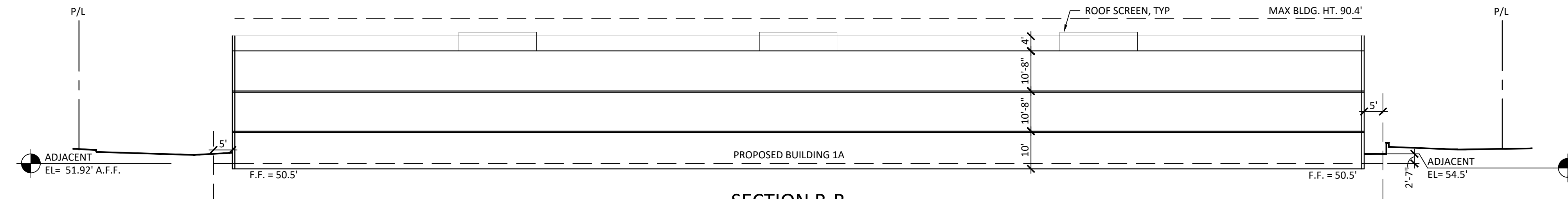
**SHEET 3.1**  
**OF 16**



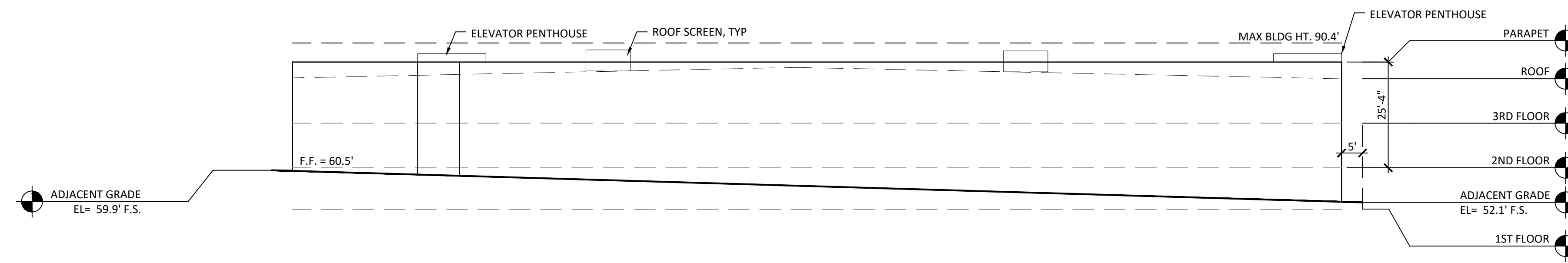




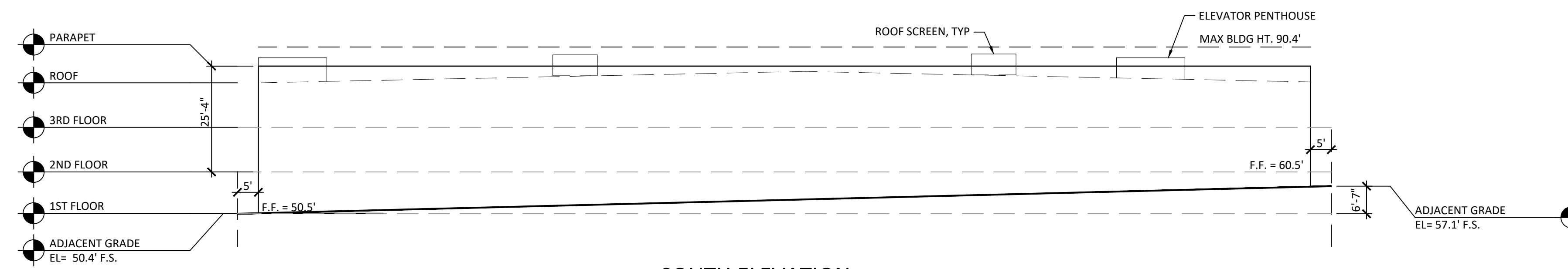
SECTION A-A



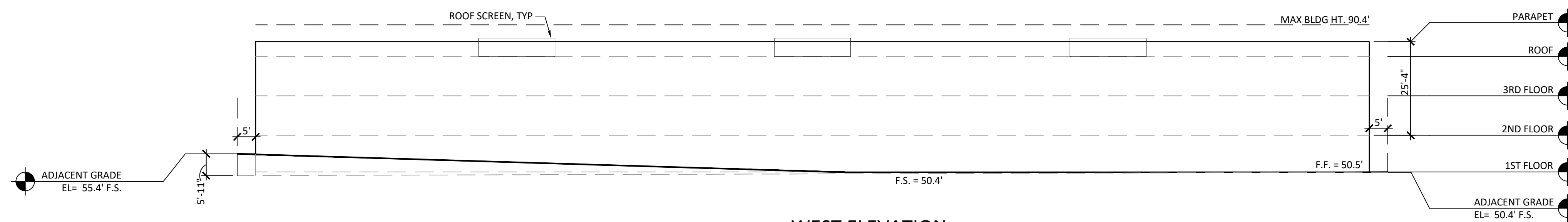
SECTION B-B



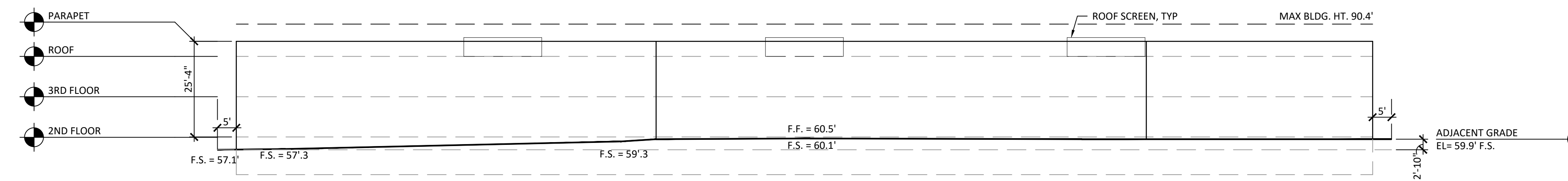
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

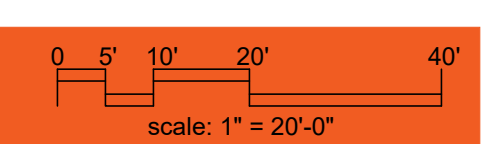


EAST ELEVATION



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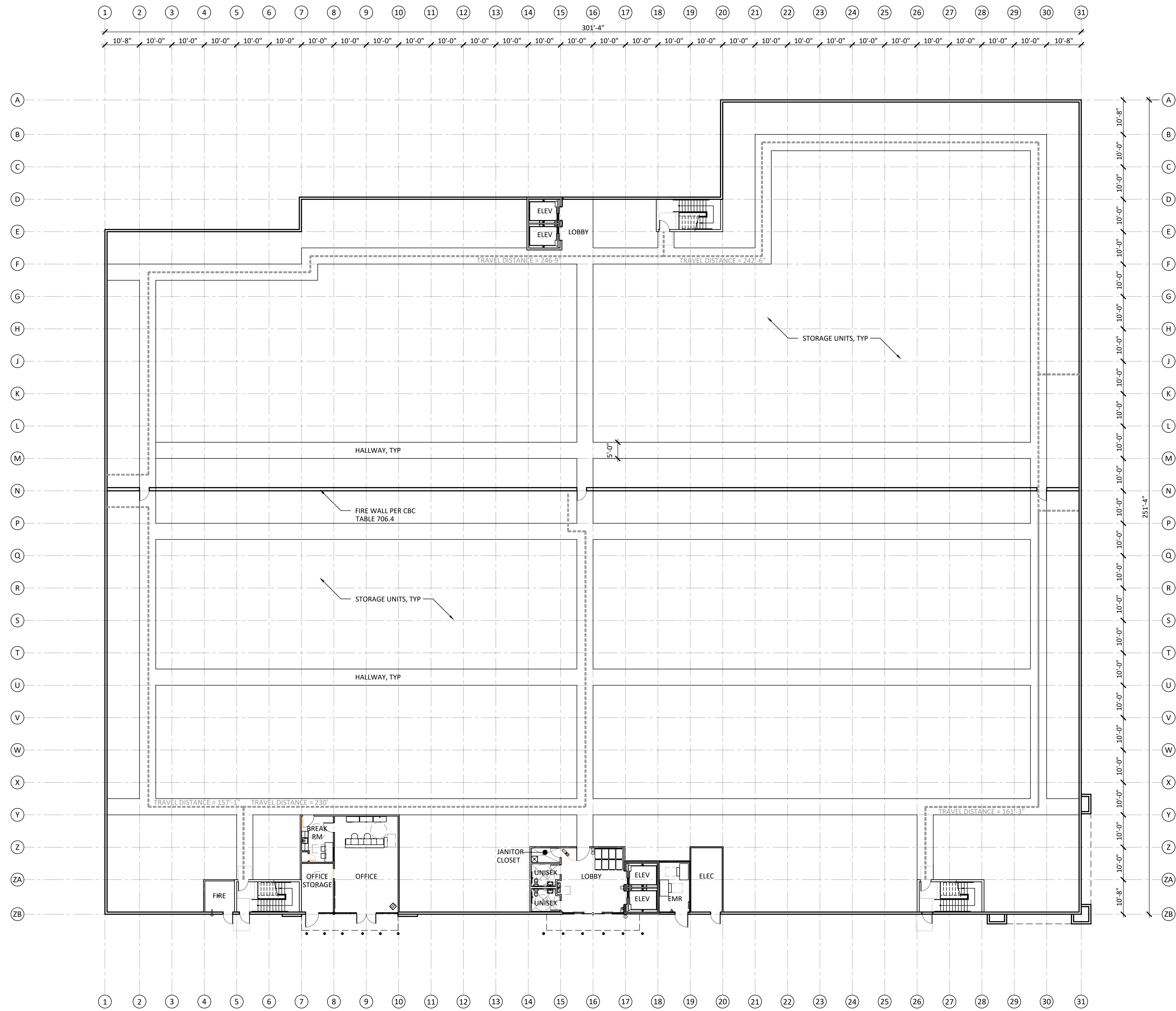
SITE SECTION & ELEVATION EXHIBITS



| NO. | REVISION                   | DATE     | NO. | REVISION                     | DATE     |
|-----|----------------------------|----------|-----|------------------------------|----------|
| 1   | PRE-APP SUBMITTAL          | 07/24/19 | 2   | CDP - PLAN CHECK CORRECTIONS | 04/20/20 |
| 3   | COASTAL DEVELOPMENT PERMIT | 12/18/19 |     |                              |          |

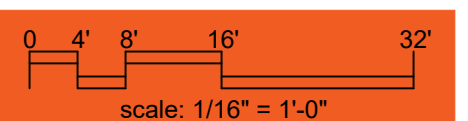
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OF 16





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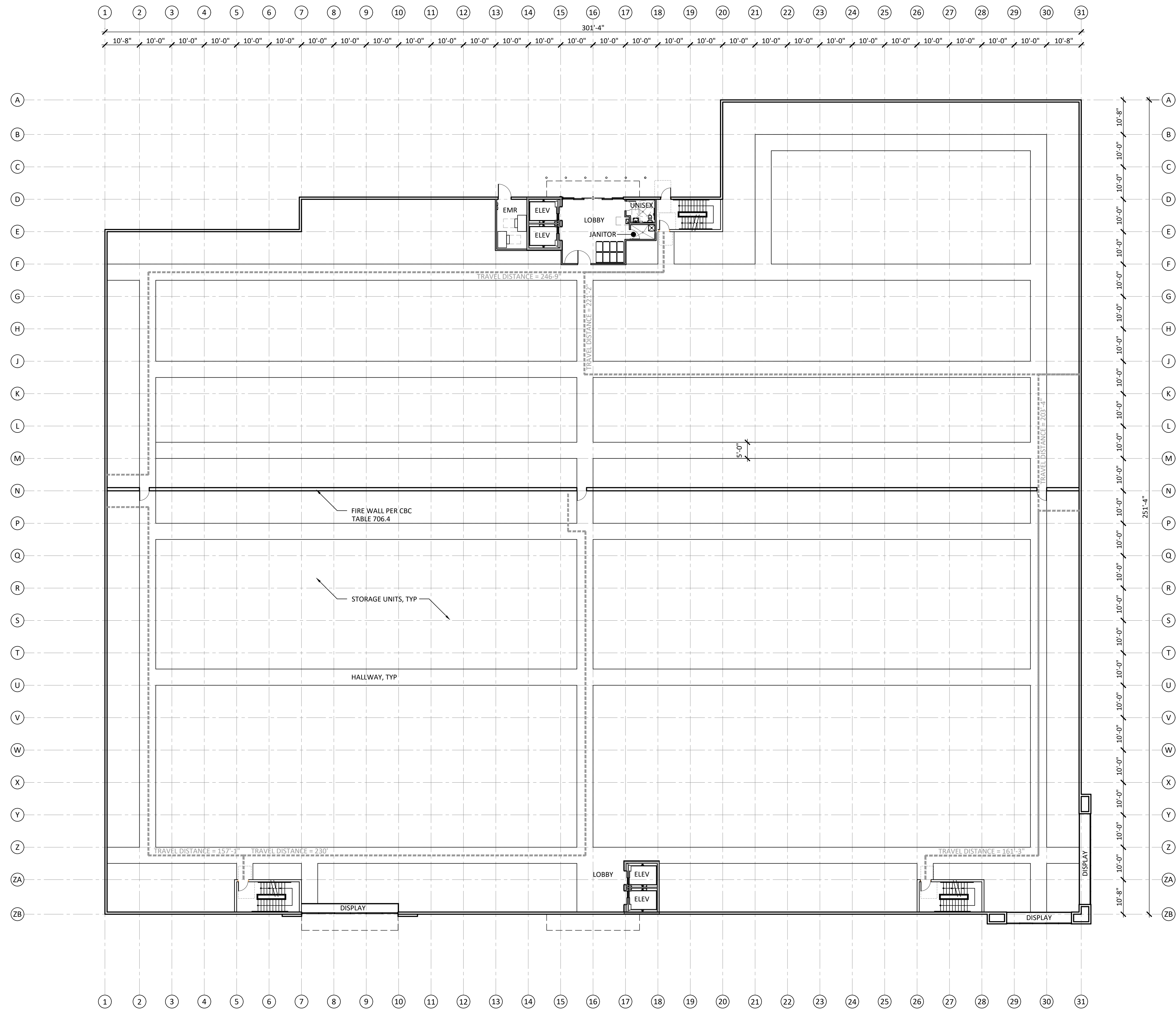
CONCEPTUAL FIRST FLOOR PLAN



| NO. | REVISION                   | DATE     | NO. | REVISION                     | DATE     |
|-----|----------------------------|----------|-----|------------------------------|----------|
| 1   | PRE-APP SUBMITTAL          | 07/24/19 | 2   | CDP - PLAN CHECK CORRECTIONS | 04/20/20 |
| 3   | COASTAL DEVELOPMENT PERMIT | 12/18/19 |     |                              |          |

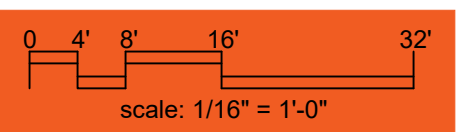
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CONCEPTUAL SECOND FLOOR PLAN

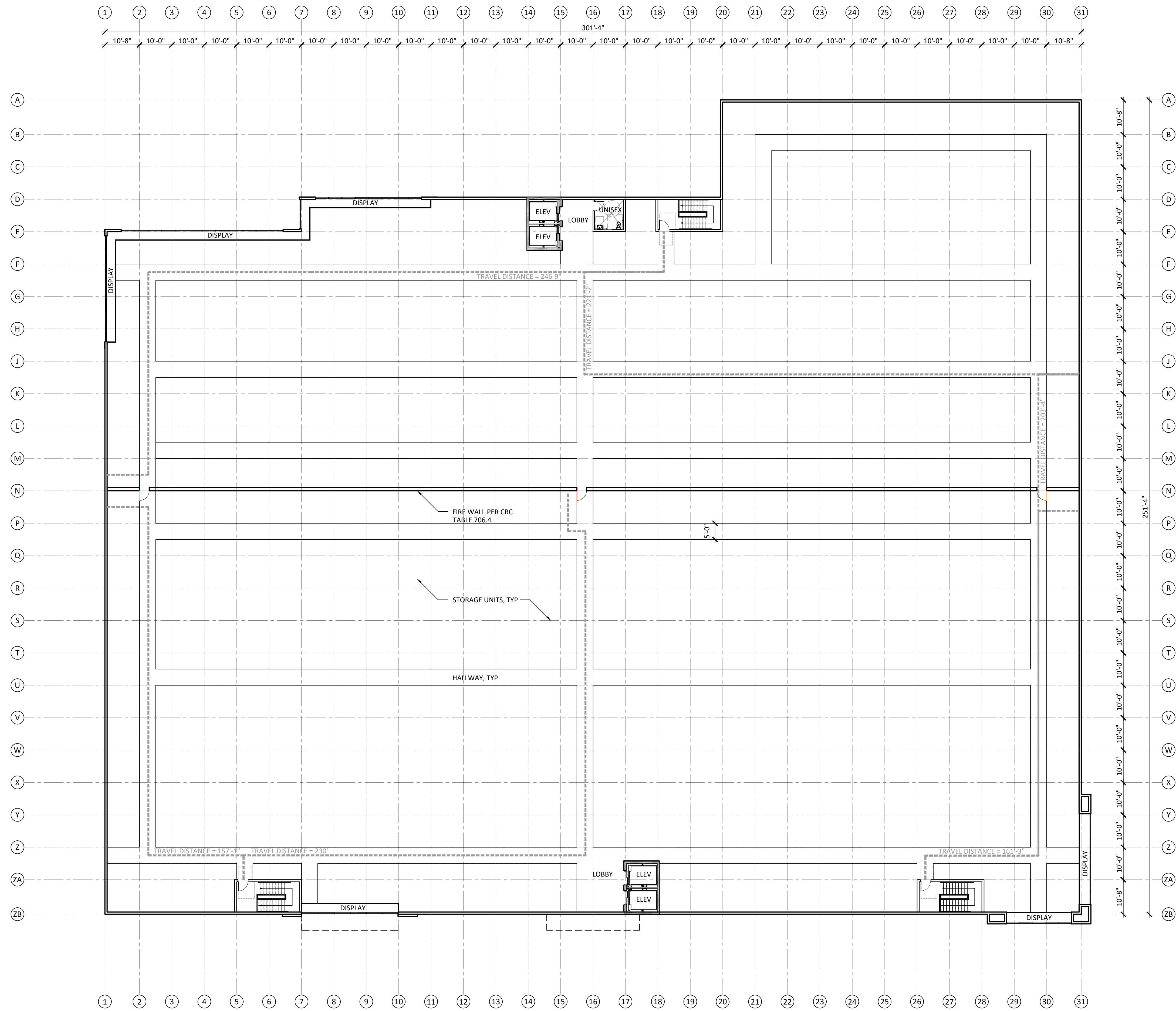


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|-----|----------------------------|----------|-----|------------------------------|----------|
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| 3   | COASTAL DEVELOPMENT PERMIT | 12/18/19 |     |                              |          |

SHEET 6  
 OF 16

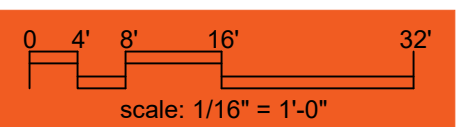






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CONCEPTUAL THIRD FLOOR PLAN

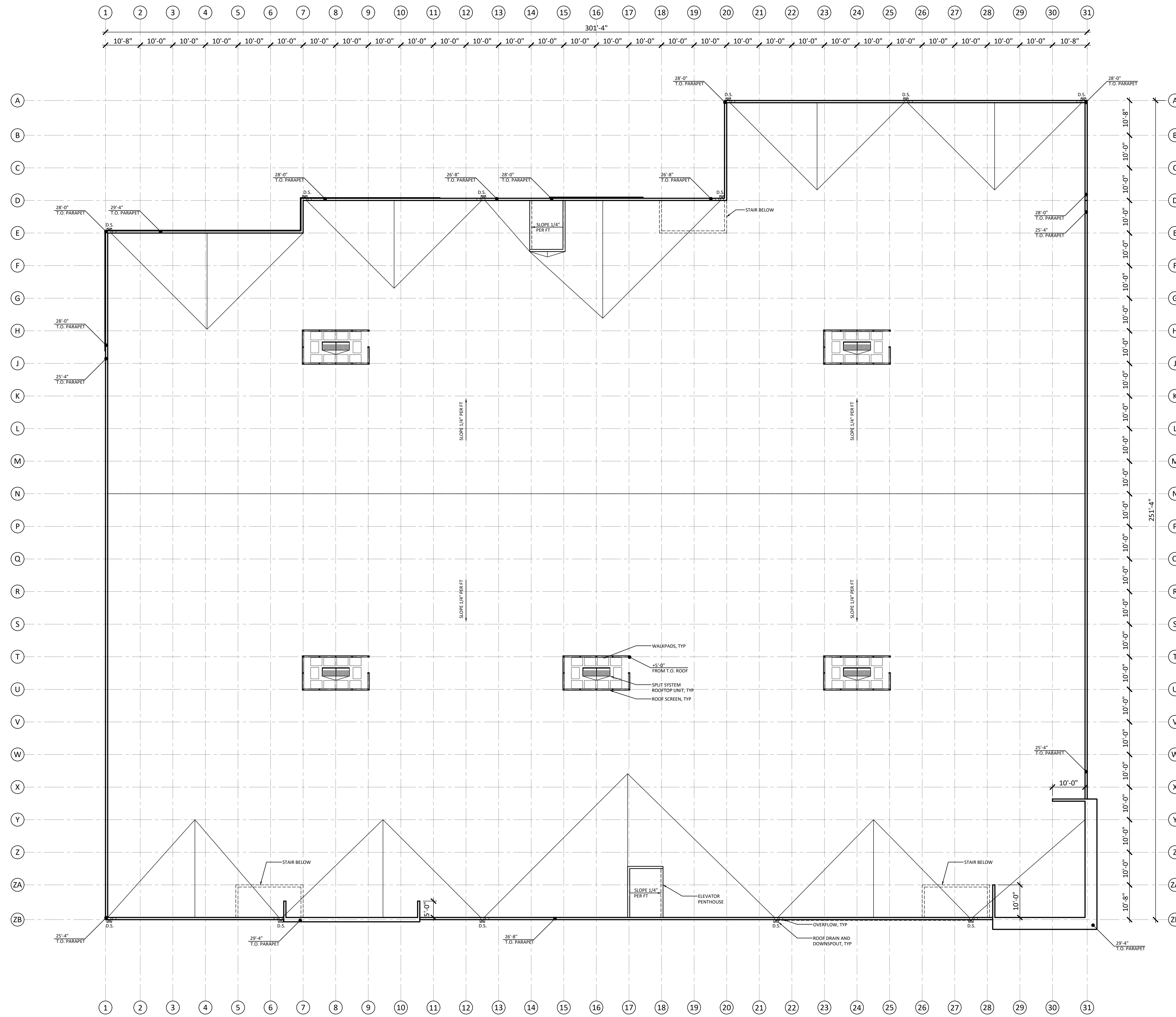


SHEET 7  
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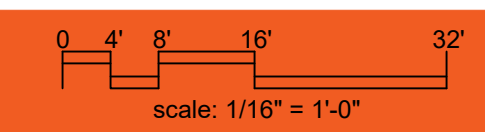
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| NO. | REVISION                   | DATE     | NO. | REVISION                     | DATE     |
|-----|----------------------------|----------|-----|------------------------------|----------|
| △   | PRE-APP SUBMITTAL          | 07/24/19 | △   | CDP - PLAN CHECK CORRECTIONS | 04/20/20 |
| △   | COASTAL DEVELOPMENT PERMIT | 12/18/19 |     |                              |          |



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CONCEPTUAL ROOF PLAN



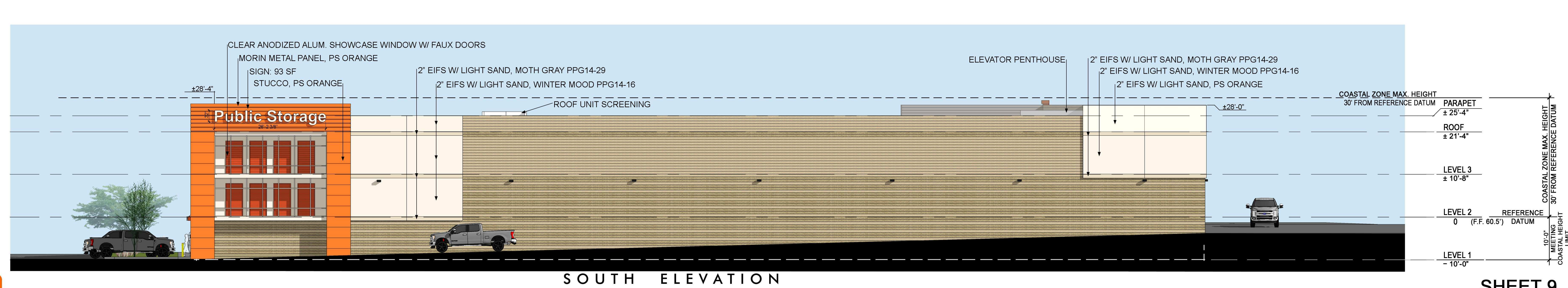
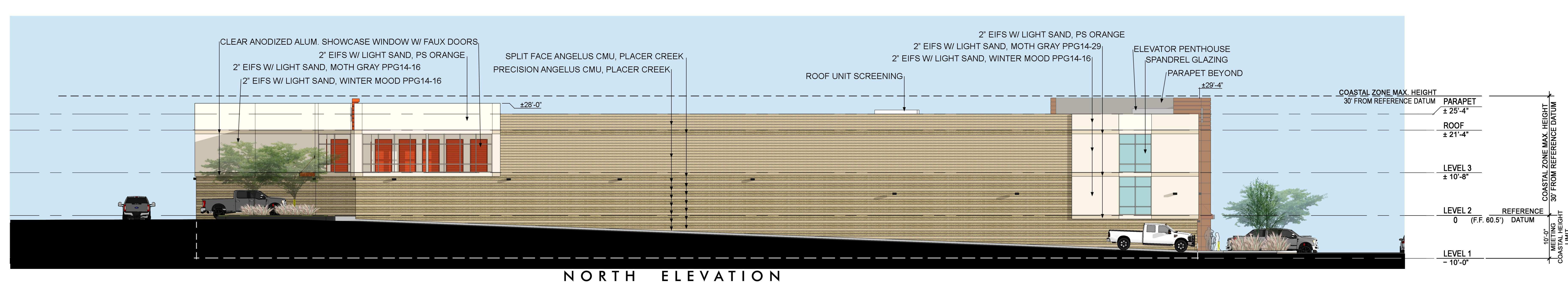
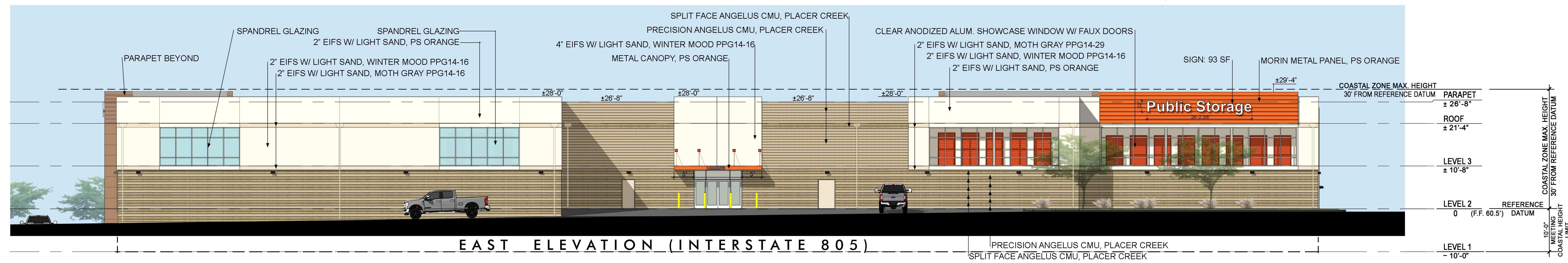
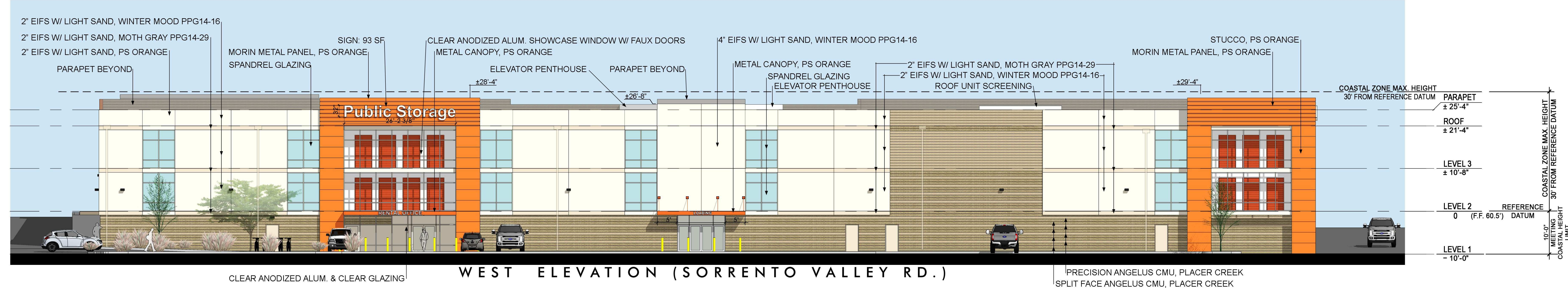
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| △   | COASTAL DEVELOPMENT PERMIT | 12/18/19 |     |                              |          |

SHEET 8  
 OF 16



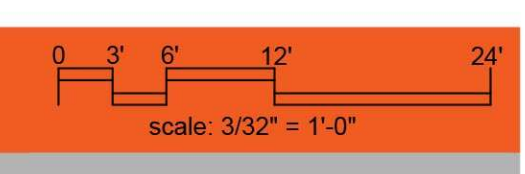
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APN: 310-121-16-00 **CONCEPT ELEVATIONS**  
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### EXISTING TREE INVENTORY

| TREE # | BOTANICAL NAME         | SIZE | HEIGHT | CONDITION OF TREE | TREE TO BE REMOVED | PROTECTED TREE |
|--------|------------------------|------|--------|-------------------|--------------------|----------------|
| 1      | Eucalyptus sideroxylon | TBD  | TBD    | TBD               | YES                | NO             |
| 2      | Eucalyptus sideroxylon | TBD  | TBD    | TBD               | YES                | NO             |
| 3      | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 4      | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 5      | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 6      | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 7      | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 8      | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 9      | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 10     | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 11     | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 12     | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 13     | Platanus racemosa      | TBD  | TBD    | TBD               | YES                | NO             |
| 14     | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 15     | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 16     | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 17     | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 18     | Platanus racemosa      | TBD  | TBD    | TBD               | YES                | NO             |
| 19     | Platanus racemosa      | TBD  | TBD    | TBD               | YES                | NO             |
| 20     | Platanus racemosa      | TBD  | TBD    | TBD               | YES                | NO             |
| 21     | Platanus racemosa      | TBD  | TBD    | TBD               | YES                | NO             |
| 22     | Platanus racemosa      | TBD  | TBD    | TBD               | YES                | NO             |
| 23     | Platanus racemosa      | TBD  | TBD    | TBD               | YES                | NO             |
| 24     | Platanus racemosa      | TBD  | TBD    | TBD               | YES                | NO             |
| 25     | Platanus racemosa      | TBD  | TBD    | TBD               | YES                | NO             |
| 26     | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 27     | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |
| 28     | Pinus torreyana        | TBD  | TBD    | TBD               | YES                | NO             |

### PLANTING LEGENDS

| TREES  | SYMBOL   | BOTANICAL/Common Name               | SIZE    | QTY | WUCOLS | REMARKS     |
|--|----------|-------------------------------------|---------|-----|--------|-------------|
| Cercis occidentalis<br>Western Redbud<br>Quercus berberidifolia<br>Scrub Oak   | [Symbol] | Cercis occidentalis                 | 24" Box | 14  | L      | Multi-Trunk |
|  |          | Quercus berberidifolia              |         |     |        |             |
|  |          | Chilopsis linearis<br>Desert Willow |         |     |        |             |
| Pinus coulteri<br>Coulter Pine<br>Pinus torreyana<br>Torrey Pine<br>Pinus radiata<br>Radiata Pine  | [Symbol] | Pinus coulteri                      | 36" Box | 9   | L      | Standard    |
|  |          | Pinus torreyana                     |         |     |        |             |
|  |          | Pinus radiata                       |         |     |        |             |
| Cercidium 'Desert Museum'<br>Blue Palo Verde<br>Platanus racemosa<br>California Sycamore   | [Symbol] | Cercidium 'Desert Museum'           | 24" Box | 7   | L      | Multi-Trunk |
|  |          | Platanus racemosa                   |         |     |        |             |
|  |          | California Sycamore                 |         |     |        |             |
| Quercus agrifolia<br>Coast Live Oak<br>Platanus racemosa<br>California Sycamore<br>Umbellularia californica<br>California Laurel<br>Laurus nobilis 'Saratoga'<br>Saratoga Bay Laurel | [Symbol] | Quercus agrifolia                   | 24" Box | 9   | L      | Standard    |
|  |          | Platanus racemosa                   |         |     |        |             |
|  |          | Umbellularia californica            |         |     |        |             |
| Street Tree - See Street Tree Note   | [Symbol] |                                     | 24" Box | 8   | M      | Standard    |

### SHRUBS - LARGE - PER PLAN

| SYMBOL   | BOTANICAL/Common Name                                      | SIZE  | QUANTITY | WUCOLS | REMARKS |
|----------|--|-------|----------|--------|---------|
| [Symbol] | Heteromeles arbutifolia<br>Toyon                           | 5 Gal | 95       | L      |         |
|          | Rhamnus californica 'Mound San Bruno'                      | 5 Gal |          |        |         |
|          | Mound San Bruno Coffeeberry                                | 5 Gal |          |        |         |
|          | Rhus integrifolia<br>Lemonade Berry                        | 5 Gal |          |        |         |
|          | Westringia fruticosa 'Blue Gem'<br>Blue Gem Coast Rosemary | 5 Gal |          |        |         |

### SHRUBS - MEDIUM - 5,560 S.F. APPROX. +/- 1,027 PLANTS @ 30" O.C.

| SYMBOL   | BOTANICAL/Common Name                         | SIZE  | SPACING  | WUCOLS | REMARKS |
|----------|---|-------|----------|--------|---------|
| [Symbol] | Ribes sanguinea<br>Red Flowering Currant      | 5 Gal | 30" O.C. | L      |         |
|          | Artemisia californica<br>California artemisia | 5 Gal |          |        |         |
|          | Mimulus aurantiacus<br>Monkey Flower          | 5 Gal |          |        |         |
|          |   |       |          |        |         |

### GROUND COVER/GRASSES - 6,765 S.F. APPROX. +/- 868 PLANTS @ 36" O.C.

| SYMBOL   | BOTANICAL/Common Name                                   | SIZE  | SPACING  | WUCOLS | REMARKS |
|----------|---|-------|----------|--------|---------|
| [Symbol] | Festuca californica<br>California Fescue                | 1 Gal | 24" O.C. | L      |         |
|          | Muhlenbergia rigens<br>Deer Grass                       | 1 Gal |          |        |         |
| [Symbol] | Salvia 'Bees Bliss'<br>Bee's Bliss Sage                 | 5 Gal | 30" O.C. | M      |         |
|          | Rosmarinus o. 'Huntington Carpet'<br>Prostrate Rosemary | 1 Gal |          |        |         |

### SLOPE PLANTING\* - 6,418 S.F. APPROX. +/- 463 PLANTS @ 48" O.C.

| SYMBOL   | BOTANICAL/Common Name   | SIZE  | SPACING  | WUCOLS | REMARKS |
|----------|---|-------|----------|--------|---------|
| [Symbol] | Arctostaphylos spp.<br>Manzanita                              | 1 Gal | 48" O.C. | L      |         |
|          | Baccharis p. 'Pigeon Point'<br>Dwarf Coyote Bush              | 1 Gal |          |        |         |
| [Symbol] | Ceanothus g. 'Horiz. 'Yankee Point'<br>Yankee Point Ceanothus | 1 Gal | 30" O.C. | L      |         |

\*SLOPE PLANT MATERIAL SELECTED TO PROVIDE ADEQUATE EROSION CONTROL FOR SLOPES ON THE PROPERTY ONCE ESTABLISHED. INTERIM EROSION CONTROL MEASURES SWPPP AND NPDES PER CIVIL ENG. THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

- ### GENERAL NOTES:
- Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball. Root barriers locations in the plan indicated with an 'R'.
  - Any trees located within a vehicular site line must have all limbs removed to a height of 6' above the adjacent curb.
  - All non-turf landscape areas to receive a minimum 3" layer of shredded organic mulch, excluding slopes.
  - All on-site utilities to be screened from view.
  - Soil compaction to be no greater than 85% on landscape areas.
  - All finish grades to be 11" below finish surface paving.
  - Agronomical soil testing report to be included in landscape plans.
  - Refer to civil eng. plans for water quality control measures to be implemented on this project.
  - Surface run-off in landscape areas to flow at 2% minimum away from structures to approved drainage system.
  - PROJECT WILL BE MAINTAINED BY THE PROPERTY OWNER. All required landscape areas as shown on these plans, including the right of way, shall be maintained free of debris and litter and plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced within 30 days and prior to final landscape inspection.
  - The project site does not have any native landscape restoration areas. Revegetation Program not applicable.
  - IRRIGATION: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.9493(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.
  - Erosion control planting shall be spaced to fill in within 2 years of installation.
  - THE PROJECT FALLS WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE. THE PROJECT SHALL CONFORM TO ALL GUIDELINES AND REQUIREMENTS OUTLINED BY THE STATE OF CALIFORNIA AND THE GOVERNING CITY OF SAN DIEGO FIRE DEPT.
  - All planting, irrigation, and landscape-related improvements required by the City must comply with the regulations in Chapter 14 Section 142.0403 of the San Diego Municipal Code and with the Landscape Standards in the Land Development Manual.
  - If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department.

### LANDSCAPE AREA TABLE - INCLUDED AREA

| AREA   | AREA        | PERCENTAGE |
|--|-------------|------------|
| MANUFACTURED                                   | 16,036 S.F. | 74%        |
| EXISTING TO REMAIN (IN ADJ. CALTRANS EASEMENT) | 5,665 S.F.  | 26%        |
| SUB-TOTAL                                      | 21,701 S.F. | 100%       |
| ADDITIONAL LS AREA WITHIN RIGHT OF WAY         | 3,095 S.F.  | -          |
| OVERALL TOTAL                                  | 24,796 S.F. | 100%       |

THE PROJECT SHALL CONFORM TO THE TORREY PINES COMMUNITY PLAN GUIDELINES AND THE SDMC LAND DEVELOPMENT CODE

### LANDSCAPE STATEMENT OF DESIGN

THE LANDSCAPE PROJECT WILL BE DESIGNED TO INTEGRATE WITH THE SURROUNDING LANDSCAPE AND COMPLEMENT THE PROPOSED ARCHITECTURE. DROUGHT TOLERANT PLANT MATERIAL WILL BE UTILIZED TO ENSURE THE PROJECT DOES NOT EXCEED WATER USE CALCULATIONS. ADDITIONALLY THE PROJECT WILL BE DESIGNED TO BE LOW MAINTENANCE

### MINIMUM TREE SEPARATION DISTANCE:

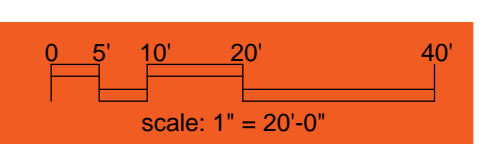
|  |                        |
|--|------------------------|
| Improvement Minimum Distance to Tree                   | 20 feet                |
| Traffic Sign (Stop Sign)                               | 5 feet (10 feet sewer) |
| Underground Utility                                    | 10 feet                |
| Above Ground Utility                                   | 10 feet                |
| Driveway (entries)                                     | 10 feet                |
| Intersections (intersecting curb lines of two streets) | 25 feet                |



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## CONCEPTUAL LANDSCAPE PLAN

09.17.20

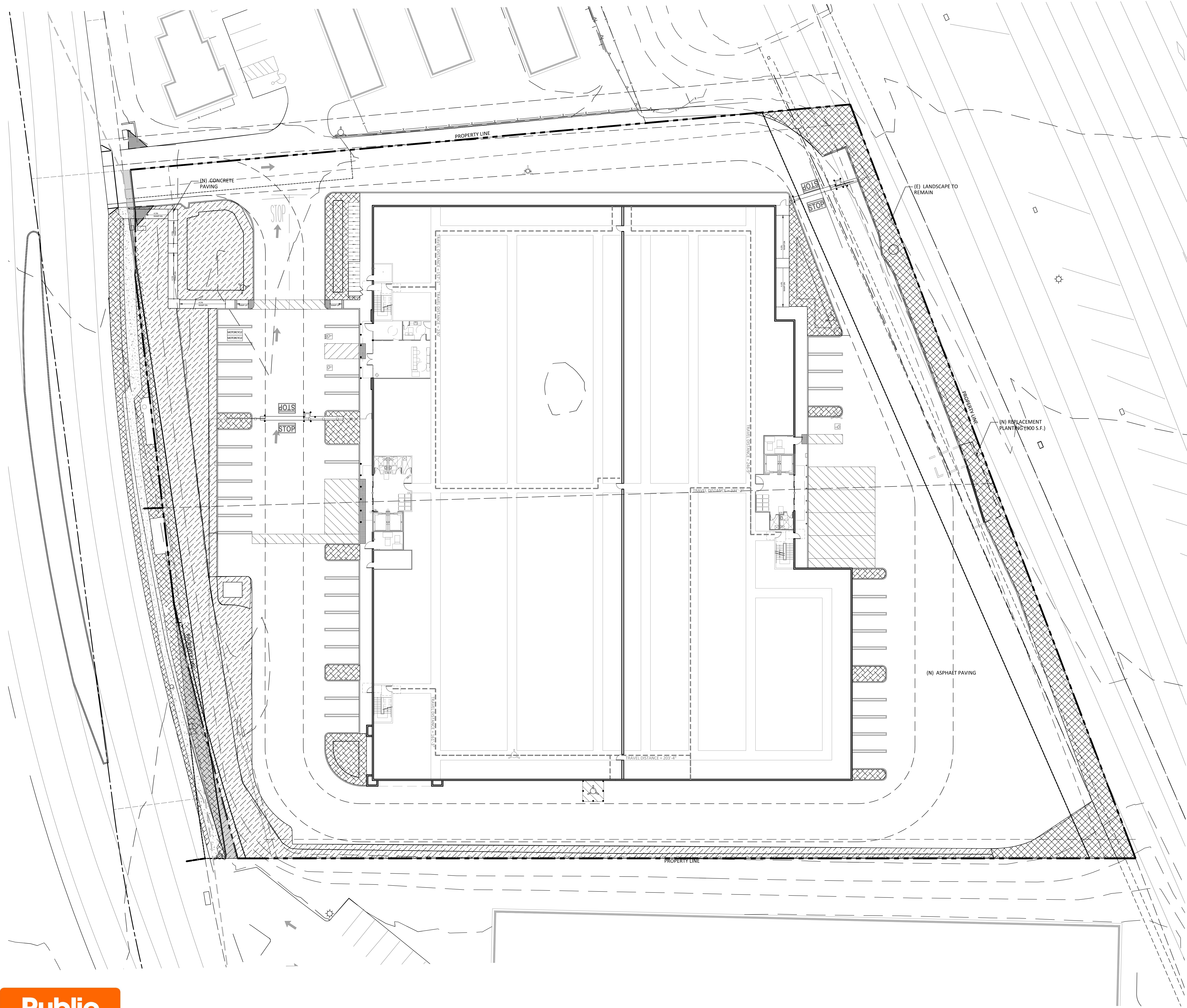


| NO. | REVISION                   | DATE     | NO. | REVISION | DATE |
|-----|----------------------------|----------|-----|----------|------|
| 1   | PRE-APP SUBMITTAL          | 07/24/19 |     |          |      |
| 2   | COASTAL DEVELOPMENT PERMIT | 11/21/19 |     |          |      |

**SHEET 10 OF 16**

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### IRRIGATION WATER USE CALCULATIONS

|   |                 |                |        |                                  |   |                             |
|---|-----------------|----------------|--------|----------------------------------|---|-----------------------------|
| Date: 09/16/2020  |                 |                |        |                                  |   |                             |
| Project Name: PS - Sorrento                                     |                 |                |        |                                  |   |                             |
| Project Contact: Justin Heacock                                 |                 |                |        |                                  |   |                             |
| Project Contact Email: justin@kspstudio.com                     |                 |                |        |                                  |   |                             |
| Maximum Applied Water Allowance (MAWA)                          | Project Type    | ETo            | ETAF   | Special Landscape Area (SLA)     | Total Landscape Area Including SLA        | MAWA (gals/yr)              |
|   | Non-residential | 46.5           | 0.45   | 19,431                           | 19,431                                    | 252,088                     |
| $MAWA - (ETo) \times (ETAF) \times (SLA) = (ETAF) \times (SLA)$ |                 |                |        |                                  |   |                             |
| Estimated Total Water Use (ETWU)                                | ETo             | (SF * PF) / IE | SLA    | ETWU (gals/yr)                   |   |                             |
|   | 46.5            | 4.798          | 19,431 | 138,320                          | $ETWU - (ETo) \times (ETAF) \times (SLA)$ |                             |
|   |                 |                |        | Difference between MAWA and ETWU | 113,768                                   | Project meets water budget. |

| ETWU Calculation (Regular Landscape Areas) | Zone #   | Description | Select Irrigation | Square Feet (SF) | Plant Factor (PF) | Irrigation Efficiency (IE) | (SF * PF) / IE |
|--|----------|-------------|-------------------|------------------|-------------------|----------------------------|----------------|
| 1  | Moderate | Drip        | 0                 | 0                | 0.40              | 0.81                       | 0              |
| 2  | Low      | Drip        | 19,431            | 0.20             | 0.81              | 4,798                      |                |
| 3  |          |             |                   |                  |                   |                            |                |
| 4  |          |             |                   |                  |                   |                            |                |
| Landscape area (not including SLA)         |          |             |                   | 19,431           |                   |                            | 4,798          |

| ETWU Calculation (Special Landscape Areas (SLA)) | Description                          | Square Feet (SF) | Plant Factor / Irrigation Efficiency (PF/IE) | (SF * PF) / IE |
|--|--------------------------------------|------------------|--|----------------|
|  | Edible planting area                 |                  | 1.0  |                |
|  | Multi-use and sports field turf area |                  | 1.0  |                |
|  | Area irrigated with recycled water   |                  | 1.0  |                |
|  | Pool                                 |                  | 1.0  |                |
| Total SLA  |                                      | 0                |  | 0              |

| HYDROZONE AREA BREAKDOWN |  |             |
|--------------------------|--|-------------|
| SYMBOL                   | HYDROZONE CATEGORY                     | AREA        |
| [Symbol]                 | LOW                                    | 6,557 S.F.  |
| [Symbol]                 | LOW                                    | 12,874 S.F. |
| [Symbol]                 | Existing to Remain - Caltrans Easement | 5,365 S.F.  |
| TOTAL AREA               |  | 24,796 S.F. |

| LANDSCAPE AREA TABLE - INCLUDED AREA           |             |            |
|--|-------------|------------|
| AREA   | AREA        | PERCENTAGE |
| MANUFACTURED                                   | 16,036 S.F. | 74%        |
| EXISTING TO REMAIN (IN ADJ. CALTRANS EASEMENT) | 5,665 S.F.  | 26%        |
| SUB-TOTAL                                      | 21,701 S.F. | 100%       |
| ADDITIONAL LS AREA WITHIN RIGHT OF WAY         | 3,095 S.F.  | -          |
| OVERALL TOTAL                                  | 24,796 S.F. | 100%       |

### GENERAL NOTES:

- IRRIGATION: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.9493(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.
- All planting, irrigation, and landscape-related improvements required by the City must comply with the regulations in Chapter 14 Section 142.0403 of the San Diego Municipal Code and with the Landscape Standards in the Land Development Manual.

### IRRIGATION NOTES:

- The irrigation system will utilize a weather based smart controller with moisture and flow sensing capabilities.
- The project will utilize a dedicated water meter for irrigation.
- All backflows and above ground equipment to be placed at least 5' from hardscape on flat area. All equipment to be screened from view with plant material.
- Landscape irrigation equipment to be drip low-flow type that satisfies the Water Efficient Landscape Ordinance.
- The project shall use only subsurface irrigation within 24" of an impermeable surface unless the adjacent impermeable surfaces are designed and constructed to cause water to drain entirely into a landscape area.

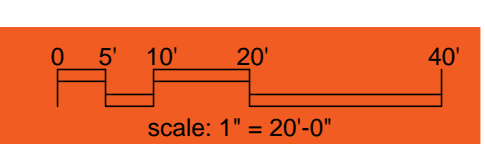


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### IRRIGATION HYDROZONE PLAN & CALCULATIONS

09.17.20

| NO. | REVISION                   | DATE     | NO. | REVISION | DATE |
|-----|----------------------------|----------|-----|----------|------|
| 1   | PRE-APP SUBMITTAL          | 07/24/19 |     |          |      |
| 2   | COASTAL DEVELOPMENT PERMIT | 11/21/19 |     |          |      |

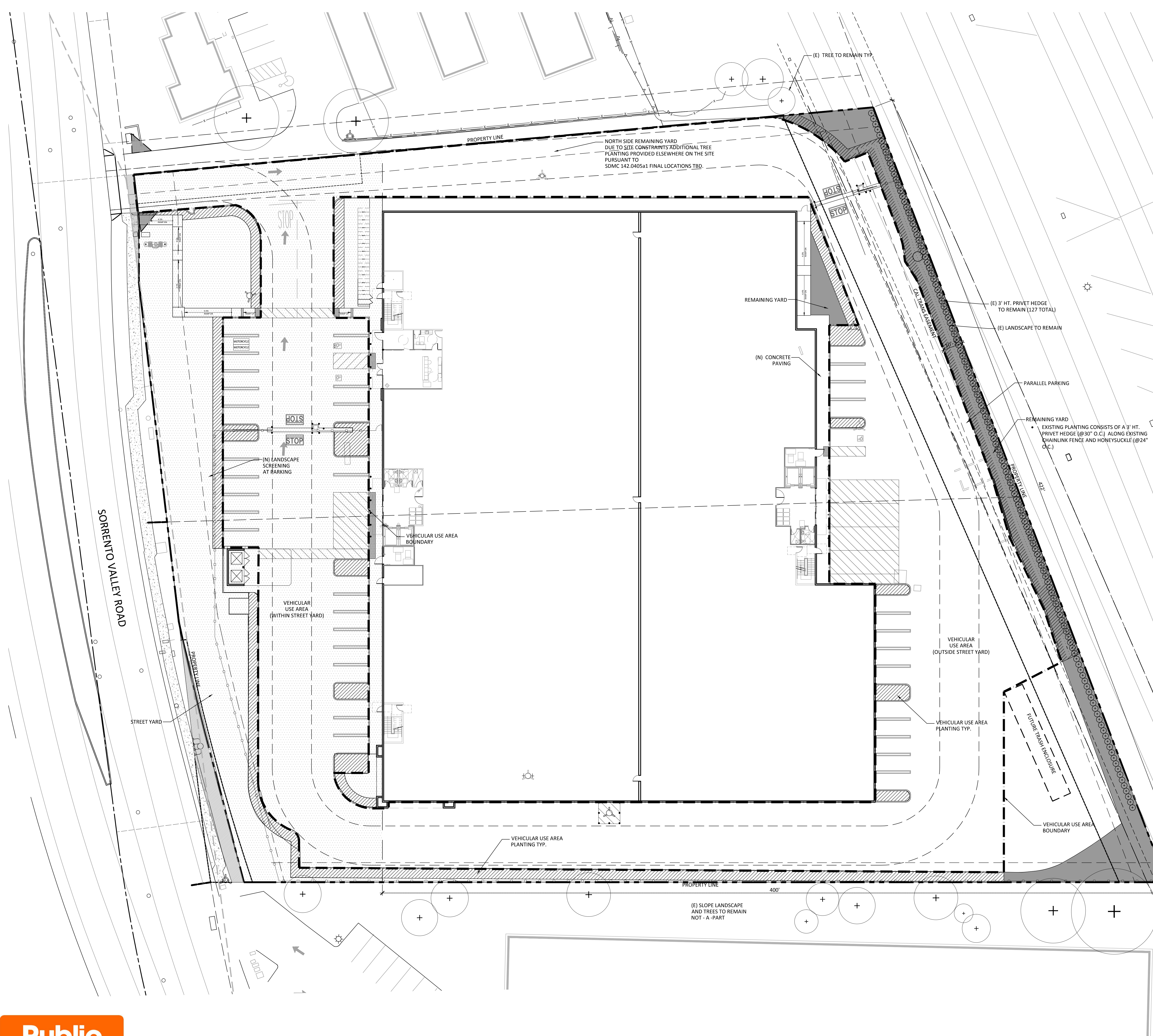


SHEET 11  
OF 16



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LAKE FOREST, CA 92630  
T 949.380.3970 F 949.380.3771





| STREET YARD [142.0404]                          |                        |                      |  |
|---|------------------------|----------------------|--|
| Planting Area Required                          | Planting Area Provided | Excess Area Provided |  |
| Total Area 38,980 sq. ft. x 25% = 9,745 sq. ft. | 13,795 sq. ft.         | 4,050 sq. ft.        |  |

| STREET YARD [142.0404]                       |                       |                        |  |
|--|-----------------------|------------------------|--|
| Planting Points Required                     | Plant Points Provided | Excess Points Provided |  |
| Total Area 9,745 sq. ft. x 0.05 = 487 points | 3,132 points          | 2,655 points           |  |

\* Increase point rate to 0.10 when loading docks are located along more than 25% of the street wall length. [142.0405(d)(3)]

| REMAINING YARD [142.0405(d)(4)]  |                        |                      |  |
|--|------------------------|----------------------|--|
| Planting Area Required   | Planting Area Provided | Excess Area Provided |  |
| Length of Property Lines adjacent to Remaining Yard 822' ft. x 5' = 4110 sq. ft. | 6,100 sq. ft.          |                      |  |

\* Must have a width of 5 ft.

| REMAINING YARD [142.0405(d)(4)]                                  |                       |                        |  |
|--|-----------------------|------------------------|--|
| Plant Points Required  | Plant Points Provided | Excess Points Provided |  |
| Planting Area Required 4,110 sq. ft. sq. ft. x 0.05 = 235 points | 7,389* points         | 7,154 points           |  |

\* See EXISTING PLANT MATERIAL TABLE BELOW

| VEHICULAR USE AREA (>=6,000 sf) [142.0406 - 142.0407] |                                       |                        |                      |
|---|---------------------------------------|------------------------|----------------------|
| Required Planting Area                                |                                       | Planting Area Provided | Excess Area Provided |
| VUA inside Street Yard:                               | 22,731 sq. ft. x 0.05 = 1,136 sq. ft. | 2,990 sq. ft.          | 1,854 sq. ft.        |
| VUA outside Street Yard:                              | 40,037 sq. ft. x 0.03 = 1,201 sq. ft. | 5,572 sq. ft.          | 4,371 sq. ft.        |

| Required Plant Points    |                                      | Plant Points Provided | Points Provided with Trees (at least half) |
|--------------------------|--------------------------------------|-----------------------|--|
| VUA inside Street Yard:  | 22,731 sq. ft. x 0.05 = 1,136 points | 664 points            | 200 points                                 |
| VUA outside Street Yard: | 40,037 sq. ft. x 0.03 = 1,201 points | 6,025 points          | 300 points                                 |

| LANDSCAPE AREA TABLE - INCLUDED AREA           |             |            |
|--|-------------|------------|
| AREA   | AREA        | PERCENTAGE |
| MANUFACTURED                                   | 16,036 S.F. | 74%        |
| EXISTING TO REMAIN (IN ADJ. CALTRANS EASEMENT) | 5,665 S.F.  | 26%        |
| SUB-TOTAL                                      | 21,701 S.F. | 100%       |
| ADDITIONAL LS AREA WITHIN RIGHT OF WAY         | 3,095 S.F.  | -          |
| OVERALL TOTAL                                  | 24,796 S.F. | 100%       |

| PLANT MATERIAL TABLE |                         |            |              |       |
|----------------------|-------------------------|------------|--------------|-------|
| PLANT MATERIAL       | QUANTITY                | MULTIPLIER | PTS PROVIDED |       |
| TREES                | 36" BOX                 | 9          | 50           | 450   |
|                      | 24" BOX                 | 35         | 20           | 700   |
| SHRUBS               | 5 GALLON                | 1,027      | 2            | 2,054 |
|                      | 1 GALLON                | 1,331      | 1            | 1,331 |
| GROUND COVER         | COVERAGE WITHIN 2 YEARS |            |              |       |
| TOTAL                |                         |            | 4,535        |       |

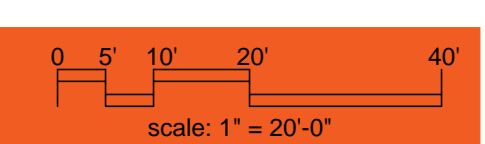
| EXISTING PLANT MATERIAL TABLE |                |            |              |       |
|-------------------------------|----------------|------------|--------------|-------|
| PLANT MATERIAL                | QUANTITY       | MULTIPLIER | PTS PROVIDED |       |
| SHRUBS                        | 12" TO 24"     | 1,371      | 4.0          | 5,484 |
|                               | 24" AND LARGER | 127        | 15.0         | 1,905 |
|                               |                |            | 7,389        |       |



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LANDSCAPE CALCULATIONS DIAGRAM

09.17.20



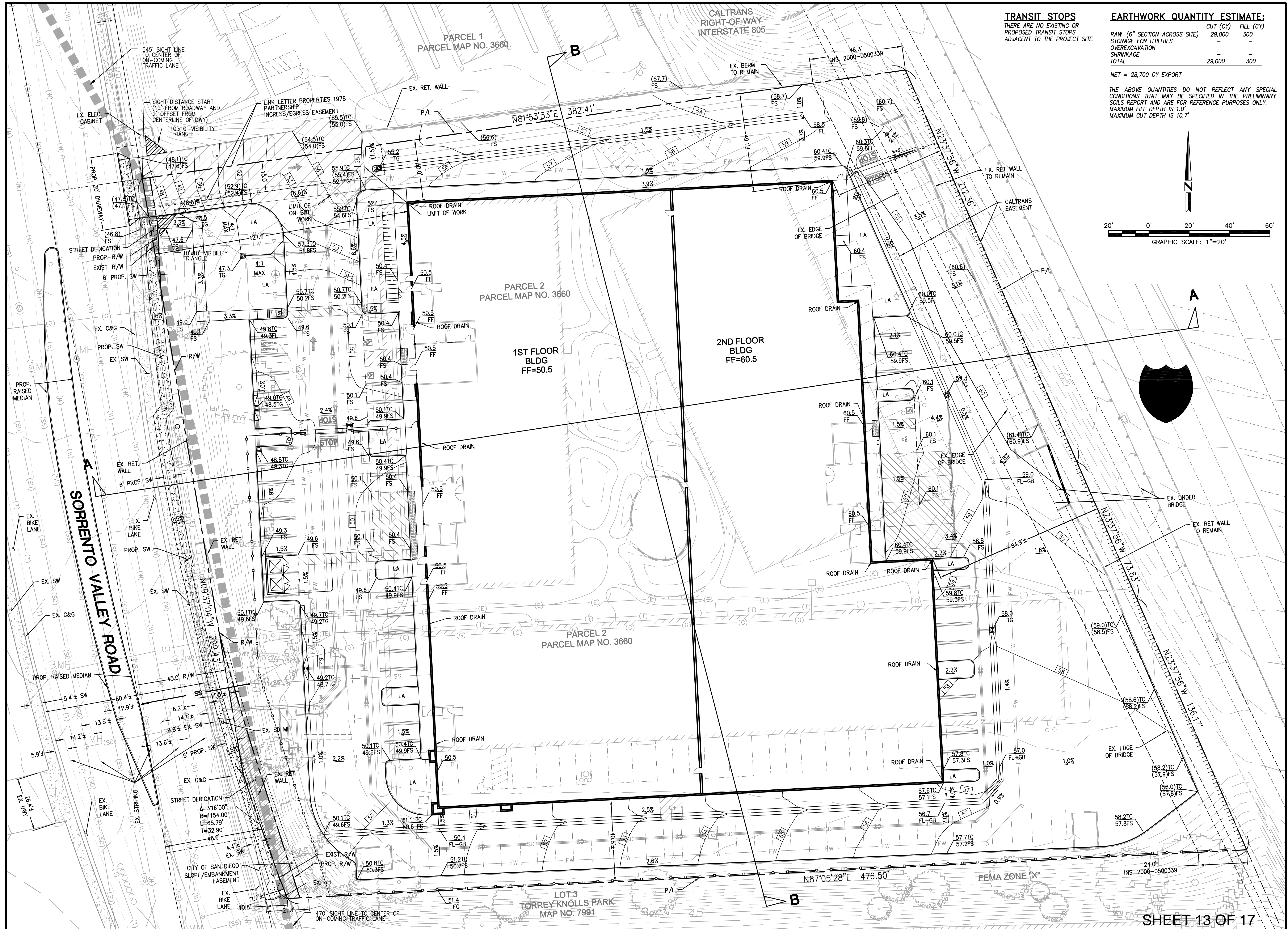
| NO. | REVISION                   | DATE     | NO. | REVISION | DATE |
|-----|----------------------------|----------|-----|----------|------|
| 1   | PRE-APP SUBMITTAL          | 07/24/19 |     |          |      |
| 2   | COASTAL DEVELOPMENT PERMIT | 11/21/19 |     |          |      |

SHEET 12 OF 16



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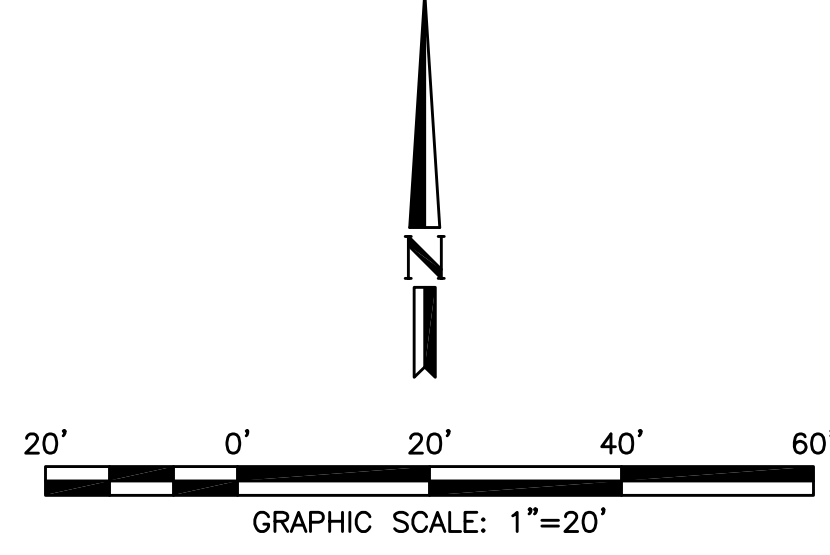
**TRANSIT STOPS**  
 THERE ARE NO EXISTING OR  
 PROPOSED TRANSIT STOPS  
 ADJACENT TO THE PROJECT SITE.

**EARTHWORK QUANTITY ESTIMATE:**

|                              | CUT (CY)      | FILL (CY)  |
|------------------------------|---------------|------------|
| RAW (6" SECTION ACROSS SITE) | 29,000        | 300        |
| STORAGE FOR UTILITIES        | -             | -          |
| OVEREXCAVATION               | -             | -          |
| SHRINKAGE                    | -             | -          |
| <b>TOTAL</b>                 | <b>29,000</b> | <b>300</b> |

NET = 28,700 CY EXPORT

THE ABOVE QUANTITIES DO NOT REFLECT ANY SPECIAL  
 CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY  
 SOILS REPORT AND ARE FOR REFERENCE PURPOSES ONLY.  
 MAXIMUM FILL DEPTH IS 1.0'  
 MAXIMUM CUT DEPTH IS 10.7'



160 S. Old Springs Road  
 Suite 210  
 Anaheim Hills, CA 92808  
 714-685-6860

**DRRC** Engineering, Inc.  
 Civil Engineering/Land Surveying/Land Planning

DATE: R.C.E. 74414  
 CHRIS MCKEE

| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |

**PROJECT:**  
 PUBLIC STORAGE FACILITY  
 11211 SORRENTO VALLEY ROAD  
 SAN DIEGO, CALIFORNIA

**DRAWING NAME:**  
 CONCEPTUAL GRADING PLAN

**ISSUE:** CONCEPTUAL  
**DATE:** 09/23/2020  
**CHECKED:** CM **DRAWN:** JS  
**DRAWING FILE:** 19127CG101

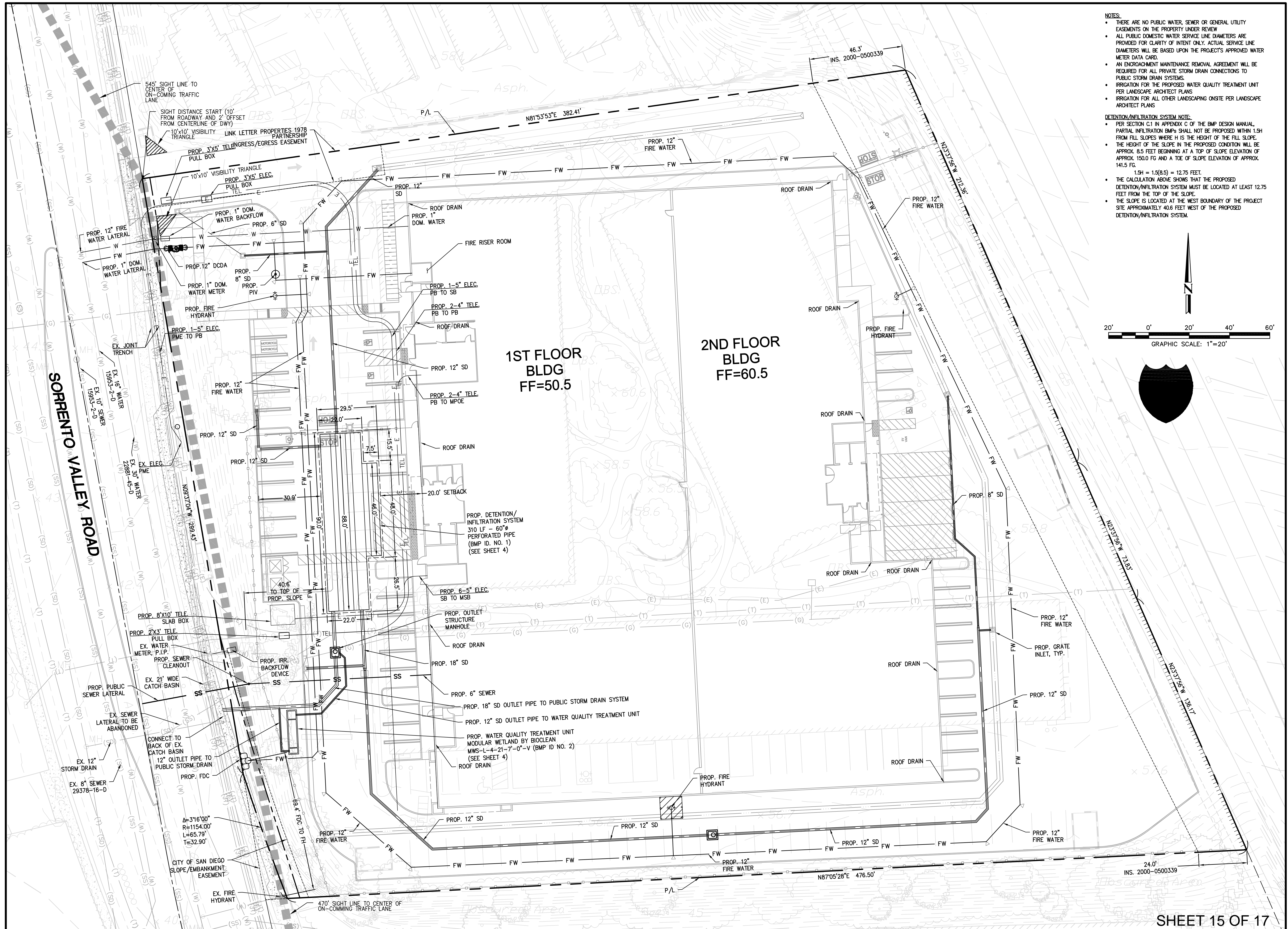
**PROJECT NO:** 19-127  
**SHEET NUMBER:**  
**1**  
 OF 5 SHEETS  
**SCALE:** AS SHOWN

CONCEPTUAL PLANS NOT FOR CONSTRUCTION



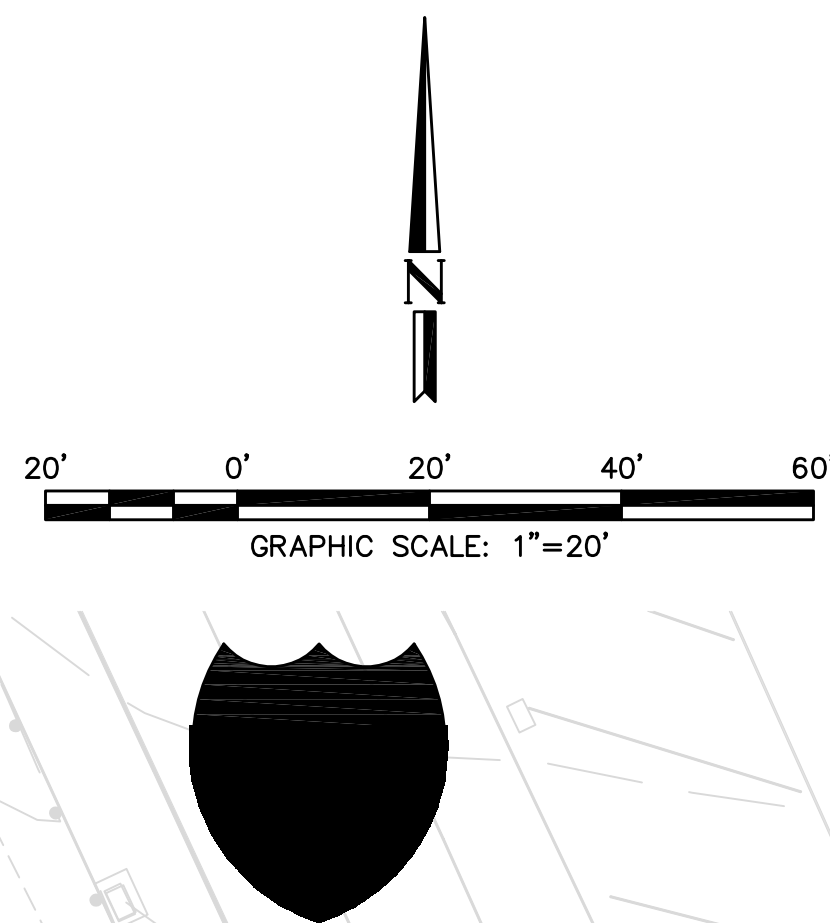






- NOTES:**
- THERE ARE NO PUBLIC WATER, SEWER OR GENERAL UTILITY EASEMENTS ON THE PROPERTY UNDER REVIEW.
  - ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.
  - AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT WILL BE REQUIRED FOR ALL PRIVATE STORM DRAIN CONNECTIONS TO PUBLIC STORM DRAIN SYSTEMS.
  - IRRIGATION FOR THE PROPOSED WATER QUALITY TREATMENT UNIT PER LANDSCAPE ARCHITECT PLANS.
  - IRRIGATION FOR ALL OTHER LANDSCAPING ONSITE PER LANDSCAPE ARCHITECT PLANS.

- DETENTION/INFILTRATION SYSTEM NOTE:**
- PER SECTION C.1 IN APPENDIX C OF THE BMP DESIGN MANUAL, PARTIAL INFILTRATION BMPs SHALL NOT BE PROPOSED WITHIN 1.5H FROM FILL SLOPES WHERE H IS THE HEIGHT OF THE FILL SLOPE.
  - THE HEIGHT OF THE SLOPE IN THE PROPOSED CONDITION WILL BE APPROX. 8.5 FEET BEGINNING AT A TOP OF SLOPE ELEVATION OF APPROX. 150.0 FG AND A TOE OF SLOPE ELEVATION OF APPROX. 141.5 FG.
  - 1.5H = 1.5(8.5) = 12.75 FEET.
  - THE CALCULATION ABOVE SHOWS THAT THE PROPOSED DETENTION/INFILTRATION SYSTEM MUST BE LOCATED AT LEAST 12.75 FEET FROM THE TOP OF THE SLOPE.
  - THE SLOPE IS LOCATED AT THE WEST BOUNDARY OF THE PROJECT SITE APPROXIMATELY 40.6 FEET WEST OF THE PROPOSED DETENTION/INFILTRATION SYSTEM.



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 Anaheim Hills, CA 92808  
 714-685-6860

**DRRC** Engineering, Inc.  
 Civil Engineering/Land Surveying/Land Planning

CHRIS MCKEE R.C.E. 74414

| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |

**PROJECT:** PUBLIC STORAGE FACILITY  
 11211 SORRENTO VALLEY ROAD  
 SAN DIEGO, CALIFORNIA

**DRAWING NAME:** CONCEPTUAL UTILITY PLAN

**ISSUE:** CONCEPTUAL  
**DATE:** 09/23/2020  
**CHECKED:** CM **DRAWN:** JS  
**DRAWING FILE:** 19127CG101

**PROJECT NO.:** 19-127  
**SHEET NUMBER:** 3  
**OF 5 SHEETS**  
**SCALE:** AS SHOWN

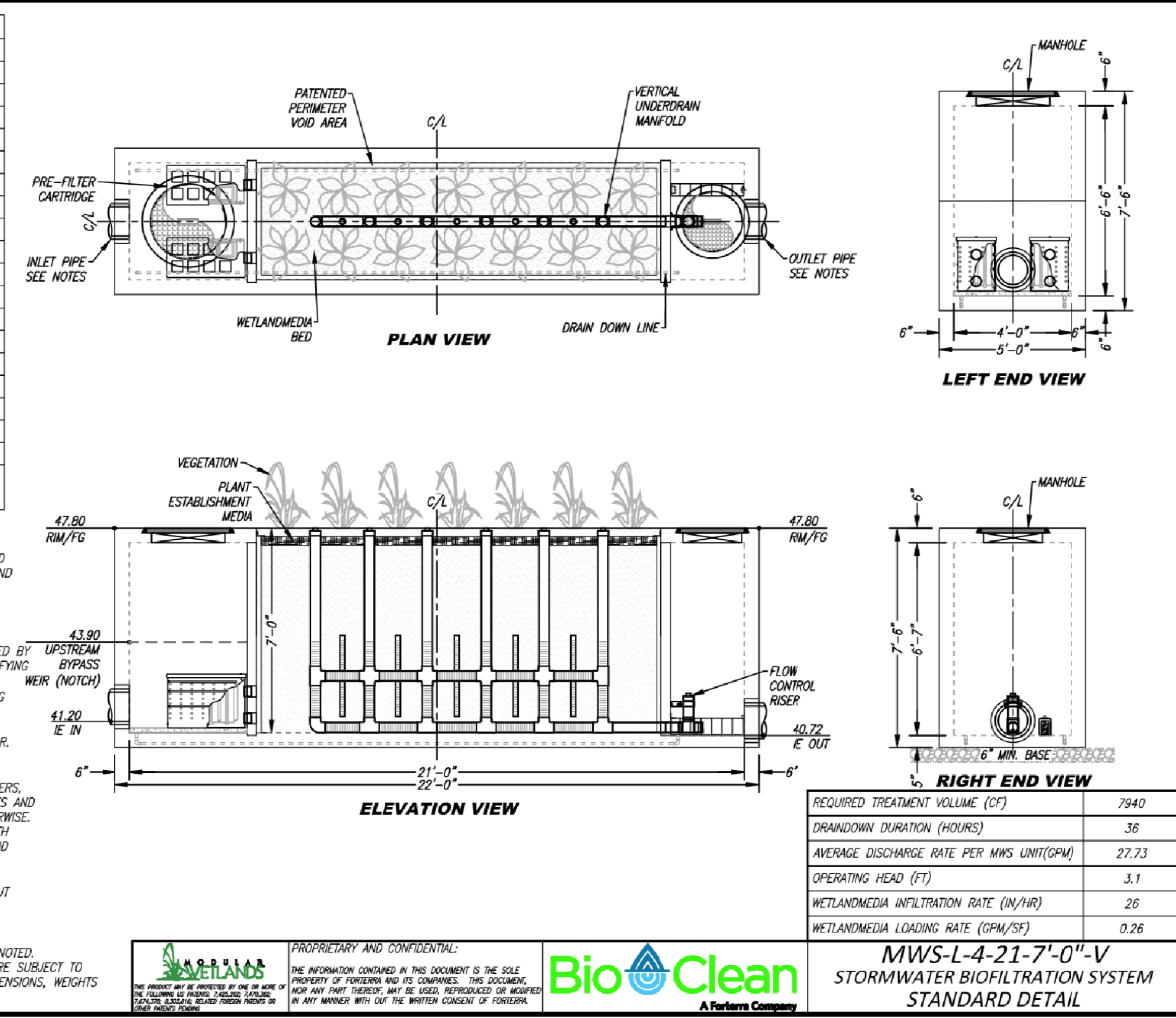
CONCEPTUAL PLANS NOT FOR CONSTRUCTION



| SITE SPECIFIC DATA                         |                         |               |            |
|--|-------------------------|---------------|------------|
| PROJECT NUMBER                             | 10805                   |               |            |
| PROJECT NAME                               | PUBLIC STORAGE FACILITY |               |            |
| PROJECT LOCATION                           | SAN DIEGO, CA           |               |            |
| STRUCTURE ID                               | -----                   |               |            |
| TREATMENT REQUIRED                         |                         |               |            |
| VOLUME BASED (CF)                          | FLOW BASED (CFS)        |               |            |
| 7,940                                      | N/A                     |               |            |
| TREATMENT HGL AVAILABLE (FT)               | 3.1                     |               |            |
| PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE | N/A                     |               |            |
| PIPE DATA                                  | I.E.                    | MATERIAL      | DIAMETER   |
| INLET PIPE 1                               | 41.20                   | PVC           | 12"        |
| INLET PIPE 2                               | N/A                     | N/A           | N/A        |
| OUTLET PIPE                                | 40.72                   | PVC           | 12"        |
|  | PRETREATMENT            | BIOFILTRATION | DISCHARGE  |
| RIM ELEVATION                              | 47.80                   | 47.80         | 47.80      |
| SURFACE LOAD                               | PEDESTRIAN              | N/A           | PEDESTRIAN |
| FRAME & COVER                              | #30"                    | OPEN PLANTER  | #24"       |
| WETLANDMEDIA VOLUME (CY)                   | 12.94                   |               |            |
| ORIFICE SIZE (DIA. INCHES)                 | #2.34"                  |               |            |

- NOTES: PRELIMINARY NOT FOR CONSTRUCTION. ENGINEER TO SET UPSTREAM BYPASS WEIR (NOTCH) AT 43.90.
- INSTALLATION NOTES**
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
  - UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 8" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
  - CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER-TIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
  - CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL PIPES, RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE. VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
  - CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

- GENERAL NOTES**
- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.



|   |       |
|---|-------|
| REQUIRED TREATMENT VOLUME (CF)            | 7940  |
| DRAINDOWN DURATION (HOURS)                | .36   |
| AVERAGE DISCHARGE RATE PER MWS UNIT (GPM) | 27.73 |
| OPERATING HEAD (FT)                       | 3.1   |
| WETLANDMEDIA INFILTRATION RATE (IN/HR)    | .26   |
| WETLANDMEDIA LOADING RATE (GPM/FS)        | 0.26  |

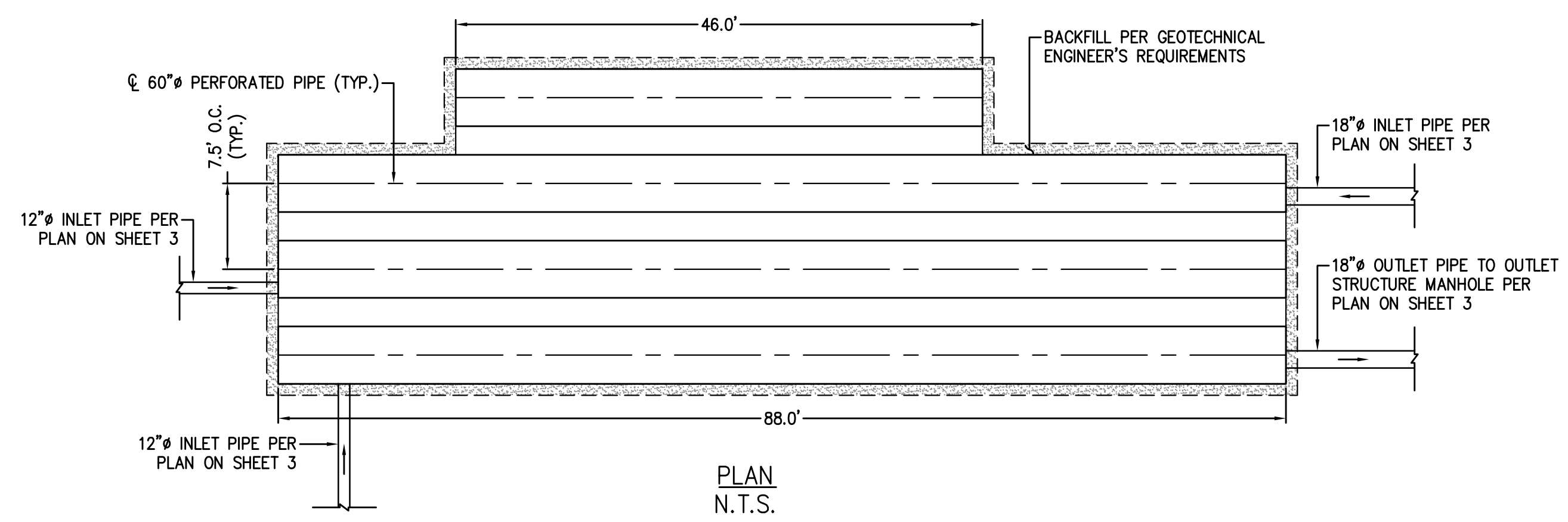


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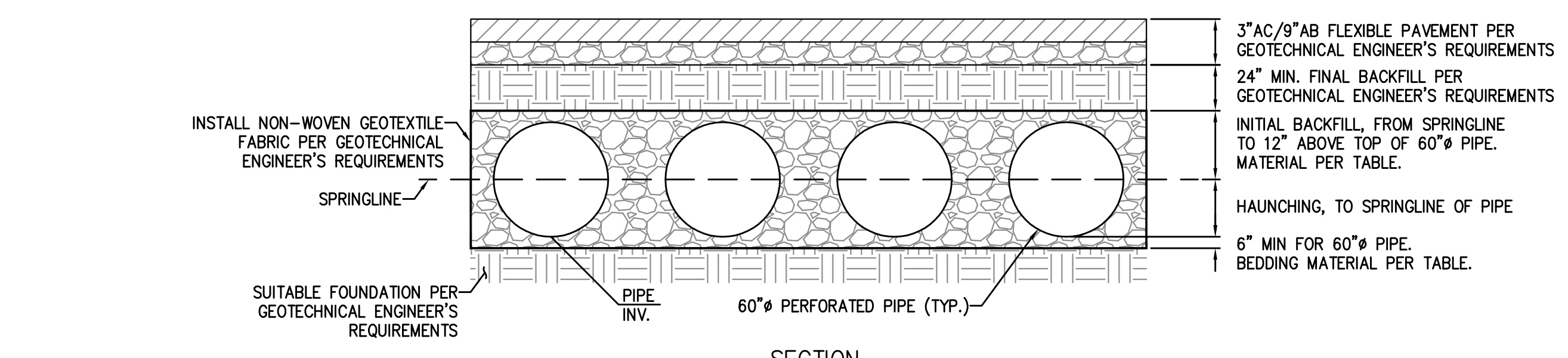


**MWS-L-4-21-7'-0"-V**  
**STORMWATER BIOFILTRATION SYSTEM**  
**STANDARD DETAIL**

**STORM WATER QUALITY TREATMENT UNIT**  
NOT TO SCALE



| CLASSES OF EMBEDMENT AND BACKFILL MATERIALS |   |                   |   |                                |                 |       |
|---|---|-------------------|---|--------------------------------|-----------------|-------|
| CLASS                                       | TYPE  | SOIL GROUP SYMBOL | DESCRIPTION   | PERCENTAGE PASSING SIEVE SIZES |                 |       |
|   |   |                   |   | 1 1/2 IN. (40 MM)              | NO. 4 (4.75 MM) |       |
| IA  | MANUFACTURED AGGREGATES: OPEN-GRADED, CLEAN.            | NONE              | ANGULAR, CRUSHED STONE OR ROCK, CRUSHED GRAVEL, BROKEN CORAL, CRUSHED SLAG, CINDERS OR SHELLS; LARGE VOID CONTENT, CONTAIN LITTLE OR NO FINES.  | 100 %                          | ≤ 10 %          | < 5 % |
| IB  | MANUFACTURED, PROCESSED AGGREGATES: DENSE-GRADED, CLEAN | NONE              | ANGULAR, CRUSHED STONE (OR OTHER CLASS IA MATERIALS) AND STONE/ SAND MIXTURES WITH GRADATIONS SELECTED TO MINIMIZE MIGRATION OF ADJACENT SOILS; CONTAIN LITTLE OR NO FINES (SEE X1.8.). | 100 %                          | ≤ 5.0 %         | < 5 % |



**SECTION**  
N.T.S.  
**60"Ø PERFORATED PIPE DETENTION/INFILTRATION SYSTEM**  
NOT TO SCALE

- NOTES:**
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
  - BEDDING: SUITABLE MATERIAL SHALL BE CLASS IA OR IB AND INSTALLED AS REQUIRED BY GEOTECHNICAL ENGINEER. UNLESS OTHERWISE STATED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 6" (150mm) FOR 60" (1500mm) PIPE.
  - HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS IA OR IB AND INSTALLED BY THE GEOTECHNICAL ENGINEER.
  - UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:  

|                       |  |
|-----------------------|--|
| NOMINAL Ø<br>in. (mm) | MIN. RECOMMENDED<br>TRENCH WIDTH, in. (mm) |
| 60" (1500)            | 102" (2590)                                |

|                                   |  |
|-----------------------------------|--|
| SURFACE LIVE<br>LOADING CONDITION | MINIMUM RECOMMENDED<br>COVER, in. (mm) |
| H25 (RIGID PAVEMENT)              | 24" (600) FOR 60" (1500) PIPE          |

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CHRIS MCKEE  
R.C.E. 74414

| NO. | REVISION: | DATE: |
|-----|-----------|-------|
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|     |           |       |
|     |           |       |

**PUBLIC STORAGE FACILITY**  
**11211 SORRENTO VALLEY ROAD**  
**SAN DIEGO, CALIFORNIA**

**MANUFACTURER INFORMATION**

PROJECT: \_\_\_\_\_  
DRAWING NAME: \_\_\_\_\_

ISSUE: CONCEPTUAL  
DATE: 09/23/2020  
CHECKED: CM DRAWN: JS  
DRAWING FILE: 19127CG101

PROJECT NO.: 19-127  
SHEET NUMBER:  
**4**  
OF 5 SHEETS  
SCALE: AS SHOWN



