



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: March 24, 2022 REPORT NO. PC-22-012

HEARING DATE: April 7, 2022

SUBJECT: SANYO LOGISTICS CENTER- Process Four Decision

PROJECT NUMBER: [668005](#)

OWNER/APPLICANT: Sanyo Logistics Owner LLC, a Delaware Limited Liability Company

SUMMARY

Issue: Should the Planning Commission approve the construction of two industrial buildings totaling 242,969 square feet at 7133 Airway Road in the Otay Mesa Community Planning area (Project)?

Staff Recommendation: Approve Site Development Permit No. 1289530.

Community Planning Group Recommendation: On July 21, 2021, the Otay Mesa Community Planning Group voted 10-0-2 to recommend approval of the proposed project without conditions. Mr. Ted Shaw and Mr. Scott Merry abstained due to their involvement with the project.

Environmental Review: Addendum to the Otay Mesa Community Plan Update Program Environmental Impact Report (PEIR), No. 668005, 30330/304032, SCH No. 2004651076 has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project. The proposed project would not result in any new additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified Community Plan Update PEIR.

Fiscal Impact Statement: All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: Not Applicable.

Housing Impact Statement: The proposed project is a set of industrial buildings and has no residential component.

BACKGROUND

The 14-acre project site is located at 7133 Airway Road in the Industrial Light (IL-2-1) Zone, Prime Industrial Land, Airport Land Use Compatibility (ALUCP), Airport Influence Area (AIA-2), FAA Part 77 Noticing Area, Community Plan Implementation Overlay Zone (CPIOZ-A), Parking Standards Transit Priority Area, Transit Priority Area, Paleontological Sensitivity Area, Brush Management, Very High Fire Hazard Severity, and Geologic Hazard Category (53) Overlay Zones within the Otay Mesa Community Plan.

The project site is within an area of industrial distribution facilities to the north, south and east due to the proximity to the Otay Mesa Port of Entry and ready access to State Route (SR)-905 immediately to the west and SR-125 to the north.

DISCUSSION

Project Description:

The proposed project is the construction of two multi-tenant industrial distribution buildings with a total of 232,969 square feet of warehouse space and 10,000 square feet of associated office space. The two industrial buildings would include 45 truck dock doors, 4 on-grade doors, 270 surface parking spaces, including 10 accessible parking spaces, and 6 motorcycle parking spaces. The project would provide half-width improvements to meet the ultimate classification of a four-lane Major on Airway Road and four-lane Collector with a two-way left-turn lane on Sanyo Avenue.

A Community Plan Implementation Overlay Zone A (CPIOZ-A) is applied to industrial and commercial properties (excepting the Business Park Residential Permitted area) of the Otay Mesa planning area. CPIOZ is required to ensure protection of sensitive resources, construction of the circulation infrastructure, and conformance with the appropriate policies from the Urban Design Element.

Community Plan Analysis:

The Community Plan land use designation for the Project site is Light Industrial which allows a wider variety of industrial uses by permitting a full range of light manufacturing "such as storage and distribution". Additionally, the site is within the General Plan and Community Plan Economic Prosperity Element designation as Prime Industrial Lands which, identifies land that is intended to support export-oriented base sector activities such as warehouse distribution. The proposed project is consistent with the Land Use designation of Light Industrial and the Economic Prosperity Element

A Community Plan Implementation Overlay Zone A (CPIOZ-A) is applied to industrial and commercial properties (excepting the Business Park Residential Permitted area) of the Otay Mesa planning area. CPIOZ is required to ensure protection of sensitive resources, construction of the circulation infrastructure, and conformance with the appropriate policies from the Urban Design Element.

The Project site is also within the Prime Industrial Lands defined in the City's General Plan as designated industrial, maintain zoning restrictive to industrial uses, and are feasible for industrial development. The Community Plan Economic Development Element Policies 5.1-8 and 5.1-9 state "Preserve light industrial base-sector uses in close proximity to the Otay Mesa Port of Entry" and "encourage assembly, manufacturing, and distribution uses with bi-national focus to locate in light industrial lands close to the Otay Mesa Port of Entry." The proposed light industrial distribution facility is consistent with the allowed uses in Prime Industrial lands.

The project would further the Community Plan Land Use Element Policy 2.3-4 to "Allow Heavy Commercial, a mixture of industrial and commercial uses, near the Port of Entry and along Otay Mesa Road where existing development is a mix of industrial and commercial uses." The proposed industrial development with office and warehouse uses would be located immediately north of Airway Road and west of Sanyo Avenue and approximately 3,741 feet north of the Port of Entry.

The project would also further Community Plan Mobility Element Policy 3.1-2 to "use street design and traffic management solutions to improve pedestrian safety and comfort in locations." The project will provide a six-foot wide non-contiguous sidewalk on Airway Road and a five-foot wide non-contiguous sidewalk on Sanyo Avenue and improved streetscape along Airway Road and Sanyo Avenue frontage which includes substantial landscaping with street trees, shrubs and ground cover. Project access will be provided via a right-in/right-out only western driveway on Airway Road, a full access eastern driveway on Airway Road, and a full access driveway on Sanyo Avenue.

Environmental Analysis:

On March 11, 2014, the San Diego City Council adopted the Otay Mesa Community Plan Resolution No. R-308810, certifying the Program Environmental Impact Report No. 30330/304032, a copy of which is on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.).

The City of San Diego Planning Department conducted a comprehensive plan update to the Otay Mesa Community Plan that included a General Plan Amendment, rescission of the Otay Mesa Development District, adoption of a Rezone Ordinance to replace the Otay Mesa Development District with citywide zoning and the creation of two new Community Plan implementation Overlay Zones, amendments to the City's Land Development Code, and an update of the Otay Mesa Community Plan Public Facilities Financing Plan

Conclusion:

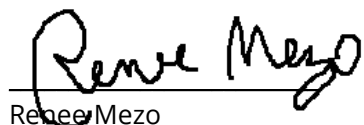
City staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted policies of the General Plan, Community Plan, as well as the applicable regulations of the Land Development Code. Staff has provided draft findings and conditions of approval to support the proposed Project. Staff recommends that the Planning

Commission adopt Addendum No. 668005 to the Otay Mesa Community Plan Update Program Environmental Impact Report No. 30330/304032 and the associated Mitigation Monitoring and Reporting Program and approve Site Development Permit No. 2462994.

ALTERNATIVES

1. Adopt Addendum No. 668005 to the Otay Mesa Community Plan Program Environmental Impact Report No. 30330/304032 and the associated Mitigation Monitoring and Reporting Program and Site Development Permit No. 2462994, with modifications.
2. Do not adopt Addendum No. 668005 to the Otay Mesa Community Plan Update Program Environmental Impact Report No. 30330/304032 and the associated Mitigation Monitoring and Reporting Program and Site Development Permit No. 2462994, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



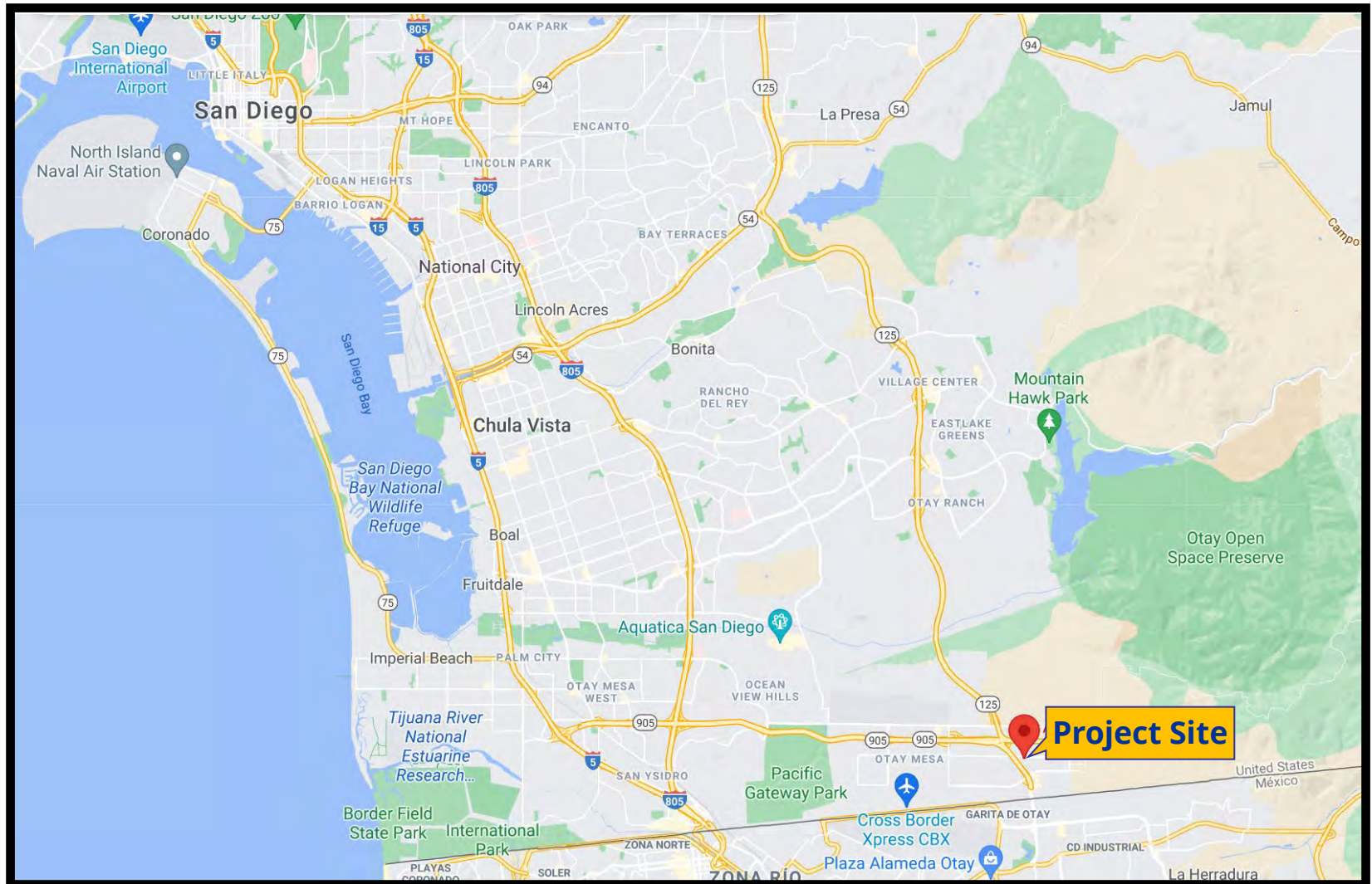
Renee Mezo
Assistant Deputy Director
Development Services Department



Karen Bucey
Development Project Manager
Development Services Department

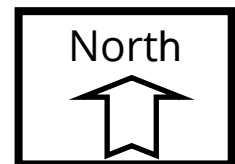
Attachments:

1. Project Location Map
2. Aerial Photograph
3. Draft Resolution with Findings
4. Draft Permit with Conditions
5. CEQA Environmental Impact Report Addendum Resolution with MMRP
6. Community Planning Group Recommendation
7. Ownership Disclosure
8. Project Plans



Project Location Map

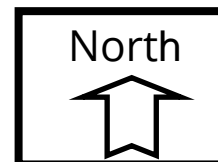
Sanyo Logistics Center; Project No. 668005
7133 Airway Road





Aerial Photograph

Sanyo Logistics Center; Project No. 668005
7133 Airway Road



PLANNING COMMISSION
RESOLUTION NO. [REDACTED]
SITE DEVELOPMENT PERMIT 2462994
SANYO LOGISTICS CENTER PROJECT NO. 668005 MMRP

WHEREAS, Sanyo Logistics Owner LLC, a Delaware Limited Liability Company Owner and Permittee, filed an application with the City of San Diego for a permit to construct two industrial buildings and associated office space totaling 242,969 square feet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2462994, on portions of a 14.85-acre site;

WHEREAS, the project site is located at 7133 Airway Road in the Industrial Light (IL-2-1) Zone, Prime Industrial Land, Airport Land Use Compatibility (ALUCP), Airport Influence Area (AIA-2), FAA Part 77 Noticing Area, Community Plan Implementation Overlay Zone (CPIOZ-A), Parking Standards Transit Priority Area, Transit Priority Area, Paleontological Sensitivity Area, Brush Management, Very High Fire Hazard Severity, and Geologic Hazard Category (53) Overlay Zones of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as the south half of the southwest quarter of the northwest quarter of Section 36, Township 18 South, Range 1 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to United States Government Survey thereof;

Excepting therefrom all that portion lying westerly and southwesterly of the northeasterly line of Otay Mesa Road, being more particularly described as follows: Beginning at the southwesterly corner of the northwest quarter of said Section 36; thence south 88°45'28" east, along the southerly line of said northwest quarter, a distance of 237.68 feet to a point in the arc of a 1,960 foot radius curve, concave northeasterly, a radial bears south 64°54'57" west to said point; thence northwesterly along the arc of said curve, through a central angle of 20°11'48", a distance of 690.90 feet to the

northerly line of the south half of said southwest quarter of the northwest quarter; thence north 89°12'29" west along said northerly line, to the northwest corner of said south half; thence southerly along the westerly line of said south half, a distance of 294.49 feet; thence easterly, at right angles to the last described line, a distance of 20.00 feet to the easterly line of Harvest Road as located and established on the date of this instrument, said point being also a point in the arc of a 2,040.00 foot radius curve, concave northeasterly, a radial bears south 76°56'23" west to said point; thence southeasterly along the arc of said curve, through a central angle of 08°44'44", a distance of 311.38 feet to the beginning of a 20.00 foot radius reverse curve, concave northwesterly, a radial bears north 68°11'39" east to said point; thence southeasterly and southwesterly along the arc of said curve, through a central angle of 89°16'32", a distance of 31.16 feet to a point in the arc of a compound 170.00 foot radius curve, concave northerly, a radial bears south 22°31'49" east to said point; thence westerly along the arc of said curve, through a central angle of 23°46'21", a distance of 70.53 feet; thence tangent to said curve, north 88°45'28" west, 38.56 feet to the westerly line of said section 36; thence south 00°52'13" west, along said westerly line, returning to the point of beginning. Also excepting therefrom that portion conveyed to the state of California through Deed recorded March 13, 2006 as instrument no. 2006-0173299 of Official Records.

Parcel 2: An easement and right of way for ingress and egress, road purposes, sewer, water, gas, power and telephone lines and appurtenances thereto to be used in common with the grantors and others over, upon and under the northerly 30 feet of the northwest quarter of the southwest quarter of section 36, Township 18 South, Range 1 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to Official Plat thereof;

WHEREAS, on April 7, 2022, the Planning Commission of the City of San Diego considered Site Development Permit No. 2462994 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2462994:

A. SITE DEVELOPMENT PERMIT San Diego Municipal Code (SDMC) Section 126.0505

1. Findings for all Site Development Permits:

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

The vacant 14.85-acre project site is located north of Airway Road and west of Sanyo Avenue and is surrounded by industrial development to the east and south, a power plant is immediately to the north and State Route (SR) 905 to the west.

The project site is located in the Light Industrial (IL-2-1) Zone, Community Plan Implementation Overlay Zone (CPIOZ) A, Airport Land Use Compatibility Overlay Zone (Brown Field Airport), Airport Influence Area (Review Area 1 and 2-Brown Field Airport), Airports Safety Zones (Safety Zone 6 Brown Field Airport), Overflight Notification Area, Federal Aviation Administration Part 77 Notification Area (Brown Field Airport), Parking Standards Transit Priority Area, Transit Priority Area, and Prime Industrial Lands of the Otay Mesa Community Plan (Community Plan).

The Community Plan land use designation is Light Industrial and the City's General Plan designates the site for Industrial Employment. The proposed development would implement the Community Plan and General Plan land use designation by providing an industrial business park development that includes warehouse, industrial and office uses with truck loading docks and vehicle parking.

The Project site is also within the Prime Industrial Lands defined in the city's General Plan as designated industrial, maintain zoning restrictive to industrial uses, and are feasible for industrial development. The Community Plan Economic Development Element Policies 5.1-8 and 5.1-9 state "Preserve light industrial base-sector uses in close proximity to the Otay Mesa Port of Entry" and "encourage assembly, manufacturing, and distribution uses with bi-national focus to locate in light industrial lands close to the Otay Mesa Port of Entry." The proposed light industrial distribution facility is consistent with the allowed uses in Prime Industrial lands.

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of Entry and along Otay Mesa Road where existing development is a mix of industrial and commercial uses.” The proposed industrial development with office and warehouse uses would be located immediately north of Airway Road and west of Sanyo Avenue and approximately 3,741 feet north of the Port of Entry.

The project would also further Community Plan Mobility Element Policy 3.1-2 to “use street design and traffic management solutions to improve pedestrian safety and comfort in locations.” The project will provide a six-foot wide non-contiguous sidewalk on Airway Road and a five-foot wide non-contiguous sidewalk on Sanyo Avenue and improved streetscape along Airway Road and Sanyo Avenue frontage which includes substantial landscaping with street trees, shrubs and ground cover. Project access will be provided via a right-in/right-out only western driveway on Airway Road, a full access eastern driveway on Airway Road, and a full access driveway on Sanyo Avenue. The proposed development is not only consistent with the applicable Community Plan and furthers its policies as concluded above, but the project also includes improvements that the public will benefit from. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The proposed development will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements in addition to all associated conditions of approval.

The project has been conditioned to dedicate and improve additional right-of-way (ROW) of between 11 feet to 40 feet along the project's Airway Road frontage, which will accommodate ROW of 60 feet from the center line with 38 feet of roadway and 22 feet of parkway. The project will dedicate 13 feet along Sanyo Avenue which will provide for 55 feet from the center line with 41 feet of roadway and 14 feet of parkway. Other required and conditioned public improvements include the installation of raised median on the Airway Road frontage, new streetlights, curb, gutter, parkway with non-contiguous sidewalk and landscape along the Airway Road and Sanyo Avenue project frontages.

Addendum No. 668005 to the Otay Mesa Community Plan Final Program Environmental Impact Report (PEIR) No. 30330/304032 has been prepared for this project in accordance with California Environmental Quality Act (CEQA) guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project to mitigate impacts related to Air Quality, Biological Resources,

Historical Resources, Paleontological Resources and Transportation/Circulation. The proposed project would not result in any additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified PEIR. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The vacant 14.85-acre project site is located north of Airway Road and west of Sanyo Avenue and is surrounded by existing industrial development to the south and east, with a power plant to the north and SR-905 to the west. The site is zoned Light Industrial (IL-2-1) which allows a wide range of manufacturing and distribution activities including the warehouse, industrial and office uses with truck loading docks and vehicle parking.

As proposed project meets all applicable zoning and development regulations, including lot size and dimensions. The project scope includes a request to deviate from the maximum allowed driveway width of 30 feet per SDMC Section 142.0560(j)(1) to a 40-foot wide driveway for the easterly driveway along Airway Road, which will be utilized by trucks. Staff is supportive of this deviation as it is the minimum width needed to accommodate the ingress and egress for tractor trailer trucks.

Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The site is immediately adjacent to existing commercial and industrial development to the south and east. Therefore, the proposed development will not have any impacts on any adjacent environmentally sensitive lands.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 2462994 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2462994, a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on: April 7, 2022

IO#: 24008682

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008682

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT 2462994
SANYO LOGISTICS CENTER PROJECT NO. 668005 MMRP
PLANNING COMMISSION

This Site Development Permit No. 2462994 is granted by the Planning Commission of the City of San Diego to Sanyo Logistics Owner LLC, a Delaware Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0502. The 14.85-acre site is located at 7133 Airway Road in the Industrial Light (IL-2-1) Zone, Prime Industrial Land, Airport Land Use Compatibility, ALUCP Airport Influence Area (AIA-2), FAA Part 77 Noticing Area, Community Plan Implementation Overlay Zone (CPIOZ-A), Parking Standards Transit Priority Area, Transit Priority Area, Paleontological Sensitivity Area, Brush Management, Very High Fire Hazard Severity, Geologic Hazard Category (53), Overlay Zones of the Otay Mesa Community Plan. The project site is legally described as: the south half of the southwest quarter of the northwest quarter of Section 36, Township 18 South, Range 1 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to United States Government Survey thereof.

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section 36; thence south 00°52'13" west, along said westerly line, returning to the point of beginning. Also excepting therefrom that portion conveyed to the state of California through Deed recorded March 13, 2006 as instrument no. 2006-0173299 of Official Records.

Parcel 2: An easement and right of way for ingress and egress, road purposes, sewer, water, gas, power and telephone lines and appurtenances thereto to be used in common with the grantors and others over, upon and under the northerly 30 feet of the northwest quarter of the southwest quarter of section 36, Township 18 South, Range 1 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to Official Plat thereof.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct a two building multi-tenant industrial distribution center totaling 242,969 square feet described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") April 7, 2022 on file in the Development Services Department.

The project shall include:

- a. a two building multi-tenant industrial distribution center totaling 242,969 square feet which includes 232,969 square feet of warehouse space with 45 truck dock doors and 10,000 square feet of associated office space;
- b. 270 surface parking spaces, including 10 accessible parking spaces, and 6 motorcycle parking spaces.
- c. Dedication and half-width improvements to meet the ultimate roadway classification of a 4-lane Major roadway on Airway Road and 4-lane Collector with a two-way left-turn lane roadway on Sanyo Avenue;
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 21, 2024.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial construction modifications and site improvements may be required to comply with applicable construction, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program (MMRP) shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Addendum to EIR 30330/304032, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Addendum to EIR 30330/304032, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources
 Historical Resources
 Traffic/Circulation
 Paleontological Resources

CLIMATE ACTION PLAN REQUIREMENTS:

15. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted

within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AIRPORT REQUIREMENTS:

16. Prior to issuance of the grading permit, the Owner/Permittee shall restrict any constructed heights that would penetrate Part 77 Navigable Airspace within its boundaries.
17. Prior to issuance of the grading permit, the Owner/Permittee shall restrict temporary cranes and equipment erected during construction activities.
18. Prior to issuance of the grading permit, the Owner/Permittee shall file Notices of Proposed Construction or Alteration (Form 7460-1) with the Federal Aviation Administration and obtain Notices of Determination to ensure no objects related to this project present hazards to air navigation.
19. Prior to issuance of the grading permit, the Owner/Permittee shall ensure all overhead lighting is always directed downward to avoid glare.
20. Prior to issuance of the grading permit, the Owner/Permittee shall secure all trash/storage containers to detour birds from flocking in the SDM Traffic Pattern Zone (TPZ).

ENGINEERING REQUIREMENTS:

21. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of new City standard non-contiguous sidewalk, curb, gutter, curb ramp and three new driveways, adjacent to the site on Airway Road and Sanyo Avenue, satisfactory to the City Engineer.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private storm drain system, landscape and irrigation in the Airway Road, Sanyo Avenue Right of Way and public easement, satisfactory to the City Engineer.
23. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain approval from CALTRANS for the proposed work within the CALTRANS right-of-way.
24. The proposed drainage system is subject to approval by the City Engineer
25. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
26. Prior to the issuance of any construction permit, the Owner/Permittee shall grant to the City of San Diego a 20-foot-wide storm drain easement, satisfactory to the City Engineer.

27. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way, satisfactory to the City Engineer.
28. Prior to the issuance of any construction permit, the Owner/Permittee shall grant to the City of San Diego a flood storage easement. The Owner/Permittee shall construct drainage detention basins, the design, location, and size of which are subject to approval by the City Engineer. The design shall be such that the discharge from the improved area will be no more than the discharge would have been from the land in the unimproved state. The Owner/Permittee shall be responsible for the maintenance of the drainage detention facilities within the flood storage easement, satisfactory to the City Engineering.
29. Prior to the issuance of any construction permit, the Owner/Permittee must enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
30. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
31. 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.
32. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
33. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

GEOLOGY REQUIREMENTS:

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

LANDSCAPE REQUIREMENTS:

35. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

36. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

37. Prior to issuance of any construction permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.

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

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

MULTIPLE SPECIES CONSERVATION PROGRAM:

40. If nesting Western burrowing owl are detected within the adjacent slope located on the north portion of the project site, a 300-foot construction avoidance area shall be observed.

PLANNING/DESIGN REQUIREMENTS:

41. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized

for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

42. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

45. Prior to the issuance of any construction permits, if it is determined during the construction permit review process the existing sewer service will not be adequate to serve the proposed development, the Owner/Permittee shall, assure by permit and bond, the design and construction of new sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

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

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

48. The proposed development is currently subject to all sewer fees that are in effect at the time of construction permit issuance.

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

50. The Owner/Permittee shall be responsible for any damage caused to City of San Diego sewer facilities within 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 sewer facility in a manner satisfactory to the Public Utilities Director and the City Engineer.

TRANSPORTATION REQUIREMENTS

51. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.
52. Prior to the issuance of any construction permit, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of additional right of way along the project frontage on Airway Road and Sanyo Road per Exhibit 'A', satisfactory to the City Engineer.
53. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb, gutter and 22-foot parkway with a six-foot non-contiguous sidewalk, adjacent to the site along Airway Road per Exhibit 'A', satisfactory to the City Engineer.
54. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of City standard curb, gutter and 14-foot parkway with a five-foot non-contiguous sidewalk, adjacent to the site along Sanyo Road per Exhibit 'A', satisfactory to the City Engineer.
55. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of a new 26-foot wide driveway, along Sanyo Road, satisfactory to the City Engineer.
56. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of the westerly driveway as 26-foot wide driveway along Airway Road per Exhibit 'A', satisfactory to the City Engineer.
57. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of the easterly driveway as 40-foot wide driveway along Airway Road per Exhibit 'A', satisfactory to the City Engineer.
58. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of a City standard curb ramp at the north-west corner of Airway Road and Sanyo Road per Exhibit 'A', satisfactory to the City Engineer.
59. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a new raised median, striping, and a 150-foot long left turn pocket to access the easterly driveway along Airway Road per Exhibit 'A', satisfactory to the City Engineer.
60. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the widening and improvement of La Media Road on the east side by approximately 14 feet to construct a second northbound through lane from Airway Road to approximately 600 feet north of Airway Road, where the road is already widened to three through lanes, satisfactory to the

City Engineer. All improvements shall be completed and operational prior to first occupancy. This improvement has already been proposed as Condition number 40 of the Airway Logistics Center Project (PTS# 665589). However, if the additional northbound lane is not first constructed by the Airway Logistics Center Project, the project will construct this improvement.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on April 7, 2022 and Resolution _____.

Site Development Permit No. 2462994
Date of Approval: April 7, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
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.

**Sanyo Logistics Owner LLC,
a Delaware Limited Liability Company**
Owner

By _____
Behnam S. Badiie
Vice President

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

RESOLUTION NUMBER R-_____

ADOPTED ON April 7, 2022

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SAN DIEGO ADOPTING ADDENDUM NO. 668005 TO
ENVIRONMENTAL IMPACT REPORT NO. 303330/304032 / SCH NO.
2004651076 AND THE MITIGATION, MONITORING, AND
REPORTING PROGRAM**

WHEREAS, City of San Diego Planning Department conducted a comprehensive plan update to the Otay Mesa Community Plan that included a General Plan Amendment, rescission of the Otay Mesa Development District, adoption of a Rezone Ordinance to replace the Otay Mesa Development District with citywide zoning and the creation of two new Community Plan Implementation Overlay Zones, amendments to the City's Land Development Code, and an update of the Otay Mesa Community Plan Public Facilities Financing Plan; and

WHEREAS, on March 11, 2014, the San Diego City Council adopted Resolution No. R-308810, certifying the Program Environmental Impact Report No. 30330/304032, a copy of which is on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on April 7, 2022, Sanyo Logistics Owner LLC, a Delaware Limited Liability Company submitted an application to the Development Services Department for approval of Site Development Permit 2462994 for the Industrial Building SDP (Project) as well as approval of minor technical changes and additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Program Environmental Impact Report if such Addendum meets the requirements of CEQA; and

BE IT RESOLVED, by the Planning Commission of the City of San Diego as follows:

1. That the information contained in the final Program Environmental Impact Report No. 30330/304032/ SCH No. 2004651076 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this San Diego Planning Commission prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Program Environmental Impact Report No. 30330/304032/ SCH No. 2004651076 for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Program Environmental Impact Report No. 30330/304032/ SCH No. 2004651076 or that any

significant effects previously examined will be substantially more severe than shown in the Program Environmental Impact Report No. 30330/304032/ SCH No. 2004651076.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the San Diego Planning Commission adopts Addendum to Program Environmental Impact Report No. 30330/304032 with respect to the Project, a copy of which is on file in the office of the City Clerk.

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

WHEREAS, the Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: Karen Bucey, Development Project Manager

By: _____
Karen Bucey, Development Project Manager

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM****SITE DEVELOPMENT PERMIT NO. 2462994****PROJECT NO. 668005**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum No. 668005 to Program Environmental Impact Report No. 30330/304032 shall be made conditions of Site Development Permit No. 2462994 as may be further described below.

The project shall be required to comply with the applicable mitigation measures outlined within the Mitigation Monitoring and Reporting Program (MMRP) of the previously certified PEIR (No. 30330/304032/SCH No. 2004651076) and those identified with the project-specific subsequent technical studies. The following MMRP identifies measures that specifically apply to this project.

A. GENERAL REQUIREMENTS: PART I – Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs.

The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS: PART II – Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRECONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Biologist, Qualified Archaeologist, and Native American Monitor

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 668005 and/or Environmental Document No. 668005, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc.).

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

2. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency:
Not Applicable
4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Biology	Consultant Qualification Letters	Prior to Preconstruction Meeting
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Paleontology	Paleontological Reports	Paleontology Site Observation
Traffic	Traffic Reports	Traffic Features Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Biological Resources

MM-BIO-1: Non-native Grassland

Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Owner/Permittee shall make payment to the City Habitat Acquisition Fund (HAF) to mitigate for the loss of 6.31 acres of non-native grasslands (Tier IIIB). This fee is based on mitigation ratios, per the City of San Diego Biology Guidelines, of 0.5:1 ratio if mitigation would occur inside of the MHPA and a 1:1 ratio should mitigation occur outside of the MHPA. Therefore, the resulting total mitigation required for direct impacts to non-native grassland (Tier IIIB) shall be 3.16 acre(s) inside the MHPA or 6.31 acre(s) outside the MHPA equivalent monetary contribution into the City's Habitat Acquisition Fund (HAF) plus a 10 percent administrative fee.

MM-BIO-2: Biological Resource Protection During Construction**I. Prior to Construction**

- A. **Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2018), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **Biological Construction Mitigation/Monitoring Exhibit:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements:** To avoid any direct impacts to the southern California rufous-crowned sparrow, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of southern California rufous-crowned sparrow on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The survey area shall cover the limits of disturbance and 300 feet from the area of disturbance. The applicant shall submit the results of the pre-construction survey to City Development Services Department (DSD) for review and

approval prior to initiating any construction activities. If nesting southern California rufous-crowned sparrow, a letter report in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of the southern California rufous-crowned sparrow or eggs or disturbance of breeding activities is avoided. The report shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report are in place prior to and/or during construction.

- F. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting southern California rufous-crowned sparrow) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the southern California rufous-crowned sparrow and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access). If active nests of the northern harrier or western burrowing owl or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state, or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state, and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

MM-BIO-3: Habitat Mitigation and Monitoring Plan

Impacts to 0.65 acre of disturbed emergent wetland and 0.03 acre of mule fat scrub are proposed to be mitigated at a 2:1 ratio per table 2A of the City's Biology Guidelines (City of San Diego 2018). The mitigation would include habitat establishment and rehabilitation (1.36 acres total) on a mitigation site in Johnson Canyon located on Otay Mesa in San Diego County.

I. Prior to Permit Issuance

- A. Land Development Review (LDR) Plan Check
 - 1. Prior to NTP or issuance for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, whichever is applicable, the ADD environmental designee shall verify that the requirements for the revegetation/restoration plans and specifications, including mitigation of direct impacts to 0.65 acre of disturbed emergent wetland and 0.03 acre of mule fat scrub have been shown and noted on the appropriate landscape construction documents. The landscape construction documents and specifications must be found to be in conformance with the Habitat Mitigation and Monitoring Plan prepared by Alden Environmental, Inc (Alden 2021b), the requirements of which are summarized below.
- B. Revegetation/Restoration Plan(s) and Specifications
 - 1. Landscape Construction Documents (LCD) shall be prepared on D-sheets and submitted to the City of San Diego Development Services Department, Landscape Architecture Section (LAS) for review and approval. LAS shall consult with Mitigation Monitoring Coordination (MMC) and obtain concurrence prior to approval of LCD. The LCD shall consist of revegetation/restoration, planting, irrigation and erosion control plans; including all required graphics, notes, details, specifications, letters, and reports as outlined below.
 - 2. Landscape Revegetation/Restoration Planting and Irrigation Plans shall be prepared in accordance with the San Diego Land Development Code (LDC) Chapter 14, Article 2, Division 4, the LDC Landscape Standards submittal requirements, and Attachment "B" (General Outline for Revegetation/Restoration Plans) of the City of San Diego's LDC Biology Guidelines (July 2002). The Principal Qualified Biologist (PQB) shall identify and adequately document all pertinent information concerning the revegetation/restoration goals and requirements, such as but not limited to, plant/seed palettes, timing of installation, plant installation specifications, method of watering, protection of adjacent habitat, erosion and sediment control, performance/success criteria, inspection schedule by City staff, document

submittals, reporting schedule, etc. The LCD shall also include comprehensive graphics and notes addressing the ongoing maintenance requirements (after final acceptance by the City).

3. The Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Construction Manager (CM) and Grading Contractor (GC), where applicable shall be responsible to insure that for all grading and contouring, clearing and grubbing, installation of plant materials, and any necessary maintenance activities or remedial actions required during installation and the 120 day plant establishment period are done per approved LCD. The following procedures at a minimum, but not limited to, shall be performed:
 - a. The RMC shall be responsible for the maintenance of the *wetland* mitigation area for a minimum period of 120 days. Maintenance visits shall be conducted on a *weekly* basis throughout the plant establishment period.
 - b. At the end of the 120-day period the PQB shall review the mitigation area to assess the completion of the short-term plant establishment period and submit a report for approval by MMC.
 - c. MMC will provide approval in writing to begin the *five-year* long-term establishment/maintenance and monitoring program.
 - d. Existing indigenous/native species shall not be pruned, thinned or cleared in the revegetation/mitigation area.
 - e. The revegetation site shall not be fertilized.
 - f. The RIC is responsible for reseeding (if applicable) if weeds are not removed, within one week of written recommendation by the PQB.
 - g. Weed control measures shall include the following: (1) hand removal, (2) cutting, with power equipment, and (3) chemical control. Hand removal of weeds is the most desirable method of control and will be used wherever possible.
 - h. Damaged areas shall be repaired immediately by the RIC/RMC. Insect infestations, plant diseases, herbivory, and other pest problems will be closely monitored throughout the *five-year* maintenance period. Protective mechanisms such as metal wire netting shall be used as necessary. Diseased and infected plants shall be immediately disposed of off-site in a legally acceptable manner at the discretion of the PQB or Qualified Biological Monitor (QBM) (City approved). Where possible, biological controls will be used instead of pesticides and herbicides.
 4. If a Brush Management Program is required the revegetation/restoration plan shall show the dimensions of each brush management zone and notes shall be provided describing the restrictions on planting and maintenance and identify that the area is impact neutral and shall not be used for habitat mitigation/credit purposes.
- C. Letters of Qualification Have Been Submitted to ADD
1. The applicant shall submit, for approval, a letter verifying the qualifications of the biological professional to MMC. This letter shall identify the PQB, Principal Restoration Specialist (PRS), and QBM, where applicable, and the names of all other persons involved in the implementation of the revegetation/restoration plan and biological monitoring program, as they are defined in the City of San Diego Biological Review References. Resumes and the biology worksheet should be updated annually.

2. MMC will provide a letter to the applicant confirming the qualifications of the PQB/PRS/QBM and all City Approved persons involved in the revegetation/restoration plan and biological monitoring of the project.
3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the revegetation/restoration plan and biological monitoring of the project.
4. PQB must also submit evidence to MMC that the PQB/QBM has completed Storm Water Pollution Prevention Program (SWPPP) training.

II. Prior to Start of Construction

- A. PQB/PRS Shall Attend Preconstruction (Precon) Meetings
 1. Prior to beginning any work that requires monitoring:
 - a. The owner/permittee or their authorized representative shall arrange and perform a Precon Meeting that shall include the PQB or PRS, Construction Manager (CM) and/or Grading Contractor (GC), Landscape Architect (LA), Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC.
 - b. The PQB shall also attend any other grading/excavation related Precon Meetings to make comments and/or suggestions concerning the revegetation/restoration plan(s) and specifications with the RIC, CM and/or GC.
 - c. If the PQB is unable to attend the Precon Meeting, the owner shall schedule a focused Precon Meeting with MMC, PQB/PRS, CM, BI, LA, RIC, RMC, RE and/or BI, if appropriate, prior to the start of any work associated with the revegetation/restoration phase of the project, including site grading preparation.
 2. Where Revegetation/Restoration Work Will Occur
 - a. Prior to the start of any work, the PQB/PRS shall also submit a revegetation/restoration monitoring exhibit (RRME) based on the appropriate reduced LCD (reduced to 11"x 17" format) to MMC, and the RE, identifying the areas to be revegetated/restored including the delineation of the limits of any disturbance/grading and any excavation.
 - b. PQB shall coordinate with the construction superintendent to identify appropriate Best Management Practices (BMP's) on the RRME.
 3. When Biological Monitoring Will Occur
 - a. Prior to the start of any work, the PQB/PRS shall also submit a monitoring procedures schedule to MMC and the RE indicating when and where biological monitoring and related activities will occur.
 4. PQB Shall Contact MMC to Request Modification
 - a. The PQB may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the revegetation/restoration plans and specifications. This request shall be based on relevant information (such as other sensitive species not listed by federal and/or state agencies and/or not covered by the MSCP and to which any impacts may be considered significant under CEQA) which may reduce or increase the potential for biological resources to be present.

III. During Construction

A. PQB or QBM Present During Construction/Grading/Planting

1. The PQB or QBM shall be present full-time during construction activities including but not limited to, site preparation, cleaning, grading, excavation, landscape establishment in association with impacts to 0.68 acre of emergent wetland and 0.03 acre of mule fat scrub which could result in impacts to sensitive biological resources as identified in the LCD and on the RRME. **The RIC and/or QBM are responsible for notifying the PQB/PRS of changes to any approved construction plans, procedures, and/or activities. The PQB/PRS is responsible to notify the CM, LA, RE, BI and MMC of the changes.**
2. The PQB or QBM shall document field activity via the Consultant Site Visit Record Forms (CSVr). The CSVr's shall be faxed by the CM the first day of monitoring, the last day of monitoring, monthly, and in the event that there is a deviation from conditions identified within the LCD and/or biological monitoring program. The RE shall forward copies to MMC.
3. The PQB or QBM shall be responsible for maintaining and submitting the CSVr at the time that CM responsibilities end (i.e., upon the completion of construction activity other than that of associated with biology).
4. All construction activities (including staging areas) shall be restricted to the development areas as shown on the LCD. The PQB/PRS or QBM staff shall monitor construction activities as needed, with MMC concurrence on method and schedule. This is to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved LCD.
5. The PQB or QBM shall supervise the placement of orange construction fencing or City approved equivalent, along the limits of potential disturbance adjacent to (or at the edge of) all sensitive habitats, as shown on the approved LCD.
6. The PQB shall provide a letter to MMC that limits of potential disturbance has been surveyed, staked and that the construction fencing is installed properly
7. The PQB or QBM shall oversee implementation of BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measures, as needed to ensure prevention of any significant sediment transport. In addition, the PQB/QBM shall be responsible to verify the removal of all temporary construction BMP's upon completion of construction activities. Removal of temporary construction BMP's shall be verified in writing on the final construction phase CSVr.
8. PQB shall verify in writing on the CSVr's that no trash stockpiling or oil dumping, fueling of equipment, storage of hazardous wastes or construction equipment/material, parking or other construction related activities shall occur adjacent to sensitive habitat. These activities shall occur only within the designated staging area located outside the area defined as biological sensitive area.
9. The long-term establishment inspection and reporting schedule per LCD must all be approved by MMC prior to the issuance of the Notice of Completion (NOC) or any bond release.

B. Disturbance/Discovery Notification Process

1. If unauthorized disturbances occurs or sensitive biological resources are discovered that were not previously identified on the LCD and/or RRME, the PQB or QBM shall direct the contractor to temporarily divert construction in the area of disturbance or discovery and immediately notify the RE or BI, as appropriate.

2. The PQB shall also immediately notify MMC by telephone of the disturbance and report the nature and extent of the disturbance and recommend the method of additional protection, such as fencing and appropriate Best Management Practices (BMP's). After obtaining concurrence with MMC and the RE, PQB and CM shall install the approved protection and agreement on BMP's.
 3. The PQB shall also submit written documentation of the disturbance to MMC within 24 hours by fax or email with photos of the resource in context (e.g., show adjacent vegetation).
- C. Determination of Significance
1. The PQB shall evaluate the significance of disturbance and/or discovered biological resource and provide a detailed analysis and recommendation in a letter report with the appropriate photo documentation to MMC to obtain concurrence and formulate a plan of action which can include fines, fees, and supplemental mitigation costs.
 2. MMC shall review this letter report and provide the RE with MMC's recommendations and procedures.

IV. Post Construction

- A. Mitigation Monitoring and Reporting Period
1. *Five-Year Mitigation Establishment/Maintenance Period*
 - a. The RMC shall be retained to complete maintenance monitoring activities throughout the *five-year* mitigation monitoring period.
 - b. Maintenance visits will be conducted twice per month for the first six months, once per month for the remainder of the first year, and quarterly thereafter.
 - c. Maintenance activities will include all items described in the LCD.
 - d. Plant replacement will be conducted as recommended by the PQB (note: plants shall be increased in container size relative to the time of initial installation or establishment or maintenance period may be extended to the satisfaction of MMC).
 2. *Five-Year Biological Monitoring*
 - a. All biological monitoring and reporting shall be conducted by a PQB or QBM, as appropriate, consistent with the LCD.
 - b. Monitoring shall involve both qualitative horticultural monitoring and quantitative monitoring (i.e., performance/success criteria). Horticultural monitoring shall focus on soil conditions (e.g., moisture and fertility), container plant health, seed germination rates, presence of native and non-native (e.g., invasive exotic) species, any significant disease or pest problems, irrigation repair and scheduling, trash removal, illegal trespass, and any erosion problems.
 - c. After plant installation is complete, qualitative monitoring surveys will occur monthly during year one and quarterly during years two through five.
 - d. Upon the completion of the 120-days short-term plant establishment period, quantitative monitoring surveys shall be conducted at 0, 6, 12, 24, 36, 48 and 60 months by the PQB or QBM. The revegetation/restoration effort shall be quantitatively evaluated once per year (in spring) during years three through five, to determine compliance with the performance standards identified on the LCD. All plant material must have survived without supplemental irrigation for the last two years.

- e. Quantitative monitoring shall include the use of fixed transects and photo points to determine the vegetative cover within the revegetated habitat. Collection of fixed transect data within the revegetation/restoration site shall result in the calculation of percent cover for each plant species present, percent cover of target vegetation, tree height and diameter at breast height (if applicable) and percent cover of non-native/noninvasive vegetation. Container plants will also be counted to determine percent survivorship. The data will be used determine attainment of performance/success criteria identified within the LCD.
 - f. Biological monitoring requirements may be reduced if, before the end of the fifth year, the revegetation meets the fifth-year criteria and the irrigation has been terminated for a period of the last two years.
 - g. The PQB or QBM shall oversee implementation of post-construction BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measure, as needed to ensure prevention of any significant sediment transport. In addition, the PBQ/QBM shall be responsible to verify the removal of all temporary post-construction BMP's upon completion of construction activities. Removal of temporary post-construction BMPs shall be verified in writing on the final post-construction phase CSV.
- C. Submittal of Draft Monitoring Report
- 1. A draft monitoring letter report shall be prepared to document the completion of the 120-day plant establishment period. The report shall include discussion on weed control, horticultural treatments (pruning, mulching, and disease control), erosion control, trash/debris removal, replacement planting/reseeding, site protection/signage, pest management, vandalism, and irrigation maintenance. The revegetation/restoration effort shall be visually assessed at the end of 120 day period to determine mortality of individuals.
 - 2. The PQB shall submit two copies of the Draft Monitoring Report which describes the results, analysis, and conclusions of all phases of the Biological Monitoring and Reporting Program (with appropriate graphics) to MMC for review and approval within 30 days following the completion of monitoring. Monitoring reports shall be prepared on an annual basis for a period of five years. Site progress reports shall be prepared by the PQB following each site visit and provided to the owner, RMC and RIC. Site progress reports shall review maintenance activities, qualitative and quantitative (when appropriate) monitoring results including progress of the revegetation relative to the performance/success criteria, and the need for any remedial measures.
 - 3. Draft annual reports (three copies) summarizing the results of each progress report including quantitative monitoring results and photographs taken from permanent viewpoints shall be submitted to MMC for review and approval within 30 days following the completion of monitoring.
 - 4. MMC shall return the Draft Monitoring Report to the PQB for revision or, for preparation of each report.
 - 5. The PQB shall submit revised Monitoring Report to MMC (with a copy to RE) for approval within 30 days.
 - 6. MMC will provide written acceptance of the PQB and RE of the approved report.

D. Final Monitoring Reports(s)

1. PQB shall prepare a Final Monitoring upon achievement of the fifth-year performance/success criteria and completion of the five-year maintenance period.
 - a. This report may occur before the end of the fifth year if the revegetation meets the fifth-year performance /success criteria and the irrigation has been terminated for a period of the last two years.
 - b. The Final Monitoring report shall be submitted to MMC for evaluation of the success of the mitigation effort and final acceptance. A request for a pre-final inspection shall be submitted at this time, MMC will schedule after review of report.
 - c. If at the end of the five years any of the revegetated area fails to meet the project's final success standards, the applicant must consult with MMC. This consultation shall take place to determine whether the revegetation effort is acceptable. The applicant understands that failure of any significant portion of the revegetation/restoration area may result in a requirement to replace or renegotiate that portion of the site and/or extend the monitoring and establishment/maintenance period until all success standards are met.

MM-BIO-4: Wetland Habitat Resource Management Plan

Consistent with the requirements of the City's Biology Guidelines, the project would implement a Wetland Habitat Resource Management Plan to preserve project wetland mitigation in perpetuity. The Wetland Habitat Resource Management Plan (RMP) prepared by Alden Environmental, Inc. (Alden 2021c) would be implemented once evidence of successful mitigation is provided and signed off on by City staff for mitigation to be completed under MM-BIO-3.

The RMP will address the long-term management of wetland mitigation. The applicant will also establish a non-wasting endowment, or other funding mechanism, for an amount approved by the City based on a Property Analysis Record (PAR) 3 or similar cost estimation method to secure the ongoing funding for the RMP by an agency, non-profit organization, or other entity approved by the City. The applicant will submit the final RMP to the City and transfer the funds for the non-wasting endowment, within 60 days of receiving approval of the revised draft plan.

Historical Resources**MM-HIST-1: Archaeological Monitoring****I. Prior to Permit Issuance****A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

- B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
 - 3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site-specific records search (quarter-mile radius) has been completed. Verification includes but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 - 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Preconstruction (Precon) Meetings
 - 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
 1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

- C. If Human Remains ARE determined to be Native American
 - 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 - 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 - 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 - 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries: In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries: All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV- Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries: If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III- During Construction and IV-Discovery of Human Remains shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
 - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 - 4. MMC shall provide written verification to the PI of the approved report.
 - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
 - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 - 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 - 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an

appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.

2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV-Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Paleontological Resources

MM-PALEO-1: Paleontological Monitoring

I. Prior to Permit Issuance

- A. Entitlements Plan Check
 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
- B. Letters of Qualification have been submitted to ADD
 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 1. The PI shall provide verification to MMC that a site-specific records search has been completed. Verification includes but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Preconstruction (Precon) Meetings
 1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Identify Areas to be Monitored: Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
 3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
 - a. No Discoveries: In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries: All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries: If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III- During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
 1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Transportation/Circulation


MM-TRA-1: La Media Road Between SR-905 Eastbound Ramps and Airway Road

Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the widening and improvement of La Media Road on the east side by approximately 14 feet to construct a second northbound through lane from Airway Road to approximately 600 feet north of Airway Road, where the road is already widened to three through lanes, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

MM-TRA-2: Airway Road between the Project's westerly driveway and Sanyo Avenue

Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the dedication and widening of Airway Road to 38 feet from centerline to curb and provide a 22-foot parkway, with raised median and striping to include westbound travel lanes plus a buffered bike lane, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

As a part of the project frontage improvements, consistent with the Airway Road ultimate classification of a 4-lane Major, per the City of San Diego Street Design Manual, the project is proposing to widen and construct Airway Road along the project frontage by 38 feet from the centerline and provide a 22-foot parkway to provide the ultimate roadway width and cross-section. Full frontage improvements will include the construction of a raised median that will restrict vehicular access to right in/right out only at the westerly driveway along Airway Road. This mitigation will be permitted and bonded prior to the issuance of the first building permit and will be completed and operational prior to the issuance of first occupancy permit, satisfactory to the City Engineer.

Page 3	City of San Diego • Information Bulletin 620	May 2020
	City of San Diego Development Services	<h1 style="margin: 0;">Community Planning Committee Distribution Form</h1>
Project Name: Sanyo Logistics Center– SDP		Project Number: 668005
Community: Otay Mesa		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select “Search for Project Status” and input the Project Number to access project information.</p>		
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		
# of Members Yes 10	# of Members No 0	# of Members Abstain 2 T. Shaw and S. Merry abstained
Conditions or Recommendations:		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: Rob Hixson		
TITLE: Otay Mesa Planning Group, Chair		DATE: July 23, 2021
<i>Attach additional pages if necessary (maximum 3 attachments).</i>		



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

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

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

Project Title: Sanvo Logistics Center **Project No. For City Use Only:** 668005

Project Address: North of Airway Road. West of Sanvo Ave

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

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

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

Property Owner

Name of Individual: Sanvo Logistics Owner, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: 1261 Prospect Street, Ste #9
City: La Jolla State: CA Zip: 92037
Phone No.: 888-815-8886 Fax No.: _____ Email: ben@badiieedevloppmen.com
Signature: [Signature] Date: 3/22/22
Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: Ben Badiee, Badiiee Development, Inc ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: 1261 Prospect Street Ste 9
City: La Jolla State: CA Zip: 92037
Phone No.: 888-815-8886 Fax No.: _____ Email: ben@badiieedevloppment.com
Signature: [Signature] Date: 3/22/22
Additional pages Attached: ☐ Yes ☒ No

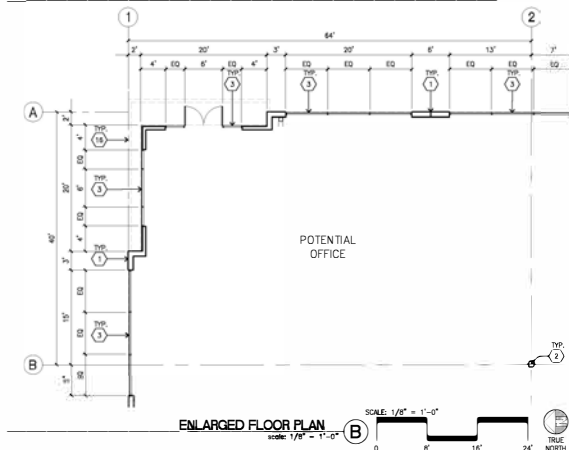
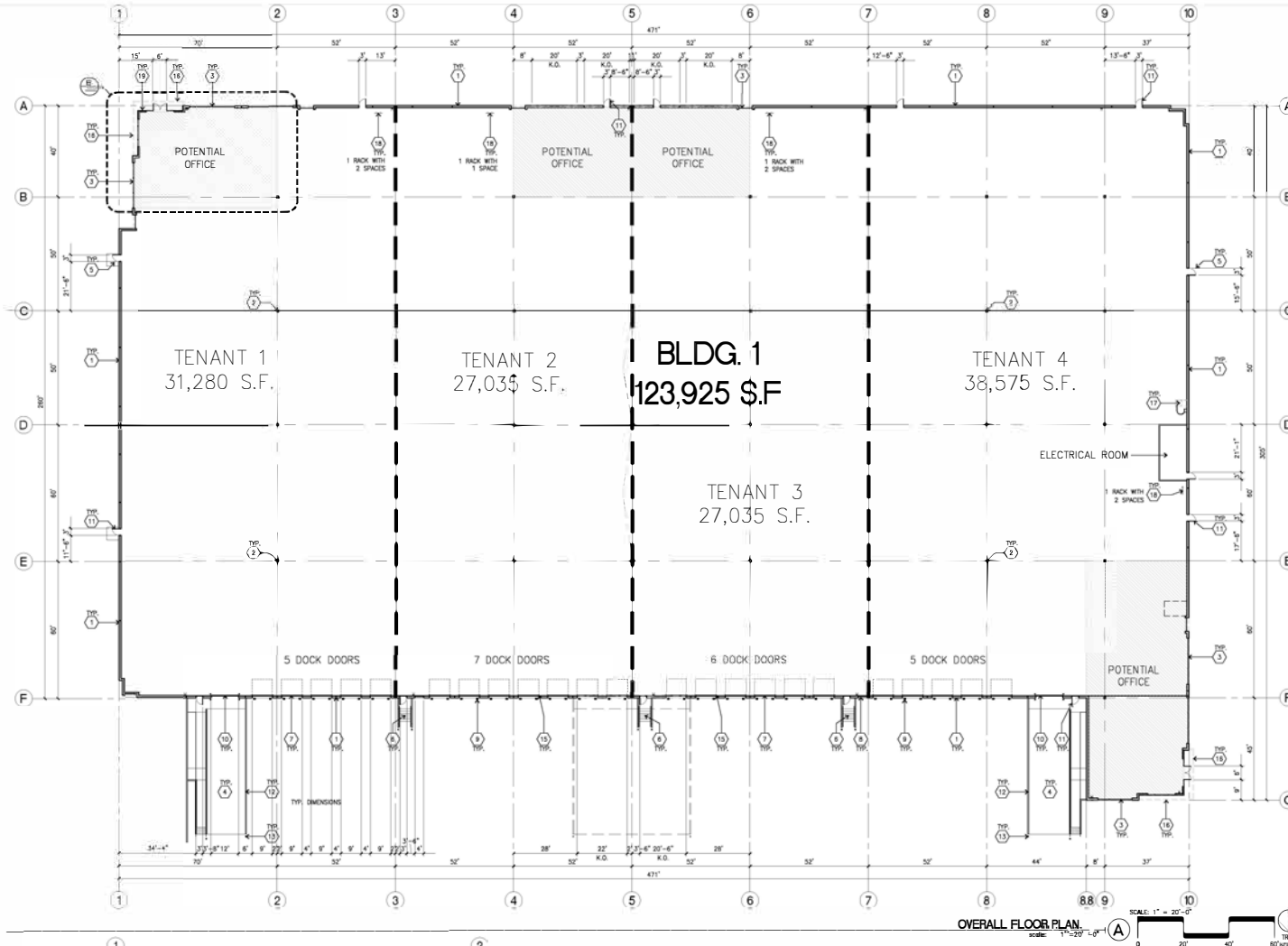
Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: ☐ Yes ☐ No

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FLOOR PLAN KEYNOTES

- CONCRETE TO LI-UP PANEL.
- TYPICAL STOREROOM SYSTEM WITH GLAZING. SEE OFFICE B LOW-UPWARD ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- CONCRETE RAMP W/ 4" THICK CONC TO LI-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 5'-0" x 7'-0" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROWN FINISH.
- EXTERIOR CONCRETE SLAB.
- 6' x 14' TRUCK DOOR, SECTIONAL, Q.H., STANDARD GRADE.
- LOWEDED OPENING FOR VENTILATION.
- DOCK DOOR BUMPER TYPICAL.
- 12' x 14' DRIVE IN/OUT, SECTIONAL, Q.H., STANDARD GRADE.
- 12' x 7' HOLLOW METAL EXTERIOR MAIN DOOR.
- 42" CONCRETE GUARDRAIL.
- CONC. FILLED GUARD POST, 6" DIA. U.N.O., 42".
- NOT USED.
- Z GUARD.
- METAL CANOPY ABOVE.
- ROOF ACCESS LADDER.
- INTERIOR LONG-TERM BIKE RACK.
- PROVIDE BUILDING ADDRESS NUMBER PER THIS POLICY P-00-6 (U FC 901.4.5).

FLOOR PLAN GENERAL NOTES

- THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAIN DOORS AT APPROXIMATELY 100' O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- SEE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MAIN DOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
- SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTIL. LOCATIONS. FOLLOWING/ELECTRICAL COORDINATION.
- SEE BELOW FOR DOOR TYPES AND SIZES.
- EQUIPMENT TO BE UNPAID INCLUDING CARS AND TRUCKS.
- ALL EXIT MAIN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
- HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 67" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- NON-ACCESSIBLE DOOR, PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5.
- ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE PLAN 1 OFFICE SECTION.

FLOOR SLAB & POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS.
- FLOOR COMPACTION - 95%.
 - TRENCH COMPACTION - 95%.
 - BUILDING FLOOR SLAB SEE STRUCTURAL DRAWINGS.
 - CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-8R-96.
 - CONCRETE SLAB TO HAVE STEEL ELAST. HARD TROMEL BURNISHED FINISH.
 - CONTRACTOR TO CURE SLAB TO BE WET CURING USING BUREAU FOR 7 DAYS.
 - ALL EQUIPMENT & NON-VEHICLES SHALL BE DIAPERED.
 - NO DRIVERS, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 - SLAB TO BE 7500 PSI 28 MEASUREMENTS 24 HOURS.
 - NO FLY ASH IN THE CONCRETE.
 - WHERE PROVIDE SAND OR EQUAL UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOLS ENGINEER OR MANUFACTURER'S RECOMMENDATION.
 - CONCRETE SLAB IN FUTURE OFFICE AREAS, WHILE SAND OVER VIBRATED AREAS, SHALL BE NATURALLY TROMEL WITHOUT USE OF BURNING, CURING COMPOUND, OR RELEASE AGENTS.
 - SEAL CONCRETE SLAB W/ "LIPDUTY" SEALER.
 - 13.10" POUR STRIP AT TRUCK DOOR, 47" MAX. ELSEWHERE.
 - ALL FLOOR SLAB WALL OR BRIDGE FRAME JOINTS FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PECA BOND LV 2000/BURKE EPOXY INJECTION RESIN OR EQUAL.
 - PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.
 - MIN-80 AT SPEED 30% ONLY.

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Owner:



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LA JOLLA, CA 92037
TEL: 888-815-8888

Project:

SANYO
LOGISTICS
CENTER

SAN DIEGO, CA

Consultants:

HAS ENGINEERING
Civil
Structural
Mechanical
Plumbing
Electrical
Landscape
Hunter Landscape
Fire Protection
Sols Engineer:

Title: Overall Floor Plan

Project Number: 20053

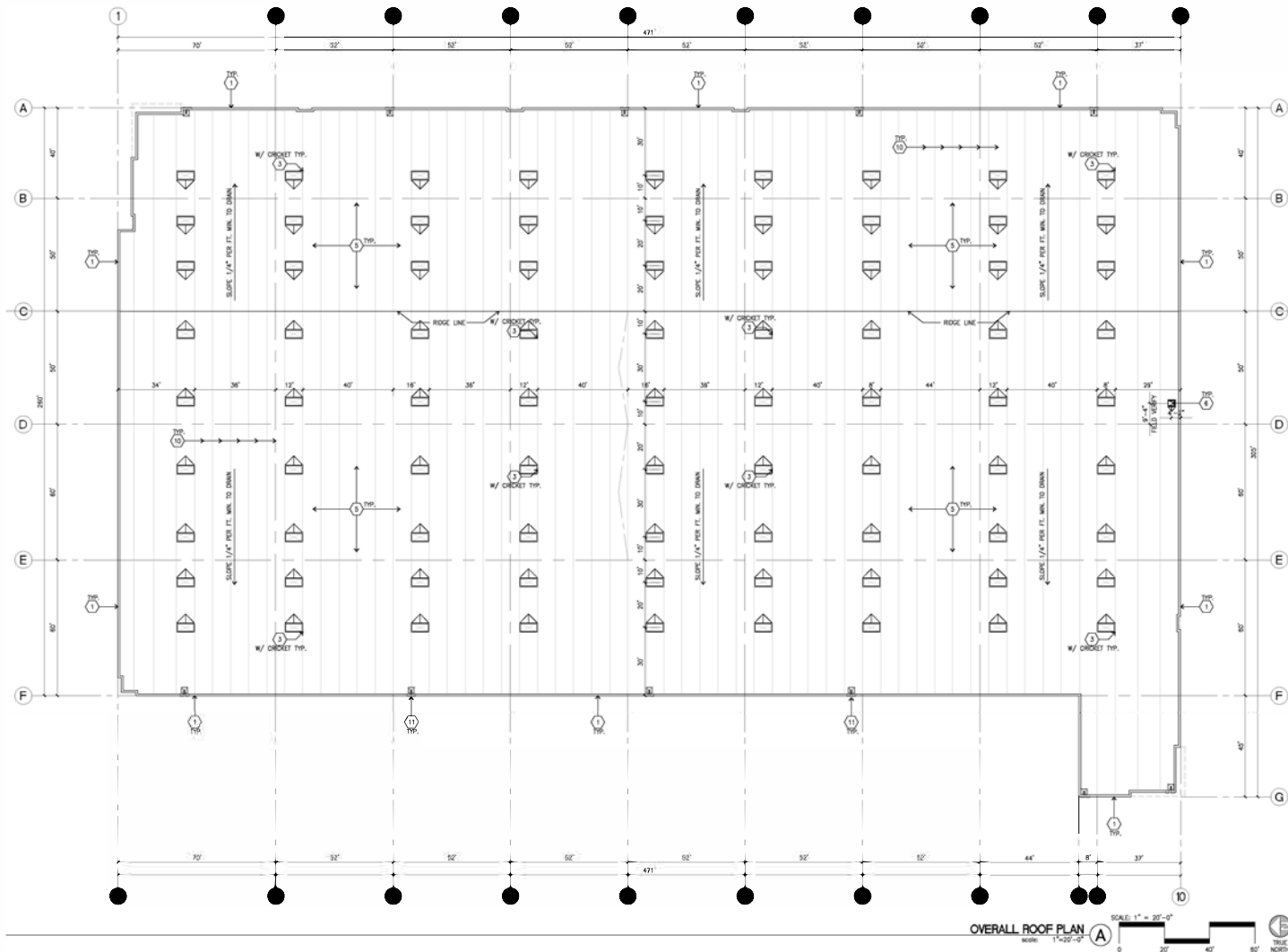
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Date: 08/17/2020

Revision:

Sheet:

1-DAB-A2.1



- ROOF PLAN KEYNOTES**
- 1. CONCRETE PARAPET.
 - 2. A/C UNIT, PROMOTE SUPPORT @ ROOF AS REQUIRED.
 - 3. 4' X 8' CURB MOUNTED SKYLIGHT/SMOKE HATCH.
 - 4. ROOF ADDRESS PAINTED BLACK 4" Ht ON W/ 1" WIDESTROKE PER LETTER.
 - 5. PROVIDE 4-PC BUILT-UP ROOFING OVER ROOF SHEETING OVER ROOF FRAMING. UNAD. ROOFING TO BE NO-24 CAP ROOFING BY JOHNS-MANVILLE OR EQUAL (CLASS A MATCH). 10 YEAR NO DOLLAR LIMIT WARRANTY AND 2 YEAR LABOR GUARANTEE.
 - 6. ROOF HATCH.
 - 7. NOT USED.
 - 8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
 - 9. PARAPET RETURN.
 - 10. STRUCTURAL JOIST.
 - 11. EXTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.

- ROOF PLAN GENERAL NOTES**
- 1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, DREDLINE, OR FACE OF STUD. (E.L.C.)
 - 2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE (1/4" FT) PRIOR TO ROOF INSULATION INSTALLATION.
 - 3. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
 - 4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
 - 5. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 8, 9, 10/AND 3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
 - 6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
 - 7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE.
 - 8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRONGER FRAMES, SUPPORTS AND CONES. MANUFACTURER TO CONFORM IN WRITING.
 - 9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
 - 10. PROVIDE SHARP CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN).
 - 11. BUILT UP ROOFING TO BE DESIGNED FOR 1 SD AND TO BE A U.L. CLASS A ROOF. FLASHING: 6A TYPE SWS W/ROPPED AP SHEET, U.L. TYPE 63 BUR.
 - 12. ALL ROOFING PENETRATIONS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.
 - 13. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18'-0" FROM INSIDE FACE OF PARAPET.
 - 14. USE WHITE SOBM FOIL INSULATION IN THE WAREHOUSE AREA.
 - 15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
 - 16. ROOF DRAINS, OVERFLOW DRAINS AND SANWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS.
 - 17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
 - 18. MANUFACTURED ROOF DRAINS AND OVERFLOWS(VENTURES) SHALL BE W/NO LISTED

- ROOF LEGEND**
- 4' X 8' CURB MOUNTED SKYLIGHT
 - ROOF JOIST LINE SEE "S" DRAWINGS
 - BUILDING PARAPET LINE
 - INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
 - EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

SKYLIGHT CALCULATION

PROJECT: CLEAR HEIGHT IN WAREHOUSE AREA = 32 FT. CLEAR FROM 8" SECOND COLUMN "L" SEE 1-100-A-1 FOR LOCATIONS.

REQUIRED	BUILDING FOOTPRINT = 12,500 S.F.
	SKYLIGHTS REQUIRED = 2.68 = 2,679 S.F. (79 EA.)
PROVIDED	SKYLIGHTS PROVIDED = 2.68 = 2,682 S.F. (81 EA.)

MODEL: SKYLIGHT MODEL: MANUFACTURED BY BREVETOLITE SKYLIGHTING SYSTEM MODEL # 1485-55-CA-1-1651 OR EQUAL, CUL-CE-2177

BUREAU DWT REQUIRED: 105

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SANYO
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Consultants:

K&S ENGINEERING
Civil
Structural
Mechanical
Plumbing
Electrical
Landscape
Fire Protection
Soils Engineer:

Title: Overall Roof Plan

Project Number: 20053
Drawn by: NP
Date: 08/17/2020
Revision:

Sheet:
1-DAB-A2.10

Owner:



Project:

SANDIEGO, CA

Consultants:

Civil	K&S ENGINEERING	10
Structural		10
Mechanical		10
Plumbing		10
Electrical		10
Landscape:	HUNTERLANDSCAPE	10
Fire Protection		10
Soils Engineer:		10

Title: Elevations

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













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ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. - TOP OF PARAPET ELEVATION.
4. F.T. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - WITH EXPOSURE TO WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PRIME (AT LEAST ONE COAT) CONCRETE PANEL, W/ SELECTED COLOR ADHESIVE AND PARAPETS SHALL APPROX. PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PANELS TO HAVE SMOOTH FINISH AND BE PAINTED WITH BLACK/WHITE PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DRAINER LINES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
11. ALL BALCONY DOORS AND SERVICE DOORS TO BE PAINTED TO MATCH BUILDING COLOR.

ELEVATION COLOR LEGEND/SCHED.

- | | | |
|---|---|---|
|  |  | PANT. COLOR : SW 7004 SNOWBOUND |
|  |  | PANT. COLOR : SW 7064 - PASSIVE |
|  |  | PANT. COLOR : SW 7066 GRAY MATTERS |
|  |  | PANT. COLOR : SW 7586 STOLEN KISS |
|  |  | GLAZING COLOR : BLUE REFLECTIVE |
|  |  | MULLIONS COLOR : CLEAR ANODIZED |
|  |  | ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE |
|  |  | SW 7064 PASSIVE @ METAL CANDY |

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE EMPISED.



- IV : INSULATED VISION GLASS
1/4" INSULATION PACIFICA 1/4" SEABRAND 80 TIGER
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
UV 0.2% SHGC 0.21 HLT 20%
NORMALIZED TO 10 INCH GLAZING COEFF. TRIPLE 140.3-B
- SC : SPANDREL WITH CONCRETE BONDING
1/4" VISTACOL PACIFICA WITH WARM GRAY OPACOCAT PAINTED ON REFLECTIVE
INSTALLER ON CONCRETE
- V : VISION GLASS
1/4" VISTACOL PACIFICA
- MULLIONS : ANODIZED CLEAR

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Date: 08/17/2020

Revision: _____

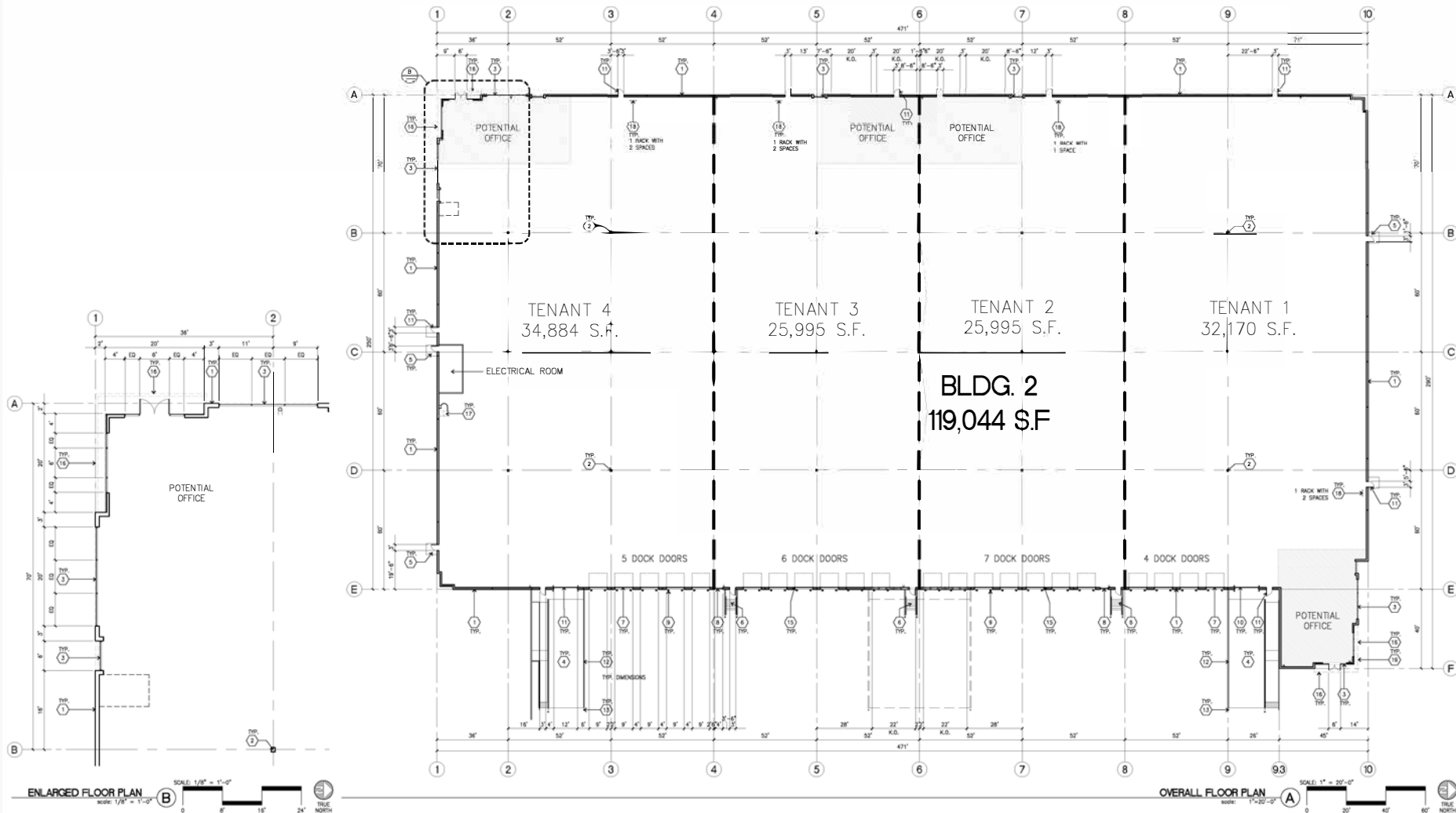
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2 DAB A21

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FLOOR PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND
DETAILS FOR SIZE, COLOR AND GLAZING.
- 4 CONCRETE RAMP UP / 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING
FRONT. SEE BLOW-UP.
5 3'-X23'-6" X4" THICK CONCRETE ANTERIOR FINISH PAD TYP. BE AT ALL
DOORS AND DOORS TO LANDSCAPED AREAS. FINISH TO MEET DROM
BLOW-UP.
- 6 EXTENSION CONCRETE STAIR.
- 7 9" X 16" TUCK DOOR, SECTIONAL C.H., STANDARD GRADE.
- 8 LOWERED OPENING FOR VENTILATION.
- 9 DOOR DOOR BUMPER TYPICAL.
- 10 12" X 14" DRIVE THRU, SECTIONAL C.H., STANDARD GRADE.
- 11 3" X 7" HOLLOW METAL EXTENSION MAIN DOOR.
- 12 42" CONCRETE GUARDWALL.
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.C. 42".
- 14 NOT USED.
- 15 2 GUARD.
- 16 METAL CANOPY ABOVE.
- 17 ROOF ACCESS LADDER.
- 18 HORIZONTAL LUM-TURN BEE RAMP.
- 19 **HYDRO BUILDING ADDRESS NUMBER PER AISC POLY P-00-6 (UFC
91-1-4.1)**

FLOOR PLAN GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR HIGH FLOOR STORAGE WITH FREE ACCESS DATA CENTER. THEREFORE, A SEPARATE PUMP WILL BE REQUIRED FOR ANY RACKING/CONCRETE SYSTEM.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "T" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WARDHOUSE INTERIOR WALLS AND CEILING ARE PAINTED WHITE. COLUMNS ARE TO BE REFINISHED TO MATCH. ALL DOOR WALLS IN WARDHOUSE TO RECEIVE 1 COAT OF WHITE TO COOR.
5. SLOPE FLOOR 1/2" TO EXTERIOR AT ALL WINDOW ENDS. SEE "S" DRAWING FOR FLOOR FINISH ELEVATIONS.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL, GROUND LINE, OR LINE OF FINISH SURFACE.
7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS, PLUMBING/ELECTRICAL COORDINATION.
8. SEE BELIEF FOR DOOR TYPES AND SIZES.
9. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
10. ALL DOORS TO BE PRINTED TO MATCH EXISTING DOOR COLOR. ALL EQUIPMENT TO BE DAPPEL DASH INCLUDING CARS AND TRUCKS.
11. ALL CIVIL DATA MARKS IN WARDHOUSE TO HAVE ILLUMINATED EXIST SIGN WITHIN 10'.
12. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
13. THE EXISTING DOOR SHALL BE IDENTIFIED BY A NATIVE EXIST SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE NOT LESS THAN 6'6" TO THE TOP OF THE SIGN.
14. ALL DOOR MOUNTING PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE OF COR 11-B-10-0.3.
15. ALL DOOR MOUNTING PROVIDE SHALL BE FULLY SECURED FROM PUBLIC ACCESS. SEE OFFICE SPEC.

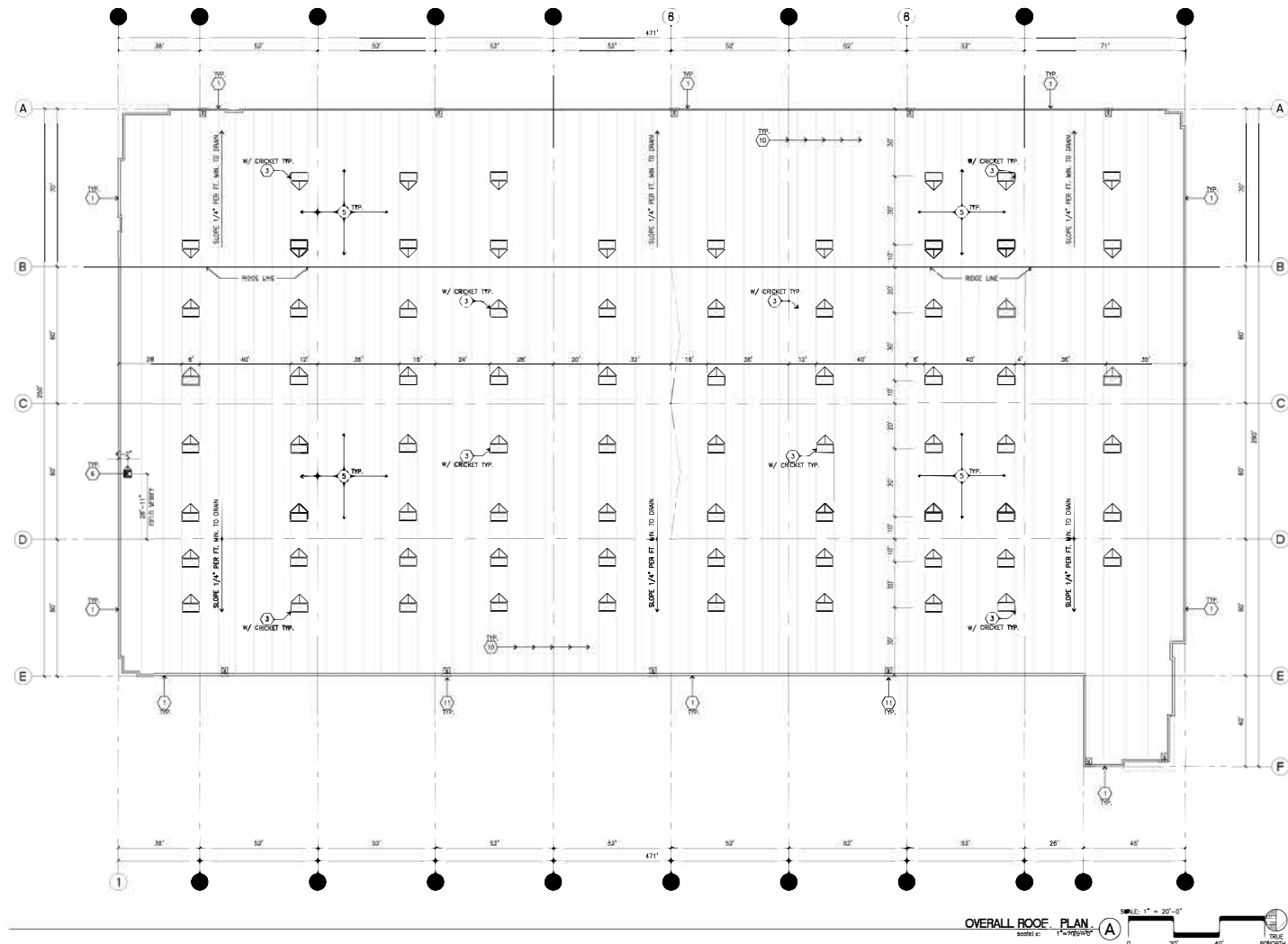
FLOOR SLAB & POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" ONWS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 208
 2. FLOOR COMPACTION - 208
 3. CONCRETE TO BE PLACED IN STRUCTURE, FLOWING PER A.C.I. 302-R-86
 4. CONTRACTOR TO BUILD GROUTS IN CONCRETE JOINTS PER A.C.I. 302-R-86
 5. CONTRACTOR TO PROVIDE PROTECTIVE CURBING TO BE MAINTAINED FOR 7 DAYS
 6. TO EQUIP AND MOVING VEHICLES SHALL BE DEFERRED.
 7. ALL CURBS, CONCRETE TROTTERS, OR ANYTHING NEWER WILL BE PLACED ON 10" FILL WITH 7.5 MAX. SPACING. 10" MIN. SPACING. 10 HOURS.
 8. NO FLY ASH IN CONCRETE
 9. 11. WHERE REINFORCEMENT INCREASE WORK BARRIER (15M) SET ON (OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SNAE PLACED BY SNAE SNAE (ENGINEER OR MANUFACTURER'S REQUIREMENT)
 10. CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SNAE DOWN VOLTAGE ARE NOT REQUIRED, SHALL BE PLACED WITH SNAE IN FUTURE OFFICE AREAS, CURING COMPOUND OR RELEASE AGENT.
 11. CONCRETE SLAB IN FUTURE OFFICE AREAS SHALL NOT BE FILLED WITH MM-400 FILLER IN FUTURE OFFICE AREAS.
 12. SNAE CONCRETE SLAB "UPLOUT" SEALER.
 13. 17' HOUR STAFF AT TRUCK DOOR 40' MAX. ELSEWHERE.
 14. ALL CURBING SHALL BE DONE WITH FORME FILLING FILL WITH APPROVED 2 PART FILLER TO MATCH CONCRETE COLOR. PEGA BOND 1V 2000/8000.
 15. PROVIDE REINFORCEMENT BARS OF CONCRETE.
 16. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.
 17. PROVIDE SPEED BAY.

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2-DAB-A2.1



ROOF PLAN KEYNOTES

1. CONCRETE PARAPET.
2. A/C UNIT, PROVIDE SUPPORT @ ROOF AS REQUIRED.
3. 4" X 8" CURB MOUNTED SKYLIGHT/SMOKE HATCH.
4. ROOF ADDRESS PAINTED BLACK 4" HIGH W/ 1" WIDE STROKE PER LETTER.
5. PROVIDE 4"-10" BUILT-UP ROOFING OVER ROOF SHEETING OVER ROOF FRAMING. U.L.C. ROOFING TO BE NO-24 GAP ROOFING BY JOINT-MANVILLE OR EQUAL (CLASS A PREFERRED). 10 YEAR NO DOLLAR LIMIT WARRANTY AND 2 YEAR LABOR GUARANTEE.
6. ROOF HATCH.
7. NOT USED.
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
9. PARAPET RETURN.
10. STRUCTURAL JOIST.
11. EXTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.

ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.L.C.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE (1/4" FT) PRIOR TO ROOF INSULATION INSTALLATION.
3. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. HIGH TYP. ROOF PENETRATIONS, SEE DETAIL B, S, 10/AS.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE.
8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRENGTHENED FRAMES, SUPPORTS AND SONES. MANUFACTURER TO CONFIRM IN WRITING.
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
10. PROVIDE SHIPPED CROCKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN).
11. BUILT UP ROOFING TO BE DESIGNED FOR I 90 AND TO BE A U.L. CLASS A ROOF. FLASHING: GAP TYPE DMS MOTTED AP SHEET, U.L. TYPE R3 BUR.
12. ALL ROOFING PENETRATIONS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.
13. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18'-0" FROM INSIDE FACE OF PARAPET.
14. USE WHITE SCRM FOL INSULATION IN THE WAREHOUSE AREA.
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
16. ROOF DRAINS, OVERFLOW DRAINS AND DRAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS.
17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
18. MANUFACTURED ROOF DRAINS AND OVERFLOWS(FITURES) SHALL BE IMPROVED LISTED.

ROOF LEGEND

- 4" X 8" CURB MOUNTED SKYLIGHT
- ROOF JOIST LINE SEE "S" DRAWINGS
- BUILDING PARAPET LINE
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

SKYLIGHT CALCULATION

PROJECT: CLEAR HEIGHT IN WAREHOUSE AREA = 32 FT. CLEAR FROM 4" SECOND COLUMN "S" SEE 2-DAB-A2.10 FOR SECTION

REQUIRED

BUILDING FOOTPRINT = 118,044 S.F.

SKYLIGHTS REQUIRED = 2.8% = 3,311 S.F. (7% S.A.)

PROVIDED

SKYLIGHTS PROVIDED = 2.8% = 3,311 S.F. (7% S.A.)

MODEL

SKYLIGHT MODEL: MANUFACTURED BY IMMEDIATE SKYLIGHTING SYSTEM MODEL # 1488-88-CH-1-188T OR EQUAL ICC-ESR-2177

BUREAU DATA REQUIRED: YES



hpa, inc.
18831 bardown avenue - ste.
#100 Irvine, CA
92612
tel: 949-883-1770
fax: 949-883-0851
email: hpa@hparch.com

Owner:



1261 PROSPECT ST. STE. 9
LA JOLLA, CA 92037
TEL: 858-515-8888

Project:

SANYO
LOGISTICS
CENTER

SAN DIEGO, CA

Consultants:

K&S ENGINEERING
Civil
Structural
Mechanical
Plumbing
Electrical
Landscape
Fire Protection
Soils Engineer

Title: Overall Roof Plan

Project Number: 20053
Drawn by: NP
Date: 08/17/2020
Revision:

Sheet:

2-DAB-A2.10

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18851 badenow avenue - ste.
#100 Irvine, CA
92612
tel: 949-853-1770
fax: 949-853-1851
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Owner:



1261 PROSPECT ST. STE. 9
LA JOLLA, CA 92037
TEL: 855-815-8888

Project:

SANYO
LOGISTICS
CENTER

SAN DIEGO, CA

Consultants:

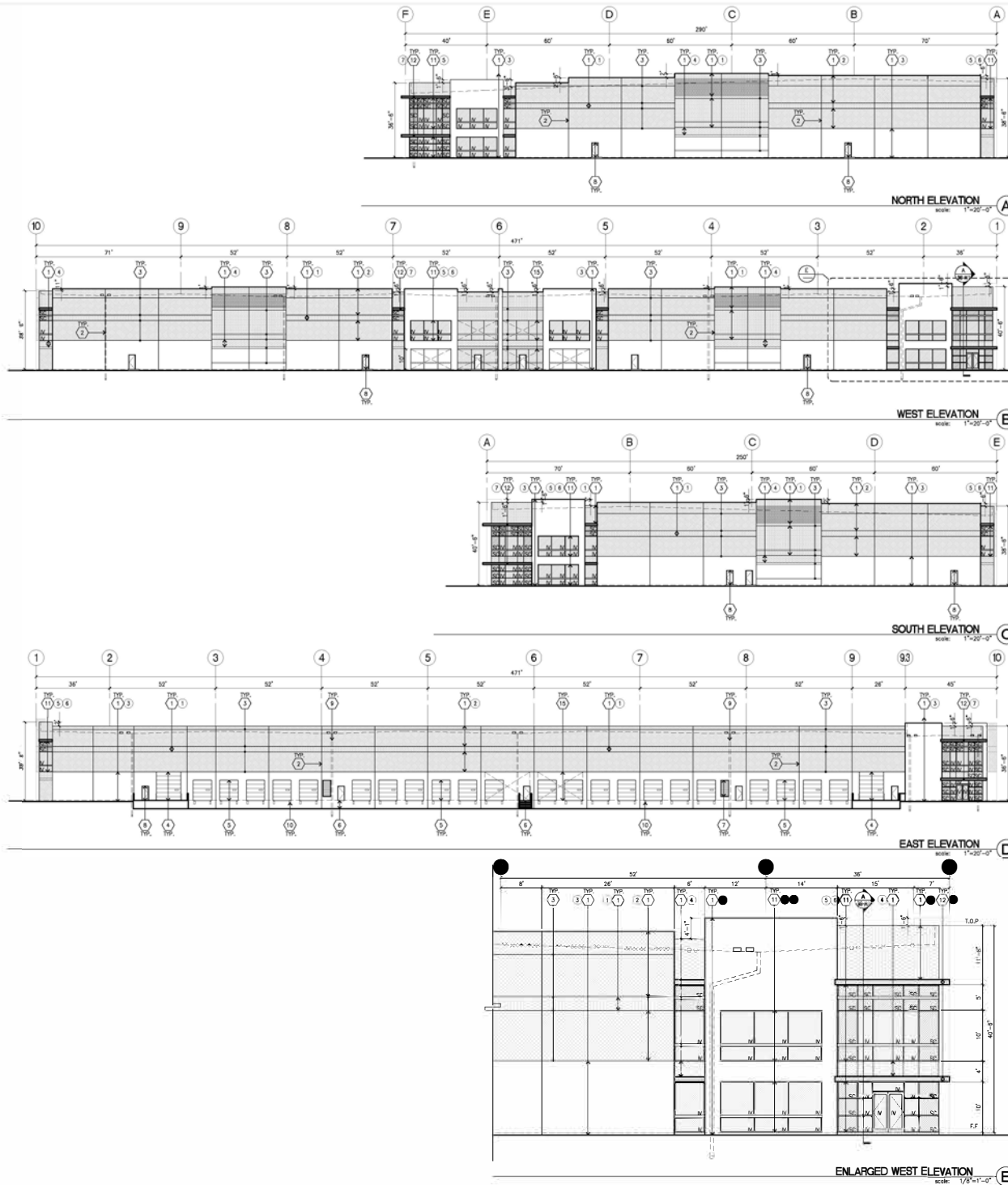
Civil: K&S ENGINEERING
Structural: K&S ENGINEERING
Mechanical: K&S ENGINEERING
Plumbing: K&S ENGINEERING
Electrical: K&S ENGINEERING
Landscape: HUNTERLANDSCAPE
Fire Protection: HUNTERLANDSCAPE
Soils Engineer: HUNTERLANDSCAPE

Title: Elevations

Project Number: 20053
Drawn by: NP
Date: 08/17/2020
Revision:

Sheet:

2-DAB-A3.1



ELEVATION KEYNOTES

- CONCRETE TILT-UP PANEL.
- PANEL JOINT.
- PANEL REVEAL: ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 1" X 1/4" OVERHEAD JOIST @ 20" O.C. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 1" X 1/4" OVERHEAD JOIST @ 20" O.C. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- CONCRETE CHAIR LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE RAIL AND BRACE TO MEET AIA SUBMITTAL REQUIREMENTS.
- CONTRASTING COLORED 2" WIDE WARNING STRIPS INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 2" X 6" METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- COLOR METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR.
- (1) EXTERIOR DOWN SPOUTS W/ 2" OVERFLOW SCUPPERS.
- DOOR DOOR BUMPER TYPICAL.
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. GLAZING ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- METAL CANOPY.
- INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
- CONC. FILLED GROUND POST. 6" DIA. U.N.O. 42%.
- KNOCK OUT PANEL.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL. = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 1 MPH EXPOSURE 12" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING: ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DIAMETER VENTS AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
11. ALL ROLL-UP DOORS AND SERVICE DOORS TO BE PAINTED TO MATCH BUILDING COLOR.

ELEVATION COLOR LEGEND/SCHED.

- PAINT COLOR: SW 7004 SNOWBOUND
- PAINT COLOR: SW 7004 - PASSIVE
- PAINT COLOR: SW 7006 GRAY MATTERS
- PAINT COLOR: SW 7006 GRAY MATTERS
- PAINT COLOR: SW 7006 GRAY MATTERS
- GLAZING COLOR: BLUE REFLECTIVE
- MULLIONS COLOR: CLEAR ANODIZED
- ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE
- SW 7004 PASSIVE ● METAL CANOPY

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- INSULATED VISION GLASS
- SPANDREL GLASS WITH CONCRETE BEHIND
- SINGLE LITE FROM GLASS

- IV - INSULATED VISION GLASS
1/4" INSULATED GLASS UNITS - 1/4" SPANDREL IN GLASS
1" INSULATED GLASS UNIT WITH 1/4" SPANDREL AND 1/4" LITE
UNIFORM UP TO 24" x 24" PER 2015 IBC TABLE 1403.3-4
- SV - SPANDREL WITH CONCRETE BEHIND
1/4" INSULATED GLASS UNIT WITH 1/4" SPANDREL AND 1/4" LITE
UNIFORM UP TO 24" x 24" PER 2015 IBC TABLE 1403.3-4
- V - WINDOW GLASS
1/4" INSULATED GLASS UNIT WITH 1/4" SPANDREL AND 1/4" LITE
UNIFORM UP TO 24" x 24" PER 2015 IBC TABLE 1403.3-4
- MULLIONS: ANODIZED CLEAR.

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PROJECT NOTES

1. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STREET WATER STANDARDS MANUAL BEFORE A DRAINAGE OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER, DESIGNER, APPLICANT TO ENSURE THAT THE CURRENT STREET WATER STANDARDS MANUAL STANDARDS ARE INCORPORATED INTO THE PROJECT.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL OBTAIN A MAINTENANCE AGREEMENT FROM THE DRAINAGE DEPARTMENT, SATISFACTORY TO THE CITY ENGINEER.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL OBTAIN A CONSTRUCTION BEST MANAGEMENT PRACTICES (CBMP) AGREEMENT FROM THE DRAINAGE DEPARTMENT, SATISFACTORY TO THE CITY ENGINEER.
4. ALL PROPOSED CURB & GUTTER, SIDEWALK, & AC W/IN ARWAY ROAD TO THE ULTIMATE PAV ARE PUBLIC FOR CURRENT CITY OF SAN DIEGO DESIGN STANDARDS.
5. EXIST W/IN ARWAY ROAD PUBLIC (STAY WATER DUCT) ALL EXIST W/IN WILL BE PRIVATE.
6. EXISTING POWER LINES WILL BE CONVERTED TO UNDERGROUND.
7. A FLOOD STORAGE CULVERT WILL BE GRANTED TO THE CITY OF SAN DIEGO FOR THE PURPOSES OF DETENTION AND PLANT AND LEGAL OCCUPATION WILL BE SUBMITTED DURING ENVIRONMENTAL REVIEW.
8. A MINIMUM VERTICAL SEPARATION OF 12 INCHES SHALL BE PROVIDED BETWEEN THE TOP AND BOTTOM SURFACES OF CROSSING UTILITY (EXCEPT AS NOTED) AND SHALL COMPLY WITH THE DEPARTMENT OF HEALTH SERVICES CRITERIA FOR THE SEPARATION OF WATER MAINS AND STATE OF CALIFORNIA SANITARY ENGINEERING CRITERIA.
9. ARWAY ROAD AND SANJO AVENUE SHALL USE CURRENT CITY OF SAN DIEGO STANDARD DRAWINGS FOR CONSTRUCTION OF CURB & GUTTER, SIDEWALK, DRIVEWAYS, AND CURB RAMP.
10. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE MOBILITY AREA SHOULD BE OVER 3' PLANT MATERIALS, EXCEPT W/IN THE PUBLIC ROW, SHALL BE LOCATED WITHIN MOBILITY AREA SHALL NOT EXCEED 24" IN HEIGHT MEASURED FROM THE ADJACENT TOP OF CURB.
11. ROOF DRAIN OUTLETS WITHIN LOADING DOCKS SHALL LEAD TO LOADING DOCK SURFACE. ROOF DRAINS SHALL OUTLET THROUGH CURBS INTO DRAINS.
12. PLANTING LOCATED WITHIN MOBILITY AREA SHALL NOT EXCEED 24" IN HEIGHT MEASURED FROM THE ADJACENT TOP OF CURB.
13. W/IN ARWAY ROAD & SANJO AVENUE, IS 10' W/IN STREET.
14. THE PUBLIC UTILITIES DEPARTMENT WILL ALLOW A MEDIAN OVER THE EXISTING PUBLIC SEWER MAIN AS LONG AS THE TRANSPORTATION DEPARTMENT-STREET DIVISION APPROVES AND AGREES TO DRIVE THE SEWER MAIN TO UNDERGROUND ACTIVITIES. THE PUBLIC UTILITIES DEPARTMENT WILL NOT BE RESPONSIBLE FOR THE REMOVAL, COST AND REPLACEMENT OF THE MEDIAN.
15. MEDIAN FOR SAN JOE, NO MOVEMENTS WILL BE CONSTRUCTED WITH MEDIAN LANDSCAPING IS NOT ALLOWED IN THE MEDIAN.

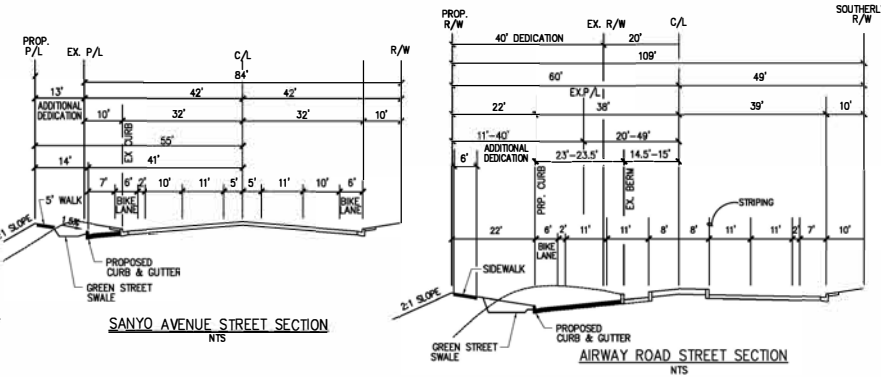
LEGEND
PROPOSED IMPROVEMENTS

SYMBOL	STANDARD
STORM DRAIN PIPE-SIZE/TYP PER PLAN	STANDARD 2008
CURB INLET TYPE II	500-100
STORM DRAIN CLEANOUT TYPE A	500-110
CONCRETE LID	500-113
INLET BOX-SIZE PER PLAN (PVI) BROOKS PRODUCT (OR EQUAL)	
TYPE 1" CURB AND GUTTER (PVI) 500-151	
6" CURB (PVI) 500-150	
GRADE BREAK	
TOP/BOTTOM OF SLOPE	
SHADE WITH DIRECTION OF FLOW	
FINISHED SURFACE ELEVATION	495.0
FLOW LINE ELEVATION	495.0/10
TOP OF GRADE ELEVATION	495.0/10
LIMIT OF WORK (APPROX)	
COMMERCIAL DIFFICULTY (W/IN-HOT AND 30")	500-163
INCOPIATION BASIN (PVI)	
DRAINAGE DITCH 300-100 TYPE II (PVI)	
RETAINING WALL (PVI) PER SEPARATE PERMIT	
PROPOSED 1" SEWER LATERAL (CITY OF SAN DIEGO)	
PROPOSED 2" WATER SERVICE BRANCH/STAY WATER DUCTING	
PROPOSED 2" WATER SERVICE DOMESTIC/STAY WATER DUCTING	
DEFERRED FOOTING	
CURB RAMP TYPE A, W/RETAINABLE/TACTILE WARNING TILE 500-132, 500-133, 500-130	
VEHICULAR THRESHOLD	
ARWAY RD/SANJO AVE. CROSSWALK MARKING	SEN 116
INDICATES SURVEY MONUMENT, AS NOTED, TO BE DESTROYED DURING & REPLACED - AFTER CONSTRUCTION	
STAKEW/IN	500-105, 500-106
TRENCH DRAIN	

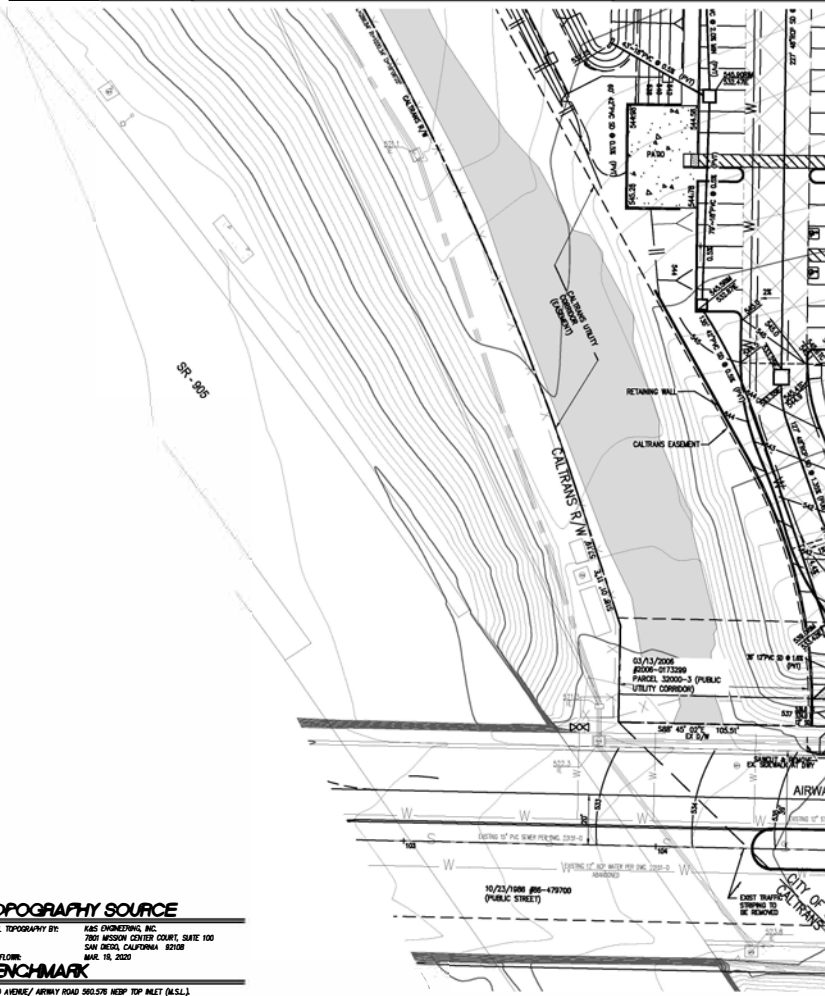
* TRANSPORTATION ACCEPTED THE DEVIATION FROM STANDARDS FOR THE PROPOSED 40 FT WIDE DRIVEWAY AND SINGLE CURB RAMP AT THE INTERSECTION OF ARWAY RD AND SANJO AVE

TOPOGRAPHY SOURCE

AERIAL TOPOGRAPHY BY: K&S ENGINEERING, INC.
7001 ARROW CENTER COURT, SUITE 100
SAN DIEGO, CALIFORNIA 92108
DATE FLOWS: MAR. 19, 2020
BENCHMARK
SANJO AVENUE/ ARWAY ROAD 300.576 NEIP TOP INLET (N.E.S.)



SEE SHEET C-2



SEE SHEET C-3

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPT THEREFROM THE 2/3 WEST OF THE WEST HALF OF SAID EAST HALF.

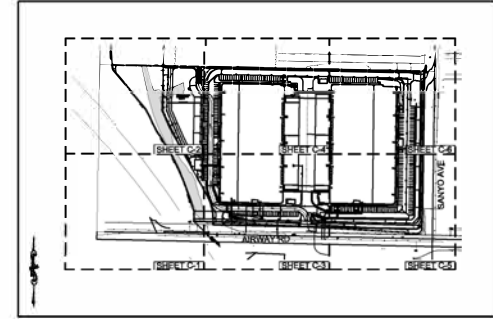
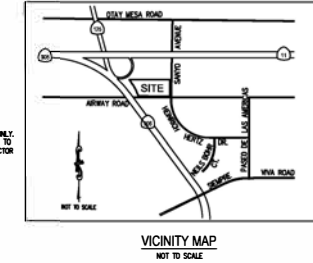
ASSESSOR PARCEL NUMBER

946-130-55-00

GRADING QUANTITIES

DISTURBED AREA:	14.02 ACRES
CUT QUANTITIES:	16,380 C.Y.
FILL QUANTITIES:	16,374 C.Y.
IMPORT QUANTITIES:	16,374 C.Y.
MAXIMUM CUT: 10' (BASE GRADE TO FINISH GRADE)	
MAXIMUM FILL: 3' (BASE GRADE TO FINISH GRADE)	

EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY DUE TO SHORNFALL, LOSSES DUE TO CLEANING OPERATIONS, COMPACTING, SETTLEMENT, ETC. CONTRACTOR SHOULD VERIFY QUANTITIES PRIOR TO BEGINS.



KEY MAP
SCALE: 1" = 20'

LEGAL DESCRIPTION

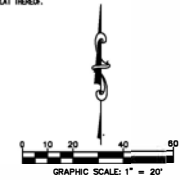
PARCEL 1:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES CONVEYANCE SURVEY THEREOF.

EXCEPT THEREFROM ALL THAT PORTION LYING WESTERLY AND SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF OTAY MESA ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34, THENCE SOUTH 89°10'15" EAST, ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 227.00 FEET TO A POINT IN THE ARC OF A 1000 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, A RADIAL BEARS SOUTH 84°50'15" WEST TO SAID POINT, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°17'45", A DISTANCE OF 40.00 FEET TO THE NORTHERLY LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH 89°10'15" WEST ALONG SAID NORTHERLY LINE, TO THE NORTHEAST CORNER OF SAID SOUTH HALF, THENCE SOUTHWEST ALONG THE WESTERLY LINE OF SAID SOUTH HALF, A DISTANCE OF 204.40 FEET, THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 20.00 FEET TO THE EASTERLY LINE OF ARWAY ROAD AS LOCATED AND ESTABLISHED ON THE DATE OF THIS INSTRUMENT, SAID POINT BEING ALSO A POINT IN THE ARC OF A 200.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, A RADIAL BEARS SOUTH 70°10'15" WEST TO SAID POINT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°17'45", A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A 1000 FOOT RADIUS REVERSE CURVE, CONCAVE NORTHEASTERLY, A RADIAL BEARS NORTH 89°10'15" EAST TO SAID POINT, THENCE SOUTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°17'45", A DISTANCE OF 20.00 FEET TO A POINT IN THE ARC OF A 1000 FOOT RADIUS REVERSE CURVE, CONCAVE NORTHEASTERLY, A RADIAL BEARS SOUTH 22°10'15" EAST TO SAID POINT, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°17'45", A DISTANCE OF 20.00 FEET TO THE WESTERLY LINE OF SAID SECTION 34, THENCE SOUTH 89°10'15" WEST, ALONG SAID WESTERLY LINE, RETURNING TO THE POINT OF BEGINNING, ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA THROUGH DEEDS RECORDED MARCH 13, 2008 AS INSTRUMENT NO. 2008-0732008 OF OFFICIAL RECORDS.

PARCEL 2:
AN EXISTING AND RIGHT OF WAY FOR HIGHWAY AND EXPRESS ROAD PURPOSES, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES THEREON TO BE USED IN CONJUNCTION WITH THE QUANTITIES AND CURVES SHOWN UPON AND UNDER THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

APN: 946-130-55-00



HPA, Inc.
18851 bardwell avenue - ste.
#100 Irvine, CA
92612
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fax: 949-853-1851
email: hpa@hpaarch.com

Owner:



1261 PROSPECT ST. STE. 9
LA JOLLA, CA 92037
TEL: 858-515-8888

Project:

SANYO LOGISTICS CENTER

SAN DIEGO, CA

Consultants:

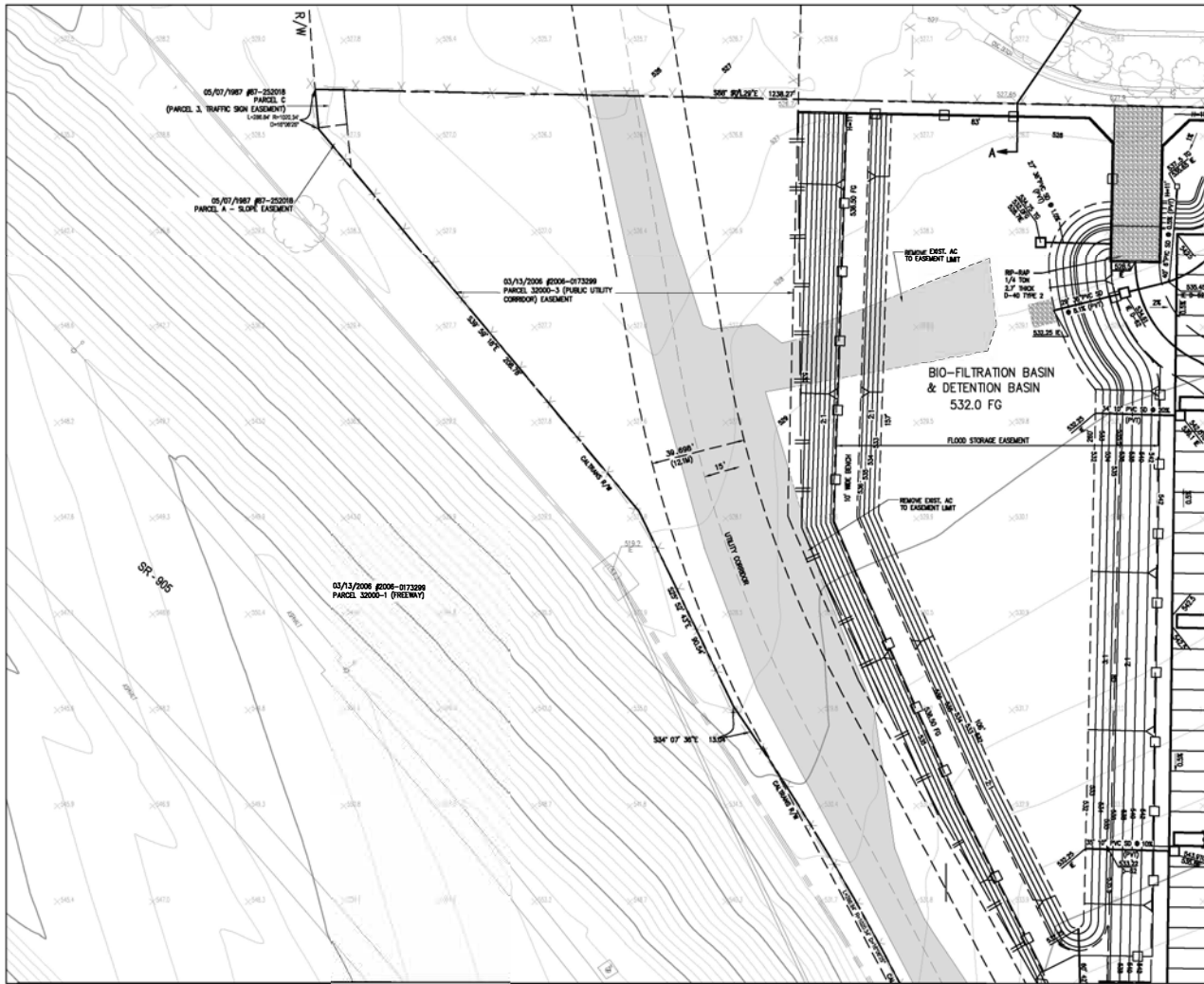
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Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soil Engineer: -

Title:

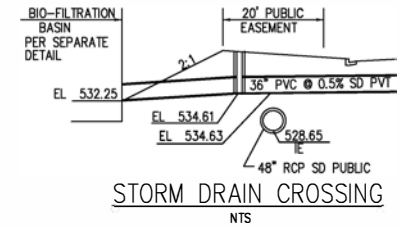
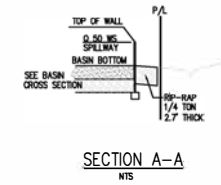
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Drawn by: NP
Date: 04/29/2020
Revision: -

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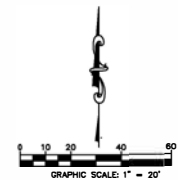
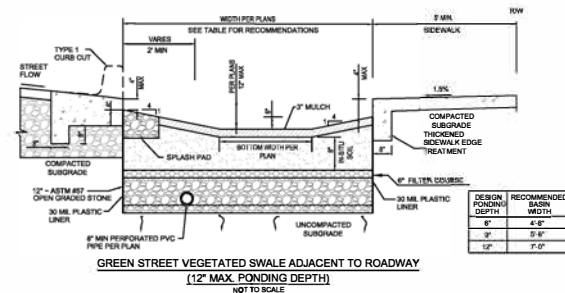
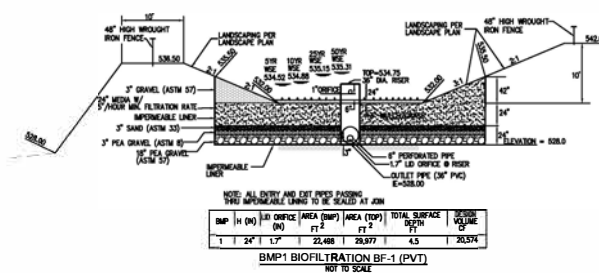
C-1



SEE SHEET C-1



SEE SHEET C-4



Owner:

Project:

SANYO
LOGISTICS
CENTER

SAN DIEGO, CA

Consultants:

Civil : K&S ENGINEERING
Structural :
Mechanical :
PI umbing:
Electrical:
Landscape: HUNTER LANDSCAPE
Fire Protection:
Soils Engineer:

Title:

Project Number: 20054
Drawn by: NP
Date: 04/28/2020
Revision:

Sheet:

C-2



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Owner:



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TEL: 858-615-8888

Project:

SANYO
LOGISTICS
CENTER

SAN DIEGO, CA

Consultants:

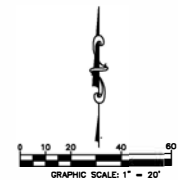
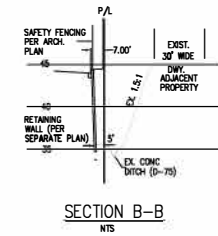
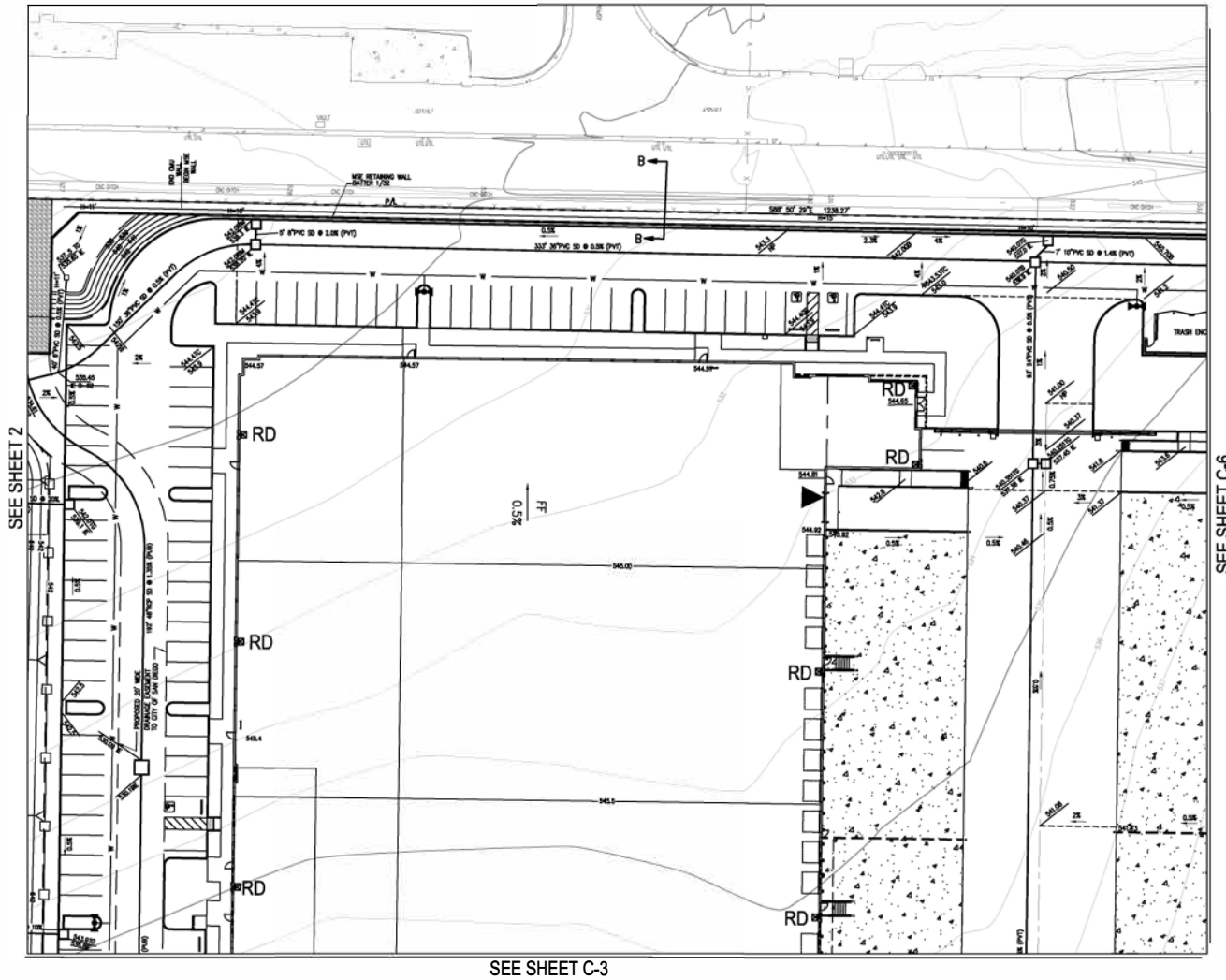
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Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: HUNTER LANDSCAPE
Fire Protection:
Soils Engineer:

Title:

Project Number: 20054
Drawn by: NP
Date: 04/29/2020
Revision:

Sheet:

C-4





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Owner:



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Project:

SANYO LOGISTICS
CENTER

SAN DIEGO CA

Consultants:

Civil: K&S ENGINEERING
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: HUNTER LANDSCAPE
Fire Protection:
Soils Engineer:

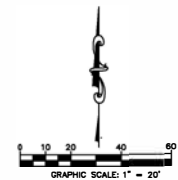
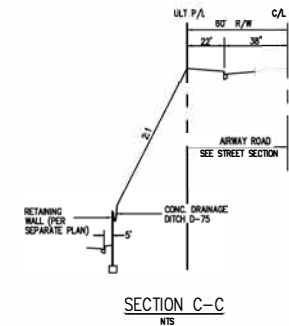
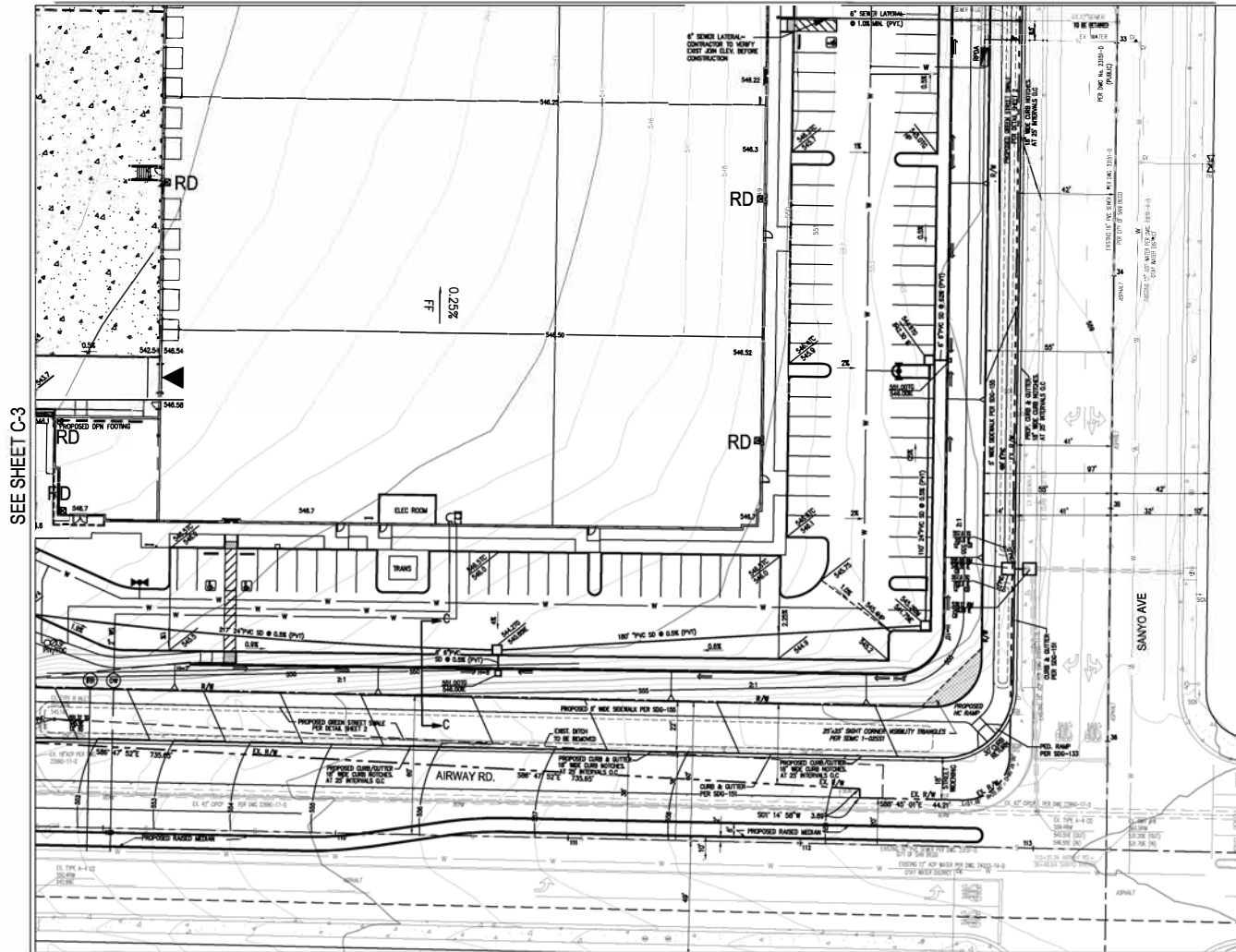
Title:

Project Number: 20054
Drawn by: NP
Date: 04/29/2020
Revision:

Sheet:

C-5

SEE SHEET C-6





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Owner:



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TEL: 858-515-8888

Project:

SANYO LOGISTICS CENTER

SAN DIEGO, CA

Consultants:

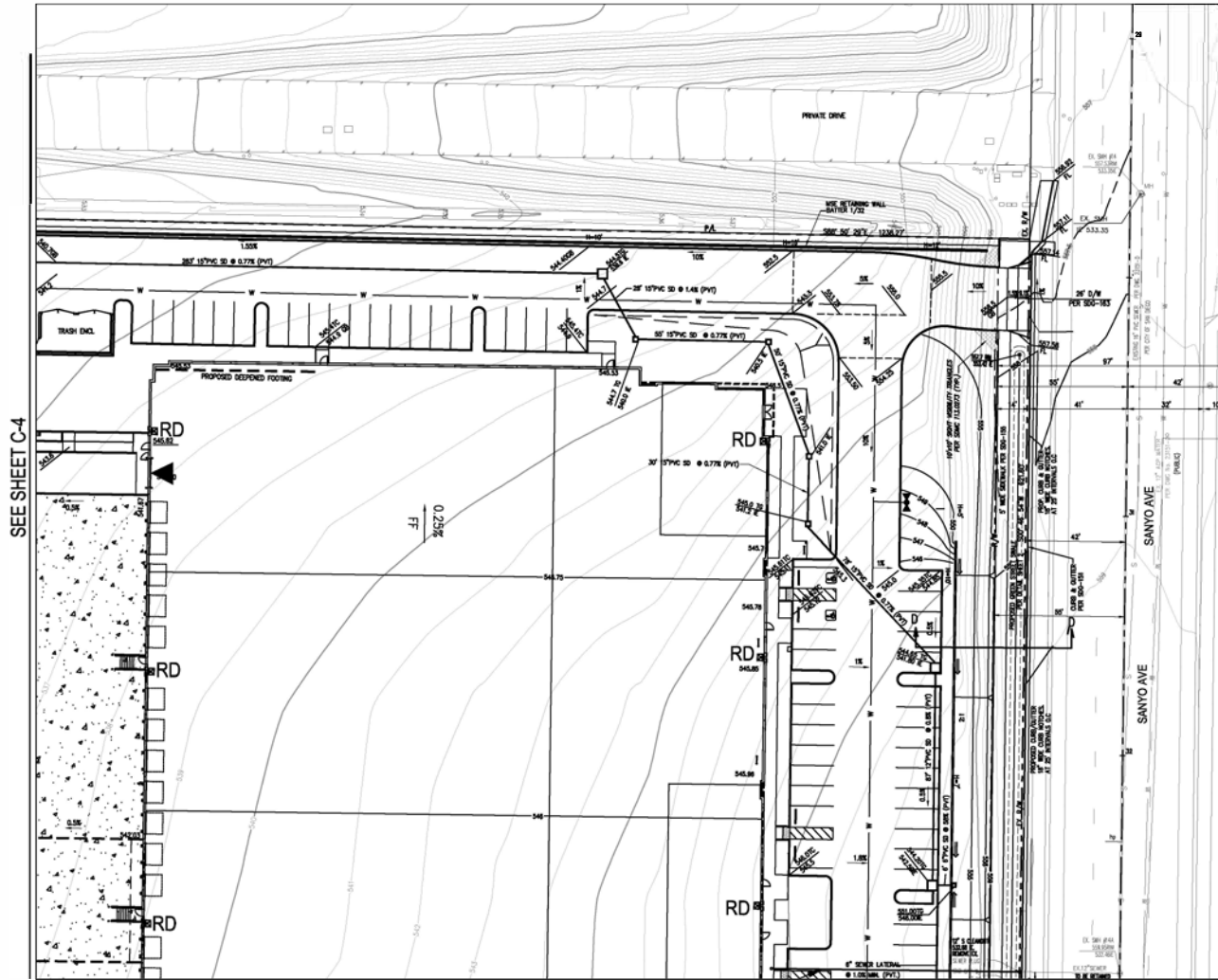
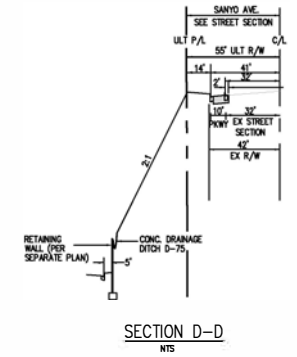
Civil : K&S ENGINEERING
Structural :
Mechanical :
Plumbing :
Electrical :
Landscape : HUNTER LANDSCAPE
Fire Protection :
Soils Engineer :

Title:

Project Number: 20054
Drawn by: NP
Date: 04/29/2020
Revision:

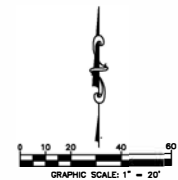
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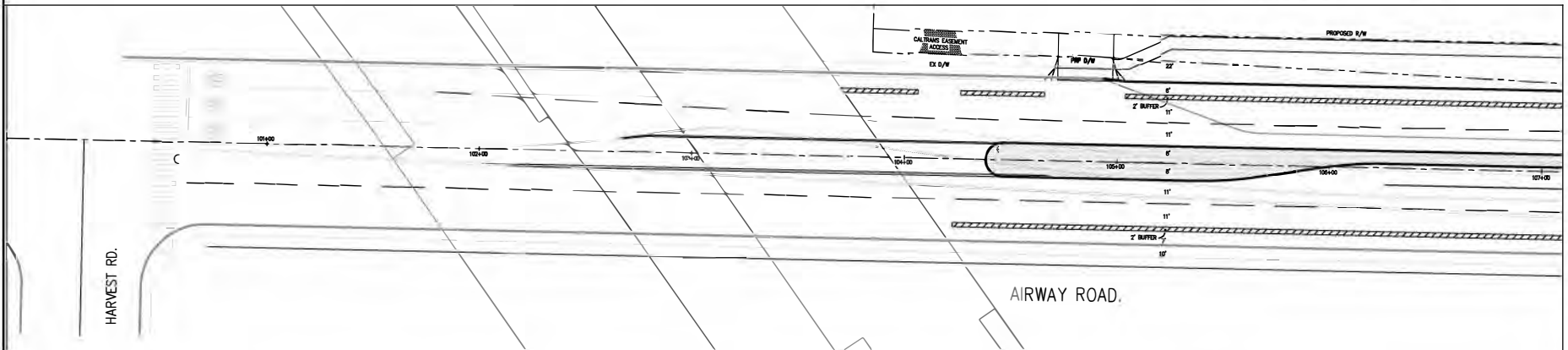
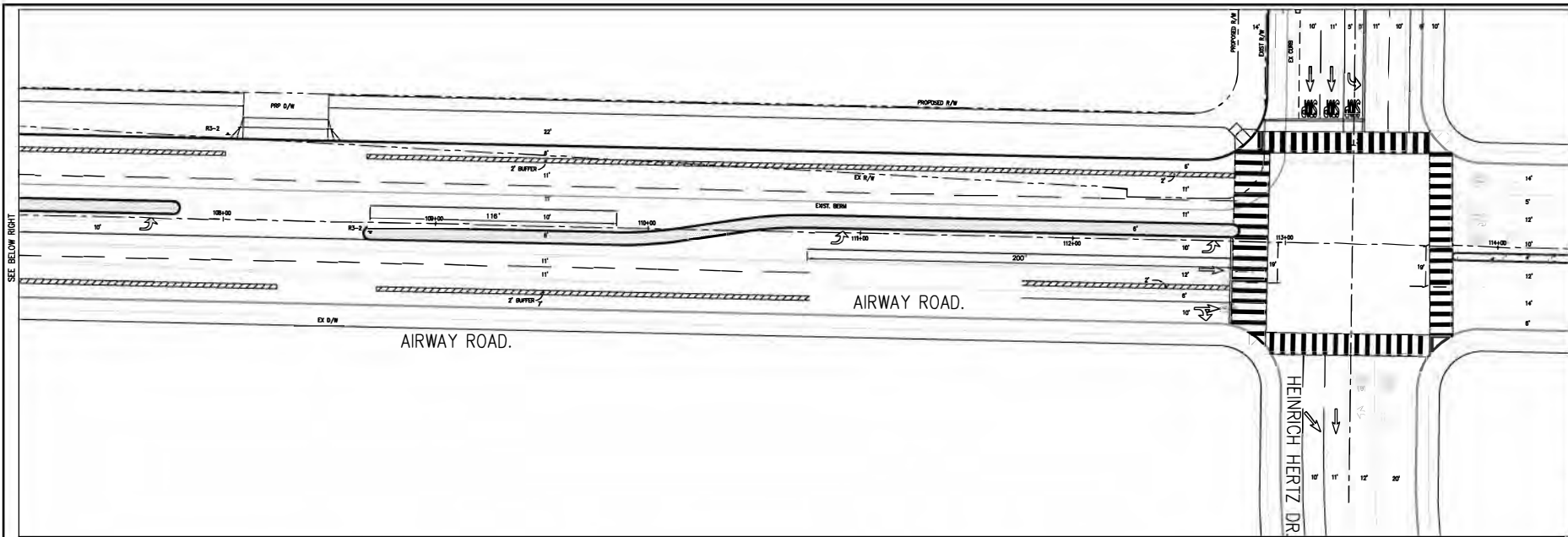
C-6



SEE SHEET C-5

K&S ENGINEERING, INC.
Planning Engineering Surveying
1000 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5585 Fax: (619) 296-5584

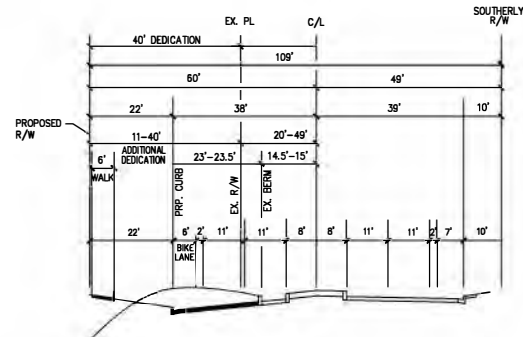




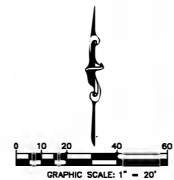
SIGNING & STRIPING LEGEND

- EXISTING:**
- STOP BAR
 - PAVEMENT MARKING
 - SOLID 6" LINE
 - BROKEN 4" LINE
 - DIRECTIONAL MARKING
- PROPOSED:**
- STOP BAR
 - PAVEMENT MARKING
 - SOLID 6" LINE
 - BROKEN 4" LINE
 - DIRECTIONAL MARKING
 - MEDIAN PATTERN CONCRETE
 - NO LEFT TURN SIGN

K&S ENGINEERING, INC.
Planning • Engineering • Surveying
7302 Winton Center Court, Suite 100 San Diego, CA 92128
(619) 296-5265 Fax: (619) 296-5564



AIRWAY ROAD STRIPING SECTION
NTS



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Owner:



1261 PROSPECT ST. STE. 9
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TEL - 858-515-8888

Project:

SANYO LOGISTICS CENTER

SAN DIEGO, CA

Consultants:

Civil: K&S ENGINEERING
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: HUNTERLANDSCAPE
Fire Protection:
Soils Engineer:

Title: **SANYO AVENUE CONCEPTUAL STRIPING PLAN**

Project Number: 20054
Drawn by: NP
Date: 04/29/2020
Revision:

Sheet:

C-7



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Owner:



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LA JOLLA, CA 92037
TEL: 858-515-8888

Project:

SANYO LOGISTICS CENTER

SAN DIEGO, CA

Consultants:

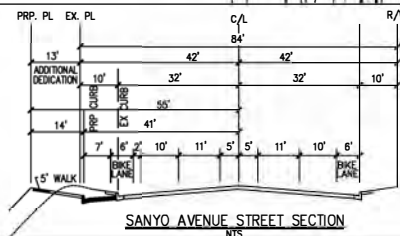
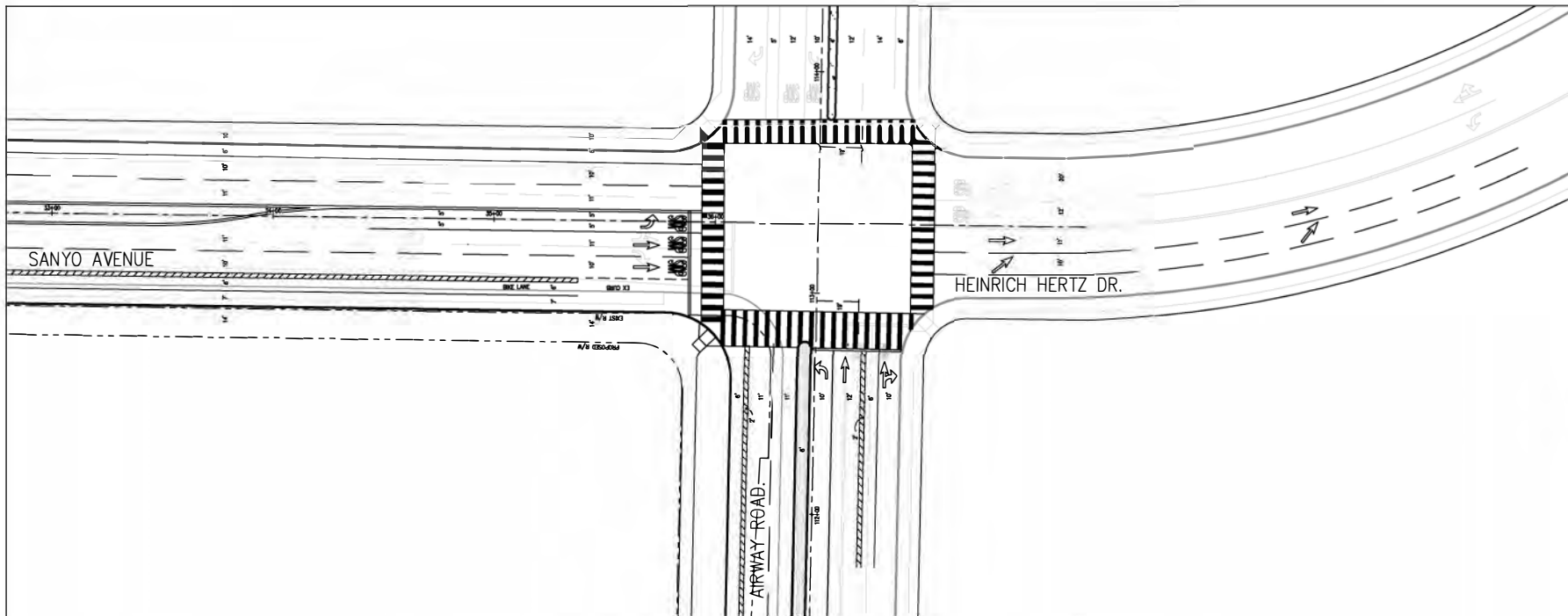
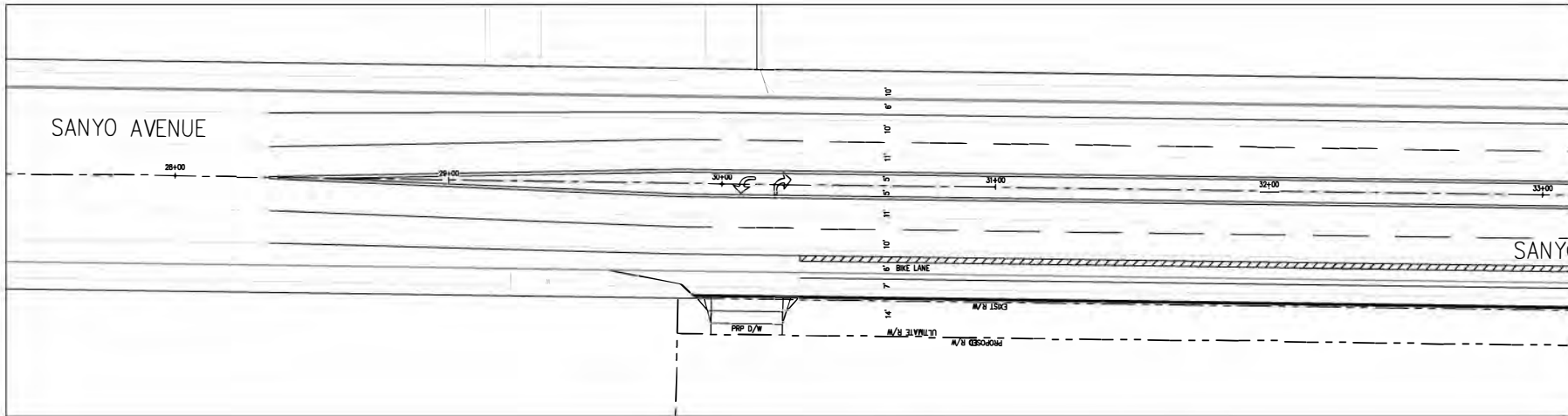
Civil: K&S ENGINEERING
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: HUNTER LANDSCAPE
Fire Protection:
Soils Engineer:

Title: SANYO AVENUE
CONCEPTUAL
STRIPING PLAN

Project Number: 20054
Drawn by: NP
Date: 04/29/2020
Revision:

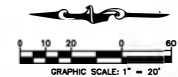
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C-8



SIGNING & STRIPING LEGEND

EXISTING	
STOP BAR	
PAVEMENT MARKING	
SOLID 6" LINE	
BROKEN 4" LINE	
DIRECTIONAL MARKING	
PROPOSED	
STOP BAR	
PAVEMENT MARKING	
SOLID 6" LINE	
BROKEN 4" LINE	
DIRECTIONAL MARKING	
MEDIAN PATTERN CONCRETE	



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