



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: April 7, 2021 REPORT NO. HO-21-014

HEARING DATE: April 14, 2021

SUBJECT: GATEWAY PARKING FACILITY- CUP – Process Three Decision

PROJECT NUMBER: 635270

OWNER/APPLICANT: TRI-LIN LB, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

SUMMARY

Issue: Should the Hearing Officer approve an application for a Conditional Use Permit to expand a 24-hour paid parking facility open to the general public, currently developed with a parking lot at 701 East San Ysidro Boulevard, within the San Ysidro Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 252857.

Community Planning Group Recommendation: On January 22, 2018, the San Ysidro Community Planning Group voted 8-0-1 to approve the project without conditions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 11, 2021 and the opportunity to appeal that determination ended February 26, 2021.

BACKGROUND

The 1.38-acre project site is located at 701 East San Ysidro Boulevard in the CC 2-5 Zone, the Federal Aviation Administration (FAA) Part 77 Noticing Area (Brown Field), the Very High Fire Hazard Severity Zone, the Parking Standards Transit Priority Area, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Transit Priority Area, within the San Ysidro Community Plan (SYCP) area.

The project is an application for a Conditional Use Permit (CUP) to expand a 24-hour paid parking facility open to the general public, that currently has 92 spaces and no designated motorcycle or bicycle spaces. The project proposes to expand to 154 parking spaces including, 2 standard ADA

spaces, 4 van accessible ADA spaces, 4 motorcycle spaces, 8 short term bicycle spaces, a self-contained employee restroom and a ticket booth structure. The lot is currently open to the general public and parking is available 24 hours a day.

Bordering the site to the west is the San Diego Trolley's Blue line tracks. No trolley tracks will be affected by this project. There are two existing tracks that will remain untouched for this project. Immediately east of the site is an existing parking lot and farther east of the site is San Diego and Arizona Eastern Railway right of way. South of the property is an existing Jack in the Box.

DISCUSSION

The facility would provide 148 standard parking spaces, two standard ADA spaces, four van accessible ADA spaces, four motorcycle spaces, eight short term bicycle spaces, a self-contained employee restroom and a ticket booth. Vehicle egress and pedestrian access will be limited to the existing concrete driveway along San Ysidro Boulevard.

The proposed parking facility can help satisfy parking demand from both residents and visitors as it is adjacent to the Border Village District and located within a 1/4 mile from the nearby trolley station ([Figure 4-1, Pg. 4-2](#)). With the nearest housing approximately a 1/2-mile away, most users are coming from San Diego or Los Angeles, parking their cars and walking into Mexico. The location of the project would provide additional parking to visitors frequenting nearby businesses and space for transit users to park and ride the trolley. The SYCP classifies the project site as Commercial-Community (CC), per [Figure 2-2, Pg. 2-9](#). The proposed operation of a 24-hour parking lot is consistent with the (CC) use designated by the SYCP. Due to the expected growth of pedestrians traveling into Mexico, either to spend a day or two in Mexico or take a flight from the Tijuana Airport, the demand for safe and secure parking will continue to grow in this area.

Per section [131.0507](#) of the San Diego Municipal Code (SDMC), the purpose of the CC zones is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The proposed use is allowed in the CC-2-5 zone with a CUP at this location, per SDMC Sections [126.0303\(a\)](#), [126.0304\(a\)](#), and [131.0522](#). No deviations are proposed with this project and the project complies with all regulations of the Land Development Code.

The proposed development complies with the policies of the Port of Entry District in the Community Plan by providing parking that can be used to address parking demand for visitors to San Ysidro from both sides of the U.S.- Mexico Border. The proposed parking facility will help satisfy parking demand from both residents and visitors as it is adjacent to the Border Village District and under a 1/4 mile from the nearby trolley station. The location of the project would provide additional parking to visitors frequenting nearby businesses and space for transit users to park and ride the trolley. The proposed use is appropriate at the proposed location. The project will provide parking that will address demand for parking per SYCP Policy 2.6.2. The proposed parking facility will not adversely affect the applicable land use plan as it is a consistent use in the CC-2-5 zone per SDMC Table 131-05B, allowed with a CUP Process three per SDMC 126.0303(b). The proposed use is also consistent with the land use of the San Ysidro Community Plan by providing parking that will help address parking demand per SYCP Policy 2.6.2.

Conclusion

The Project complies with the requirements of the CC-2-5 zone, all applicable sections of the Land Development Code, and the San Ysidro Community Plan. Staff has prepared draft findings in the affirmative to approve the Project and recommends approval of Conditional Use Permit No. 2528527.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2528527, with modifications.
2. Deny Conditional Use Permit No. 2528527, if the findings required to approve the project cannot be affirmed.

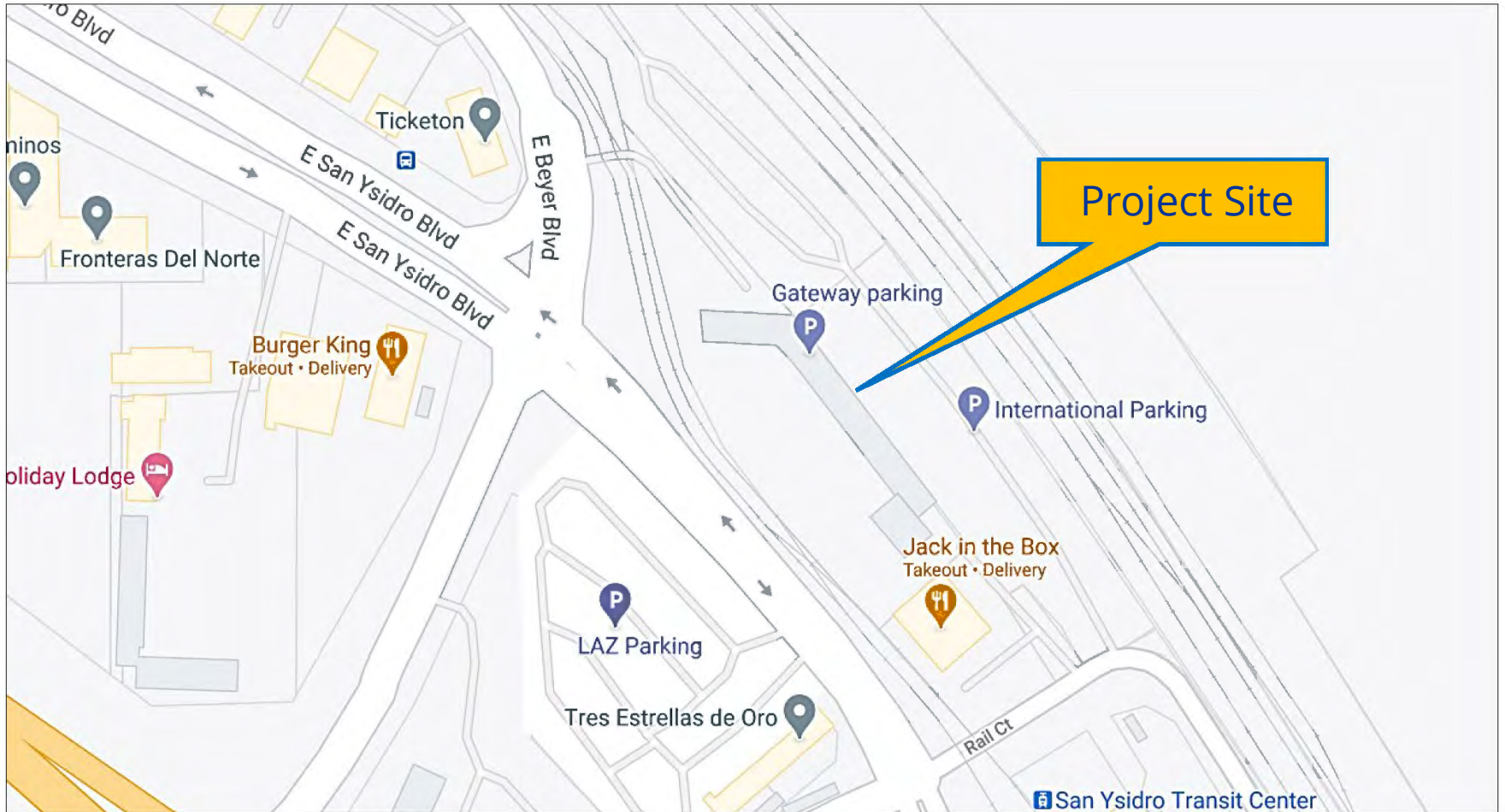
Respectfully submitted,

Derrick Johnson (D.J.)

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

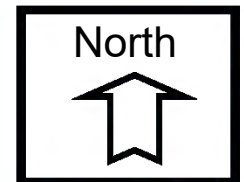
Attachments:

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



Project Location Map

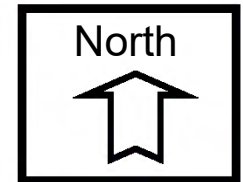
Gateway Parking Facility CUP/ 701 East San Ysidro Boulevard
PROJECT NO. 635270





Aerial Photo

Gateway Parking Facility CUP/ 701 East San Ysidro Boulevard
PROJECT NO. 635270



HEARING OFFICER
RESOLUTION NO. XXXX
CONDITIONAL USE PERMIT NO. 2528527
GATEWAY PARKING FACILITY- CUP- PROJECT NO. 635270

WHEREAS, TRI-LIN LB, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Owner/Permittee, filed an application with the City of San Diego for a permit to operate a 24-hour paid parking facility open to the general public, on a site currently developed with a 24-hour paid parking facility open to the general public, that currently has 92 spaces and no designated motorcycle or bicycle spaces. The facility would provide 148 standard parking spaces, two standard ADA spaces, four van accessible ADA spaces, four motorcycle spaces, eight short term bicycle spaces, a self-contained employee restroom and a ticket booth structure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2328527 on portions of a 1.38-acre site);

WHEREAS, the project site is located at 701 East San Ysidro Boulevard in the CC-2-5 Zone, the Federal Aviation Administration (FAA) Part 77 Noticing Area (Brown Field), the Very High Fire Hazard Severity Zone, the Parking Standards Transit Priority Area, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Transit Priority Area, within the San Ysidro Community Plan area;

WHEREAS, the project site is legally described as: All that portion of Lot 6, Section 6, Township 19 South, Range 1 West, San Bernardino Base and Meridian in the City of San Diego, County of San Diego, State of California;

WHEREAS, on February 11, 2021, 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 Sections 15301 (Existing Facilities) and 15303 (New

Construction or Conversion of Small Structures) 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 April 14, 2021, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2528527, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2528527:

CONDITIONAL USE PERMIT [SDMC Section 126.0305] - Findings for all Conditional Use Permits:

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

The project is an application for a Conditional Use Permit (CUP) to allow a 24-hour paid parking facility open to the general public where a 24-hour, 92 space, parking lot without designated motorcycle or bicycle spaces currently exists. The facility would provide 154 standard parking spaces, two standard ADA spaces, four van accessible ADA spaces, four motorcycle spaces, eight short term bicycle spaces, a self-contained employee restroom and a ticket booth structure. The 1.38-acre project site is located at 701 East San Ysidro Boulevard in, within the San Ysidro Community Plan area.

The San Ysidro Community Plan classifies the project site as Commercial- Community in the Community Plan. The proposed development is consistent with the designated land use. The proposed development complies with the policies of the Port of Entry District in the Community Plan by providing parking which can be used to address parking demand for visitors to San Ysidro on both sides of the U.S.- Mexican Border. Due to the expected growth of pedestrians traveling into Mexico, either to spend a day or two in Mexico or take a flight from the Tijuana Airport, the demand for safe and secure parking will continue to grow in this area. One of the goals of the SYCP is to alleviate parking. The proposed parking facility can help satisfy parking demand from both residents and visitors as it is adjacent to the Border Village District and under a 1/4 mile from the nearby trolley station (Figure 4-1, Pg. 4-2). The location of the project would provide additional parking to visitors frequenting nearby businesses and space for transit users to park and ride the trolley. The proposed use is appropriate at the proposed location. The project will provide parking that will address demand for parking per SYCP Policy 2.6.2. The proposed parking facility will not adversely affect the applicable land use plan as it is a consistent use in the CC-2-5 zone per SDMC Table 131-05B, allowed with a CUP Process three per SDMC 126.0303(b). The proposed use is also consistent with the land use of the San Ysidro Community Plan by providing parking that will help address parking demand per SYCP Policy 2.6.2. Therefore, based on the commercial nature of the parking lot, and its location within a commercial corridor and consistency with San Ysidro Community Plan, the proposed project would not adversely affect the applicable land use plan.

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

The project is an application for a Conditional Use Permit (CUP) to allow a 24-hour paid parking facility open to the general public where a 24-hour, 92 space, parking lot without designated motorcycle or bicycle spaces currently exists. The City of San Diego conducted an environmental review of this project in accordance with the State of California Environmental Quality Act (CEQA) guidelines and concluded there would be no environmental impacts associated with the proposed project.

The permit controlling the development contains specific conditions addressing project compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. The safety checks of the proposed project include the review of construction plans by professional staff to determine compliance with all regulations; inspection of construction to assure construction permits are implemented in accordance with the approved plans; and that final construction complies with the approved plans all of which will assure the continued health, safety and general welfare of persons residing or working in the area. Therefore, with the proposed conditions for the project, it will not be detrimental to the public's health, safety or welfare.

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

The project is an application for a CUP to allow a 24-hour paid parking facility open to the general public where a parking lot currently exists. The facility would provide 148 standard parking spaces, two standard ADA spaces, four van accessible ADA spaces, four motorcycle spaces, eight short term bicycle spaces, a self-contained employee restroom and a ticket booth structure. The project is located in the CC-2-5 Zone which allows for parking facilities. The purpose of the CC zones is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets. No deviations are proposed with this project and the project complies with all regulations of the Land Development Code.

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

The project is an application for a CUP to allow a 24-hour paid parking facility open to the general public where a 24-hour, 92 space, parking lot without designated motorcycle or bicycle spaces currently exists. The facility would provide 148 standard parking spaces, two standard ADA spaces, four van accessible ADA spaces, four motorcycle spaces, eight short term bicycle spaces, a self-contained employee restroom and a ticket booth structure. The project site is located near the Mexican border and will serve users that will park and walk across the border to visit Tijuana, Mexico. The proposed parking facility will help satisfy parking demand from both residents and visitors as it is adjacent to the Border Village District and under a 1/4 mile from the nearby trolley station. With the nearest housing approximately a 1/2-mile away, most users are coming from San Diego or Los Angeles, parking their cars and walking into Mexico.

The location of the project would provide additional parking to visitors frequenting nearby businesses and space for transit users to park and ride the trolley. The driveway on East Beyer Boulevard will have a right turn lane specifically for turning into the parking lot and it will be one way in only. The driveway to the south along East San Ysidro Boulevard will be used only for cars exiting the parking lot and will be restricted to right turns only. . The project will provide parking that will address demand for parking per SYCP Policy 2.6.2. The proposed use is also consistent with the land use of the San Ysidro Community Plan by providing parking that will help address parking demand per SYCP Policy 2.6.2. The proposed use is appropriate at the proposed location. The project complies with all development regulations and is compatible with the surround land uses. Therefore, the project is appropriate use at this location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2528527, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2528527, a copy of which is attached hereto and made a part hereof.

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

Adopted on April 14, 2021

IO#: 24008242

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: 24008242

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDIITONAL USE PERMIT (CUP) NO. 2528527
GATEWAY PARKING FACILITY- CUP- PROJECT NO. 635270
HEARING OFFICER

This Conditional Use Permit No. 2528527 is granted by the Hearing Officer of the City of San Diego to TRI-LIN LB, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303(a) and 126.0304(a). The 1.38-acre project site is located at 701 East San Ysidro Boulevard in the CC 2-5 Zone, the Federal Aviation Administration (FAA) Part 77 Noticing Area (Brown Field), the Very High Fire Hazard Severity Zone, the Parking Standards Transit Priority Area, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Transit Priority Area, within the San Ysidro Community Plan area. The project site is legally described as: All that portion of Lot 6, Section 6, Township 19 South, Range 1 West, San Bernardino Base and Meridian in the City of San Diego, County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to expand a 24-hour paid parking facility open to the general public where a parking lot currently exists. The facility will provide 148 standard parking spaces, two standard ADA spaces, four van accessible ADA spaces, four motorcycle spaces, eight short term bicycle spaces, a self-contained employee restroom and a ticket booth structure, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 14, 2021, on file in the Development Services Department.

The project shall include:

- a. Operate a 24-hour paid parking facility open to the general public where a parking lot currently exists. The facility would provide 148 standard parking spaces, two standard ADA spaces, four van accessible ADA spaces, four motorcycle spaces, eight short term bicycle spaces, a self-contained employee restroom and a ticket booth structure;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 29, 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:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, the replacement of the damaged, adjacent to the driveway on East Beyer Boulevard, satisfactory to the City Engineer.
13. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond, the replacement of the existing curb ramps with current City standards curb ramps, at the northeast and southeast side of E. Beyer Boulevard and E. San Ysidro Boulevard, satisfactory to the City Engineer.
14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
15. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.
21. Prior to issuance of any construction permits, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of 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 LDC 142.0403(b)5.

22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping shall be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times consistent with the City of San Diego Landscape Regulations and Standards.

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

PLANNING/DESIGN REQUIREMENTS:

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

25. 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.

26. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

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

GEOLOGY REQUIREMENTS:

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

29. 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 Development Services 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 April 14, 2021 and Resolution XXXX.

Conditional Use Permit No. 2528527
April 14, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Derrick Johnson (D.J.)
Development Project Manager

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

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

TRI-LIN LB, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
Owner/Permittee

By _____
Francis Lin
Manager/CEO

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



THE CITY OF SAN DIEGO

Date of Notice: February 11, 2021

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24008242

PROJECT NAME / NUMBER: Gateway Parking Facility / 635270

COMMUNITY PLAN AREA: San Ysidro

COUNCIL DISTRICT: 8

LOCATION: 701 East San Ysidro Boulevard, San Diego, California 92173

PROJECT DESCRIPTION: A request for a CONDITIONAL USE PERMIT to allow a 24-hour paid parking facility open to the general public where a parking lot currently exists. The facility would provide 148 standard parking spaces, 2 standard ADA spaces, 4 van accessible ADA spaces, 4 motorcycle spaces, 8 short term bicycle spaces, a self-contained employee restroom and a ticket booth structure. The developed 1.38-acre project site is located at 701 East San Ysidro Boulevard. The project site is designated Community Commercial and zoned CC2-5 per the San Ysidro Community Plan. Additionally, the project site is within the Federal Aviation Administration (FAA) Part 77 Noticing Area for Brown Field, the Very High Fire Hazard Severity Zone, the Parking Standards Transit Priority Area, the Residential Tandem Parking Overlay Zone, the San Ysidro Discretionary Review Zone, the Transit Area Overlay Zone, and the Transit Priority Area. (Legal Description: All that portion of Lot 6, Section 6, Township 19 South, Range 1 West, San Bernardino Base and Meridian in the City of San Diego, County of San Diego, State of California.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 and 15303.

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 CEQA Section 15301 (Existing Facilities) which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Additionally, the project would qualify to be categorically exempt from CEQA pursuant to CEQA Section 15303 (New Construction or Conversion of Small Structures) which allows for the construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant

effect on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Derrick Johnson
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5477 / DNJohnson@sandiego.gov

On February 11, 2021, 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 (February 26, 2021). 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 US Mail 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 by 5:00pm. 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 number 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 number 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.



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

Community Planning Committee Distribution Form Part 2

Project Name: Gateway Parking - CUP		Project Number: 585454	Distribution Date: 12/20/2017
Project Scope/Location: SAN YSIDRO: (PROCESS 3) Conditional Use Permit to create a paid parking facility with parking stalls for the use of the general public on 701 East San Ysidro Boulevard. The 1.39-acre site is in the CC-2-5 zone of the San Ysidro within the San Ysidro Community Plan Area in Council District 8.			
Applicant Name: Vicki Estrada		Applicant Phone Number: 619 980-0065	
Project Manager: Hugo Castaneda	Phone Number: (619) 446-5337	Fax Number: (619) 321-3200	E-mail Address:
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 8	Members No 0	Members Abstain 1 - Ben Meza
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: NONE			
NAME: MICHAEL R. FREEDMAN		TITLE: CHAIRMAN	
SIGNATURE: Michael R. Freedman		DATE: 1/22/2018	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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

Community Planning Committee Distribution Form Part 1

Project Name: Gateway Parking - CUP		Project Number: 585454	Distribution Date: 12/20/2017
Project Scope/Location: SAN YSIDRO: (PROCESS 3) Conditional Use Permit to create a paid parking facility with parking stalls for the use of the general public on 701 East San Ysidro Boulevard. The 1.39-acre site is in the CC-2-5 zone of the San Ysidro within the San Ysidro Community Plan Area in Council District 8.			
Applicant Name: Vicki Estrada		Applicant Phone Number: 619 980-0065	
Project Manager: Hugo Castaneda	Phone Number: (619) 446-5337	Fax Number: (619) 321-3200	E-mail Address:
Project Issues (To be completed by Community Planning Committee for initial review): <i>NONE</i>			
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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

Ownership Disclosure Statement

FORM
DS-318

October 2017

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

Project Title: San Ysidro Gateway Parking Facility **Project No. For City Use Only:** _____

Project Address: 701 East San Ysidron Blvd, San Diego, CA 92173

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. _____
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Tri-Lin LB, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 1930 Village Center Circle, #3-714

City: Las Vegas State: NV Zip: 89314

Phone No.: _____ Fax No.: _____ Email: flin@linassoc.com

Signature: Flin Date: 4/16/2019

Additional pages Attached: ☒ Yes ☐ No

Applicant

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☒ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

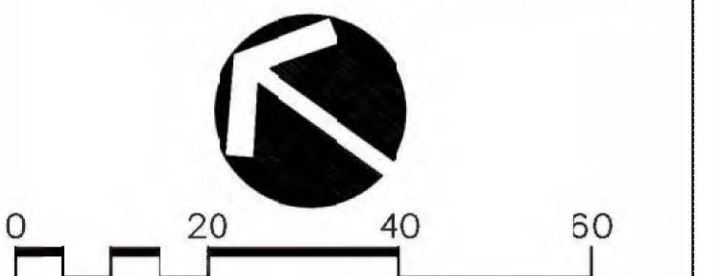
Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☒ Yes ☐ No



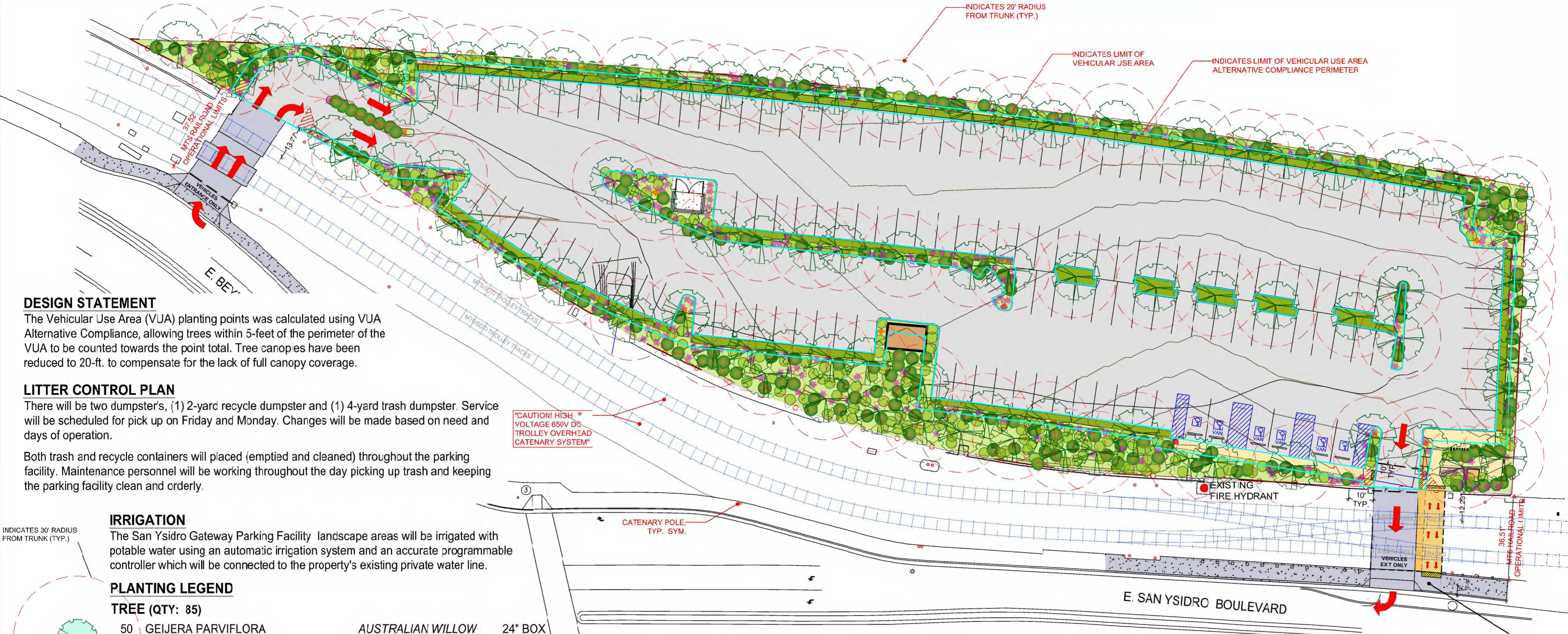
SHEET INDEX:

SITE PLAN	SHT 1
LANDSCAPE PLAN	SHT 2
LANDSCAPE CALCULATIONS	SHT 3
SOUTHWEST CROSSING	
ENLARGEMENT	SHT 4
PRELIMINARY DRAINAGE AND GRADING PLAN	SHT 5



SHEET 1 OF 5
August 25, 2020
Tri-Lin LB LLC
SITE PLAN

SAN YSIDRO GATEWAY PARKING FACILITY



DESIGN STATEMENT

The Vehicular Use Area (VUA) planting points was calculated using VUA Alternative Compliance, allowing trees within 5-feet of the perimeter of the VUA to be counted towards the point total. Tree canopies have been reduced to 20-ft. to compensate for the lack of full canopy coverage.

LITTER CONTROL PLAN

There will be two dumpster's, (1) 2-yard recycle dumpster and (1) 4-yard trash dumpster. Service will be scheduled for pick up on Friday and Monday. Changes will be made based on need and days of operation.

Both trash and recycle containers will placed (emptied and cleaned) throughout the parking facility. Maintenance personnel will be working throughout the day picking up trash and keeping the parking facility clean and orderly.

IRRIGATION

The San Ysidro Gateway Parking Facility landscape areas will be irrigated with potable water using an automatic irrigation system and an accurate programmable controller which will be connected to the property's existing private water line.

PLANTING LEGEND

TREE (QTY: 85)

50	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX
	RHUS LANCEA	AFRICAN SUMAC	24" BOX
	AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX
35	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX
	RHUS LANCEA	AFRICAN SUMAC	24" BOX
	AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX

SHRUBS

223	ALOE SPECIES AND HYBRIDS	ALOE	1 GAL
	ALOE MACULATA	ALOE SAPONARIA	1 GAL
	ALOE X SPINOSISSIMA	SPIDER ALOE	1 GAL
	ALOE VERA	ALOE BARBADENSIS	1 GAL
242	ECHEVERIA SPECIES AND HYBRIDS	HENS-AND-CHICKS	1 GAL
	ECHEVERIA IMBRICATA	BLUE ROSE ECHEVERIA	1 GAL
	E. AFTERGLOW	AFTERGLOW	1 GAL
	E. FANCY RUFFLES	FANCY RUFFLES	1 GAL
229	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL
	ROSMARINUS OFFICINALIS	COLLINGWOOD INGRAM	5 GAL
	WESTRINGIA	W.F. 'MORNING LIGHT'	5 GAL
	RHAPHIOLEPIS UMBELLATA	R.OVATA	5 GAL

GROUND COVER

MULCH (IN ALL PLANTING AREAS) 3" LAYER DEPTH

LANDSCAPE AREA

CAUTION! HIGH VOLTAGE 650V DC TROLLEY OVERHEAD CATERNARY SYSTEM

CATERNARY POLE TYP. SYM.

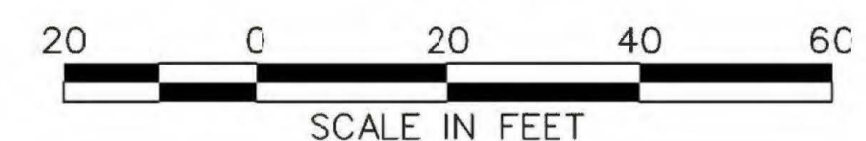
STORM WATER NOTES

1. This project will not discharge any increase in stormwater run-off onto the adjacent properties.
2. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices (BMP) necessary to comply with ch. 14, art. 2, Div. 1 (Grading Regs.) of the SDMC, into the construction plans of specifications.
3. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
4. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval the the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit.
5. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Stormwater Permit, Order No. R9-2007-0001, or subsequent order. in accordance with Order No. 2009-0009DWQ, a Risk Level Determination shall be calculation for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
6. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resource Board in accordance with the provisions as set forth in Section II.C or Order No. 2009-0009-DWD and a copy shall be submitted to the City.

Landscape Points Within VUA (Alternative Compliance)				
	Type	Quantity	Points	Total points
Trees	Trees (24" box)	58	20	1160
	Trees (15 gallon)	0	10	0
Shrubs	Aloe Species and Hybrids (1g)	90	1	90
	Eccheveria Species and Hybrids (1g)	90	1	90
	Rosmarinus officinalis (5g)	123	2	246
	Total Plant Points Provided			1386
	Total Points Provided by Trees			1160
	Total VUA	42,990		
	Total Plant Points Required			1290
	Excess Points			296

PLANTING NOTES:

1. All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards
2. MINIMUM TREE SEPARATION DISTANCE
Traffic signals / stop signs - 20 feet, Underground utility lines - 5 feet (10' for sewer)
Above ground utility structures - 10 feet, Driveway (entries) - 10 feet
Intersections (intersecting curb lines of two streets) - 25 feet
3. Root Barrier shall be installed when tree is within 5' of public improvements.
4. A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5).
5. No trees or shrubs exceeding 3' in height at maturity shall be installed within 5' of any public water facilities or within and 10' of any public sewer facilities.
6. Maintenance: All required landscape areas shall be maintained by owner. The owner shall have an agreement with MTS to maintain trees adjacent to MTS right-of-way. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
7. Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.



SAN YSIDRO GATEWAY PARKING FACILITY

SHEET 2 OF 5
August 25, 2020
Tri-Lin LB LLC
LANDSCAPE PLAN

LANDSCAPE POINTS

Landscape Points Within VUA (Alternative Compliance)				
	Type	Quantity	Points	Total points
Trees	Trees (24" box)	58	20	1160
	Trees (15 gallon)	0	10	0
Shrubs	Aloe Species and Hybrids (1g)	90	1	90
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	Rosmarinus officinalis (5g)	123	2	246
Total Plant Points Provided				1586
Total Points Provided by Trees				1160
Total VUA				42,990
Total Plant Points Required				1290
Excess Points				296



LANDSCAPE DIAGRAM

MTS STANDARD CONSTRUCTION NOTES

1. A RIGHT OF ENTRY (ROE) PERMIT IS NECESSARY WHEN ENTERING MTS / SAN DIEGO AND ARIZONA EASTERN (SD&AE) RIGHT-OF-WAY (MTS R/W), INCLUDING AIRSPACE, FOR ANY PURPOSE. A ROE PERMIT IS ALSO REQUIRED WHEN WORKING IN PUBLIC RIGHT-OF-WAY OCCUPIED BY MTS / SD&AE FACILITIES. INFORMATION TO APPLY FOR ROE CAN BE OBTAINED FROM MTS'S WEBSITE AT: [HTTP://WWW.SDMTS.COM/BUSINESS/PERMITS.ASP](http://www.sdmmts.com/business/permits.asp) OR CONTACT MTS RIGHT OF WAY SERVICES AT TEL. (619) 557-4501. APPLICANT/CONTRACTOR IS REFERRED TO AS THE "PERMITTEE".

2. CERTIFICATE OF INSURANCE FROM YOUR INSURANCE COMPANY FOR GENERAL LIABILITY, AUTOMOBILE LIABILITY, POLLUTION LIABILITY (IF APPLICABLE), PROFESSIONAL LIABILITY (IF APPLICABLE), AND WORKMAN'S COMPENSATION MUST BE SUBMITTED AND APPROVED BY MTS BEFORE THE PERMIT WILL BE PROCESSED. FULL INSURANCE REQUIREMENT GUIDELINES CAN BE ACCESSED FROM THE MTS WEBSITE NOTED ABOVE.

3. MOST GENERAL LIABILITY INSURANCE POLICIES DO NOT COVER RAILROADS. ANY EXCLUSIONS RELATING TO PERFORMANCE OF OPERATIONS WITHIN THE VICINITY OF ANY RAILROAD, BRIDGE, TRESTLE, TRACK, ROADBED, TUNNEL, UNDERPASS, OR CROSSING MUST BE DELETED FROM ALL POLICIES BY ENDORSEMENT. ADDITIONALLY, A SEPARATE RAILROAD PROTECTIVE LIABILITY POLICY WILL MOST LIKELY BE REQUIRED AFTER PROJECT REVIEW AS DEEMED NECESSARY BY MTS.

4. ALL PERSONNEL PERFORMING WORK ON MTS R/W, OR ENTERING MTS R/W SHALL REQUIRE PROPER MTS RAIL SAFETY TRAINING CERTIFICATION PRIOR TO ENTERING MTS R/W. ANY CONTRACTORS OR SUBCONTRACTORS PERFORMING WORK ON BEHALF OF PERMITTEE, SHALL BE DEEMED AS AGENTS OF PERMITTEE AND SHALL REQUIRE SAID TRAINING AS WELL. FOR TRAINING INFORMATION, EMAIL [RWST@SDMTS.COM](mailto:RWST@sdmts.com). TRAINING CERTIFICATION IS VALID FOR ONE YEAR AND IS CONFINED TO MTS/SD&AE FACILITIES ONLY.

5. PERMITTEE SHALL PROVIDE MTS WITH AN APPROVED SET OF TRAFFIC CONTROL PLANS THAT CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND COMPLY IN PARTICULAR WITH PART 8 "TRAFFIC CONTROL FOR RAILROAD AND LIGHT RAIL TRANSIT GRADE CROSSINGS".

6. IF PROJECT INVOLVES CASING SLEEVES UNDER RAILROAD TRACKS AND ACROSS MTS R/W, PERMITTEE SHALL ADHERE TO MTS JACK AND BORE DESIGN CRITERIA AND CONSTRUCTION NOTES.

7. A PRE-CONSTRUCTION MEETING WILL BE REQUIRED WITH MTS/SDTI PRIOR TO WORK COMMENCING WITHIN MTS R/W. A WRITTEN NOTICE OF PLANNED START OF WORK MUST BE SUBMITTED TO MTS A MINIMUM OF FIVE (5) BUSINESS DAYS PRIOR TO WORK STARTING IN MTS R/W. ALL WORK WILL BE STOPPED AND PERMITTEE WILL NOT BE ALLOWED IN MTS R/W WITHOUT PROPER NOTIFICATION.

8. PERMITTEE'S ON-SITE SUPERVISION SHALL RETAIN/MAINTAIN A FULLY EXECUTED COPY OF THE RIGHT OF ENTRY PERMIT AT ALL TIMES WHILE ON MTS R/W.

9. SDTI RAIL FLAGGING WILL BE REQUIRED ANYTIME WORK IS WITHIN FIFTEEN (15) FEET OF ANY OPERABLE TRACK INCLUDING AIRSPACE OR AS DEEMED NECESSARY BY MTS. A SDTI FLAGPERSON / RIGHT-OF-WAY WORK REQUEST FORM MUST BE SUBMITTED TO SDTI A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO ANTICIPATED WORK. FORMS ARE ATTACHED TO THE ROE PERMIT OR CAN BE REQUESTED THROUGH MTS RIGHT OF WAY SERVICES.

10. A SDTI TRACTION POWER SHUTDOWN MAY BE NECESSARY FOR THE WORK ZONE TO PROTECT AND MAINTAIN THE REQUIRED TEN (10) FOOT CLEARANCE FROM TROLLEY OVERHEAD HIGH VOLTAGE CATENARY SYSTEM (OCS). PERMITTEE SHALL SUBMIT A SDTI RED TAG/ TRACTION POWER REMOVAL REQUEST FORM TO SDTI AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE START OF WORK. POWER SHUTDOWNS SHALL ONLY BE ALLOWED DURING NON-OPERATING TROLLEY HOURS. FORMS ARE ATTACHED TO THE ROE PERMIT OR CAN BE REQUESTED THROUGH MTS RIGHT OF WAY SERVICES.
11. PERMITTEE SHALL CONTACT AND SCHEDULE DIG-ALERT AND CABLE PIPE AND LEAK ("CPL") PRIOR TO ANY EXCAVATION IN MTS R/W. PERMITTEE SHALL NOTIFY MTS A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO THE SCHEDULED UTILITY MARKOUT REQUEST AND SHALL SUBMIT A SDTI FLAGPERSON / RIGHT-OF-WAY WORK REQUEST FORM. SDTI PERSONNEL SHALL ACCOMPANY CPL FOR ANY MARKOUT OF TROLLEY FACILITIES.

12. PERMITTEE SHALL ADHERE TO CONSTRUCTION AND SAFETY STANDARDS REQUIRED BY MTS OF THEIR CONTRACTORS WHEN WORKING WITHIN MTS R/W.

13. PERMITTEE SHALL PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE CALIFORNIA PUBLIC UTILITIES COMMISSION (CPUC) AND CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (CAL-OSHA) REGULATIONS, MTS LRT DESIGN CRITERIA, AMERICAN RAILWAY ENGINEERING AND MAINTENANCE OF WAY ASSOCIATION (AREMA) STANDARD SPECIFICATIONS, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) GUIDELINES AND MTS, SDTI AND SD&IV OPERATIONS AND SAFETY POLICIES.

14. PERMITTEE AGREES THAT NO WORK BY HIMSELF OR HIS AUTHORIZED AGENT WILL INTERFERE WITH RAILROAD/TROLLEY OPERATIONS.

15. PERMITTEE AGREES TO COORDINATE ON A DAILY BASIS A REASONABLE ACCESS TO ALL MTS/SD&AE FACILITIES WITH CONTRACT OPERATORS, SDTI, AND SD&IV. SDTI TROLLEY OPERATIONS ARE GENERALLY FROM THE HOURS OF 4:00 A.M. TO 2:00 A.M. THE FOLLOWING DAY. SD&IV FREIGHT TRAINS NORMAL OPERATIONS ARE DURING NONTROLLEY HOURS.

16. PERMITTEE SHALL MAINTAIN SAFE PEDESTRIAN ACCESS TO ALL TROLLEY PLATFORMS AND BUS STOPS AT ALL TIMES. A MINIMUM FIVE (5) FOOT WIDE ACCESSIBLE PEDESTRIAN PATH THROUGH THE CONSTRUCTION SITE SHALL BE MAINTAINED AT ALL TIMES. THE CONSTRUCTION BOUNDARY SHALL CONSIST OF A TOP AND BOTTOM RAIL CONSTRUCTED OF PLASTIC PIPE, OSHA PLASTIC MESH, OR APPROVED EQUAL. YELLOW CAUTION TAPE IS NOT ACCEPTABLE.

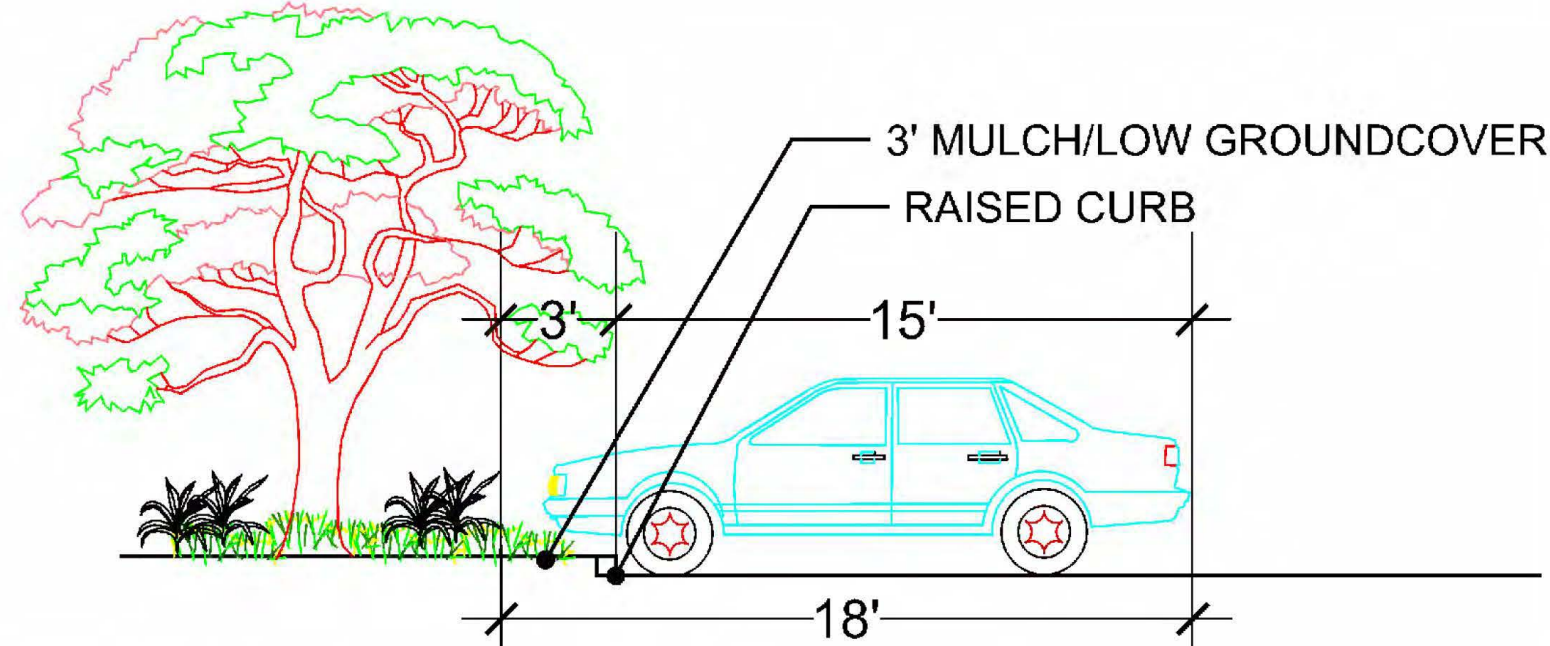
17. PERMITTEE SHALL NOT STORE EQUIPMENT, TOOLS, AND MATERIALS WITHIN FIFTEEN (15) FEET FROM TROLLEY OPERABLE TRACK AND WITHIN TWENTY-FIVE (25) FEET FROM FREIGHT TRACK OPERATIONS.

18. PERMITTEE SHALL NOT USE OR STORE HAZARDOUS SUBSTANCES, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT, AS AMENDED ("CERCLA") OR PETROLEUM OR OIL AS DEFINED BY APPLICABLE ENVIRONMENTAL LAWS ON MTS R/W.

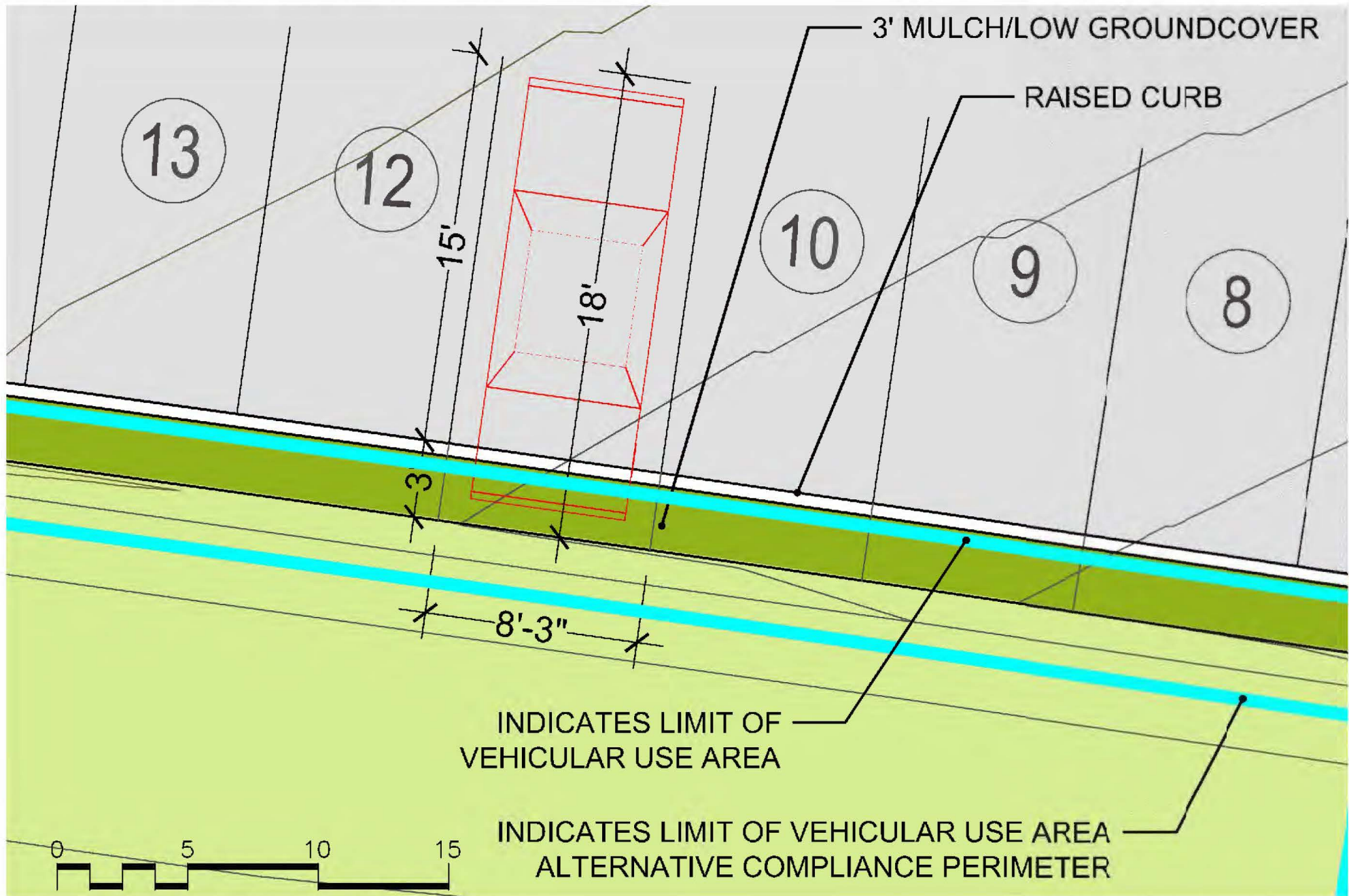
19. NO VEHICULAR CROSSING OVER TRACKS SHALL BE INSTALLED OR USED BY PERMITTEE WITHOUT PRIOR WRITTEN PERMISSION OF RAILROAD.

20. A WRITTEN NOTICE SHALL BE SUBMITTED TO MTS ONE (1) BUSINESS DAY AFTER WORK IS COMPLETED WITHIN MTS R/W. ANY ADDITIONAL WORK REQUIRED TO REPLACE OR REPAIR THE RAILROAD FACILITIES IN GOOD WORKING ORDER WILL BE THE PERMITTEE'S RESPONSIBILITY PRIOR TO RELIEF FROM MAINTENANCE WITHIN THE PERMIT AREA.

21. PERMITTEE SHALL REMOVE ALL OF PERMITTEE'S TOOLS, EQUIPMENT, AND MATERIALS FROM RAILROAD PREMISES PROMPTLY UPON COMPLETION OF WORK AND SHALL RESTORE ALL FACILITIES, IMPROVEMENTS, LANDSCAPING, ETC., TO THEIR ORIGINAL CONDITION OR AS SHOWN ON PROJECT WORK SITE PLANS.



TYPICAL PARKING SECTION



PARKING BLOW UP

WATER CONSERVATION

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA FORMULA = (ETo)(0.62)(ETAF)(LA) + (1-ETAF)(SLA)

WHERE: SAN YSIDRO GATEWAY PARKING FACILITY

MAWA= MAXIMUM APPLIED WATER ALLOWANCE

ETo= EVAPOTRANSPIRATION IN INCHES PER YEAR

0.45= ET ADJUSTMENT FACTOR

1.0= ET ADJUSTMENT FACTOR FOR SLA

LA= LANDSCAPED AREA

SLA= SPECIAL LANDSCAPE AREA

0.62= CONVERSION FACTOR TO GALLONS PER SQUARE FOOT

PROJECT SPECIFIC FACTORS:

ETo= 47

ETAF= 0.45

1.0= 1.0

LA= 15,850

SLA= 0

0.62= 0.62

TOTAL SQUARE FEET

NO SPECIAL LANDSCAPE AREA

MAWA FOR LA = (47)(0.62)(0.45)(15732)

MAWA= 207,841 GALLONS PER YEAR

MAWA FOR SLA = (1-0.45)(SLA)

MAWA= 0 GALLONS PER YEAR

Total MAWA= 207,841 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE (ETWU)

WHERE: SAN YSIDRO GATEWAY PARKING FACILITY

ETWU= ESTIMATED TOTAL WATER USE IN GALLONS PER YEAR

ETo= EVAPOTRANSPIRATION IN INCHES PER YEAR

PF= PLANT FACTOR FROM WUCOLS

HA= HYDROZONE AREA IN SQUARE FEET (HIGH, MEDIUM OR LOW)

SLA= SPECIAL LANDSCAPE AREA IN SQUARE FEET

0.62= CONVERSION FACTOR TO GALLONS PER SQUARE FOOT

IE= IRRIGATION EFFICIENCY OF THE IRRIGATION METHOD USED IN THE HYDROZONE

PROJECT SPECIFIC FACTORS:

ETo= 47

PF= 0.20

HA= 12,410

SLA= 0

0.62= 0.62

IE= 0.75

EVAPOTRANSPIRATION IN INCHES PER YEAR

LOW WATER USE PLANTS

LANDSCAPE AREA (TREES EXCLUDED)

NO SPECIAL LANDSCAPE AREAS ON THIS PROJECT

CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)

HUNTER MP ROTATORS (0.70)

ETWU FORMULA = ((ETo*0.62)*(PF / IE) * (HA/IE)) + SLA

ETWU FORMULA = ((47*0.62)*(0.2 / 0.75) * (12,292/0.7)) + 0

ETWU= 123,579 GALLONS PER YEAR

PROJECT SPECIFIC FACTORS:

ETo= 47

PF= 0.20

HA= 3,440

SLA= 0

0.62= 0.62

IE= 0.81

EVAPOTRANSPIRATION IN INCHES PER YEAR

LOW WATER USE PLANTS

86 TREES (40 5" x 86)

NO SPECIAL LANDSCAPE AREAS ON THIS PROJECT

CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)

BUBBLER IRRIGATION (.85)

ETWU FORMULA = ((ETo*0.62)*(PF / IE) * (HA/IE)) + SLA

ETWU FORMULA = ((47*0.62)*(0.2 / 0.81) * (3,440/0.85)) + 0

ETWU= 30,557 GALLONS PER YEAR

TOTAL ESTIMATED WATER USE:

ETWA= 159,135 GALLONS PER YEAR

MAWA= 207,841 GALLONS PER YEAR



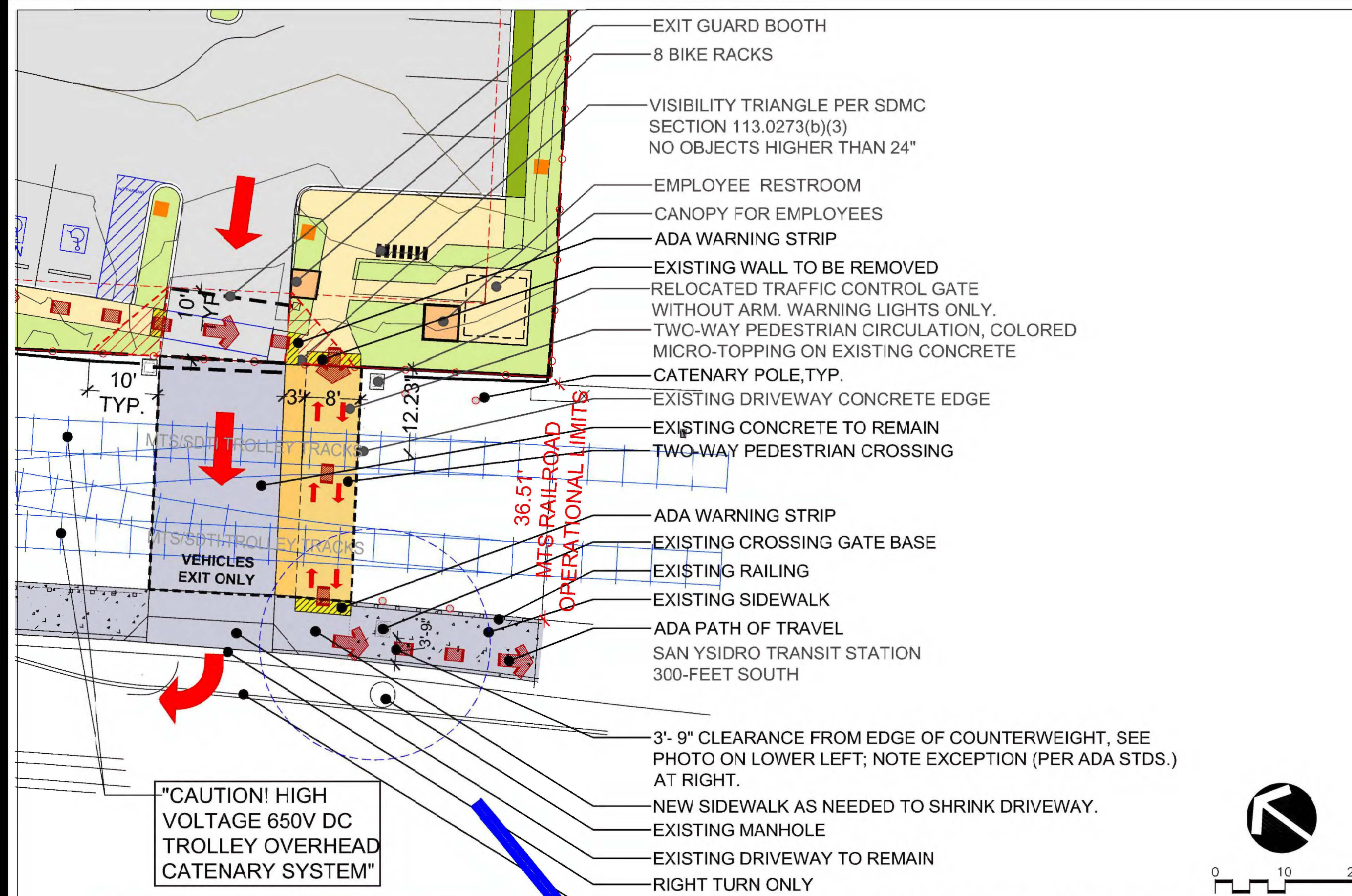
SHEET 3 OF 5

August 25, 2020

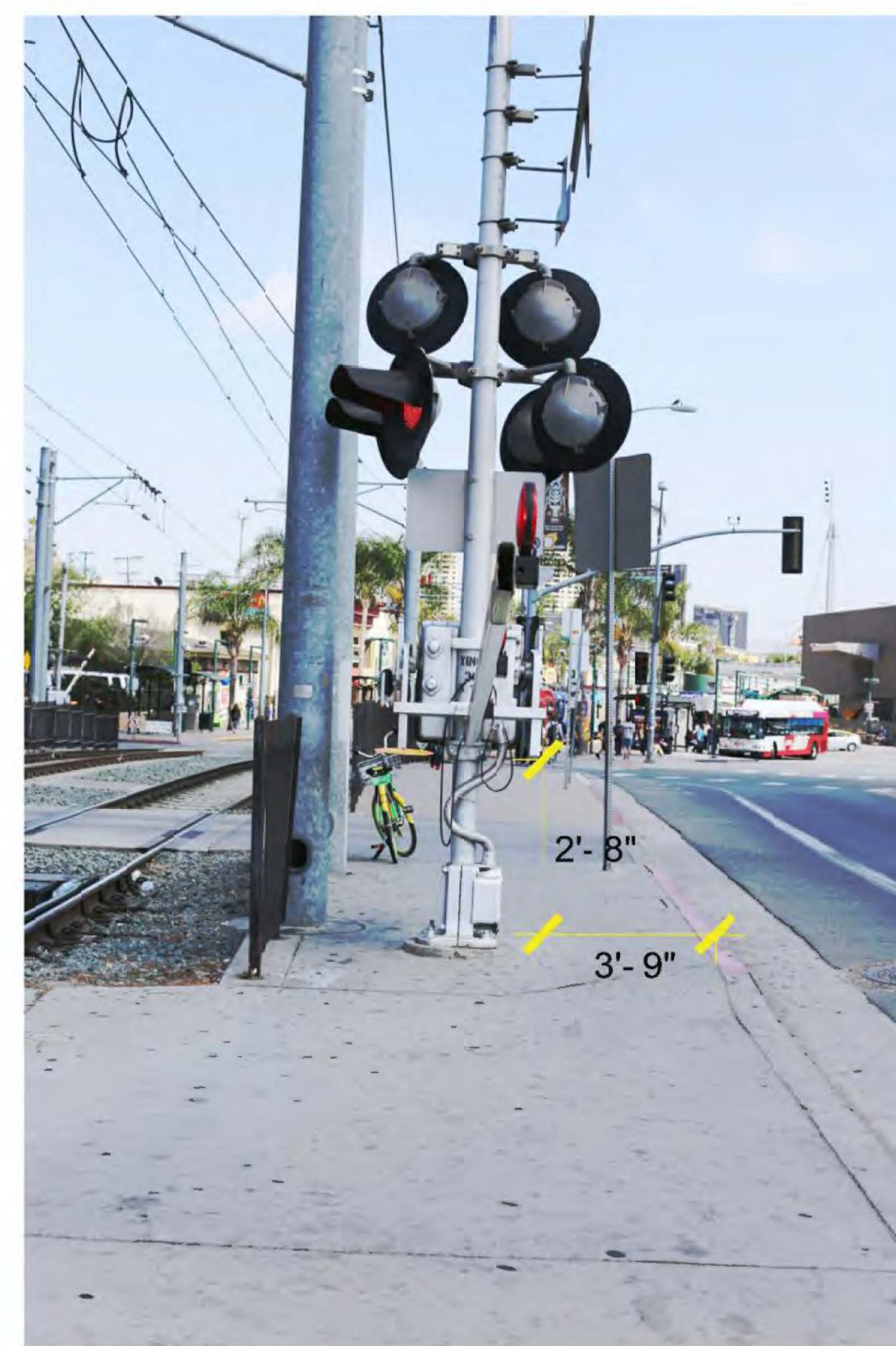
Tri-Lin LB LLC

LANDSCAPE CALCULATIONS

SAN YSIDRO GATEWAY PARKING FACILITY



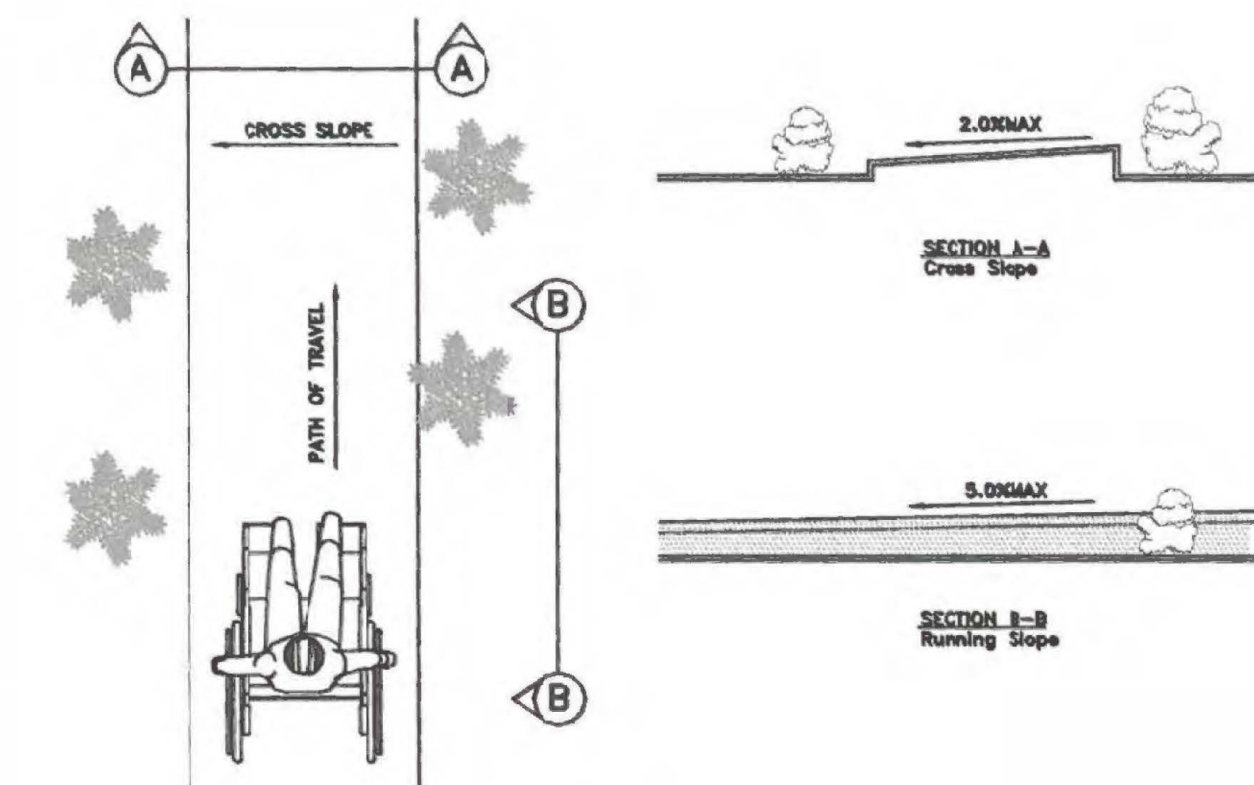
SITE PLAN ENLARGEMENT



SITE PHOTOS



WALKING SURFACES



Changes in Level

- D. Changes in level shall comply with Section 8, "CHANGES IN LEVEL".
11B-403.4 403.4

Clearances

Walking surfaces shall provide clearances that comply as detailed.

EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment; provided that the decrease is essential to the function of the work being performed. 11B-403.5 403.5

Clear Width

- E. Except as otherwise specified, the clear width of walking surfaces is 36 inches minimum. 11B-403.5.1 403.5.1 Fig. CD-5B

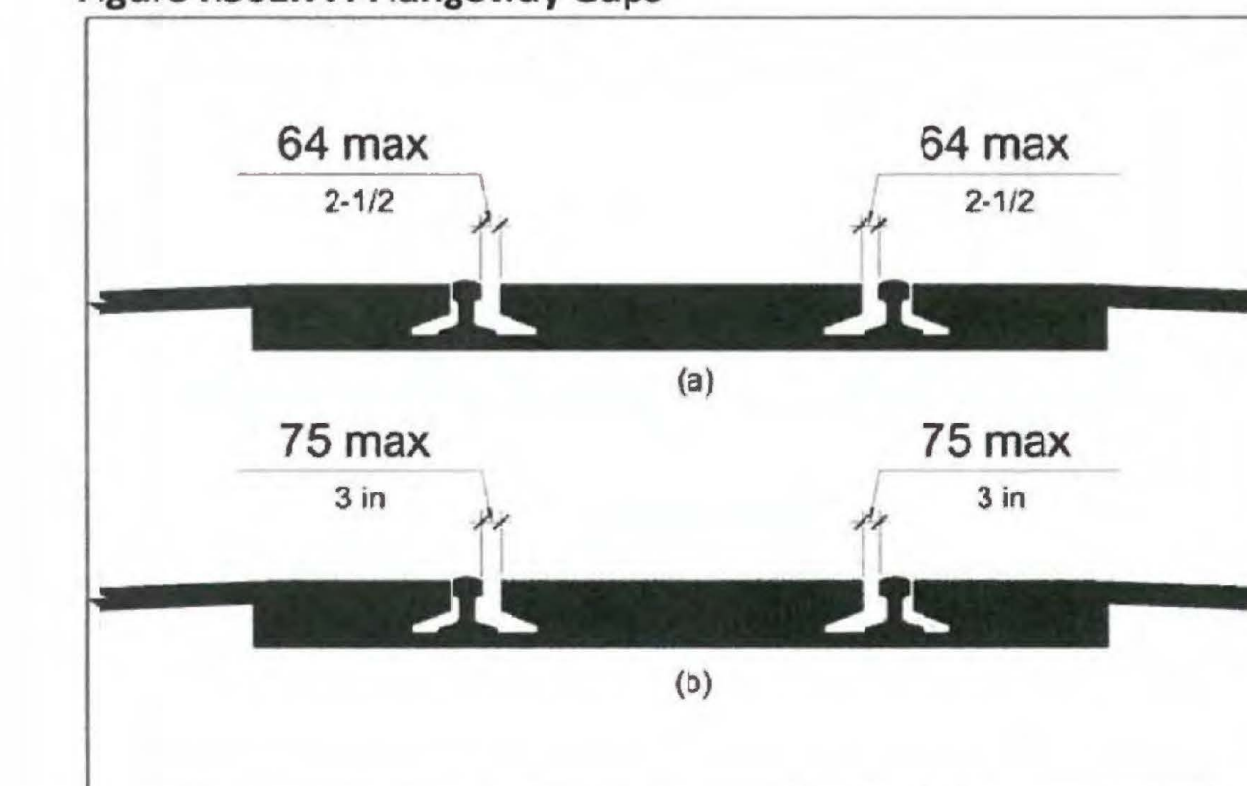
EXCEPTIONS:

- The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segment are separated by segments that are 48 inches long minimum and 36 inches wide minimum. Fig. CD-5B
- The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches minimum.

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R302.7.4 Flangeway Gaps. Flangeway gaps at pedestrian at-grade rail crossings shall be 64 mm (2.5 in) maximum on non-freight rail track and 75 mm (3 in) maximum on freight rail track.

Figure R302.7.4 Flangeway Gaps



Advisory R302.7.4 Flangeway Gaps. Flangeway gaps are necessary to allow the passage of train wheel flanges. Flangeway gaps pose a potential hazard to pedestrians who use wheelchairs because the gaps can entrap the wheelchair casters.

ADA REQUIREMENTS REFERENCE

SHEET 4 OF 5
August 25, 2020

Tri-Lin LB LLC



**SOUTHWEST CROSSING ENLARGEMENT
SAN YSIDRO GATEWAY PARKING FACILITY**

