

designated for institutional land use by the Midway-Pacific Highway Corridor Community Plan (Attachment 2A) and zoned CO-1-2 (Commercial- Office), a zone intended to provide areas for employment uses with limited, complementary retail uses and medium to high density residential development. The CO zones are intended to apply in larger activity centers or in specialized areas where a full range of commercial activities is not desirable. Currently developed with a single-family home, a small area of the site along the southern property boundary fronting onto Shadowlawn Street is designated for single-family residential land use by the Peninsula Community Plan (Attachment 2B) and is zoned RS-1-7 (Residential-Single Family). The project site is located in a neighborhood comprised of commercial and institutional uses, single family homes and multi-family developments. Kaiser Permanente medical offices, as well as the West City Campus of the San Diego Community College District, are located to the north and run the length of Kenyon Street directly across from the project site. Multi-story, multi-family buildings abut the project to the west; to the south and east is a neighborhood of single family homes. The project site is approximately three blocks from various large and small scale commercial retail uses, supermarkets and eating establishments (Attachment 3).

The project site no longer operates as a hospital facility. Physical development currently on-site is comprised of existing hospital and medical office facilities and associated parking lot areas, including a 178,885 square-foot former hospital building containing 200 beds, a 5,070 square-foot office building, and an existing single-family home that once housed the hospital's resident physician. A 47,880 square-foot medical office building surrounded by the project site remains operational and shares a portion of the hospital facility's parking areas through a previously approved shared parking agreement. Though the existing hospital facility has not been operational over the last five years, it was originally permitted as Doctors Hospital (later known as Sharp-Cabrillo Hospital) and operated as a full-service hospital and/or skilled nursing facility from approximately 1975 through 2009. The previous hospital use was regulated under three previous conditional use permits:

- CUP No. 345: The original hospital facility, known as Doctors Hospital, was originally permitted on August 30, 1972, allowing for a 200-bed general hospital, an 8 bed obstetric facility, a 50 bed long term facility, a 25 bed observation facility and a 54 bed and board facility, a doctors' office building, off-street parking, incidental uses, and a single-family dwelling for the resident physician.
- CUP No. 88-0252: Approved by the Planning Commission on May 6, 1988, CUP No. 88-0252 allowed the construction of three (3) modular buildings and 1,215-square-feet of building additions.
- CUP No. 211334: The current CUP, approved by the City Council on June 21, 2005, reduced the property area comprising the hospital facility by eliminating a 7.02-acre portion of the site (Attachment 10). This portion of the property adjacent to the project site was subsequently developed with a 170 unit multi-family condominium development currently known as The Bay at Point Loma. CUP No. 211334 will be cancelled as part of the approval of the proposed project.

The San Diego Municipal Code (SDMC) categorizes educational facilities for colleges and universities as an institutional separately regulated use. The proposed change in use from a hospital facility to an educational facility may be permitted in the CO-1-2 zone with a Conditional Use Permit (CUP) decided in accordance with Process Three pursuant to SDMC Section 141.0404, with the Hearing Officer as decision maker. The decision of the Hearing Officer is appealable to the Planning Commission.

DISCUSSION

Project Description:

The project applicant, Education First (EF), proposes to convert an existing vacant hospital facility to an international language school facility to accommodate up to 1,500 students and approximately 40 classrooms, including dormitory facilities for 450-700 students, conversion of an existing 5,000-square-foot building to a Student Activities Center, addition of outdoor recreational space and continued use of an existing single family residence. EF reports that they “operate 14 schools in North America and 400 offices and schools globally, offering international students from more than 70 countries the opportunity to learn English through a fully accredited academic program and a blended learning experience that occurs both inside and outside the classroom.” For more than twenty years EF has operated an international language school in San Diego at the Alliant International University campus within the Scripps Miramar Ranch community. EF proposes to relocate this campus to the project site and expand their operations in San Diego.

Physical changes to the facility to accommodate the EF International Language School include interior renovations of the existing 178,885-square-foot hospital building to create approximately 40 classrooms, and single, double and triple occupancy dormitory rooms for 450-700 students. Approximately 1.5-acres of the existing paved parking area on the western portion of the site will be removed to accommodate the construction of outdoor community and recreational space, including a swimming pool, soccer field (smaller than regulation) and sand volleyball courts. The existing 5,000-square-foot office building fronting Kenyon Street will be renovated to accommodate a student activities center, and the property’s frontage on Kenyon Street will be improved with landscaped green space and outdoor gathering areas. An existing single-family residence on Shadowlawn Street will be maintained and occupied by an EF Campus Director and his/her family.

Primary vehicular access to the facility will continue through the existing entry driveway at the termination of Wing Street; an existing secondary access driveway is located along Kenyon Street west of the future student center. Both vehicular entrances will be improved with enhanced entry paving, and a pedestrian circulation system with enhanced paving will be created to provide pedestrian linkages through the site, and between Kenyon Street and Shadowlawn Street. Parking lot areas will be reconfigured, and where necessary, parking areas will be improved with new trees and screening within the vehicular use areas. Extensive landscaping improvements are planned on site, especially along the eastern, southern and western perimeter of the property in order to provide visual screening from adjacent residential uses. Along the western edge of the recreational area fourteen (14) 24” box screening trees will be planted as a buffer between the site and the adjacent multi-family development. The Kenyon Street public right-of-way is currently improved with a non-contiguous sidewalk and nine (9) street trees which will remain in place with the project.

School Operations:

EF reports that their English language courses range from two (2) weeks to fifty-two (52) weeks, with a typical student enrollment lasting approximately six weeks. The student curriculum is structured so that study time is either mornings or afternoons, leaving alternating days and evening hours available for students to immerse themselves in the local culture. Maximum staffing levels are estimated at approximately 100 full-time staff and faculty, and the project proposes a student enrollment of up to 1,500 students. Due to EF's alternate scheduling system, it is anticipated that there will not be more than 600 students actively taking classes at the facility at one time. Approximately 450-700 students will reside on the campus in dorm style accommodations, and under the EF curriculum model many other students will choose to live with host families. The outdoor recreational use areas will close at 10PM, which is consistent with other city parks and recreation centers.

EF reports that their student vehicle ownership rate is very low (approximately 3 percent) due to restrictions on international driver's licenses and typically most of their students walk, bike or take public transportation. Three blocks from the project site the MTS Bus #35 service operates along Midway Drive and provides direct access to Ocean Beach and the Old Town Transit Center, where transportation connections can be made to/from downtown and other areas of San Diego through the MTS bus and trolley system, and to further regional destinations via options available through Amtrak and the Coaster train systems. On site, the project proposes to provide transportation demand management measures and will offer an extensive bike sharing program and bike storage areas. The project will provide 290 spaces (including 8 accessible spaces). As a condition of approval a new shared parking agreement will be required between the school facility and the adjacent medical office building to ensure adequate parking for both uses.

Community Plan Analysis:

The Midway Pacific Highway Corridor Community Plan (MPHCCP) designates the site for Institutional Use, recommending that "should the hospital relocate, the site should be used for commercial office or residential development at a maximum of 29 dwelling units per net acres." Although the residential uses are group quarters rather than dwelling units, the proposed project would be in conformance with the adopted community plan due to the project consisting of mixed use commercial office and classroom space with residential uses at a density comparable to 29 dwelling units per acre. The MPHCCP further recommends that "any future development of the portion of this site which abuts Shadowlawn Street should be compatible with the scale and character of the surrounding residential development." Other than perimeter landscaping and improvements for a pedestrian pathway between the site and Shadowlawn Street, no new construction will occur in this portion of the site and the project will maintain the current single-family use of the existing home fronting Shadowlawn Street.

Installation of new parking lot landscaping, and enhancement of the Kenyon Street frontage will support the MPHCCP recommendation that parking areas visible from the public right-of-way should be screened. The requirement for a new shared parking agreement between the school and existing medical office users will support the MPHCCP recommendation that "Institutional uses should provide adequate parking for current, as well as future needs."

The MPHCCP recommends that "Institutional uses should examine existing, as well as predicted

increases in, traffic and pedestrian circulation and should provide physical and operational improvements to the community circulation system and/or other transit programs which will reduce vehicular congestion and promote public and employee access." Additionally, the community plan recommends that "In an effort to reduce traffic congestion and automobile trips, institutional uses should incorporate bicycle storage facilities and an employee recreational area with amenities such as tables, cafeteria, jogging trail or pedestrian parkway concourse. Site and design buildings to invite access to public transportation." Provision of bike sharing and storage facilities, and installation of a pedestrian circulation system through the site to physically link Kenyon Street and Shadowlawn Street, will improve pedestrian and bicycle access from the abutting streets through the site, and will support linkages to public transportation and increased use of alternative forms of transportation. Providing new landscaped green space and outdoor gathering and sitting areas on the project site adjacent to the Kenyon Street public right-of-way, the project will provide urban space features envisioned in the MPHCCP recommendation that "In order to ensure future compatibility, provide needed public urban space, and help beautify the community, incorporate public open space such as urban plazas, benches, fountains, pedestrian concourses and parkways into the design of institutional facilities."

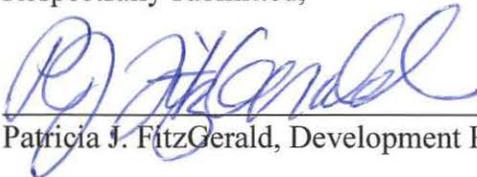
CONCLUSION

The proposed conversion of the existing hospital facility to an international language school facility will reactivate a 6.35-acre site which has been sitting unused for over five years. Adaptive reuse of an older vacant hospital building is a unique challenge, and the proposed reuse as an educational facility, under the terms of Conditional Use Permit 1373200, will not adversely affect the Midway-Pacific Highway Corridor Community Plan or the Peninsula Community Plan, and will provide many benefits to the community. The project complies with the applicable San Diego Municipal Code regulations and requirements, and no deviations are required. Staff recommends approval of the project as proposed.

ALTERNATIVE

1. Approve Conditional Use Permit 1373200, with modifications.
2. Deny Conditional Use Permit 1373200, if the findings required to approve the project cannot be affirmed.

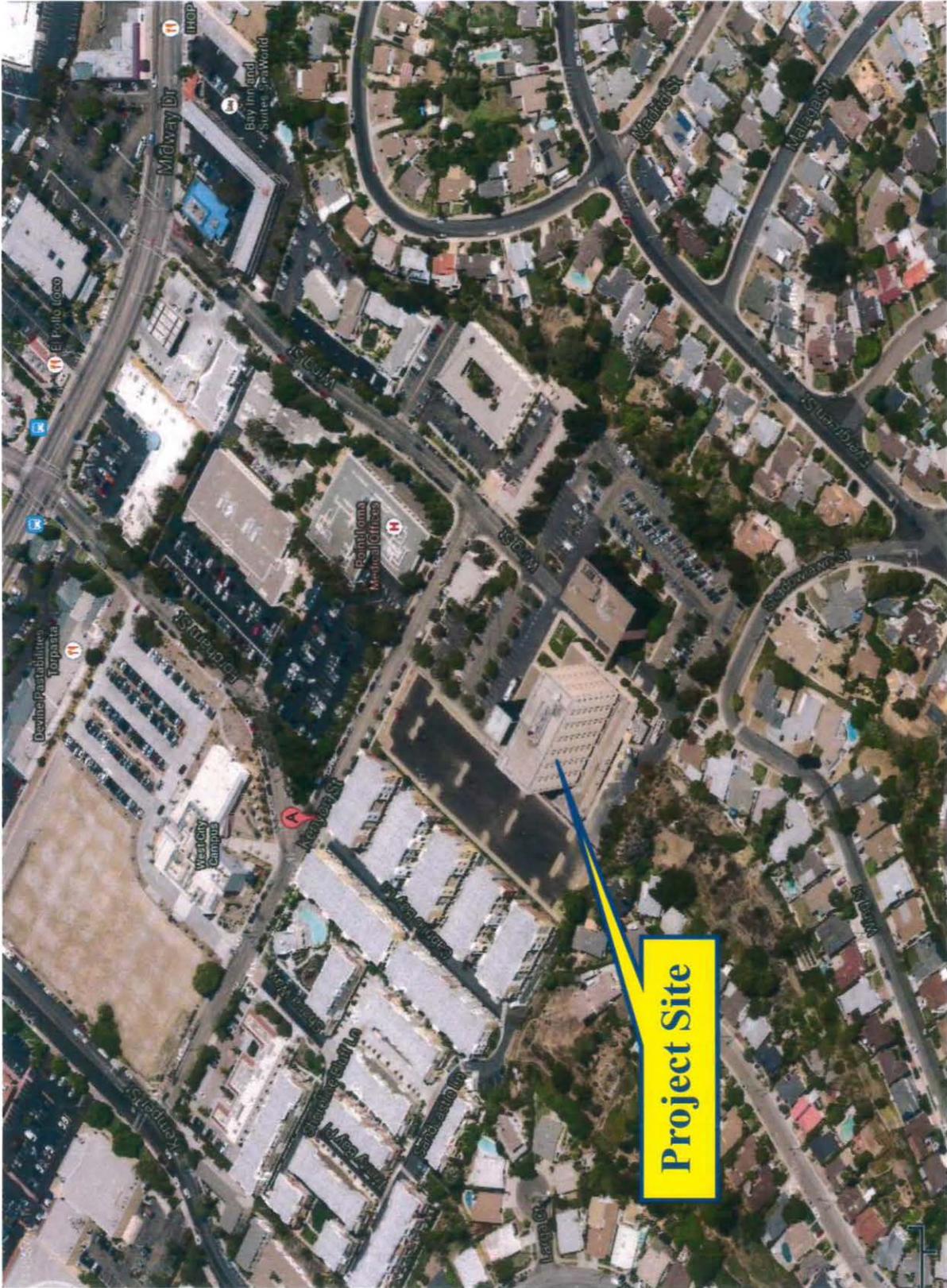
Respectfully submitted,



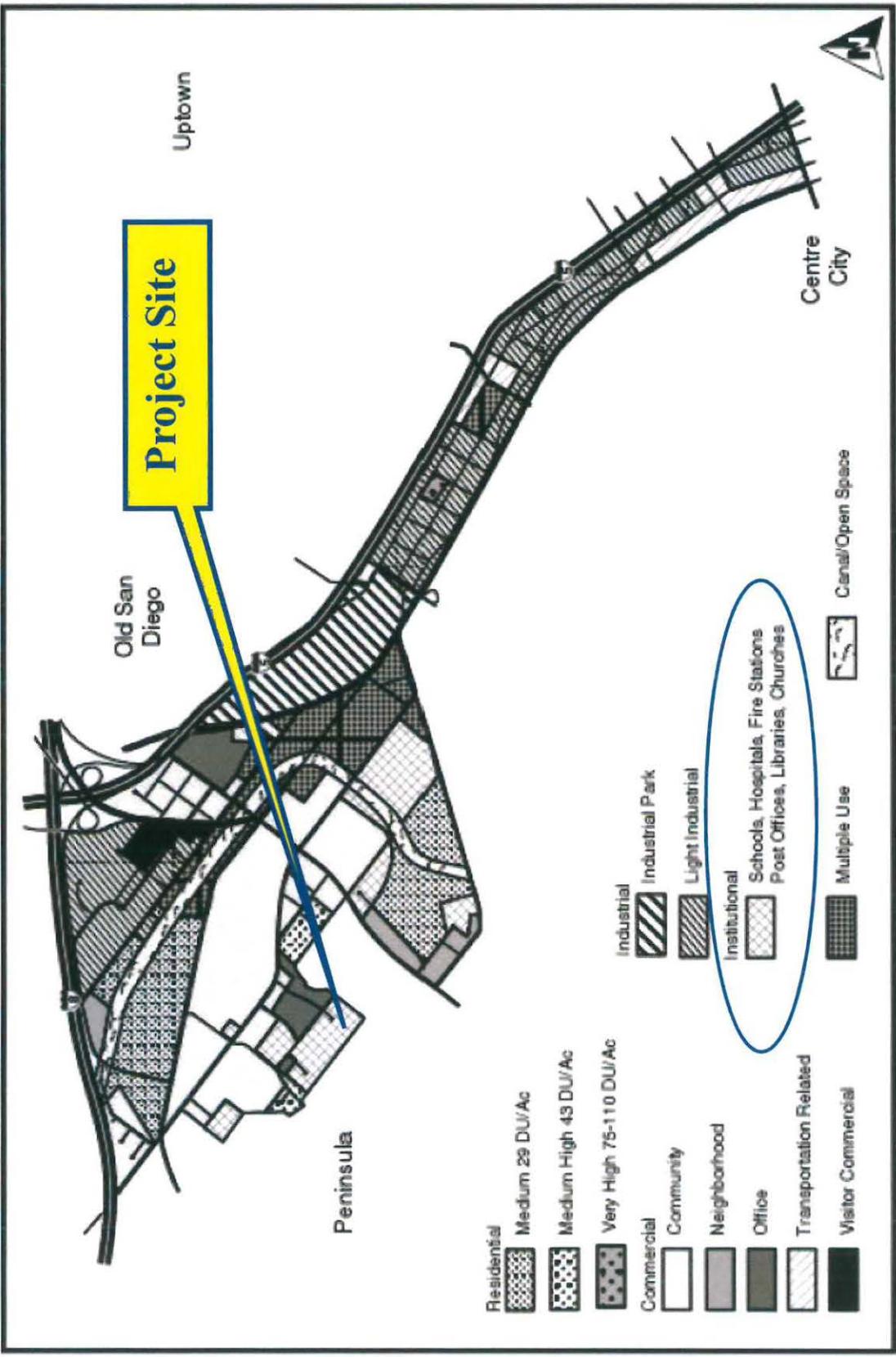
Patricia J. FitzGerald, Development Project Manager

Attachments:

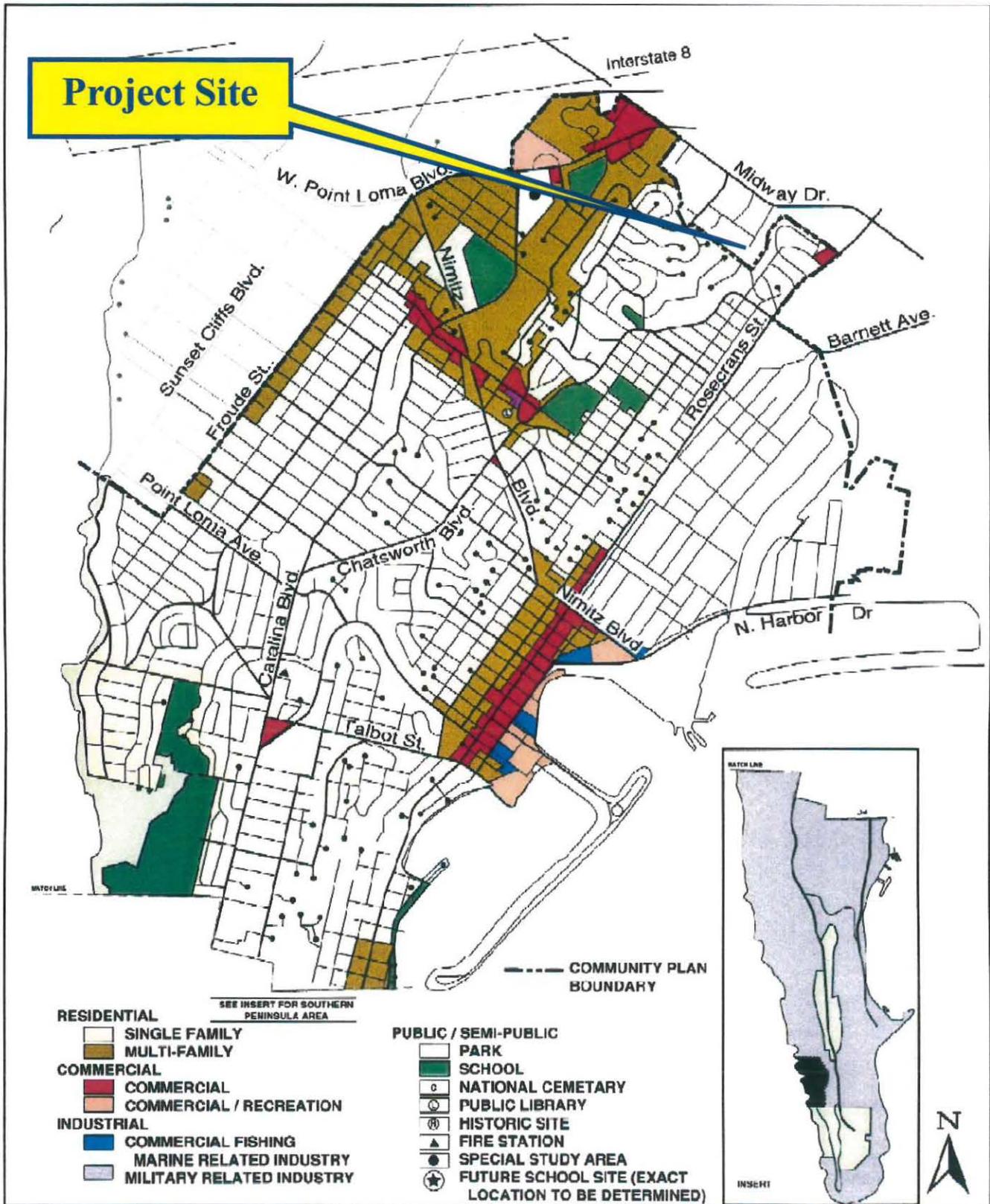
1. Aerial Photograph
2. Community Plan Land Use Maps
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. CEQA Determination
8. Community Planning Group Recommendations
9. Ownership Disclosure Statement
10. Copy of CUP No. 211334
11. Project Site Plans



Aerial Photo PROJECT NO. 392464



Midway-Pacific Highway Corridor Land Use Map
PROJECT NO. 392464



Peninsula Land Use Map PROJECT NO. 392464



Project Location Map PROJECT NO. 392464

PROJECT DATA SHEET

PROJECT NAME:	EF International Language CUP	
PROJECT DESCRIPTION:	Change in use to allow the former Cabrillo Hospital facility to be redeveloped as an Educational Facility	
COMMUNITY PLAN AREA:	Midway-Pacific Highway Corridor Community Plan and Peninsula Community Plan	
DISCRETIONARY ACTIONS:	Conditional Use Permit (Process 3)	
COMMUNITY PLAN LAND USE DESIGNATION:	Institutional: Midway-Pacific Highway Corridor Community Plan Single-family: Peninsula Community Plan	
<u>ZONING INFORMATION:</u>		
ZONE: CO-1-2		
USE: The San Diego Municipal Code (SDMC) categorizes educational facilities for colleges and universities as an institutional separately regulated use. The proposed change in use from a hospital facility to an educational facility may be permitted in the CO-1-2 zone with a Conditional Use Permit (CUP) decided in accordance with Process Three pursuant to SDMC Section 141.0404, with the Hearing Officer as decision maker.		
PARKING REQUIRED/PROPOSED: minimum of 288 parking spaces, including 7 accessible spaces (290 spaces proposed, including 8 accessible spaces).		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Institutional; CO-1-2	Medical office/ San Diego Community College
SOUTH:	Single Family Residential; RS-1-7	Single Family Residential
EAST:	Single Family Residential; RS-1-7	Single Family Residential
WEST:	Multi-Family Residential; CO-1-2	Multi-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 19, 2014, the Midway Community Planning Group voted 7-0-0 to approve the project, with no conditions; on November 20, 2014, the Peninsula Community Planning Board voted 11-2-0 to recommend approval of the proposed project, with no conditions.	

HEARING OFFICER RESOLUTION NO. HO-_____
CONDITIONAL USE PERMIT 1373200
EF INTERNATIONAL LANGUAGE CUP - PROJECT NO. 392464

WHEREAS, GREENTREE FAMILY, LLC, Owner, and EFEKTA CABRILLO, Permittee, filed an application with the City of San Diego for a permit to convert an existing vacant hospital facility to an international language school facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1373200), on portions of a 6.35-acre site; and

WHEREAS, the project site is located at 3425-3475 Kenyon Street in the CO-1-2 Zone within the Midway-Pacific Highway Corridor Community Plan area, and in the RS-1-7 Zone within the Peninsula Community Plan area; and

WHEREAS, the project site is legally described as Parcel No. 2 of Parcel Map No. 13248; and

WHEREAS, on March 18, 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit 1373200, pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on February 27, 2015, 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) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated March 18, 2015.

FINDINGS:

CONDITIONAL USE PERMIT FINDINGS (SDMC Section 126.0305):

- 1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.**

The project proposes to convert an existing vacant hospital facility to an international language school facility to accommodate up to 1,500 students and approximately 40 classrooms,

including dormitory facilities for 450-700 students, conversion of an existing 5,000-square-foot building to a Student Activities Center, addition of outdoor recreational space and continued use of an existing single family residence. The proposed development will not adversely affect the Midway-Pacific Highway Corridor Community Plan or the Peninsula Community Plan. The Midway Pacific Highway Corridor Community Plan (MPHCCP) designates the site for Institutional Use and specifically recommends that "should the hospital relocate, the site should be used for commercial office or residential development at a maximum of 29 dwelling units per net acres." Although the residential uses are group quarters rather than dwelling units, the proposed project would be in conformance with the adopted community plan since the project will consist of mixed use commercial office and classroom space with residential uses at a density comparable to 29 dwelling units per acre. Currently developed with a single-family home, a small area of the site along the southern property boundary fronting onto Shadowlawn Street is designated for single-family residential land use by the Peninsula Community Plan. The MPHCCP specifically recommends that "any future development of the portion of this site which abuts Shadowlawn Street should be compatible with the scale and character of the surrounding residential development." The project will maintain the current single-family use of the existing home fronting Shadowlawn Street.

Installation of new parking lot landscaping, and enhancement of the Kenyon Street frontage will support the MPHCCP recommendation that parking areas visible from the public right-of-way should be screened. The requirement for a new shared parking agreement between the school and existing medical office users will support the MPHCCP recommendation that "Institutional uses should provide adequate parking for current, as well as future needs."

The MPHCCP recommends that "Institutional uses should examine existing, as well as predicted increases in, traffic and pedestrian circulation and should provide physical and operational improvements to the community circulation system and/or other transit programs which will reduce vehicular congestion and promote public and employee access." Additionally, the community plan recommends that "In an effort to reduce traffic congestion and automobile trips, institutional uses should incorporate bicycle storage facilities and an employee recreational area with amenities such as tables, cafeteria, jogging trail or pedestrian parkway concourse. Site and design buildings to invite access to public transportation." Provision of bike sharing and storage facilities, and installation of a pedestrian circulation system through the site to physically link Kenyon Street and Shadowlawn Street, will improve pedestrian and bicycle access from the abutting streets through the site, and will support linkages to public transportation and increased use of alternative forms of transportation.

The community plan recommends "In order to ensure future compatibility, provide needed public urban space, and help beautify the community, incorporate public open space such as urban plazas, benches, fountains, pedestrian concourses and parkways into the design of institutional facilities." Providing new landscaped green space and outdoor gathering and sitting areas on the project site adjacent to the Kenyon Street public right-of-way, the project will provide urban space features envisioned in the MPHCCP.

2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE.

The project proposes to convert an existing vacant hospital facility to an international language school facility to accommodate up to 1,500 students and approximately 40 classrooms, including dormitory facilities for 450-700 students, conversion of an existing 5,000-square-foot building to a Student Activities Center, addition of outdoor recreational space and continued use of an existing single family residence. The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guideline Section 15301 (Existing Facilities) and Section 15303 (New Construction). The Project has been conditioned through Conditional Use Permit 1373200 to comply with the development regulations in effect for the subject property as set forth in the Land Development Code, and will be required to obtain building permits to show that construction will comply with all applicable Building and Fire Codes. The proposed development and associated improvements will meet all development standards and will not be detrimental to the public health, safety and welfare.

3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE INCLUDING ANY ALLOWABLE DEVIATIONS PURSUANT TO THE LAND DEVELOPMENT CODE.

The project proposes to convert an existing vacant hospital facility to an international language school facility to accommodate up to 1,500 students and approximately 40 classrooms, including dormitory facilities for 450-700 students, conversion of an existing 5,000-square-foot building to a Student Activities Center, addition of outdoor recreational space and continued use of an existing single family residence. The proposed development meets the purpose, intent and goals of the underlying CO-1-2 and RS-1-7 zones, and is consistent with the policies of the adopted Midway Pacific Highway Corridor Community Plan and Peninsula Community Plan. Pursuant to SDMC Section 141.0404, the proposed educational facility use may be permitted in the CO-1-2 zone with a Conditional Use Permit (CUP). The proposed adaptive reuse of an older vacant hospital building and the proposed reuse as an educational facility requires no deviations and complies with the applicable regulations of the Land Development Code.

4. THE PROPOSED USE IS APPROPRIATE AT THE PROPOSED LOCATION.

The project proposes to convert an existing vacant hospital facility to an international language school facility. Physical changes to the facility to accommodate the EF International Language School include interior renovations of the existing 178,885-square-foot vacant hospital building to create approximately 40 classrooms, and single, double and triple occupancy dormitory rooms for 450-700 students. Approximately 1.5-acres of the existing paved parking area on the western portion of the site will be removed to accommodate the construction of outdoor community and recreational space, including a swimming pool, soccer field (smaller than regulation) and sand volleyball courts. The existing 5,000-square-foot office building fronting Kenyon Street will be renovated to accommodate a student activities center, and the

property's frontage on Kenyon Street will be improved with new, landscaped green space and outdoor gathering areas. The project has adequate vehicular access from Kenyon Street and is located in close proximity to public transportation options. Three blocks from the project site the MTS Bus #35 operates along Midway Drive and provides direct access to Ocean Beach and the Old Town Transit Center, where transportation connections can be made to/from downtown and other areas of San Diego through the MTS bus and trolley system, and to further regional destinations via options available through Amtrak and the Coaster train systems. On site, the project proposes to provide transportation demand management measures and will offer an extensive bike sharing program and bike storage areas. The project will provide 290 spaces (including 8 accessible spaces). As a condition of approval a new shared parking agreement will be required between the school facility and the adjacent medical office building to ensure adequate parking for both uses. The proposed adaptive reuse of an older vacant hospital building will reactivate a 6.35-acre project site which has been sitting unused for over five years and will provide many benefits to the community and is an appropriate use at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit 1373200, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1373200, a copy of which is attached hereto and made a part hereof.

Patricia J. FitzGerald
Development Project Manager
Development Services

Adopted on: March 18, 2015

Job Order No. 24004583

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005193

CONDITIONAL USE PERMIT 1373200
EF INTERNATIONAL LANGUAGE CUP - PROJECT NO. 392464
HEARING OFFICER

This Conditional Use Permit 1373200 is granted by the Hearing Officer of the City of San Diego to GREENTREE FAMILY, LLC, Owner, and EFEKTA CABRILLO, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0305 and 141.0404. The 6.35-acre site is located at 3425-3475 Kenyon Street in the CO-1-2 Zone within the Midway-Pacific Highway Corridor Community Plan area, and in the RS-1-7 Zone within the Peninsula Community Plan area. The project site is legally described as Parcel No. 2 of Parcel Map No. 13248.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert an existing vacant hospital facility to an international language school facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 18, 2015, on file in the Development Services Department.

The project shall include:

- a. Conversion of an existing vacant hospital facility to an international language school facility to accommodate up to 1,500 adult students;
- b. Renovation of an existing 178,885-square-foot hospital building to create approximately 40 classrooms, including dormitory facilities for 450-700 students;
- c. Conversion of an existing 5,000-square-foot office building to a Student Activities Center;
- d. Demolition of an existing parking area and construction of outdoor community and recreational space, including a swimming pool, soccer field and sand volleyball courts;
- e. Continued use of an existing single family residence;
- f. Parking facilities to accommodate a minimum of 288 parking spaces, including 7 accessible spaces (290 spaces proposed, including 8 accessible spaces);

- b. Cancellation of Conditional Use Permit 211334;
- g. Landscaping (planting, irrigation and landscape related improvements);
- h. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 26, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

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

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

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

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

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

AFFORDABLE HOUSING REQUIREMENTS:

11. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

AIRPORT REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall grant an avigation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the avigation easement form provided by the San Diego County Regional Airport Authority.

13. Prior to the issuance of any building permits, the Owner/Permittee shall provide evidence that the structures will achieve sound attenuation to 45dB CNEL interior noise level.

ENGINEERING REQUIREMENTS:

14. The project proposes to export 2,200 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to close the non-utilized driveway with current City Standard curb, gutter and sidewalk, adjacent to the site on Shadowlawn Street, satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the existing driveway with current City Standard 14 ft wide concrete driveway, adjacent to the site on Shadowlawn Street, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

21. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 2009-0009 DWQ and the San Diego Regional Water Quality Control Board (SDRWQCB) Order No. R9-2007-001, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with

said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 2009-0009-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 2009-0009-DWQ.

22. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

TRANSPORTATION REQUIREMENTS:

23. Shared Parking Agreement: Prior to the issuance of any occupancy permit the applicant shall execute a City standard shared parking agreement for allocation of 163 parking spaces (numbers 1 through 163) of the site's 290 total parking spaces for the 47,880-square-foot medical offices building located at 3405 Kenyon Street.

24. No fewer than 288 parking spaces, including 7 accessible spaces (290 spaces proposed, including 8 accessible spaces) shall be maintained on the property at all times in the approximate locations shown on Exhibit "A". All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

PLANNING/DESIGN REQUIREMENTS:

25. All signage shall be consistent with the SDMC City-wide Sign Code regulations.

26. 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.

27. Hours of operation of the outdoor recreational use areas (including swimming pool, soccer field and sand volleyball courts) shall be limited from 8AM to 10PM daily.

LANDSCAPING REQUIREMENTS:

28. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

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

WATER/SEWER UTILITIES REQUIREMENTS:

31. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities in the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Director and the City Engineer.

32. The Owner/Permittee shall process encroachment maintenance and removal agreements, for all acceptable encroachments into the water and sewer easement, including but not limited to structures, enhanced paving, or landscaping.

33. No approved improvements or landscaping, including private water and sewer facilities, grading and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.

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

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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.

ATTACHMENT 6

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 18, 2015, and Resolution No. HO-_____.

ATTACHMENT 6

Conditional Use Permit 1373200
Date of Approval: March 18, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Patricia J. FitzGerald
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.

By _____

GREENTREE FAMILY, LLC
Owner

By _____

EFEKTA CABRILLO
Permittee

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



THE CITY OF SAN DIEGO

Date of Notice: February 27, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24005193

PROJECT NAME/NUMBER: EF International Language CUP/392464

COMMUNITY PLAN AREA: Pacific Highway

COUNCIL DISTRICT: 2

LOCATION: The project is located at located at 3475 Kenyon Street, San Diego, California.

PROJECT DESCRIPTION: Conditional Use Permit (CUP) to convert an existing 178,885 square foot hospital facility to an approximately 183,000-square-foot International Language School to accommodate up to 1500 students and 40 classrooms, including dormitory facilities for 450-700 students, conversion of an existing 5,000-sqaure-foot building to a Student Activities Center, addition of outdoor recreational space (consisting of a swimming pool, a small soccer field and two volleyball courts) and to maintain an adjacent existing single family residence. The project would take place at an existing developed center where existing public utilities are in place to serve the proposed international language school.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing officer

ENVIRONMENTAL DETERMINATION: This project is exempt pursuant to the California Environmental Quality Act Sections 15301 (Existing Facilities) and 15303 (New Construction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction). 15301 allows for the minor alterations to existing public or private structures involving negligible expansion of use. 15303 allows for the construction of accessory structures such as swimming pools on a site not containing sensitive resources. Since the project is located on a site devoid of sensitive resources and vehicle trips associated with the school would be less than the hospital use the project qualifies to be categorical exempt from CEQA. Furthermore based upon the previously developed nature of the site the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: PJ Fitzgerald
MAILING ADDRESS: 1222 1st Avenue, San Diego, CA 92101
PHONE NUMBER: (619) 446-5107

On February 27, 2015 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice and therefore the appeal would end on 3/13/2015. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

PENINSULA COMMUNITY PLANNING BOARD MINUTES

3701 Voltaire St., Point Loma Library

Nov. 20, 2014, Scheduled 6:30-9:15 p.m.

APPROVED MINUTES

Present: Nicole Burgess, Dominic Carnevale, Patricia Clark, Bruce Cook, Bruce Coons, David L. Dick, Jon Linney, Peter Nystrom, Julia Quinn, Jarvis Ross, Mike Ryan, Don Sevens, Paul Webb

Absent: Mark Krencik, Jay Shumaker

Called to order at 6:35 p.m.

PARLIAMENTARY ITEMS

1. Approval of Agenda. One item (Wabaska circle) delayed, one item (Seventh-day Church cell tower) inadvertently omitted from agenda heard as non-public information item with no vote taken. Motion by Ross, second by Coons. Vote 10-0. Abstaining: Paul Webb (Brown Act concerns). Not voting: Burgess (late) and Dick (late).
2. Approval of October 2014 minutes. Approved 10-0, Burgess, Carnevale and Webb abstaining because of absences
3. Secretary's Report – Don Sevens (None)
4. Treasurer's Report – Patricia Clark
Reported \$1.58 in treasury, appealed for donations to cover arrearages on Website bill incurred prior to July 1, 2014 when city stipend kicked in
Chair Report – Julia Quinn.
Briefed board on requirements for 2015 election. Terms expiring are Carnevale, Coons, Krencik, Quinn and Ryan.

NON-AGENDA PUBLIC COMMENTS

KORLA EAQUINTA – Expressed concerns that projects of four units or less are being approved through a ministerial process escaping board and public review, then being moved forward through map waivers.

MIKE STEVENS – Said enclosed parking spaces at units are being rented out to non-residents in a flagrant violation of Municipal Code. Said Code Enforcement will only respond if the complaint is from a neighbor.

ACTION ITEMS

1. **Approval of letter to city regarding new permit application for 1676 Plum St .–**
 Presentation by Jon Linney, Jerry Lohla and Danna Nicholas, deputy city attorney.
 Proposed letter asked Department of Development Services to halt processing or review of any new permits for the site until seven counts of criminal charges have been fully adjudicated. Lohla predicted the long-unfinished house will never be built but neighborhood will continue to suffer. Nicholas said “In this case Mr. Mendiola earned himself a criminal complaint.” She said the only way he can finish is to get new permits and that a plea agreement might result in a finish, demolition or sale. No trial date has been set.
 Motion by Sevens, Second by Linney to send letter to city. Failed. Yes (5): Cook, Jarvis, Linney, Nystrom, Sevens. No (7): Burgess, Carnevale, Clark, Coons, Dick, Ryan, Webb.
2. **EF International Language School at former Cabrillo Hospital site –** Presentation by Shawna Sullivan
 Only a single-family home is our district. The rest of the high-rise, parking lot and proposed recreation area is in the Midway district.
 Motion by Burgess/second by Jarvis to approve project. Passed. Yes (10): Burgess, Clark, Cook, Coons, Dick, Linney, Nystrom, Ross, Sevens, Webb. No (2): Carnevale, Ryan.
3. **Pump Station No. 2 Power Reliability and Surge Protection Project, 4077 N. Harbor Dr.**
 – Presentation by Gene Lehotsky, City of San Diego Department of Public Works.
 Additional pumps and new housings to be installed at present site bordering North Harbor Drive. This was an action item at the request of the Coastal Commission.
 Motion to approve by Ryan, second by Webb. Approved by unanimous vote.
4. **Carleton Street Map Waiver, Project No. 373548, 3015-3021 Carleton St.**
 Map waiver to construct four residential condominiums at building currently under construction. Applicant: David Parot
 Discussion pointed out that the project received ministerial approval, escaping board and public review. It was pointed out that the third floor “lofts” or “dens” contain closets and bathrooms and are really third bedrooms and violate Municipal Code parking requirements. Also, testimony pointed out there has been extensive advertising of three-bedroom units although the applicant denied responsibility for the advertising. The applicant said it was identical to other 30-foot condos in Roseville which generated discussion from board and the public of unhappiness with loopholes leading to substandard buildings and destruction of community character.
 Sevens: Complained of obfuscation and seemingly misleading statements by the project manager and the applicant as to perceived violations of the Municipal Code.

Midway Community Planning Group Agenda

DATE: Wednesday, November 14, 2014
PLACE: San Diego Community College – West City Campus
3249 Fordham St.. Room 208; San Diego CA 92110
TIME: 3:00 PM

1. Call to Order
2. Introductions
3. Approval of Minutes
4. Public Comment
5. City and Government Office Reports
 - a. Council District 2 office – Tracy Cambre
 - b. Mayor's office -
 - c. Planning Department – Tait Galloway
 - d. Police Department – Officer David Surwilo
 - e. Regional Airport Authority - Peggy Cooper
 - f. County Supervisor District 4 office – Sterling McHale
 - g. State Senator Marty Block office – Roberto Alcantar
 - h. Assemblymember Toni Atkins office - Rachel Gregg
 - i. Congressman Scott Peters office - Sarah Czarnecki
6. **Chair Report:** Melanie Nickel (and any other member with information of interest)
7. **Reports/Presentations:**
 - a. Action item: Conditional use permit for EFF International Language School: Shawna Sullivan, EF Education First
 - b. Information item: North Bay Greening Plan: Melissa Garcia, city of San Diego
 - c. Possible action item: Tree recommendations in the Midway Community Plan and the North Bay Conceptual Plan
8. **Community Planners Committee Report:** Melanie Nickel
9. **Airport Noise Committee Report:** Victor Ravago
10. **Business Improvement District Report:** Victor Ravago
11. **Old Business:**
12. **New Business:**
13. **Adjournment**

Midway Community Planning Group Recommendation

From: Melanie Nickel [mailto:melanien@stanfordalumni.org]
Sent: Thursday, November 20, 2014 12:41 PM
To: Fitzgerald, PJ
Subject: Re: Project Assessment - EF-Education First Cabrillo Hospital (392464)

There were no issues and we approved it without conditions. In fact the planning group is quite enthusiastic about this project, we think it will be a net positive for the community. --Melanie

On Thu, Nov 20, 2014 at 12:33 PM, Fitzgerald, PJ <PFitzgerald@sandiego.gov> wrote:

Good afternoon Melanie-

Your email works perfectly - Thanks! May I ask if there were any issue areas the group was concerned about, or any conditions of approval (not necessary, but we need to note on the Hearing Officer Report if there are any). Also, I got your vmail about your phone # - I'll look into that and have your phone # changed if it's incorrect on our master list.

Thanks-

--PJ

From: Melanie Nickel <melanien@stanfordalumni.org>
Sent: Thursday, November 20, 2014 12:27 PM
To: Fitzgerald, PJ
Subject: Re: Project Assessment - EF-Education First Cabrillo Hospital (392464)

Hi, PJ! I can't find the form I usually use to report the planning group's action. Can you email the form to me? Or can you just take my report by email? We heard the issue of the EF International School CUP application at our regular meeting yesterday, November 19, 2014, and we approved it unanimously, 7-0-0.

Thanks! --Melanie Nickel, chair, Midway Community Planning Group



Ownership Disclosure Statement

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

Project Title: EF International Language School Project No. For City Use Only _____

Project Address: 3475 Kenyon Street, San Diego, CA 92110

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map, or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Project Title: E.F. International Language School Project No. (For City Use Only)

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

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
Greentree Family, LLC
 Owner Tenant/Lessee
 Street Address:
2160 Landis Ave
 City/State/Zip:
Chula Vista, CA 91915
 Phone No: (619) 422-8334 Fax No: (619) 420-1888
 Name of Corporate Officer/Partner (type or print):
Allan J Kuebler
 Title (type or print):
Manager
 Signature: Allan J Kuebler Date: 10/6/14

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature: _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print):

 Title (type or print):

 Signature: _____ Date: _____

EFEKTA CABRILLO INC.

Action of Directors in Lieu of a First Meeting

September 12, 2014

The undersigned, being all of the members of the Board of Directors of Efekta Cabrillo Inc., a Delaware corporation (the "Corporation"), and acting in accordance with Section 141(f) of the Delaware General Corporation Law, consent to the adoption of the following resolutions:

RESOLVED: That the adoption of the By-Laws of the Corporation, the establishment of the number of directors that constitute the full Board and the appointment of the initial directors of the Corporation by the sole incorporator of the Corporation be, and they hereby are, ratified and confirmed.

RESOLVED: That the following persons be, and each of them hereby is, elected to the offices of the Corporation set forth opposite their respective names, each to serve, subject to the By-Laws of the Corporation, until his or her successor is elected and qualified or until his or her earlier death, resignation or removal:

PRESIDENT: Christoffer Abramson

TREASURER: Bruce Strong

SECRETARY: Bruce Strong

RESOLVED: That the fiscal year of the Corporation shall end on September 30 of each year.

RESOLVED: That an office of the Corporation be established and maintained at 8 Education Street, Cambridge, MA 02141.

RESOLVED: That the attached form of stock certificate is adopted and prescribed as the form of stock certificate for the common stock, \$0.01 par value, of the Corporation ("Common Stock").

RESOLVED: That the President, Secretary and Treasurer of the Corporation (collectively, the "Proper Officers") hereby are, and each of them acting singly hereby is, authorized to adopt the corporate seal of the Corporation and to affix an impression of such seal in the margin.

RESOLVED: That the Proper Officers, with any two of them acting jointly hereby are authorized to designate a depository of the funds of the Corporation, and that the banking and borrowing resolutions appearing on the certificate recorded with these resolutions in the minute book and incorporated in this vote by reference are adopted.

RECORDING REQUESTED BY
CITY OF SAN DIEGO
CITY CLERK

WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON SEP 29, 2005
DOCUMENT NUMBER 2005-0844489
GREGORY J. SMITH, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 3:58 PM

JOB ORDER NUMBER: 42-2234

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 211334
(AMENDMENT TO CONDITIONAL USE PERMIT NO. 88-0252)
CABRILLO HOSPITAL - PROJECT NO. 23708
CITY COUNCIL

This Conditional Use Permit No. 211334 (amendment to Conditional Use Permit No. 88-0252) is granted by the City Council of the City of San Diego to Loma Cabrillo LLC., Owners/Permittees, pursuant to the San Diego Municipal Code. This permit shall amend and supercede Conditional Use Permit No. 88-0252. The subject property is located at 3425 Kenyon Street in the CO-1-2 zone within the Midway/Pacific Highway Corridor Community Plan. The project site is legally described as Parcel 2 of Vesting Tentative Map No. 211022 (previously known as Parcel 1 of PM No. 19321) and Parcel 1 of PM 1953.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee to modify the project related property boundaries, demolish two existing medical buildings and otherwise maintain and operate an existing hospital facility, described and identified by size, dimension, quantity, type, and location on the approved Exhibit A dated June 21, 2005 on file in the Development Services Department.

The project or facility shall include:

- a. An existing 178,885 square-foot hospital building containing 200 beds;
- b. An existing 47,880 square-foot medical office building;
- c. An existing 5,070 square-foot office building;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Off-street parking facilities;
- f. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California

Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. Recordation of project documents in the office of the County Recorder must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owners and Permittees sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. Notwithstanding any other provision in this Conditional Use Permit, existing structures, improvements, landscaping, and fixtures (including lighting), that remain unaltered and are not a part of the new construction shown on Exhibit A, shall not be subject to any new requirements or to compliance with existing building, fire, mechanical and plumbing codes, since they would retain previously conforming rights in accordance with the San Diego Municipal Code Chapter 12, Article 7, Division 1. Conditions and requirements herein relating to the issuance of permits or certificates, or to grading or construction to be undertaken by Owner/Permittee, shall apply only to the new construction shown on Exhibit A.

8. Before issuance of any building permits, complete working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit A. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

WATER REQUIREMENTS:

10. For any future development on the hospital-to-remain site, the subdivider shall remove the existing water services and install new services and meters of appropriate size to serve the future development. These new services must be located within or adjacent to the Kenyon Street right-of-way frontage of Parcel 1 of Map 19321.

WASTEWATER REQUIREMENTS:

11. No structures or landscaping that would inhibit vehicular access shall be installed in or over any public sewer access easement.

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

LANDSCAPE REQUIREMENTS:

13. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City.

14. Prior to issuance of any construction permits for structures (including retrofitting of the existing hospital structure), complete landscape and irrigation construction documents consistent with the Landscape Standards (including planting and irrigation plans, details and specifications)

shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit 'A', Landscape Development Plan.

15. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a forty 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.

16. Prior to any utility stub out, for wet and dry utilities, a plot plan shall be submitted to the Landscape Section of Development Services. The plot plans shall coordinate all utilities and driveways with the required Street Trees. The location of the Street Trees shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan.

17. Prior to issuance of any Certificate of Occupancy (including retrofitting of the existing hospital structure), it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A No Fee Street Tree Permit, if applicable, shall be obtained for the installation, establishment and on-going maintenance of all street trees.

18. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

19. Prior to any grading (building permit) the Permittee or subsequent Owner shall enter into a Landscape Maintenance Agreement for all landscape improvements. The Landscape Maintenance Agreement shall be approved by the Landscape Section of Development Services and the City Manager.

20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage or Certificate of Occupancy.

21. Non-contiguous sidewalks: Prior to issuance of any engineering permits for right-of-way improvements, complete landscape and irrigation construction documents consistent with the Exhibit 'A' Landscape Development Plan shall be submitted to the City Manager for approval. The improvement plans shall reflect non-contiguous sidewalks and shall provide a forty square foot street tree growing area (for each tree) that is located within the parkway between the sidewalk and back of curb.

TRANSPORTATION REQUIREMENTS:

22. No fewer than 483 off-street parking spaces shall be maintained 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 City Manager.

23. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

24. New Parking Lot Lighting: Prior to the issuance of any engineering or building permits, complete outdoor lighting information shall be submitted to the Development Services Department, Land Development Review Division, for review and approval. Complete lighting information shall include a plan view photometric analysis indicating an isofoot candle plot and a point by point plot to include all areas within the private property and to extend a minimum of 50 feet beyond the property line, construction details as necessary to direct installation of the outdoor lighting system, manufacturers name, visors, prisms, lenses and reflectors and a lighting plan locating each fixture in plan view and a legend. The outdoor lighting system shall be designed, manufactured and installed to allow shading, adjusting, and shielding of the light source so all outdoor lighting is directed to fall only onto the same premises as light sources are located.

25. As required by Conditional Use Permit No. 88-0252, charging for on-site parking shall be subject to the following conditions:

- Employees will not be assessed a fee for parking on-site;
- Through a validation system, patients and visitors will not be charged for on-site parking;
- Adequate signs are to be placed informing the public of the validation system;
- The first hour will be free of charge. For every half-hour thereafter, the charge will be \$0.50. The maximum daily charge will be \$10.00.

26. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

27. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

28. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

ENGINEERING REQUIREMENTS:

12. The subdivider shall replace any damaged sidewalk with City standard sidewalk, along the project frontage on Kenyon Street, per Standard Drawings G-7 and G-9.

13. The subdivider shall obtain an Encroachment Maintenance and Removal Agreement for any approved structures or landscaping, including private utilities and/or facilities and enhanced paving, installed in or over any public easement or right-of-way.

14. This Conditional Use Permit shall comply with the conditions of the parcel map for Vesting Tentative Map No. 211022.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.
- For clarification purposes, Exhibit A includes letter from the Development Project Manager of the City of San Diego addressed to Loma Cabrillo, LLC, 3242 Columbia, LLC and 2419 29th Street, L.L.P. dated May 26, 2005.

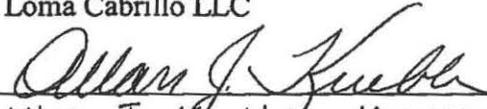
APPROVED by the City Council of the City of San Diego on June 21, 2005.

AUTHENTICATED BY THE CITY MANAGER

By  _____
Kelly Broughton, Deputy Director- Development Services

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

Loma Cabrillo LLC

By  _____
Allan J. Kubler, Manager
By _____

NOTE: Notary acknowledgments
Must be attached per Civil Code
Section 1180 *et seq.*

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

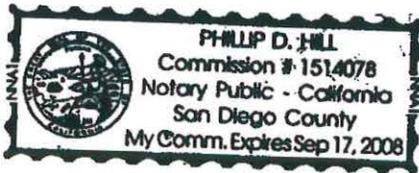
} ss.

On SEPTEMBER 29, 2005, before me, Phillip D. Hill, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared KELLY BROUGHTON
Name(s) of Signer(s)

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Phillip D. Hill
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: CUP 211334 CABRILLO HOSPITAL

Document Date: JUNE 21, 2005 Number of Pages: 7

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

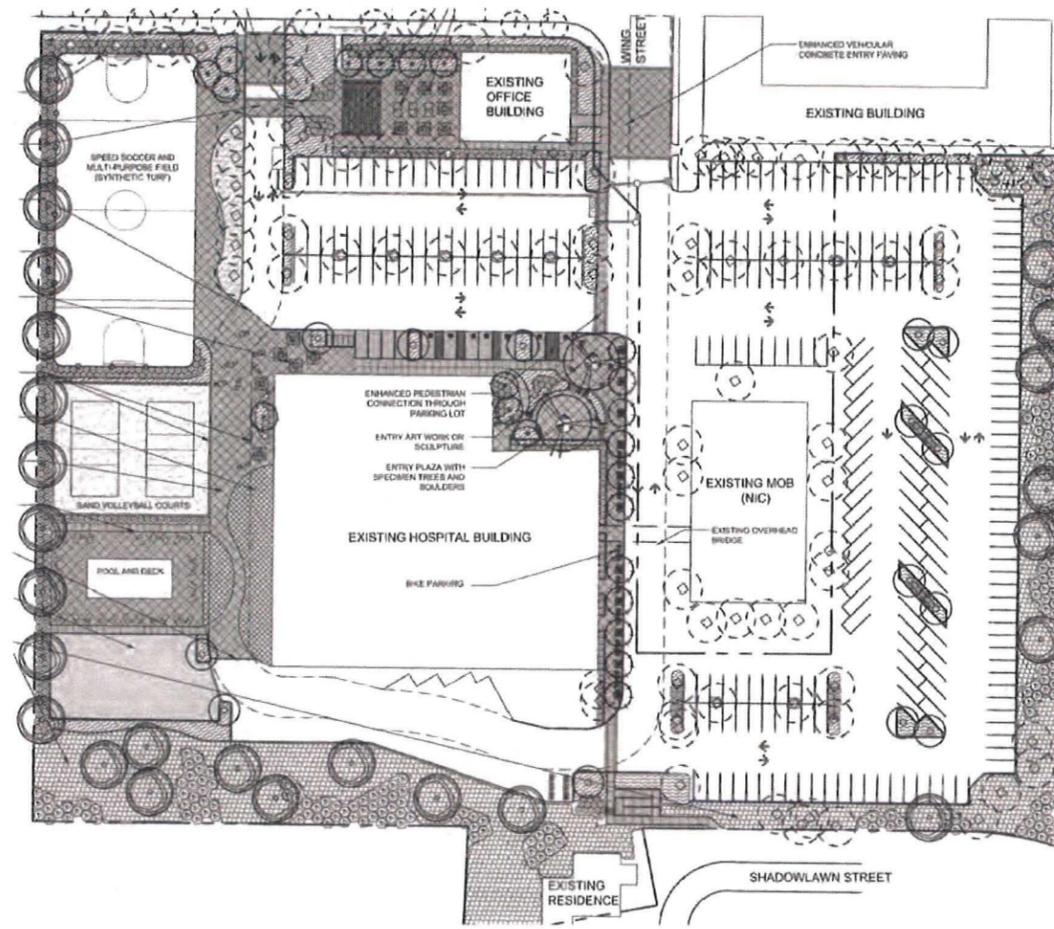
ORIGINAL

Sheet Index

- A1.00 Title Sheet
- A1.01 Site Plan
- A1.02 Floor Plans Level 1
- A1.03 Floor Plans Level 2
- A1.04 Floor Plans Level 3
- A1.05 Floor Plans Level 4-10
- A2.00 North Elevation
- A2.01 South Elevation
- A2.02 West Elevation
- A2.03 East Elevation
- A2.04 BLDG B + C Elevations
- E1.00 Photometric Plan

- L1.00 Landscape Site Plan
- L1.01 Existing Tree Plan

- C1.0 Existing Site and Topography Map
- C1.1 Civil Site, Improvements and Grading



Project Description

EF Education First proposes an adaptive-reuse redevelopment for the former Cabrillo Hospital 6.35 acre site at 3475 Kenyon Street into a new EF International Language School. With 14 schools in North America and 400 offices and schools globally, EF offers international students from more than 70 countries the opportunity to learn English through a fully accredited academic program and a blended learning experience that occurs both inside and outside the classroom.

EF is seeking a conditional use permit (CUP) from the City of San Diego to allow for educational and dormitory uses with a maximum student enrollment of 1,500 students (predominantly between the ages of 18-26). If approved, EF would conduct interior renovations of the existing 178,885-SF hospital building to create approximately 40 classrooms, single, double and triple dormitory rooms for 400-700 students, as well as some exterior site work to allow for outdoor community and recreational space, to include a swimming pool, soccer field (smaller than regulation) and sand volleyball courts. The existing 5,000-SF building would be home to a student activities center, and the single-family residence on Wing Street and Shadowlawn Street would be occupied by an EF Campus Director and his/her family.

EF proposes to activate the Kenyon Street side of the property with new, landscaped green space and outdoor gathering and community areas. The proposal follows the Midway Pacific Highway Community Plan, bringing to life the vision for the Kemper Neighborhood Village.

Civil Scope of Site Work

1. Removal of a portion (1.5 acres) of the existing AC parking area and appurtenant curbed planter islands.
2. Installation of new swimming pool (1), sand volleyball courts (2) and new landscaped planters/islands.
3. Installation of new ADA ramps.
4. Installation of new modular wetland system for water quality treatment.

Site Data

Site Address

3475 KENYON STREET, SAN DIEGO, CA 92110

Legal Description

PARCEL NO. 2 OF PARCEL MAP NO. 15248

APN Number

ASSESSOR PARCEL NO. 441-290-24

Construction Type

Type I & V

Occupancy

OCCUPANCY CLASSIFICATION B - FOR NEW EDUCATION USE

Zoning Designation

ZONING DESIGNATIONS: CO-1 & ZONE OVERLAY ZONES: AIRPORT ENVIRONS, COASTAL HEIGHT LIGHT ZONING DESIGNATION: RS-1.7

Existing CUP

CONDITIONAL USE PERMIT NO. 345 PC AUG 30, 1992

Existing Use

HOSPITAL (VACANT)

Proposed Use

LANGUAGE SCHOOL

Construction

EXISTING STRUCTURES BUILT BY 1992

Geological Hazard Categories

31, 52

Project Summary

SITE GROSS	6.35 Ac
BUILDINGS EXISTING	
BUILDING A	178,885 SF
BUILDING B	5,000 SF
BUILDING C	1,866 SF
TOTAL	185,751 SF
BUILDING A: CLASSROOM/DORM ROOM COUNT	
LEVEL 1:	CLASSROOMS: (6) 300 - 500SF (5) 500 + SF
LEVEL 2:	CLASSROOMS: (27) 300-500SF (6) 500 + SF
	DORM ROOMS: (2) 4 STUDENT DORM ROOMS
	(2) 4 STUDENT DORM ROOMS
LEVEL 3:	GYM, GAMING AND LOUNGE
LEVEL 4 - 10 (TYP)	DORM ROOMS: (24) 3 STUDENT DORM ROOMS
	(3) 4 STUDENT DORM ROOMS
	TOTAL STUDENT THIS FLOOR: 84
	FLOOR 4-10 (7) FLOORS X 84 = 588

BUILDING B: OFFICE AND STUDENT SERVICES
BUILDING C: SINGLE FAMILY RESIDENCE

PARKING

EXISTING SURFACE	461 STALLS
PROPOSED SURFACE	288 STALLS

Parking is shared with adjacent M.O.B. A Shared Parking Analysis to be complete with Traffic Study by Urban Systems.

HANDICAP STALLS REQUIRED	
STANDARD	6 STALLS
VAN ACCESSIBLE	1 STALL

HANDICAP STALLS PROVIDED	
STANDARD	6 STALLS
VAN ACCESSIBLE	2 STALLS

MOTORCYCLE PARKING STALLS PROVIDED	
MOTORCYCLE PARKING	15 STALLS

Project Team

CLIENT:
 EFFETA CARRILLO INC.
 EF Career Center
 8 CLOAKSTON STREET
 Cambridge, MA 02147
 Contact: Shawn Sullivan
 Cell: (617) 619-1188
 email: shawn@effeta.com
 Contact: Madelon Conway
 Director of U.S. Operations
 email: Madelon@conway.com

ARCHITECT:
 Carral Johnson + Culture
 1301 Third Ave.
 San Diego, CA 92101
 Tel: (619) 234-2181
 Fax: (619) 234-4221
 Contact: Michael Stonehouse
 Associate
 email: mstone@carrajohnson.com
 Contact: Emerald Santos
 Senior Project Manager
 email: emsantos@carrajohnson.com

CIVIL ENGINEER:
 BEF
 9755 Clearmont Mesa Blvd
 San Diego, CA 92124
 Tel: (619) 414-5600
 Fax: (619) 414-5028
 Contact: Jeff Burfield
 email: jburfield@bef.com
 Contact: K. Ryan Howe, Senior Director
 email: khowe@bef.com
 Contact: Richard Tomkinson, II
 Senior Designer II
 email: rrtomkinson@bef.com

LANDSCAPE ARCHITECT:
 KTLA-A
 2116 Normal Street
 San Diego, CA 92103
 Tel: (619) 234-4411
 Fax: (619) 234-0600
 Contact: Emily J. P. Walker
 Associate
 email: ewalker@kta.com
 Contact: Emily Hubbard
 Associate
 email: ehubbard@kta.com

ENGINEER:
 Michael Witt Engineering
 4115 Sorensen Valley Blvd
 San Diego, CA 92121
 Tel: (619) 438-4600
 Fax: (619) 438-0640
 Contact: Guy Carpano, Principal
 email: gcarpano@mwe.com
 Contact: Diana B. Goryn
 Senior Lighting Designer
 email: dgoryn@mwe.com

OWNER:
 Green Tree
 Family LLC
 3475 Kenyon St.
 San Diego, CA 92110
 Contact: Pam Fulda
 Tel: (619) 422-8314

Notes:

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET ROAD FRONTING THE PROPERTY PER HPD'S POLICY P.00-6 (LIC 901.4.4)
2. BUS STOPS: NONE (NEAREST BUS STOP @ MIDWAY DR AND KEMPER ST, MIDWAY AND FOREHAM ST)
3. RETAINING WALLS SHALL COMPLY WITH MUNICIPAL CODE SECTION 142.0340.
4. PROVIDE TRASH AND RECYCLE AREA PER MUNICIPAL CODE (384 SF EACH FOR EACH BUILDING)
5. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS AND ALARM BELL TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
6. REFERENCE SHEET C1.1 FOR COMPLETE PROPERTY DIMENSIONS, EXISTING AND/OR PROPOSED EASEMENTS, AND EXISTING STREET IMPROVEMENTS AND UTILITIES.

EF EDUCATION FIRST VICINITY MAP



Name: CARRIE JOHNSON
 Address: 1301 THIRD AVENUE
 SAN DIEGO, CA 92101
 (619) 234-2181

Project Address: 3475 KENYON STREET
 SAN DIEGO, CA 92110
 A PER 441-39024

Project Name: EF EDUCATION FIRST CUP

Sheet No: A1.00

Revision 04: 03/06/15

Revision 01: 02/20/15

Revision 02: 01/20/15

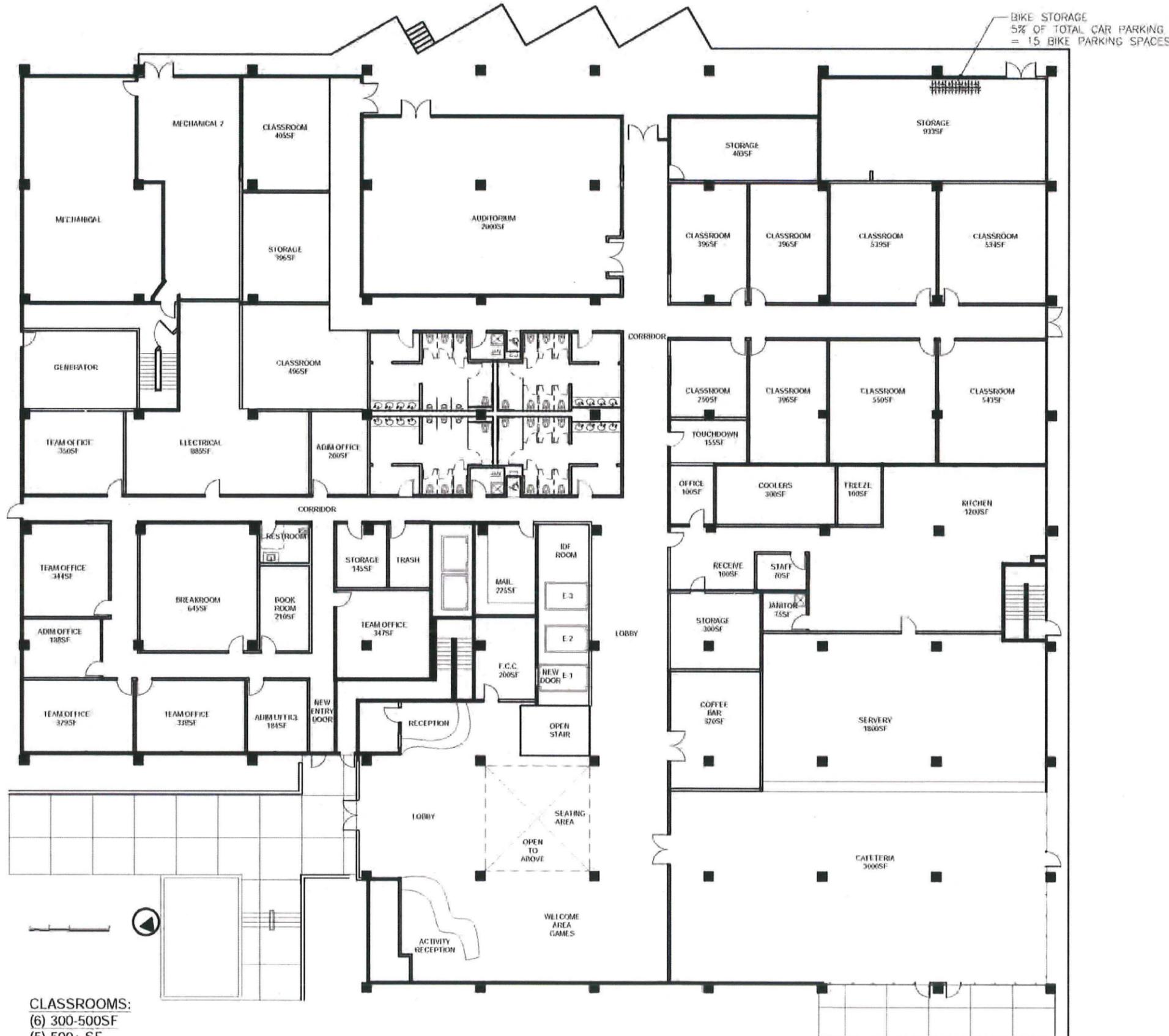
Revision 03: 12/12/14

Revision 04: 10/08/14

Draw: 1 of 18

Scale: 1" = 100'





CLASSROOMS:
 (6) 300-500SF
 (5) 500+ SF



Issue:	03/08/15
Address:	101 THIRD AVENUE SAN DIEGO, CA 92101 (619) 291-2121
Project:	12/20/15
Design:	01/20/15
Construction:	12/12/14
Original Date:	10/08/14
Sheet:	3 of 16
Client:	EF EDUCATION FIRST LTD
Sheet No.:	A1.02

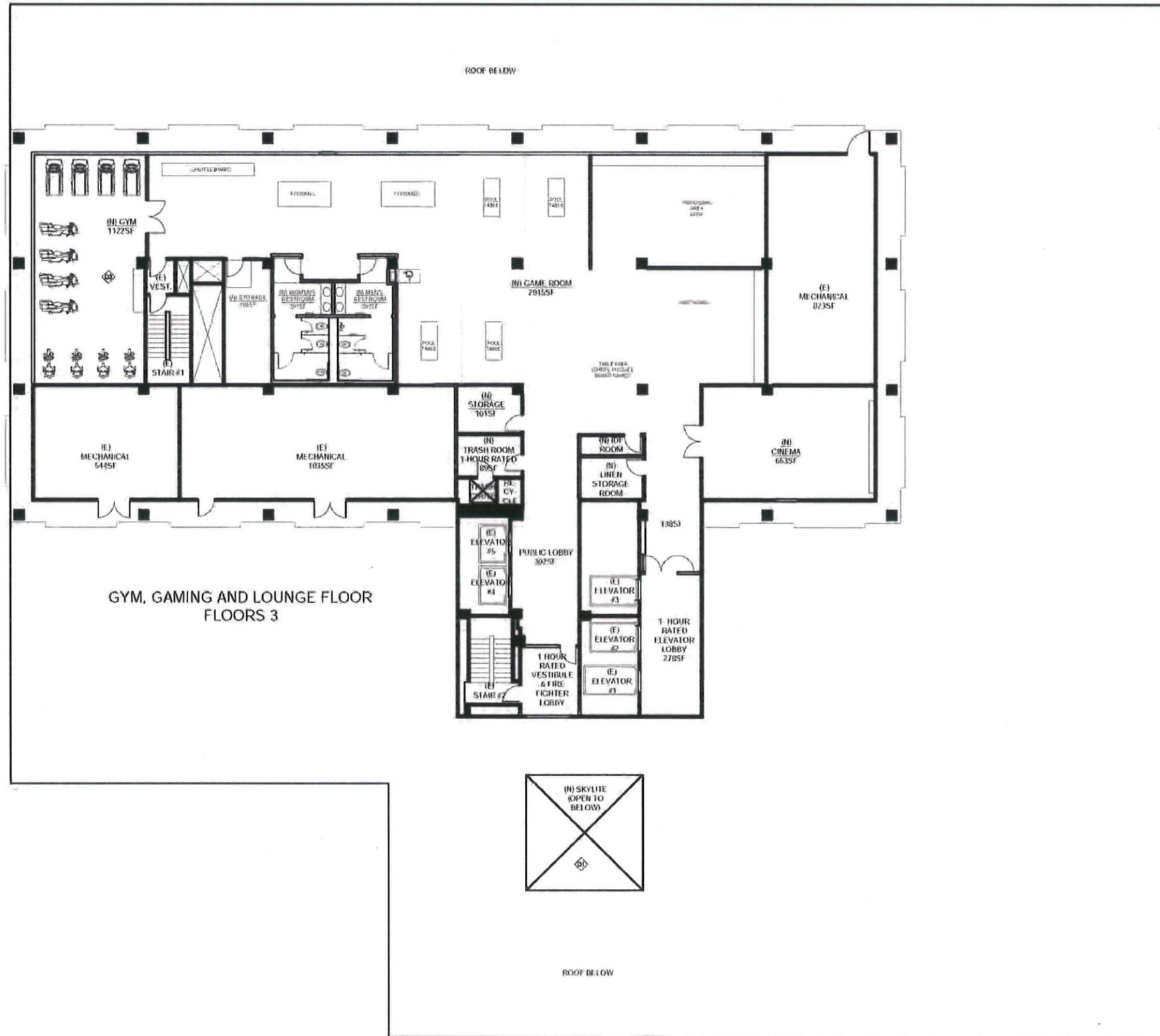
YELLOW UNITS
 (23) STUDENT DORM ROOMS
 (2) 4 STUDENT DORM ROOMS
 (2) CLUSTERS



YELLOW UNITS
 (23) 3 STUDENT DORM ROOMS
 YELLOW CORNER:
 (2) 4 STUDENT DORM ROOMS
 TOTAL YELLOW STUDENTS: 77

 CLASSROOMS:
 (27) 300-500SF
 (6) 500+ SF





Issue	03/08/15
Revised	02/20/15
Revised	01/20/15
Revised	12/12/14
Revised	10/08/14
Sheet	5 of 16
Sheet Title	A1.04



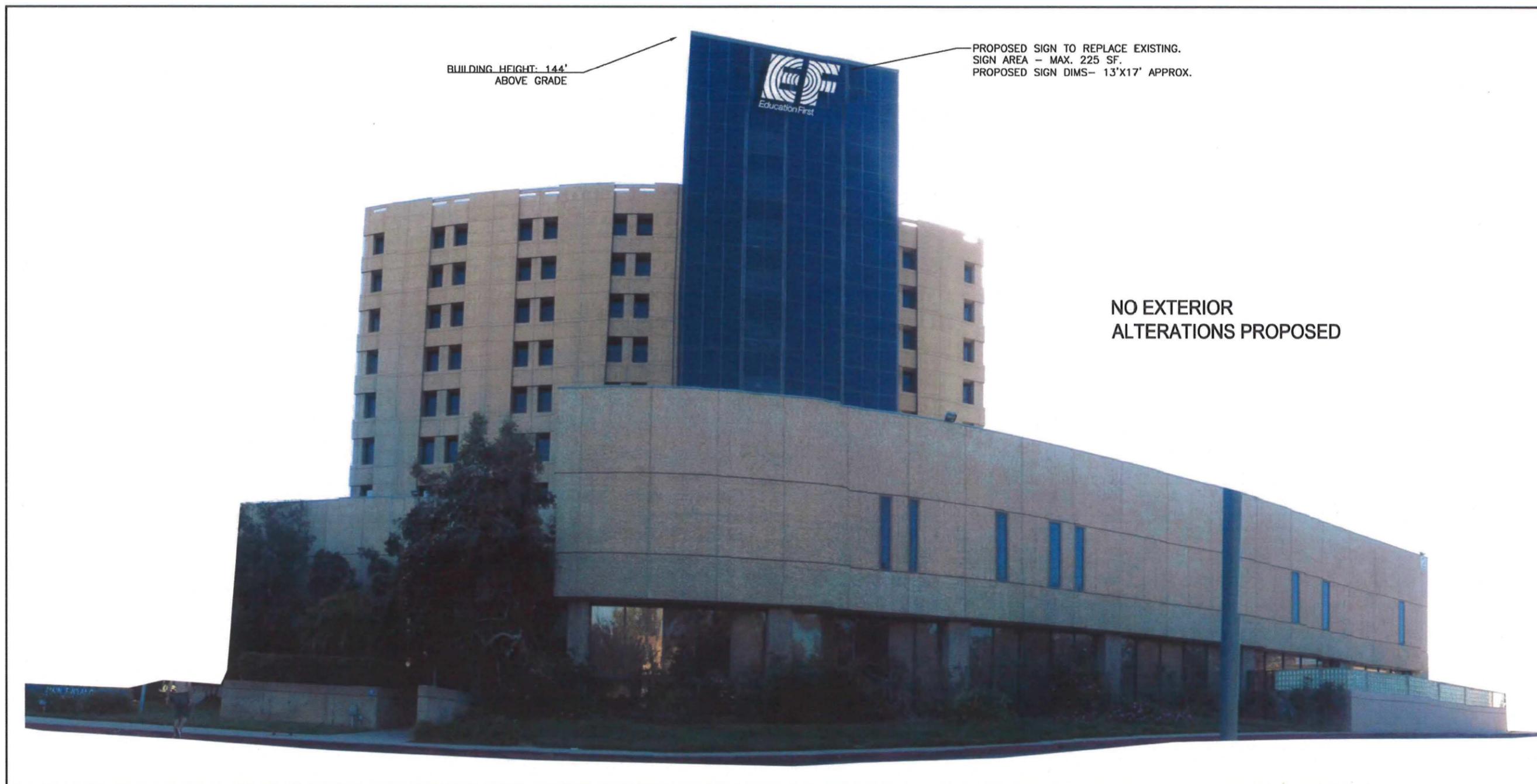
TYPICAL RESIDENTIAL FLOOR
FLOORS 4-10

PINK TYPICAL:
(24) 3 STUDENT DORM ROOM
PINK CORNER:
(3) 4 STUDENT DORM ROOM
TOTAL PINK STUDENTS: 84

THIS OPTION
TOTAL STUDENTS THIS FLOOR: 84
FLOORS 4-10 (7) FLOORS X 84= 588

RA/ NON- STUDENT
(1) SINGLE RA ROOM EN SUITE





BUILDING HEIGHT: 144'
ABOVE GRADE

PROPOSED SIGN TO REPLACE EXISTING.
SIGN AREA - MAX. 225 SF.
PROPOSED SIGN DIMS- 13'X17' APPROX.

NO EXTERIOR
ALTERATIONS PROPOSED





**NO EXTERIOR
ALTERATIONS PROPOSED**





NO EXTERIOR ALTERATIONS PROPOSED

Name:	CARRIER JOHNSON	Revision 04:	03/06/15
Address:	1301 THIRD AVENUE	Revision 03:	02/20/15
Phone:	SAN DIEGO, CA 92101	Revision 02:	01/20/15
	(619) 239-2353	Revision 01:	12/12/14
Project Address:	3455 KENYON STREET	Original Date:	10/08/14
	SAN DIEGO, CA 92106	Sheet	9 of 16
	A.P.N. 441-200-24	EX.PP	
Project Name:	EF EDUCATION FIRST CUP		
Sheet Title:	A2.02		





**NO EXTERIOR
ALTERATIONS PROPOSED**

Name:	CARRIE R. JOHNSON	Revision 04:	03/06/15
Address:	1301 THIRD AVENUE SAN DIEGO, CA 92101	Revision 03:	02/20/15
Phone:	(619) 239-2353	Revision 02:	01/20/15
Project Address:	3455 KENYON STREET SAN DIEGO, CA 92106	Revision 01:	12/12/14
	A.P.N. 441-299-24	Original Date:	10/08/14
Project Name:	EF EDUCATION FIRST CUP	Sheet	10 of 16
Sheet Title:	A2.03	DEPV	



EXISTING OFFICE BUILDING - BUILDING B



SOUTH ELEVATION - BUILDING B



NORTH ELEVATION - BUILDING B



WEST ELEVATION - BUILDING B



EAST ELEVATION - BUILDING B

EXISTING SINGLE FAMILY RESIDENCE - BUILDING C



EAST ELEVATION - BUILDING C

NO EXTERIOR ALTERATIONS PROPOSED



EF International School
LIGHTING CALCULATIONS: Site & Perimeter Spill

Date: 1/20/2015
 Filename: 14231 EFLIS - Site Perimeter Lighting Analysis-rev 20150120.AGI
 CALCULATION BY: BB

***Lighting calculation results are based on photometric data provided by manufacturers and industry standards regarding reflectance of surfaces.



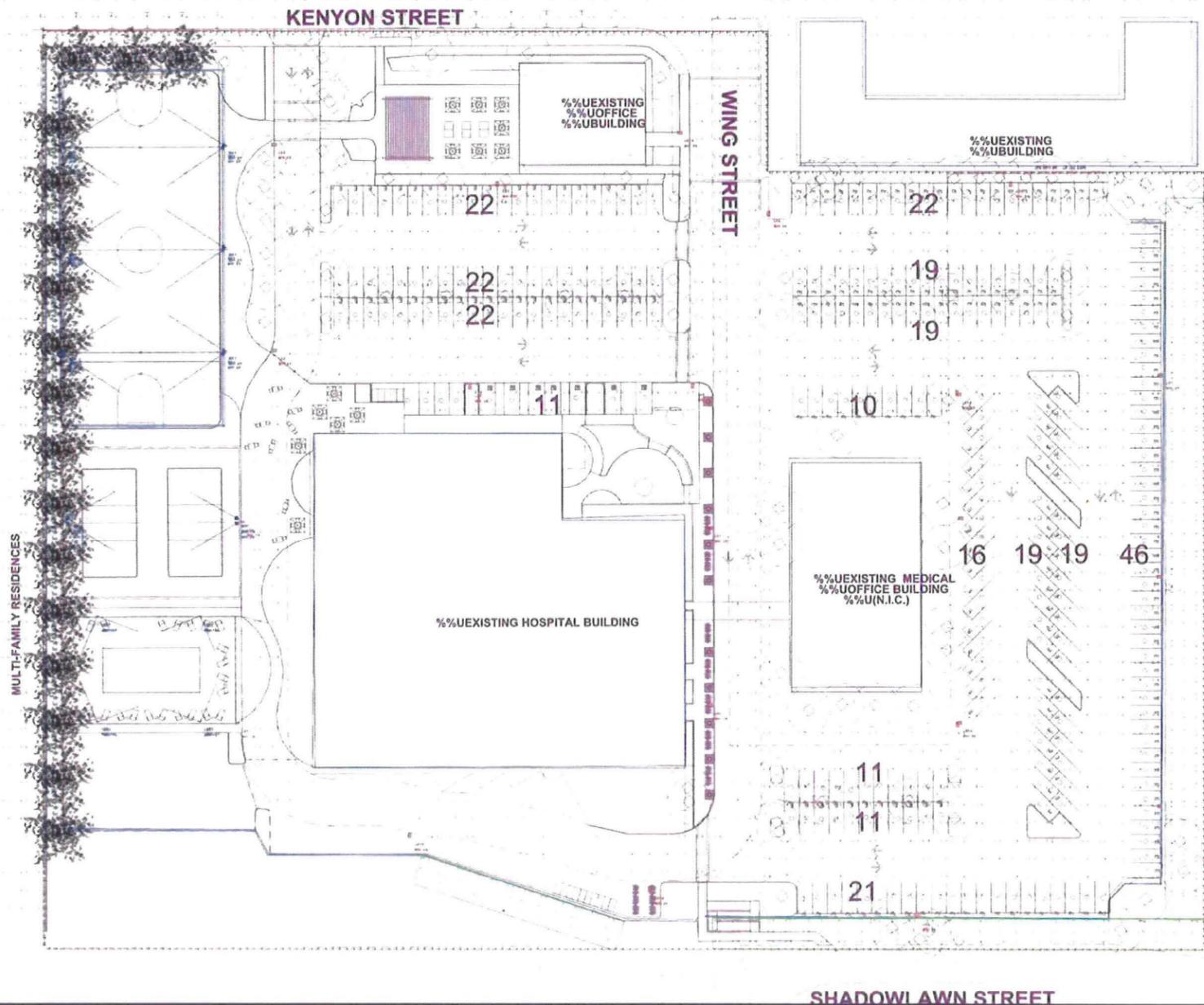
ROOM CHARACTERISTICS
 CEILING HEIGHT: N/A
 CEILING REFLECTANCE: N/A
 WALL REFLECTANCE: N/A
 FLOOR REFLECTANCE: Ground = .2
 CALC. PLANE HEIGHT: Soccer and Volleyball Courts at +3 ft AFG. All others at Z = 0.0
 OTHER IMPORTANT INFORMATION: This model was created with the ground being flat and level, except for east and south slopes.

SUMMARY:

THE SITE LIGHTING IS DESIGNED TO PROVIDE IESNA RECOMMENDED LIGHT LEVELS ON THE PROPERTY BASED ON THE USE WHILE MINIMIZING ANY LIGHT SPILL OFF OF THE PROPERTY USING FIXTURE PLACEMENT, DISTRIBUTION AND SHIELDING. THE PARKING LOT POLES HAVE BEEN DESIGNED SUCH THAT THEIR MOUNTING HEIGHT IS LEVEL OR EVEN BELOW THE GRADE OF RESIDENTIAL NEIGHBORHOOD UP THE SLOPE TO PLAN SOUTH, CREATING NEGLIGIBLE SPILL OF LIGHT AND VIEW TO THE LIGHT SOURCE. THE SPORTS LIGHTING FIXTURES ALONG PLAN WEST ARE DESIGNED TO BE SHIELDED, AND AIMED AWAY FROM THE PROPERTY BOUNDARIES TO REDUCE ANY GLARE. THERE IS ADDITIONAL SHIELDING PROPOSED IN THIS AREA WITH THE USE OF TREES, WALL AND SOUND FENCE (THAT IS NOT MODELLED), EVEN WITHOUT MODELING THE FENCE ONLY MINIMAL AMOUNTS OF LIGHT (MAXIMUM 0.2FC HORIZONTAL AT THE GROUND) ARE SPILLING ACROSS ONTO THE MULTI-FAMILY RESIDENTIAL PROPERTY TO PLAN WEST.

Symbol	Tag	Qty	Description	Lum. Watts	Total Lamp Lumens	Lum. Lumens	LLD	LDD	BF	LLF	Filename	BUG Rating
LO1A	LO1A	3	GL18-2-255LA-NW-IS	257.2	N.A.	9336	0.950	0.800	1.000	0.760	GL18-2-255LA-NW-IS.IES	B1-U0-G2
LO1	LO1	2	GL18-2-255LA-NW	257.2	N.A.	14437	0.950	0.800	1.000	0.760	GL18-2-255LA-NW.IES	B3-U0-G2
LO2A	LO2A	2	GL18-3-255LA-NW	257.2	N.A.	13985	0.950	0.800	1.000	0.760	GL18-3-255LA-NW.IES	B3-U0-G2
LO2	LO2	11	GL18-3-255LA-NW	257.2	N.A.	13985	0.950	0.800	1.000	0.760	GL18-3-255LA-NW.IES	B3-U0-G2
LO3	LO3	1	GL18-4-255LA-NW	257.2	N.A.	14175	0.950	0.800	1.000	0.760	GL18-4-255LA-NW.IES	B3-U0-G2
LO4	LO4	2	GL13-2-85LA-NW	85.9	N.A.	6973	0.950	0.800	1.000	0.760	GL13-2-85LA-NW.IES	B2-U0-G2
LO5	LO5	8	TP52 36LED WHT30K MFL 525mA	63.64	N.A.	1650	0.950	0.800	1.000	0.760	TP52_36LED_WHT30K_MFL_525mA.IES	B2-U0-G0
M01	M01	16	SLS1000H-x6x-V2	1080	108000	53377	0.700	0.800	1.000	0.560	SLS1000H-6-V2.IES	N.A.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Driveway	Illuminance	Fc	1.62	5.1	0.2	8.10	25.50
Parking Lot - East	Illuminance	Fc	1.28	8.1	0.1	12.80	81.00
Parking Lot - North	Illuminance	Fc	1.07	4.0	0.1	10.70	40.00
Perim East - Vertical III_Seg1	Obtrusive Light - II	Fc	0.14	0.2	0.0	N.A.	N.A.
Perim East_Slope	Illuminance	Fc	0.36	4.6	0.0	N.A.	N.A.
Perim North - Vertical III_Seg1	Obtrusive Light - II	Fc	0.61	3.5	0.1	6.10	35.00
Perim North - Vertical III_Seg2	Obtrusive Light - II	Fc	0.21	0.3	0.2	1.05	1.50
Perim North - Vertical III_Seg3	Obtrusive Light - II	Fc	0.46	4.7	0.0	N.A.	N.A.
Perim South - Vertical III_Seg1	Obtrusive Light - II	Fc	0.09	0.2	0.0	N.A.	N.A.
Perim South West_Slope	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Perim South_Slope	Illuminance	Fc	0.29	6.8	0.0	N.A.	N.A.
Perim West - Vertical III_Seg1	Obtrusive Light - II	Fc	1.25	4.4	0.0	N.A.	N.A.
Spill - Perim North - Horiz	Illuminance	Fc	0.06	1.4	0.0	N.A.	N.A.
Spill - Perim West - Horiz	Illuminance	Fc	0.10	0.6	0.0	N.A.	N.A.



TYPE	SYMBOL	HEIGHT	RELATIONS	DESCRIPTION	MANUFACTURER	CATALOG #	APPROVED	LAMP	BEARING	NOTES
LO1	LO1A	30'	Pole	POLE MOUNTED Poles FROM SCALE LIGHT NORMALLY 200' LONG & 4" DIA. FULL BULB POLES ARE HEAD TYPE & POSITIONED IN A 1:1 RATIO. DISTRIBUTION MANUFACTURER'S RATING OF 80-100% IS REQUIRED. NOT FOR CALIBRATED BUT POLE BASE COVER MANUFACTURER'S STANDARD FINISH AS SELECTED BY ARCHITECT. (A, B, SET LIST)	PHILIPS GARDOL	GL 18-255LA 1	APPROVED	LED 180W 1400 LUMENS 120V 0-10V DIMMABLE	INTERNAL ELECTRONIC DRIVER IN HOUSING	POLE POLE ONLY BY BASE POLE DETAILS
LO2	LO2A	30'	Pole	POLE MOUNTED Poles FROM SCALE LIGHT NORMALLY 200' LONG & 4" DIA. FULL BULB POLES ARE HEAD TYPE & POSITIONED IN A 1:1 RATIO. DISTRIBUTION MANUFACTURER'S RATING OF 80-100% IS REQUIRED. NOT FOR CALIBRATED BUT POLE BASE COVER MANUFACTURER'S STANDARD FINISH AS SELECTED BY ARCHITECT. (A, B, SET LIST)	PHILIPS GARDOL	GL 18-255LA 1	APPROVED	LED 180W 1400 LUMENS 120V 0-10V DIMMABLE	INTERNAL ELECTRONIC DRIVER IN HOUSING	POLE POLE ONLY BY BASE POLE DETAILS
LO3	LO3	30'	Pole	POLE MOUNTED Poles FROM SCALE LIGHT NORMALLY 200' LONG & 4" DIA. FULL BULB POLES ARE HEAD TYPE & POSITIONED IN A 1:1 RATIO. DISTRIBUTION MANUFACTURER'S RATING OF 80-100% IS REQUIRED. NOT FOR CALIBRATED BUT POLE BASE COVER MANUFACTURER'S STANDARD FINISH AS SELECTED BY ARCHITECT. (A, B, SET LIST)	PHILIPS GARDOL	GL 18-255LA 1	APPROVED	LED 180W 1400 LUMENS 120V 0-10V DIMMABLE	INTERNAL ELECTRONIC DRIVER IN HOUSING	POLE POLE ONLY BY BASE POLE DETAILS
LO4	LO4	30'	Pole	POLE MOUNTED Poles FROM SCALE LIGHT NORMALLY 200' LONG & 4" DIA. FULL BULB POLES ARE HEAD TYPE & POSITIONED IN A 1:1 RATIO. DISTRIBUTION MANUFACTURER'S RATING OF 80-100% IS REQUIRED. NOT FOR CALIBRATED BUT POLE BASE COVER MANUFACTURER'S STANDARD FINISH AS SELECTED BY ARCHITECT. (A, B, SET LIST)	PHILIPS GARDOL	GL 18-255LA 1	APPROVED	LED 180W 1400 LUMENS 120V 0-10V DIMMABLE	INTERNAL ELECTRONIC DRIVER IN HOUSING	POLE POLE ONLY BY BASE POLE DETAILS
LO5	LO5	30'	Pole	POLE MOUNTED Poles FROM SCALE LIGHT NORMALLY 200' LONG & 4" DIA. FULL BULB POLES ARE HEAD TYPE & POSITIONED IN A 1:1 RATIO. DISTRIBUTION MANUFACTURER'S RATING OF 80-100% IS REQUIRED. NOT FOR CALIBRATED BUT POLE BASE COVER MANUFACTURER'S STANDARD FINISH AS SELECTED BY ARCHITECT. (A, B, SET LIST)	PHILIPS GARDOL	GL 18-255LA 1	APPROVED	LED 180W 1400 LUMENS 120V 0-10V DIMMABLE	INTERNAL ELECTRONIC DRIVER IN HOUSING	POLE POLE ONLY BY BASE POLE DETAILS
M01	M01	16'	Pole	POLE MOUNTED Poles FROM SCALE LIGHT NORMALLY 200' LONG & 4" DIA. FULL BULB POLES ARE HEAD TYPE & POSITIONED IN A 1:1 RATIO. DISTRIBUTION MANUFACTURER'S RATING OF 80-100% IS REQUIRED. NOT FOR CALIBRATED BUT POLE BASE COVER MANUFACTURER'S STANDARD FINISH AS SELECTED BY ARCHITECT. (A, B, SET LIST)	PHILIPS GARDOL	GL 13-255LA 1	APPROVED	LED 180W 1400 LUMENS 120V 0-10V DIMMABLE	INTERNAL ELECTRONIC DRIVER IN HOUSING	POLE POLE ONLY BY BASE POLE DETAILS

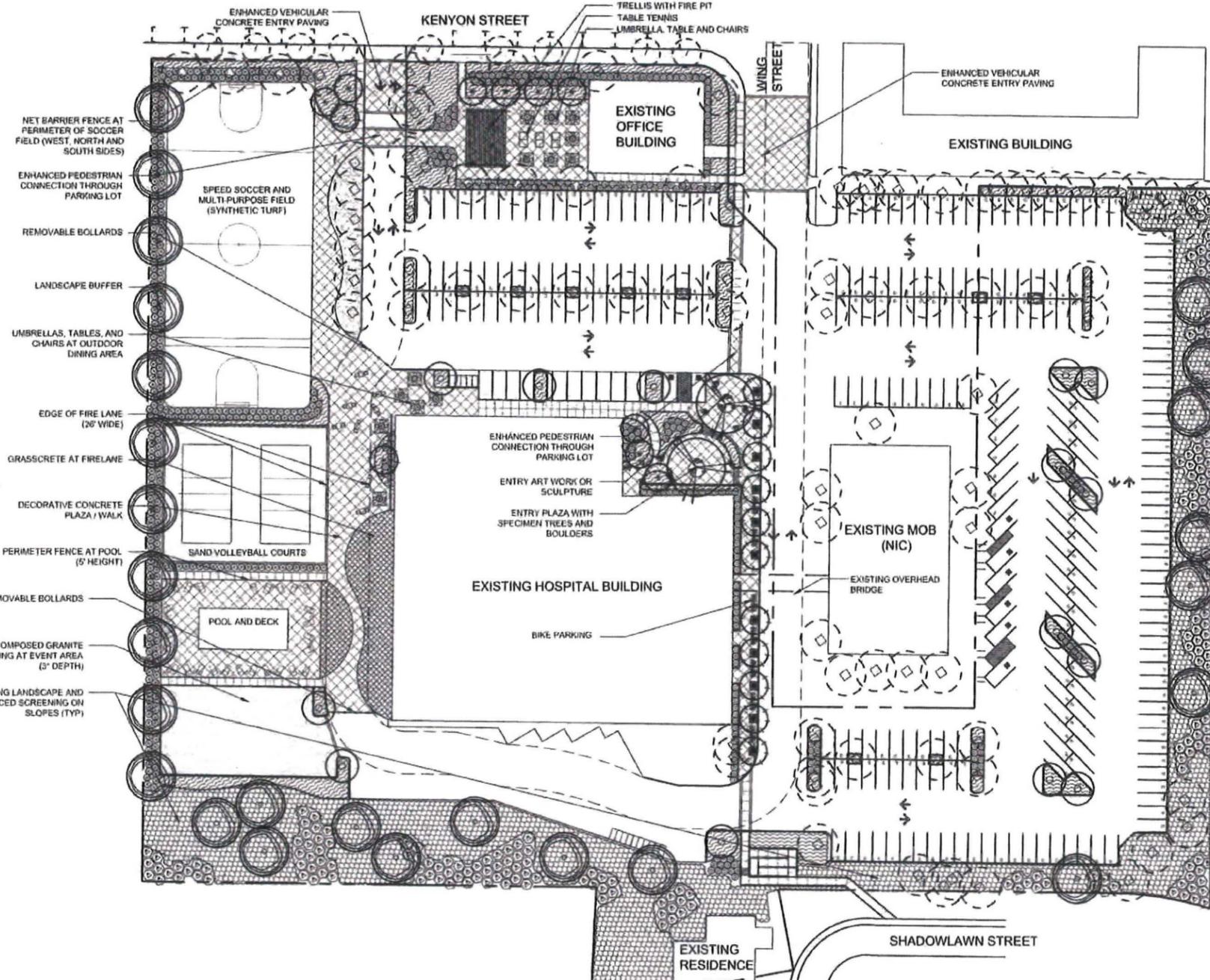
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 Sheet Title: E0.1

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 Original Date: 12 of 16
 Sheet: DEP

NOT TO SCALE AT 11X17

CONCEPT PLANTING LEGEND:

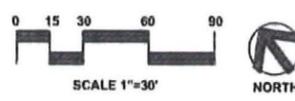
- EXISTING STREET TREES**
(EXISTING STREET TREES TO REMAIN, PROTECT-IN-PLACE)
CUPANIOPSIS ANACARDIODES / CARROT WOOD
- PARKING LOT TREES**
(24" BOX TREES SUCH AS)
KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
METROSIDEROS EXCELSUS / NEW ZEALAND CHRISTMAS TREE
PODOCARPUS GRACILIOR / FERN PINE
QUERCUS ILEX / HOLLY OAK
- SCREEN TREES**
(24" BOX SCREEN TREE SUCH AS)
MELALEUCA LINARIIFOLIA / FLAXLEAF PAPERBARK
PINUS CANARIENSIS / CANARY ISLAND PINE
PINUS ELDARICA / AFGHAN PINE
PODOCARPUS HENKELII / LONG-LEAFED YELLOW WOOD
- ACCENT TREES**
(24" BOX TREE SUCH AS)
ALBIZIA JULIBRISSEM / SILK TREE
ARBUS UNEDD / STRAWBERRY TREE MULTI-TRUNK
CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE
LAGERSTROEMIA X NATCHEZ / CRAPE MYRTLE
PRUNUS CERASIFERA 'ATROPURPUREA' / PURPLE-LEAF PLUM
- SPECIMEN TREE**
(60" BOX TREE SUCH AS)
JACARANDA MIMOSIFOLIA / JACARANDA MULTI-TRUNK
CAEA EUROPEA 'MAJESTIC BEAUTY' TM / MAJESTIC BEAUTY FRUITLESS OLIVE
QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK
- EXISTING SITE TREES**
(EXISTING SITE TREES, PROTECT-IN-PLACE
REFER TO THE EXISTING TREES LEGEND)
CUPANIOPSIS ANACARDIODES / CARROT WOOD
MELALEUCA QUINQUEVARIATA / CAJUPUT TREE
PINUS RADIATA / MONTEREY PINE
- SCREEN SHRUBS**
(5 GALLON SHRUBS SUCH AS)
LIGUSTRUM TEXANUM / TEXAS PRIVET
MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE
PITTDOSPORUM TENUIFOLIUM 'SILVER SHEEN' / TAWHWHI
- ACCENT SHRUBS**
(5 GALLON SHRUBS SUCH AS)
AGAVE ATTENUATA / AGAVE
AGAVE DESERTI / DESERT AGAVE
CORDYLINAE AUSTRALIS 'ELECTRIC PINK' / PINK GRASS TREE
LAVATERA MARITIMA / TREE MALLOW
LEONOTIS LEONURUS / LION'S TAIL
MELALEUCA NESOPHILA / PINK MELALEUCA MULTI-TRUNK
MISCANTHUS SINENSIS 'MORNING LIGHT' / EULALIA GRASS
MULLENBERGIA RIGENS / DEER GRASS
PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX
PITTDOSPORUM TENUIFOLIUM 'SILVER SHEEN' / TAWHWHI
- SHRUBS FOR EROSION CONTROL**
(5 GALLON SHRUBS SUCH AS)
ACACIA REDOLENS / BANK CATCLAW
CISTUS LAURIFOLIUS / ROCKROSE
ENCELIA CALIFORNICA / CALIFORNIA ENCELIA
HETEROMELIS ARBUTIFOLIA / TOYON
ISOMERIS ARBOREA / BLACK PIPPO
MALOSMA LAURINA / LAUREL SUMAC
RHUS INTEGRIFOLIA / LEMONADE BERRY
SAMBUCUS MEXICANA / MEXICAN ELDERBERRY
- ACCENT SHRUBS AND GROUND COVER**
(1 GALLON SHRUBS AND GROUND COVER AT 24" O.C. SUCH AS)
AENONIUM X 'SUNBURST' / AENONIUM
ALOE STRIATA / CORAL ALOE
CISTANTHE GRANDIFLORA / ROCK PURSLANE
ECHINVERIA X 'AFTERGLOW' / AFTERGLOW ECHEVERIA
EUPHORBIA CHARACIAS / EVERGREEN SPURGE
FESTUCA CALIFORNICA / CALIFORNIA FESCUE
FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE
KALANCHOE LUCIAE / PADDOLE PLANT
LANTANA MONTEVIDENSIS 'SUNBURST' / YELLOW TRAILING LANTANA
LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE
MULLENBERGIA CAPILLARIS 'REGAL KIST' TM / MULEY
PENSTEMON X 'RED RIDING HOOD' / RED RIDING HOOD BEARDETONGE
ROSA X 'FLOWER CARPET APPLELOSSOM' TM / ROSE
ROSMARINUS OFFICINALIS / ROSEMARY
SALVIA GREGGII 'NAVAJO BRIGHT RED' / AUTUMN SAGE
SENECIO SERPENS / BLUE CHALISTICKS
WESTRINGIA FRUTICOSA / COAST ROSEMARY
- SHRUBS AND GROUND COVER ON SLOPES**
(1 GALLON SHRUBS AND GROUND COVER AT 60" O.C. SUCH AS)
ACHILLEA MILLEFOLIUM / COMMON YARROW
CEMATHTUS GREISUS HORIZONTALIS 'YANKEE POINT' / CALIFORNIA LLAC
ENCELIA CALIFORNICA / CALIFORNIA ENCELIA
MIMULUS AURANTIACUS / STICKY MONKEY FLOWER
MULLENBERGIA RIGENS / DEER GRASS
NASSELLA CERNUA / NODDING NEEDLEGRASS
SALVIA CLEVELANDII / CLEVELAND SAGE
- TURF SOD**



- HARDSCAPE LEGEND:**
- CONCRETE
 - GRASSCRETE OR GRASSPAVE
 - SAND
 - DECOMPOSED GRANITE PAVING
 - MOVABLE TABLES AND CHAIRS
 - TABLES, CHAIRS, AND UMBRELLA
 - REMOVABLE BOLLARD
 - BIKE RACK
 - BOULDER
 - TREE GRATE
 - POOL LOUNGE CHAIRS AND TABLES

- MINIMUM TREE SEPARATION DISTANCE:**
- IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
 - UNDERGROUND UTILITY LINES - 5 FEET
 - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - DRIVEWAYS (ENTRIES) - 10 FEET
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 - SEWER LINES - 10 FEET
- NOTES:**
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 15 FEET ABOVE THE GRADE OF TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE, SECTION 142.040(b)(10)
 - IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

MULCH:
ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2". EXCLUDING SLOPES (> 2:1) REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.



DESIGN INTENT:

THE FUTURE SITE OF THE EF INTERNATIONAL LANGUAGE SCHOOL WILL INCLUDE INTERIOR RENOVATIONS TO THE EXISTING STRUCTURES TO CREATE APPROXIMATELY 40 CLASSROOMS, SINGLE, DOUBLE, AND TRIPLE DORMITORY ROOMS FOR 450 STUDENTS AS WELL AS EXTERIOR SITE IMPROVEMENTS TO ALLOW FOR OUTDOOR COMMUNITY AND RECREATIONAL SPACES.

THE SITE DESIGN AT EF INTERNATIONAL LANGUAGE SCHOOL IS CENTERED AROUND OUTDOOR ACTIVE AND PASSIVE RECREATION AREAS FOR STUDENTS, STAFF, AND THE COMMUNITY TO INTERACT. THE PROJECT WILL PROVIDE AN OUTDOOR DINING PLAZA SPACE WITH MOVABLE TABLES AND CHAIRS AND WILL ENCOURAGE A DIVERSITY OF ACTIVITIES ADJACENT TO THE PLAZA. ACTIVE SPACES WILL INCLUDE A SYNTHETIC TURF SPEED SOCCER / MULTI-PURPOSE FIELD, TWO SAND VOLLEYBALL COURTS, AND AN OUTDOOR POOL. THE PASSIVE LANDSCAPE AREAS WILL PROVIDE A PLACE TO STUDY OR RELAX. THE STREET WILL BE ACTIVATED WITH A PLAZA ALONG KENYON STREET THAT WILL INCLUDE TABLE TENNIS AND AN OUTDOOR TRELIS AND FIRE PIT FOR GATHERING. INTERNATIONAL STUDENTS WILL BE ABLE TO WALK, BIKE, OR TAKE PUBLIC TRANSPORTATION TO THE CAMPUS. THE WALKWAY SYSTEMS WILL PROVIDE PEDESTRIAN ACCESS THROUGHOUT THE CAMPUS AND WILL PROVIDE ACCESS TO ADJACENT NEIGHBORHOODS. AMPLE BIKE STORAGE WILL ALSO BE PROVIDED TO ACCOMMODATE CYCLISTS.

THE ENTRANCE AT WING STREET WILL BE ENHANCED WITH VEHICULAR ENTRY PAVING AND ACCENT PLANTINGS AND TREES TO DEFINE THE SPACE. A NEW ENTRY PLAZA WILL PROVIDE A WELCOMING CENTER FOR STUDENTS AND VISITORS WITH A LARGE SPECIMEN TREE, ART WORK, LANDSCAPE BERMS AND BOULDERS FOR PEOPLE TO SIT AND GATHER. THE PARKING LOT WILL BE RESTRUCTURED TO ALLOW FOR AN INCREASE IN PARKING SPACES WITH ADDITIONAL PARKING LOT TREES FOR SHADE. THE EXISTING TREES WILL BE PROTECTED IN PLACE AS FEASIBLE. THE EXISTING LANDSCAPE ON THE SLOPES WILL BE RE-ESTABLISHED AND ENHANCED TO PROVIDE SCREENING FOR ADJACENT PROPERTIES. A NEW ROW OF SCREEN TREES WILL PROVIDE A BARRIER BETWEEN THE SITE AND ADJACENT PROPERTY TO THE WEST. THE SITE SHRUBS AND GROUND COVER WILL BE NATIVE OR ADAPTIVE TO THE SAN DIEGO REGION AND HAVE LOW WATER REQUIREMENTS.

ALL PLANTING AREAS WILL RECEIVE COMPLETE IRRIGATION COVERAGE BY MEANS OF AN AUTOMATICALLY CONTROLLED, ELECTRICALLY OPERATED, UNDERGROUND, STATE OF THE ART SPRINKLER SYSTEM. IRRIGATION WITH RAIN SENSORS AND LOW PRECIPITATION TYPE HEADS WILL BE UTILIZED.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL FOR LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS. ALL LONG-TERM MAINTENANCE FOR THE REQUIRED LANDSCAPING SHALL BE PROVIDED BY THE PROPERTY OWNER.

ACCESSIBILITY:

ALL PEDESTRIAN FACILITIES SHALL COMPLY WITH ADA STANDARDS AND CALIFORNIA TITLE 24. PEDESTRIAN ROUTES AND SURFACES ARE ADA COMPLIANT.

IRRIGATION CALCULATIONS:

WATER USE ANALYSIS		
Project Name:	MAWA	ETWU
EF International Language School Midway Pacific Highway Corridor Area		
Reference Evapotranspiration (ETo) referenced to CRMS Station #78 (Powers period of last 12 months)	MAWA = ETo x ETAF x [ETAF = Landscape Area] x (1.3 x SLA)	ETWU = ETo x SLA x [ETAF + NATURAL SLA]
Total Landscape Area (SLA) (Sq Ft)	84,000	
Special Landscape Area (SLA)	0	
Reference Evapotranspiration (ETo)	41.03	
ET Adjustment Factor (ETAF)	0.7	
Plant Factor (Pf)	0.4 and 1	
Conversion Factor (inches to gallons/sf)	0.62	
SLA ET Adjustment Factor (1.0 ?)	0.7	
	MAWA	ETWU
Total gallons per year	1,494,856	1,062,209

Reference ETo data from C.J.M.I.S. (California Irrigation Management Information System)
MAWA = Maximum applied water allowance
ETWU = Estimated total water use
Estimated Total Water Use is below the Maximum Applied Water Allowance.

Planting	Quantity	Volume	Weight	Area	Depth	Volume	Weight	Area	Depth	Volume	Weight
1" Turf Sod	100	100	100	100	1	100	100	100	1	100	100
2" Turf Sod	100	200	200	100	2	200	200	100	2	200	200
3" Turf Sod	100	300	300	100	3	300	300	100	3	300	300
4" Turf Sod	100	400	400	100	4	400	400	100	4	400	400
5" Turf Sod	100	500	500	100	5	500	500	100	5	500	500
6" Turf Sod	100	600	600	100	6	600	600	100	6	600	600
7" Turf Sod	100	700	700	100	7	700	700	100	7	700	700
8" Turf Sod	100	800	800	100	8	800	800	100	8	800	800
9" Turf Sod	100	900	900	100	9	900	900	100	9	900	900
10" Turf Sod	100	1000	1000	100	10	1000	1000	100	10	1000	1000

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Revision 02: 12/12/14
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Project Name: EF EDUCATION FIRST CUP

Sheet Title: L1.00

Date: MARCH 6, 2015



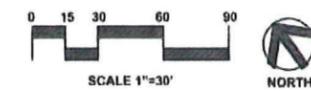
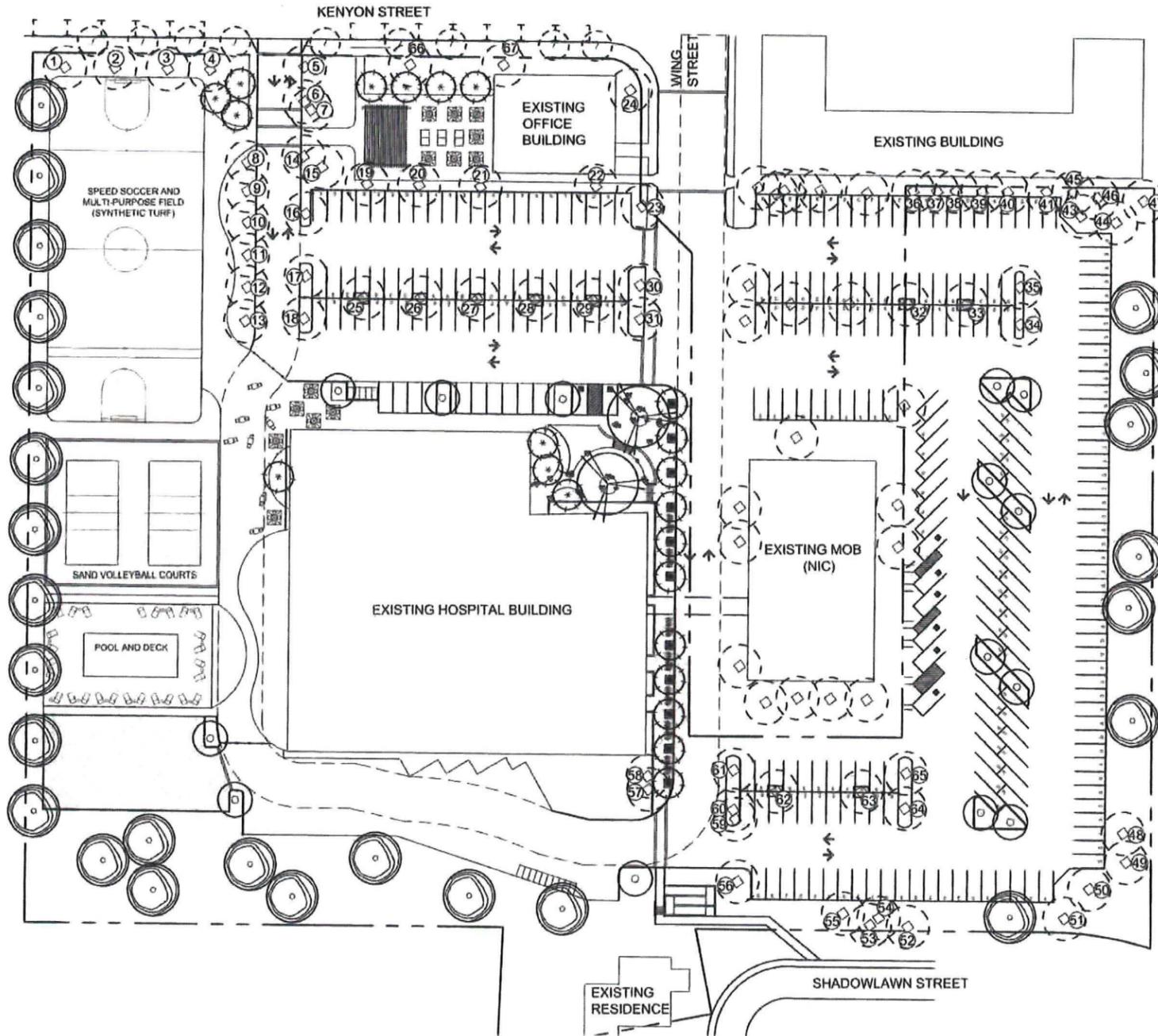
EXISTING TREES TO REMAIN

SYMBOL	SPECIES	CALIPER
1	CUPANIOPSIS ANACARDIODES	3"
2	CUPANIOPSIS ANACARDIODES	3"
3	CUPANIOPSIS ANACARDIODES	3"
4	CUPANIOPSIS ANACARDIODES	3"
5	CUPANIOPSIS ANACARDIODES	14"
6	CUPANIOPSIS ANACARDIODES	8"
7	CUPANIOPSIS ANACARDIODES	8"
8	CUPANIOPSIS ANACARDIODES	3"
9	CUPANIOPSIS ANACARDIODES	3"
10	CUPANIOPSIS ANACARDIODES	3"
11	CUPANIOPSIS ANACARDIODES	3"
12	CUPANIOPSIS ANACARDIODES	3"
13	CUPANIOPSIS ANACARDIODES	3"
14	CUPANIOPSIS ANACARDIODES	4"
15	ERYTHRINA CORALLIODES	40"
16	CUPANIOPSIS ANACARDIODES	14"
17	CUPANIOPSIS ANACARDIODES	12"
18	CUPANIOPSIS ANACARDIODES	14"
19	CUPANIOPSIS ANACARDIODES	10"
20	CUPANIOPSIS ANACARDIODES	12"
21	CUPANIOPSIS ANACARDIODES	12"
22	CUPANIOPSIS ANACARDIODES	12"
23	CUPANIOPSIS ANACARDIODES	12"
24	MELALEUCA QUINQUENERVIA	6"
25	CUPANIOPSIS ANACARDIODES	12"
26	CUPANIOPSIS ANACARDIODES	12"
27	CUPANIOPSIS ANACARDIODES	14"
28	CUPANIOPSIS ANACARDIODES	14"
29	CUPANIOPSIS ANACARDIODES	6"
30	CUPANIOPSIS ANACARDIODES	12"
31	CUPANIOPSIS ANACARDIODES	10"
32	CUPANIOPSIS ANACARDIODES	8"
33	CUPANIOPSIS ANACARDIODES	6"
34	CUPANIOPSIS ANACARDIODES	14"
35	CUPANIOPSIS ANACARDIODES	14"
36	PINUS RADIATA	16"
37	PINUS RADIATA	16"
38	PINUS RADIATA	16"
39	PINUS RADIATA	16"
40	PINUS RADIATA	16"
41	PINUS RADIATA	14"
42	PINUS RADIATA	20"
43	PINUS RADIATA	22"
44	PINUS RADIATA	14"
45	PINUS RADIATA	16"
46	PINUS RADIATA	16"
47	PINUS RADIATA	10"
48	PINUS RADIATA	10"
49	PINUS RADIATA	14"
50	PINUS RADIATA	16"
51	PINUS RADIATA	12"
52	CUPANIOPSIS ANACARDIODES	6"
53	PINUS RADIATA	6"
54	CUPANIOPSIS ANACARDIODES	6"
55	PINUS RADIATA	18"
56	CUPANIOPSIS ANACARDIODES	16"
57	MELALEUCA QUINQUENERVIA	16"
58	MELALEUCA QUINQUENERVIA	18"
59	CUPANIOPSIS ANACARDIODES	6"
60	CUPANIOPSIS ANACARDIODES	22"
61	CUPANIOPSIS ANACARDIODES	8"
62	CUPANIOPSIS ANACARDIODES	6"
63	CUPANIOPSIS ANACARDIODES	6"
64	CUPANIOPSIS ANACARDIODES	16"
65	CUPANIOPSIS ANACARDIODES	8"
66	MELALEUCA QUINQUENERVIA	12"
67	MELALEUCA QUINQUENERVIA	4"

STREET TREES:

EXISTING STREET TREES TO REMAIN - PROTECT IN PLACE

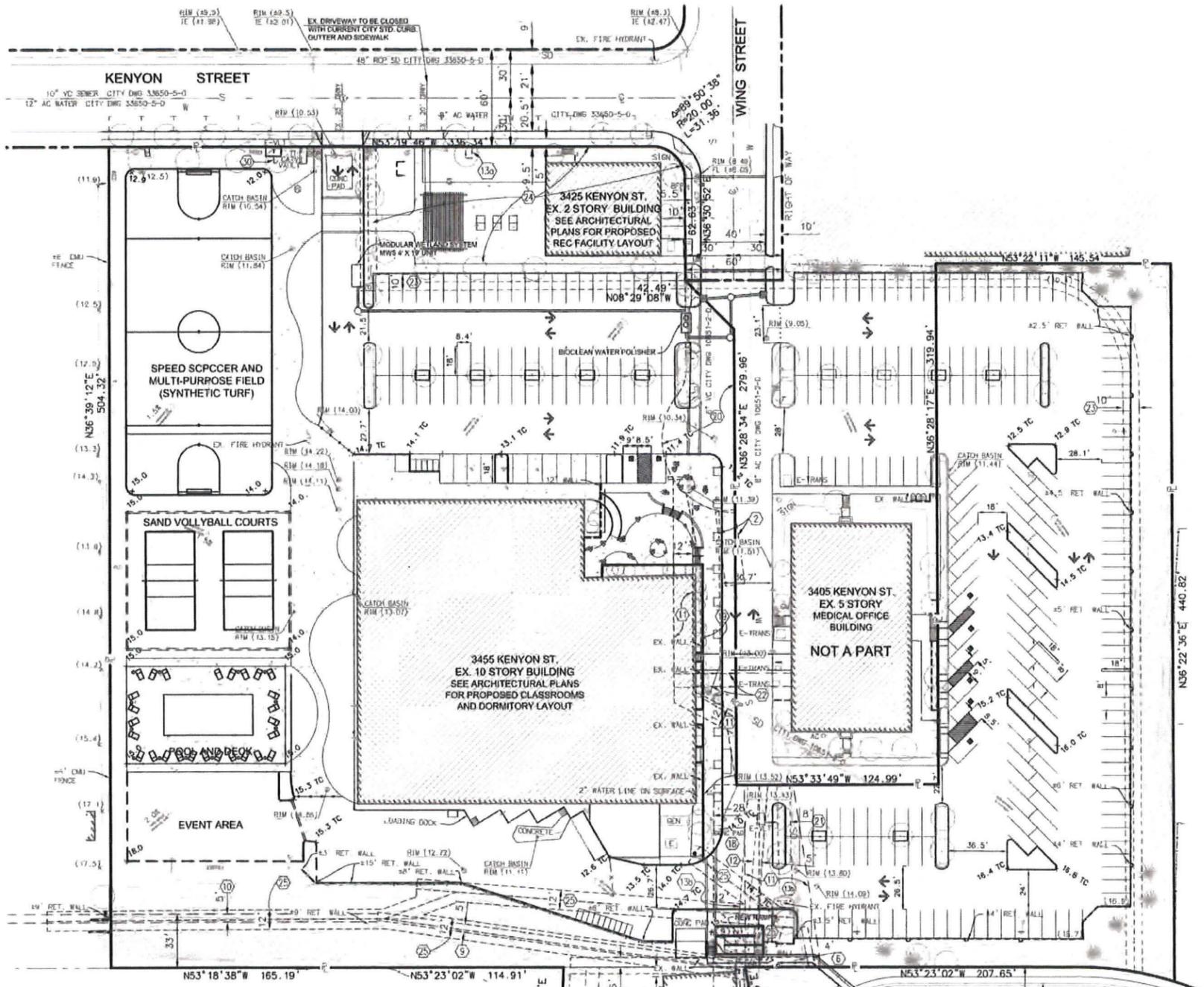
SYMBOL	SPECIES	SIZE	QUANTITY
1	CUPANIOPSIS ANACARDIODES	6"	9



TREE PROTECTION NOTES:

- PRIOR TO ANY DISTURBANCE TO THE SITE, THE OWNER/PERMITTEE SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO MITIGATION MONITORING COORDINATION SECTION (MMC), THE RESIDENT ENGINEER (RE) AND/OR BUILDING INSPECTOR, CERTIFIED CONSULTING ARBORIST, CONSTRUCTION MANAGER, AND LANDSCAPE PROFESSIONAL.
- THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR PREVENTING DAMAGE TO ALL EXISTING TREES.
 - A) CONSTRUCTION AND MAINTENANCE STAFF SHALL AVOID UNNECESSARY ACTIVITIES WITHIN THE DRIPLINE OF ALL TREES.
 - B) FINES SHALL BE ASSESSED TO THOSE INDIVIDUALS FOUND TO BE RESPONSIBLE FOR THE ILLEGAL REMOVAL OR DAMAGE OF PROTECTED TREES.
- ANY DAMAGE OR INJURY TO TREES SHALL BE REPORTED WITHIN 24 HOURS TO MMC BY THE CERTIFIED CONSULTING ARBORIST.
- THE CERTIFIED CONSULTING ARBORIST SHALL BE RESPONSIBLE FOR ESTABLISHING, IMPLEMENTING, AND MAINTAINING THE TREE PROTECTION ZONE AS SHOWN ON THESE PLANS DURING THE ENTIRE CONSTRUCTION PERIOD:
 - A) STAKE THE COMPLETE DRIP LINE.
 - B) ROOTS SHALL BE CLEANLY CUT BACK APPROX. 6" FROM THE LIMIT OF DISTURBANCE, UNLESS OTHERWISE DIRECTED BY THE CERTIFIED CONSULTING ARBORIST.
 - C) INSTALL A TEMPORARY 6-FT HIGH CHAIN LINK FENCE AROUND THE IDENTIFIED DRIPLINE, UNLESS OTHERWISE DIRECTED BY THE CERTIFIED CONSULTING ARBORIST.
 - D) ATTACH AN ORANGE OR YELLOW PROTECTIVE FENCE (MIN. 3' HIGH) TO THE CHAIN LINK FENCE.
 - E) WHEN AREAS UNDER THE TREE CANOPY CANNOT BE FENCED, ANOTHER METHOD SHALL BE REQUIRED, AS RECOMMENDED BY THE CERTIFIED CONSULTING ARBORIST AND APPROVED BY MMC.
 - F) POST "KEEP OUT" SIGNS IN BOTH SPANISH AND ENGLISH TO THE CHAIN LINK FENCE.
 - G) PLACE STORY POLES WHERE PROPOSED BUILDING(S) AND TREE BRANCHES INTERFACE.
 - H) SUBMIT TO MMC A TREE MAINTENANCE SCHEDULE PREPARED BY THE CERTIFIED CONSULTING ARBORIST.
 - I) IF A TREE IS ADJACENT TO OR IN THE IMMEDIATE PROXIMITY TO A GRADE SLOPE OF 8% (23 DEGREES) OR MORE, PROVIDE ADEQUATE EROSION CONTROL (IE: JUTE MATTING OR EQ.)
- THE CERTIFIED CONSULTING ARBORIST SHALL VERIFY IN WRITING TO THE OWNER/PERMITTEE THAT THE TREE PROTECTION ZONE HAS BEEN ESTABLISHED.
- THE OWNER/PERMITTEE SHALL SUBMIT THE CERTIFIED CONSULTING ARBORIST'S VERIFICATION LETTER TO MMC BEFORE SCHEDULING A SITE INSPECTION WITH MMC, THE RE AND/OR BUILDING INSPECTOR, CERTIFIED CONSULTING ARBORIST, AND LANDSCAPE PROFESSIONAL.
- RESTRICTIONS WITHIN THE TREE PROTECTION ZONE TO BE MONITORED BY THE CERTIFIED CONSULTING ARBORIST AS FOLLOWS:
 - A) TREE PRUNING OR ROOT PRUNING WILL ONLY OCCUR UNDER THE GUIDANCE OF THE CERTIFIED CONSULTING ARBORIST WITH WRITTEN APPROVAL FROM MMC.
 - B) PRUNING FOR VERTICAL CLEARANCE OF BUILDINGS, TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL BE PERFORMED BY THE CERTIFIED CONSULTING ARBORIST ONLY.
 - C) CONSTRUCTION EQUIPMENT AND MATERIALS SUCH AS STOCKPILING OF SOIL, VEHICLE USE, FOOT TRAFFIC, UTILITY CONTAINERS, AND STORAGE OF ANY KIND, ARE PROHIBITED.
 - D) THE EXISTING GRADE SHALL NOT BE DISTURBED UNLESS OTHERWISE APPROVED BY MMC, THE RE, AND/OR BUILDING INSPECTOR.
 - E) ROOT SYSTEMS SHALL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE VARIATIONS IN SOIL MOISTURE BY CONSTRUCTION ACTIVITY.
- ANY MODIFICATIONS AND/OR ADDITIONS TO THE APPROVED TREE PROTECTION ZONE SHALL BE SUBMITTED BY THE CERTIFIED CONSULTING ARBORIST WITH ADEQUATE INFORMATION TO MMC FOR APPROVAL.
- THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR A MINIMUM 3 YEAR MONITORING AND MAINTENANCE PERIOD, DESIGNED BY THE CERTIFIED CONSULTING ARBORIST AFTER CONSTRUCTION TO ENSURE THE SUCCESS OF PROTECTED AND/OR REPLACEMENT TREES.
- THE CERTIFIED CONSULTING ARBORIST SHALL PROVIDE ANNUAL REPORTS TO AND REQUEST INSPECTIONS FROM MMC DURING THE MONITORING AND MAINTENANCE PERIOD.





SCOPE OF CIVIL SITE WORK:

- REMOVAL OF A PORTION (1.5 ACRES) OF THE EXISTING AC PARKING AREA AND ADJACENT CURBED PLANTER ISLANDS.
- INSTALLATION OF NEW SWIMMING POOL (1), SOCCER FIELD (1), SAND VOLLEYBALL COURTS (2) AND NEW LANDSCAPED PLANTER ISLANDS.
- INSTALLATION OF NEW ADA RAMPS.
- INSTALLATION OF NEW MODULAR WETLAND SYSTEM FOR WATER QUALITY TREATMENT.

GENERAL NOTES:

- PROPOSED GRADING IS LIMITED TO THE EXCAVATION AND SUBSURFACE PREPARATION FOR THE NEW SWIMMING POOL, SOCCER FIELD AND VOLLEYBALL COURTS. NO LANDFORM GRADING IS PROPOSED.
- ALL ON-SITE SERVICING UTILITIES INCLUDING SEWER, WATER, STORM DRAIN, FIRE PROTECTION AND DRY UTILITIES ARE ADEQUATE AND WILL REMAIN.
- ALL EXISTING SURFACE AND SUB-SURFACE DRAINAGE PATTERNS, FLOW AND SYSTEMS TO REMAIN.
- SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING MODIFICATIONS.
- SEE LANDSCAPE PLAN FOR PROPOSED PARKING LOT AND HARDSCAPE IMPROVEMENTS AND SPECIFICATION.
- EXISTING UTILITIES COVERS AND GRATES TO BE ADJUSTED TO FINISH GRADE AS NEEDED.
- THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER AND SEWER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607. IN THE EVENT THAT ANY SUCH FACILITY LOSES INTEGRITY THERE, THE OWNER/PERMITTEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
- IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON-SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
- THE OWNER/PERMITTEE SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER AND SEWER EASEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING, OR LANDSCAPING. NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED ON OR OVER THE WATER AND SEWER EASEMENT THAT WOULD INHIBIT VEHICULAR ACCESS TO REPLACE A SECTION OF MAIN OR PROVIDE ACCESS TO ANY AFFURANCEMENT OR ISOLATED SECTION OF MAIN.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.
- ALL NON-ADA COMPLIANT PRIVATE ON-SITE CURB RAMPS WILL BE RECONSTRUCTED TO CURRENT ADA AND CITY STANDARDS DURING THE MAINTENANCE REVIEW PHASE OF THE PROJECT.
- NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VICINITY AREA SHALL EXCEED 3 FEET IN HEIGHT. THE PORTIONS OF THE LANDSCAPING GREATER THAN 3 FEET IN HEIGHT SHALL BE REDUCED IN HEIGHT OR REMOVED.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-009-DWA AND THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) ORDER NO. R5-2007-001, WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) ON THE FINAL CONSTRUCTION DRAWINGS, CONSISTENT WITH THE APPROVED WATER QUALITY TECHNICAL REPORT.

EASEMENT LEGEND

THE FOLLOWING EASEMENTS ARE THE EXISTING PLOTTABLE EASEMENTS AFFECTING THE SUBJECT PROPERTY, AS LISTED IN PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY UNDER ORDER NO. 997-2308866-PP2 DATED JULY 3, 2015. SEE SAID REPORT FOR DETAILED EASEMENT DATA. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID REPORT.

EASEMENT DESCRIPTION, GRANTEE	DISPOSITION
SEWER EASEMENT-CITY OF SAN DIEGO	TO REMAIN
PUBLIC UTILITY, SEWER, WATER, DRAINAGE, ETC	TO REMAIN
PACIFIC TELEPHONE AND TELEGRAPH CO.	TO REMAIN
SAN DIEGO GAS AND ELECTRIC COMPANY	TO REMAIN
SAN DIEGO GAS AND ELECTRIC COMPANY	TO REMAIN
SAN DIEGO GAS AND ELECTRIC COMPANY	TO REMAIN
PACIFIC TELEPHONE AND TELEGRAPH CO.	TO REMAIN
PUBLIC UTILITY EASEMENT (PLEASE NOTE)	TO REMAIN
PACIFIC TELEPHONE AND TELEGRAPH CO.	TO REMAIN
SAN DIEGO GAS AND ELECTRIC COMPANY	TO REMAIN
SAN DIEGO GAS AND ELECTRIC COMPANY	TO REMAIN
UTILITY EASEMENT AGREEMENT	TO REMAIN
CITY OF SAN DIEGO (STORM DRAIN OR DRAINS)	TO REMAIN
THE CITY OF SAN DIEGO, PUBLIC UTILITIES	TO REMAIN
SAN DIEGO GAS AND ELECTRIC COMPANY	TO REMAIN
MIDWAY MEDICAL PROPERTIES, WALKWAY	TO REMAIN
PACIFIC TELEPHONE AND TELEGRAPH COMPANY	TO REMAIN
SAN DIEGO GAS AND ELECTRIC COMPANY	TO REMAIN
SAN DIEGO GAS AND ELECTRIC COMPANY	TO REMAIN
RIGHTS, RIGHTS TO CITY OF SAN DIEGO (INGRESS, EGRESS FOR UTILITY MAINTENANCE)	TO REMAIN

*11 NOTE: A PORTION OF SAID EASEMENT WAS QUITCLAIMED BY DOC. 73-313875

LEGEND

WATER VALVE	GAS VALVE
WATER METER	GUY WIRE
TRAFFIC SIGN	GAS METER
TREE	FIRE HYDRANT
TELEPHONE PEDESTAL	ELECTRIC METER
POLE LIGHT	ELECTRIC CABINET
SPOT LIGHT	IRRIGATION VALVE
SEWER MANHOLE	FLAG
UTILITY PULL BOX	MAIL BOX
STORM DRAIN MANHOLE	PROPERTY LINE
POWER POLE	EXISTING EASEMENTS
POST	EXISTING WATERLINE
PINE TREE	EXISTING STORM DRAIN
PALM TREE	EXISTING SEWER LINE
TREE	FIRE SERVICE
UTILITY MANHOLE	DIRECTION OF FLOW
ELECTRIC JUNCTION BOX	EX. CONCRETE
IRRIGATION PEDESTAL	EX. 4" UNDER SIDEWALK
IRRIGATION CONTROL VALVE	ROOF DRAIN DISCHARGE
IRRIGATION CONTROL BOX	PROPOSED FINISH
WHEELSTOP	SURFACE ELEVATION
VISIBILITY AREA	PROPOSED TOP OF CURB
TRIANGLES	

GRADING TABULATIONS

ONSITE GRADING	1.5 ACRES
TOTAL AREA OF ONSITE TO BE GRADED:	23.08
# OF TOTAL SITE (6.35 AC) TO BE GRADED:	+2,200 CUBIC YARDS
AMOUNT OF RAU CUT:	+0 CUBIC YARDS
AMOUNT OF RAU FILL:	+2,200 CUBIC YARDS
AMOUNT OF EXPORT:	+1 FOOT
MAX. VERTICAL DEPTH OF CUT:	0 FEET
MAX. OVERALL HEIGHT OF CUT SLOPE:	0 FEET
MAX. VERTICAL DEPTH OF FILL:	0 FEET
MAX. OVERALL HEIGHT OF FILL SLOPE:	0 FEET
TOTAL LENGTH OF RETAINING WALLS:	0 FEET
MAX. HEIGHT OF RETAINING WALLS:	ALL RETAINING WALLS ON SITE ARE EXISTING - NO NEW WALLS PROPOSED

NOTE:
* QUANTITIES SHOWN DO NOT INCLUDE EXCAVATION FOR UNDERGROUND STORM WATER STORAGE SYSTEM, REMEDIAL GRADING AND ADJUSTMENTS DUE TO BULKING/SHRINKAGE.
** 8.5 FEET MAX. CUT FOR PROPOSED SWIMMING POOL.

SOURCE OF TOPOGRAPHY: PRF CONSULTING OF SAN DIEGO
DATES OF SURVEY: AUGUST 21-22, SEPTEMBER 22-23

REMARKS: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) PER THE CITY OF SAN DIEGO VERTICAL CONTROL NETWORK. SBEP LOCATED AT KENYON STREET & WING STREET. ELEVATION: 114.17 (1)



ENGINEER OF WORK
Robert D. Johnson 2/5/2015
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