



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 14, 2019 REPORT NO. HO-19-075

HEARING DATE: August 21, 2019

SUBJECT: BAJA FREIGHT FORWARDERS. Process Three Decision

PROJECT NUMBER: [521798](#)

REFERENCE: Site Development Permit No. 251742

OWNER/APPLICANT: Noble House Real Estate, LLC/Toby Hallal

SUMMARY

Issue: Should the Hearing Officer approve the continued operation of a truck/trailer parking and storage facility and development of a warehouse located at 6852 Calle De Linea within the Otay Mesa Community Plan area?

Staff Recommendation(s):

1. Adopt Addendum No. 521798 to Mitigated Negative Declaration Report No. 78309 and Adopt the Mitigation Monitoring, and Reporting Program; and
2. Approve an application for Site Development No. 1841067.

Community Planning Group Recommendation: On December 14, 2018, the Otay Mesa Community Planning Group voted 13-0-0 to recommend approval of the proposed project without conditions.

Environmental Review: Addendum No. 521798 to Mitigated Negative Declaration (MND) No. 78309, has been prepared in accordance with the California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous MND, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Multi-Habitat Planning Area Land Use Adjacency would be implemented with this project, which will reduce the potential impacts to below a level of significance.

BACKGROUND

The project site is located at 6852 Calle De Linea within the IH-1-1 (Industrial-Heavy) Zone and designated as Heavy Industrial within the Otay Mesa Community Plan. The total project site consists of 4.09-acres that has been previously graded and zoned for industrial uses and currently being used for equipment and truck storage and an office trailer. The site is bounded by industrial uses to the south, east and west, and by undeveloped land to the north (Multiple Habitat Planning Area (MHPA)). The project site is also located within the Community Plan Implementation Overlay Zone (CPIOZ) A, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area. Site elevations range from 470 feet above mean sea level near the southwest corner to 340 feet in the northwest corner of the site. There are no view corridors or gateway areas adjacent to or near the project site.

On January 10, 2007 the Hearing Officer approved Site Development Permit No. 251742 (Attachment 7) for the operation of a five-year interim truck/trailer parking and storage facility. The interim use included the operation of a 105-stall truck/trailer storage facility with perimeter landscaping and screening. Additional improvements to the site included inverted cattle guard to deter the trail of debris on the road, new six-foot high security gates, eight-inch wheel stops to be placed 12 feet from fences, new security gates, security lighting, a new 30-foot wide driveway constructed in accordance with city standards, and a new 60-foot by 12-foot office trailer with a handicap ramp. For additional screening, green shade cloth was attached to an eight-foot-high chain link fence. The storage area surface currently consists of one and one half-inch diameter decomposed granite base. The entrance and exit driveway are paved with concrete and parking for employees and visitors is paved with asphaltic concrete.

On April 4, 2017, the subject project was deemed complete and submitted as a "permanent use" and reviewed under current land development requirements. On July 18, 2018, a Civil Penalty Notice and Order (Attachment 8) was issued by the City of San Diego to the owner of the property alerting him that the current use is in violation for the operation of a truck storage business due to an expired temporary Site Development Permit (Attachment 7). With the approval of this current Site Development Permit application, the Civil Penalty Notice and Order will be addressed, and the violation nullified.

DISCUSSION

The project proposes the continued operation of an existing truck/trailer parking and storage facility with associated administration office as a permanent use. The project also includes the construction of a new concrete tilt-up building for a warehouse and associated office use. The proposed warehouse office area will consist of 4,025 square feet and the warehouse area will consist of 32,585 square feet for a total of 36,610 square feet. Additionally, the warehouse would include loading docks, ramps, parking and trash enclosure located on the westerly portion of the previously graded portion of the site. The height of the concrete tilt-up building would be 30 feet, where the maximum permitted height is unlimited. The proposed Floor Area Ratio (FAR) is 0.21 where the maximum permitted FAR is 0.50.

The existing 720-square-foot office trailer associated with the truck/trailer parking and storage facility would remain. However, the existing truck parking use would be reduced from 105 spaces to 21 commercial truck and tractor trailer parking stalls where each stall has a minimum dimension to

12 feet wide and 55 feet long. A condition of the Permit (Condition No. 41) is that the parking spaces shall not be converted for any other use unless otherwise authorized by the City Manager. Additional improvements include the reconstruction of two existing driveways, one new driveway, and a bio-filtration basin. The project also proposes landscaping, new sewer lateral, storm drain, and a five-foot wide concrete walkway for accessible path of travel.

The project includes Brush Management based on a standard Zone One of 35-feet and Zone Two of 65 feet and exercising the Zone Two reduction option and Alternative Compliance measures set forth under San Diego Municipal Code Sections 142.0412(f), 142.0412(i), and 142.0412 (j). When utilizing the Brush Management Alternative Compliance, Zone One widths shall range from 10 feet to 80 feet, extending out from the occupied structures towards the native/naturalized vegetation. A corresponding Zone Two shall extend from the outer boundary of Zone One into the native/naturalized vegetation, ranging in width from 65 feet to 0 feet. Where the full brush management zone(s) cannot be provided, openings along the brush side of the of the occupiable structures plus a 10-foot perpendicular return along adjacent wall faces shall be upgraded to Dual-glazed, Dual-tempered panes as alternative compliance for the reduced brush management zones

Otay Mesa remains a prime location for heavy industrial uses and is one of San Diego's last remaining viable spaces where heavy industrial businesses can locate free of sensitive receptor conflicts. The community plan recommends providing adequate buffers, such as distance, landscape, berms and walls, where adjacent to open space, residential development, and educational facilities. The project implements this objective by providing perimeter screening around the facility through the installation of landscaping including trees, shrubs, and ground cover. The proposed facility and use, along with the associated improvements are consistent with heavy industrial use designation.

The project requires a Site Development Permit, pursuant to San Diego Municipal Code (SDMC) section 143.0110 for the construction and existing use on a site containing environmentally sensitive lands due to its adjacency to the Multiple Habitat Planning Area (MHPA). The project meets all applicable regulations and policy documents. Staff has determined that the project is consistent with the recommended land use plan and development standards in effect for this site per the SDMC, the Otay Mesa Community Plan and the General Plan.

ALTERNATIVES

1. Adopt Addendum No. 521798 to Mitigated Negative Declaration Report No. 78309 and Adopt the Mitigation Monitoring, and Reporting Program; and Approve Site Development Permit No. 1841067, with modifications.
2. Do Not Adopt Addendum No. 521798 to Mitigated Negative Declaration Report No. 78309 and Do Not Adopt the Mitigation Monitoring, and Reporting Program; and Deny Site Development Permit No. 1841067, if the findings required to approve the project cannot be affirmed.

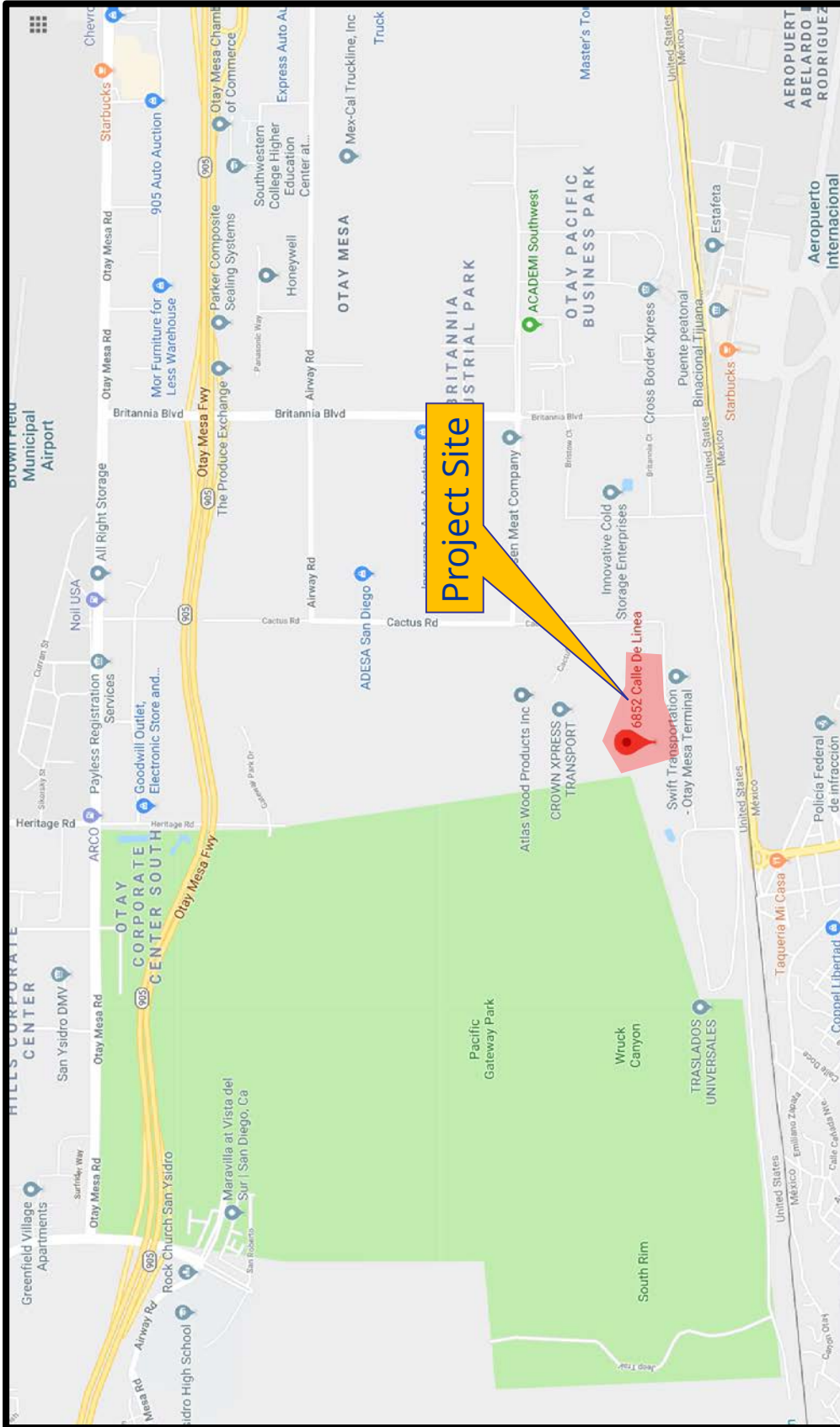
Respectfully submitted,



William Zounes,
Development Project Manager

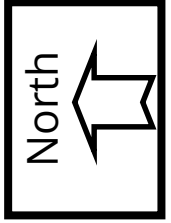
Attachments:

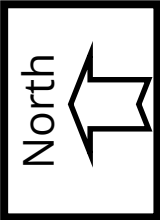
1. Location Map
2. Aerial Photograph
3. Existing Zoning Map
4. Community Plan Land Use Map
5. Site Photographs (Existing)
6. Data Sheet
7. SDP No. 251742
8. Civil Penalty Notice and Order
9. Draft SDP Resolution with Findings
10. Draft SDP Permit with Conditions
11. Draft Environmental Resolution
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Plans



Location Map

Baja Freight Forwarders –Project No. 521798
6852 Calle De Linea

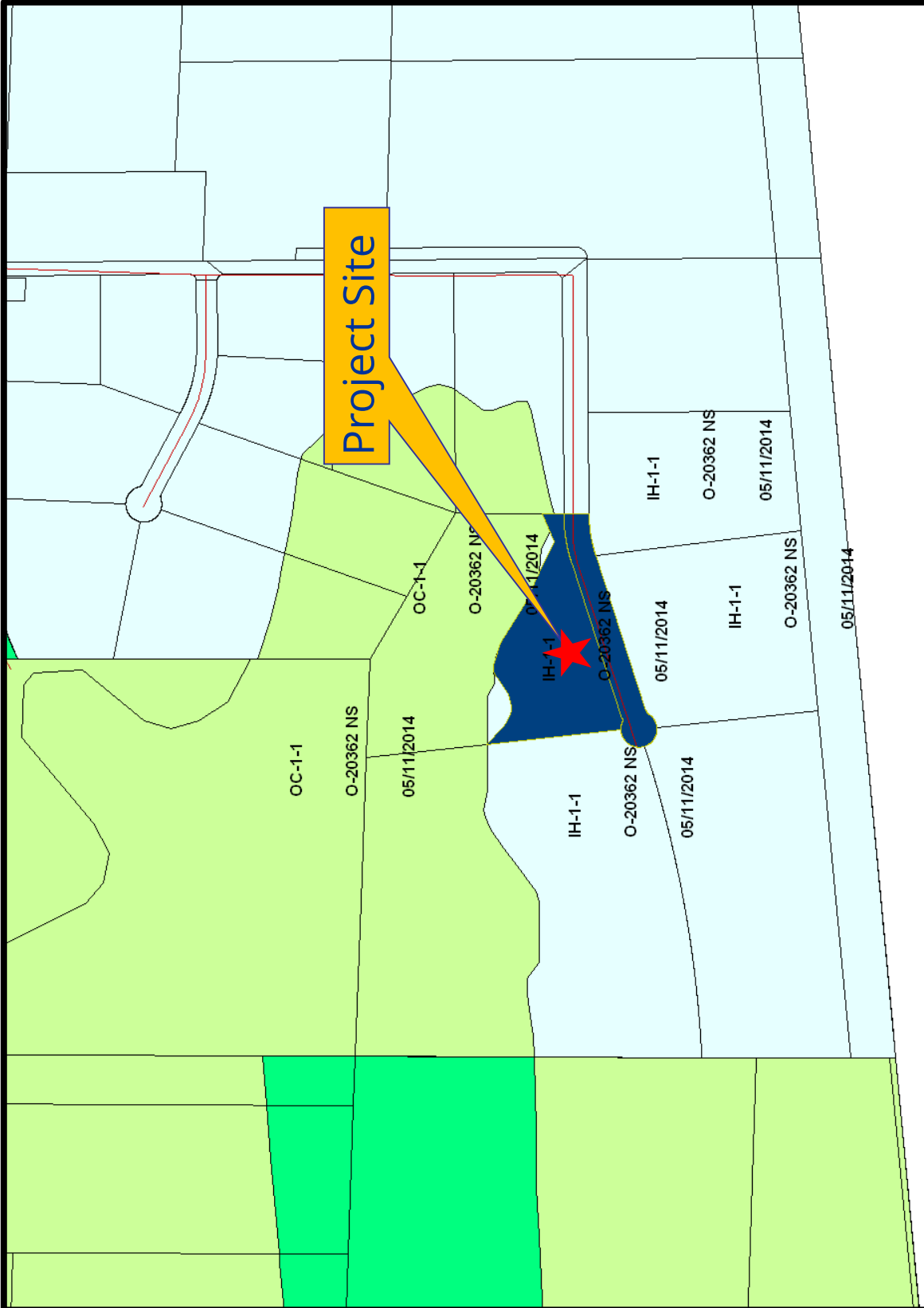
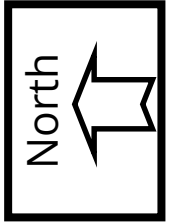




Aerial Photograph

Baja Freight Forwarders –Project No. 521798
6852 Calle De Linea





Existing Zoning (IH-1-1 Zone)

Baja Freight Forwarders -Project No. 521798
6852 Calle De Linea

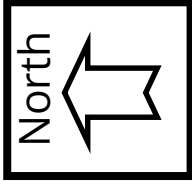


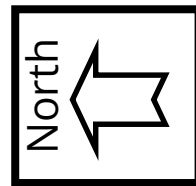




**Site Photo – Taken from southeast corner of site
Looking northwest**

Baja Freight Forwarders – Project No. 521798
6852 Calle De Linea

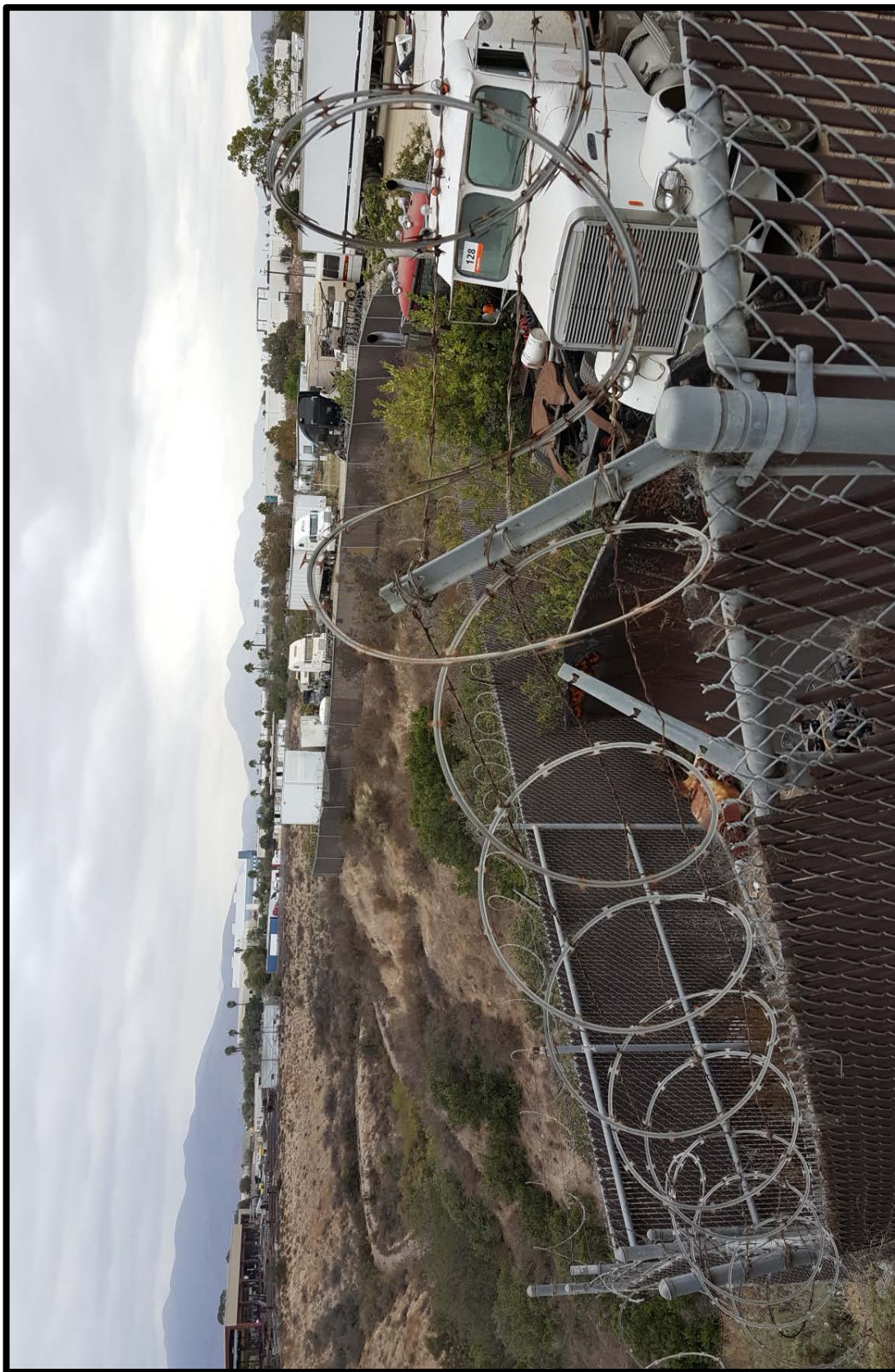




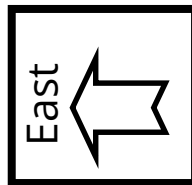
**Site Photo – Taken from Calle De Linea
Looking northwest**

Baja Freight Forwarders - Project No. 521798
6852 Calle De Linea





**Site Photo – Taken from northwest corner of site
Looking southeast**
Baja Freight Forwarders -Project No. 521798
6852 Calle De Linea



PROJECT DATA SHEET		
PROJECT NAME:	Witt Mission Valley	
PROJECT DESCRIPTION:	The demolition of a 38,070-square-foot automobile sales structure and on-site surface parking to construct a 527,760-square-foot mixed-use development comprised of 267 multi-family residential units and 10 shopkeeper units (277 total units) totaling approximately 343,160-square-feet; 6,000-square-feet of retail space; and 3,600-square-feet of commercial space.	
COMMUNITY PLAN AREA:	Mission Valley	
DISCRETIONARY ACTIONS:	Planned Development Permit and Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial Retail	
<p style="text-align: center;"><u>ZONING INFORMATION:</u></p> <p>ZONE: MV-CR</p> <p>HEIGHT LIMIT: N/A</p> <p>LOT SIZE: 5.13-acres</p> <p>FLOOR AREA RATIO: N/A</p> <p>FRONT SETBACK: 10 feet</p> <p>SIDE SETBACK: 10 feet</p> <p>STREETSIDE SETBACK: 10 feet</p> <p>REAR SETBACK: 8 feet</p> <p>PARKING: 478 spaces proposed</p>		
	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; MV-CR	Residential Units
SOUTH:	N/A-Interstate-8; MV-CO-CV	Interstate-8
EAST:	Commercial Retail; MV-CR	Mixed commercial/residential development
WEST:	Commercial Office; MV-CO-CV	Commercial Offices
DEVIATIONS OR VARIANCES REQUESTED:	Sidewalk and parkway widths along Camino De La Reina	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 9, 2018 the Mission Valley Community Planning Group voted 20-0-0 to recommend approval of the project.	

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

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON FEB 16, 2007
DOCUMENT NUMBER 2007-0109289
GREGORY J. SMITH, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 11:24 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 424894

SITE DEVELOPMENT PERMIT NO. 251742
BAJA FREIGHT PARK PROJECT NO. 78309
HEARING OFFICER

This Site Development Permit No. 251742, is granted by the Hearing Officer of the City of San Diego to Miguel O. Perez and Sonia Perez, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 103.1102 and 143.0110. The 11.5 acre site is located at 6852 Calle De Linea in the OMDD Industrial Subdistrict of the Otay Mesa Community Plan. The project site is legally described as Lot 16 of International business Center according to Map No. 12202 filed in the County Recorder of San Diego County August 28, 1988.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to develop and operate a truck/trailer parking and storage facility for five years, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated January 10, 2007, on file in the Development Services Department.

The facility shall include:

- a. 105 - space commercial truck and tractor trailer parking stalls where each stall has a minimum dimension to 12'-0" wide and 55'-0" long. The parking spaces shall not be converted for any other use unless otherwise authorized by the City Manager. This area shall be paved with 0'-6" thick decomposed granite base;
- b. A total of four (4) automobile parking stall where each stall has a minimum dimension of 8'-6" wide and 20'-0" long. The parking spaces shall comply at all times with the Municipal Code, the California Building Code with San Diego amendments and the State and Federal accessibility guidelines. The parking spaces shall not be converted for any other use unless otherwise authorized by the City Manager. This area shall be paved with asphalt;

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- c. A 12'-0" x 60'-0" state approved office trailer on state approved tie down with accessible ramp;
- d. An 12'-0" x 30'-0" inverted cattle guard on egress side;
- e. 6'-0" x 40'-0" swinging security gate with locking hardware;
- f. 8'-0" high vinyl coated chain link fence at front of property;
- g. Landscaping, permanent irrigation systems, and security lighting poles
- h. Landscaping (planting, irrigation and landscape related improvements);
- i. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
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 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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

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5. The utilization and 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 Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
8. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated January 10, 2007 on file in the Development Services Department. No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the 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.

ENGINEERING REQUIREMENTS:

10. Prior to building occupancy, the applicant shall close the existing driveway and construct a City standard 30 foot wide driveway on Calle De Linea. All work shall be completed and accepted by the City Engineer.
11. Prior to building occupancy, the applicant shall repair the damaged curb adjacent to the project site on Calle De Linea. All work shall be completed and accepted by the City Engineer.

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12. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
13. Prior to the issuance of any construction permit, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
14. Prior to the issuance of any construction permit the applicant shall incorporate and show the type and location of all post construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
15. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
16. The applicant shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
17. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99 08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
18. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99 08 DWQ.
19. The applicant shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right of way, satisfactory to the permit issuing authority.
20. The applicant shall obtain an Encroachment Maintenance Agreement for the private storm drain and detention basin located in the City's General Utility Easement.

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LANDSCAPE REQUIREMENTS:

21. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.
22. Prior to issuance of any construction permits for public right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
23. Prior to issuance of any grading permits, complete landscape construction documents, including an automatic permanent irrigation system, shall be submitted to the Development Services Department for approval. The plans shall be in substantial conformance to Exhibit 'A', on file in the office of Development Services.
24. Prior to issuance of any construction permits for buildings (including shell), complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the City Manager 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 take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
25. Prior to final inspection, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape. A No Fee Street Tree Permit, if applicable, shall be obtained for the installation, establishment and on-going maintenance of all street trees.
26. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
27. Prior to any utility stub out, for wet and dry utilities, a plot plan shall be submitted to the Landscape Section of Development Services. The plot plans shall coordinate all utilities and driveways with the required Street Trees. The location of the Street Trees shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of Development Services.
28. Prior to occupancy, all brush management zones shall be thinned in accordance with the Landscape Regulation 142.0412. The maintenance of brush management zones shall be in accordance with the Landscape Standards and appendix C of the Landscape Technical Manual. The brush management zones are as follows. Zone One 35'-0", Zone Two 65'-0".

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PLANNING/DESIGN REQUIREMENTS:

29. No fewer than four off-street parking spaces for employees and customers shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A," on file in the Development Services Department. Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

30. 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.

WASTEWATER REQUIREMENTS:

31. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and it will be reviewed as part of the building permit plan check.

32. No structures or landscaping that would inhibit access may be installed in or over any sewer access easement.

33. No approved improvements or landscaping, including private sewer laterals or enhanced paving, may be installed in or over any easement prior to the applicant acquiring an Encroachment Removal Agreement.

34. No trees or shrubs exceeding three feet in height at maturity may be located within ten feet of any public sewer facilities.

WATER REQUIREMENTS:

35. Prior to the issuance of any building or engineering permits, including grading, the Owner/Permittee shall provide evidence to the Development Project Manager indicating that approval has been obtained from the Otay Water District for water service to the site.

MHPA REQUIREMENTS:

36. Prior to recordation of the first final map and/or issuance of any grading or building permits, the on-site MHPA shall be conveyed to the City's MSCP preserve through either fee title to the City, or a conservation easement or covenant of easement granted in favor of the City and wildlife agencies. Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes. To facilitate MHPA conveyance, any non-fee areas shall be lotted separately, have conservation easements placed over them if located in the MHPA, and be maintained in perpetuity by the Owner/Permittee/Applicant unless otherwise agreed to by the City. All other on-site areas can be conveyed through any of the three above methods.

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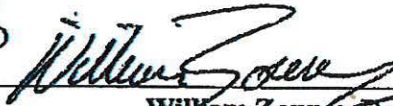
INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 building/engineering permit issuance

APPROVED by the Hearing Officer of the City of San Diego on January 10, 2007

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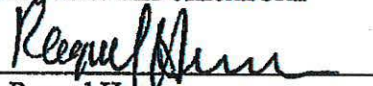
ALL-PURPOSE CERTIFICATE

Type/PTS Approval Number of Document SDP 251742Date of Approval January 10, 2007STATE OF CALIFORNIA
COUNTY OF SAN DIEGOWilliam Zounes, Development Project Manager
City of San Diego

On February 15, 2007 before me, Raquel Herrera, Notary Public, personally appeared William Zounes, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature

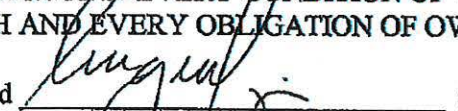

Raquel Herrera

ALL-PURPOSE CERTIFICATE

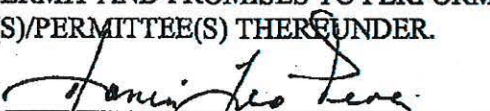
OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

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

Signed


MIGUEL O PEREZ

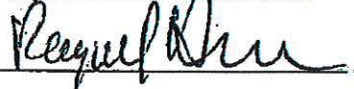
Signed


SONIA LEO PEREZSTATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On February 15, 2007, before me, Raquel Herrera, Notary Public personally appeared Miguel Perez and Sonia Perez, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



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HEARING OFFICER
RESOLUTION NO. HO-5619
SITE DEVELOPMENT PERMIT No. 251742 (MMRP)
BAJA FREIGHT PARK PPROJECT NO. 78309

WHEREAS, MIGUEL and SONIA PEREZ, Owner/Permittee, filed an application with the City of San Diego for a permit to develop a truck parking and auto storage facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 251742, on portions of a 11.5 acre site;

WHEREAS, the project site is located at 6852 Calle De Linea in the Otay Mesa Development District Industrial Subdistrict of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as Lot 16 of International business Center according to Map No. 12202 filed in the County Recorder of San Diego County August 28, 1988;

WHEREAS, on January 10, 2007, the Hearing Officer of the City of San Diego considered Site Development Permit No. 251742 pursuant to the Land Development Code of the City of San Diego;
NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated January 10, 2007.

FINDINGS:

SITE DEVELOPMENT PERMIT

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

The project proposes the development of a temporary truck/auto parking and storage facility with 105 parking stalls and one office trailer on an 11.5 acre parcel. The partially graded site is surrounded by manufacturing facilities to the west and south and undeveloped land to the north and east. The project's total site area consists of 11.5 acres where 4.06 acres will be used as the auto and truck storage facility. The remaining portion of the site or 7.43 acres, consist of land reserved for the Multi Habitat Species Program (MHPA) and an open space easement.

The proposed facility, with the associated site improvements and corresponding development intensity, comply with the development regulations, standards, and policies in effect for the project site per the Otay Mesa Development District Ordinance, the Otay Mesa Community Plan, the underlying OMDD-I Zone, and all other City regulations, policies, guidelines, design Standards and adopted land use plans applicable to this site. Both the Otay Mesa Development District and the adopted Otay Mesa Community Plan designate the entire project site for light industrial development consistent with development requirements and standards of the underlying OMDDI Zone.

There is currently a demonstrated need in the community to provide tractor-trailer storage facilities with the growing industrial base in Otay Mesa. Surrounding properties to the east and north consist of undeveloped lots zoned OMDD-I, while adjacent properties to the west and south consist of

manufacturing facilities on lots zoned OMDD-I. The proposed facility and use with the associated improvements are consistent with the permitted uses in the OMDD-I subdistrict of the Otay Mesa Development district, subject to approval of a Site Development Permit (SDP). Therefore, the proposed project and its associated site improvements fully satisfy the general intent of the adopted Land Use Plan.

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

The proposed project will result in the operation of an 105-stall truck and auto storage facility. The permit for this project includes a number of conditions of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code in effect that will assure the project will not adversely affect the health, safety and general welfare of persons residing or working in the area. These conditions include minimum standards for visual screening, maximum number of off-street parking spaces, inverted cattle guard to deter the trail of debris on the road, and minimum standards for security lighting.

A Mitigated Negative Declaration was prepared for the project which included a review of a Water Quality Technical Report, Biology Study, and Archeology Study. The documents concluded that mitigation measures were required for potential impacts to Land Use due to the close proximity to the MHPA and Water Quality due to sedimentation caused by erosion. Mitigation measures include the protection of the MHPA from artificial lighting, invasive landscaping and disturbance of the California gnatcatcher during development. In addition, run off must be directed away from steep hillsides and the applicant must execute permanent post construction water quality Best Management Practices to reduce or eliminate sedimentation caused by erosion, runoff carrying contaminants, and discharge of pollutants.

The use of this site for a truck/trailer parking/storage facility is consistent with the existing industrial character of the surrounding area and is in accordance with land use designations of the Otay Mesa Development District and the Otay Mesa Community Plan (via approval of a Site Development Permit), therefore, the project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the land development code.

The project proposes to construct a truck/trailer parking and storage facility with an office trailer. The project is requesting two deviations from the Otay Mesa Development district (OMDD). Any project which deviates from the regulations of the OMDD is required to obtain a Site Development Permit in accordance with San Diego Municipal Code (SDMC) section 103.1102. The first deviation for the project is a request to pay an interim Facility Benefit Assessment/Development Impact Fee (FBA/DIF, five year rate) for the proposed project in lieu of paying the full amount and the second request is to allow the truck/trailer storage/parking area to be paved with decomposed granite in lieu of paving with asphaltic concrete.

The Facility Financing Division of the City Planning and Community Investment Department has agreed to a proration rate of FBA fees for interim truck storage facilities. For truck parking and/or storage interim facilities, the FBA formula nets out to about 10 percent of the fee that would have been paid for a permanent use (five year temporary permit). In five years, if the storage facility remains operational, the project must be resubmitted for another Site Development Permit and pay another 10-percent of the total FBA fee. If the storage facility decides to continue its current use after ten years then a third application for a Site Development Permit is required and the City will calculate the fee as if it were a permanent use

and the full FBA fee amount minus the previous payments will be required at the issuance of the Development Permit.

The project proposes the truck/trailer storage area be paved with one and one half inch diameter decomposed granite base, gravel or other water permeable material and replenished as needed in lieu of asphaltic concrete as required in accordance with SDMC 142.0560. The entrance and exit driveway will be paved with concrete and parking for employees and visitors will be paved with asphaltic concrete.

This type of use is considered temporary in nature and is permitted within the OMDD. The project is in accordance with all other development regulations to include landscape, setback and screening requirements within the OMDD therefore the project complies with the applicable regulations of the Land Development Code.

SITE DEVELOPMENT PERMIT SUPPLEMENTAL FOR ENVIRONMENTALLY SENSITIVE (SECTION 126.0504B):

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

The project is a Site Development Permit to allow for the continued operation of a temporary truck/trailer parking and storage facility with 105 parking stalls and one office trailer on a 11.5 acre parcel. The partially graded site is surrounded by manufacturing facilities to the west and south and undeveloped land to the north and east. The project's total site area consists of 11.5 acres where 4.06 acres will be used as the truck/trailer storage facility. The remaining portion of the site or 7.43 acres, consist of land reserved for the Multiple Habitat Species Program and an open space easement.

A Mitigated Negative Declaration was prepared for the project which included a review of a Water Quality Technical Report, Biology Study, and Archeology Study. The documents concluded that mitigation measures were required for potential impacts to Land Use due to the close proximity to the Multi-Habitat Planning Area (MHBA) and Water Quality due to sedimentation caused by erosion. Mitigation measures include the protection of the MHPA from artificial lighting, invasive landscaping and disturbance of the California gnatcatcher during development. In addition, run off must be directed away from steep hillsides and the applicant must execute permanent post construction water quality Best Management Practices to reduce or eliminate sedimentation caused by erosion, runoff carrying contaminants, and discharge of pollutants. The project is therefore physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The project is a Site Development Permit to allow for the operation of a temporary truck/trailer parking and storage facility with 105 parking stalls and one office trailer on a 11.5 acre parcel. A portion of the project parcel has been previously graded. Proposed finish grading is designed to have drainage flow to a public street and not into the open space easement or MHPA. According to the City of San Diego's Seismic Safety Study, the project lies within Geologic Hazard Category 53 with moderate risk for instability. To assess the potential geologic hazards affecting the proposed site, a preliminary geotechnical investigation, was prepared by Geotechnical Exploration, Inc. The report concluded that no

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adverse geotechnical conditions are present on the site. The proposed development therefore, will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosion forces, flood hazards, or fire hazards.

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

The project proposes the development of a temporary truck/trailer parking and storage facility with 105 parking stalls and one office trailer on a 11.5 acre parcel. To ensure that the development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands, conditions of approval have been incorporated into the permit. These conditions include the design, location and construction of drainage detention basins in accordance with the approval of the City Engineer. Discharge from the proposed development will be no more than the discharge from the parcel in an unimproved state. All private outdoor lighting is required to be shaded and fall on the same premises. The proposed development therefore, will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. **The proposed development will be consistent with the city of San Diego's multiple species conservation program (MSCP) Subarea plan.**

The project proposes the development of a temporary truck/trailer parking and storage facility with 105 parking stalls and one office trailer on an 11.5 acre parcel. Approximately 2.27 acres of the Northern portion of the project site lies within the MHPA. The Site Development Permit prepared for this project includes conditions and exhibits to ensure that the project complies with the MHPA Land Use Adjacency Guidelines contained in the City of San Diego MSCP Subarea Plan. To ensure that the development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands, conditions of approval have been incorporated into the permit. These conditions include that all street lighting adjacent to the MHPA be shaded and directed away from the area and that landscape plantings would consist of either native plant species or non-invasive ornamental plant species. In addition, mitigation measures are listed in the MMRP to further reduce adverse development impacts to the biological resources to below a level of significance (i.e., performing construction work outside of the coastal California gnatcatcher breeding season and/or conducting noise monitoring and implementing the appropriate noise attenuation measures). Therefore, the proposed development will be consistent with the City of San Diego's MSCP subarea Plan.

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

The site is located approximately ten miles from a public beach or shoreline therefore the project will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

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The project proposes the development of a temporary truck/trailer parking and storage facility with 105 parking stalls and one office trailer on an 11.5 acre parcel. A portion of the parcel has been previously graded. To offset the environmental impacts a Mitigated Negative Declaration was prepared that includes a Mitigation Monitoring Reporting Program. The document concluded that mitigation measures were required for potential impacts to Land Use due to the close proximity to the MHPA and Water Quality due to sedimentation caused by erosion. Mitigation measures include the protection of the MHPA from artificial lighting, invasive landscaping and disturbance of the California gnatcatcher during development. In addition, run off must be directed away from steep hillsides and the applicant must execute permanent post construction water quality Best Management Practices to reduce or eliminate sedimentation caused by erosion, runoff carrying contaminants, and discharge of pollutants. The project is therefore physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The proposed mitigation for impacts to the MHPA will alleviate negative environmental impacts created from the development and reduce adverse development impacts to the biological resources to below a level of significance.

**FINDINGS FOR OTAY MESA DEVELOPMENT DISTRICT PERMIT
(SECTION 103.1102(B)(3)):**

- 1. The application is complete and conforms to all city regulations, policies, guidelines, design standards and density.**

The project is a Site Development Permit to allow a temporary truck/trailer parking and storage facility with 105 parking stalls and one office trailer on a 11.5 acre parcel. The partially graded site is surrounded by manufacturing facilities to the west and south and undeveloped land to the north and east. The project's total site area consists of 11.5 acres where 4.06 acres will be used as the auto and truck storage facility. The remaining portion of the site or 7.43 acres, consist of land reserved for the Multiple Habitat Species Program and an open space easement.

The design and use of this site for a truck parking and auto storage facility, with the associated site improvements and corresponding development intensity, comply with the development regulations, standards, and policies in effect for the project site per the Otay Mesa Development District Ordinance, the Otay Mesa Community Plan, the underlying OMDD-I Zone, and all other City regulations, policies, guidelines, design standards and adopted land use plans applicable to this site. The project complies with the applicable regulations of the Land Development Code.

- 2. The proposed use and project design meet the purpose and intent of the Otay Mesa development district and the Otay Mesa community plan.**

The proposed use and project design meet the purpose and intent of the Otay Mesa development district and the Otay Mesa community plan as described in Site Development Permit Finding number 1 and 3.

- 3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other properties in the vicinity.**

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The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other properties in the vicinity as described in Site Development Permit No. 2.

4. The proposed use will comply with the relevant regulations in the land development code.

The proposed use will comply with the relevant regulations in the land development code as described in Site Development Permit No. 3.

5. A plan for the financing of public facilities as provided in section 103.1102.b. of this district has been approved by the city Engineer.

A public facilities financing plan was approved by the City Engineer concurrent with previous maps and discretionary permits within this area of the Otay Mesa Development District. However, to implement the applicant's proposal, certain improvements are required, including perimeter site landscaping, chain-link security fencing, decomposed granite paving, and security lighting for the property. These improvements comprise development activities for which Finance Benefits Assessment may be charged.

The Facilities Benefits Assessment for this area is based upon an estimate of project-induced impacts to the Otay Mesa Community requiring additional transportation, fire and/or police facilities. The impacts (and therefore the fees) for this specific project have been determined to be equivalent to 30 percent of those per industrial acre for the community.

Therefore; in accordance with Resolution No. R-284392, adopted by the City Council on August 2, 1994, the project/use has been conditioned in the associated permit to fully comply with the applicable Development Impact Fees in effect for this portion of the Otay Mesa Community

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 251742 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. 251742, a copy of which is attached hereto and made a part hereof.


 William Zeunes
 Development Project Manager
 Development Services

Adopted on: January 10, 2007

Job Order No. 424894

cc: Legislative Recorder, Planning Department

ORIGINAL



July 31, 2018

CIVIL PENALTY NOTICE AND ORDER

Location: 6852 Calle De Linea

APN NO.: 667-05-68-00

Property Owner/
Responsible Person: Noble House Real Estate LLC
Address: 8662 Siempre Viva Road #A
San Diego, CA. 92154

Zone: IH-1-1

You are hereby notified that the property at 6852 Calle De Linea is in violation of the San Diego Municipal Code (SDMC) and you are subject to civil penalties pursuant to San Diego Municipal Code Section 12.0801 through 12.0810.

Civil Penalties for violations of the Municipal Code may be assessed at a daily rate not to exceed \$2,500 per day per violation; not to exceed a total maximum of \$250,000 per parcel or structure for any related series of violations.

Penalties may be assessed for each individual code section violated. These penalties may accrue daily for as long as the violations exist.

You are violating the law by:

Maintaining a truck storage business with expired Site Development Permit #251742.

The property is in violation of the following section(s) of the SDMC.

<u>SDMC Sec.</u>	<u>Violation Description</u>
126.0306 develop any permit is use, or	It is unlawful for any person to maintain, use, or premises without a Conditional Use Permit if such a required for that use or development or to maintain, develop any premises contrary to the requirements or

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conditions of an existing Conditional Use Permit.

121.0302(a) It is unlawful for any person to maintain or use any premises in violation of the Land Development Code, without a required permit, contrary to permit conditions.

121.0302(b) It is unlawful for any person to engage in any of the following activities, or cause any of the following activities to occur in a manner contrary to the provisions of the Land Development Code:

(1) To erect, place, construct, convert, establish, alter, use, enlarge, repair, move, remove, equip, maintain, improve, occupy, or demolish any premises.

131.0620

Use Regulations of Industrial Zones

(a) Within the industrial zones, no structure or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any premises be used or maintained except for one or more of the purposes or activities listed in Table 131-06B. It is unlawful to establish, maintain, or use any premises for any purpose or activity not listed in this section and Section 131.0622.

129.0202(a)
Code shall be improved,

No structure regulated by the Land Development Code shall be erected, constructed, enlarged, altered, repaired, converted, permanently relocated or partially demolished unless a separate Building Permit for each structure has first been obtained from the Building Official, except as exempted in Sections 129.0202(b) and 129.0203.

129.0202 Failure to obtain the required building permit for structural work.

129.0111 Failure to obtain the required building inspections and approvals.

129.0302 Failure to obtain the required electrical permit for electrical work.

129.0314 Failure to obtain the required electrical inspections and approvals.

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129.0402 (a) Failure to obtain the required plumbing permit for plumbing and/or mechanical work.

129.0405 (e) Failure to obtain the required plumbing inspections and approvals for plumbing and/or mechanical work.

You are hereby ordered to correct the violations by completing the following actions set forth below:

By January 1, 2017 you shall obtain all required permits, inspections and approvals to operate the truck, trailer parking and storage facility.

Be advised that there is a reinspection fee (\$264.00 or \$295.00) to recover costs for additional inspection services in accordance with San Diego Municipal Code, Section 13.0103. A bill for this service will be mailed to you immediately following the third (3rd) scheduled inspection.

Failure to Comply with Notice and Order

Failure to comply with this Notice and Order will result in the ongoing assessment of Civil Penalties:

1. Civil Penalties Hearing

This Notice and Order may cause a date, time, and place to be set for a hearing regarding the existing violations and confirmation of assessed civil penalties.

Written notice of the time and place of the hearing will be served on you at least ten days prior to the date of the hearing.

At the hearing, you, your agent or any other interested person may present testimony or evidence concerning the existence of the violations and the means and time frames for correcting the violations. Testimony or evidence may also be presented relating to the duration, frequency of recurrences, nature and seriousness, and history of the violations; whether the offense impacted environmentally sensitive lands or historical resources the willfulness of the responsible person's misconduct, after issuance of the Notice and Order; the good faith effort by the responsible person to comply; the economic impact of the penalty on the responsible person; the impact of the violation upon community; and/or any other factor which justice may require.

Failure to attend the hearing shall constitute a waiver of your rights to an administrative hearing and administrative adjudication of the Notice and Order.

2. Assessment of Penalties

Any person violating any provision of the Municipal Code or applicable

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State Codes is
subject to assessment of Civil Penalties..

Civil penalty amounts are established by the Deputy Director of the Code Enforcement Division, Development Services Department. The following factors were used in determining the amount: seriousness of the violation.

The penalty rate for the above listed violation(s) has been established at \$500.00 per day and shall be an ongoing assessment of penalties at the daily rate until the violations are corrected in accordance with Municipal Code Sections 12.0801 et seq.

Pursuant to SDMC, Section 12.0805(a), in determining the date on which civil penalties shall begin to accrue and the duration, the Deputy Director may consider a date when the Code Enforcement Division first discovered the violations as evidenced by the issuance of a Notice of Violation or any other written correspondence.

Administrative Costs

The Deputy Director or Hearing Officer is authorized to assess administrative costs. Administrative costs may include scheduling and processing of the hearing and all subsequent actions.

Waiver

Failure to attend the hearing shall constitute a waiver of your rights to an administrative hearing and adjudication of the Notice and Order or any portion thereof.

If you fail, neglect or refuse to obey an order to correct the violations, civil penalties will continue to accrue on a daily basis until the violation is corrected, except that such amount shall not exceed \$250,000.

If you fail, neglect or refuse to obey an order to pay civil penalties, the unpaid amount shall constitute a personal obligation and/or a lien upon the real property. Failure to pay a personal obligation will cause the Deputy Director to refer the obligation to the City Attorney to file a court action to recover these costs. Failure to pay a lien will cause the Deputy Director to refer the lien to the County Auditor for collection in the same manner that ordinary municipal taxes are collected.

If you have any questions concerning this Notice and Order, or to schedule a compliance inspection, please contact **Alina Cadena, Zoning Investigator at (619) 236-5952.**

EC/AC/ [Typists Int]

cc: File

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CE# 230556

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

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HEARING OFFICER
SITE DEVELOPMENT PERMIT NO. 1841067
BAJA FREIGHT FORWARDERS SDP PROJECT NO. 521798 [MMRP]
(AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 251742)

WHEREAS, NOBEL HOUSE REAL ESTATE, LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for the continued operation of an existing truck/trailer parking and storage facility with associated administration office to supersede expired Site Development Permit No. 251742 and construction of a new warehouse (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 1841067, on portions of a 4.09-acre site;

WHEREAS, the project site is located at 6852 Calle De Linea in the IH-1-1 zone of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as Lot 16 of the International Business Center in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 12202;

WHEREAS, on August 21, 2019, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1841067. pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 1841067;

A. SITE DEVELOPMENT PERMIT [San Diego Municipal Code Section 126.0505]

1. Findings for all Site Development Permits:

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

The project proposes the continued operation of an existing truck/trailer parking and storage facility with associated administration office as a permanent use. The project also includes the construction of a new concrete tilt-up building for a warehouse and

associated office use. The project is located at 6852 Calle De Linea in the IH-1-1 zone and designated Heavy Industrial within the Otay Mesa Community Plan.

The total project site consists of 4.09-acres that has been previously disturbed and zoned for industrial uses. The adopted Otay Mesa Community Plan designates the flat disturbed portion of the site fronting Calle De Linea as Heavy Industrial. The Heavy Industrial land use category is intended to provide for and support industrial uses focusing on manufacturing, wholesale and distribution.

Otay Mesa remains a prime location for heavy industrial uses and is one of San Diego's last remaining viable spaces where heavy industrial businesses can locate free of sensitive receptor conflicts. The community plan recommends providing adequate buffers, such as distance, landscape, berms and walls, where adjacent to open space, residential development, and educational facilities. The project implements this objective by providing perimeter screening around the facility through the installation of landscaping including trees, shrubs, and ground cover. Additionally, mitigation requirements from Mitigated Negative Declaration No. 78309 requires the site to include the protection of the Multiple Habitat Planning Area (MHPA), directly adjacent to the site, from artificial lighting, invasive landscaping and disturbance of the California gnatcatcher during development.

The proposed facility and use, along with the associated improvements are consistent with heavy industrial use designation. Therefore, the proposed project and its associated site improvements satisfy the intent of the Heavy Industrial designation and the adopted Otay Mesa community Plan relevant to land use intensity and site design and will not adversely affect the land use plan.

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

Addendum No. 521798 to Mitigated Negative Declaration (MND) No. 78309 was prepared for the project which included a review of a Storm Water Quality Management Plan and Drainage Study. The project analysis concluded that mitigation measures were required for potential impacts to Multi-Habitat Planning Area Land Use Adjacency. Mitigation measures include the monitor of grading and ensuring that the project meets the requirements of the Multiple Species Conservation Program Subarea Plan - Land Use Adjacency guidelines which include restrictions to storm runoff, lighting, barriers, invasive plants and noise.

The permit prepared for this project includes various conditions and corresponding exhibits of approvals relevant to achieving compliance with the regulations of the San Diego Municipal Code and California Building Codes for grading and construction. Conditions required for the project include but are not limited to storm water and general runoff requirements, landscaping, public improvements including the reconstruction of two driveways to current standards, lighting, and parking. The project is required to continue to implement Best Management Practices to minimize discharges to soil and surface waters. All Building, Fire,

Plumbing, Electrical and Mechanical Codes governing the construction and continued operation of the development apply to this site to prevent adverse effects. 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 allowable deviations pursuant to the Land Development Code.

The project proposes the continued operation of an existing truck/trailer parking and storage facility with associated administration office as a permeant use. The project also includes the construction of a new concrete tilt-up building for a warehouse and associated office use.

The development permit prepared for this project include various conditions and corresponding exhibits of approvals relevant to achieving compliance with the regulations of the Land Development Code and California Building Codes for grading and construction. The project was reviewed in accordance with the San Diego Municipal Code IH-1-1 zone with no deviations proposed and is in compliance with development regulations not limited to implementing setbacks, Floor Area Ratio, height, parking, and landscape. Conditions required for the project include but are not limited to storm water and general runoff requirements, landscaping, public improvements, private signage, lighting, and parking. The project has been analyzed by staff and determined to be consistent with the goals and recommendations of the General Plan, the Otay Mesa Community Plan, and the purpose and intent of the IH-1-1 zone. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. Supplemental Findings – Environmentally Sensitive Lands

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

The project proposes the continued operation of an existing truck/trailer parking and storage facility with associated administration office as a permeant use. The project also includes the construction of a new concrete tilt-up building for a warehouse and associated office use. The project is located at 6852 Calle De Linea in the IH-1-1 zone and designated Heavy Industrial within the Otay Mesa Community Plan. The total project site consists 4.09-acres that has been previously disturbed and zoned for industrial uses.

A portion of the project parcel has been previously graded and located outside the any flood way areas. Proposed finish grading is designed to have drainage flow into a bio-filtration basin and not into the public street and not into the open space easement or Multi-Habitat Planning Area (MHPA). According to the City of San

Diego's Seismic Safety Study, the project lies within Geologic Hazard Category 53 with moderate risk for instability. To assess the potential geologic hazards affecting the proposed site, a preliminary geotechnical investigation, was prepared by SCST, Inc. October 18, 2016. The report concluded that no adverse geotechnical conditions are present on the site.

Addendum No. 521798 to Mitigated Negative Declaration No. 78309 was prepared for the project. The project analysis concluded that mitigation measures were required for potential impacts to land use due to the close proximity to the Multi-Habitat Planning Area (MHPA) and Water Quality due to sedimentation caused by erosion. Mitigation measures would continue to remain in place for the modified project and include the protection of the MHPA from artificial lighting, invasive landscaping and disturbance of the California gnatcatcher during development. In addition, run off must be directed away from hillsides and the applicant must execute permanent post construction water quality Best Management Practices to reduce or eliminate sedimentation caused by erosion, runoff carrying contaminants, and discharge of pollutants. The project is therefore physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The site has been previously graded and is located outside the any flood way areas. Proposed finish grading is designed to have drainage flow into a bio-filtration basin and not into the public street and not into the open space easement or Multi-Habitat Planning Area (MHPA). According to the City of San Diego's Seismic Safety Study, the project lies within Geologic Hazard Category 53 with moderate risk for instability. To assess the potential geologic hazards affecting the proposed site, a preliminary geotechnical investigation, was prepared by SCST, Inc. October 18, 2016. The report concluded that no adverse geotechnical conditions are present on the site.

The project includes Brush Management based on a standard Zone One of 35-feet and Zone Two of 65-feet and exercising the Zone Two reduction option and Alternative Compliance measures set forth under San Diego Municipal Code Sections 142.0412(f), 142.0412(i), and 142.0412 (j). When utilizing the Brush Management Alternative Compliance, Zone One widths shall range from 10-feet to 80-feet, extending out from the occupied structures towards the native/naturalized vegetation. A corresponding Zone Two shall extend from the outer boundary of Zone One into the native/naturalized vegetation, ranging in width from 65-feet to 0-feet. Where the full brush management zone(s) cannot be provided, openings along the brush side of the of the occupiable structures plus a 10-foot perpendicular return along adjacent wall faces shall be upgraded to Dual-glazed, Dual-tempered panes as alternative compliance for the reduced brush management zones. The proposed development therefore, will minimize the alteration of natural land forms and will

not result in undue risk from geologic and erosion forces, flood hazards, or fire hazards.

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

To ensure that the development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands in the form of the Multiple Habitat Planning Area (MHPA), conditions of approval have been incorporated into the permit. These conditions include the design, location and construction of drainage detention basins in accordance with the approval of the City Engineer. Discharge from the proposed development will be no more than the discharge from the parcel in an unimproved state. All private outdoor lighting is required to be shaded and fall on the same premises. The proposed development therefore, will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

Addendum No. 521798 to Mitigated Negative Declaration No. 78309 was prepared for the project. The document concluded that mitigation measures were required for potential impacts to Land Use due to the close proximity to the Multiple Habitat Planning Area (MHPA) and Water Quality due to sedimentation caused by erosion.

Vernal pools are not located on the site, however, the Site Development Permit prepared for this project includes conditions and exhibits to ensure that the project complies with the MHPA Land Use Adjacency Guidelines contained in the City of San Diego MSCP Subarea Plan. To ensure that the development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands, conditions of approval have been incorporated into the permit. These conditions include that all street lighting adjacent to the MHPA be shaded and directed away from the area and that landscape plantings would consist of either native plant species or non-invasive ornamental plant species. In addition, mitigation measures are listed in the MMRP to further reduce adverse development impacts to the biological resources to below a level of significance (i.e., performing construction work outside of the coastal California gnatcatcher breeding season and/or conducting noise monitoring and implementing the appropriate noise attenuation measures). Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and VPHCP.

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

The proposed development is located approximately seven miles inland from public beaches and local shoreline, therefore, the project will not contribute to erosion of public beaches or adversely impact shoreline and sand supply. A bio-filtration basin

is provided on-site to reduce surface water runoff and reduce water runoff velocities to the extent water runoff might increase downstream siltation and contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

The project proposes the continued operations of an existing truck/trailer parking and storage facility with associated administration office as a permeant use and proposes a new concrete tilt-up building for warehousing and associated office use. The project is located at 6852 Calle De Linea in the IH-1-1 zone and designated Heavy Industrial within the Otay Mesa Community Plan. The total project site consists 4.09-acres that has been previously disturbed and zoned for industrial uses

Addendum No. 521798 to Mitigated Negative Declaration (MND) No. 78309 with the adoption of the Mitigation, Monitoring, and Reporting Program (MMRP) was prepared for the project. The addendum concluded that mitigation measures were required for potential impacts to land use due to the close proximity to the MHPA and water quality due to sedimentation caused by erosion. Mitigation measures include the protection of the MHPA from artificial lighting, invasive landscaping and disturbance of the California gnatcatcher during development. In addition, run off must be directed away from steep hillsides and the applicant must execute permanent post construction water quality Best Management Practices to reduce or eliminate sedimentation caused by erosion, runoff carrying contaminants, and discharge of pollutants. Therefore, the proposed mitigation for impacts to the MHPA will alleviate negative environmental impacts created from the development and reduce adverse development impacts to the biological resources to below a level of significance.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1841067 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. 1841067 a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: August 21, 2019

IO#: 24007074

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: 24007074

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1841067
BAJA FREIGHT FORWARDERS SDP PROJECT NO. 521798
(AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 251742)
HEARING OFFICER

This Site Development Permit No. 1841067, amendment to Site Development Permit No. 251742 is granted by the Hearing Officer of the City of San Diego to Nobel House Real Estate, LLC, a California limited liability company, Owner, and, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 125.0505 and 143.0110. The 4.09-acre site is located at 6852 Calle De Linea in the IH-1-1 zone of the Otay Mesa Community Plan. The project site is legally described as: Lot 16 of the International Business Center in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 12202;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the continued use of an existing truck/trailer parking and storage facility with associated administration office as a permeant use to supersede expired Site Development Permit No. 251742 and construction of a new warehouse described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 21, 2019, on file in the Development Services Department.

The project shall include:

- a. A total of 21 commercial truck and tractor trailer parking stalls where each stall shall have a minimum dimension to 12 feet wide and 55 feet long. The parking spaces shall not be converted for any other use unless otherwise authorized by the City Manager;
- b. An existing 720-square-foot office trailer shall remain and be used for truck/trailer storage administration;
- c. The construction of a 36,610-square-foot single story warehouse inclusive of office, conference room, bathrooms, reception area, and file storage area with solar panels on the roof;
- d. Two existing driveways to be reconstructed in accordance with the City Engineer;

- e. Landscaping (planting, irrigation and landscape related improvements);
- f. 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 September 5, 2022.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

11. This Permit supersedes Site Development Permit No. 251742.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] No. 78309 shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Addendum No. 521798 to Mitigated Negative Declaration No. 78309 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Addendum No. 521798 to Mitigated Negative Declaration No. 78309 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Land Use (Multiple Species Conservation Program)

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

16. The project proposes to export 2,787 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping in the Calle De Linea Right-of-Way, in a manner satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of three current City Standard 30-foot wide driveways, adjacent to the site on Calle de Linea, per exhibit "A", in a manner satisfactory to the City Engineer.

21. The Owner/Permittee shall assure, by permit and bond, all legal parking areas shall be surfaced with asphaltic concrete at least two inches in depth or its equivalent, in a manner satisfactory to the City Engineer.

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

LANDSCAPE REQUIREMENTS:

27. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.
28. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

29. Prior to issuance of any construction permits for structures (including shell), 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).

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

31. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping 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.

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

33. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" Brush Management Plan on file in the Office of the Development Services Department.

34. The Brush Management Program shall be based on a standard Zone One of 35-feet and Zone Two of 65-feet, exercising the Zone Two reduction option and Alternative Compliance measures set forth under San Diego Municipal Code Sections 142.0412(f), 142.0412(i), and 142.0412 (j). Zone One widths shall range from 10-feet to 80-feet, extending out from the occupiable structures towards the native/naturalized vegetation. A corresponding Zone Two shall extend from the outer boundary of Zone One into the native/naturalized vegetation, ranging in width from 65-feet to 0-feet. Where the full brush management zone(s) cannot be provided, openings along the brush side of the of the occupiable structures plus a 10-foot perpendicular return along adjacent wall faces shall be upgraded to Dual-glazed, Dual-tempered panes as alternative compliance for the reduced brush management zones.

35. Prior to issuance of any Engineering Permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

36. Prior to issuance of any Building Permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

37. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

38. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

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

40. 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:

41. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

42. The proposed development is currently subject to the following reimbursement fees:
The Otay Mesa Sewer Surcharge fee of \$1821.75 per living unit plus 6% simple interest from March 12, 2008 (21351-D-O).

43. The project drains to the existing temporary pump station 23 (PS 23T). Prior to the issuance of any building permits, the Owner/Permittee shall install components of the permanent Pump Station 23 and/or contribute proportionately based on the project size and impact and approved basin sewer study to upgrade affiliated sewer infrastructure in an effort to convert the Pump Station 23 T sewer system from temporary to permanent in a manner satisfactory to the Public Utilities Director and the City Engineer.

44. Utilization of existing sewer laterals is at the sole risk and responsibility of the developer to ensure the laterals are functional and connected to a public sewer facility. Prior to connecting to any existing sewer lateral, the lateral shall be inspected using a closed-circuit television (CCTV) by a

California Licensed Plumbing Contractor to verify the lateral is in good working condition and free of all debris.

45. All proposed public sewer facilities must be designed and constructed in accordance with established criteria in the most current edition of the City of San Design Sewer Design Guide and City regulations, standards and practices pertaining thereto.

46. All proposed private sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on August 21, 2019

ATTACHMENT 10

Site Develop Permit No. 1841067
Date of Approval: August 21, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

William Zounes
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.

Nobel House Real Estate, LLC
Owner/Permittee

By _____

Print Name:
Title:

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

RESOLUTION NUMBER R-

ADOPTED ON

WHEREAS, on October 5, 2005, Baja Freight Forwarders, Inc. submitted an application to Development Services Department for a Site Development Permit for the Baja Freight Forwarders (Project); and

WHEREAS, on January 10, 2007, the Hearing Officer adopted Resolution No. HO-5619, adopting Mitigated Negative Declaration No. 78309, a copy of which is on file in the Development Services Department in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on April 4, 2017, Tsaki Demirdijan submitted an application to the Development Services Department for approval of the continued operations of an existing truck/trailer parking and storage facility with associated administration office as a permeant use and proposes a new concrete tilt-up building for warehousing and associated office use; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Mitigated Negative Declaration if such Addendum meets the requirements of CEQA; and

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

1. That the information contained in the final Mitigated Negative Declaration No. 78309 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this Hearing Officer prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Mitigated Negative Declaration for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Mitigated Negative Declaration or that any significant effects previously examined will be substantially more severe than shown in the Mitigated Negative Declaration.
4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.
5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Hearing Officer adopts Addendum to Mitigated

ATTACHMENT 11

Negative Declaration No. 78309 with respect to the Project, a copy of which is on file in the office of the Development Services Department.

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

7. That Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: DEVELOPMENT PROJECT MANAGER

By: William Zounes, DEVELOPMENT PROJECT MANAGER

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Site Development Permit No. 1841067

PROJECT NO. 521798

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum to Mitigated Negative Declaration No. 78309 shall be made conditions of Site Development Permit No. 1841067 as may be further described below.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the mitigation measures shall be the responsibility of the applicant. The mitigation measures are described below.

General measures which must be completed prior to any authorization to proceed:

1. The Assistant Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading Environmental Requirements: "Baja Freight Park" is subject to a Mitigation, Monitoring and Reporting Program (MMRP) and shall conform to the mitigation conditions as contained in the MND (Project No. 78309)."
2. The owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer and the City's Mitigation Monitoring Coordination (MMC) Section.

LAND USE (MULTIPLE SPECIES CONSERVATION PROGRAM)

Portions of the Baja Freight Park project is located in close proximity to the Multi-Habitat Planning Area (MHPA). Therefore, the following MHPA Land Use Adjacency Guidelines will be made conditions of project approval.

1. Prior to initiation of any ground disturbing activities, the construction foreman shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.
2. Prior to the start of construction, the construction limits shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of grading shall be defined with silt fencing and checked by the biological monitor before initiation of trenching activities and/or ground disturbing activities.

ATTACHMENT 11

3. Prior to the issuance of any construction permit, the Environmental Designee shall review the landscape plans to ensure that no invasive non-native plant species have been proposed for areas adjacent to the MHPA.
4. All lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields.
5. No staging/storage areas for equipment and materials shall be located within or adjacent to habitat retained in open space area; No equipment maintenance shall be conducted within or near the adjacent open space.
6. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City Engineer.
7. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading. All construction related debris shall be removed off-site to an approved disposal facility.
8. Prior to the preconstruction meeting, the Environmental Designee shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

- II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

*Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE ENVIRONMENTAL DESIGNEE AND APPLICABLE RESOURCE

ATTACHMENT 11

AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

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



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

Community Planning Committee Distribution Form Part 2

Project Name: Baja Freight Froward Project		Project Number: PTS 521798	Distribution Date:
Scope/Location:			
Applicant Name: Toby Hallal		Applicant Phone Number: (619) 236-0143	
Project Manager: William Zounes	Phone Number: (619) 687 5942	Fax Number: (619) 321-3200	E-mail Address: WZounes@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 13	Members No <input checked="" type="checkbox"/>	Members Abstain <input checked="" type="checkbox"/>
<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: Subject to review of environmental report approval			
NAME: ROB HIXSON, III		TITLE: PLANNING GROUP CHAIR	
SIGNATURE:		DATE: 12/4/2018	
<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

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

Baja Freight Forwarders, Inc. Parking & Storage

Project No. For City Use Only

521798

Project Address:

6852 Calle de Linea San Diego CA 92154

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Baja Freight Forwarders, Inc. Loading Dock	Project No. (For City Use Only)
---	--

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached** ☐ Yes ☐ No

Corporate/Partnership Name (type or print): Noble House Real Estate, LLC.	Corporate/Partnership Name (type or print):
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: 8662 Siempre Viva Rd.	Street Address:
City/State/Zip: San Diego, CA 92154	City/State/Zip:
Phone No: _____ Fax No: _____ () 619-671-3100 (619)	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print): Miguel O. Perez	Name of Corporate Officer/Partner (type or print):
Title (type or print): President & CEO	Title (type or print):
Signature : _____ Date: 9/19/2016	Signature : _____ Date: _____

Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : _____ Date: _____	Signature : _____ Date: _____

Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: _____ Fax No: _____	Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature : _____ Date: _____	Signature : _____ Date: _____

1350 Columbia Street
Suite 702
San Diego, CA 92101
(619) 230-1088
www.trhinc.com



8662 SIEMPRE VIVA RD, SUITE A
SAN DIEGO, CA 92154

PROJECT:

APN: 667-050-68

6852 CALLE DE LINEA
SAN DIEGO, CA 92154

THIS SET _____ ISSUE DATE _____

- PERMIT SUBMITTAL 11/3/2016
- FULL SUBMITTAL 4/3/2017
- PLAN CHECK 1 10/27/2017
- PLAN CHECK 2 7/30/2018
- PLAN CHECK 3 8/11/2018

☐ CONSTRUCTION _____

☐ AS-BUILT _____

SHEET TITLE / CONTENTS

TITLE SHEET, VICINITY & LOCATION MAPS, DATA & NOTES

TRH PROJECT#: 263-15-SDP
SCALE: AS NOTED
DRAWN BY: TRH
DATE DRAWN: 8/16/2016
CHECKED BY: KDS

SHEET: 1 OF: 14

A0.1

trh

I N C.

1350 Columbia Street
Suite 702
San Diego, CA 92101
(619) 230-1088
www.trhinc.com



CLIENT:

**NOBLE HOUSE
REAL ESTATE, LLC**

8662 SIEMPRE VIVA RD, SUITE A
SAN DIEGO, CA 92154

PROJECT:

**Baja Freight
SDP**

APN: 667-050-68

6852 CALLE DE LINEA
SAN DIEGO, CA 92154

REVISION	ITEM	DATE
△	—	—
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△		
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THIS SET ISSUE DATE

- PERMIT SUBMITTAL 11/3/2016
- FULL SUBMITTAL 4/3/2017
- PLAN CHECK 1 10/27/2017
- PLAN CHECK 2 7/30/2018
- PLAN CHECK 3 8/11/2018
- CONSTRUCTION _____
- AS-BUILT _____

SHEET TITLE / CONTENTS

**SITE PLAN,
KEYNOTES &
LEGENDS**

TRH PROJECT#: 263-15-SDP
SCALE: AS NOTED
DRAWN BY: TRH
DATE DRAWN: 8/16/2016
CHECKED BY: KDS

SHEET: 2 OF: 14

A1.1

SYMBOL LEGEND

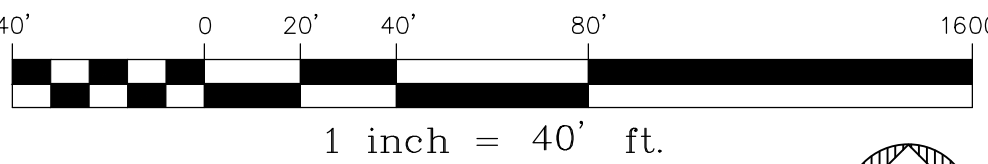
- SECTION REFERENCE NUMBER
SHEET NUMBER
- KEYNOTE SYMBOL
(SEE SITE KEYNOTES)
- VEHICULAR PARKING SPACES
- TRUCK PARKING SPACES
- DIRECTION OF EXISTING DRAINAGE SLOPE

SITE LEGEND

- EXISTING CHAINLINK FENCE W/ GREEN SHADE CLOTH (TYP.)
- EXISTING LIGHT POLE W/ FIXTURE
- PROPOSED LIGHT POLE W/FIXTURE
- EXISTING DG BASE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- EXISTING FIRE HYDRANT
- ACCESSIBLE ROUTE OF TRAVEL - MAX. 2.1% CROSS SLOPE PER CBC 11B - 403.3. SURFACES SHALL BE STABLE, FIRM & RESISTANT MATERIAL (CBC 11B - 302.1)
- 10' X 10' VISIBILITY TRIANGLES. NO FENCES/SHRUBS HIGHER THAN 24" ARE PERMITTED IN THIS AREA

SITE KEYNOTES

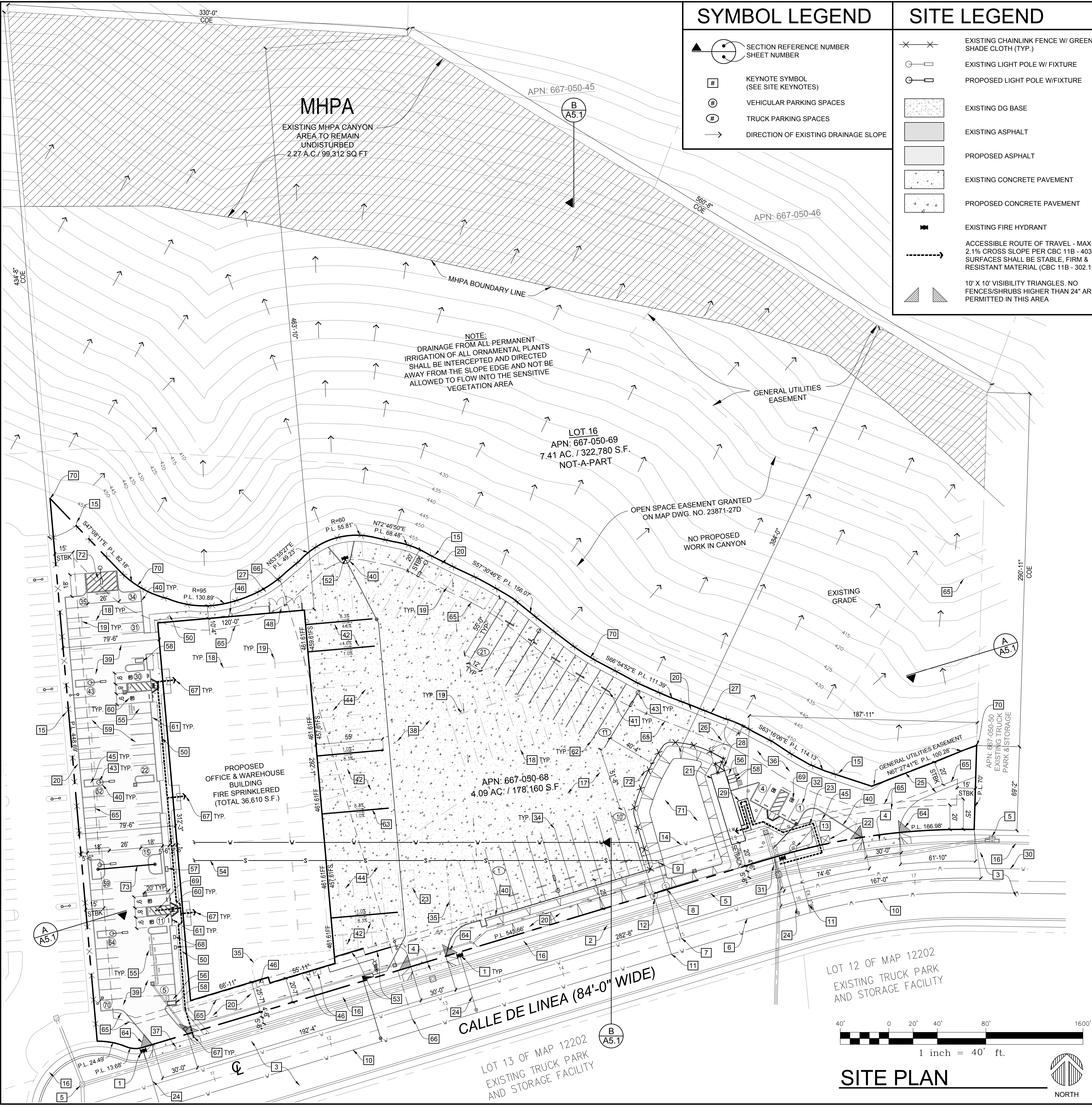
- EXISTING FIRE HYDRANT PER ENGINEERING DRAWINGS NO. 23871-D
- EXISTING STREET LIGHT PER ENGINEERING DRAWINGS NO. 23871-D
- EXISTING STREET IMPROVEMENTS PER ENGINEERING DRAWINGS NO. 23871-D
- EXISTING CONCRETE DRIVEWAY TO BE UPGRADED WITH NEW ADA-COMPLIANT DRIVEWAY PER CITY STANDARDS
- EXISTING 36" RCP STORMDRAIN SYSTEM PER ENGINEERING DRAWINGS NO. 23871-D
- EXISTING 10" PVC SEWER MAIN PER ENGINEERING DRAWINGS NO. 23871-D
- EXISTING 6" SEWER SERVICE LATERAL PER ENGINEERING DRAWINGS NO. 23871-D
- EXISTING SEWER P.O.C. PER ENGINEERING DRAWINGS NO. 23871-D
- EXISTING PERMITTED PRIVATE ON-SITE SEWER LINE TO BUILDING PER ENGINEERING DRAWINGS NO. 23871-D
- EXISTING 12" ACP WATER MAIN PER ENGINEERING DRAWINGS NO. 23871-D
- EXISTING 2" WATER SERVICE LATERAL PER ENGINEERING DRAWINGS NO. 23871-D
- EXISTING 3/4" POTABLE WATER METER PER OWD & PER ENGINEERING DRAWINGS NO. 23871-D
- EXISTING 3/4" IRRIGATION WATER METER OWD & PER ENGINEERING DRAWINGS NO. 23871-D
- EXISTING PERMITTED PRIVATE WATER LINE
- EXISTING PERMITTED CHAINLINK FENCE TO REMAIN
- EXISTING CONCRETE CURB, GUTTER AND SIDEWALK PER CITY STANDARDS TO BE REPAIRED IF DAMAGED
- EXISTING CLASS II BASE TO BE REMOVED AND REPLACED WITH CONCRETE PAVEMENT
- EXISTING TRUCK PARK AND STORAGE SPACES TO BE REMOVED
- EXISTING 8" HIGH X 8'-0" LONG RAILROAD TIES TO BE REMOVED
- EXISTING PERMITTED LANDSCAPING AND IRRIGATION TO BE REPLACED PER L-1, L-2 & L-3
- EXISTING PERMITTED OFFICE TRAILER TO REMAIN (YEAR CONSTRUCTED - 2006)
- EXISTING SDG&E ELECTRICAL TRANSFORMER TO BE REPLACED OR UPGRADED BY SDG&E
- EXISTING PATH OF TRAVEL
- EXISTING FIRE SERVICE LINE PER ENGINEERING DRAWINGS NO. 23871-D
- EXISTING GENERAL UTILITIES EASEMENT ACCESS ROAD (PER DWG. 23781-27D)
- EXISTING CONCRETE SWALE PER CIVIL DRAWINGS TO REMAIN
- EXISTING TOP OF SLOPE TO REMAIN
- EXISTING PERMITTED TRASH ENCLOSURE TO REMAIN
- EXISTING PERMITTED ACCESSIBLE RAMP AND STAIRS TO REMAIN
- EXISTING IRRIGATION WATER LINE
- EXISTING 18" RCP STORMDRAIN SYSTEM
- EXISTING ACCESSIBLE AND STANDARD PARKING SPACES
- EXISTING LIGHT POLE & FIXTURE
- EXISTING TRUCK PARK AND STORAGE SPACES TO REMAIN
- EXISTING CONCRETE CURB TO BE REMOVED
- EXISTING ASPHALT PAVEMENT
- PROPOSED CONCRETE DRIVEWAY PER CITY STANDARDS - ALIGNMENT TO BE PERPENDICULAR TO CURB LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT FOR VEHICULAR PARKING
- PROPOSED 6" HIGH CONCRETE CURB
- PROPOSED 6" HIGH CONCRETE WHEEL STOP PER CITY STANDARDS
- PROPOSED CONCRETE LOADING RAMP
- PROPOSED LIGHT POLE & FIXTURE
- PROPOSED LOADING DOCK AREA
- PROPOSED LANDSCAPE AND IRRIGATION
- PROPOSED LEVEL AREA
- PROPOSED FIRE SERVICE LINE TO NEW BUILDING
- PROPOSED 192 S.F. TRASH ENCLOSURE, 96 S.F. FOR REFUSE & 96 S.F. FOR RECYCLABLE MATERIALS
- PROPOSED DETECTABLE WARNING
- PROPOSED 5'-0" WIDE CONCRETE WALKWAY FOR ACCESSIBLE PATH OF TRAVEL
- PROPOSED PRIVATE STORMDRAIN PER GRADING PLAN
- PROPOSED FIRE HYDRANT PER FIRE DEPARTMENT AND CITY OF SAN DIEGO STANDARDS
- PROPOSED CONCRETE TILT-UP PANEL WALL FOR SCREENING
- PROPOSED PRIVATE SEWER LINE PER ENGINEERING DRAWINGS
- PROPOSED 8'-6" X 18'-0" CARPOOL AND ZERO EMISSION VEHICLES PARKING SPACE PER CITY STANDARDS (TOTAL 6)
- PROPOSED 3' X 10' MOTORCYCLE PARKING SPACES PER CITY STANDARDS (TOTAL 2)
- PROPOSED SHORT-TERM BICYCLE RACKS PERMANENTLY ANCHORED WITHIN 200' OF VISITOR ENTRANCE (TOTAL 4)
- PROPOSED 3' X 7' EA. LONG-TERM BICYCLE COVERED LOCKABLE ENCLOSURES (TOTAL 4)
- PROPOSED 8'-6" X 18'-0" VEHICULAR PARKING SPACE PER CITY STANDARDS
- PROPOSED VAN ACCESSIBLE 9'-0" X 20'-0" AUTO PARKING SPACE PER STANDARDS
- PROPOSED ACCESSIBILITY SIGNS
- PROPOSED TRUCK PARK & STORAGE SPACE PER CITY STANDARDS
- PROPOSED LOADING DOCK WALL
- VISIBILITY TRIANGLES PER CITY STANDARDS (LDC 113.0273) AND LEGEND
- SETBACK LINES
- LINE OF VISIBILITY PROJECTED PERPENDICULARLY TO A SINGLE PLANE PARALLEL TO ABUTTING P.R.O.W.
- ACCESSIBLE PATH OF TRAVEL (SECTION 11B - 403.3):
 - A. RUNNING SLOPES NOT TO EXCEED 1:20 (5% GRADIENT)
 - B. CROSS SLOPE NOT TO EXCEED 1:48 (2% GRADIENT)
- PROPOSED EV-CHARGING STATIONS PER 2016 CGB SC.
- PROPOSED AMBULATORY EV PARKING SPACES PER SECTIONS 11B-228.3 & 11B-812
- PROPOSED LINE OF AREA TO BE CONSERVED PERMANENTLY IN THE COVENANT OF EASEMENT (C.O.E.)
- PROPOSED BIO-FILTRATION BASIN (TREATMENT BMP#1) PER SHEET C1
- PROPOSED TURNAROUND AT THE END OF DRIVE BAILE TO BE STRIPED AS REQUIRED
- PROPOSED OVERHEAD CLEARANCE BAR WITH REFLECTIVE TAPE & GRAPHICS PER DETAIL A, SHEET A1.2 (TO BE LOCATED NO MORE THAN 150'-0" FROM THE PROPOSED DRIVEWAY)



SITE PLAN



All ideas, designs, arrangements, or plans indicated or represented by these drawings are owned by and property of TRH, Inc., and were created, evolved, and developed as instruments of service on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any third party without the written permission of TRH, Inc. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions on the job. TRH, Inc. shall be notified of any variations from the dimensions and conditions shown on these drawings. Shop Drawing submittals, detailed changes must be submitted to this office for approval before proceeding with fabrication.



CLEARANCE DETAIL

SCALE: 1/4" = 1'-0"

(A) FIRE KEYNOTES LEGEND

- (A) PROPOSED CONCRETE FIRE ACCESS ROAD PER POLICY A-14-1.
- (B) PROPOSED CONCRETE FIRE ACCESS ROAD 75'-0" DIAMETER TURN AROUND PER CFC 503.2.5.
- (C) FIRE HOSE PULL LINE FROM FIRE HYDRANT TO ALL PORTIONS OF THE EXTERIOR OF THE BUILDINGS PER POLICY A-14-1.
- (D) FIRE TRUCK TURNING TEMPLATE 30' INSIDE / 50' OUTSIDE RADIUS.
- (E) EXISTING FIRE HYDRANT
- (F) PROPOSED FIRE HYDRANT PER CFC, APPENDIX B
- (G) PROPOSED OVERHEAD CLEARANCE BAR WITH REFLECTIVE TAPE & GRAPHICS PER DETAIL "A" THIS SHEET
- (H) FIRE TRUCK
- (J) PROPOSED EXTERIOR STAND PIPE IN LIEU OF HOSE PULL

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San Diego, CA 92101
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CLIENT:

NOBLE HOUSE
REAL ESTATE, LLC

8662 SIEMPRE VIVA RD, SUITE A
SAN DIEGO, CA 92154

PROJECT:

Baja Freight SDP

APN: 667-050-68

6852 CALLE DE LINEA
SAN DIEGO, CA 92154

REVISION	ITEM	DATE
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THIS SET	ISSUE DATE
<input checked="" type="checkbox"/> PERMIT SUBMITTAL	<u>11/3/2016</u>
<input checked="" type="checkbox"/> FULL SUBMITTAL	<u>4/3/2017</u>
<input checked="" type="checkbox"/> PLAN CHECK 1	<u>10/27/2017</u>
<input checked="" type="checkbox"/> PLAN CHECK 2	<u>7/30/2018</u>
<input checked="" type="checkbox"/> PLAN CHECK 3	<u>8/11/2018</u>
<input type="checkbox"/> CONSTRUCTION	_____
<input type="checkbox"/> AS-BUILT	_____

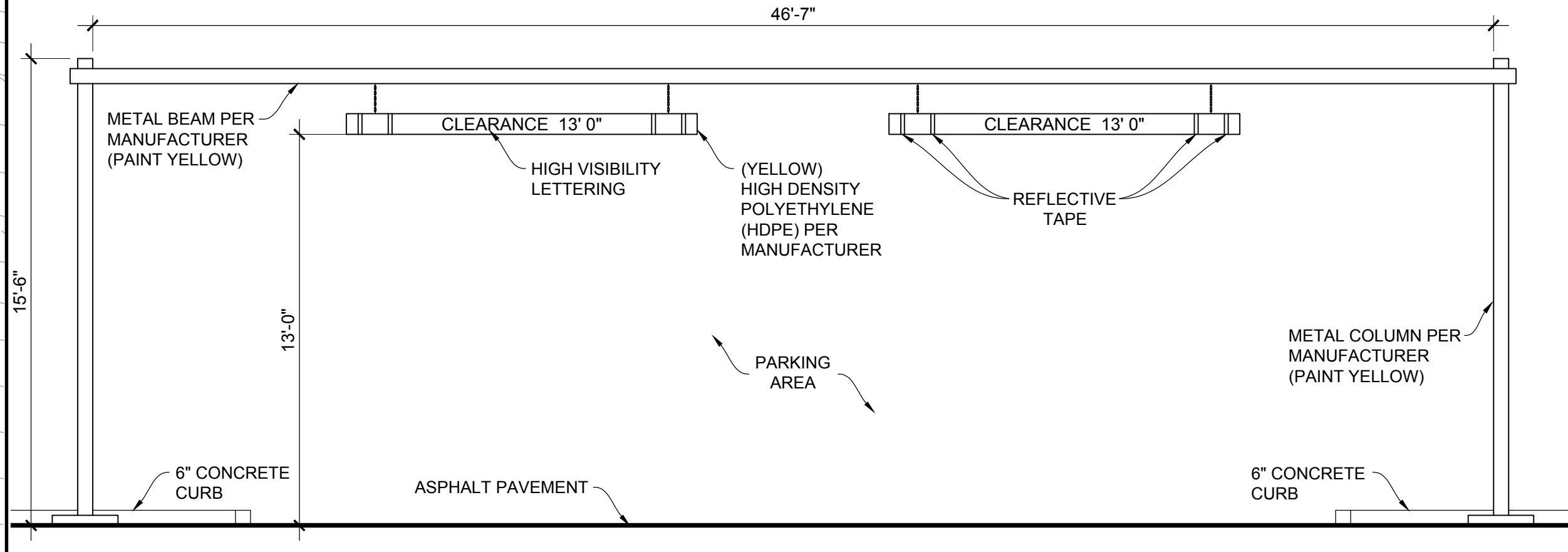
SHEET TITLE / CONTENTS

FIRE ACCESS PLAN & FIRE NOTES

TRH PROJECT#: 263-15-SDF
SCALE: AS NOTED
DRAWN BY: TRH
DATE DRAWN: 8/16/2016
CHECKED BY: KDS

SHEET: 3 OF: 14

A1.2



MHPA

EXISTING MHPA CANYON
AREA TO REMAIN
UNDISTURBED
- 2.27 A.C./ 99,312 SQ FT

NOTE:
DRAINAGE FROM ALL PERMANENT IRRIGATION OF ALL ORNAMENTAL PLANTS SHALL BE INTERCEPTED AND DIRECTED AWAY FROM THE SLOPE EDGE AND NOT BE ALLOWED TO FLOW INTO THE SENSITIVE VEGETATION AREA

LOT 16
APN: 667-050-69
7.41 AC. / 322,780 S.F.
NOT-A-PART

GENERAL UTILITIES EASEMENT

OPEN SPACE EASEMENT GRANTED
ON MAP DWG. NO. 23871-27D

NO PROPOSED
WORK IN CANYON

EXISTING

APN: 667-050-50
EXISTING TRUCK
PARK & STORAGE

PROPOSED
OFFICE & WAREHOUSE
BUILDING
FIRE SPRINKLERED
(TOTAL 36,610 S.F.)

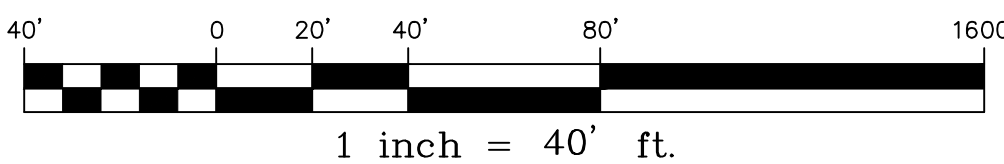
APN: 667-050-68
4.09 AC. / 178,160 S.F.

CALLE DE LINEA (84'-0" WIDE)

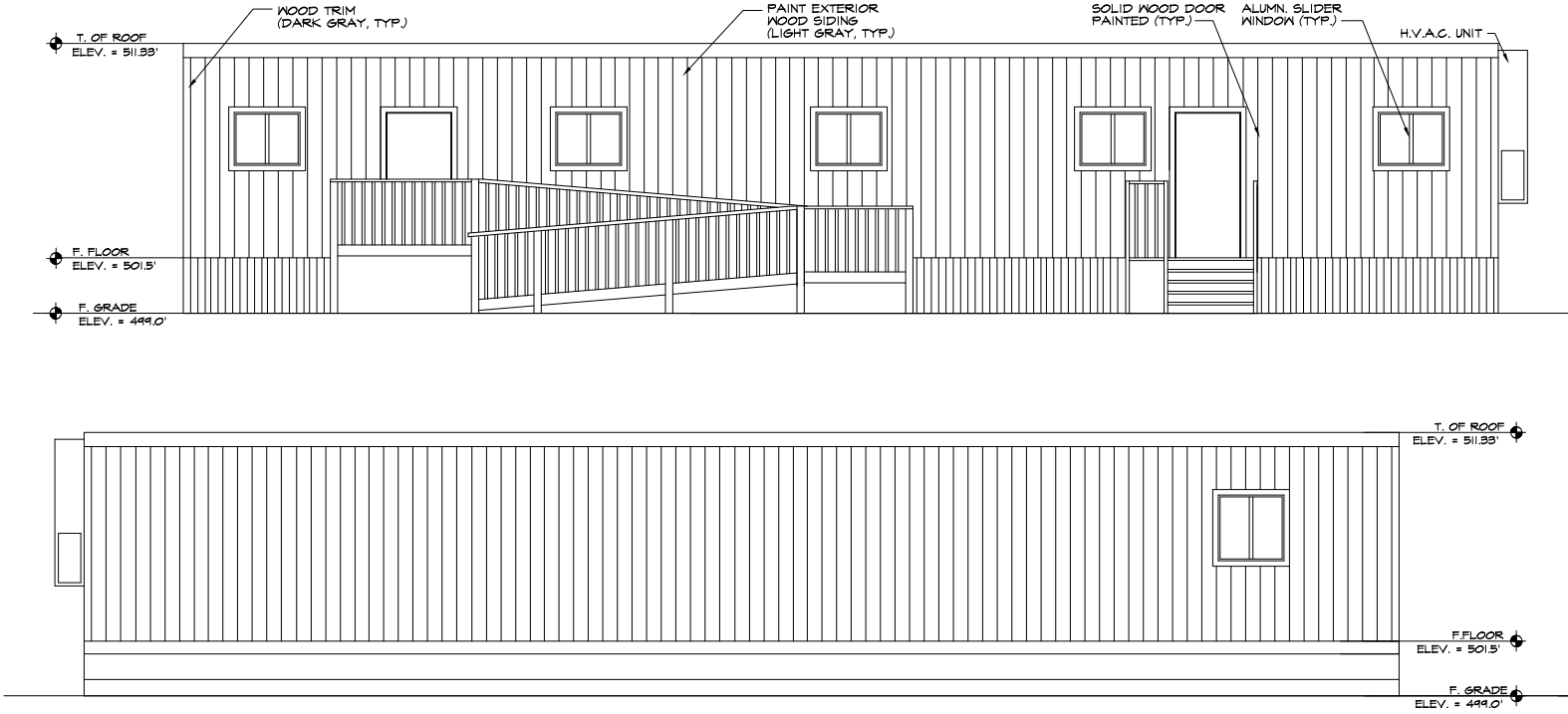
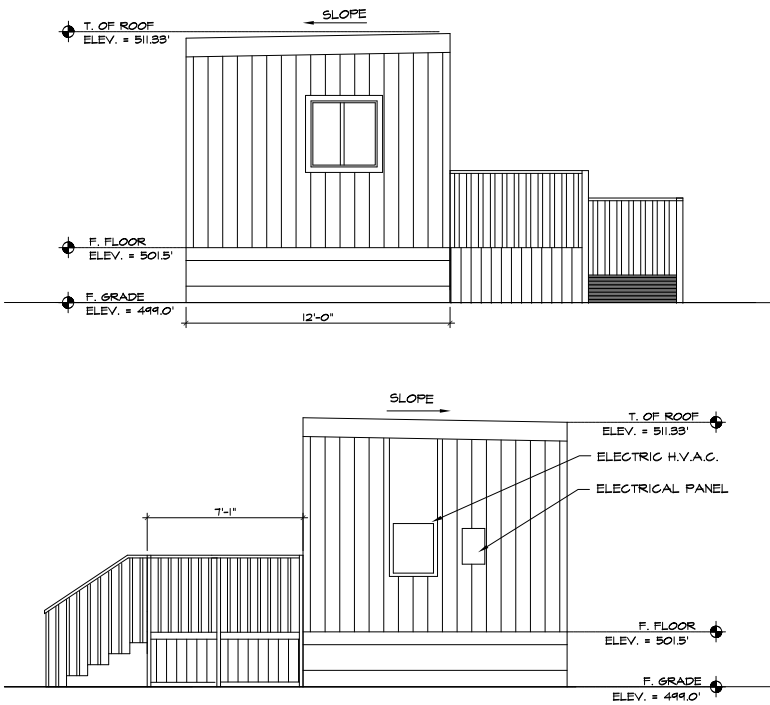
LOT 13 OF MAP 12202
EXISTING TRUCK PARK
AND STORAGE FACILITY

LOT 12 OF MAP 12202
EXISTING TRUCK PARK
AND STORAGE FACILITY

FIRE ACCESS PLAN



All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by, and property of, TRH, Inc., and were created, evolved, and developed as instruments of service on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person other than the person to whom they were originally submitted, without the written consent of TRH, Inc. TRH, Inc. shall be notified of any variations from the dimensions and conditions shown on these drawings. Shop Drawing submittals, detailing changes must be submitted to this office for approval before proceeding with fabrication.



EXISTING BUILDING 1 - EXTERIOR ELEVATIONS

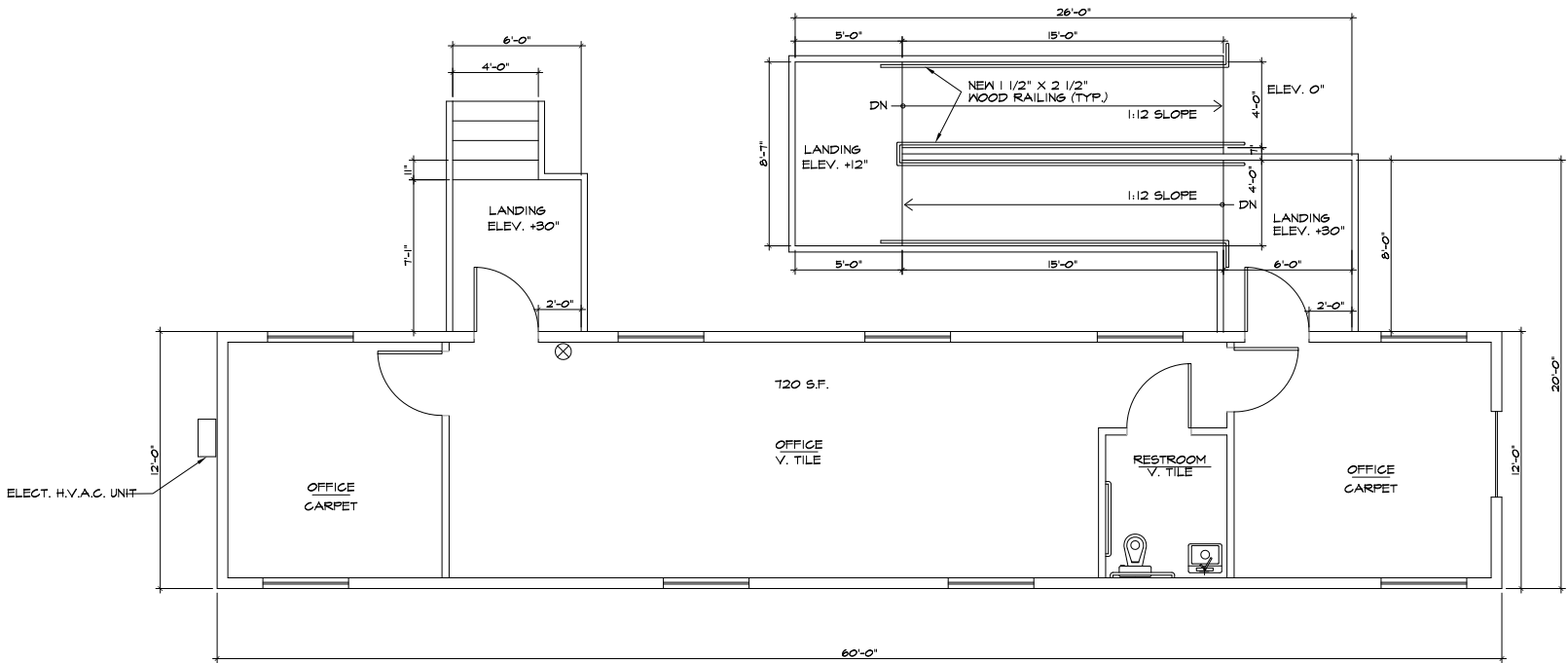
SCALE: 1/4" = 1'-0"

3

EXISTING BUILDING 1 - ROOF PLAN

SCALE: 1/4" = 1'-0"

2



EXISTING BUILDING 1 - FLOOR PLAN

SCALE: 1/4" = 1'-0"

1



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REVISION	ITEM	DATE
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- AS-BUILT

SHEET TITLE / CONTENTS

EXISTING BUILDING 1
EXTERIOR
ELEVATIONS,
ROOF & FLOOR
PLANS

TRH PROJECT#: 263-15-SDP
SCALE: AS NOTED
DRAWN BY: TRH
DATE DRAWN: 8/16/2016
CHECKED BY: KDS

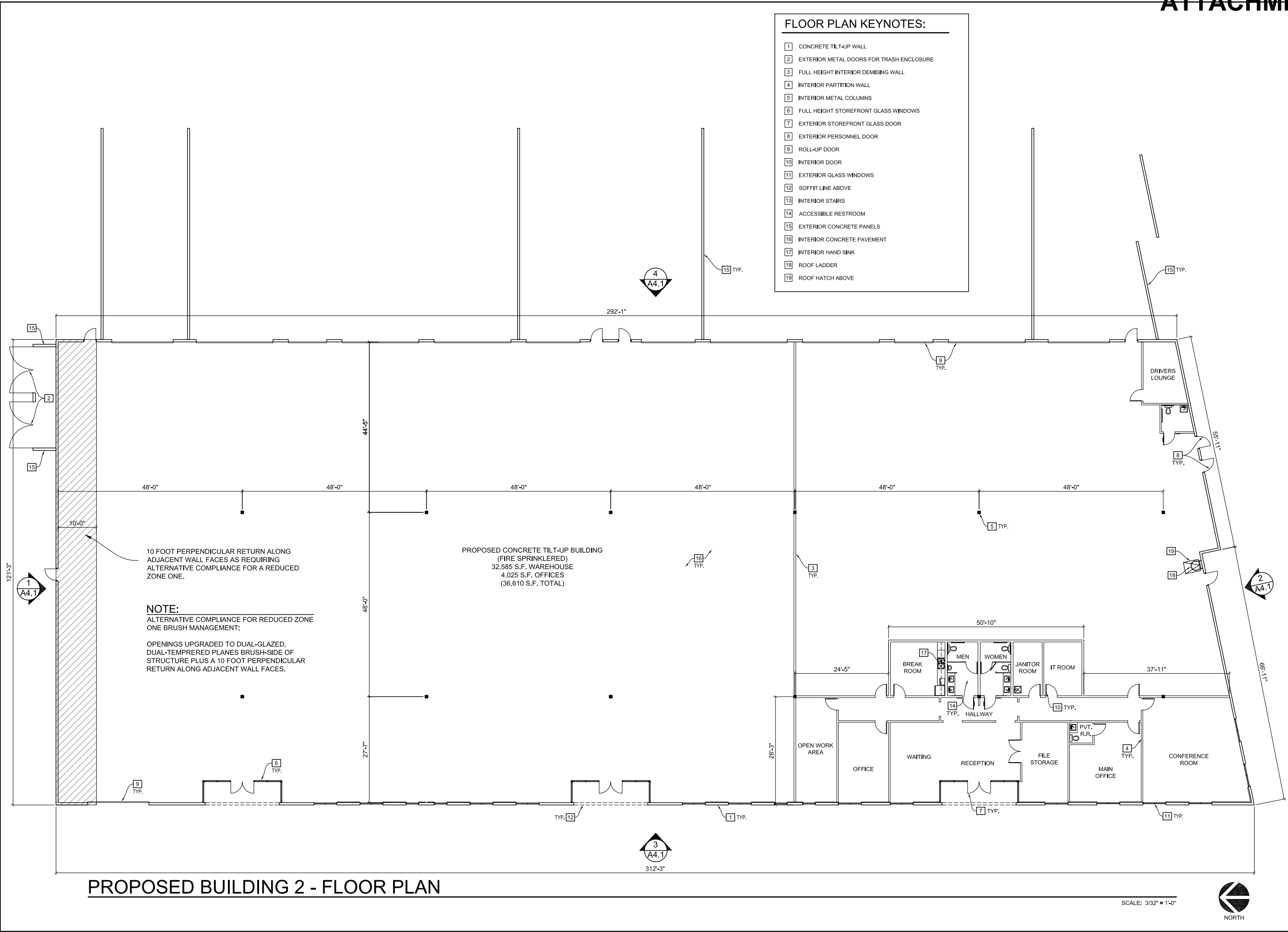
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A2.1

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CLIENT:

**NOBLE HOUSE
REAL ESTATE, LLC**

8662 SIEMPRE VIVA RD, SUITE A
SAN DIEGO, CA 92154

PROJECT:

**Baja Freight
SDP**

APN: 667-050-68

6852 CALLE DE LINEA
SAN DIEGO, CA 92154

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- ☐ AS-BUILT

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**PROPOSED
BUILDING 2
FLOOR PLAN**

TRH PROJECT#: 263-15-SDP
SCALE: AS NOTED
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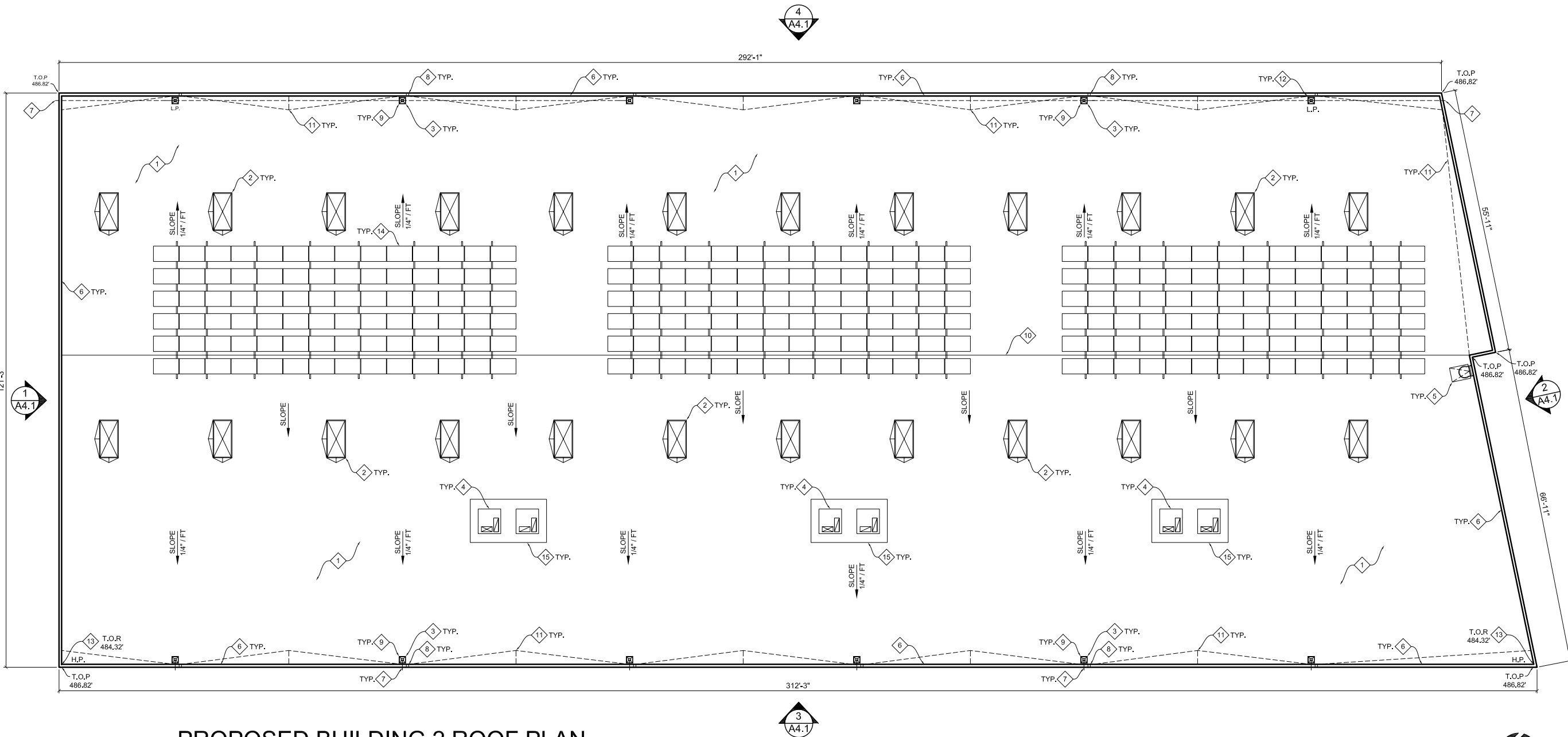
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SCALE: 3/32" = 1'-0"

PROPOSED BUILDING 2 - FLOOR PLAN

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PROPOSED BUILDING 2 ROOF PLAN

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



ROOF ABBREVIATIONS:

T.O.P. = TOP OF PARAPET
L.P. = LOW POINT
H.P. = HIGH POINT
ELEV. = ELEVATION
T.O.R. = TOP OF ROOF

ROOF PLAN KEYNOTES:

- 1 4-PLY CLASS "A" ROOF SYSTEM
- 2 SKYLIGHT
- 3 TAPERED INSULATION @ 1/4" FT. TO PROVIDE POSITIVE SLOPE TO ROOF DRAIN
- 4 HVAC ROOF TOP UNIT
- 5 ROOF HATCH
- 6 PARAPET
- 7 ROOF DRAIN SCUPPER
- 8 ROOF OVERFLOW SCUPPER
- 9 ROOF DRAIN
- 10 ROOF RIDGE LINE
- 11 ROOF CRICKET
- 12 ROOF LOW POINT
- 13 ROOF HIGH POINT
- 14 SOLAR PANELS
- 15 RTU SCREENING IF MECHANICAL EQUIPMENT EXCEEDS 30" HEIGHT



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PROPOSED
BUILDING 2
ROOF PLAN

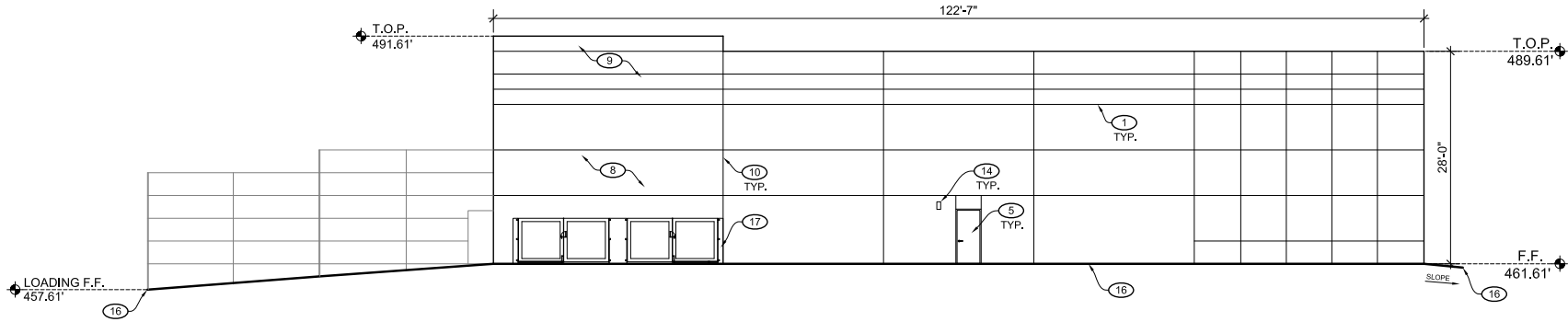
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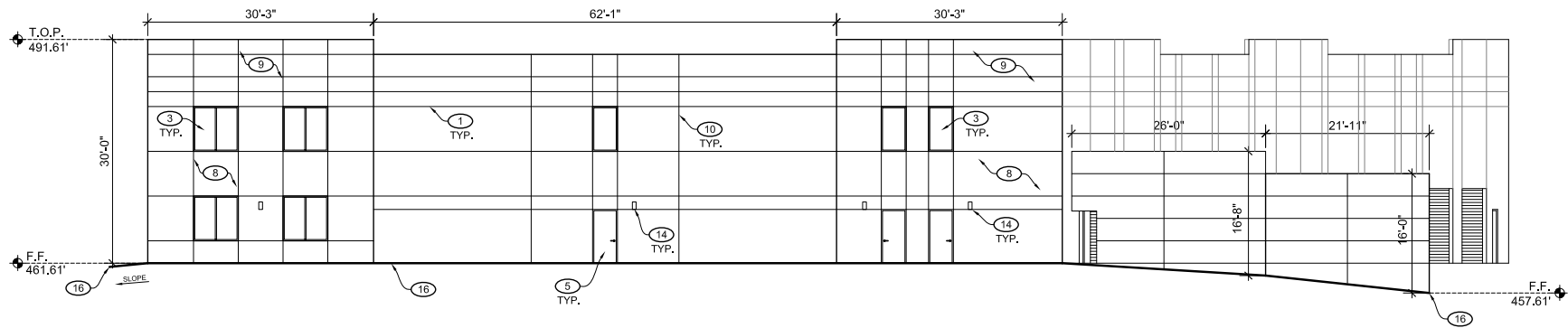
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NORTH ELEVATION

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

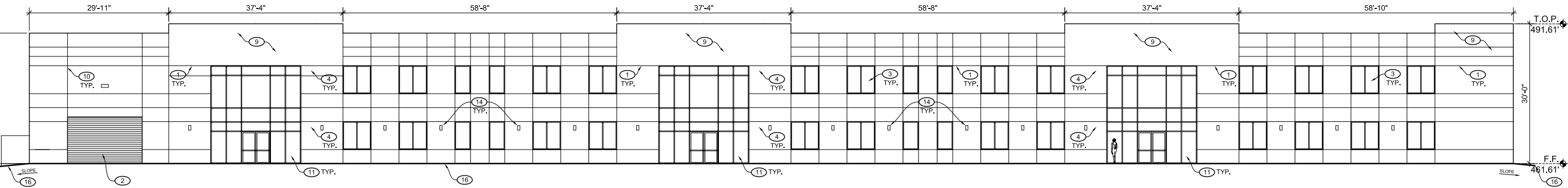
1



SOUTH ELEVATION

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

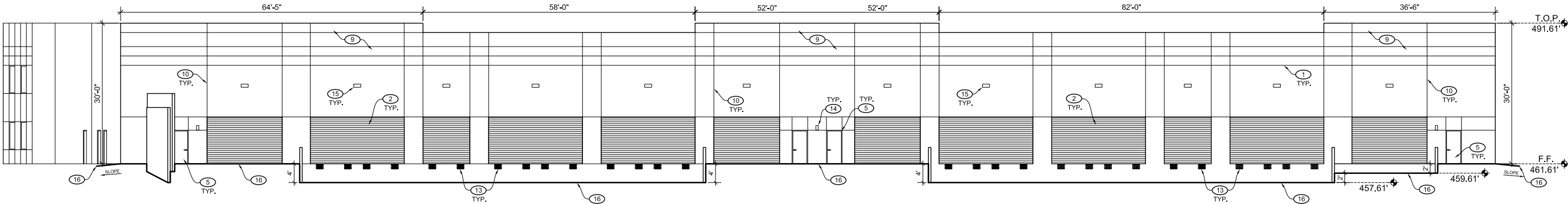
2



WEST ELEVATION

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

3



EAST ELEVATION

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

4

ATTACHMENT 14

- KEYNOTES**
- 1 3/4" WIDE x 3/4" DEEP RECESSED ARCHITECTURAL REVEAL - MAINTAIN HORIZONTAL ELEVATION OF REVEALS AROUND PERIMETER OF BUILDING
 - 2 METAL ROLL-UP DOOR - PAINT TO MATCH EXTERIOR WALL
 - 3 GLASS WINDOWS TO MATCH STOREFRONT GLASS
 - 4 SPANDREL GLASS PER MANUFACTURER
 - 5 PERSONNEL DOOR - PAINT TO MATCH EXTERIOR WALL
 - 6 COMPANY LOGO SIGN - BACK LIT
 - 7 LIGHT COLOR SMOOTH FINISH CONCRETE TILT-UP PANEL WALLS
 - 8 MEDIUM COLOR SMOOTH FINISH CONCRETE TILT-UP PANEL WALLS
 - 9 DARK COLOR SMOOTH FINISH CONCRETE TILT-UP PANEL WALLS
 - 10 1/2" PANEL GAP - PAINT CAULKING TO MATCH ADJACENT WALLS
 - 11 STOREFRONT GLASS PER OWNER
 - 12 EXTERIOR LIGHT FIXTURES "WALL PACKS" - WHITE
 - 13 EDGE OF DOCK LEVELER - COLOR AND INSTALLATION BY MANUFACTURER
 - 14 ELECTRICAL LIGHT FIXTURE WALL SCONCE
 - 15 ELECTRICAL DOWN LIGHT FIXTURE
 - 16 PROPOSED FINISH GRADE PER C1
 - 17 PROPOSED TRASH ENCLOSURE PANELS WITH METAL DOORS



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**PROPOSED
BUILDING 2
EXTERIOR
ELEVATIONS**

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APN: 667-050-50
EXISTING
TRUCK PARK & STORAGE

APN: 667-050-68
4.09 AC. / 178,160 S.F.

EXISTING MHPA
CANYON TO REMAIN
UNDISTURBED

EXISTING 5

EXISTING 5

MATCHLINE BELOW

A PARTIAL SITE SECTION

SCALE: 1" = 20'

MATCHLINE ABOVE

APN: 667-050-68
4.09 AC. / 178,160 S.F.

LOT 15
APN. 667-050-68
EXISTING BUILDING

PARTIAL SITE SECTION A

SCALE: 1" = 20'

APN: 667-050-68
4.09 AC. / 178,160 S.F.

LOT 16
APN. 667-050-69
7.41 AC. / 322,780 S.F.
NOT A PART

CALLE DE LINEA

SETBACK

B PARTIAL SITE SECTION

SCALE: 1" = 20'

MATCHLINE ABOVE

LOT 16
APN. 667-050-69
7.41 AC. / 322,780 S.F.
NOT A PART

EXISTING MHPA
CANYON TO REMAIN
UNDISTURBED

MATCHLINE BELOW

PARTIAL SITE SECTION B

SCALE: 1" = 20'

ATTACHMENT 14

SITE SECTION KEYNOTES:

- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EXISTING CONCRETE CURB & SIDEWALK TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING GRADE TO REMAIN
- EXISTING LIGHT POLE AND FIXTURE TO REMAIN
- EXISTING STREET IMPROVEMENTS
- EXISTING TRUCK PARK AND STORAGE
- EXISTING DRIVEWAY
- EXISTING OFFICE TRAILER
- PROPOSED FINISH FLOOR ELEVATIONS PER GRADING PLAN
- PROPOSED BUILDING CONCRETE TILT-UP WALLS
- PROPOSED EXTERIOR DOOR
- PROPOSED EXTERIOR WINDOW
- PROPOSED EXTERIOR ROLL-UP DOOR
- PROPOSED EXTERIOR RAMP TILT-UP WALL
- PROPOSED TOP OF PARAPET
- PROPOSED LOADING DOCK
- PROPOSED DOCK BUMPER / LEVELER
- PROPOSED 6" HIGH CONCRETE CURB

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SITE SECTIONS

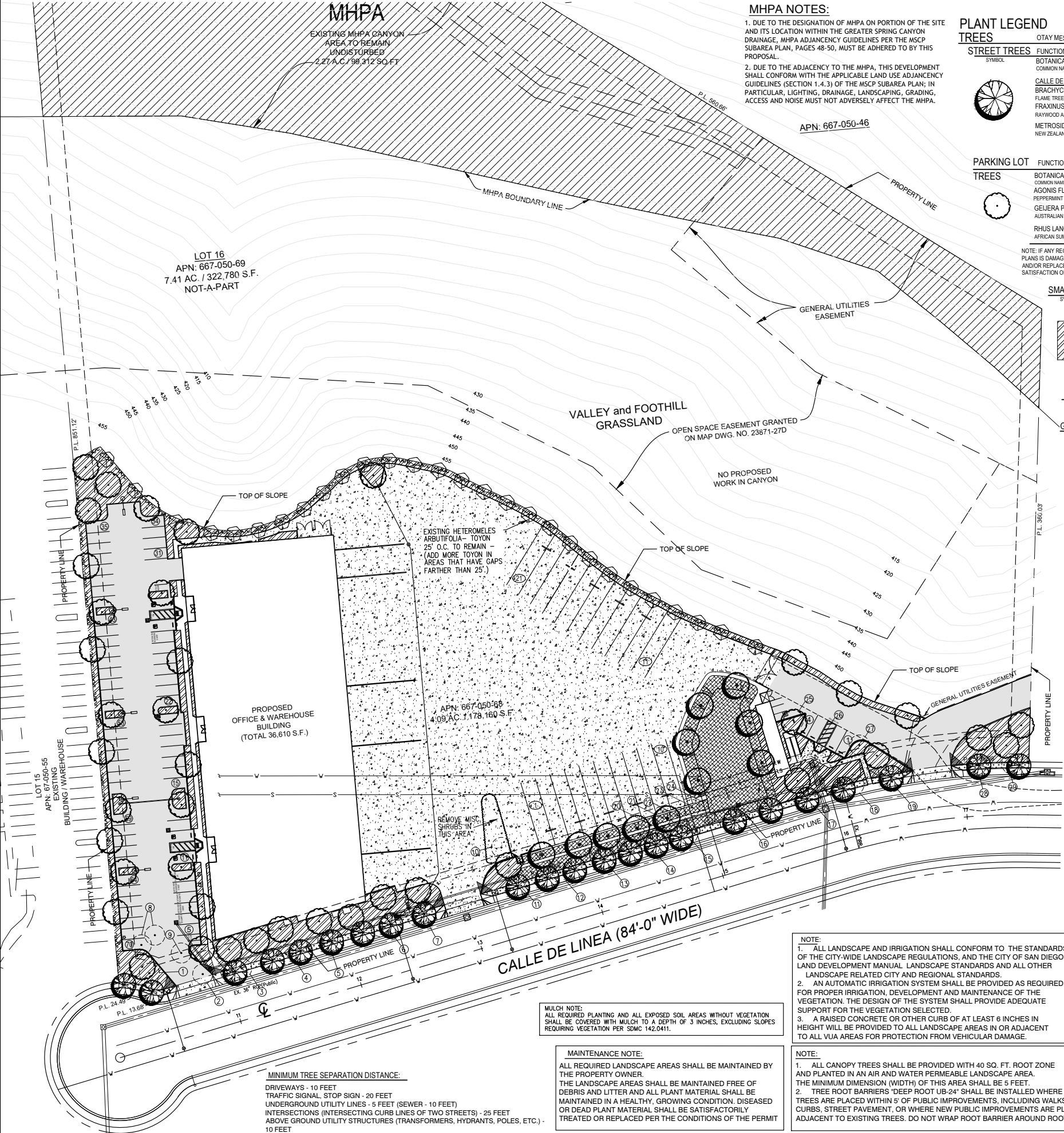
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MHPA NOTES:
1. DUE TO THE DESIGNATION OF MHPA ON PORTION OF THE SITE AND ITS LOCATION WITHIN THE GREATER SPRING CANYON DRAINAGE, MHPA ADJACENCY GUIDELINES PER THE MSCP SUBAREA PLAN, PAGES 48-50, MUST BE ADHERED TO BY THIS PROPOSAL.
2. DUE TO THE ADJACENCY TO THE MHPA, THIS DEVELOPMENT SHALL CONFORM WITH THE APPLICABLE LAND USE ADJACENCY GUIDELINES (SECTION 1.4.3) OF THE MSCP SUBAREA PLAN; IN PARTICULAR, LIGHTING, DRAINAGE, LANDSCAPING, GRADING, ACCESS AND NOISE MUST NOT ADVERSELY AFFECT THE MHPA.

PLANT LEGEND			
TREES			
STREET TREES			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	CALLE DE LINEA STREET TREES	24" BOX	25x25'
	FRAXINUS OXYCARPA FLAME TREE	24" BOX	20x15"
	METROSIDEROS EXCELSUS RAYWOOD ASH	24" BOX	20x15"
	NEW ZEALAND CHRISTMAS TREE		

PARKING LOT TREES			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	AGONIS FLEXUOSA SUMMER HEATHER	24" BOX	20x20"
	GEIJERA PARVIFOLIA - AUSTRALIAN WILLOW	24" BOX	20x20"
	RHUS LANCEA AFRICAN SUMAC	24" BOX	25x25"

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

SMALL ACCENT SHRUBS (INCLUDES FACADE AND PERIMETER PLANTING AREAS.)			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	CUPHEA HYSSOPIFOLIA SUMMER HEATHER	5 GAL.	12"x12"
	FESTUCA OVINA BLUE FESCUE	1 GAL.	12"x12"
	NANDINA DOMESTICA 'HARBOUR DWARF'	5 GAL.	12"x12"
	TULBAGHIA VIOLACEA 1 GAL.	1 GAL.	12"x12"
	SOCIETY GARLIC		

VINES (INCLUDES FACADE AND PERIMETER PLANTING AREAS.)			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	DISTICTIS BUCCINATORIA RED TRUMPET VINE	5 GAL.	

GROUND COVER/ FUNCTION = EVERGREEN COVER			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HT X SPD
	MYOPORUM PARVIFOLIUM	FLATS	
	PROSTRATE MYOPORUM		

MULCH:
ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.

EXISTING TREES:
EXISTING TREES TO REMAIN ON-SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE SHALL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE EQUAL OR GREATER IN SIZE.

LANDSCAPE DEVELOPMENT PLAN

EXISTING TREE INFORMATION		TREE No. 18 BTH = BROWN TRUNK HEIGHT (SEE PLAN FOR EXISTING TREE NOS. AND LOCATIONS.)		
TREE NOS.	BOTANICAL NAME	COMMON NAME	CALIPER	COMMENTS
1-7	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	5"-8"	TO BE REMOVED
8	WASHINGTONIA ROBUSTA	MEXICAN FAN PALMS	5"-10" BTH	TO BE REMOVED
9-10	BAUHINIA BLAKEANA	HONG KONG ORCHID TREE	4"-5"	TO BE REMOVED
11	PYRUS CHANTICLEER	ORNAMENTAL PEAR	3"	TO BE REMOVED
12-19	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	3"-12"	TO BE REMOVED
20-24	PYRUS CHANTICLEER	ORNAMENTAL PEAR	2"-5"	TO BE REMOVED
25	FICUS BENJAMINA	WEeping CHINESE BANYAN	6"	TO BE REMOVED
26	SCHINUS MOLLE	CALIFORNIA PEPPER	10"	TO BE REMOVED
27	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	4" BTH	TO BE REMOVED
28-29	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	4"-6"	TO BE REMOVED

NOTE:
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. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
3. A RAISED CONCRETE OR OTHER CURB OF AT LEAST 6 INCHES IN HEIGHT WILL BE PROVIDED TO ALL LANDSCAPE AREAS IN OR ADJACENT TO ALL VUA AREAS FOR PROTECTION FROM VEHICULAR DAMAGE.

NOTE:
1. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.
2. TREE ROOT BARRIERS "DEEP ROOT UB-24" SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS, INCLUDING WALKS, CURBS, STREET PAVEMENT, OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOTBALL.

MULCH NOTE:
ALL REQUIRED PLANTING AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.

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

MINIMUM TREE SEPARATION DISTANCE:
DRIVEWAYS - 10 FEET
TRAFFIC SIGNAL, STOP SIGN - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (SEWER - 10 FEET)
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, POLES, ETC.) - 10 FEET



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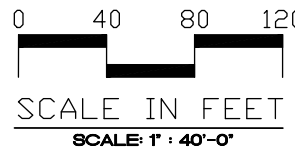
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LANDSCAPE DEVELOPMENT PLAN

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SCALE: AS NOTED
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BRUSH MANAGEMENT NOTE:

BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN. [142.0412(d)]

BRUSH MANAGEMENT ZONE WIDTH REQUIREMENTS

CRITERIA	ZONE WIDTHS	COMMENTS
ZONE ONE WIDTH W/ PERMANENT IRRIGATION	10 to 80 FT.	ALTERNATIVE COMPLIANCE REQUIRED - OPENINGS FACING BRUSH MANAGEMENT ZONE PLUS A 10' PERPENDICULAR RETURN ALONG ADJACENT WALL FACES SHALL BE 1 HOUR DUAL GLAZED / TEMPERED GLASS (TYP).
ZONE TWO WIDTH	0 to 65 FT.	

BRUSH MANAGEMENT FOR THIS PROJECT MUST CONFORM TO THE SAN DIEGO MUNICIPAL CODE (SDMC) 142.0412 AND FIRE POLICY B-08-1.

NOTE: OFFSITE BRUSH MANAGEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNERS. FOR FUEL-LOAD MAINTENANCE ISSUES, CONTACT THE FIRE-RESCUE DEPARTMENT'S FIRE HAZARD ADVISOR - BRUSH/WEED COMPLAINT LINE @ 619-533-4444.

ZONE 1 MAINTENANCE REQUIREMENTS

ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS. REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OR LOSS OF PROPERTY FROM BUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. HOWEVER, FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE: ZONE 1: YEAR-ROUND MAINTENANCE.

BRUSH MANAGEMENT ZONE 1:
THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED ALL IRRIGATION WATER SHOULD DRAIN TOWARD THE STREET. RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE THE FIRE SEASON BEGINS. ALL PLANTINGS, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES TO BE REGULARLY PRUNED TO ELIMINATE DEAD FUELS, TO REDUCE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.

BRUSH MANAGEMENT PROGRAM NOTES

THE BRUSH MANAGEMENT PROGRAM FOR THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS AND CRITERIA SET FORTH IN SECTION 142.0412 OF THE LANDSCAPE REGULATIONS.

BRUSH MANAGEMENT ZONES. WHERE BRUSH MANAGEMENT IS REQUIRED, A COMPREHENSIVE PROGRAM SHALL BE IMPLEMENTED THAT REDUCES FIRE HAZARDS AROUND STRUCTURES BY PROVIDING AN EFFECTIVE FIRE BREAK BETWEEN ALL STRUCTURES AND CONTIGUOUS AREAS OF NATIVE OR NATURALIZED VEGETATION.

BRUSH MANAGEMENT ZONE ONE IS THE AREA ADJACENT TO THE STRUCTURE, SHALL BE LEAST FLAMMABLE, AND SHALL CONSIST OF PAVEMENT AND PERMANENTLY IRRIGATED ORNAMENTAL PLANTING. BRUSH MANAGEMENT ZONE ONE SHALL NOT BE ALLOWED ON SLOPES WITH A GRADIENT GREATER THAN 4:1 (4 HORIZONTAL FEET TO 1 VERTICAL FOOT) UNLESS THE PROPERTY THAT RECEIVED TENTATIVE MAP APPROVAL BEFORE NOVEMBER 15, 1989. HOWEVER, WITHIN THE COASTAL OVERLAY ZONE COASTAL DEVELOPMENT SHALL BE SUBJECT TO THE ENCRoACHMENT LIMITATIONS SET FORTH IN SECTION 143.0142(a)(4) OF THE ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS.

BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.

ZONE ONE REQUIREMENTS

- THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
- ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION, OR MINIMUM 1 HOUR FIRE-RATED.
- PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE RESISTIVE.
- TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 - (A) WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
 - (B) WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24".
- ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX "B" OF THE LTM).
- TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.
- MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.
- NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE ONE AREA.
- DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.
- TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (SEE FIGURE 1-THIS SHEET).

ZONE TWO REQUIREMENTS

- THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24" IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
- WITHIN ZONE 2, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LANDSCAPE DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF A LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 - ALL NEW PLANT MATERIAL FOR ZONE 2 SHALL BE NATIVE NON-IRRIGATED, LOW-FUEL, AND FIRE RESISTIVE. NO NON NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
 - ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS.
- EXCEPT AS PROVIDED IN SECTION 142.0412(i), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.
- WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE 2.

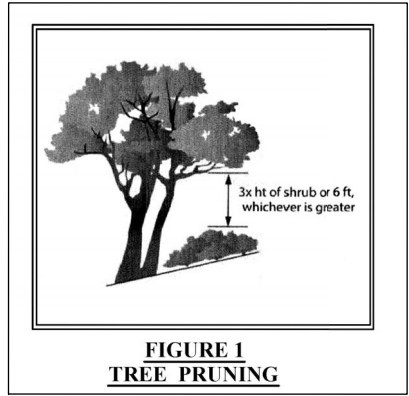
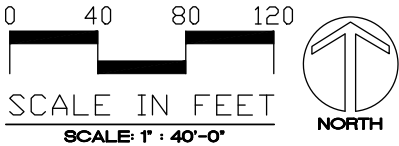
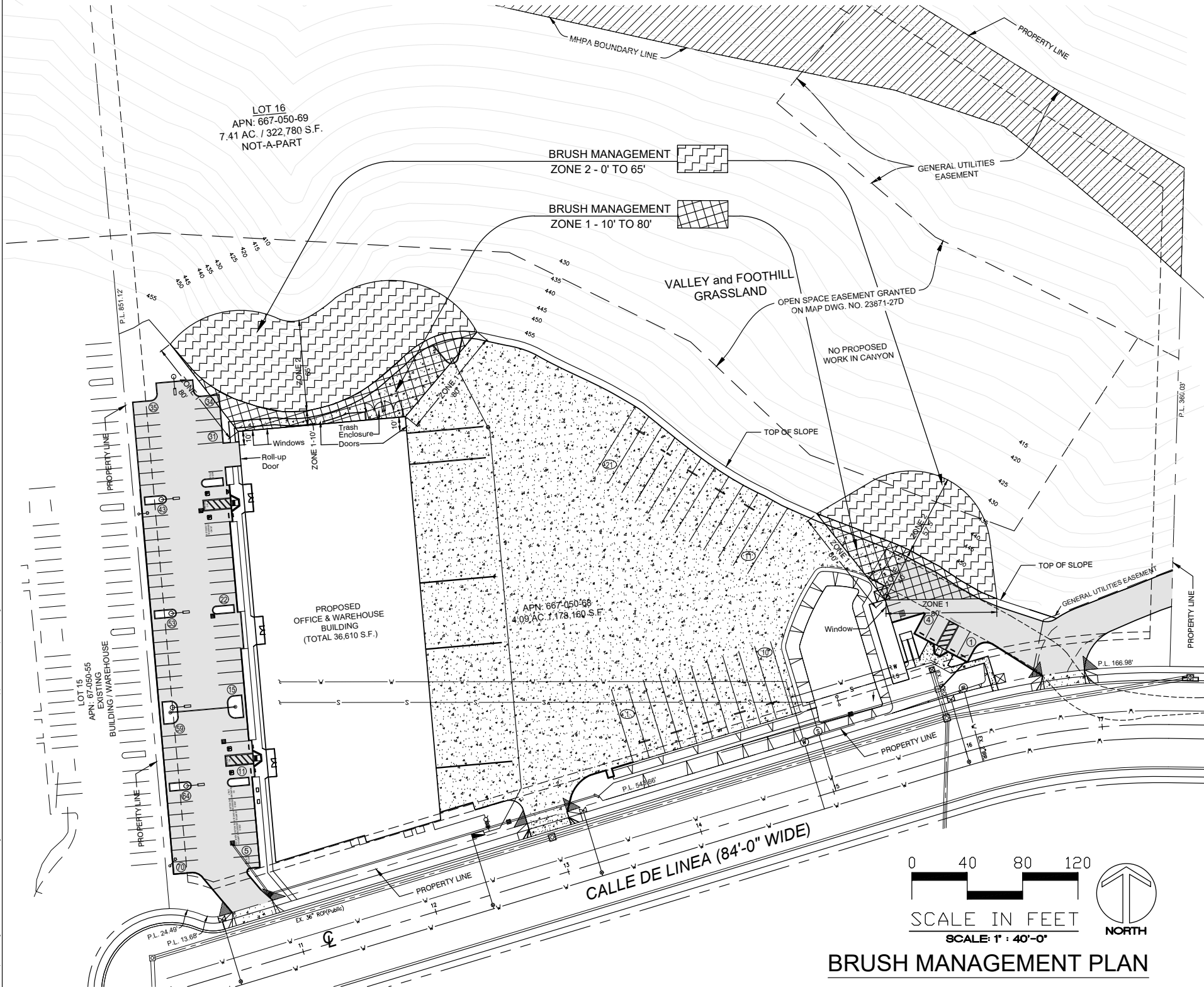


FIGURE 1
TREE PRUNING



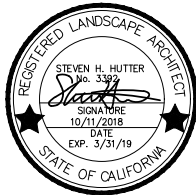
BRUSH MANAGEMENT PLAN



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CLIENT:

NOBLE HOUSE
REAL ESTATE, LLC

8662 SIEMPRE VIVA RD, SUITE A
SAN DIEGO, CA 92154

PROJECT:

Baja Freight
SDP

APN: 667-050-68

6852 CALLE DE LINEA
SAN DIEGO, CA 92154

REVISION	ITEM	DATE
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THIS SET

ISSUE DATE

- PERMIT SUBMITTAL 11/3/2016
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- PLAN CHECK 3 10/11/2018
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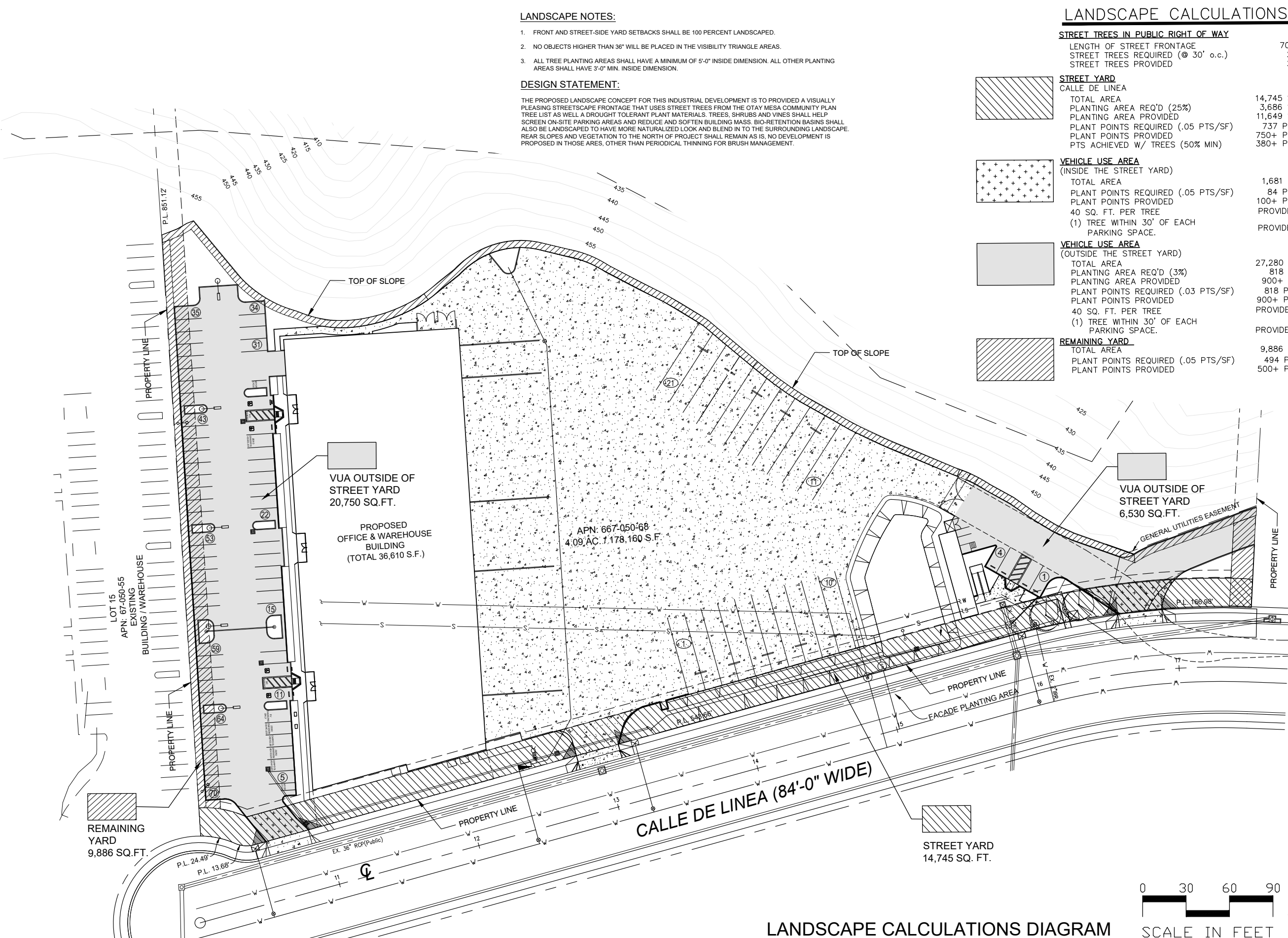
SHEET TITLE / CONTENTS

BRUSH
MANAGEMENT
PLAN

TRH PROJECT#: 263-15-SDP
SCALE: AS NOTED
DRAWN BY: TRH
DATE DRAWN: 8/16/2016
CHECKED BY: KDS

SHEET: OF: 14

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by, and property of TRH, Inc., and were created, evolved, and developed as instruments of service on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be disclosed to any other person, firm, or organization for any purpose whatsoever without written permission of TRH, Inc. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions on the job. TRH, Inc. shall be notified of any variations from the dimensions shown on these drawings. Shop drawing submissions, detailed changes must be submitted to this office for approval before proceeding with fabrication.



LANDSCAPE NOTES:

1. FRONT AND STREET-SIDE YARD SETBACKS SHALL BE 100 PERCENT LANDSCAPED.
2. NO OBJECTS HIGHER THAN 36" WILL BE PLACED IN THE VISIBILITY TRIANGLE AREAS.
3. ALL TREE PLANTING AREAS SHALL HAVE A MINIMUM OF 5'-0" INSIDE DIMENSION. ALL OTHER PLANTING AREAS SHALL HAVE 3'-0" MIN. INSIDE DIMENSION.

DESIGN STATEMENT:

THE PROPOSED LANDSCAPE CONCEPT FOR THIS INDUSTRIAL DEVELOPMENT IS TO PROVIDED A VISUALLY PLEASING STREETSCAPE FRONTAGE THAT USES STREET TREES FROM THE OTAY MESA COMMUNITY PLAN TREE LIST AS WELL A DROUGHT TOLERANT PLANT MATERIALS. TREES, SHRUBS AND VINES SHALL HELP SCREEN ON-SITE PARKING AREAS AND REDUCE AND SOFTEN BUILDING MASS. BIO-RETENTION BASINS SHALL ALSO BE LANDSCAPED TO HAVE MORE NATURALIZED LOOK AND BLEND IN TO THE SURROUNDING LANDSCAPE. REAR SLOPES AND VEGETATION TO THE NORTH OF PROJECT SHALL REMAIN AS IS. NO DEVELOPMENT IS PROPOSED IN THOSE AREAS, OTHER THAN PERIODICAL THINNING FOR BRUSH MANAGEMENT.

LANDSCAPE CALCULATIONS

STREET TREES IN PUBLIC RIGHT OF WAY

LENGTH OF STREET FRONTAGE	700'
STREET TREES REQUIRED (@ 30' o.c.)	23
STREET TREES PROVIDED	23

STREET YARD

CALLE DE LINEA	
TOTAL AREA	14,745 SF
PLANTING AREA REQ'D (25%)	3,686 SF
PLANTING AREA PROVIDED	11,649 SF
PLANT POINTS REQUIRED (.05 PTS/SF)	737 PTS
PLANT POINTS PROVIDED	750+ PTS
PTS ACHIEVED W/ TREES (50% MIN)	380+ PTS

VEHICLE USE AREA

(INSIDE THE STREET YARD)	
TOTAL AREA	1,681 SF
PLANT POINTS REQUIRED (.05 PTS/SF)	84 PTS
PLANT POINTS PROVIDED	100+ PTS
40 SQ. FT. PER TREE	PROVIDED
(1) TREE WITHIN 30' OF EACH PARKING SPACE.	PROVIDED

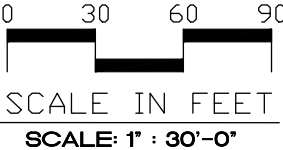
VEHICLE USE AREA

(OUTSIDE THE STREET YARD)	
TOTAL AREA	27,280 SF
PLANTING AREA REQ'D (3%)	818 SF
PLANTING AREA PROVIDED	900+ SF
PLANT POINTS REQUIRED (.03 PTS/SF)	818 PTS
PLANT POINTS PROVIDED	900+ PTS
40 SQ. FT. PER TREE	PROVIDED
(1) TREE WITHIN 30' OF EACH PARKING SPACE.	PROVIDED

REMAINING YARD

TOTAL AREA	9,886 SF
PLANT POINTS REQUIRED (.05 PTS/SF)	494 PTS
PLANT POINTS PROVIDED	500+ PTS

LANDSCAPE CALCULATIONS DIAGRAM



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SHEET TITLE / CONTENTS

LANDSCAPE
CALCULATIONS
DIAGRAM

TRH PROJECT#: 263-15-SDP
SCALE: AS NOTED
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IRRIGATION CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = Maximum Applied Water Allowance per year (gallons).
ET_o = Reference Evapotranspiration (inches)
0.55 = ET Adjustment Factor
LA = Landscape Area including Special Landscape Area (square feet)
0.62 = Conversion factor
SLA = Special Landscape Area (square feet)
0.3 = Additional ET adjustment Factor for Special Landscape Area

Show Values:
ET_o = 47.0 in./yr.
LA = 30,587 Sq. Ft.
SLA = 0 Sq. Ft.

MAWA = (ET_o) (0.62) (0.45 x LA) + (0.3 X SLA)
MAWA = (47.0) (0.62) (0.45 X 30,587) = 401,087
MAWA = 401,087 Gallons per Year

ESTIMATED TOTAL WATER USE (ETWU)

ETWU = Estimated Total Water Use per year (gallons).
ET_o = Reference Evapotranspiration (inches)
PF = Plant Factor from Wucols (U.C. extension)
HA = Hydrozone Area (high, med, low water use areas)
SLA = Special Landscape Area
0.62 = Conversion factor
IE = Irrigation Efficiency (minimum 0.70)
ETWU = (ET_o) (0.62) (PF x HA/IE) + SLA

ESTIMATED TOTAL WATER USE (ETWU) DRIP
NORTH SIDE
LANDSCAPE AREA = 3,860 SQ. FT.
ETWU = (ET_o) (0.62) (PF x HA/IE) + SLA
ETWU = (47.0) (0.62) (.30 x 3,860/.90) + SLA
ETWU = 37,493 Gallons / Year

ESTIMATED TOTAL WATER USE (ETWU) SPRAY
BIO-BASIN + SLOPE
LANDSCAPE AREA = 8,528 SQ. FT.
ETWU = (ET_o) (0.62) (PF x HA/IE) + SLA
ETWU = (47.0) (0.62) (.30 x 8,528/.75) + SLA
ETWU = 99,402 Gallons / Year

ESTIMATED TOTAL WATER USE (ETWU) DRIP
WEST SIDE
LANDSCAPE AREA = 5,879 SQ. FT.
ETWU = (ET_o) (0.62) (PF x HA/IE) + SLA
ETWU = (47.0) (0.62) (.30 x 5,879/.90) + SLA
ETWU = 57,104 Gallons / Year






ESTIMATED TOTAL WATER USE (ETWU) DRIP
R.O.W LANDSCAPE
AREA = 2,695 SQ. FT.
ETWU = (ET_o) (0.62) (PF x HA/IE) + SLA
ETWU = (47.0) (0.62) (.30 x 2,695/.90) + SLA
ETWU = 26,177 Gallons / Year

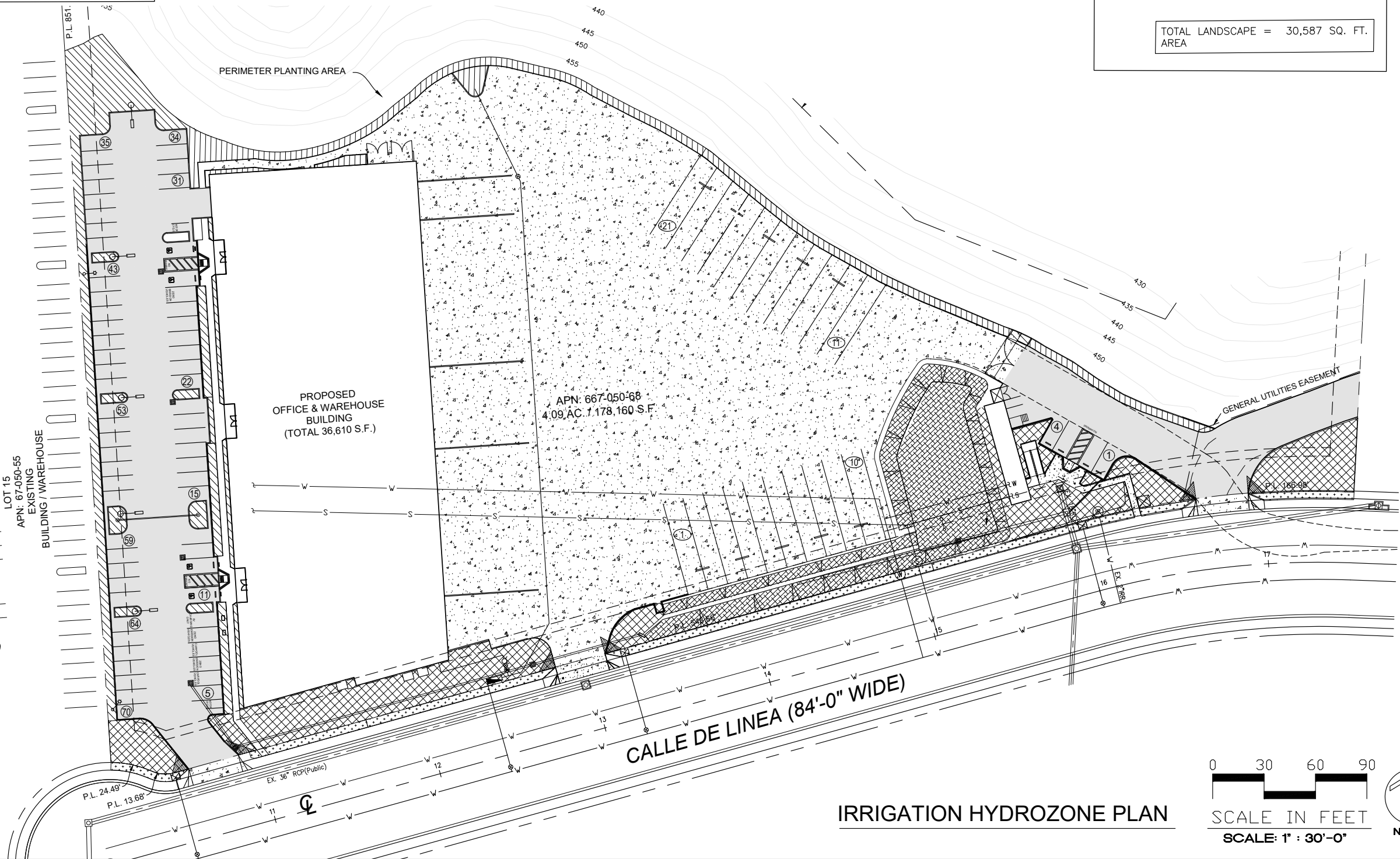
ESTIMATED TOTAL WATER USE (ETWU) DRIP
SOUTH SIDE
LANDSCAPE AREA = 9,625 SQ. FT.
ETWU = (ET_o) (0.62) (PF x HA/IE) + SLA
ETWU = (47.0) (0.62) (.30 x 9,625/.90) + SLA
ETWU = 93,491 Gallons / Year

ESTIMATED TOTAL WATER USE
(ETWU) FOR ENTIRE SITE

ETWU (313,667 Gal/Yr) is Less Than:
MAWA (401,187 Gallons / Year).

HYDROZONE AREAS

	NORTH SIDE LANDSCAPE AREA	3,860 SQ. FT.
	WEST SIDE LANDSCAPE AREA	5,879 SQ. FT.
	SOUTH SIDE LANDSCAPE AREA	9,625 SQ. FT.
	BIO-BASIN + SLOPE LANDSCAPE AREA	8,528 SQ. FT.
	R.O.W LANDSCAPE AREA	2,695 SQ. FT.
TOTAL LANDSCAPE =		30,587 SQ. FT. AREA



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SHEET TITLE / CONTENTS

IRRIGATION
HYDROZONE
PLAN

TRH PROJECT#: 263-15-SDP
SCALE: AS NOTED
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K & S ENGINEERING, INC.
Planning . Engineering . Surveying

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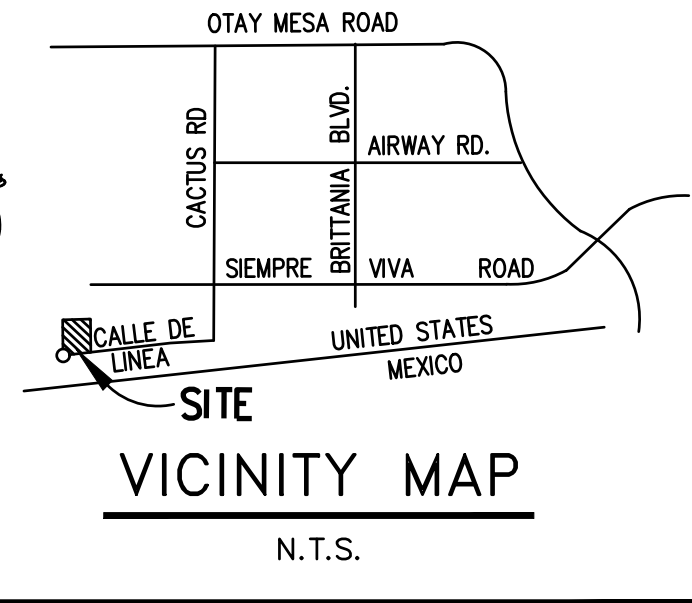
<div style="background-color: #f0f0f0; padding: 2px; font-weight: bold;">Page 2 of 4</div>	<div style="background-color: #f0f0f0; padding: 2px; font-weight: bold;">City of San Diego • Development Services • Storm Water Requirements Applicability Checklist</div>
PART B: Determine Construction Site Priority This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.	
Complete PART B and continued to Section 2	
1. <input type="checkbox"/> ASBS a. Projects located in the ASBS watershed.	
2. <input type="checkbox"/> High Priority a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed. b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.	
3. <input checked="" type="checkbox"/> Medium Priority a. Projects 1 acre or more but not subject to an ASBS or high priority designation. b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.	
4. <input type="checkbox"/> Low Priority a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.	
SECTION 2. Permanent Storm Water BMP Requirements. Additional information for determining the requirements is found in the <u>Storm Water Standards Manual</u> .	
PART C: Determine if Not Subject to Permanent Storm Water Requirements. Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the <u>Storm Water Standards Manual</u> are not subject to Permanent Storm Water BMPs.	
If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".	
If "no" is checked for all of the numbers in Part C continue to Part D.	
1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Page 4 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist	
7. New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8. New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9. New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532, 7534, or 7536-7539.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10. Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PART F: Select the appropriate category based on the outcomes of PART C through PART E.	
1. The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.	<input type="checkbox"/>
2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the <i>Storm Water Standards Manual</i> for guidance.	<input type="checkbox"/>
3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the <i>Storm Water Standards Manual</i> for guidance.	<input type="checkbox"/>
4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the <i>Storm Water Standards Manual</i> for guidance on determining if project requires a hydromodification plan management	<input checked="" type="checkbox"/>
<div style="display: flex; justify-content: space-between;"> <div> <p>Name of Owner or Agent (Please Print) _____</p> <p>Signature _____</p> </div> <div> <p>President and CEO</p> <p>7/6/2018</p> <p>Date _____</p> </div> </div>	

CONCEPTUAL GRADING PLAN FOR BAJA FREIGHT SDP

CONSTRUCTION NOTES:

- 1 EX. OFFICE TRAILER TO REMAIN
- 2 EX. A.C. PAVEMENT TO BE REMOVED AND REPLACED WITH PERMEABLE PAVERS (TREATMENT BMP #2 AND #3)
- 3 EX. CONCRETE SIDEWALK/RAMP TO REMAIN
- 4 EX. INLET TO REMAIN
- 5 EX. D.G. SURFACE TO REMAIN
- 6 EX. CURB & GUTTER TO REMAIN
- 7 EX. RIBBON GUTTER TO REMAIN
- 8 EX. RIBBON GUTTER TO BE REMOVED
- 9 EX. INLET TO BE REMOVED
- 10 EX. PVC PIPE TO BE REMOVED
- 11 3" WIDE PCC GUTTER
- 12 PROPOSED CATCH BASIN JENSEN OR EQUAL (SIZE PER PLAN)
- 13 PROPOSED STORM DRAIN PIPE
- 14 PROPOSED SUB DRAIN
- 15 PROPOSED BIOFILTRATION BASIN (TREATMENT BMP#1)
- 16 PROPOSED A.C. PAVEMENT PER SOILS ENGINEER RECOMMENDATIONS
- 17 PROPOSED P.C.C. PAVEMENT PER SOILS ENGINEER RECOMMENDATIONS
- 18 PROPOSED P.C.C. CHANNEL 3' WIDE WITH 6" CURBS
- 19 PROPOSED 5'X5' RIP-RAP
- 20 ROOF DRAIN DOWNSPOUT
- 21 EX. DRIVEWAY TO BE RECONSTRUCTED TO CURRENT STANDARDS
- 22 NEW DRIVEWAY PER CURRENT STANDARDS
- 23 PROPOSED AREA DRAIN
- 24 PROPOSED FIRE LATERAL
- 25 PROPOSED RPDA
- 26 PROPOSED FDC & PIV



OWNER/APPLICANT

NOBLE HOUSE REAL ESTATE, LLC
C/O MIGUEL PEREZ
8662 SIEMPRE VIVA ROAD, SUITE A
SAN DIEGO, CA 92154
PHONE (619) 671-3100

ENGINEER

K&S ENGINEERING, INC.
7801 MISSION CENTER COURT, SUITE 100
SAN DIEGO, CA 92108
PHONE (619) 296-5565
FAX (619) 296-5564

A.P.N./LEGAL DESCRIPTION

APN: 667-050-56
LOT 16 OF INTERNATIONAL BUSINESS
CENTER PER MAP NO. 12202

BENCH MARK

CITY CONTROL MONUMENT
C/L OTAY MESA ROAD STA. 148+00.00
ELEV. 511.176 M.S.L.

SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY ON 11/14/01 BY: M.A.P.S.
JESSE MORENO (619) 660-9636
11542 AVENIDA MARCELLA
RANCHO SAN DIEGO, CA 92019-4806

EARTHWORK QUANTITIES:

CUT: 4,639 C.Y.
FILL: 1,852 C.Y.

NET IMPORT/EXPORT: 2,787 C.Y. EXPORT

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

ASSUMED BUILDING SLAB SECTION = 8"
ASSUMED PARKING A.C. SECTION = 2.5" A.C. OVER 4" A.B.
ASSUMED PARKING P.C.C. SECTION = 6.5" P.C.C. OVER COMPACTED NATIVE AREA TO BE GRADED= 97,200 SF (2.23 ACRES), 19.4% OF THE SITE
MAX. DEPTH OF CUT= 4.7'
MAX. HEIGHT OF CUT SLOPE= 2.3'
RATIO OF CUT SLOPE= 2:1 MAX.
MAX. DEPTH OF FILL= 4.7'
MAX. HEIGHT OF FILL SLOPE= 1.4'
RATIO OF FILL SLOPE= 2:1 MAX.
RETAINING WALL LENGTH= 216 LF, H= 5' MAX.

STORM WATER NOTES:

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.

4. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT ORDER No 2009-009DWQ, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER No R9-2013-001, OR SUBSEQUENT ORDER. IN ACCORDANCE WITH ORDER No 2009-009-DWQ, 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.
5. PRIOR TO THE ISSUANCE OF A GRADING OR CONSTRUCTION PERMIT, A COPY OF THE NOTICE OF INTENT (NOI) WITH A VALID WASTE DISCHARGE ID NUMBER (WDDID) 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 FILLING OF THE NOTICE OF TERMINATION (NOT), A REVISED NOI SHALL BE SUBMITTED ELECTRONICALLY TO THE STATE WATER RESOURCE CONTROL BOARD IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN SECTION II.C OF ORDER No 2009-009-DWQ AND A COPY SHALL BE SUBMITTED TO THE CITY.

NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24" IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

NOTE:

THIS PROJECT WILL NOT DISCHARGE ANY PROPOSED STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.

LOT 15 OF
MAP 12202

APN 667-050-68

F.F. 461.61

LOT 16 OF MAP 12202

APN 667-050-50
LOT 10 OF
MAP 12202

LOT 14 OF
MAP 12202

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