



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 26, 2018 REPORT NO. HO-18-085

HEARING DATE: October 3, 2018

SUBJECT: STEPHEN HAWKING CUP - Process Three Decision

PROJECT NUMBER: [591594](#)

OWNER/APPLICANT: Centro de Salud de la Comunidad de San Ysidro Incorporated/TA II Acquisition, a California Limited Liability Corporation

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow the operation of a charter school for grades kindergarten to eighth, in an existing industrial building located in the Otay Mesa-Nestor Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2080173.

Community Planning Group Recommendation: On February 14, 2018, the Otay Mesa-Nestor Community Planning Group voted unanimously to recommend approval of the proposed project with no conditions or recommendations (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects (Attachment 6). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 4, 2018, and the opportunity to appeal that determination ended September 18, 2018.

BACKGROUND

The 2.02-acre project site is located at 1275 30th Street at the southeast corner of 30th Street and Del Sol Boulevard, approximately 400 feet west of Beyer Boulevard and 0.35-mile north of State Route 905. The site is developed with a two-story, 59,588-square-foot industrial building that was constructed in 1987 and is currently utilized by San Ysidro Health Center as an administrative office. The site contains 84 surface parking spaces that are accessed from two driveways fronting on Del Sol Boulevard and one on 30th Street and includes landscaped areas. The level project site is located in a developed, urban area and is surrounded by existing commercial and industrial development to the north, east and south, and an undeveloped lot to the west. There are no Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site.

The site is located in the Otay Mesa-Nestor Community Plan, which designates the site for Industrial development. The site is zoned [IL-2-1](#), which is an industrial zone that allows a mix of light industrial and office uses with limited commercial. The site is not designated as Prime Industrial Lands. The site is also located in the Brown Field Airport Influence Review Area 2, The FAA Part 77 Noticing Area, Very High Fire Hazard Severity Zone and Transit Priority Area.

DISCUSSION

The Stephen Hawking Charter School currently operates at 2710 Iris Avenue, approximately 0.25-mile west of the project site. The school currently accommodates kindergarten through sixth grade students and rents space from the Sweetwater Union School District on the existing Southwest Middle School campus. The applicant is requesting approval of a Conditional Use Permit (CUP) to relocate the school from its current location to the project site in order to provide a secured location for the future and to accommodate more students in grades kindergarten through eighth. The school would occupy the entire site and tenant improvements would be required to reconfigure the space for school use, however no building expansion is proposed with this CUP. This CUP would allow a maximum enrollment of 850 students with 40 teachers/administrative employees.

The project includes the removal of existing landscaping located between the north side of the building and Del Sol Boulevard to accommodate installation of a fenced outdoor play area. City staff has reviewed and accepted the landscape plan and conditions of approval are included to ensure the landscape points and area requirements are met for this project.

The project includes a drop-off/pick-up circulation site plan to ensure that appropriate vehicle queuing area is provided and pedestrian conflicts are minimized. Vehicle circulation through the site would be one-way with the main drop-off entrance driveway at the west end of the Del Sol Boulevard with the exit on the east side of the Del Sol Boulevard frontage. Pedestrian access separated from the parking lot would be provided from the Del Sol Boulevard sidewalk. A total of 84 parking spaces would be provided onsite where 78 are required and the project has been conditioned to reconstruct the existing driveways on 30th Street and Del Sol Boulevard to current City standards.

The project is located approximately 1,300 feet walking distance from the Iris Avenue Transit Center, a multi-modal transportation hub at Iris Avenue and 30th Street serviced by nine bus routes and the San Diego Trolley Blue Line. Three bus routes connect the Transit Center to bus stops at the intersection of Beyer Boulevard and Del Sol Boulevard, less than 400 feet east of the school. Sidewalks on both sides of the street connect the Transit Center directly to the proposed school. In addition, the site is located 0.37 mile from the Otay Mesa-Nestor Public Library and 0.50 mile from the Montgomery/Waller Park & Recreation Center.

A Transportation Impact Study (TIS) was completed for the project, which included analysis of potential project impacts under current and future conditions, pedestrian facilities and on-site circulation and vehicle queuing. The TIS determined that no significant transportation impacts would result from project implementation and no mitigation measures are required.

Required Approvals:

A school is allowed in the IL-2-1 zone with the approval of a CUP in accordance with San Diego Municipal Code (SDMC) Section [131.0622, Use Regulations Table 131.06B](#). The proposed use is further regulated by the Separately Regulated Institutional Use requirements in SDMC Section [141.0407](#). Staff review of the project has concluded the proposal is consistent with all relevant regulations of the SDMC and policies adopted by the City Council.

General Plan and Community Plan Analysis:

The [General Plan](#) (GP) designates the site for Industrial Employment uses and discusses schools in the Public Facilities, Services and Safety Element. Because the school would be located in a designated industrial area and students are considered sensitive receptors for land use purposes, Policy EP-A.20 of the GP requires analyzing the collocation/conversion suitability per the factors in Appendix C, EP-2. The applicant submitted a Collocation/Conversion Factor Analysis which included an Air Quality Technical Report and an analysis of existing and potential surrounding land uses. City staff has reviewed and accepted the analysis and determined the applicant has adequately addressed the required suitability factors to support a school use on the project site (Attachment 10).

The project site is located in the only industrially-designated portion of this community. This 50-acre industrial area is substantially surrounded by residential development with some commercial/retail uses to the north and south. Approximately 62 businesses occupy this industrial area, including 17 warehouse/distribution uses (self-storage, food distribution, Post Office, trucking hub), 15 office uses (social services, medical, accountant, construction), 11 assembly uses (churches, fitness center, adult day care), six retail uses (furniture, clothing, mattress, electronics sales), five light industrial uses (furniture, equipment, uniform manufacturing) with eight "other" types (deli, open space, vacant).

The project would help meet the GP goal for provision of a school system that provides opportunities for students to attend schools within their residential neighborhoods as well as choices in educational settings outside their neighborhoods. The project would allow the continued operation of the charter school near its current location while increasing enrollment to better serve the adjacent residential neighborhoods. Project approval would allow the school more control over their facility than the current Southwest Middle School leasing arrangement provides, which meets GP Policy PF-K.1 to assist school districts and other educational authorities in resolving problems arising over the availability of schools and educational facilities in all areas of the City.

The [Otay Mesa-Nestor Community Plan](#) (CP) does not directly discuss charter schools or the provision of schools in industrial areas. The Public Facilities section of the Otay Mesa-Nestor Community Plan identifies overcrowded school conditions as the community's most significant facilities and service issue, in addition to the need for more permanent school facilities in an effort to move away from portable classrooms. This project would support these CP objectives by providing additional student capacity for grades kindergarten through eighth in a permanent facility.

Based on the surrounding light industrial, office and retail uses, the context of the site within a substantially residential community, the absence of heavy industrial users, the Air Quality Report determination that sensitive receptors would not be exposed to substantial pollutant concentrations and the proximity of the site to compatible uses and public transportation, staff has determined that the project is compatible with the goals and objectives of the GP and CP.

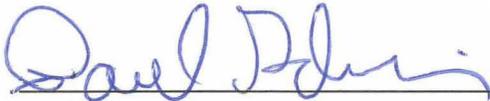
CONCLUSION:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with relevant City Council policies and regulations of the Land Development Code. Staff has provided draft findings and draft conditions to support approval of the project. Staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2080173, with modifications.
2. Deny Conditional Use Permit No. 2080173, if the findings required to approve the project cannot be affirmed.

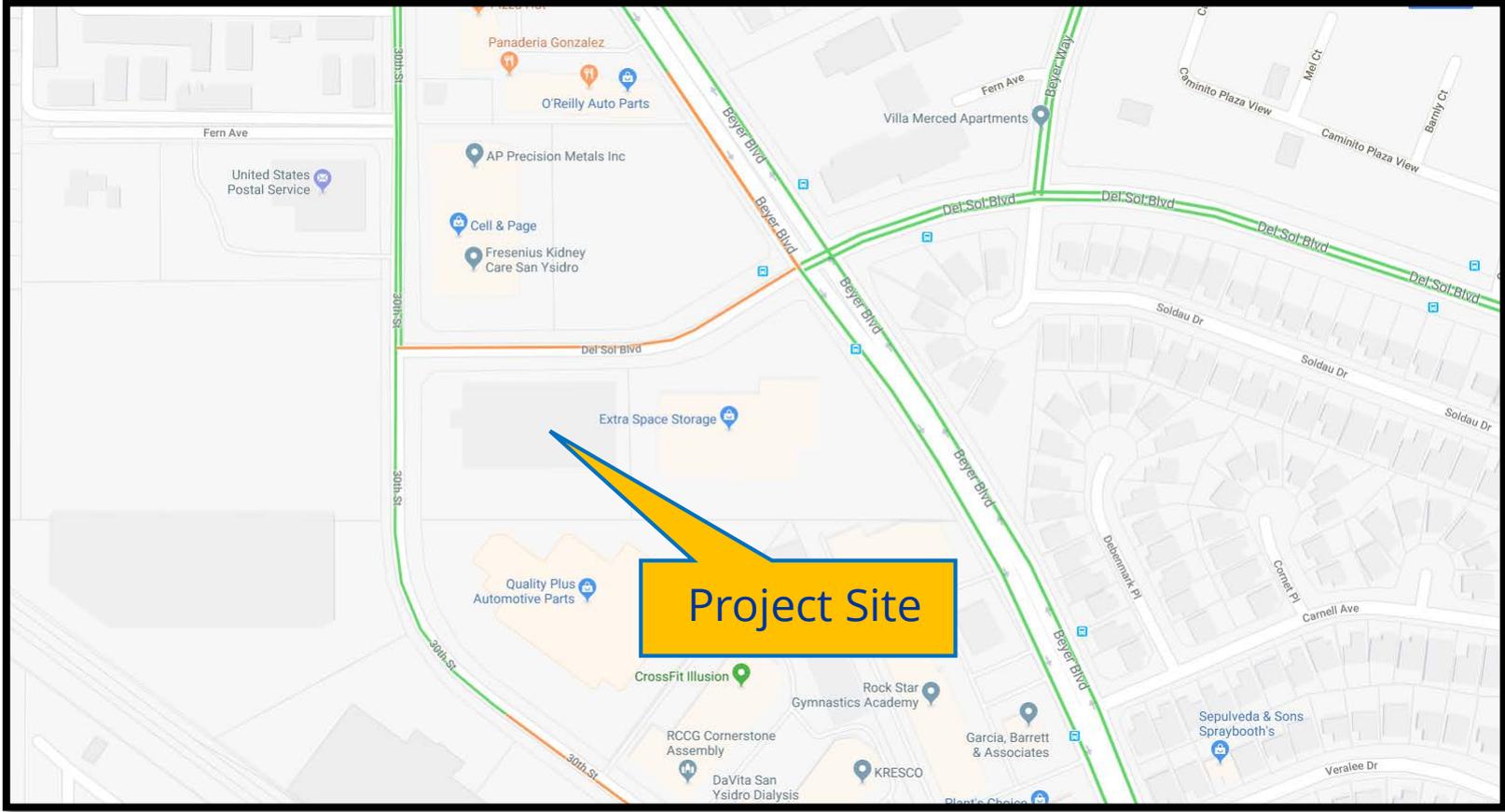
Respectfully submitted,



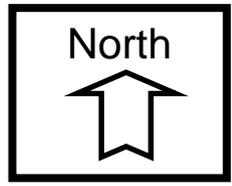
Paul Godwin, Development Project Manager

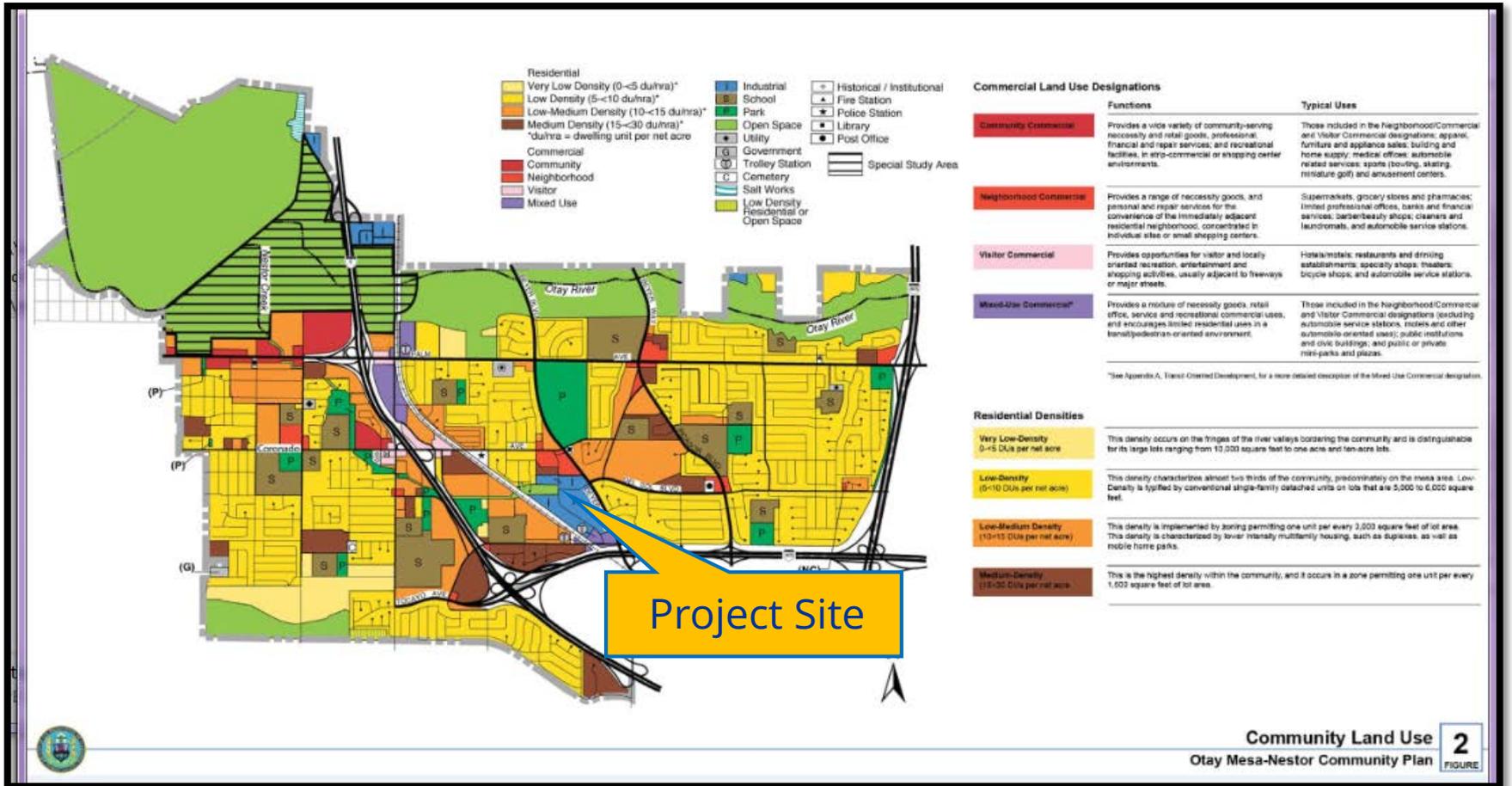
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photo
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans
10. Collocation/Conversion Factor Analysis



Project Location Map
Stephen Hawking - 1275 30th Street
PROJECT NO. 591594

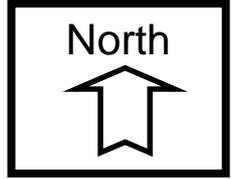




Community Land Use **2**
Otay Mesa-Nestor Community Plan **FIGURE**



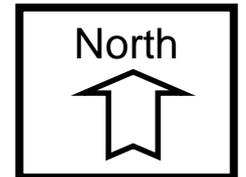
Land Use Map
Stephen Hawking - 1275 30th Street
PROJECT NO. 591594





Aerial Photo

Stephen Hawking - 1275 30th Street
PROJECT NO. 591594



HEARING OFFICER
RESOLUTION NO. [REDACTED]
CONDITIONAL USE PERMIT NO. 2080173
STEPHEN HAWKING CUP - PROJECT NO. 591594

WHEREAS, Centro de Salud de la Comunidad de San Ysidro, Incorporated, Owner and TA II Acquisition, a California Limited Liability Corporation, Permittee, filed an application with the City of San Diego for a Conditional Use Permit to operate a charter school for a maximum of 850 kindergarten through eighth grade students (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 2080173, on portions of a 2.02-acre site;

WHEREAS, the project site is located at 1275 30th Street in the IL-2-1 zone, within the Otay Mesa-Nestor Community Plan;

WHEREAS, the project site is legally described as Lot 5 of South San Diego Industrial Park Unit No. 1, according to Map Thereof No. 8724, filed in the Office of the San Diego County Recorder on November 25, 1977;

WHEREAS, on September 4, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332, In-Fill Development Projects, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on October 3, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2080173 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2080173:

CONDITIONAL USE PERMIT [SDMC Section 126.0305]

Findings for all Conditional Use Permits:

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

The requested Conditional Use Permit would allow the operation of a kindergarten through eighth grade charter school for a maximum of 850 students and 40 teachers/staff in an existing 59,588-square-foot industrial building located in a developed light industrial area at 1275 30th Street. The site is located in the Otay Mesa-Nestor Community Plan and IL-2-1 zone, both of which designate the site for industrial uses.

The [General Plan](#) (GP) designates the site for Industrial Employment uses and discusses schools in the Public Facilities, Services and Safety Element. Because the school would be located in a designated industrial area and students are considered sensitive receptors for land use purposes, Policy EP-A.20 of the GP requires analyzing the collocation/conversion suitability per the factors in Appendix C, EP-2. The applicant submitted a Collocation/Conversion Factor Analysis which included an Air Quality Technical Report and an analysis of existing and potential surrounding land uses. City staff has reviewed and accepted the analysis and determined the applicant has adequately addressed the required suitability factors to support a school use on the project site (Attachment 10).

The project would help meet the GP goal for provision of a school system that provides opportunities for students to attend schools within their residential neighborhoods as well as choices in educational settings outside their neighborhoods. The project would allow the continued operation of the charter school near its current location while increasing enrollment to better serve the adjacent residential neighborhoods. Project approval would allow the school more control over their facility than the current Southwest Middle School leasing arrangement provides, which meets GP Policy PF-K.1 to assist school districts and other educational authorities in resolving problems arising over the availability of schools and educational facilities in all areas of the City.

The [Otay Mesa-Nestor Community Plan](#) (CP) does not directly discuss charter schools or the provision of schools in industrial areas. The Public Facilities section of the Otay Mesa-Nestor Community Plan identifies overcrowded school conditions as the community's most significant facilities and service issue, in addition to the need for more permanent school facilities in an effort to move away from portable classrooms. This project would support these CP objectives by providing additional student capacity for grades kindergarten through eighth in a permanent facility. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project is located in a developed light industrial area and is served by all existing utilities and developed rights-of-way. The project will not be detrimental to the public health, safety, and welfare in that the permit controlling the use of the project site as a charter school contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing in and/or working in the area. Conditions of approval require compliance with several development controls, including the review of construction plans by professional staff to determine compliance with all regulations and the inspection of construction to assure permits are implemented in accordance with the approved plans.

Additionally, the project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects. Therefore, the proposed development 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 requested Conditional Use Permit would allow the operation of a kindergarten through eighth grade charter school for a maximum of 850 students and 40 teachers/staff in an existing 59,588-square-foot industrial building located in a developed light industrial area at 1275 30th Street. The site is located in the Otay Mesa-Nestor Community Plan and IL-2-1 zone, both of which designate the site for industrial uses.

A school is allowed in the IL-2-1 zone with the approval of a CUP in accordance with San Diego Municipal Code (SDMC) Section [131.0622, Use Regulations Table 131.06B](#). The proposed use is further regulated by the Separately Regulated Institutional Use requirements in SDMC Section [141.0407](#). Staff review of the project has concluded the proposal is consistent with all relevant regulations of the Land Development Code, including the Separately Regulated Institutional Use requirements, including pedestrian and traffic circulation, parking and school capacity. There are no deviation requests included with this proposal. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The requested Conditional Use Permit would allow the operation of a kindergarten through eighth grade charter school for a maximum of 850 students and 40 teachers/staff in an existing 59,588-square-foot industrial building located in a developed light industrial area at 1275 30th Street. The site is located in the Otay Mesa-Nestor Community Plan and IL-2-1 zone, both of which designate the site for industrial uses.

ATTACHMENT 4

The project site is located in the only industrially-designated portion of this community. This 50-acre industrial area is substantially surrounded by residential development with some commercial/retail uses to the north and south. The majority of the businesses are office, retail, warehouse and other light industrial uses that do not include heavier industrial uses such as manufacturing or significant hazardous materials handling.

Because the proposed charter school would be located in a designated industrial area and students are considered sensitive receptor for land use purposes, Policy EP-A.20 of the GP requires analyzing the collocation/conversion suitability per the factors in Appendix C, EP-2. The applicant submitted a Collocation/Conversion Factor Analysis which included an Air Quality Technical Report and an analysis of existing and potential surrounding land uses. City staff has reviewed and accepted the analysis and determined the applicant has adequately addressed the required suitability factors to support a school use on the project site.

The project location is located approximately 1,300 feet walking distance from the Iris Avenue Transit Center, a multi-modal transportation hub at Iris Avenue and 30th Street serviced by nine bus routes and the San Diego Trolley Blue Line. Three bus routes connect the Transit Center to bus stops at the intersection of Beyer Boulevard and Del Sol Boulevard, less than 400 feet east of the school. Sidewalks on both sides of the street connect the Transit Center directly to the proposed school. In addition, the site is located 0.37 mile from the Otay Mesa-Nestor Public Library and 0.50 mile from the Montgomery/Waller Park & Recreation Center.

The project location is located approximate 0.25-mile from the current site of the charter school, allowing current students to remain at the school while increasing overall capacity for new students in the surrounding neighborhoods. Therefore, the proposed use is appropriate at the proposed location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2080173 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 2080173, a copy of which is attached hereto and made a part hereof.

Paul Godwin
Development Project Manager
Development Services

Adopted on: October 3, 2018

IO#: 24007520

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: 24007520

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2080173
STEPHEN HAWKING CUP - PROJECT NO. 591594
HEARING OFFICER

This Conditional Use Permit No. 2080173 is granted by the Hearing Officer of the City of San Diego to Centro de Salud de la Comunidad de San Ysidro, Incorporated, Owner and TA II Acquisition, a California Limited Liability Corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0407 (Separately Regulated Uses) and 126.0305 (Conditional Use Permit). The 2.02-acre site is located at 1275 30th Street in the IL-2-1 zone within the Otay Mesa-Nestor Community Plan. The project site is legally described as: Lot 5 of South San Diego Industrial Park Unit No. 1, according to Map thereof No. 8724, filed in the Office of the San Diego County Recorder on November 25, 1977.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a charter school within an existing industrial building, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 3, 2018, on file in the Development Services Department.

The project shall include:

- a. Tenant improvement to an existing 59,588-square-foot industrial building for the operation of a charter school with a maximum enrollment of 850 students, kindergarten through eighth grade with 40 teachers/administrative employees;
- b. Installation of an outdoor play area between the building and the Del Sol Boulevard frontage;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. 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 October 17, 2021.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. 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.
7. 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.
8. 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.
9. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the

discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

AIRPORT REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond removal of existing driveways on Del Sol Boulevard and 30th Street and replace them with current City of San Diego Standard driveways.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the damaged portions of the sidewalk with current City Standard sidewalk on Del Sol Boulevard adjacent to western driveway.

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for Landscaping/Irrigation and trees within Del Sol Boulevard and 30th Street right of way.
16. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
18. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.
19. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

21. Owner/Permittee shall maintain a minimum of 78 off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

22. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
23. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
24. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

25. Prior to issuance of any engineering permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for existing and proposed improvements of any kind, including utilities, gates and fences, landscaping, enriched paving, and electrical conduits to be installed within the public- right-of-way or public easement.
26. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new sewer service(s) outside of any driveway.
27. Prior to the issuance of any building permits, the Owner/Permittee shall construct all water and sewer facilities required by the Public Utilities Department necessary to serve this development and assure them by permit and bond.
28. 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.
29. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.
30. All on-site water and sewer facilities shall be private.
31. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer and five feet of any water facilities.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on October 3, 2018, and [Approved Resolution Number].

ATTACHMENT 5

Permit Type/PTS Approval No.: CUP No. 2080173
Date of Approval: October 3, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Paul Godwin
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.

**Centro de Salud de la Comunidad de San
Ysidro Incorporated**
Owner

By _____
NAME
TITLE

**TA II Acquisition, a California Limited
Liability Corporation**
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name/Number: Stephen Hawking CUP/591594

SCH No.: N.A.

Project Location-Specific: 1275 30th Street, San Diego, CA 92154

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: **CONDITIONAL USE PERMIT (CUP)** for an educational facility for grades Kindergarten -12th grade, and tenant improvements of an existing 59,588 square-foot building. The project site is currently developed as an office warehouse facility. The project site is designated for Industrial-light per the Otay Mesa-Nestor Community Plan and is zoned IL-2-1. The 2.02-acre site is located at 1275 30th Street and is within the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (Review Area 2), and the Federal Aviation Administration Part 77 Notification area. (Legal Description: Lot 5 of South San Diego Industrial Park Unit No. 1 in the City of San Diego, County of San Diego, State of California, According to Map No. 8724, Filed in the Office of the County Recorder of San Diego County, November 25, 1977).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Steve Laub, 7593 El Paso Street, La Mesa, CA 91942, (619) 644-3300

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332 (In-Fill Development Projects)

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15332. The project is consistent with the existing land use designation, and all applicable general plan policies as well as with the applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than 5 acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects related to air quality, noise, traffic or water quality. The site can be adequately serviced by all required utilities and public services. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

Lead Agency Contact Person: Rhonda Benally

Telephone: (619) 446-5468

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Rindley A. Sebatz Senior Planner
Signature/Title

September 19, 2018
Date

Check One:

- Signed By Lead Agency
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP
MEETING MINUTES
February 14, 2018**

Members Present:

District 1 John Swanson
 District 2 Sam Mendoza
 District 4 Patty Swanson
 District 6 Maria Mendoza
 District 7 Robert Broomfield
 District 8 Edgar Gonzalez
 District 9 Jacki Farrington
 District 10 Bob Mikloski
 District 12 Carlos Sanchez
 District 13 Brian McGonagill
 District 14 Wayne Dickey

District 15 Walt Zumstein
 District 16 Bobby Hicks

Members Absent:

District 3 Ed Abraham
 District 5 Gabriel Uribe
 District 11 Albert Velasquez

Vacant District Seats:

None

Guests Present:

Steve Laub, Carlos Figueroa III, Lorena Chavez, Clyde Prem, R. Daniel Hernandez, Carol Green, Gerardo Ramirez, Chris Holder and Sabine Prather.

1. **Call to Order/Introduction of Members:** Vice-Chair Jackie Farrington at the Otay Mesa Nestor Branch Library called the meeting to order at 6:33 p.m. She welcomed all Board members and members of the community to the meeting of the Otay Mesa-Nestor Community Planning Group (OMNCPG).
2. **Approval of minutes** – Bob Mikloski made a motion to approve the minutes of the January 10, 2017, OMNCPG meeting. The motion passed unanimously.
3. **Non-Agenda Public Comments:**
 - a. John Swanson announced that the project involving National CORE and the Nestor United Methodist Church, proposing 102 high quality studio rental apartments for formerly homeless seniors, is scheduled for review by the OMNCPG Project Review Subcommittee meeting later in February 2018.
 - b. Resident Sabrina Prather announced that she would like to assist with community cleanup projects.
4. **SDPD Community Relations:** Officer Aida Liufau, aliufau@pd.sandiego.gov , 619-424-0412. No report.
5. **California State Assembly, 80th District Report:** Lucero Chavez, Field Representative, 619-338-8090 lucero.chavez@asm.gov. No report.

6. **Council District 8 Report:** District 8 Representative Vivian Moreno, Council Representative, 619-236-6688 vmoreno@sandiego.gov, District 8 Representative, Gerardo Ramirez, presented the following information on behalf of Ms. Moreno:
- a. He announced that the Brown Field Airport Master Plan Advisory Committee Meeting will be held on Wednesday, February 21, 2018 from 5:30 pm to 8:00 pm, at the Montgomery Waller Recreation Center, 3020 Coronado Avenue, San Diego, CA 92154.
 - b. The City of San Diego will host a community forum to inform residents of the Minimum Wage Program. This forum will be held Monday, February 26, 2018, from 5:30 pm to 8:00 pm, at the Montgomery Waller Recreation Center, 3020 Coronado Avenue, San Diego, CA 92154.
 - c. The H2O San Diego Program is a bill payment assistance option for qualified low-income and fixed income water utility customers in the City of San Diego. For information, call 619-515-3500, or customercare@sandiego.gov
7. **Sub-Committee Reports:** Volunteer Code Compliance, By-Laws, and Parks and Recreation subcommittees.
- a. The By-Laws Subcommittee presented the results of their review of the updated draft OMNCPG Bylaws.
 1. The Subcommittee reported that they recommend approval to the OMNCPG of the revised OMNCPG Bylaws.
 - b. The Project Review subcommittee presented the results of their review of the proposed relocation project of the Stephen W. Hawking Charter School.
 1. The Subcommittee reported that they recommend approval to the OMNCPG of the relocation of the Stephen W. Hawking Charter School.
8. **Action Item:** Michael Prinz, City of San Diego Senior Planner, presented the updated draft OMNCPG Bylaws to reflect changes based on the updated City of San Diego City Council Policy 600-24 and Administrative Guidelines. Contact: Michael Prinz, Senior Planner, (619) 533-5931 mprinz@sandiego.gov

Voting results: The OMNCPG voted unanimously to approve the revised OMNCPG Bylaws.

9. **Action Item:** Steve Laub, with Land Solutions, Inc. presented information about the proposed relocation of the Stephen W. Hawking Charter School from their existing co-location site at Southwest Middle School, at 2710 Iris Avenue, San Diego, CA 92154, to a location of their own at 1275 30th Street, San Diego, CA 92102. In order to relocate, the Charter School will be required to apply for a Process 3 Conditional Use Permit from the City of San Diego. Contact: Steve Laub, Land Solutions, Inc., 619-644-3300 slaub@landsolutionsinc.net

Voting results: The OMNCPG voted unanimously to approve the relocation of the Stephen W. Hawking Charter School.

10. **Action Item:** OMNCPG member Walt Zumstein discussed the Otay Mesa Nestor Community Plan update.

Voting results: The OMNCPG voted unanimously to write a letter to the Mayor of the City of San Diego requesting that funding be made available to update the Otay Mesa Nestor Community Plan in the near future.

12. Chairs' Report: No report.
13. City Planner Report: Michael Prinz, Senior Planner, 619-533-5931 mprinz@sandiego.gov
No report.
14. Adjournment. 7:32 p.m.

Respectively submitted by John C. Swanson, Secretary



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

Ownership Disclosure Statement

FORM
DS-318

October 2017

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

Project Title: Stephen W. Hanking II Charter School Relocation Project No. For City Use Only: _____

Project Address: 1275 30th St.
San Diego, CA 92154

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

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. C0617223
 Partnership Individual

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

Property Owner

Name of Individual: Centro De Salud De La Comunidad (Seller) Owner Tenant/Lessee Successor Agency

Street Address: 4004 Beyer Blvd

City: San Diego State: CA Zip: 92173

Phone No.: 619-205-6322 Fax No.: 619-205-6323 Email: Kmattson@syhc.org

Signature: [Signature] Date: 12/20/2017

Additional pages Attached: Yes No

Applicant

Name of Individual: TAII Acquisition LLC (Buyer) Owner Tenant/Lessee Successor Agency

Street Address: 3000 Olympic Blvd, Suite 2120

City: Los Angeles State: CA Zip: 90004

Phone No.: (310) 752-7339 Fax No.: _____ Email: asouffajian@tairimpact.com

Signature: [Signature] Date: December 20, 2017

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Hanking S.T.E.A.M. Charter Schools Inc Owner Tenant/Lessee Successor Agency

Street Address: 1355 2nd Ave

City: Chula Vista State: CA Zip: 91911

Phone No.: 619-438-8833 Fax No.: _____ Email: lchever@hankingcharter.org

Signature: [Signature] Date: 12/20/17

Additional pages Attached: Yes No

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

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



TURNER IMPACT CAPITAL

3000 OLYMPIC BLVD., SANTA MONICA, CA 93232

VICINITY MAP



SHEET INDEX

A0.0	COVER SHEET
1 OF 2	A.L.T.A. SURVEY
2 OF 2	A.L.T.A. SURVEY
A1.1	ARCHITECTURAL SITE PLAN
A1.2	CIRCULATION PLAN
A2.1	FLOOR PLAN - LEVEL 1
A2.2	FLOOR PLAN - LEVEL 2
A5.0	EXTERIOR ELEVATIONS
A6.0	SITE SECTIONS
L1.0	CONCEPTUAL LANDSCAPE PLAN
L1.1	CONCEPTUAL LANDSCAPE PLAN

CERTIFICATION STATEMENT



7593 El Paso St., La Mesa, CA 91942
619-644-3300
Fax 888-213-9141

CERTIFICATION STATEMENT
Professional Certification for Development Permit Completeness Review

Project Name: Hawking II Charter School Relocation
Application for: Conditional Use Permit for Educational Facility
Property Address: 1275 30th St. San Diego CA 92154 (APN 630-140-28)

I am the agent for the applicant for the referenced permit submitted herewith in the City of San Diego. I hereby acknowledge and certify that:

1. I am accountable for knowing and complying with the governing policies, regulations, and submittal requirements applicable to this proposed development;
2. I have performed reasonable research to determine the required approvals and decision process for the proposed project, and that failure to accurately identify an approval or decision process could significantly delay the permitting process;
3. I have taken the Professional Certification for Development Permit Completeness Review training and am on the approved list for Professional Certification;
4. Maintaining my Professional Certification for Development Permit Completeness Review privilege requires accurate submittals on a consistent basis;
5. Submitting incomplete documents and plans on a consistent basis may result in the revocation of my Professional Certification for Development Permit Completeness Review;
6. If required documents or plan content is missing, project review will be delayed; and
7. This submittal package meets all of the minimum submittal requirements contained in Land Development Manual, Volume 1, Chapter 1, Section 4.

Responsible Certified Professional Name: Steve Laub

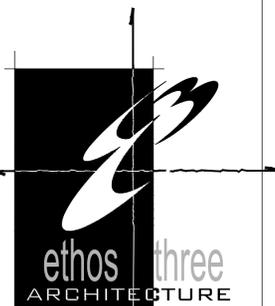


President
Land Solutions, Inc.

Date: December 21, 2017

DEVELOPMENT SUMMARY

SCOPE OF WORK	CONDITIONAL USE PERMIT FOR A CHARTER SCHOOL GRADES K-8, UP TO 850 STUDENTS AND 40 ADMINISTRATIVE/TEACHERS, IN 38 CLASSROOMS WITHIN AN EXISTING BUILDING. NOMINAL SITE WORK.									
PROJECT TEAM	<table border="0"> <tr> <td> PLANNING CONSULTANT STEVE LAUB LAND SOLUTIONS, INC. 7593 EL PASO ST. LA MESA, CA 91942 619.644.3300 </td> <td> ARCHITECT JOHN LOPEMAN, AIA ETHOS THREE ARCHITECTURE 8985 SOUTH EASTERN AVE. #220 LAS VEGAS, NV 89123 702.456.1070 </td> <td> CIVIL ENGINEER JON WAKENHUT, P.E. KIMLEY-HORN 6671 LAS VEGAS BLVD. #320 LAS VEGAS, NV 89119 702.731.2779 </td> </tr> <tr> <td> LANDSCAPE ARCHITECT MATTHEW J. MORGAN KIMLEY+HORN 401 B STREET, #600 SAN DIEGO, CA 92101 619.272.7192 </td> <td> SURVEYOR PARTNER ENGINEERING AND SCIENCE, INC. 11839 SORRENTO VALLEY ROAD, SUITE 906 SAN DIEGO CA 92121 800.419.4923 </td> <td></td> </tr> <tr> <td> MPE ENGINEERING CAROL ROBERTS EI SUSTAINABILITY 1 CIVIC CENTER DRIVE, #300 SAN MARCOS, CA 92069 760.685.0225 </td> <td> STRUCTURAL ENGINEER SAMIR NACER, P.E. MA ENGINEERING 3281 S HIGHLAND DRIVE, #813 LAS VEGAS, NV 89109 702.735.2777 </td> <td></td> </tr> </table>	PLANNING CONSULTANT STEVE LAUB LAND SOLUTIONS, INC. 7593 EL PASO ST. LA MESA, CA 91942 619.644.3300	ARCHITECT JOHN LOPEMAN, AIA ETHOS THREE ARCHITECTURE 8985 SOUTH EASTERN AVE. #220 LAS VEGAS, NV 89123 702.456.1070	CIVIL ENGINEER JON WAKENHUT, P.E. KIMLEY-HORN 6671 LAS VEGAS BLVD. #320 LAS VEGAS, NV 89119 702.731.2779	LANDSCAPE ARCHITECT MATTHEW J. MORGAN KIMLEY+HORN 401 B STREET, #600 SAN DIEGO, CA 92101 619.272.7192	SURVEYOR PARTNER ENGINEERING AND SCIENCE, INC. 11839 SORRENTO VALLEY ROAD, SUITE 906 SAN DIEGO CA 92121 800.419.4923		MPE ENGINEERING CAROL ROBERTS EI SUSTAINABILITY 1 CIVIC CENTER DRIVE, #300 SAN MARCOS, CA 92069 760.685.0225	STRUCTURAL ENGINEER SAMIR NACER, P.E. MA ENGINEERING 3281 S HIGHLAND DRIVE, #813 LAS VEGAS, NV 89109 702.735.2777	
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LEGAL DESCRIPTION	<p>REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:</p> <p>LOT 5 OF SOUTH SAN DIEGO INDUSTRIAL PARK UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8724, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 25, 1977.</p> <p>EXCEPTING THEREFROM ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEEDS RECORDED NOVEMBER 3, 1944, DOCUMENT NO. 82499, IN BOOK 1775, PAGE 47 OF OFFICIAL RECORDS AND FEBRUARY 8, 1946, DOCUMENT NO. 14434, IN BOOK 2047 PAGE 116 OF OFFICIAL RECORDS.</p> <p>APN: 630-140-28-00</p> <p>THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-867917-SD, DATED AUGUST 31, 2017.</p>									
OWNER NAME & ADDRESS	<p>CURRENT OWNER: CENTRO DE SALUD DE LA COMUNIDAD DE SAN YSIDRO, INC.</p> <p>FUTURE OWNER: TA II ACQUISITION LLC, A DELAWARE LLC</p>									
TYPE OF CONSTRUCTION	TYPE IIIB									
OCCUPANCY CLASSIFICATION	E - EDUCATIONAL									
ZONING DESIGNATION	IL-2-1									
SITE AND BUILDING AREA	SEE SITE PLAN									
EXISTING AND PROPOSED USES	<p>EXISTING USE: OFFICE WAREHOUSE FOR HEALTH CARE COMPANY</p> <p>PROPOSED USE: K-8 PUBLIC CHARTER SCHOOL</p>									
YEAR CONSTRUCTED	1987									
GEOLOGICAL HAZARD CATEGORY	TO BE DETERMINED									
LANDSCAPE AREA	SEE LANDSCAPE DRAWINGS									
DEVIATIONS	NONE									



COVER SHEET

HAWKING II
1275 30TH STREET

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

4. AN EASEMENT FOR DRAINAGE AND SEWER AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1926 IN BOOK 1255 OF DEEDS, PAGE 412, IN FAVOR OF CORONADO WATER COMPANY. (THIS ITEM MAY AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON BECAUSE THE EXACT LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE DESCRIPTION OF RECORD.)
5. AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED NOVEMBER 25, 1977 AS MAP NO. 8724 OF TRACT MAPS FOR DRAINAGE AND SEWER AND INCIDENTAL PURPOSES. (THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.)
6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED SEPTEMBER 19, 1978 AS INSTRUMENT NO. 78-399928 OF OFFICIAL RECORDS, DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 10, 2003 AS INSTRUMENT NO. 2003-1357306 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)
7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED DECEMBER 11, 1986 AS INSTRUMENT NO. 86-579022 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)
8. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 1, 1987 AS INSTRUMENT NO. 87-239475 OF OFFICIAL RECORDS, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION. (THIS ITEM MAY AFFECT THE SUBJECT PROPERTY BUT IS NOT PLOTTED HEREON BECAUSE THE EXACT LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE DESCRIPTION OF RECORD.)
10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REGULATORY AGREEMENT" RECORDED MARCH 20, 2013 AS INSTRUMENT NO. 2013-075892 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

MISCELLANEOUS NOTES

- (N1) THE BEARING NORTH 89°43'10" EAST BEING THE CENTERLINE OF DEL SOL BOULEVARD AS SHOWN ON MAP NO. 8724, FILED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.
- (N2) THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL
- | PARKING | | | | |
|---------|----------|-------|---------|-------|
| REGULAR | HANDICAP | TRUCK | PARTIAL | TOTAL |
| 89 | 4 | 0 | 0 | 93 |
- (N3) DURING OUR FIELD SITE VISIT, THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILD ADDITIONS WITHIN RECENT MONTHS.
- (N4) THERE WAS NOT ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- (N5) DURING OUR FIELD SITE VISIT, THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- (N6) THE DISTANCE TO THE NEAREST INTERSECTING STREET ARTESIAN STREET IS 112.13' AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.
- (N7) NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

ZONING INFORMATION

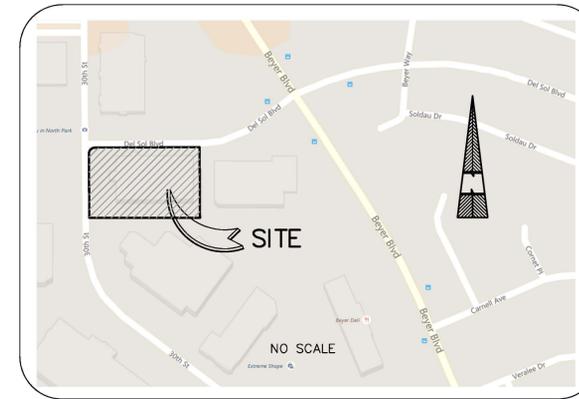
THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM NO. 6(B).

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) SHADED "X" & "AE" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 08020-2154-H DATED 4-5-16 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 8-19-17, BY TELEPHONE OR EMAIL (www.fema.gov)

UTILITY NOTE

LOCATIONS OF UTILITIES ARE SHOWN HEREON BY OBSERVED EVIDENCE ONLY.



TITLE LEGAL DESCRIPTION

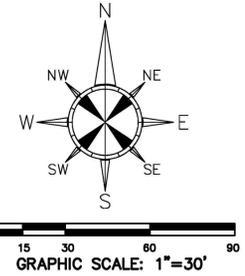
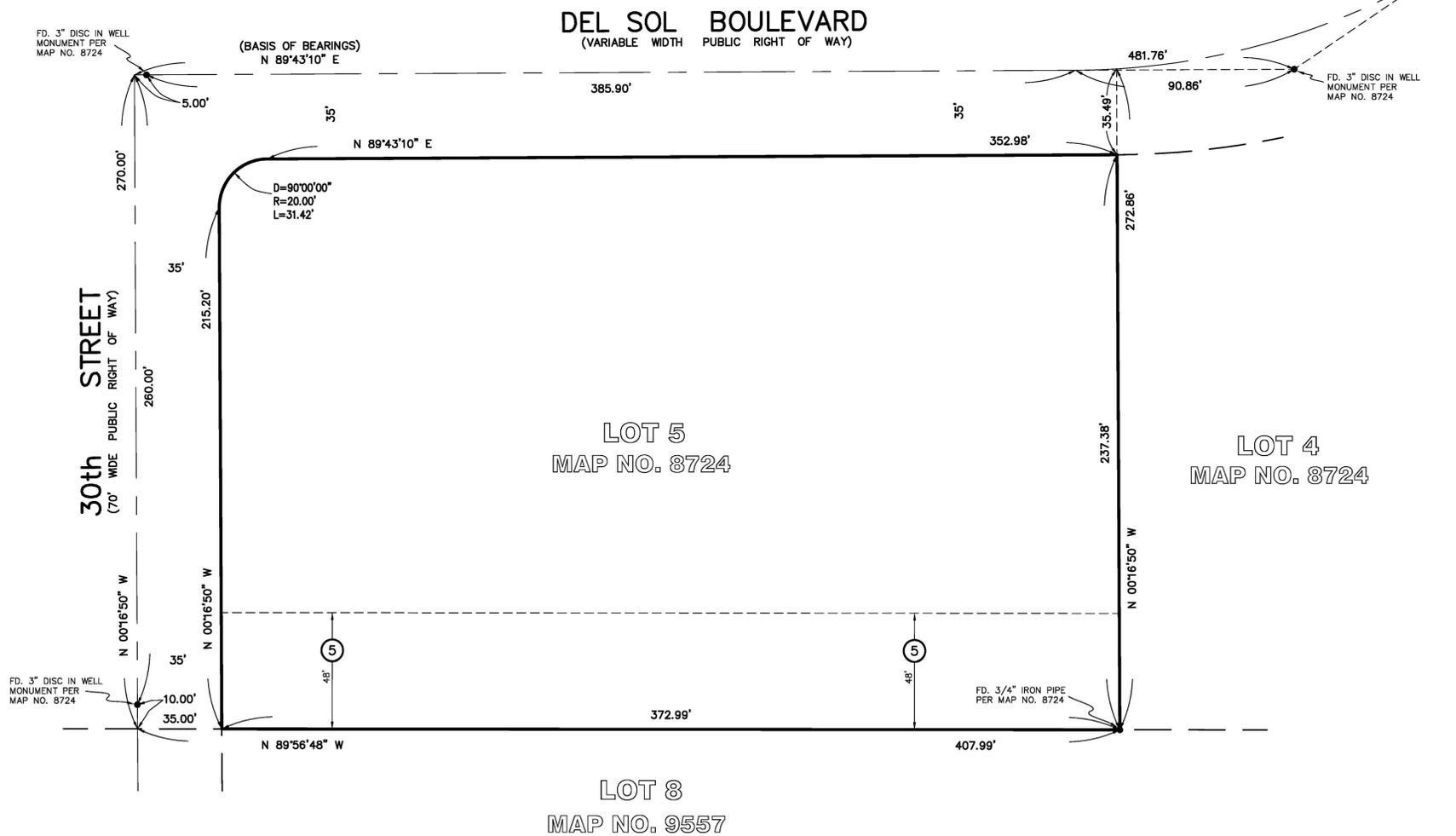
REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOT 5 OF SOUTH SAN DIEGO INDUSTRIAL PARK UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8724, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 25, 1977.
 EXCEPTING THEREFROM ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEEDS RECORDED NOVEMBER 3, 1944, DOCUMENT NO. 82499, IN BOOK 1775, PAGE 47 OF OFFICIAL RECORDS AND FEBRUARY 8, 1946, DOCUMENT NO. 14434, IN BOOK 2047 PAGE 116 OF OFFICIAL RECORDS.
 APN: 630-140-28-00
 THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-867917-SD, DATED AUGUST 31, 2017.

LAND AREA:

88,047 SQUARE FEET
 2.021 ACRES

STATEMENT OF ENCROACHMENTS

- A - SOUTH EDGE TRANSFORMER PAD LIES 2.0' SOUTH OF PROPERTY LINE.
- B - EAST END CHAIN LINK FENCE LIES 0.9' EAST OF PROPERTY LINE.
- C - ANGLE POINT CHAIN LINK FENCE LIES 0.7' TO 3.9' NORTH OF PROPERTY LINE.
- D - EAST EDGE CONCRETE PAD LIES 2.8' EAST OF PROPERTY LINE.



ALTA/NSPS LAND TITLE SURVEY

FOR
 PARTNER PROJECT NUMBER 17-196735 SITE NUMBER 1
 ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-867917-SD, CONTAINING AN EFFECTIVE DATE OF AUGUST 31, 2017 AND TIME OF 7:30 A.M.

CERTIFICATION

TO: CENTRO DE SALUD DE LA COMUNIDAD DE SAN YSIDRO, INC., A CALIFORNIA NON-PROFIT CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 6(b), 7(g)(1)(c), 8, 9, 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9-19-17.

PROEPRTY ADDRESS: 1275 30th STREET, SAN DIEGO, CA 92154

SURVEY PREPARED BY:

O.K.O. ENGINEERING INC.
 CIVIL ENGINEERS/SURVEYORS/STRUCTURAL & CAD SPECIALISTS
 23671 BIRTCHE DRIVE
 LAKE FOREST, CALIFORNIA 92630
 949/597-3577
 FAX 949/597-3579

SURVEYOR: MICHAEL FURLONG
 REGISTRATION NUMBER: 8899
 STATE OF REGISTRATION: CALIFORNIA
 FIELD DATE OF SURVEY: 9-19-17
 LATEST REVISION DATE:

SIGNATURE

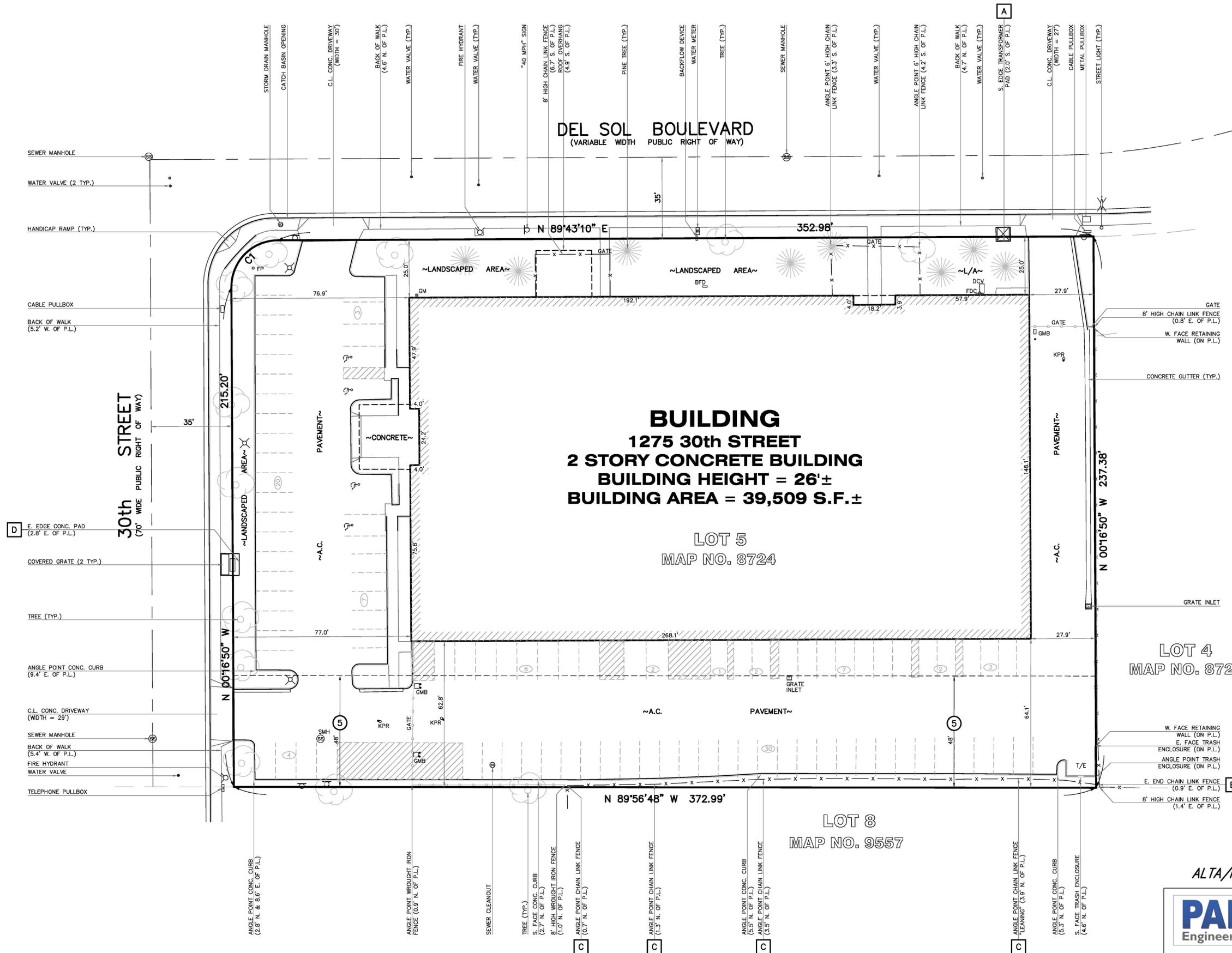
PARTNER
 Engineering and Science, Inc.

30505 BAINBRIDGE ROAD
 SOLON, OH 44139
 T 440-809-8501
 KWalker@partnersesi.com

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	20.00'	31.42'

LEGEND

- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- TYP. --- TYPICAL
- DIA. --- DIAMETER
- P.L. --- PROPERTY LINE
- NO. --- NUMBER
- A.S.P. --- ASPHALT CONCRETE
- R. --- RECORD
- M. --- MEASURED
- C.L. --- CENTER LINE
- P.O.B. --- POINT OF BEGINNING
- CO. --- CONCRETE
- FO. --- FOUND
- W. --- WITH
- E. --- EASTERLY
- W. --- WESTERLY
- L.A. --- LANDSCAPED AREA
- B.F.D. --- BACKFLOW DEVICE
- G.M. --- GAS METER
- DCV --- DETECTOR CHECK VALVE
- F.D.C. --- FIRE DEPARTMENT CONNECTION
- G.M.B. --- GATE MOTOR BOX
- K.P.R. --- KEY PAD READER
- T/E --- TRASH ENCLOSURE
- SMH --- SEWER MANHOLE
- FP --- FLAG POLE
- # --- NUMBER OF PARKING STALLS
- (T) --- TREE
- (SM) --- SEWER MANHOLE
- (SD) --- STORM DRAIN MANHOLE
- (S) --- SIGN
- (C) --- CENTERLINE SYMBOL



DEL SOL BOULEVARD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

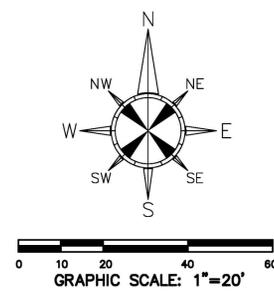
30th STREET
(70' WIDE PUBLIC RIGHT OF WAY)

BUILDING
1275 30th STREET
2 STORY CONCRETE BUILDING
BUILDING HEIGHT = 26'±
BUILDING AREA = 39,509 S.F.±

LOT 5
MAP NO. 8724

LOT 4
MAP NO. 8724

LOT 8
MAP NO. 9557



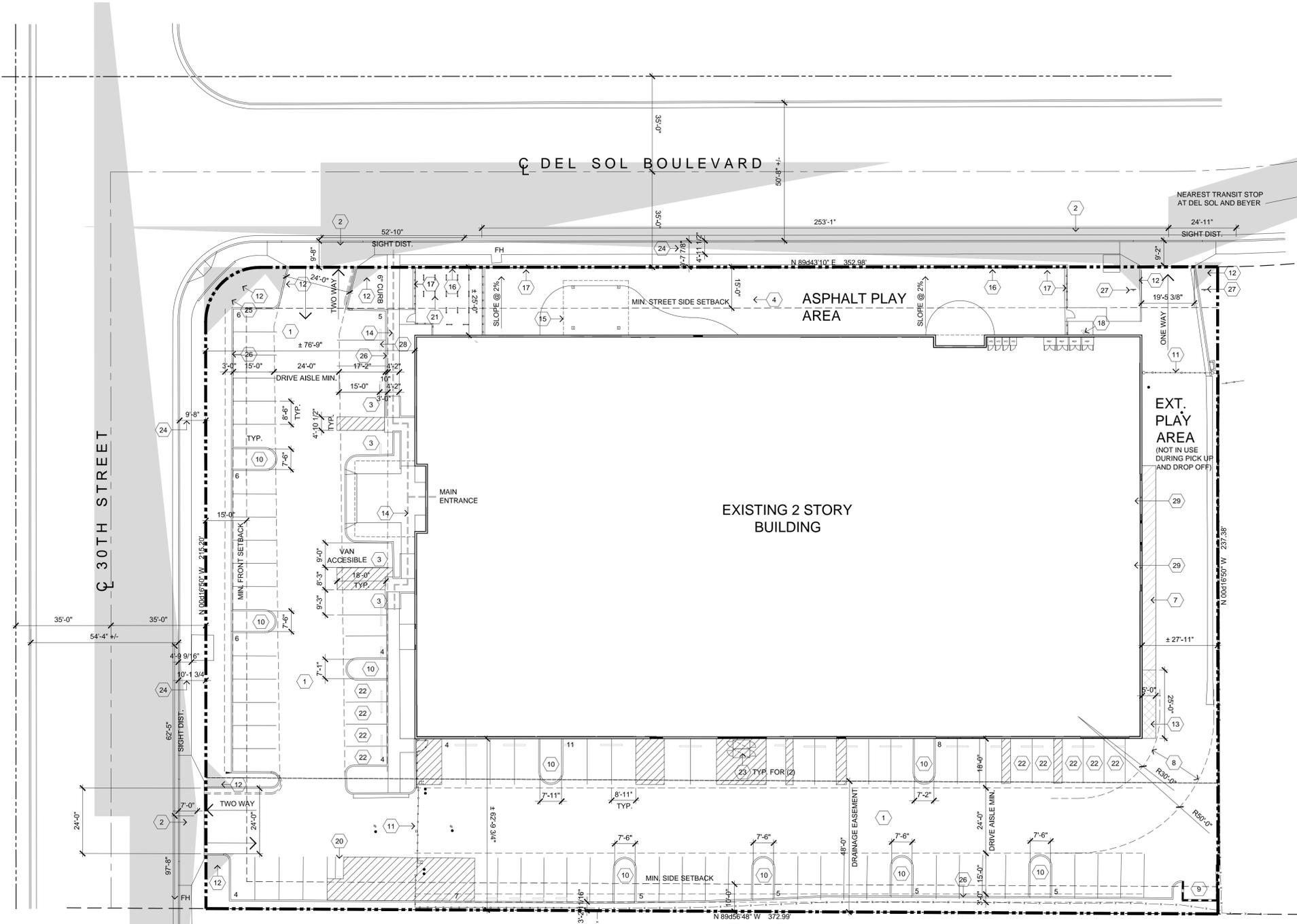
O.K.O. ENGINEERING INC.
CIVIL ENGINEERS/SURVEYORS/STRUCTURAL/
& CAD SPECIALISTS
23671 BIRTCHE DRIVE
LAKE FOREST, CALIFORNIA 92630
949/597-3577
FAX 949/597-3579

ALTA/NSPS LAND TITLE SURVEY

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KWalker@partneresi.com

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



SITE DATA

ADDRESS:	1275 30TH STREET
APN:	630-140-28-00
ZONING:	IL-2-1
LOT SIZE:	88,047 SF, 2.02 ACRES
BUILDING USE:	K-6 EDUCATION
STORIES:	2
BUILDING HEIGHT:	26'-0" + 5' MECHANICAL SCREEN = 31'-0"
BUILDING FOOTPRINT:	39,509 SF
TOTAL BUILDING AREA:	59,588 SF
FLOOR AREA RATIO:	67.6% (2.0 MAX PER SDMC TABLE 131-06C)
LOT COVERAGE:	44.8%

PARKING ANALYSIS

REQUIRED PARKING:	2 SPACES / CLASSROOM
CLASSROOMS:	38 CLASSROOMS
TOTAL SPACES REQUIRED:	78 SPACES
TOTAL SPACES PROVIDED:	84 SPACES
STANDARD SPACES:	73 SPACES
EV SPACES:	8 SPACES
ACCESSIBLE SPACES:	4 SPACES
MOTORCYCLE PARKING PROVIDED:	2 SPACES
BIKE PARKING REQUIRED:	
SHORT TERM: 1 x 59,588 / 1000 =	6 SPACES
LONG TERM 5% x 78 SPACES =	4 SPACES
BIKE PARKING PROVIDED:	
SHORT TERM:	30 SPACES
LONG TERM:	4 SPACES

KEY NOTES

- 1 EXISTING ASPHALT PARKING LOT
- 2 SIGHT DISTANCE ANALYSIS
- 3 EXISTING ACCESSIBLE PARKING STALL. UPGRADE TO CURRENT REQUIREMENTS AS REQUIRED.
- 4 NOT USED
- 5 NOT USED
- 6 NOT USED
- 7 STRIPED STUDENT LOADING ZONE.
- 8 FIRE TRUCK TURNING RADIUS
- 9 EXISTING TRASH ENCLOSURE
- 10 NEW LANDSCAPE FINGER
- 11 EXISTING MOTORIZED ROLLING GATE. OUTFIT WITH NEW STROBE FOR FIRE DEPARTMENT OPTICOM SENSOR
- 12 VISIBILITY AREA PER VISIBILITY DIAGRAM 113-02SS
- 13 ACCESSIBLE LOADING ZONE
- 14 ACCESSIBLE ROUTE
- 15 EXISTING PATIO COVER
- 16 NEW DECORATIVE CMU RETAINING WALL - MAX HEIGHT = 24"
- 17 NEW 6' HIGH CHAIN LINK FENCE
- 18 EXISTING FIRE DEPARTMENT CONNECTION
- 19 NOT USED
- 20 2-3' x 8' MOTORCYCLE PARKING SPACES
- 21 30 SHORT TERM BICYCLE RACK / PARKING - INVERTED 'U'
- 22 ZERO EMISSIONS PARKING SPACE
- 23 4 SPACES LONG TERM BIKE LOCKER
- 24 DISTANCE FROM CURB TO PROPERTY LINE
- 25 EXISTING FLAG POLE
- 26 6" CURB TYP.
- 27 DO NOT ENTER SIGNS
- 28 WHEEL STOPS
- 29 STUDENT ENTRANCE

GENERAL NOTES

THIS PROJECT WILL COMPLY WITH SECTION 59.5.0404 SAN DIEGO MUNICIPAL CODE

JOB NUMBER - 000000

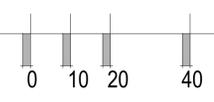


SITE PLAN

HAWKING II
1275 30TH STREET

SITE PLAN

SCALE : 1"=20'-0"

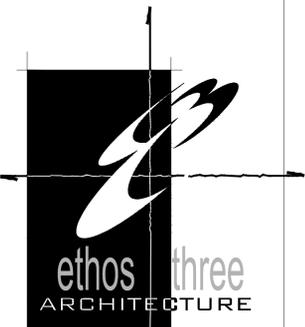
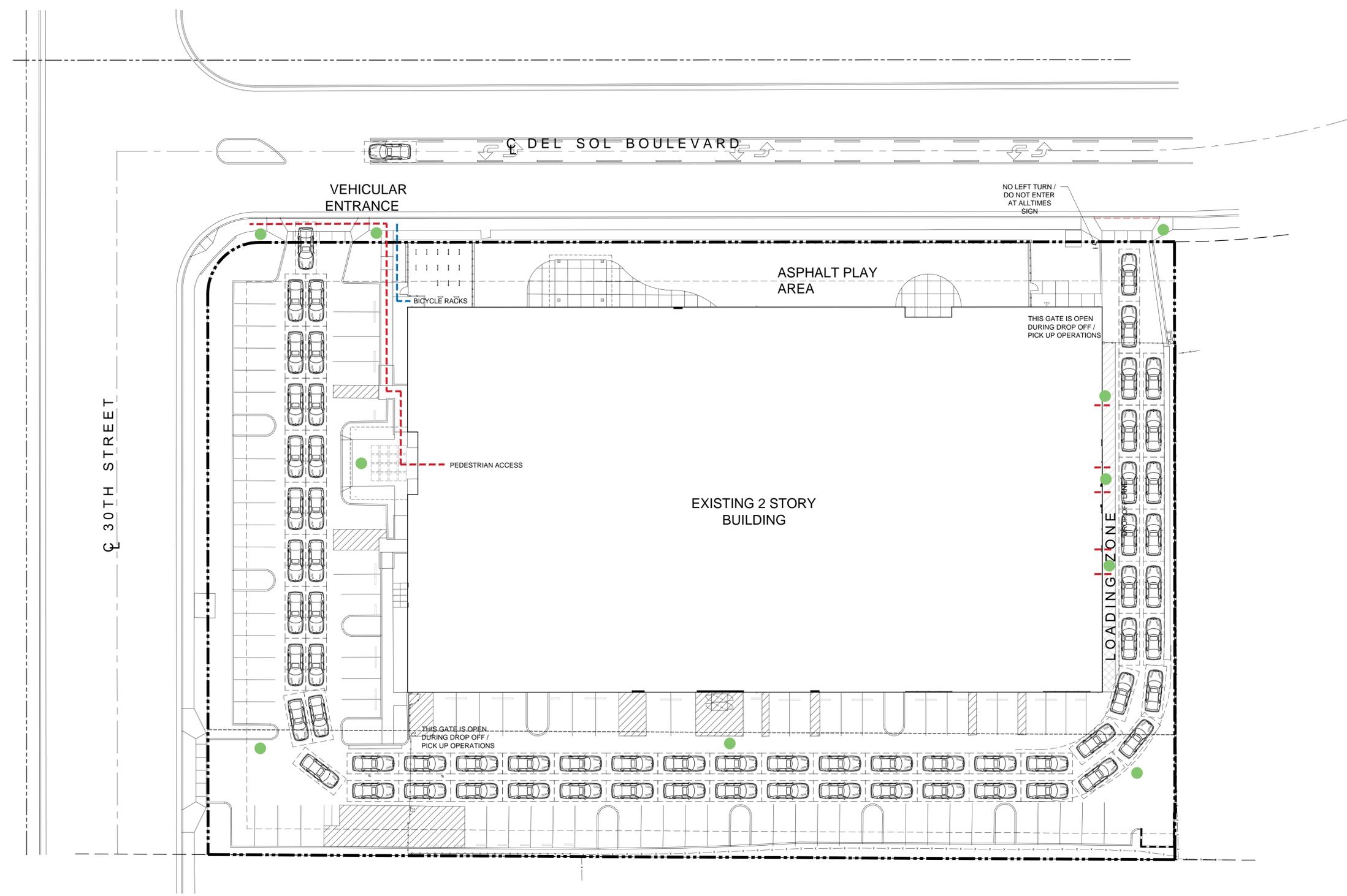


06-13-2018

SHT A1.0

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JOB NUMBER - 0000000

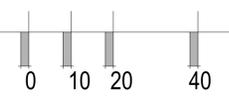


CIRCULATION PLAN

HAWKING II
1275 30TH STREET

DROP-OFF/PICK-UP CIRCULATION SITE PLAN DROP OFF

SCALE : 1"=20'-0"



08-16-2018



SHT A1.1

8985 s. eastern
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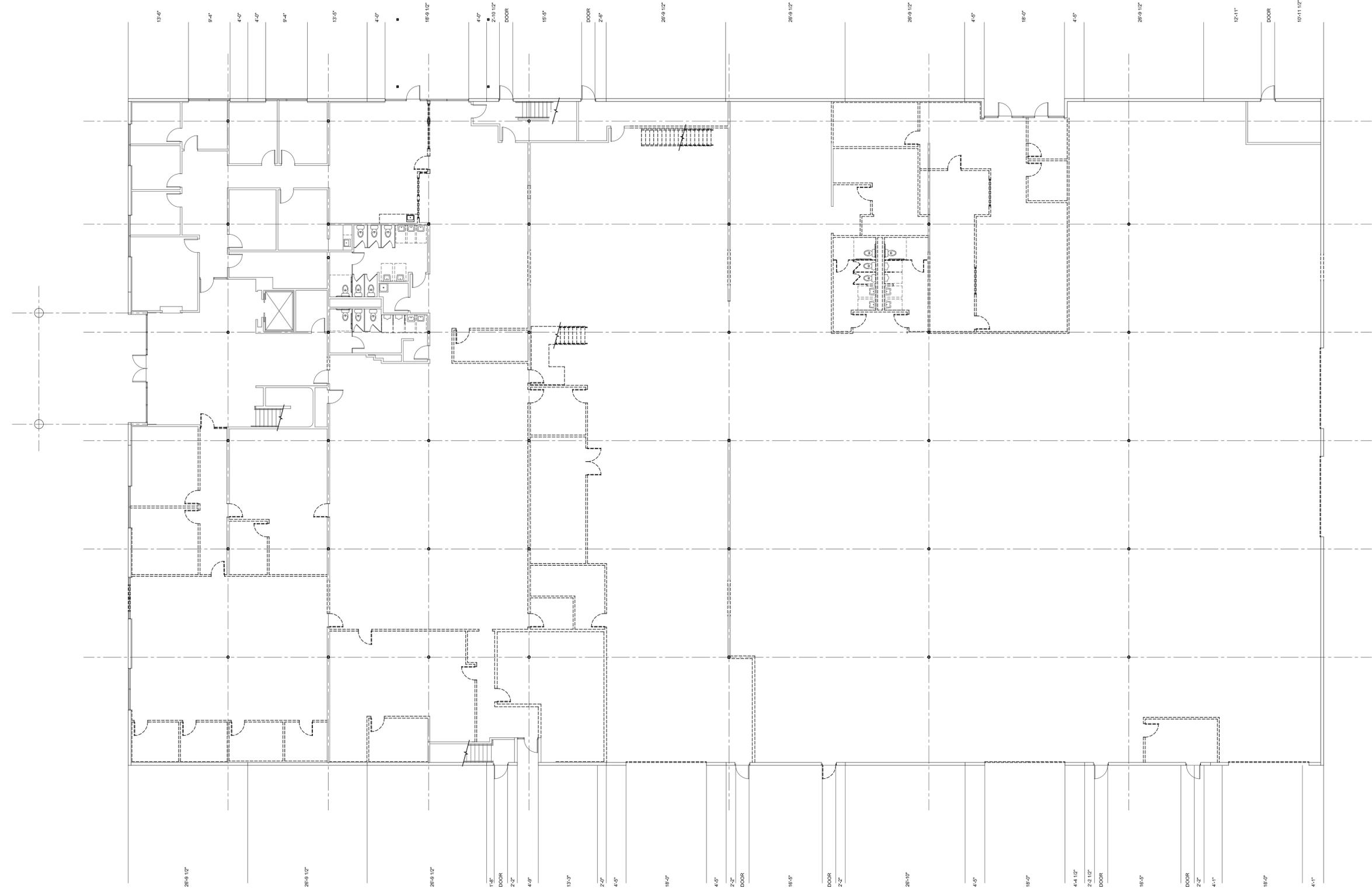


DEMO FLOOR PLAN 1

HAWKING II
1275 30TH STREET

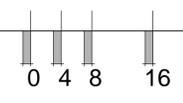


SHT A2.1



Demolition Floor Plan Level 1

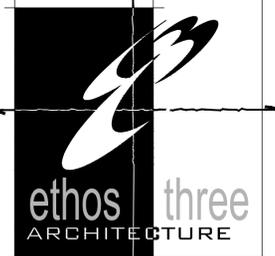
SCALE : 3/32"=1'-0"



11-21-17

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JOB NUMBER - 0000000

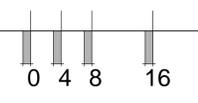


FLOOR PLAN 1

HAWKING II
1275 30TH STREET

Floor Plan Level 1

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



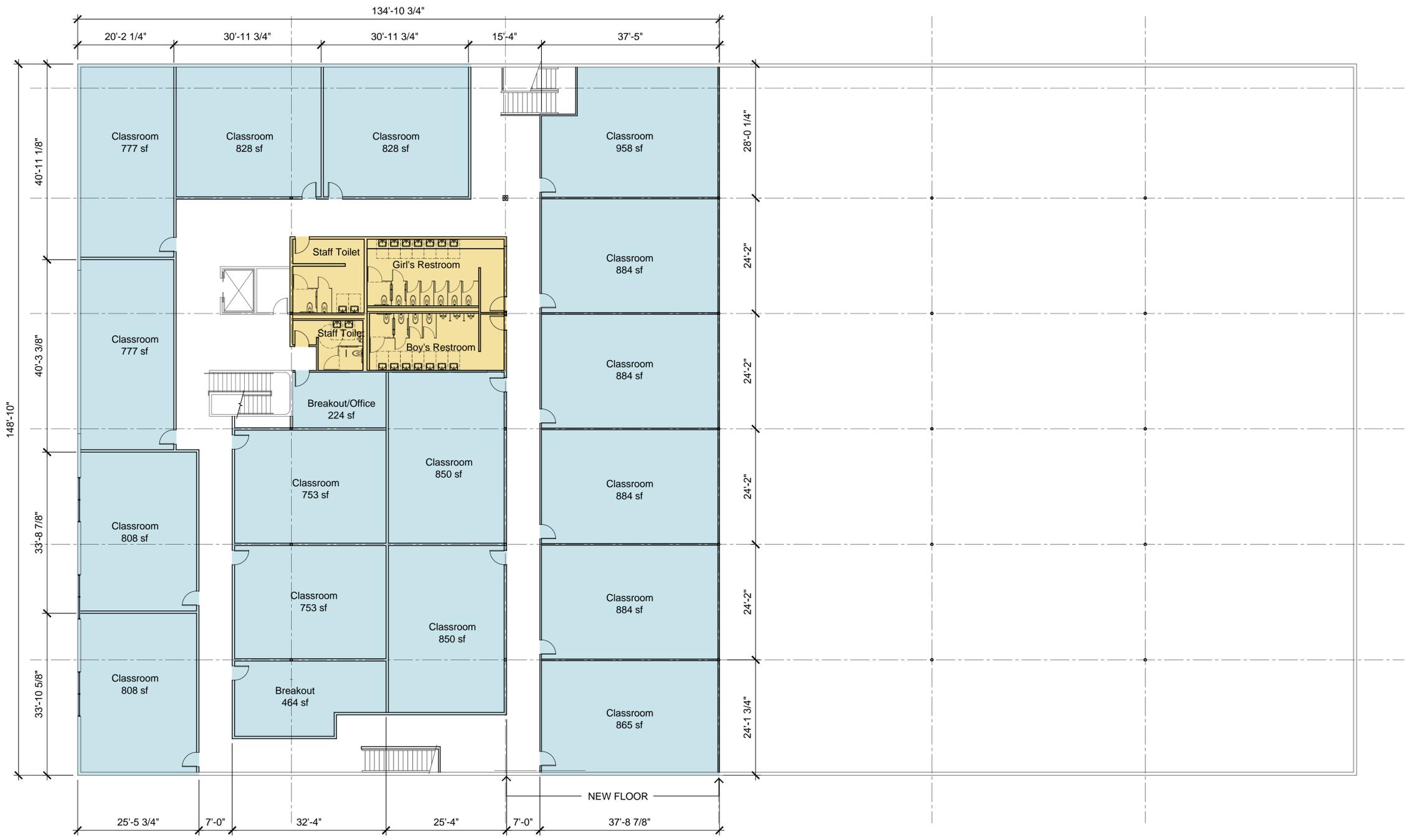
12-18-17



SHT A2.1

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f 702.456.7020

JOB NUMBER - 0000000

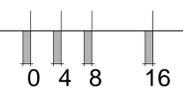


FLOOR PLAN 2

HAWKING II
1275 30TH STREET

Floor Plan Level 2

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



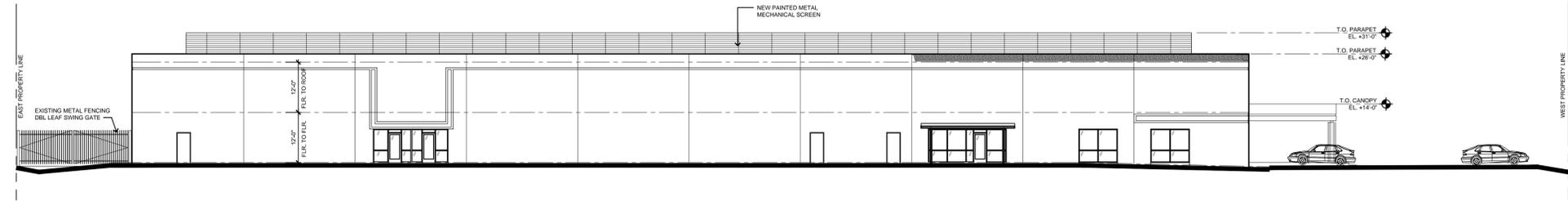
12-18-17



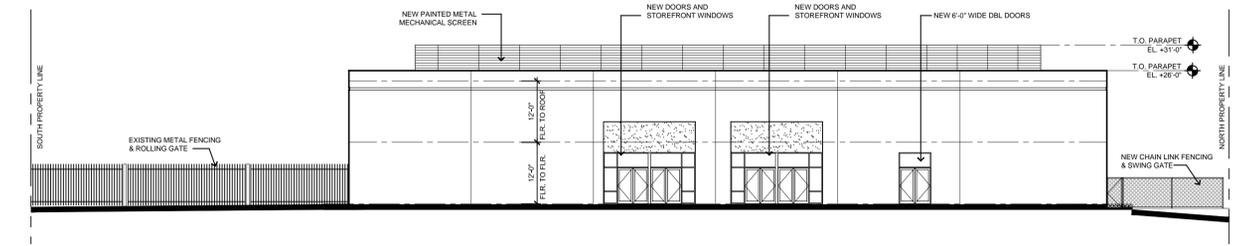
SHT A2.2

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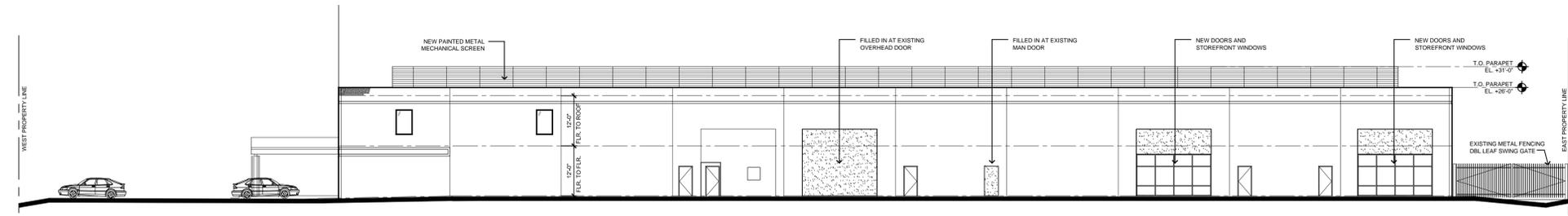
JOB NUMBER - 0000000



NORTH ELEVATION



EAST ELEVATION



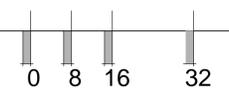
SOUTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS

SCALE : 1/16" = 1'-0"



12-18-17

SHT A5.0

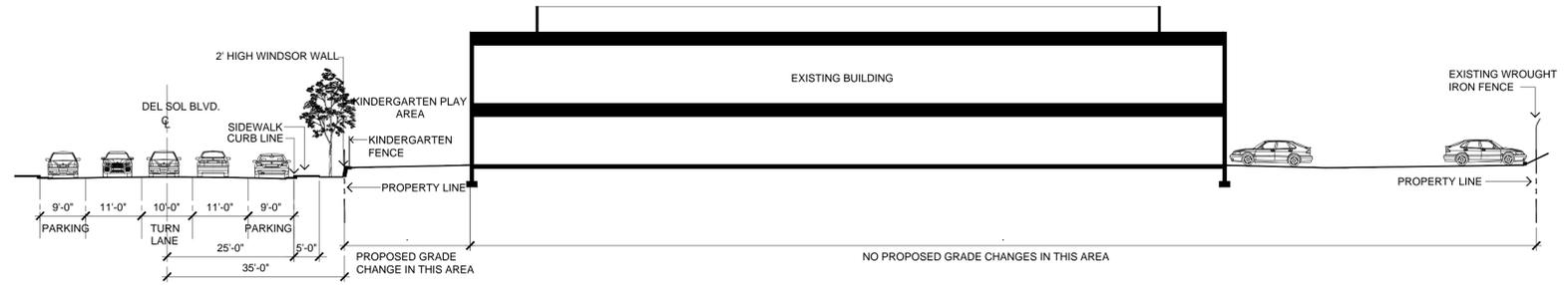


ELEVATIONS

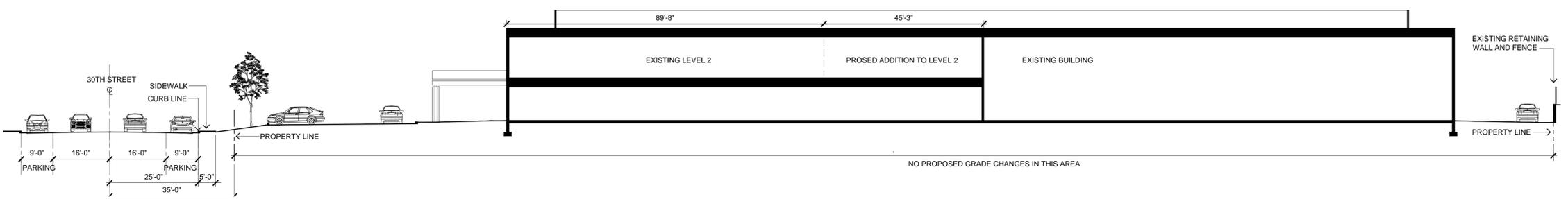
HAWKING II
1275 30TH STREET

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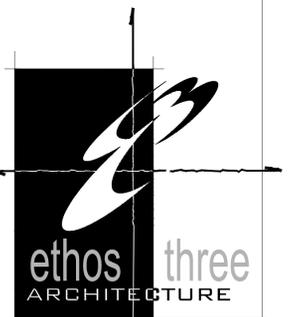
JOB NUMBER - 0000000



NORTH - SOUTH SECTION



WEST - EAST SECTION

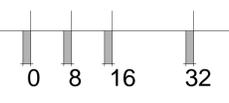


SITE SECTIONS

HAWKING II
1275 30TH STREET

SITE SECTIONS

SCALE : 1/16"=1'-0"



06-05-18

SHT A6.0

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Kimley»Horn
401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM



JOB NUMBER - 2017129

EARTHWORK QUANTITIES:

TOTAL AMOUNT OF SITE TO BE GRADED:
AREA: 0.18 AC
% OF TOTAL SITE: 8.9%
AMOUNT OF CUT: 80 CY
MAX DEPTH TO CUT: 1.8'
AMOUNT OF FILL: 70 CY
MAX DEPTH TO FILL: 2.2'
MAX HEIGHT OF FILL SLOPE: N/A, SLOPES NOT PROPOSED
MAX HEIGHT OF CUT SLOPE: N/A, SLOPES NOT PROPOSED
AMOUNT OF EXPORT SOIL: 10 CY

RETAINING WALLS:
LENGTH: 250' PROPOSED
LENGTH: MAX HEIGHT: 2.5' PROPOSED

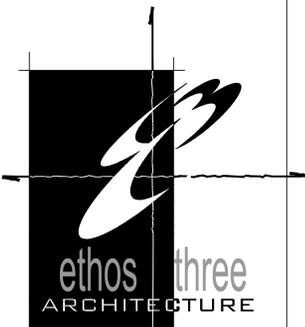
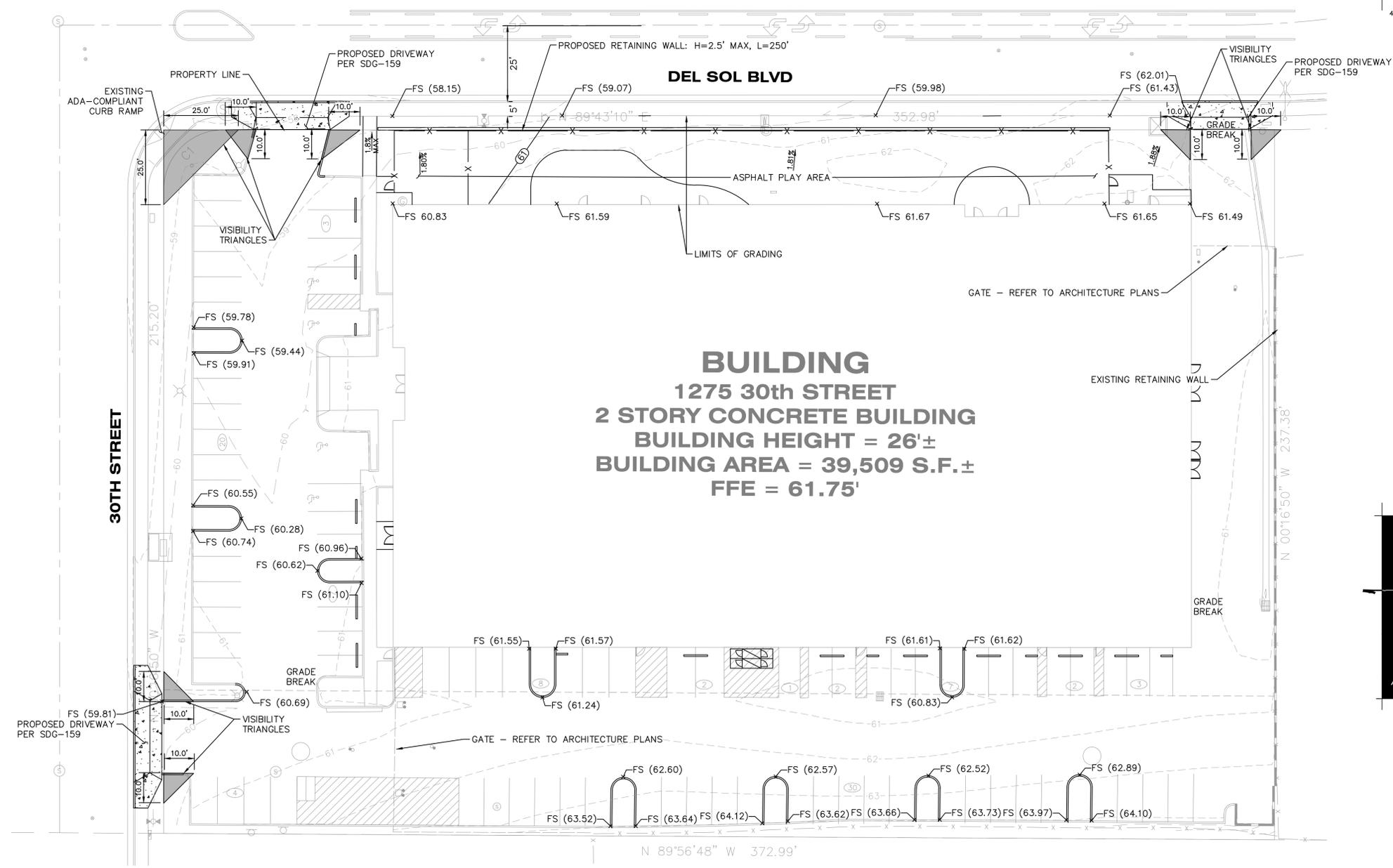
NOTE: GRADING QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS FINAL PAY QUANTITIES. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE

NOTES:

1. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA (SHOWN ON SITE PLAN) SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS (SHOWN ON SITE PLAN) SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB

LEGEND:

PROPOSED CONCRETE SIDEWALK/PAVEMENT

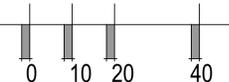


CONCEPTUAL GRADING PLAN

HAWKING II
1275 30TH STREET

CONCEPTUAL GRADING PLAN

SCALE : 1"=20'-0"



06-08-2018

SHT C1.0

I:\name: K:\SNC_LIVE\155115001 - hawking ii elevator school\Design\plan\shets\C-1 Conceptual Grading Plan.dwg C1.0 Jul 31, 2018 6:15pm by: matthew.morgan

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JOB NUMBER - 2017129

UTILITY NOTES

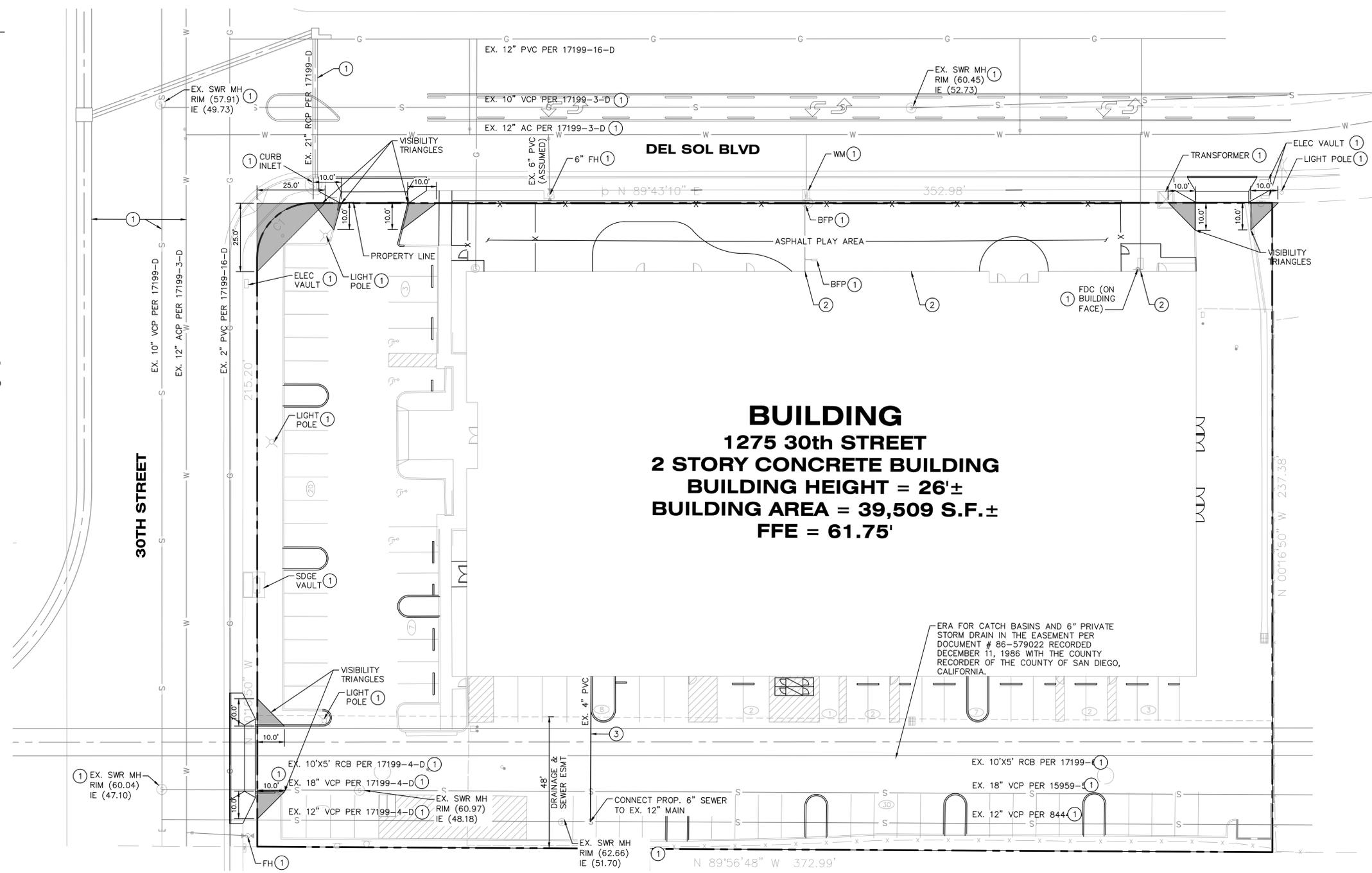
- ① PROTECT IN PLACE
- ② EXISTING UTILITY BUILDING POINT OF CONNECTION TO REMAIN
- ③ EXISTING 4" SEWER LINE TO BE REPLACED WITH 6" LINE. EXISTING SEWER LATERAL LOCATION TO BE VERIFIED

NOTES:

- 1. UNLESS OTHERWISE NOTED, ALL EXISTING UTILITIES ARE TO REMAIN AND BE PROTECTED IN PLACE.
- 2. PRIVATE SEWER SERVICES REQUIRE AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT.
- 3. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.
- 4. ENCROACHMENTS TO BE PERMITTED BY EMRA TO BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS. SEE BELOW FOR LIST OF ENCROACHMENTS.
 - DRIVEWAY
 - ACCESS GATE
 - CURB AND GUTTER
 - SEWER LATERAL

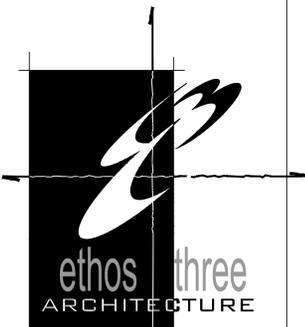
SEWER CALCULATIONS:

THE SEWER GENERATION CALCULATIONS (PROVIDED BY ARCHITECT) SHOW THAT A 4" LATERAL IS PROVIDED FOR EXISTING DEMAND (122 D.F.U.) AND BASED ON THE PROPOSED SITE PLAN, A 6" LATERAL WILL BE NEEDED FOR THE NEW DEMAND (306.5 D.F.U.)



BUILDING
1275 30th STREET
2 STORY CONCRETE BUILDING
BUILDING HEIGHT = 26'±
BUILDING AREA = 39,509 S.F.±
FFE = 61.75'

ERA FOR CATCH BASINS AND 6" PRIVATE STORM DRAIN IN THE EASEMENT PER DOCUMENT # 86-579022 RECORDED DECEMBER 11, 1986 WITH THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA.

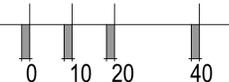


**CONCEPTUAL
UTILITY PLAN**

**HAWKING II
1275 30TH STREET**

CONCEPTUAL UTILITY PLAN

SCALE : 1"=20'-0"



06-08-2018

SHT C1.1

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JOB NUMBER - 2017129

Source Control BMP Checklist for Standard Projects		Form I-4A	
All development projects must implement source control BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. Note: All selected BMPs must be shown on the construction plans.			
Source Control Requirement	Applied ⁽¹⁾ ?		
4.2.1 Prevention of Illicit Discharges into the MS4	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.2.2 Storm Drain Stenciling or Signage	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.2.6 BMPs based on Potential Sources of Runoff Pollutants			
On-site storm drain inlets	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Interior floor drains and elevator shaft sump pumps	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Interior parking garages	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Need for future indoor & structural pest control	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Landscape/Outdoor Pesticide Use	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Pools, spas, ponds, decorative fountains, and other water features	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Food service	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Refuse areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Industrial processes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Outdoor storage of equipment or materials	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Vehicle/Equipment Repair and Maintenance	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Fuel Dispensing Areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Loading Docks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Fire Sprinkler Test Water	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Miscellaneous Drain or Wash Water	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Plazas, sidewalks, and parking lots	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
SC-6A: Large Trash Generating Facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
SC-6B: Animal Facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
SC-6C: Plant Nurseries and Garden Centers	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
SC-6D: Automotive Facilities	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Discussion / justification for all "No" answers shown above:			

The City of San Diego | Storm Water Standards
Form I-4A | January 2018 Edition

Site Design BMP Checklist for Standard Projects		Form I-5A	
All development projects must implement site design BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. Note: All selected BMPs must be shown on the construction plans.			
Site Design Requirement	Applied ⁽¹⁾ ?		
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.3.2 Conserve Natural Areas, Soils, and Vegetation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.3.3 Minimize Impervious Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.3.4 Minimize Soil Compaction	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.3.5 Impervious Area Dispersion	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.3.6 Runoff Collection	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
4.3.7 Landscaping with Native or Drought Tolerant Species	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4.3.8 Harvest and Use Precipitation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Discussion / justification for all "No" answers shown above:			

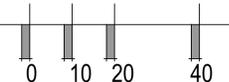
⁽¹⁾ Answer for each source control and site design category shall be pursuant to the following:

- "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.
- "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided.
- "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.

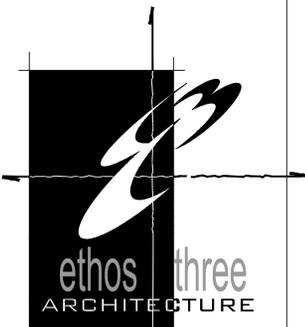
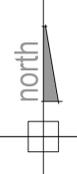
The City of San Diego | Storm Water Standards
Form I-5A | January 2018 Edition

BMP SHEET

SCALE : 1"=20'-0"



06-08-2018



BMP SHEET

HAWKING II
1275 30TH STREET

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COLLOCATION ANALYSIS

PTS 591594

Analysis of City of San Diego General Plan, Appendix C EP-2: Collocation/Conversion Factors

June 28, 2018

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Introduction & Purpose

The following report is prepared in response to the requirement by the City of San Diego Planning Department for analysis of the proposed Conditional Use Permit (“CUP”) for the Stephen W. Hawking II charter school to be located in an existing building at 1275 30th St., San Diego, CA 92154. The analysis conducted in this report is done in accordance with the City of San Diego General Plan Economic Prosperity Element Policy EP-A.20 for the discretionary approval of a project proposing sensitive receptors in an industrial area. Policy EP-A.20 requires the analysis of the project against the *Collocation/Conversion Suitability Factors in Appendix C, EP-2 of the General Plan*, which is included as Appendix A of this report.

Description of Project

The Stephen W Hawking II Charter School is an existing school for grades TK through 6, currently located at 2710 Iris Ave, approximately one-quarter mile to the southwest of the proposed new location as shown on Figure 1. The classrooms currently used by the school are rented on an annual basis from the Sweetwater Union School District on the campus of the Southwest Middle School in buildings currently not used by that school. Because of the year-to-year availability of these classrooms, and the fact that a City permit takes longer than a year if they should be forced to relocate, the long-term viability of the school requires that it procure a more permanent location.

Figure 1
Existing and Proposed Locations



The Hawking school would relocate from its current nearby location to 30th St. to provide a secured location for the future, and to accommodate potential growth both in number of

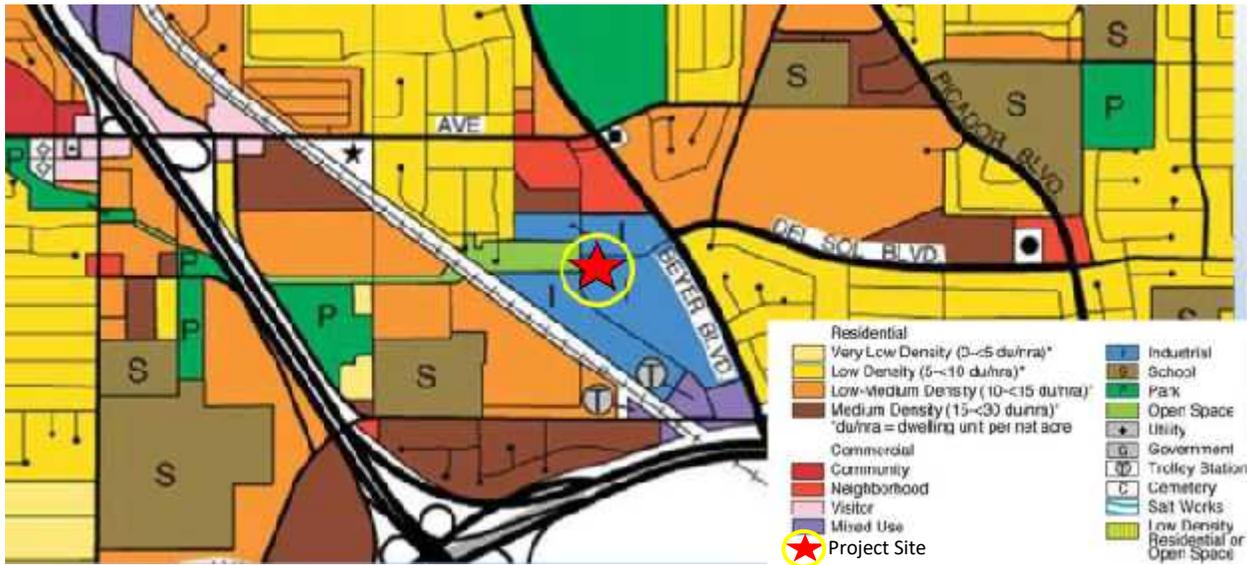
students per grade level and in grade levels offered. The CUP would allow up to 850 students in grade levels TK to 8.

The Property is a 2.02-acre parcel in the Otay Mesa-Nestor community. It is bounded by Del Sol Blvd. on the north and 30th St. on the west. The existing 55,000 s.f. structure is currently occupied by the San Ysidro Health Center as an administrative office. The property is part of an approximately 50-acre area zoned IL-2-1 (Light Industrial and Office Uses with Limited Commercial), shown in Figure 2. Beyond these industrial properties are properties zoned and developed for commercial use to the north, and for residential use to the east, west, and south. Figure 3 indicates the location of the project on the Otay Mesa-Nestor Community Plan Land Use Map.

Figure 2
Industrially Zoned Properties



Figure 3
Community Plan Land Use Map



Analysis of Project Against General Plan Criteria

An analysis of the proposed project against the criteria of the City' General Plan Collocation/Conversion Suitability Factors follows:

Factor - Area Characteristics

Criteria - *The amount of office and commercial development in the area.*

Otay Mesa-Nestor is a community of the City of San Diego located immediately south and west of the City of Chula Vista, east of the City of Imperial Beach, and north and west of the City of San Diego's communities of San Ysidro and Otay Mesa, respectively. While large areas of industrial acreage are located in nearby Chula Vista and farther east in Otay Mesa, Otay Mesa-Nestor is a largely residential community. The subject parcel where the school is proposed lies within the only industrially designated portion of the approximately 5,240-acre community, approximately 3%. Industrial use is not a significant portion of the community plan as there is no designated Prime Industrial Land and the plan does not have an Industrial or Employment Element nor any policies for them. Industrial use in San Diego's South Bay is concentrated in other communities.

This local industrial area is comprised of 14 parcels totaling approximately 50 acres that are currently occupied by approximately 62 businesses (Appendix B). Table 1 summarizes the types of these. Businesses, in order of most prominent to least prominent.

TABLE 1 – SUMMARY OF BUSINESS TYPES

CLASSIFICATION	TYPICAL BUSINESSES	NUMBER OF BUSINESSES
Warehouse/Distribution	Self-Storage, Food Distribution, Post Office, Trucking Center, Misc. Wholesale & Warehouse.	17
Office	Social Service Offices, Construction Contractors, Medical Offices, Virtual Office Service, Accountant.	15
Assembly	Churches, Fitness & Martial Arts, Adult Day Care.	11
Other	Deli, Open Space, Vacant.	8
Retail	Furniture Sales, Clothing Stores, Mattress Store, Games Store, Audio/Video Equipment.	6
Industrial	Furniture & Home Décor Makers, Equipment Manufacture, Uniform Maker, Hotel Linens Service.	5
TOTAL BUSINESSES		62

Warehouse/Distribution Uses

A large number of buildings are used for short-term warehousing and distribution. While one building (Weber Distribution) provides multi-tenant warehousing on an as-needed basis, most are small distributors of food, primarily produce, brought in from growers, repackaged, and distributed to local restaurants and grocers. The United States Postal Service has an 18,000 s.f distribution facility at the northernmost portion of the area.

Indicative of recent trends in the area are two parcels on Del Sol Blvd that have recently been constructed as self-storage facilities, also included in this category. While these businesses have different traffic characteristics (i.e. personal vehicles instead of trucks), the use of the buildings for storage and warehousing is similar.

Office Uses

The second largest business type is offices. These are comprised mostly of social service offices providing mental and physical health services. There are also several small construction/remodeling contractors using flex and warehouse spaces with business offices at the front and materials stored in the back. One property in several buildings at 3025-3085 Beyer Blvd. has a large number of office condominium and virtual office spaces on its second floor.

Assembly Uses

Also indicative of demand for space in the area is the propensity of small churches, fitness centers, and martial arts facilities leasing flex space in buildings originally designed for warehouse and industrial uses.

Other Uses

Other uses include a City-owned lot designated for permanent open space (directly west of the proposed school parcel) a deli serving office tenants in the area, and 5 tenant spaces that appear to be vacant.

Retail Uses

There are a handful of small retail businesses, offering boutique clothing, gaming, and electronic sales and service. One large building on 30th St. is entirely occupied by furniture liquidators.

Industrial Uses

The few industrial uses in the area are mostly very light manufacturing businesses that produce and showroom custom doors and cabinets, and one sewing center for consignment uniforms. One business designs and constructs computer-operated welding equipment. One is a linen service that picks up, cleans, and delivers bedding and table linens to local hotels and restaurants.

Criteria - *The significance of encroachment of the non-industrial uses which have already occurred in the area; area attractiveness to manufacturing, R&D, wholesale distribution, and warehousing. Includes physical site characteristics, parcel sizes, parcel configuration, surrounding development patterns, transportation access, LT market trends.*

As described above, the recent new development in the area consists of non-industrial self-storage facilities, and almost all business occupancy is by non-manufacturing uses, primarily warehousing, social service offices, and small assembly uses like local churches and fitness/training facilities. Demand for industrial occupancy does not appear to be strong. In fact, many of the properties have resorted to leasing to lower-rent, non-industrial tenants like churches, gyms, and boutique wholesalers.

There are no Research & Development businesses located on any of the parcels. All parcels are built out, with the exception of the 5.78-acre parcel directly west across 30th St from the proposed school site, which is owned by the City and designated in the community plan as permanent open space. Development in all directions surrounding this industrial zone is entirely residential, both single-family and multi-family. The proposed school is within 450' of residential development to the north and east, and less than 750' from residential development to the southwest. This proximity to residential uses places constraints on the potential for industrial or manufacturing uses in the area. The most likely trend is for continuation of the produce warehousing to supply local restaurants and grocers, and the continued gradual erosion into small office and assembly uses. None of these has the potential for significant levels of employment.

According to Michael Mossmer of VOIT Real Estate, who manages leasing for several buildings in the area:

“With regard to the greater immediate area, there is no heavy manufacturing to speak of, since most of the buildings were built with limited parking as warehouse, distribution, and quasi R&D buildings (with a heavy office component) and uses

similar to San Ysidro Health Center. With Mexico so close, all of the heavy manufacturing uses left this area and most of South County many years ago and opened up shop in Mexico. That also will not change.”

Factor - Transit Availability

Criteria - The area is located within 1/3 mile of existing or planned public transit; the project proponent’s ability to provide or subsidize transit services to the project, if public transit is not planned or is inadequate.

The project is located approximately 1,300 feet walking distance from the Iris Ave. Transit Station, a multi-modal transportation hub at Iris Ave. and 30th St. serviced by 9 bus routes connecting to South San Diego County and Downtown San Diego, and the San Diego Trolley Blue Line connecting downtown San Diego to San Ysidro. Sidewalks on both sides of 30th St. connect the transit center directly to the proposed school. Three bus routes connect the transit center to bus stops at the intersection of Beyer Blvd. and Del Sol Blvd., less than 400 feet to the east of the school. The school plans propose pedestrian access from sidewalks on 30th St and Del Sol Blvd to the school building for safe access onto the property.

Public bus and trolley routes and stop are shown on Figure 4.

Figure 4
Public Transit Routes



Because public transit to the proposed project is adequate the school does not propose to directly provide or subsidize additional transit services to the project. The school will

encourage ride-sharing through distribution of information on bulletin boards and at parent meetings. Parents often organize ridesharing programs for pickup and delivery of students who live in the near each other.

Factor - Impact on Prime Industrial Lands

Criteria - The location of the proposed project adjacent to prime industrial lands and impact of the proposed project utilization of the prime industrial lands for industrial purposes

The City of San Diego General Plan Economic Prosperity Element, Figure EP-1 designates the subject property and surrounding 50 acres of designated Industrial land as “Other Industrial Land”. There is no designated “Prime Industrial Land” in the Otay Mesa-Nestor Community Planning Area, and the nearest Prime Industrial Land is more than 3.5 miles away in the Otay Mesa Community Planning Area (Figure 5). The property does not have any relationship to any Prime Industrial Lands and would have no impact on them.

Figure 5
San Diego General Plan Economic Prosperity Element Figure EP-1



The nearby properties designated as Industrial land in the community plan and “Other Industrial Land” in the General Plan are mostly occupied by non-industrial users such as office, non-industrial warehousing (self-storage and produce), social services, and other assembly type uses (small churches and youth-oriented gyms). The area has been experiencing a transition from industrial to these non-industrial uses for several years, representing a lack of demand by industrial business for this area. As a result, even the “Other Industrial Land” in the vicinity is not proximate to and does not offer any supportive services to any Prime Industrial users or employment generating businesses.

Factor - Significance of Residential/Employment Component

Criteria - The significance of the proposed residential density to justify a change in land use. If residential is proposed on the same site, the amount of employment space on the site to be retained.

The project does not propose any residential density, rather a change in the occupancy of the building from office to school. The current use by the San Ysidro Health Center as an administrative office employs approximately 125 office workers, and the proposed school would employ approximately 40 administrative staff and teachers.

The applicant does not propose any change in the land use plan designation or zoning. Because the existing building would be used with minimal changes to the shell and only the addition of interior dividing walls to create classrooms, the long-term viability for the use of the building for light industrial use would not be compromised and it could be easily converted to that use if the real estate market reverses and demand for light industrial property returns to this community.

Factor - Residential Support Facilities

Criteria - The presence of public and commercial facilities generally associated with residential neighborhoods in close proximity to the area, such as recreational facilities, grocery stores, and schools.

Because the project does not propose residential use, the public and commercial facilities normally associated with residential neighborhoods are not required for this proposal.

However, several nearby uses are highly compatible with the proposed school, and the general community would benefit from locating grades TK-8 students in an area that also offers these services. Proximity to these services provides opportunity for after-school use by students and their families. Examples of nearby businesses and services that are compatible with the school include:

-) Social service offices (public health, youth programs, legal aid)
-) Martial arts/youth fitness gyms
-) Religious facilities & service organizations
-) Retail
-) San Diego Public Library
-) Iris Ave Transit Station
-) Montgomery/Waller Park & Recreation Center
-) Silverwing Park & Recreation Center
-) Vista Terrace Public Swimming Pool

The Otay Mesa-Nestor Public Library is only 0.37 miles away from the proposed school location. The school currently takes advantage of the public library from its current location through class visitations and attendance at the library's regular events. The school plans to increase these visitations from the even closer proximity of the new site.

In return, the proposed school would support several existing residential neighborhoods nearby in a community that is historically underserved by school facilities.

Factor - Airport Land Use Compatibility

Criteria - The location of the site in the airport influence area where incompatibilities may result due to adopted ALUCP policies, Air Installation Compatibility Use Zone Study recommendations, and restrictive use easements.

The project lies 4.2 miles west of Brown Field and 2.3 miles east of Naval Outlying Landing Field (“NOLF”) Imperial Beach (Figure 6) and lies within the Airspace Protection and Overflight Notification boundaries of each, but not within the Noise or Safety compatibility boundaries. The ALUCP Compatibility Maps are included as Appendix C to this report.

Figure 6
Airports Proximity Map



Airspace Protection Compatibility

Airspace Protection areas place height restrictions on new construction to prevent the potential for constraints or hazards to the use of the airspace by aircraft approaching, departing, or maneuvering in the vicinity of the airport. Because the project does not propose any change in the building envelope, including height, that could affect the airspace for either airport, the project is compatible with this portion of the ALUCP.

The project does not lie within the Part 77 Airspace Protection boundary but is within the Terminal Instrument Procedures (“TERPS”) boundary. Even though it is within a Review Area 2, since it is not within a Part 77 boundary, it is not subject to review for potential hazards.

Overflight Notification Compatibility

Overflight Notification is a buyer awareness tool designed to ensure that prospective buyers of a property near an airport are informed about the airport’s potential impact on the property and requires recordation of a notification in the property’s chain of title that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport and aircraft operations, such as noise, vibration, overflight, and odors. Non-residential development is exempt from overflight protection notification, but the property buyer is already aware of the potential for these annoyances and inconveniences. A noise impact analysis and air quality analysis have been prepared for the project, both of which conclude that the proposed school would be unaffected by these potential impacts.

The project is therefore consistent with all ALUCP policies and recommendations for both the Brown Field and NOLF Imperial Beach airfields.

Factor - Public Health

Criteria - The location of the site in an employment area where significant incompatibilities may result regarding truck traffic, odors, noise, safety, and other external environmental effects.

An Air Quality Technical Report prepared by Scientific Resources Associated (June 15, 2018) evaluated the potential air quality impacts associated with the proposed school, including an evaluation of existing conditions in the project vicinity. That report concluded that none of the uses immediately surrounding the proposed school are listed in the San Diego Air Pollution Control District's Air Toxics Inventory (SDAPCD 2015) and none have been required to prepare a health risk assessment or have any potential risks that require public notification. Should any new facility be located in the area it would be required to comply with the Rules and Regulations of the San Diego Air Pollution Control District, including Rule 200, Toxics New Source Review, to comply with requirements to reduce risks to 1 in 1 million excess cancer risks, or less than 1.0 hazard index for non-cancer pollutants.

Additional consultation with the San Diego Air Pollution Control District by Land Solutions, Inc. determined that none of the Industrial zoned properties in the area operate any equipment that requires an APCD permit. Figure 7 shows the proposed school site in relation to businesses that operate equipment.

Additional scrutiny was conducted on nearby industrial businesses and warehousing operations to evaluate the potential for public health incompatibilities from sources not monitored or regulated by the SDAPCD – specifically increased emissions from semi-trucks and businesses that conduct welding as part of their operations. Interviews were conducted with the managers of the following businesses, the results and evaluation of which are described in the Air Quality Technical Report.

The Air Quality report concludes (page 24) that existing and future risks to school students would be less than significant and that, because emissions of all criteria pollutants are below the thresholds set forth in the City's Significant Determination Thresholds, the project would not expose sensitive receptors to substantial pollutant concentrations and impacts from other criteria pollutants would be less than significant.

Figure 7
Air Pollution Control District Permitted Equipment Map



Davita Health Care Partners, Inc, located approximately 550' to the south at 1445 30th St. has an APCD Permit to Operate an emergency standby diesel generator for their kidney dialysis center (Appendix D). It is anticipated that this equipment would be rarely, if ever, be in operation while school children are present.

A Traffic Impact Analysis ("TIA") prepared by KOA (draft February 2018) determined that there are no significant traffic safety issues. Recommendations of the TIA include phasing the drop-off and pick-up of students by grade levels to assure that school-related vehicle queuing can be maintained entirely on the school grounds. No students will be dropped off or picked up on public streets where they could be endangered by truck traffic on either 30th St. or Del Sol Blvd.

An Acoustic Impact Analysis prepared by Eilar Associates, Inc (February 9, 2018) evaluated the potential for noise impacts and determined that exterior noise levels at the school will comply with City standards and that interior noise levels would also comply with existing and proposed exterior wall assemblies, and windows and glass doors with a minimum rating of STC 25. Those measures have been incorporated into and are conditions of the project permit. Therefore, noise from the surrounding area would not pose a risk to the school.

Factor - Public Facilities

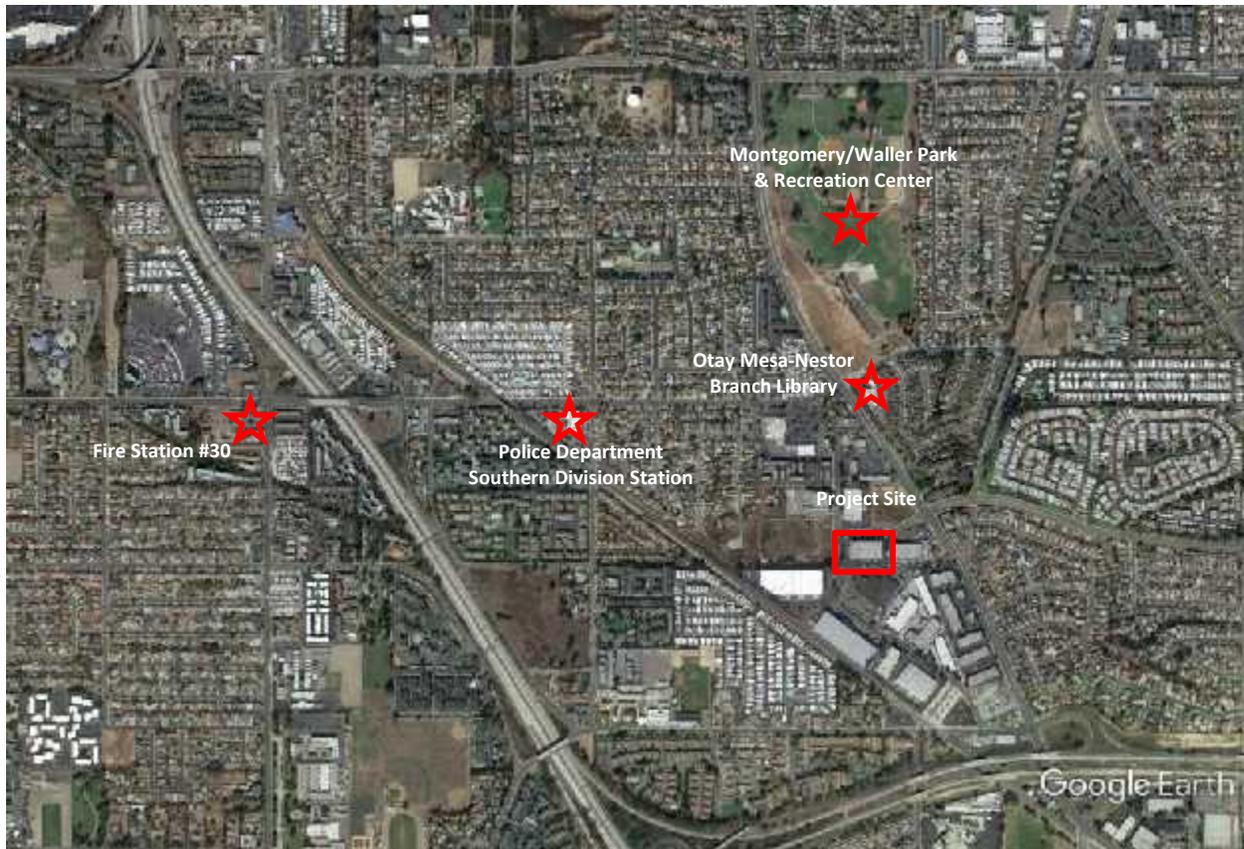
Criteria - The availability of facilities to serve the residential units. Provide public facilities on-site wherever possible.

The project does not propose any residential units. However, a school can also generate the need for public facilities, including police and fire protection services. Proximity to additional services such as public libraries and parks and recreation are also beneficial to a school. Even though the project will accommodate its own library and recreation needs on-site, additional services nearby can provide convenience to students outside of normal school hours and result in the combination of vehicle trips to facilities that offer activities to school-age children.

The following is a list of the closest public facilities serving the project, and their approximate distances. The location of these facilities in relation to the project site is shown in Figure 8.

-) San Diego Police Department, Southern Division Station – 1120 27th St. (0.45 miles)
-) San Diego Fire Station # 30 – 2265 Coronado Ave. (0.95 miles)
-) San Diego Public Library Otay Mesa-Nestor Branch – 3003 Coronado Ave. (0.2 miles)
-) Montgomery/Waller Park & Recreation Center – 2585 Beyer Blvd. (0.3 miles)

Figure 8
Public Facilities Map



All necessary utilities are in place at the property and connected to the building. The project will upsize the existing sewer lateral from 4" to 6" in order to serve the maximum proposed student capacity.

The project will help alleviate an existing public facilities deficiency in the community by providing school facilities for up to 850 students in a community with a historic shortage of schools to serve its own population.

Factor - Separation of Uses

Criteria - The adequacy of the separation between industrial and residential properties with regard to hazardous or toxic air contaminants or hazardous or toxic substances. Determine if there are any sources of toxic or hazardous contaminants, or toxic or hazardous substance, within a quarter mile of the property between proposed residential or other sensitive receptor

land uses and proposed properties where such contaminants or substances are located. If so, an adequate distance separation shall be determined on a case-by-case basis based on an approved study submitted by the applicant to the City and appropriate regulatory agencies. If no study is completed, provide a 1000-ft minimum distance separation between property lines. Uses which are not sensitive receptor land uses, such as most commercial and business offices, retail uses, parking, open space, and public rights-of-way can locate between the properties within the separation area.

Within the approximately 50-acre Industrially zoned business park comprising 30th St, Del Sol Blvd, and the properties on the west site of Beyer Blvd. are 15 parcels with approximately 66 businesses. These businesses and their separation from the proposed school are described in Appendix D - Property Profiles.

According to the San Diego Air Pollution Control District there is one Permit to Operate equipment with the potential to produce toxic air pollutants. That permit (Appendix E) is for an emergency standby diesel generator for the Davita kidney dialysis center at 1445 30th St., approximately 550' south of the proposed school. As an emergency standby generator this equipment is not expected to be in operation except in event of a critical power failure and occasional short-term testing and does not pose a danger to sensitive receptors in the area, including the proposed school.

An Air Quality Technical Report prepared by Scientific Resources Associated (January 2018) evaluated the potential air quality impacts associated with the proposed school, including an evaluation of existing conditions in the project vicinity, and concluded that risks to students at the proposed school would be less than significant, and that locating the school at this site would not expose sensitive receptors to substantial pollutant concentrations.

**Stephen W. Hawking Charter School
Collocation Analysis**

Appendix A

**City of San Diego General Plan
Appendix C, EP-2
Collocation/Conversion Suitability Factors**



Appendix C, EP-2 Collocation/Conversion Suitability Factors

Area Characteristics	The amount of office and commercial development in the area. The significance of encroachment of the non-industrial uses which has already occurred in the area. The area's attractiveness to manufacturing, research and development, wholesale distribution, and warehousing uses, based on a variety of factors including: physical site characteristics, parcel size, parcel configuration, surrounding development patterns, transportation access, and long-term market trends.
Transit Availability	The area is located within one-third mile of existing or planned public transit. The project proponent's ability to provide or subsidize transit services to the project, if public transit service is not planned or is inadequate.
Impact on Prime Industrial Lands	The location of the proposed project adjacent to prime industrial lands and the impact of the proposed project utilization of the prime industrial lands for industrial purposes.
Significance of Residential/ Employment Component	The significance of the proposed residential density to justify a change in land use. If residential is proposed on the same site, the amount of employment space on the site is to be retained.
Residential Support Facilities	The presence of public and commercial facilities generally associated with residential neighborhoods in close proximity to the area, such as recreational facilities, grocery stores, and schools.
Airport Land Use Compatibility	The location of the site in the airport influence area where incompatibilities may result due to adopted Airport Land Use Compatibility Plan policies, Air Installation Compatibility Use Zone Study recommendations, and restrictive use easements.
Public Health	The location of the site in an employment area where significant incompatibilities may result regarding truck traffic, odors, noise, safety, and other external environmental effects.
Public Facilities	The availability of facilities to serve the residential units. Provide public facilities on-site wherever feasible.
Separation of Uses	The adequacy of the separation between industrial and residential properties with regard to hazardous or toxic air contaminants or hazardous or toxic substances. Determine if there are any sources of toxic or hazardous air contaminants, or toxic or hazardous substances, within a quarter mile of the property between proposed residential or other sensitive receptor land uses and proposed properties where such contaminants or substances are located. If so, an adequate distance separation shall be determined on a case-by-case basis based on an approved study submitted by the applicant to the City and appropriate regulatory agencies. If no study is completed, provide a 1000-ft. minimum distance separation between property lines. Uses which are not sensitive receptor land uses, such as most commercial and business offices, retail uses, parking, open space, and public rights-of way can locate between the properties within the separation area.

**Stephen W. Hawking Charter School
Collocation Analysis**

**Appendix B
List of Businesses**

**Attachment B
Summary of Businesses**

ATTACHMENT 10

Property			Use Category					
Address	APN	Tenant	Warehouse & Distribution	Industrial	Assembly	Office	Retail	Other

Fern Ave								
2960	630-140-26	US Post Office	Postal Delivery					

Del Sol Blvd.								
3010	630-140-25	Fresenius				Medical		
		ARC Products		Welding Machinery				
		AP Precision Metals	Metal Cabinets					
3070	630-140-24	A Storage Place	Self Storage					
3085	630-140-29	Extra Space Storage	Self Storage					

30th St.								
none	630-140-27	Lot						Open Space
1330	630-321-22	Leidos	Defense Contractor					
		Lockheed Martin	Defense Contractor					
		Bimbo Bakeries	Bread Products					
		Go Energetics	Vitamin Products					
1333	630-321-14	Quality Plus	Auto Parts					
		Specialty Textile		Linen Service				
		NST Inc.		Sewing Contractor				
1366	630-321-21	Weber Logistics	Trucking Center					
1405	630-321-25	Redeemed Christian Church			Church			
		Salbro					Clothing	
		Crossfit Illusion			Gym			
1424	630-321-27	Para Las Familias			Church			
		Vacant						Vacant
		Casa Pacifica			Adult Day Care			
		Vacant						Vacant
		United Martial Arts			Fitness Center			
1445	630-321-25	Davita Dialysis				Medical		
		Fancy Produce	Produce					
		Kresco Specialty	Produce					
		Cans				Computer Repair		
1465	630-321-25	Vacant						Vacant
		Venture Dynamics				Employment Services		
		JR Flooring				Construction Contractor		
		Unknown				Office		
		Casa del Rey Church			Church			
		El Potosino	Food Products					
		Vacant						Vacant
		Unknown						
		Maria Sardinias				Medical		
1444	630-321-26	Tony's Furniture Warehouse					Furniture	
		Hotel Liquidators					Furniture	

**Attachment B
Summary of Businesses**

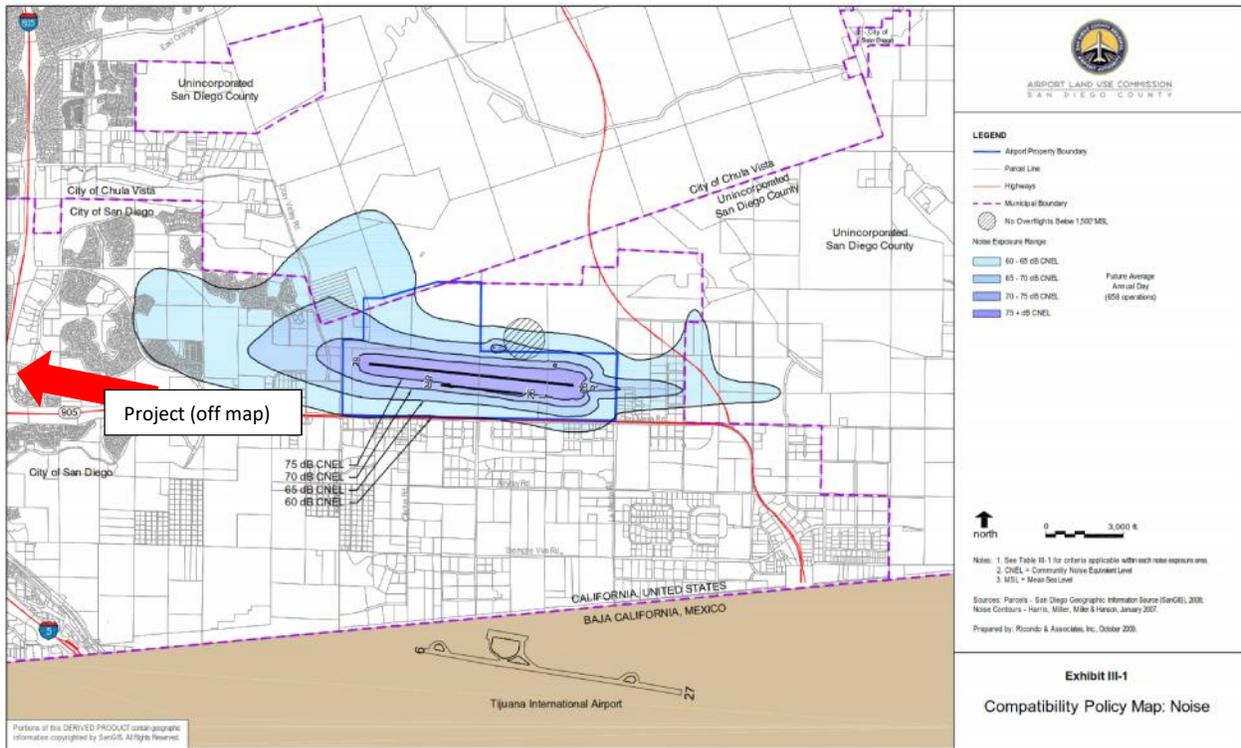
Property			Use Category					
Address	APN	Tenant	Warehouse & Distribution	Industrial	Assembly	Office	Retail	Other
Beyer Blvd.								
3025	630-420-10	San Ysidro Health Center				Social Services		
		Trend	Wedding Supplies					
		DI Design				Construction		
		DC Cabinets		Furniture				
3045	630-420-10	San Ysidro Health Center				Social Services		
		San Ysidro Health Center				Social Services		
3055	630-420-10	Garcia, Barrett				Tax Service		
		Vacant						Vacant
3065	630-420-10	necesito adorarte nas comunidad cristiana			Church			
		Rock Star Gymnastics			Gym			
		Beyer Deli						Dining
		TM Remodeling				Construction		
		JEL Construction		Custom Doors				
		J&E Pro Audio					Audio Video	
		International Business Center				Virtual Office Suites		
3085	630-420-10	Iglesia Aposanto Alto			Church			
		Arcane Nova					Games	
		International Business Center				Virtual Office Suites		
		South Express	Plumbing					
		Stallion Medical	Ophthalmology Supplies					
		Comunidad Siervos de Cristo Vivo			Church			
3127	630-321-23	BST Motorsports	Auto Service					
		Intensity			Gym			
		Art of Furnishings					Mattress Sales	
		Vacant						vacant
3137	630-321-24	JusTurf	Synthetic Grass Installer					
		Unknown						
		Unknown						
TOTALS								
22	15		66	17	5	11	15	6
								9

**Stephen W. Hawking Charter School
Collocation Analysis**

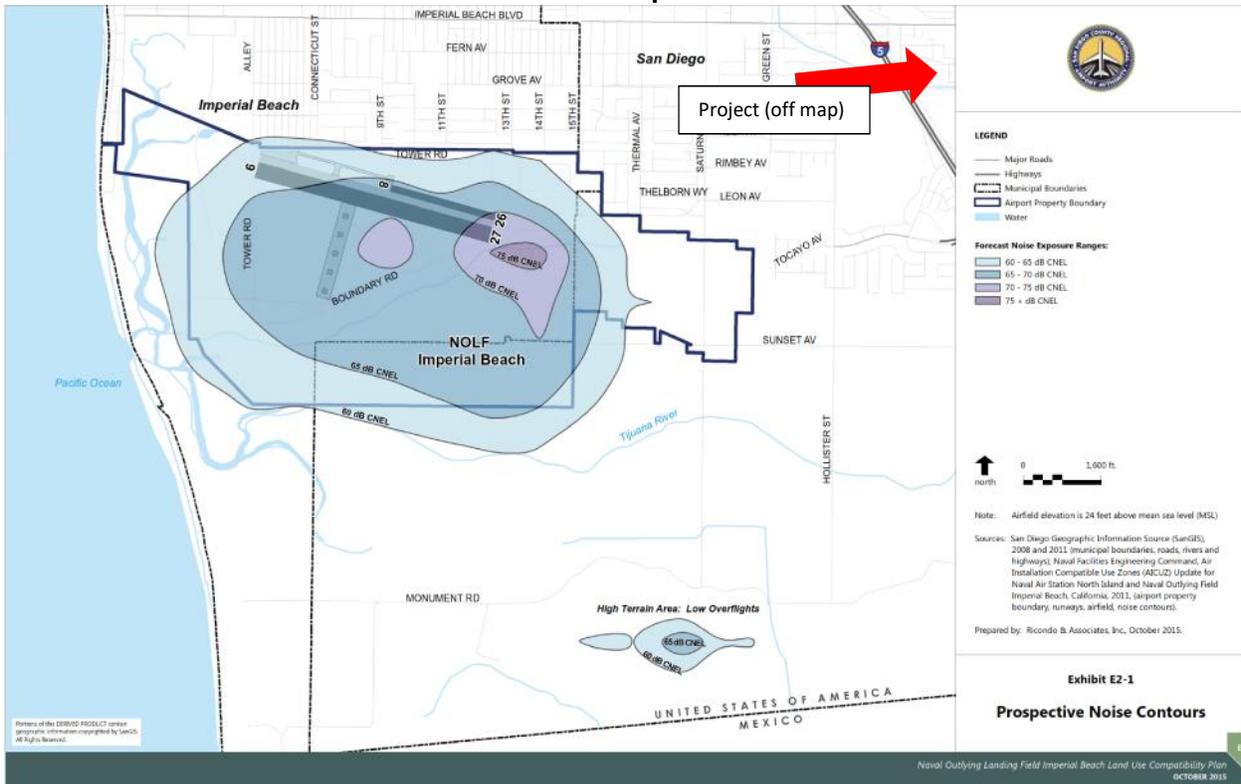
**Appendix C
ALUCP Compatibility Maps**

Appendix C
ALUCP Compatibility Maps

Noise – Brown Field

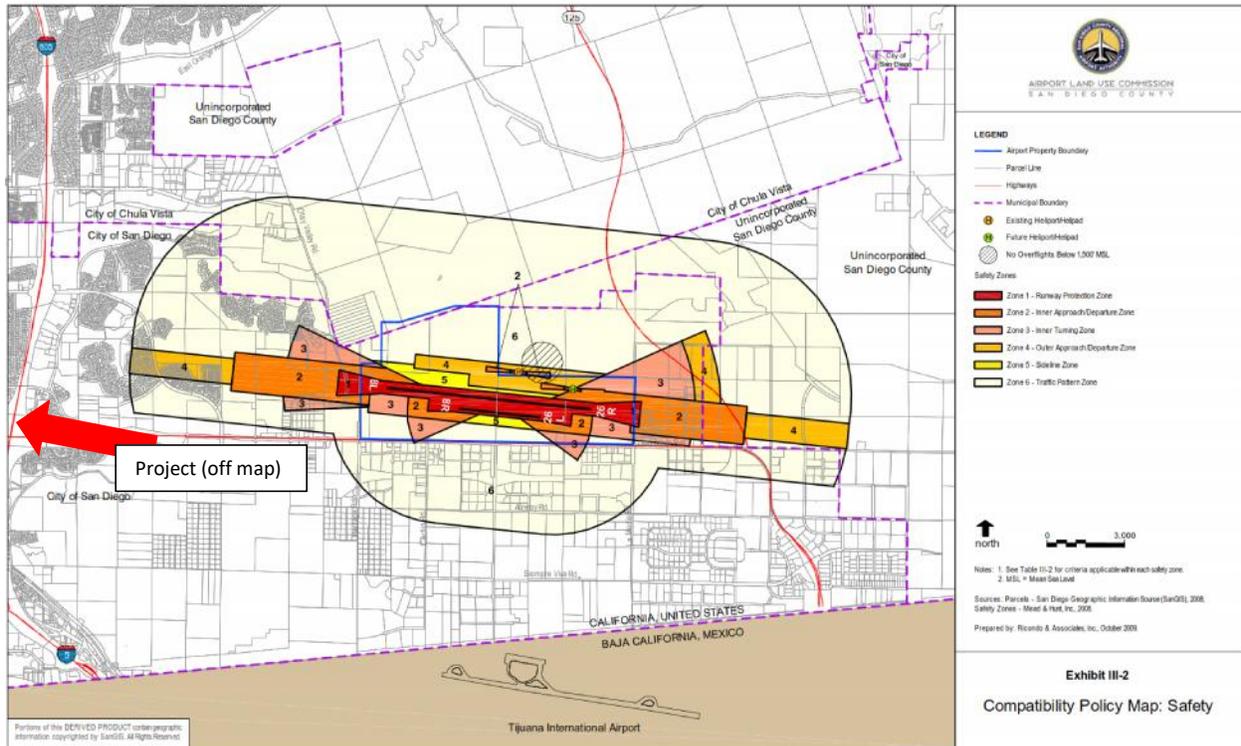


Noise – NOLF Imperial Beach

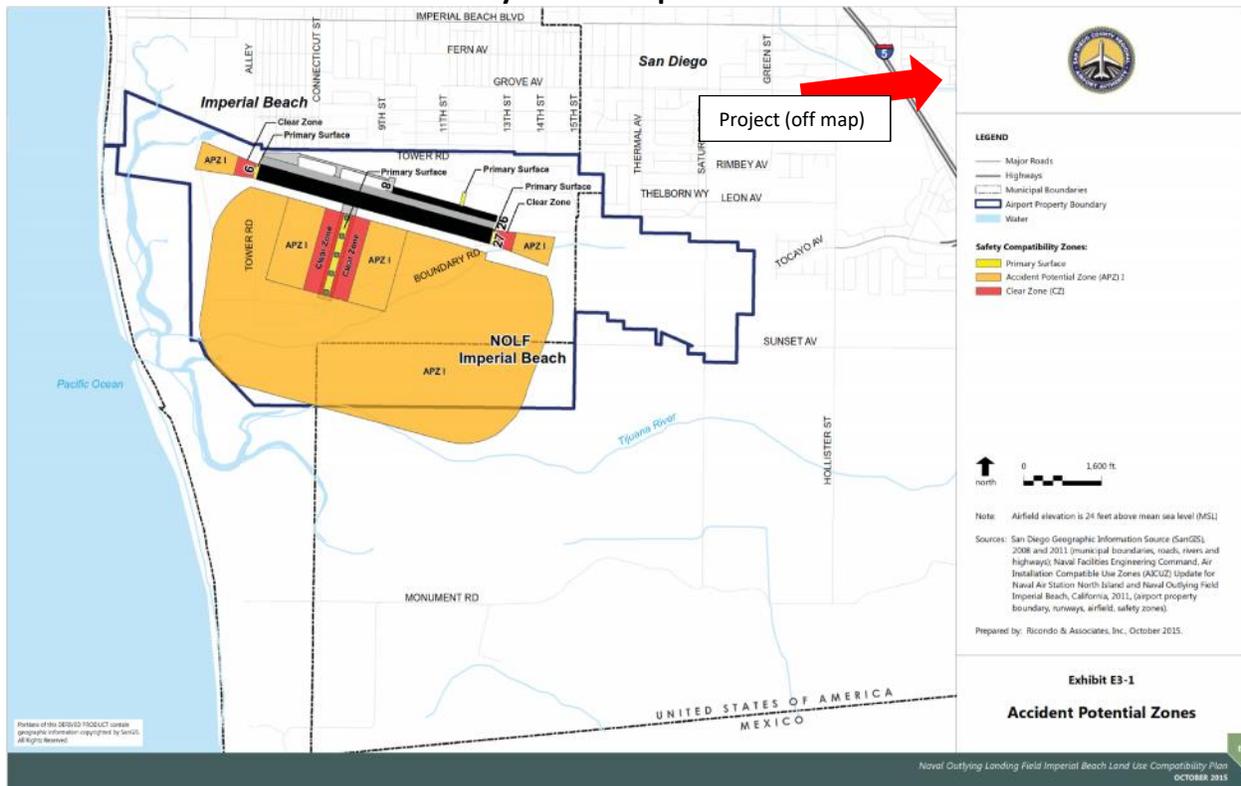


Appendix C
ALUCP Compatibility Maps

Safety – Brown Field

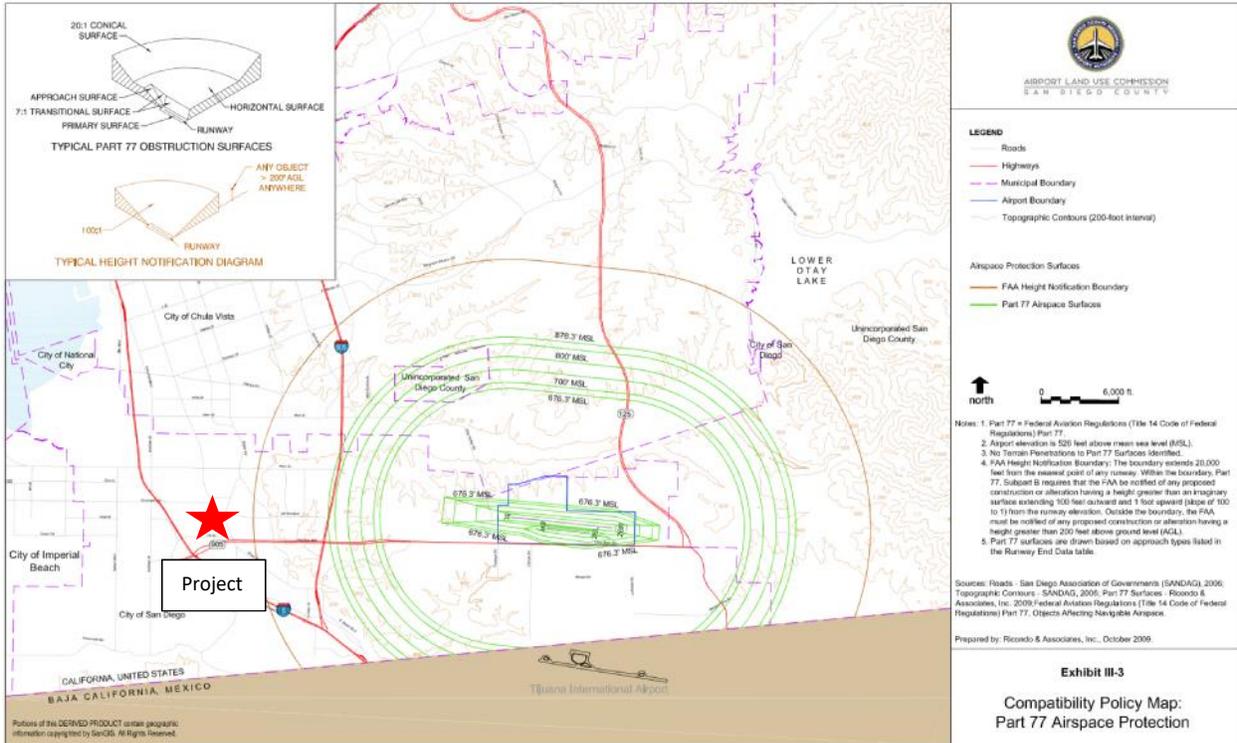


Safety – NOLF Imperial Beach

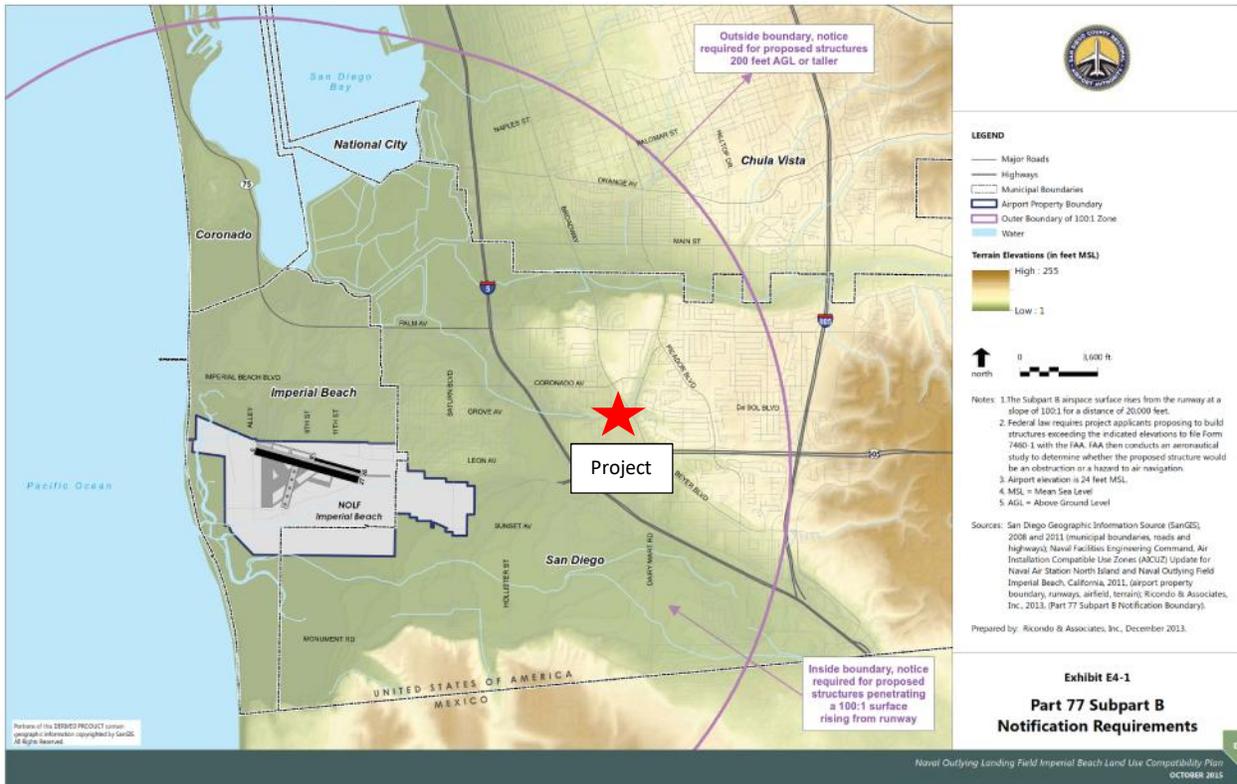


Appendix C
ALUCP Compatibility Maps

Airspace Protection (Part 77) - Brown Field

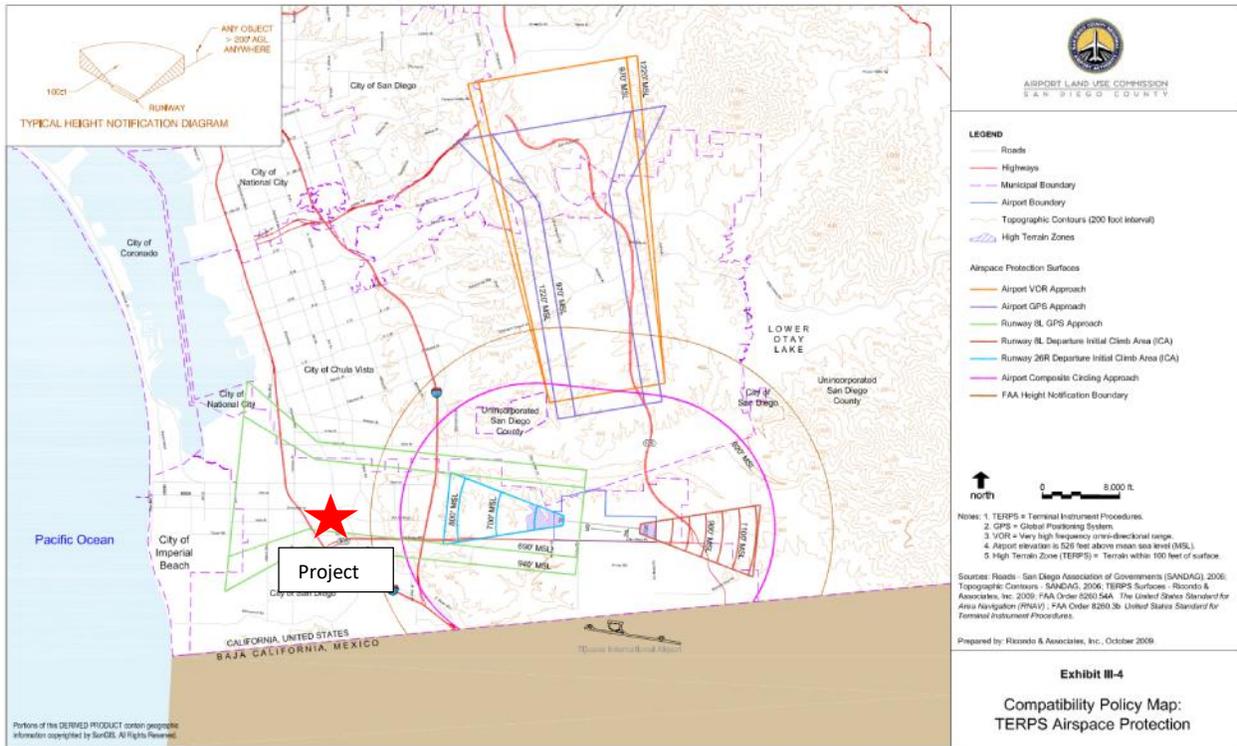


Airspace Protection (Part 77) – NOLF Imperial Beach

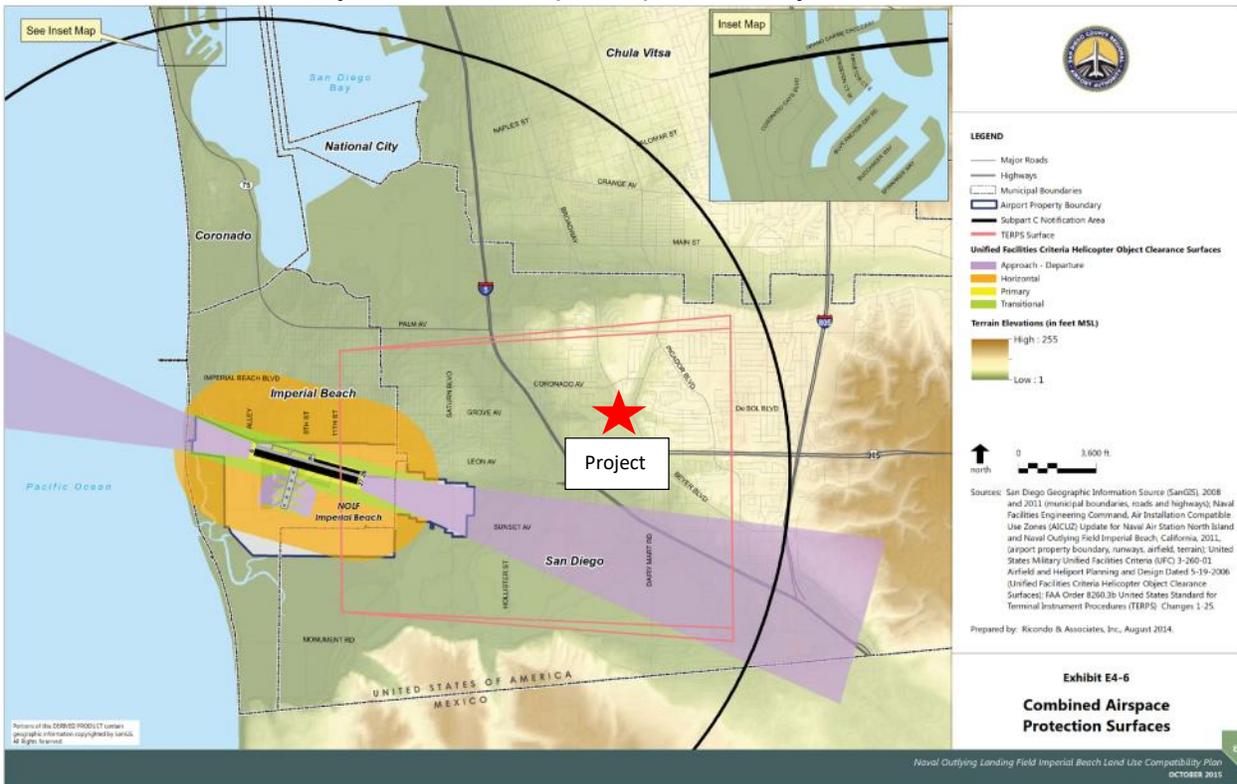


Appendix C
ALUCP Compatibility Maps

Airspace Protection (TERPS) – Brown Field

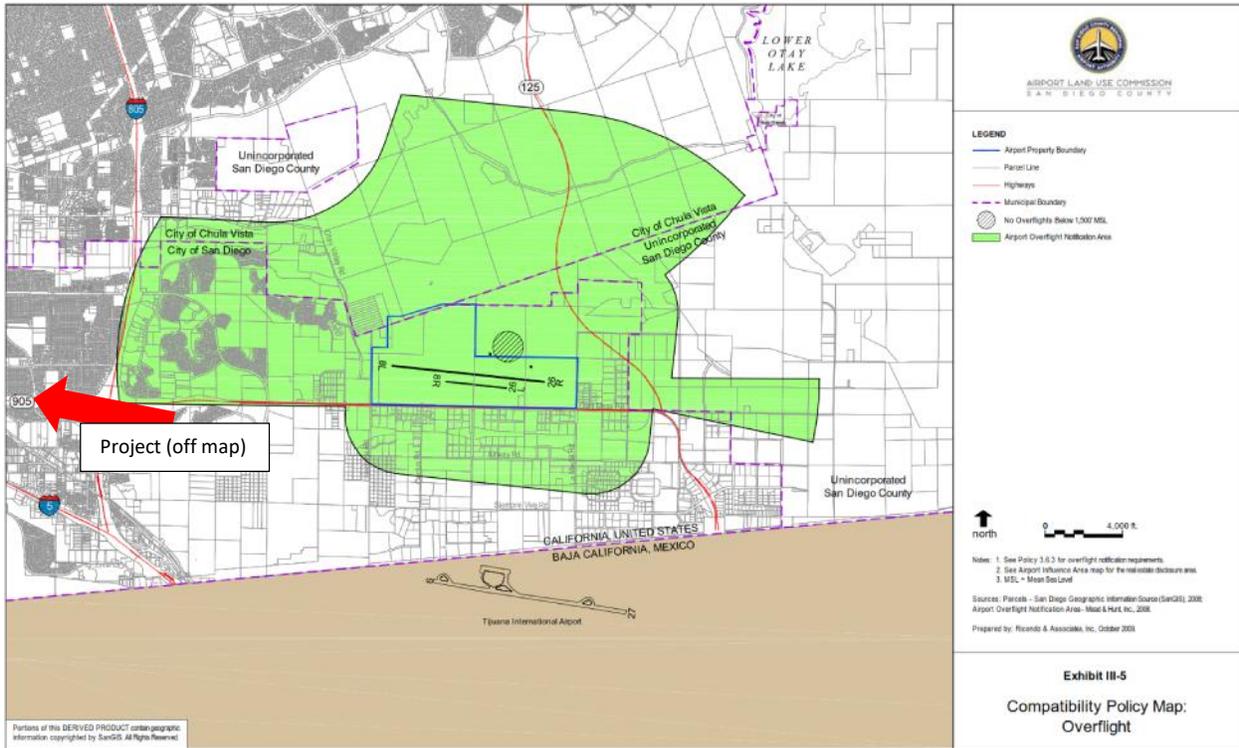


Airspace Protection (TERPS) – NOLF Imperial Beach

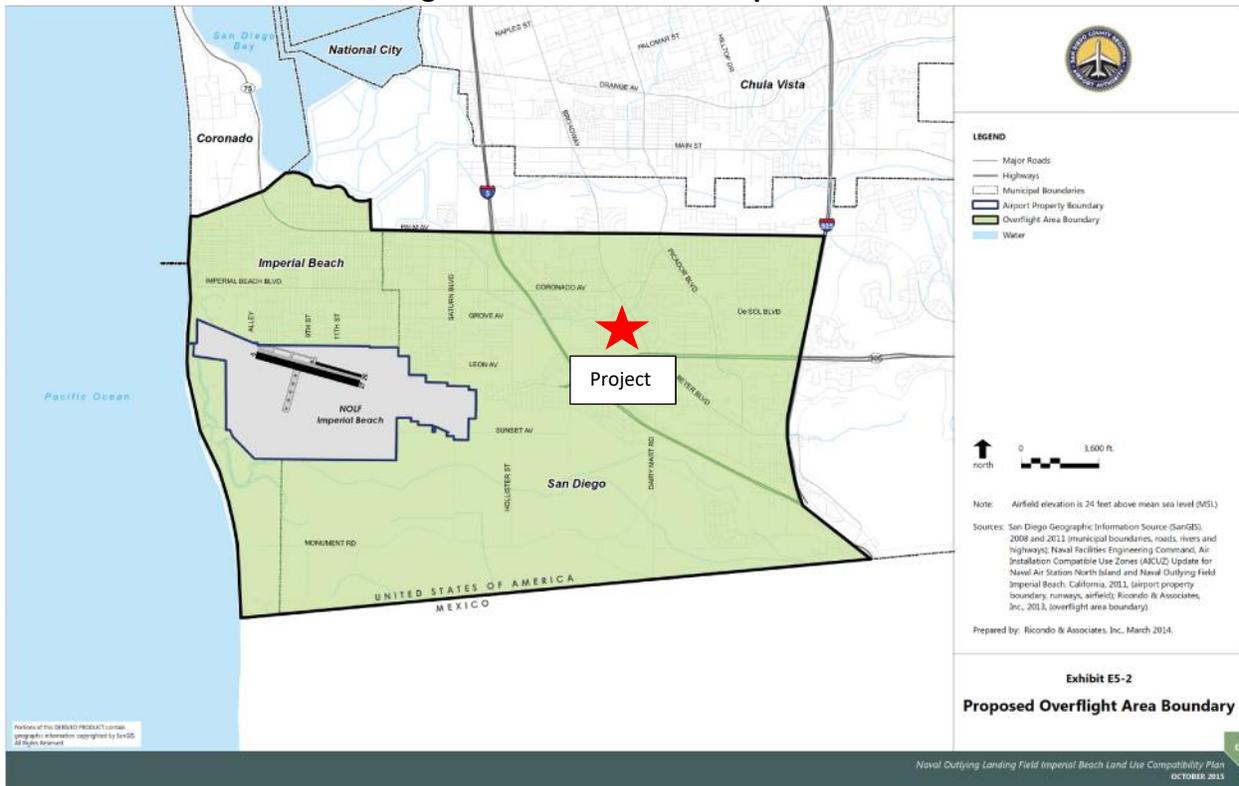


Appendix C
ALUCP Compatibility Maps

Overflight Protection – Brown Field



Overflight Protection – NOLF Imperial Beach

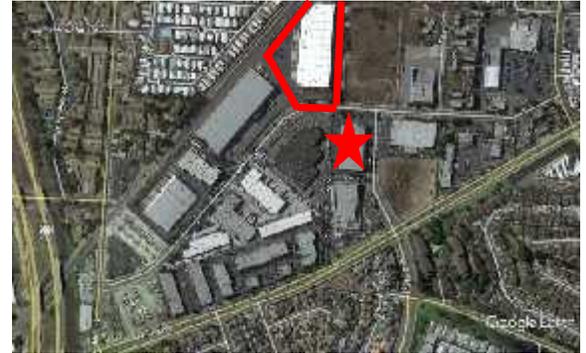


**Stephen W. Hawking Charter School
Collocation Analysis**

**Appendix D
Property Profiles**

APPENDIX D SURROUNDING LAND USES

PROPERTY ADDRESS:	1330 30 th St.
ASSESSOR'S PARCEL NUMBER:	630-321-22
PARCEL SIZE:	5.1 ac.
BUILDING SIZE:	> 100,000 s.f.
YEAR BUILT:	1986
DISTANCE FROM SCHOOL:	Approximately 200'



DESCRIPTION

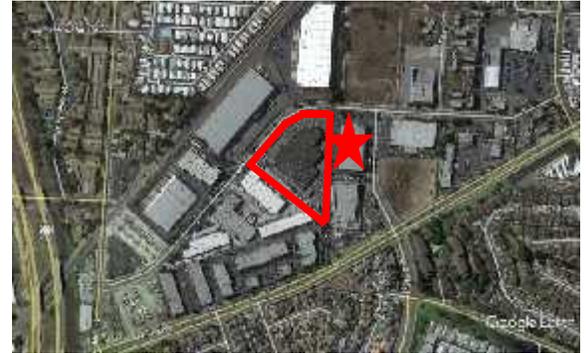
Trolley Industrial Center, a two-story office/warehouse flex space building designed for one to several tenants. Loading bays at south side of the building. Adjacent to rail line but no rail spur to property.

USES

-) Leidos -warehouse/distribution for defense contractor
-) Lockheed Martin – office and warehouse/distribution for defense contractor
-) Bimbo Bakeries – warehouse/distribution of finished bread products
-) Go Energetics – warehouse/distribution of vitamin products

APPENDIX D SURROUNDING LAND USES

PROPERTY ADDRESS: 1330 30th St.
 ASSESSOR'S PARCEL NUMBER: 630-321-14
 PARCEL SIZE: 3.91 ac.
 BUILDING SIZE: 62,890 s.f.
 YEAR BUILT: 1987
 DISTANCE FROM SCHOOL: Abutting



DESCRIPTION

A two-story office & warehouse flex space building designed for one to several tenants. Loading bays at side and rear of the building. Adjacent to rail line but no rail spur to property.

USES

-) Quality Plus Auto Parts –warehouse/distribution of auto parts to local retailers.
-) Specialty Textile Services – linen service to local hospitality industry. LEED certified.
-) NST Inc. – sewing contractor/garment manufacturer.

APPENDIX D SURROUNDING LAND USES

PROPERTY ADDRESS: 1366 30th St.
ASSESSOR'S PARCEL NUMBER: 630-321-21
PARCEL SIZE: 2.72 ac.
BUILDING SIZE: 103,000 s.f.
YEAR BUILT: 1980
DISTANCE FROM SCHOOL: Approximately 450'



DESCRIPTION

A warehouse/distribution building with truck loading bays at the front and north side of the building. Adjacent to rail line with a rail spur on the west side and six rail doors.

USES

Weber Logistics, a nationwide warehouse, trucking, and logistics provider. This facility offers AIB certified food-grade warehousing for consumer goods, dry food, and beverages. Customers may also use the business's trucking services to deliver products inbound to manufacturing plants or outbound to customers in the region. No manufacturing occurs on-site.

**APPENDIX D
SURROUNDING LAND USES**

PROPERTY ADDRESS: 1405 30th St.
 ASSESSOR'S PARCEL NUMBER: 630-321-25
 PARCEL SIZE: 5.95 ac.
 BUILDING SIZE: unavailable
 YEAR BUILT: 1986



DESCRIPTION

A one-story office & warehouse flex building. Loading doors at north side of the building but no large truck docking bays.

USES

-) The Redeemed Christian Church of God – church
-) Salbro Inc. – clothing importer
-) Crossfit Illusion – fitness center

**APPENDIX D
SURROUNDING LAND USES**

PROPERTY ADDRESS: 1424 30th St.
 ASSESSOR'S PARCEL NUMBER: 630-321-27
 PARCEL SIZE: 1.64 ac.
 BUILDING SIZE: 35,315 s.f.
 YEAR BUILT: 1986
 DISTANCE FROM SCHOOL: Approximately 650'



DESCRIPTION

A two-story office & warehouse flex building. The two major tenants are assembly uses – an adult day care and a youth martial-arts academy. Two smaller spaces are currently vacant.

USES

-) Para Las Familias/Episcopal Community Service – behavioral health services center
-) Vacant (formerly Digital I/O – IT services)
-) Casa Pacifica – adult day care facility
-) Vacant (formerly Episcopal Community Services – religious services office)
-) United Martial Arts Family Center - fitness and training center for children

APPENDIX D SURROUNDING LAND USES

PROPERTY ADDRESS: 1444 30th St.
 ASSESSOR'S PARCEL NUMBER: 630-321-26
 PARCEL SIZE: 2.69 ac.
 BUILDING SIZE: 62,148 s.f.
 YEAR BUILT: 1986
 DISTANCE TO SCHOOL: Approximately 800'



DESCRIPTION

A two-story office/warehouse flex space building designed for one to several tenants. Loading bays at west side of the building. Adjacent to rail line but no rail spur to property.

USES

-) Tony's Hotel Liquidators – furniture sales
-) A.J. Wholesale Mart – construction contractor

APPENDIX D SURROUNDING LAND USES

PROPERTY ADDRESS:	1445 30 th St.
ASSESSOR'S PARCEL NUMBER:	630-321-25 (portion)
PARCEL SIZE:	5.95 ac. (portion)
BUILDING SIZE:	unavailable
YEAR BUILT:	1986
DSITANCE TO SCHOOL:	Approximately 350'



DESCRIPTION

A one-story office & warehouse flex building. Truck docking bays at north side of the building. Primary tenants are a kidney dialysis center at the front of the building, and a specialty produce distributor at the rear.

USES

-) DaVita Dialysis – medical office
-) Fancy Produce – warehouse/distribution
-) Kresco Specialty Produce & Herbs – warehouse/distribution
-) Cans – Electronics and computer repairs service

**APPENDIX D
SURROUNDING LAND USES**

PROPERTY ADDRESS: 1465 30th St.
 ASSESSOR'S PARCEL NUMBER: 630-321-25 (portion)
 PARCEL SIZE: 5.95 ac. (portion)
 BUILDING SIZE: unavailable
 YEAR BUILT: 1986
 DISTANCE FROM SCHOOL: Approximately 700'



DESCRIPTION

A one-story office & warehouse flex building. Loading doors at east side of the building but no large truck docking bays.

USES

-) Vacant
-) Unknown - office
-) Venture Dynamics – employment services office
-) JR Flooring – office and warehouse
-) Unknown - office
-) Casa del Rey Church – church
-) El Potosino Food Products – wholesale food products
-) Vacant
-) Unknown
-) Maria Sardinias Weness & Recovery Center - psychology office

APPENDIX D SURROUNDING LAND USES

PROPERTY ADDRESS:	3025 Beyer Blvd.
ASSESSOR'S PARCEL NUMBER:	630-420-10 (por)
PARCEL SIZE:	4.711 ac. (por)
BUILDING SIZE:	23,380 s.f.
YEAR BUILT:	1986
DISTANCE TO SCHOOL:	Approximately 300'



DESCRIPTION

A one and two-story office & warehouse flex condominium building. The building contains five separately-owned and occupied suites ranging from 2,235 to 10,400 s.f. Loading doors at north side of the building but no large truck docking bays.

USES

-) San Ysidro Health Center Youth Enhancement Services – social services counselling center
-) Trend – wholesale supplier to wedding industry
-) DI Design Center – construction renovation showroom & office
-) Donate Construction – office and warehouse for construction contractor
-) DC Custom Cabinets – furniture manufacturer

**APPENDIX D
SURROUNDING LAND USES**

PROPERTY ADDRESS: 3045 Beyer Blvd.
ASSESSOR'S PARCEL NUMBER: 630-420-10 (por)
PARCEL SIZE: 4.711 ac. (por)
BUILDING SIZE: 4,800 s.f.
YEAR BUILT: 1986
DISTANCE TO SCHOOL: Approximately 575'



DESCRIPTION

A one-story office condominium building. The building contains two separate 2,400 s.f. suites
No loading facilities.

USES

-) San Ysidro Health Center CASA – social services counselling center
-) San Ysidro Health Center PARA – social services seniors health services center

**APPENDIX D
SURROUNDING LAND USES**

PROPERTY ADDRESS: 3055 Beyer Blvd.
ASSESSOR'S PARCEL NUMBER: 630-420-10 (por)
PARCEL SIZE: 4.711 ac. (por)
BUILDING SIZE: 4,800 s.f.
YEAR BUILT: 1986
DISTANCE TO SCHOOL: Approximately 700'



DESCRIPTION

A one-story office condominium building. The building contains two separate 2,400 s.f. suites
No loading facilities.

USES

-) Garcia, Barrett Tax Consultant – professional office
-) Vacant (formerly church office)

APPENDIX D SURROUNDING LAND USES

PROPERTY ADDRESS: 3065 Beyer Blvd.
 ASSESSOR'S PARCEL NUMBER: 630-420-10
 PARCEL SIZE: 4.711 ac.
 BUILDING SIZE: 23,380 s.f.
 YEAR BUILT: 1986
 DISTANCE TO SCHOOL: Approximately 550'



DESCRIPTION

A two-story office condominium building. The building contains six office/warehouse flex suites ranging from 5,616 to 7,192 s.f. and second floor virtual office services (meeting rooms, mail, reception). Loading doors at west side of the building but no large truck docking bays.

USES

-) necesito adorarte nas comunidad cristiana – church (two suites)
-) Rock Star Gymnastics – fitness and training center for children
-) Beyer Deli - dining
-) T.M Remodeling – office and warehouse for general contractor
-) JEL Construction Inc. – custom door manufacturer
-) J & E Pro Audio Inc. – showroom and warehouse for electronics retailer
-) International Business Center – virtual offices

APPENDIX D SURROUNDING LAND USES

PROPERTY ADDRESS: 3085 Beyer Blvd.
 ASSESSOR'S PARCEL NUMBER: 630-420-10 (por)
 PARCEL SIZE: 4.711 ac. (por)
 BUILDING SIZE: 23,380 s.f.
 YEAR BUILT: 1986
 DISTANCE TO SCHOOL: Approximately 850'



DESCRIPTION

A two-story office condominium building. The building contains six office/warehouse flex suites ranging from 5,616 to 7,192 s.f. and virtual office services (meeting rooms, mail, reception). Loading doors at south side of the building but no large truck docking bays.

USES

-) Iglesia Aposanto Alto Spanish Faith Center – church
-) Arcane Nova Card & Games – retail and assembly for table-top games
-) International Business Center – virtual offices
-) South Express Corporation – warehouse & sales for plumbing supplies
-) Stallion Medical Surgical Instruments – warehouse for ophthalmology supplies
-) Comunidad Siervos De Cristo Vivo - church

APPENDIX D SURROUNDING LAND USES

PROPERTY ADDRESS: 3127 Beyer Blvd.
 ASSESSOR'S PARCEL NUMBER: 630-321-23
 PARCEL SIZE: 0.96 ac.
 BUILDING SIZE: 20,856 s.f.
 YEAR BUILT: 1983
 DISTANCE FROM SCHOOL: Approximately 950'



DESCRIPTION

A one-story office & warehouse flex building. Loading doors at south side of the building but no large truck docking bays.

USES

-) BST Motorsports – auto repair shop
-) Intensity Mixed Martial Arts – fitness club
-) Art of Furnishings – mattress wholesaler
-) Vacant (formerly Coqueta Intima – women's clothing store)

APPENDIX D SURROUNDING LAND USES

PROPERTY ADDRESS: 3137 Beyer Blvd.
 ASSESSOR'S PARCEL NUMBER: 630-321-24
 PARCEL SIZE: 0.96 ac.
 BUILDING SIZE: 20,856 s.f.
 YEAR BUILT: 1983
 DISTANCE FROM SCHOOL: Approximately 1,100'



A one-story office & warehouse flex building. Loading doors at north side of the building but no large truck docking bays.

USES

-) Unknown – light manufacturing
-) Unknown
-) JustTurf – warehouse and office for synthetic grass and supplies

APPENDIX D SURROUNDING LAND USES

PROPERTY ADDRESS:	30 th St. (no number)
ASSESSOR'S PARCEL NUMBER:	630-140-27
PARCEL SIZE:	5.78 ac.
BUILDING SIZE:	none
YEAR BUILT:	N/A
DISTANCE TO SCHOOL:	Approximately 100'



DESCRIPTION

A vacant, City-owned open space lot. The Otay Mesa-Nestor Community Plan designates this property as permanent open space. The property is in an inundation area and serves as a detention basin for several other properties in the industrial park.

USES

-) Vacant City-owned lot
-) Permanent Open Space

APPENDIX D SURROUNDING LAND USES

PROPERTY ADDRESS:	1255 30 th St.
ASSESSOR'S PARCEL NUMBER:	630-140-25
PARCEL SIZE:	2.00 ac
BUILDING SIZE:	40,200 s.f.
YEAR BUILT:	1981
DISTANCE TO SCHOOL:	Approximately 150'



DESCRIPTION

A one-story office and warehouse flex building. Loading doors at east side of the building but no large truck docking bays.

USES

-) Fresenius Kidney Dialysis Center – medical office
-) ARC Products – sales office, showroom, warehouse, and production for high-end welding machines
-) AP Precision Metals – office, warehouse, and production for metal cabinets and products

**APPENDIX D
SURROUNDING LAND USES**

PROPERTY ADDRESS: 3070 del Sol Blvd.
ASSESSOR'S PARCEL NUMBER: 630-140-24
PARCEL SIZE: 2.47 ac
BUILDING SIZE: unknown
YEAR BUILT: 2017
DISTANCE TO SCHOOL: Approximately 100'



DESCRIPTION

A two-story warehouse-style self-storage facility with spaces ranging from 25 to 230 s.f. and outdoor vehicle storage.

USES

) A-Storage Place, Self-Storage Facility

**APPENDIX D
SURROUNDING LAND USES**

PROPERTY ADDRESS: 3085 del Sol Blvd.
ASSESSOR'S PARCEL NUMBER: 630-140-29
PARCEL SIZE: 3.09 ac
BUILDING SIZE: 53,327 s.f.
YEAR BUILT: 2000
DISTANCE TO SCHOOL: Approximately 50'



DESCRIPTION

A two-story warehouse-style self-storage facility with spaces ranging from 25 to 200 s.f. and outdoor vehicle storage.

USES

) Extra Space Storage, Self-Storage Facility

**APPENDIX D
SURROUNDING LAND USES**

PROPERTY ADDRESS: 2960 Fern Ave
ASSESSOR'S PARCEL NUMBER: 630-140-26
PARCEL SIZE: 2.15 ac
BUILDING SIZE: Approximately 18,000 s.f.
YEAR BUILT: unavailable
DISTANCE TO SCHOOL: Approximately 200'



DESCRIPTION

A one-story distribution facility custom built as a United States Postal Service distribution center. Loading docks on the south side of the building.

USES

) United States Post Office Distribution Center.

**Stephen W. Hawking Charter School
Collocation Analysis**

**Appendix E
Property Profiles**

COUNTY OF SAN DIEGO, AIR POLLUTION CONTROL DISTRICT
10124 OLD GROVE ROAD, SAN DIEGO, CA 92131
PHONE (858) 586-2600 FAX (858) 586-2601
www.sdapcd.org



Sectors: 5, R
Site Record ID: APCD1997-SITE-09856
Application Record ID: APCD2015-APP-003924

PERMIT RECORD ID
APCD2015-PTO-002463



DaVita Healthcare Partners Inc
 Facility Administrator Rechie Albano
 1445 30th Street Suite B
 San Diego CA 92154

EQUIPMENT ADDRESS
 DaVita Healthcare Partners Inc
 Rechie Albano
 1445 30th Street
 San Diego CA 92154

PERMIT TO OPERATE

EXPIRES: June 30, 2018

This permit is not valid until required fees have been paid.

The above is hereby granted a Permit To Operate the article, machine, equipment or contrivance described below. This permit is not transferable to a new owner nor is it valid for operation of the equipment at another location except as specified. This Permit To Operate or copy must be posted on or within 25 feet of the equipment, or readily available on the operating premises.

EQUIPMENT OWNER

DaVita Healthcare Partners Inc Rechie Albano 15271 Laguna Canyon Road, Irvine, CA 92618

EQUIPMENT DESCRIPTION

Emergency Engine Generator: John Deere Diesel Engine, Model 6135HFG84, rated at 617 bhp, Model Year 2014, S/N RG6135LO28761, EPA Tier 3 Certified Engine, Family Number EJDJX13.5146, driving a 460 KW Electrical Generator.

Every person who owns or operates this equipment is required to comply with the conditions listed below and all applicable requirements and District rules, including but not limited to Rules 10, 20, 40, 50, 51.

Fee Schedules: 1 [34H] California Certified Emergency Standby Engine

BEC: APCD2014-CON-000942

FAILURE TO OPERATE IN COMPLIANCE IS A MISDEMEANOR SUBJECT TO CIVIL AND CRIMINAL PENALTIES

1. The engine shall be operated exclusively during emergencies as defined in Rule 69.4.1 or Rule 12 or 17CCR93115 as applicable, or for maintenance and testing.
2. This engine shall not be used as a part of a non-emergency Demand Response Program (DRP). This condition shall not apply to engines operating pursuant to the rolling blackout reduction program as defined in 17 CCR 93115 and operating in accordance with 17 CCR 93115.6(c). (17 CCR 93115)
3. Engine operation for maintenance and testing purposes shall not exceed 30 hours per calendar year. (17 CCR 93115, Rule 1200, NSR)
4. This engine shall only use CARB diesel fuel. (Rule 12, Rule 69.4.1, 17 CCR 93115, 40 CFR 60 Subpart IIII)
5. Visible emissions including crank case smoke shall comply with Air Pollution Control District Rule 50. (Rule 50)
6. The equipment described above shall not cause or contribute to a public nuisance. (Rule 51)



COUNTY OF SAN DIEGO, AIR POLLUTION CONTROL DISTRICT 10
10124 OLD GROVE ROAD, SAN DIEGO, CA 92131
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Sectors: 5, R
Site Record ID: APCD1997-SITE-09856
Application Record ID: APCD2015-APP-003924

PERMIT RECORD ID
APCD2015-PTO-002463



7. This engine shall not operate for non-emergency use during the following periods, as applicable:
 - (a) whenever there is any school sponsored activity, if engine is located on school grounds or
 - (b) between 7:30am and 3:30pm on days when school is in session, if the engine is located within 500 feet of, but not on, school grounds.This condition shall not apply to an engine located at or near any school grounds that also serve as the students' place of residence. (17 CCR 93115)
8. Engine operation in response to notification of an impending rotating outage shall be subject to all the following restrictions:
 - (a) the utility distribution company has ordered rotating outages in the control area where the engine is located,
 - (b) the engine is operated no more than 30 minutes prior to the time when the utility distribution company officially forecasts a rotating outage in the cited control area, and
 - (c) the engine operation is terminated immediately after the utility distribution company advises that a rotating outage is no longer in effect.This condition shall not apply to engines operating pursuant to the rolling blackout reduction program as defined in 17 CCR 93115 and operating in accordance with 17 CCR 93115.6(c). (17 CCR 93115)
9. A non-resettable engine hour meter shall be installed on this engine, maintained in good working order, and used for recording engine operation hours. If a meter is replaced, the Air Pollution Control District's Compliance Division shall be notified in writing within 10 calendar days. The written notification shall include the following information:
 - (a) old meter's hour reading,
 - (b) replacement meter's manufacturer name, model and serial number if available and current hour reading on replacement meter, and
 - (c) copy of receipt of new meter or of installation work order.A copy of the meter replacement notification shall be maintained onsite and made available to the Air Pollution Control District upon request.
(Rule 12, Rule 69.4.1, 17 CCR 93115, 40 CFR 60 Subpart IIII, 40 CFR 63 Subpart ZZZZ)
10. The owner or operator of this engine shall install, configure, operate, and maintain this engine and control device, if any, according to the manufacturer's emission-related written instructions. The owner or operator may change only those emission-related settings that are permitted by the manufacturer. The periodic maintenance shall be conducted at least once each calendar year. (Rule 12, Rule 69.4.1, 40 CFR 60 Subpart IIII)
11. The owner or operator of the engine shall maintain the following records on site for at least the same period of time as the engine to which the records apply is located at the site:
 - (a) documentation shall be maintained identifying the fuel as CARB diesel, and
 - (b) manual of recommended maintenance provided by the manufacturer.(Rule 12, Rule 69.4.1, 17 CCR 93115, 40 CFR 60 Subpart IIII)
12. The owner or operator of this engine shall maintain a monthly operating log containing, at a minimum, the following:
 - (a) dates and times of engine operation; whether the operation was for maintenance and testing purposes or emergency use; and the nature of the emergency, if known;
 - (b) records of periodic engine maintenance shall include the date and a description of the maintenance that was performed; and
 - (c) hours of operation for all uses other than those specified above and identification of the nature of that use.(Rule 12, Rule 69.4.1, 17 CCR 93115, 40 CFR 60 Subpart IIII, 40 CFR 63 Subpart ZZZZ)
13. All records required by this permit shall be maintained on site and readily available for District inspection for a minimum of 36 months from their date of creation unless otherwise indicated by the conditions of this permit. (Rule 12, Rule 69.4.1, 40 CFR 60 Subpart IIII)
14. Access, facilities, utilities and any necessary safety equipment for source testing and inspection shall be provided upon request of the Air Pollution Control District.
15. This Air Pollution Control District Permit does not relieve the holder from obtaining permits or authorizations required by other governmental agencies.



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Sectors: 5, R
Site Record ID: APCD1997-SITE-09856
Application Record ID: APCD2015-APP-003924

PERMIT RECORD ID
APCD2015-PTO-002463

-APCD2015-PTO-002463-

16. The permittee shall, upon determination of applicability and written notification by the District, comply with all applicable requirements of the Air Toxics "Hot Spots" Information and Assessment Act (California Health and Safety Code Section 44300 et seq.)