



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: February 9, 2023 REPORT NO. PC-23-007

HEARING DATE: February 16, 2023

SUBJECT: BRITANNIA AIRWAY LOGISTICS CENTER. Process Four Decision

PROJECT NUMBER: [PRJ-1048583](#)

OWNER/APPLICANT: Britannia Innovation Center, LLC/Britannia Innovation Center LLC

Reference: [Addendum to the Otay Mesa Community Plan Update \(OMCPU\) Final Program Environmental Impact Report No. 30330/304032; SCH No. 2004651076](#)

### SUMMARY

Issue: Should the Planning Commission approve the construction of nine temporary truck storage facilities each with a trailer office providing a total of 871 truck/trailer parking spaces on the south side of Airway Road between Cactus Road and Britannia Boulevard within the IBT-1-1 zone and the Otay Mesa Community Planning area?

#### Staff Recommendation:

1. ADOPT Addendum No. 1048583 to the Otay Mesa Community Plan Update (OMCPU) Final Program Environmental Impact Report No. 30330/304032; SCH No. 2004651076 and ADOPT the Mitigation Monitoring, and Reporting Program; and
2. APPROVE Site Development Permit No. 3134101 and Planned Development Permit No. 3194275.

Community Planning Group Recommendation: On January 18, 2023, the Otay Mesa Community Planning group voted unanimously to recommend approval of the proposed project without conditions. (Attachment 7)

Environmental Review: Based upon a review of the current project, none of the situations described in sections 15162 and 15164 of the state California Environmental Quality Act (CEQA) guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, an

addendum has been prepared in accordance with section 15164 of the CEQA state guidelines. The Otay Mesa Community Plan Update (OMCPU) Final Program Environmental Impact Report (PEIR) has been incorporated by reference pursuant to CEQA guidelines section 15150. Public review of this addendum is not required per CEQA.

Fiscal Impact Statement: The applicant has paid all processing costs of the project and staff's time.

Code Enforcement Impact: No code enforcement actions are pending relative to this property.

Housing Impact Statement: The Otay Mesa Community Plan does not designate the proposed project site for residential development.

## BACKGROUND

The approximately 32.55-acre site (net of existing and future roadway dedications) is located on the south side of Airway Road between Cactus Road on the west and Britannia Boulevard on the east in the Otay Mesa Community Plan area and is zoned IBT-1-1 (Business Park). The project site is located within the Airport Land Use Compatibility Overlay Zone (Brown Field), the Airport Influence Area (Brown Field, Review Area 1 and 2), the Federal Aviation Administration Part 77 Noticing Area (Brown Field), the Airport Safety Zones (Brown Field- Zone 6), the Very High Fire Hazard Severity Zone, and Transit Priority Area. The property abuts vehicle storage to the south, the warehouse uses to the east (across Britannia Boulevard), residential and vacant land to the north (across Airway Road), and to the west (across Cactus Road). The Southwest Village development has begun construction on the west side of Cactus Road. The site under consideration is designated for Park and Business Park – Office Permitted in the Otay Mesa Community Plan (OMCP). The Otay Mesa Public Facility Financing Plan anticipates the acquisition, design, and construction of the park to be initiated in 2042.

The proposed project is intended to serve as a temporary use of up to fifteen years. The larger Otay Mesa area – including the County of San Diego – has become a significant point of industrial and warehouse activity since the adoption of the 2014 Otay Mesa Community Plan Update (OMCPU). The site is close to the existing Otay Mesa Point of Entry (POE) and the Otay Mesa Truck Route. The relatively level property is ideal for constructing a temporary truck storage facility with easy access to the adjacent roadways and the POE.

## DISCUSSION

### Project Description:

The site plan includes nine temporary truck storage facilities with a trailer office and 871 truck trailer parking spaces with State approved trailers and parking for employees, as leaseholds, over the entire approximately 32.55-acre site (net of existing and future roadway dedications). Access to each of the leaseholds is provided on Britannia Boulevard, Cactus Road or Airway Road. The truck storage

facilities will be screened with landscaping and fencing to limit the visibility of the facilities and be consistent with the Land Development Code (LDC) per Exhibit "A" (Attachment 9). The project will provide improvements to the fronting streets consistent with the OMCP and the City's Street Design Manual, including parkway landscaping, bicycle lanes, and non-contiguous sidewalk.

The proposed use provides critical infrastructure for the movement of goods and materials across the Border and for the businesses that rely upon those goods and materials. It is anticipated that the temporary truck storage facility will be redeveloped in the coming years consistent with the OMCP. While the OMCP anticipates a park being developed, on the western half of the property, the funding for the park is not assured at this time and the funding and acquisition of the property for it is anticipated in the Otay Mesa Public Facility Financing Plan to occur in 2042. The project is consistent with the underlying IBT-1-1 zoning, as applied in the OMCP area.

The project has been conditioned to dedicate and improve additional right-of-way adjacent to the site on Airway Road, Britannia Boulevard, and Cactus Road and to underground existing overhead electrical and communication lines on the fronting streets. The fronting streets lack curb, gutter, and sidewalk. Airway Road and Britannia Boulevard has an ultimate roadway classification as a 6-lane Major while Cactus Road has an ultimate roadway classification as a 4-lane Major roadway along the project frontages. Since the site will serve as a temporary truck storage facility, the applicant has requested a deviation to exceed the maximum driveway width of thirty-feet and to construct forty-foot wide driveways. The proposed width of 40-feet is the minimum driveway width required to accommodate trucks turning into and out of the truck storage facilities. The approximately 32.55-acre property (net of existing and future roadway dedications) contains 11.3-acres of Non-native grassland, 26.31-acres of disturbed habitat and 0.05-acres of developed land. No known endangered species were seen or mapped on the property during the design of the site plan or when the OMCP was updated in 2014.

#### Permits Required:

A Site Development Permit, Process 3 is required for impacts to Environmentally Sensitive Lands as a portion of the site is mapped as having Non-native Grassland.

A Planned Development Permit, Process 4 is required when a deviation is requested from SDMC Section 142.0560(j)1, Table 142-05M for the maximum driveway width permitted, where 30-foot wide is the maximum permitted, a 40-foot wide driveway is proposed at seven locations.

#### Community Plan Analysis:

The Otay Mesa Community Plan designates the eastern half of the 32.55-acre site as Industrial - Business Park-Office Permitted which allows office, research and development, and light manufacturing and does not permit storage and distribution uses except as an accessory to the primary use. The land use is implemented by the IBT-1-1(International-Business and Trade) zone, which provides for a wide variety of base sector industrial and office uses and permits vehicle storage as a limited use, distribution facilities, and equipment and materials storage.

The remaining western half of the property is designated as Park, specifically identified for the location of the Grand Park in the community. As proposed, the project can be supported as an interim use until the acquisition and development of the Grand Park. According to the Otay Mesa Public Facilities Financing Plan (PFFP), the Grand Park (Project OM P-11.0) is a future 35.6-acre park planned along the south side of Airway Boulevard east of Cactus Road with funding for acquisition and development to be available in 2042. While the PFFP identifies full allocation of funds for the acquisition and development of the Grand Park in 2042, availability of funds could occur sooner through grants, donations, provisions in the Parks Master Plan, or changes in Citywide financing.

The proposed project, consisting of a temporary truck parking and trailer storage facility meets the Economic Prosperity Element goals for supporting the international border economy and the greater San Diego region as well as implementing the policy for promoting greater interregional and multinational activities with Tijuana's growing industrial and maquiladora development. The project also supports Policy 2.4-5 in the Land Use Element, which supports industrial uses, near the Port of Entry. The project site is located less than a half a mile from State Route 905 to the north and a mile from the La Media Truck Route.

To meet policies 2.4-3 and 2.4-4 in the Land Use Element and 4.1-10 and 4.2-9 in the Urban Design Element for buffering and screening industrial uses, parking, and loading areas, the project incorporates a double row of canopy street trees along Airway Road to assist with screening the project from future residential and village development north of Airway Road.

The proposed project meets the Mobility Element goal of serving an important role in local, regional, and international goods movement and Implements Policy 3.1-1 in the Mobility Element by providing a sidewalk system and improved streetscape through the provision of new non-contiguous sidewalk, and landscaping with street trees on all street frontages, shrubs, and ground cover along Airway Road. Policy 3.4-1(c), which calls for the provision of a Class I bikeway along the south side of Airway Road, would also be implemented by the project through the incorporation of an eight-foot wide Class 1 bike facility along the frontage of Airway Road. Buffered Class II bicycle lanes will also be provided along all project frontages along Cactus Road, Airway Road, and Britannia Boulevard.

In addition to perimeter landscaping, the proposed project implements goals and policies in the Conservation Element of the community plan for implementing stormwater techniques to address urban runoff by including a 2.18-acre detention basin located at the southeastern portion of the project site to collect and attenuate stormwater runoff.

#### Environmental Analysis:

During the review of the project, staff relied upon the Final PEIR prepared for the OMCPU, which was certified in 2014. The proposed use/site development and impacts were compared to the use and development pattern anticipated in the update. Based upon said comparison, staff determined that an Addendum to the 2014 Final PEIR is the appropriate document to address environmental issues and compliance with the CEQA guidelines.



It was determined that impacts to Non-native Grassland are consistent with OMCPU Final PEIR; however, mitigation is required to address the approximately 11.3-acres of impacts to Non-native Grassland. The applicant will pay into the Habitat Acquisition Fund (HAF), which funds the acquisition, maintenance, administration and preservation of sensitive biological resources. The project also includes mitigation for historical resources, which is consistent with the OMCPU Final PEIR. All other impacts associated with the proposed project are consistent with the impacts anticipated in the OMCPU Final PEIR and appropriate mitigation measures have been incorporated in the project-specific OMCPU Final PEIR Addendum.

#### Project-Related Issues:

Deviation: Based upon the OMCPU planned roadway widths and configurations and the existing intersection and driveway locations, the project access points were revised, and driveway widths were determined. The project includes a deviation to allow forty-foot wide driveways (where thirty feet is the maximum width allowed). The proposed 40-foot wide driveways are the minimum driveway width required to accommodate trucks turning into and out of the truck storage facilities. The construction of the fronting roadways will include dedication along all project frontages on Cactus Road, Airway Road, and Britannia Boulevard, widening of Cactus Road and Airway Road, and constructing full-width raised medians along Cactus Road and Airway Road. The fronting improvements also include buffered Class II bicycle lanes on Cactus Road, Airway Road, and Britannia Boulevard, Class I bike path along Airway Road, parkways and non-contiguous sidewalk consistent with the OMCP and removal of overhead electric and power poles along Cactus Road, and Airway Road.

During the review of the project, the staff analysis focused on three specific issues related to the movement of trucks, stormwater quality, and impacts to Biological Resources and Historical Resources.

#### Conclusion:

City staff has reviewed this application for a Site Development Permit No. 3134101 and Planned Development Permit No. 3194275 and all the issues have been resolved in conformance with the Land Development Code, consistent with design guidelines, and development standards in effect for this site per the adopted OMCP, SDMC and General Plan. Therefore, draft findings, and permit conditions (Attachment 4 and 5) to support project approval are presented to the Planning Commission for consideration.

#### ALTERNATIVES

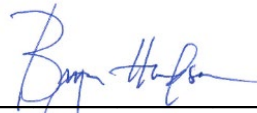
1. Approve Site Development Permit No. 3134101 and Planned Development Permit No. 3194275, with modifications.
2. Deny Site Development Permit No. 3134101 and Planned Development Permit No. 3194275, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Renee Mezo  
Deputy Director  
Development Services Department

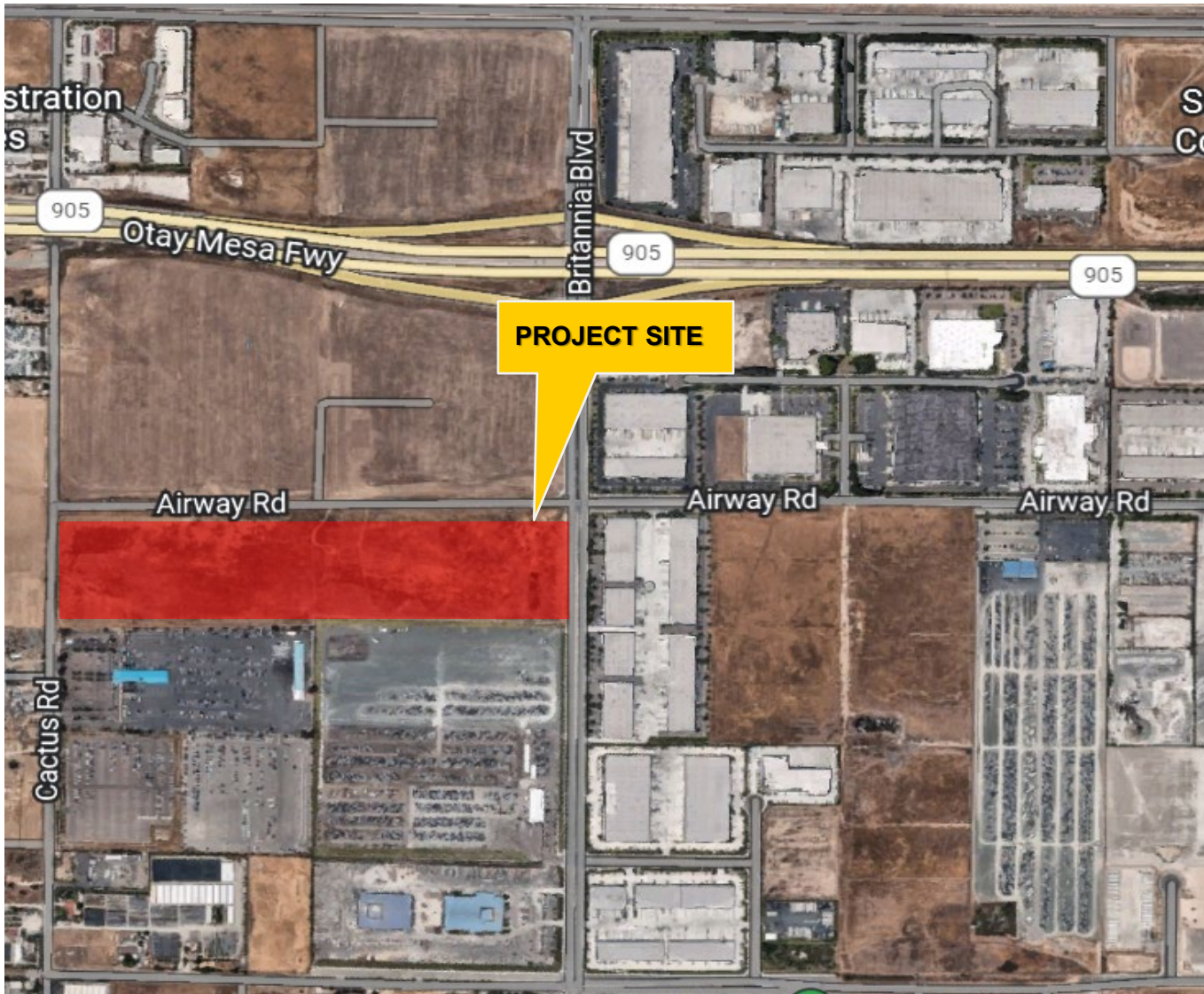


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Bryan Hudson  
Development Project Manager  
Development Services Department

Attachments:

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

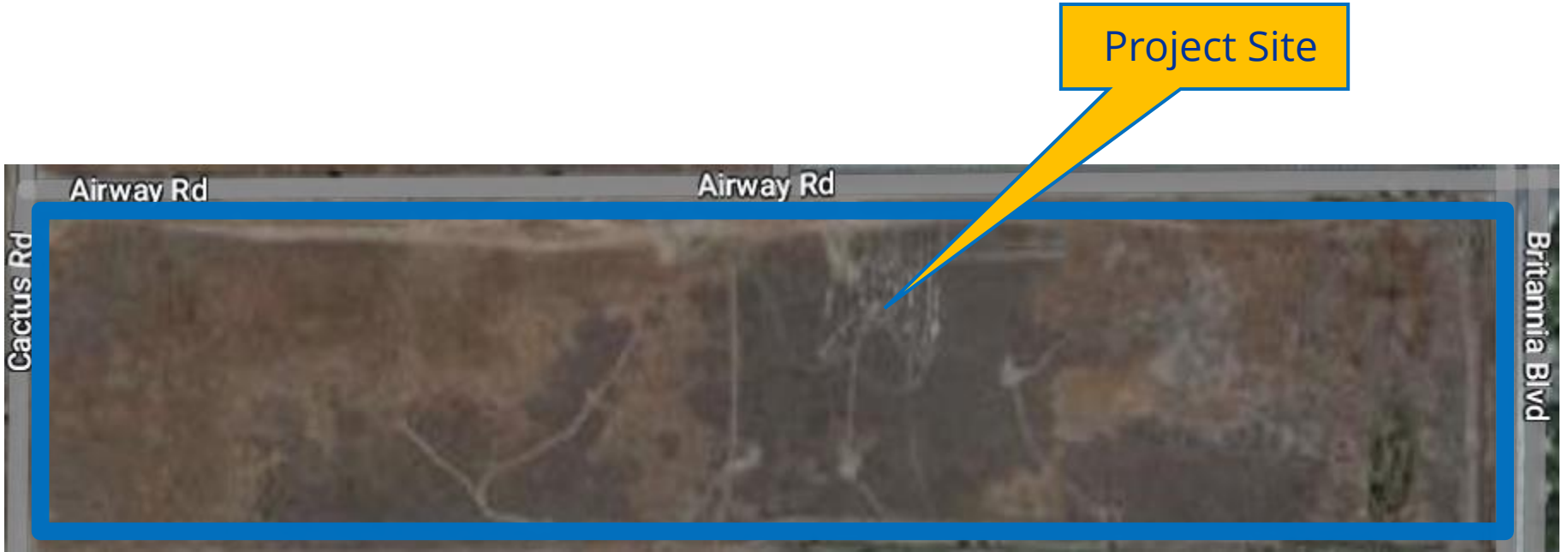


## Aerial Photo

Britannia Airway Logistics Center

PROJECT PRJ NO. 1048583





## Project Location Map

2150 Britannia Boulevard  
PROJECT NO. 1048583





THE CITY OF SAN DIEGO

### OTAY MESA CENTRAL DISTRICT MAP Figure 2-6

#### Legend

**Parks, Open Space, and Institutional**

- Open Space
- Parks
- Institutional

**Village Centers**

- Neighborhood Village
- Community Village

**Residential**

- Residential - Low
- Residential - Low Medium
- Residential - Medium
- Residential Medium-High

**Commercial - Residential Prohibited**

- Community Commercial
- Regional Commercial
- Heavy Commercial

**Industrial**

- Business Park - Office Permitted
- Light Industrial
- Heavy Industrial
- Business Park - Residential Permitted

**Overlays**

- U.S. Government Facility
- Brown Field Boundary
- Planning Area

**Other**

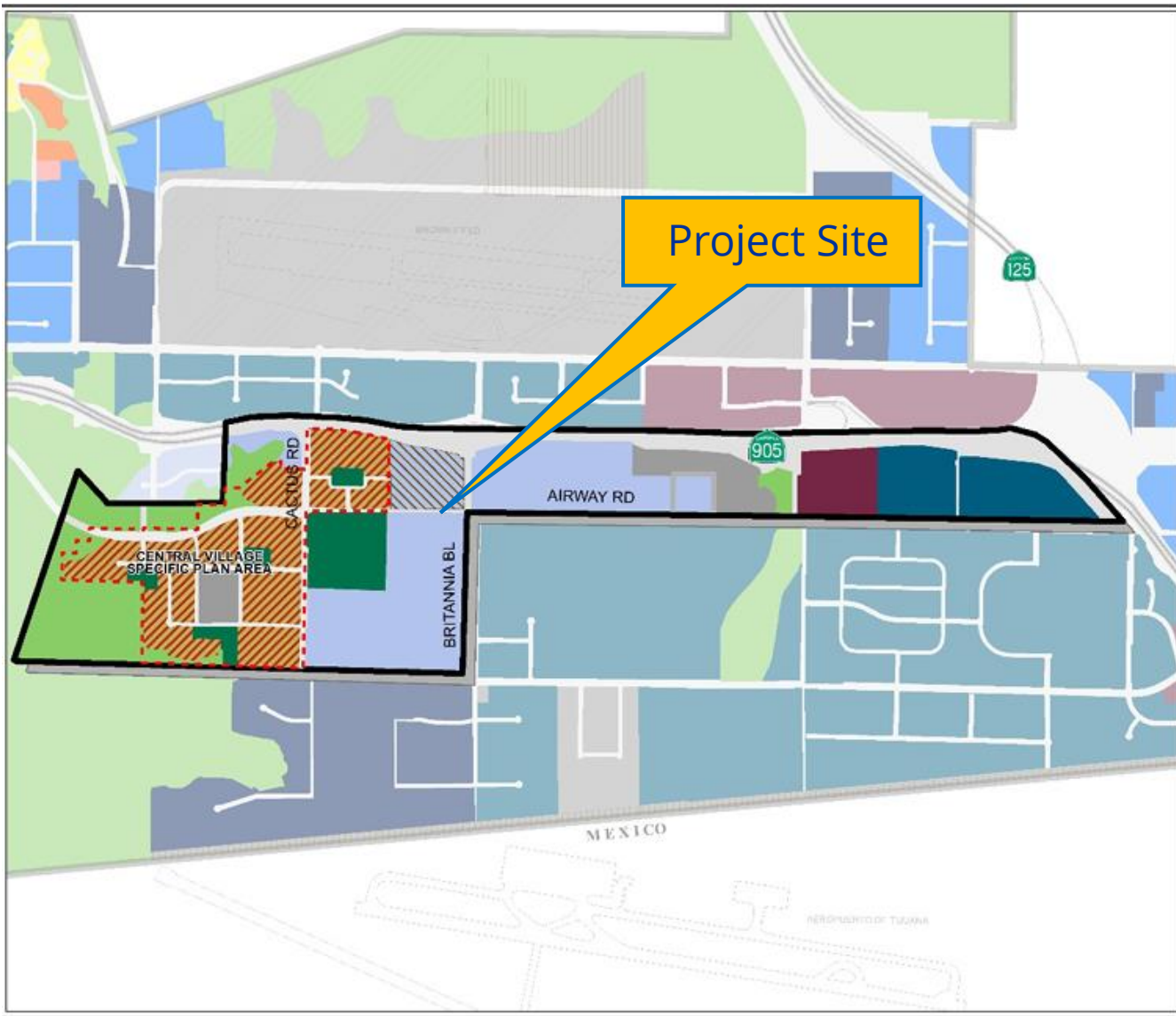
- Right-Of-Way
- Central Village Specific Plan



GIS

This map is for informational purposes only. It is not intended to be used as a legal document. The City of San Diego is not responsible for any errors or omissions on this map. The user assumes all responsibility for the use of this map.

Project Site



## Land Use Map

2150 Britannia Boulevard  
PROJECT NO. 1048583





PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 3134101  
PLANNED DEVELOPMENT PERMIT NO. 3194275  
**BRITANNIA AIRWAY LOGISTICS CENTER PROJECT NO. PRJ-1048583**

WHEREAS, Britannia Innovation Center LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to develop nine temporary truck parking and storage facilities each with an office trailer of approximately 720 square-feet, totaling approximately 6,480 square feet with 871 truck/trailer parking spaces, as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 16, 2023, and corresponding conditions of approval for the associated Site Development Permit No. 3134101 and Planned Development Permit No. 3194275, on portions of a 32.55-acre site (net existing and proposed roadway dedications);

WHEREAS, the project site is located at 2150 Britannia Boulevard, south of Airway Road between Cactus Road and Britannia Boulevard in the IBT-1-1 zone of the Otay Mesa Community Plan area;

WHEREAS, the project site is legally described as North quarter of the southeast quarter of Section 33, Township 18 South, Range 1 West, San Bernardino base and meridian, in the County of San Diego, State of California, according to the plat in that certain decree establishing boundary lines in the southeast quarter of said Section 33, in Superior Court of San Diego County, Case No. 212718, a certified copy of said decree being recorded March 3, 1958 in book 6975, page 305 of official records, said boundary line in said Decree being as follows: Beginning at the east quarter corner of said section; thence south 1° 27' 10" west along the east line of said section, 662.92 feet to an old fence line position; thence along said old fence line position, north 89° 46' 40" west, 2642.60 feet to the west line of said southeast quarter; thence along said west line, north 1° 24' east, 662.38 feet [measured 754.41 feet] to the center line of airway

road known as road survey no. 121; thence along said center line, south 89° 40' 50" east, 2643.12 feet to the point of beginning. Excepting therefrom that portion of said land, if any, lying within the southeast quarter of the northeast quarter of the southeast quarter and the southwest quarter of the northeast quarter of the southeast quarter of said section 33.)

WHEREAS, on February 16, 2023, the Planning Commission of the City of San Diego considered Site Development Permit No. 3134101 and Planned Development Permit No. 3194275, pursuant to the Land Development Code of the City of San Diego;

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. 3134101 and Planned Development Permit No. 3194275:

**1. SITE DEVELOPMENT PERMIT: SAN DIEGO MUNICIPAL CODE (SDMC SECTION 126.0505)**

**Findings for all Site Development Permits:**

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

The approximately 32.55-acre site (net of existing and future roadway dedications) is vacant and is located south of Airway Road and west of Britannia Boulevard, and east of Cactus Road. The surrounding uses are existing car storage lots to the south, existing industrial to the east across Britannia Boulevard, vacant residential to the north across Airway Road, and residential under-construction across Cactus Road on the west.

The project site is in the IBT-1-1 (Business Park) Zone of the Otay Mesa Community Plan (OMCP) Central District, Airport Land Use Compatibility Overlay Zone (Brown Field Airport), Airport Influence Area (Review Area 2-Brown Field Airport), Brown Field Airport Overflight Notification Area, Federal Aviation Administration Part 77 Notification Area (Brown Field Airport), and the Other Industrial Lands.

The Otay Mesa Community Plan designates the eastern half of the 32.55-acre site as Industrial - Business Park-Office Permitted which allows office, research and development, and light manufacturing and does not permit storage and distribution uses except as an accessory to the primary use. The land use is implemented by the IBT-1-1(Business Park) zone, which provides for a wide variety of base sector industrial and office uses and permits vehicle storage as a limited use, distribution facilities, and

equipment and materials storage.

The remaining western half of the property is designated as Park, specifically identified for the location of the Grand Park in the community. As proposed, the project can be supported as an interim use on the Park designated portion of the property until the acquisition and development of the Grand Park. According to the Otay Mesa Public Facilities Financing Plan (PFFP), the Grand Park (Project OM P-11.0) is a future 35.6-acre park planned along the south side of Airway Boulevard east of Cactus Road with funding for acquisition and development to be available in 2042. While the PFFP identifies full allocation of funds for the acquisition and development of the Grand Park in 2042, availability of funds could occur sooner through grants, donations, provisions in the Parks Master Plan, or changes in Citywide financing.

The proposed project, consisting of a temporary truck parking and trailer storage facility meets the Economic Prosperity Element goals for supporting the international border economy and the greater San Diego region as well as implementing the policy for promoting greater interregional and multinational activities with Tijuana's growing industrial and maquiladora development. The project also supports Policy 2.4-5 in the Land Use Element, which supports industrial uses, near the Port of Entry. The project site is located less than a half a mile from State Route 905 to the north and a mile from the La Media Truck Route.

To meet policies 2.4-3 and 2.4-4 in the Land Use Element and 4.1-10 and 4.2-9 in the Urban Design Element for buffering and screening industrial uses, parking, and loading areas, the project incorporates a double row of canopy street trees along Airway Road to assist with screening the project from future residential and village development north of Airway Road.

The proposed project meets the Mobility Element goal of serving an important role in local, regional, and international goods movement and Implements Policy 3.1-1 in the Mobility Element by providing a sidewalk system and improved streetscape through the provision of new non-contiguous sidewalk, and landscaping with street trees on all street frontages, shrubs, and ground cover along Airway Road. Policy 3.4-1(c), which calls for the provision of a Class I bikeway along the south side of Airway Road, would also be implemented by the project through the incorporation of an eight-foot wide Class 1 bike facility along the frontage of Airway Road. Buffered Class II bicycle lanes will also be provided along all project frontages along Cactus Road, Airway Road, and Britannia Boulevard.

In addition to perimeter landscaping, the proposed project implements goals and policies in the Conservation Element of the community plan for implementing stormwater techniques to address urban runoff by including a 2.18-acre detention basin located at the southeastern portion of the project site to collect and attenuate stormwater runoff.



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

The proposed temporary development for the underlying zoning and land use are based upon the intent to create a park and office/technology uses; however, neither use is appropriate at this time. There is an immediate need for truck storage as the existing facilities near the Border Crossing are being converted to warehouses and industrial developments. The long-term plan is to develop the overall property with permanent structures. Therefore, 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 public right-of-way adjacent to the site on Airway Road, Britannia Boulevard, and Cactus Road and to underground existing overhead electrical and communication lines on the fronting streets. Other required and conditioned public improvements include the installation of a raised median along the project's frontages on Cactus Road and Airway Road, Class I bicycle path along Airway Road, buffered Class II bicycle lanes along Airway Road, Cactus Road, and Britannia Boulevard, new streetlights, curbs, gutter, and sidewalk including landscaping the parkways along each street frontage.

Addendum No. 1048583 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 Biological Resources and Historical Resources. The proposed project would not result in any additional significant nor would it result in an increase in the severity of impacts from that described in the previously certified PEIR.

**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 site is zoned IBT-1-1, which is "to provide for a wide variety of base sector industrial and office use. It is intended to apply in portions of communities adjacent to the international border, other ports of entry, and areas in transition to higher intensity industries."

The project includes a deviation to increase the driveway widths from 30-feet to 40-feet. The deviation is requested to accommodate the truck turning radii associated with the trucks entering and exiting the property. The driveways are located on Airway Road, Cactus Road, and Britannia Boulevard, to the extent possible the driveways to leaseholds have been combined to reduce driveways on the fronting streets. The proposed deviation has been reviewed relative to their impact on vehicle movement on the fronting streets and the City's codes and regulations. The wider driveways will result increased efficiency of trucks entering and exiting the storage facilities which reduces potential conflicts with through traffic on the streets. The fronting roadways (major roadway classifications) are intended to allow for large volumes of vehicles efficiently traversing the community between the regional transportation system, the Border, and properties/businesses within the Otay Mesa community. The size and speed of trucks slowing to enter the property and accelerating onto the streets can result in congestion on the fronting streets. The proposed deviation will reduce the potential congestion and is consistent with goals of the Otay Mesa community plan transportation element to support the efficient movement of goods and services. Therefore, with the requested deviation, the proposed development would comply with the applicable zoning and development regulations of the LDC, including any proposed deviation that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, pursuant to the LDC. The proposed temporary project complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

**B. Supplemental Findings - Environmentally Sensitive Lands:**

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

The approximately 32.55-acre site (net of existing and future roadway dedications) is vacant and located south of Airway Road and west of Britannia Boulevard, and east of Cactus Street. The surrounding uses are existing car storage lots to the south, existing industrial to the east across Britannia Boulevard, vacant residential to the north across Airway Road, and residential under-construction west of Cactus Road on the west. The project site is served by all necessary public and franchise utilities. Access to the sites will be provided via five (5) driveways along Airway Road, one (1) driveway along Cactus Road, and one (1) driveway along Britannia Boulevard.

The project site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA); however, project implementation would result in impacts to 11.3-acres of Environmentally Sensitive Lands (ESL) in the form of Non-native grasslands (Tier IIIB habitat). All project ESL impacts would be mitigated through monetary compensation to the City's Habitat Acquisition Fund at 1:1 ratio requiring mitigation equal to 11.3-acres.

Addendum No. 1048583 to PEIR No. 30330/304032 has been prepared for this project in accordance with CEQA guidelines. An MMRP would be implemented with this project to mitigate potentially significant impacts to Biological Resources and Historical Resources to below a level of significance.

Technical studies have been prepared to address the environmental impacts of the project and have not identified any constraints that would prevent the development from being physically suitable for the project. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The site is generally level with onsite elevations ranging from approximately 490 feet above mean sea level (AMSL) at the southeast to 515 feet AMSL along Airway Road, the proposed project would substantially maintain these elevations and drainage patterns. The project would not be subject to undue geologic risk as no known active faults traverse the project site. The site does not contain nor is adjacent to any watercourses and is not located in a flood zone hazard area. The project would not result in undue risk from fire hazards as it is in a developed, industrial area. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA). Implementation of the project would impact the entire 32.55-acre project site (net of existing and future roadway dedications). Of the project site, 11.3-acres would have impacts to Non-native grassland (Tier IIIB habitat), which would be mitigated and 24.7 acres to disturbed lands (Tier IV habitat) which would not be considered significant and mitigation would be required. All project ESL impacts would be mitigated through the monetary compensation to the City's Habitat Acquisition Fund at 1:1 ratio requiring mitigation equal to 11.3-acres.

The site is immediately adjacent to existing industrial development to the south. The abutting properties do not contain environmentally sensitive lands. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The project site does not contain nor is it adjacent to MSCP area lands. All project ESL impacts would be mitigated through the monetary compensation to the City's Habitat Acquisition Fund at 1:1 ratio requiring mitigation equal to 11.3-acres.

The site does not contain nor is it adjacent to vernal pool habitat and as such would not impact any vernal pools or their habitat. Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and VPHCP.

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

The project would implement water quality measures and Best Management Practices to prevent adverse impacts to environments downstream from the site. The project is located approximately 10 miles from a public beach and would not require the use of beach sand for any purpose. The project has been conditioned to comply with the current State of California water quality standards and therefore will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. Furthermore, the site plan has been designed in compliance with the City's detention requirements for projects that flow toward the International border.

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

Addendum No. 1048583 to PEIR No. 30330/304032 has been prepared for the project in accordance with CEQA Guidelines. A MMRP would be implemented with this project to reduce all potential impacts to below a level of significance. All project ESL impacts would be mitigated through the monetary compensation to the City's Habitat Acquisition Fund at 1:1 ratio requiring mitigation equal to 11.3-acres. All project historical resource impacts would be mitigated through monitoring during ground-disturbing activities. All the mitigation measures required as conditions of the permit are appropriate and proportional for the project in consideration of the current accepted best practices and scientific analysis standards. None of the mitigation measures are without rational basis in fact or accepted best practices and scientific analysis standards. The SDMC, Land Development Manual, Community Plan, General Plan, CEQA Significance Thresholds, PEIR and Addendum, and technical studies prepared for the development were utilized to determine project impacts and required mitigation. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

**2. PLANNED DEVELOPMENT PERMIT: SAN DIEGO MUNICIPAL CODE (SDMC SECTION 126.0605)**

**Findings for all Planned Development Permits:**

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

Refer to Finding 1.a. above-incorporated by reference herein. Therefore, the proposed development will not affect the applicable land use plan.

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

Refer to Finding 1.b. above-incorporated by reference herein. Therefore, the proposed development will not be detrimental to public health, safety, and welfare.

- c. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

Refer to Finding 1c. above-incorporated by reference herein.

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. 3134101 and Planned Development Permit No. 3194275 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 3134101 and Planned Development Permit No. 3194275, a copy of which is attached hereto and made a part hereof.

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Bryan Hudson  
Development Project Manager  
Development Services

Adopted on: February 16, 2023

IO#: 24009114

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**

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INTERNAL ORDER NUMBER: 24009114

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 3134101  
PLANNED DEVELOPMENT PERMIT NO. 3194275  
**BRITANNIA AIRWAY LOGISTICS CENTER - PROJECT NO. PRJ-1048583**  
PLANNING COMMISSION

This Planned Development Permit and Site Development Permit is granted by the Planning Commission of San Diego to Britannia Innovation Owner, LLC, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) sections 126.0602 (Planned Development Permit) and 126.0502 (Site Development Permit). The 32.55-acre site (net existing and proposed roadway dedications) is located at 2150 Britannia Boulevard (south of Airway Road between Cactus Road and Britannia Boulevard), in the IBT-1-1 zone of the Otay Mesa Community Plan area. The project site is legally described as: North quarter of the southeast quarter of Section 33, Township 18 South, Range 1 West, San Bernardino base and meridian, in the County of San Diego, State of California, according to the plat in that certain decree establishing boundary lines in the southeast quarter of said Section 33, in Superior Court of San Diego County, Case No. 212718, a certified copy of said decree being recorded March 3, 1958 in book 6975, page 305 of official records, said boundary line in said Decree being as follows: Beginning at the east quarter corner of said section; thence south 1° 27' 10" west along the east line of said section, 662.92 feet to an old fence line position; thence along said old fence line position, north 89° 46' 40" west, 2642.60 feet to the west line of said southeast quarter; thence along said west line, north 1° 24' east, 662.38 feet [measured 754.41 feet] to the center line of airway road known as road survey no. 121; thence along said center line, south 89° 40' 50" east, 2643.12 feet to the point of beginning. Excepting therefrom that portion of said land, if any, lying within the southeast quarter of the northeast quarter of the southeast quarter and the southwest quarter of the northeast quarter of the southeast quarter of said section 33.)

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to develop nine temporary truck parking and storage facilities, as described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated February 16, 2023, on file in the Development Services Department.

The project shall include:

- a. Nine temporary truck parking and storage facilities each with an office trailer of approximately 720 square-feet, totaling approximately 6,480 square feet with 871 truck/trailer parking spaces. The proposed project shall operate as an interim use for a period of 15 years upon approval of all discretionary permits;
- b. The project includes the following deviation to allow seven 40-foot driveways;
  - I. Driveway Width: A deviation from SDMC Section 142.0560(j)1. Table 142-05M for the maximum driveway width permitted, where 30-foot wide is the maximum permitted, a 40-foot wide driveway is proposed at seven locations.
- c. Landscaping (planting, irrigation and landscape-related improvements);
- d. Off-street parking;
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this Permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time for utilization has been granted. Any such Extension of Time for utilization must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision-maker. This permit must be utilized by March 3, 2026.
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.



## ATTACHMENT 5

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. In accordance with the authorization granted to the City of San Diego from the United States Fish and Wildlife Service (USFWS) pursuant to Section 10(a) of the federal Endangered Species Act (ESA) and by the California Department of Fish and Wildlife (CDFW) pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program (MSCP), the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement (IA), executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third-Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. 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.
10. 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.

11. 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.

12. 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.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

13. 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.

14. The mitigation measures specified in the MMRP and outlined in Addendum to Final Program Environmental Impact Report No. 30330/304032 and MMRP No. 1048583, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in the Addendum to Final Program Environmental Impact Report No. 30330/304032 and MMRP No. 1048583, to the satisfaction of the Development Services Department and the City Engineer. Prior to the 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**

**CLIMATE ACTION PLAN REQUIREMENTS:**

16. 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.

**LONG-RANGE PLANNING REQUIREMENTS:**

17. This Permit shall expire on March 3, 2043.

**AIRPORT REQUIREMENTS:**

18. Prior to the issuance of any building permits, the Owner/Permittee shall grant an aviation easement to the City of San Diego as the operator of Brown Field Municipal Airport for the purposes of aircraft operations, noise, and other effects caused by the operation of aircraft, and for structure height, if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the aviation easement form provided by the City of San Diego.

19. Prior to submitting building plans to the City for review, the Owner/Permittee shall place a note on all building plans indicating that an aviation easement has been granted across the property to the airport operator. The note shall include the County Recorder's recording number for the aviation easement.

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

**ENGINEERING REQUIREMENTS:**

21. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private storm drain connection, landscapes and irrigation located within the City's right-of-way, satisfactory to the City Engineer.

22. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of 40-foot wide City Standard driveways adjacent to the site on Cactus Road, Airway Road, and Britannia Boulevard, as shown on approved Exhibit "A", satisfactory to the City Engineer.

23. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City Standard curb & gutter, and sidewalk, adjacent to the site on Cactus

Road, Airway Road, and Britannia Boulevard, as shown on approved Exhibit "A", satisfactory to the City Engineer.

24. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City Standard directional/dual curb ramp(s) at the Southeast corner of Cactus Road and Airway Road, satisfactory to the City Engineer.

25. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City Standard directional/dual curb ramp(s) at the Southwest corner of Airway Road and Britannia Boulevard, satisfactory to the City Engineer.

26. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of City Standard streetlights, adjacent to the site on Cactus Road, Airway Road, and Britannia Boulevard, as shown on approved Exhibit "A", satisfactory to the City Engineer.

27. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an approved Green Street report to demonstrate treatment of adjacent public improvements and compliance with the Stormwater regulations and requirements, satisfactory to the City Engineer.

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

29. Prior to the issuance of any Grading permit, the Owner/Permittee shall obtain an approved Drainage Study to demonstrate that the combined onsite and offsite peak flows at the Britannia public right-of-way (southeast corner of the site) are less than existing combined peak flows from the contributing watershed at the same location, satisfactory to the City Engineer. The analysis should be run for the 5, 10, 25, 50, and 100-year design rainfall events. The analysis should consider the ultimate condition detained flows from the offsite detention basin upstream of the Britannia - Airway intersection as well as proposed detention basin routing from the two onsite detention basins. Peak flow attenuation routing should adhere to County of San Diego conjunctive use guidelines for mixed-use detention facilities.

30. Prior to the issuance of any Grading permit, the Owner/Permittee shall obtain an approved Drainage Study to show the comparison of the combined onsite and offsite peak flows at the Britannia public right-of-way (southeast corner of the site) to the capacity of the existing storm drain immediately downstream of the property line, satisfactory to the City Engineer. If insufficient capacity is determined by the City Engineer, then coordination will be required with the Stormwater Department regarding potential upgrades to the receiving storm drain conveyance system in the public right-of-way including proposed drainage conveyance structures and energy dissipation downstream of those structures.

31. Prior to the issuance of any construction permit, the Owner/Permittee shall install pre-treatment devices or methods upstream of each onsite detention basin to mitigate the potential for sediment and debris transport to the detention facilities, satisfactory to the City Engineer.

32. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code, in a manner satisfactory to the City Engineer.
33. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
34. 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.
35. 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.
36. 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.
37. 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.
38. Prior to issuance of any construction permit, the Owner/Permittee shall provide a flood storage easement for detention, satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

39. 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.
40. 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.

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

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

43. 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.

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

**MULTIPLE SPECIES CONSERVATION PROGRAM:**

45. Prior to issuance of any construction permits, the Owner/Permittee shall pay to the City's Habitat Acquisition Fund at 1:1 ratio requiring mitigation equal to 11.3-acres.

**PLANNING/DESIGN REQUIREMENTS:**

46. 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.

47. Vehicle Storage Facilities as a Primary Use Vehicle Storage Facilities as a Primary Use includes short or long-term storage of all types of operable motor vehicles as a primary use. This use may be permitted as a Limited Use subject to the Separately Regulated Use Regulations 141.0803 (a-j).

48. 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.

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

**TRANSPORTATION REQUIREMENTS**

50. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate 40-56 feet of right-of-way and provide 60-76 feet centerline to ultimate right-of-way width along the project frontage on Cactus Road and assure by permit and bond the widening of Cactus Road to construct a full-width raised median (if not already constructed by others) and half-width improvements, including the construction of a 22-foot wide parkway with a 6-foot wide non-contiguous sidewalk, curb, and gutter and stripe a buffered Class II bicycle lane as shown on Exhibit "A", satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

51. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate 61-71 feet of public right-of-way and provide 81-91 feet centerline to ultimate right-of-way width along the project frontage on Airway Road and assure by permit and bond the widening of Airway Road to construct full width raised median east of Continental Road and full width raised median west of Continental Road except between Cactus Road and approximately Station 96+45 on the Exhibit "A" civil plan Sheet 2, and median breaks with left turn pocket and transitions per Exhibit "A". The project shall provide half-width improvements along the project frontage on Airway Road including the construction of a 27-foot wide parkway with an 8-foot wide Class I bicycle path, 6-foot wide non-contiguous sidewalk, curb, and gutter, and stripe a buffered Class II bicycle lane as shown on Exhibit "A", satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

52. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate 45 feet of right-of-way and provide 75 feet centerline to ultimate right-of-way width along the project frontage on Britannia Boulevard and assure by permit and bond the widening of Britannia Boulevard with half width improvements including the construction of a 20-foot wide parkway, 6-foot wide non-contiguous sidewalk, curb, and gutter and stripe a buffered Class II bicycle lane as shown on Exhibit "A", satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

53. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 40-foot wide right in/right out only driveway along Cactus Road per current City standards as shown on Exhibit "A", satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

54. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 40-foot wide right in/right out only driveway along Britannia Boulevard per current City standard as shown on Exhibit "A", satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

55. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of five (5) 40-foot wide driveways along Airway Road per Exhibit "A" and current City standards, satisfactory to the City Engineer. On Airway Road, between Continental Street and Britannia Boulevard, three (3) driveways shall be constructed – a full access driveway (serving tenant spaces 5 and 6) as the south leg of Continental Street, a full access driveway east of Continental Street (serving tenant spaces 7 and 8) and a right-out only driveway (west of Britannia Boulevard, serving tenant space 9). On Airway Road, between Cactus Road and Continental Street, two driveways shall be constructed, including a full access driveway (east of Cactus Road, serving tenant spaces 2 and 3) and a right-in/right-out only driveway (west of Continental Street, serving tenant space 4). All improvements shall be completed and operational prior to first occupancy.

56. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the removal of the existing power poles and undergrounding of overhead electric lines along the project's Airway Road and Cactus Road frontage as shown on Exhibit "A", satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

57. All gates on the site shall remain open at all times.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

58. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of a new sewer lateral outside of any driveway or drive aisle and the abandonment of any existing unused sewer laterals within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

59. All proposed private sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

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

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the



## ATTACHMENT 5

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 February 16, 2023, and Resolution Number XX.

DRAFT

**ATTACHMENT 5**

Site Development Permit No. 3134101  
Planned Development Permit No. 3194275  
Date of Approval: February 16, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Bryan Hudson  
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.

Britannia Innovation Owner, LLC  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

RESOLUTION NUMBER R-XXXX

ADOPTED ON FEBRUARY 16, 2023

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SAN DIEGO ADOPTING ADDENDUM NO. 1048583 TO PROGRAM  
ENVIRONMENTAL IMPACT REPORT NO. 30330/304032 / SCH NO.  
2004651076 AND THE MITIGATION, MONITORING, AND  
REPORTING PROGRAM**

WHEREAS, 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; 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 December 22, 2021, Britannia Innovation Center LLC. submitted an application to the Development Services Department for approval of a Site Development Permit and Planned Development Permit for the Britannia Airway Logistics Center project PRJ-1048583, as well as approval of minor technical changes or 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 (PEIR) No. 30330/304032 /SCH No. 2004651076 along with the Addendum has been reviewed and considered by this 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 PEIR 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

PEIR No. 30330/304032 / SCH No. 2004651076 or that any significant effects previously examined will be substantially more severe than shown in the PEIR 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 Planning Commission adopts Addendum to PEIR No. 30330/304032 / SCH No. 2004651076, a copy of which is on file in the Office of the Development Services Department.

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

BE IT FURTHER RESOLVED that Development Services staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the project.

ADOPTED by Planning Commission

By:

\_\_\_\_\_  
Bryan S. Hudson  
Development Project Manager  
Development Services Department

## EXHIBIT A

## MITIGATION MONITORING AND REPORTING PROGRAM

## SITE DEVELOPMENT PERMIT AND PLANNED DEVELOPMENT PERMIT

PROJECT NO. 1048583

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. 1048584 to Program Environmental Impact Report No. 30330/304032 shall be made conditions of the Site Development Permit and Planned Development Permit as may be further described below.

**MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT**

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. 1048583 and/or Environmental Document No .1048583, 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.**

- 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**

| <b>Issue Area</b> | <b>Document Submittal</b>                   | <b>Associated Inspection/Approvals/Notes</b>        |
|-------------------|---------------------------------------------|-----------------------------------------------------|
| 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               |
| 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 11.30 acres of non-native grasslands (Tier IIIB). This fee is based on a mitigation ratio, per the City of San Diego Biology Guidelines, of 1:1 ratio. The ratio is 1:1 because the City has indicated it cannot guarantee that mitigation land it purchases with the funds would be within the MHPA. Therefore, the resulting total mitigation required for direct impacts to non-native grassland (Tier IIIB) shall be 11.30 acres outside the MHPA equivalent monetary contribution into the City's Habitat Acquisition Fund (HAF).

**MM-BIO-2: Burrowing Owl****Prior to Permit or Notice to Proceed Issuance:**

1. As this project has been determined to be BUOW occupied or to have BUOW occupation potential, the Applicant Department or Permit Holder shall submit evidence to the ADD of Entitlements and Multiple Species Conservation Program (MSCP) staff verifying that a Biologist possessing qualifications pursuant "Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency Department of Fish and Game. March 7, 2012 (hereafter referred as CDFG 2012, Staff Report), has been retained to implement a BUOW construction impact avoidance program.
2. The qualified BUOW biologist (or their designated biological representative) shall attend the pre-construction meeting to inform construction personnel about the City's BUOW requirements and subsequent survey schedule.

**Prior to Start of Construction:**

1. The Applicant Department or Permit Holder and Qualified Biologist must ensure that initial pre-construction/take avoidance surveys of the project "site" are completed between 14 and 30 days before initial construction activities, including brushing, clearing, grubbing, or grading of the project site; regardless of the time of the year. "Site" means the project site and the area within a radius of 450 feet of the project site. The report shall be submitted and approved by the Wildlife Agencies and/or City MSCP staff prior to construction or BUOW eviction(s) and shall include maps of the project site and BUOW locations on aerial photos.
2. The pre-construction survey shall follow the methods described in CDFG 2012, Staff Report - Appendix D
3. 24 hours prior to commencement of ground disturbing activities, the Qualified Biologist shall verify results of preconstruction/take avoidance surveys. Verification shall be provided to the City's Mitigation Monitoring and Coordination (MMC) and MSCP Sections. If results of the preconstruction surveys have changed and BUOW are present in areas not previously identified, immediate notification to the City and WA's shall be provided prior to ground disturbing activities.

**During Construction:**

1. **Best Management Practices shall be employed** as BUOWs are known to use open pipes, culverts, excavated holes, and other burrow-like structures at construction sites. Legally permitted active construction projects which are BUOW occupied and have followed all protocol in this mitigation section, or sites within 450 feet of occupied BUOW areas, should undertake measures to discourage BUOWs from recolonizing previously occupied areas or colonizing new portions of the site. Such measures include, but are not limited to, ensuring that the ends of all pipes and culverts are covered when they are not being worked on, and covering rubble piles, dirt piles, ditches, and berms.



2. **On-going BUOW Detection** - If BUOWs or active burrows are not detected during the pre-construction surveys, Section "A" below shall be followed. If BUOWs or burrows are detected during the pre-construction surveys, Section "B" shall be followed. NEITHER THE MSCP SUBAREA PLAN NOR THIS MITIGATION SECTION ALLOWS FOR ANY BUOWs TO BE INJURED OR KILLED OUTSIDE **OR** WITHIN THE MHPA; in addition, IMPACTS TO BUOWs WITHIN THE MHPA MUST BE AVOIDED.

**A. Post Survey Follow Up if Burrowing Owls and/or Signs of Active Natural or Artificial Burrows Are Not Detected During the Initial Pre-Construction Survey** - Monitoring the site for new burrows is required using CDFW Staff Report 2012 Appendix D methods for the period following the initial pre-construction survey, until construction is scheduled to be complete and is complete (*NOTE - Using a projected completion date (that is amended if needed) will allow development of a monitoring schedule*).

- 1) If no active burrows are found but BUOWs are observed to occasionally (1-3 sightings) use the site for roosting or foraging, they should be allowed to do so with no changes in the construction or construction schedule.
- 2) If no active burrows are found but BUOWs are observed during follow up monitoring to repeatedly (4 or more sightings) use the site for roosting or foraging, the City's MMC and MSCP Sections shall be notified and any portion of the site where owls have been sites and that has not been graded or otherwise disturbed shall be avoided until further notice.
- 3) If a BUOW begins using a burrow on the site at any time after the initial pre-construction survey, procedures described in Section B must be followed.
- 4) Any actions other than these require the approval of the City and the Wildlife Agencies.

**B. Post Survey Follow Up if Burrowing Owls and/or Active Natural or Artificial Burrows are detected during the Initial Pre-Construction Survey** - Monitoring the site for new burrows is required using Appendix D CDFG 2012, Staff Report for the period following the initial pre-construction survey, until construction is scheduled to be complete and is complete (*NOTE - Using a projected completion date (that is amended if needed) will allow development of a monitoring schedule which adheres to the required number of surveys in the detection protocol*).

- 1) This section (B) applies only to sites (including biologically defined territory) wholly outside of the MHPA – **all direct and indirect impacts to BUOWs within the MHPA SHALL be avoided.**
- 2) If one or more BUOWs are using any burrows (including pipes, culverts, debris piles *etc.*) on or within 300 feet of the proposed construction area, the City's MMC and MSCP Sections shall be contacted. The City's MSCP and MMC Section shall contact the Wildlife Agencies regarding eviction/collapsing burrows and enlist appropriate City biologist for on-going coordination with the Wildlife Agencies and the qualified consulting BUOW biologist. No construction shall occur within 300 feet of an active burrow without written

concurrence from the Wildlife Agencies. This distance may increase or decrease, depending on the burrow's location in relation to the site's topography, and other physical and biological characteristics.

- a) **Outside the Breeding Season** - If the BUOW is using a burrow on-site outside the breeding season (i.e., September 1 – January 31), the BUOW may be evicted after the qualified BUOW biologist has determined via fiber optic camera or other appropriate device, that no eggs, young, or adults are in the burrow. Eviction requires preparation of an Exclusion Plan prepared in accordance with CDFW Staff Report 2012, Appendix E (or most recent guidance available) for review and submittal to Wildlife Agencies. Written concurrence from the Wildlife Agencies is required prior to Exclusion Plan implementation.
- b) **During Breeding Season** - If a BUOW is using a burrow on-site during the breeding season (Feb 1-Aug 31), construction shall not occur within 300 feet of the burrow until the young have fledged and are no longer dependent on the burrow, at which time the BUOWs can be evicted. Eviction requires preparation of an Exclusion Plan prepared in accordance with CDFW Staff Report 2012, Appendix E (or most recent guidance available) for review and submittal to Wildlife Agencies. Written concurrence from the Wildlife Agencies is required prior to Exclusion Plan implementation.

3. **Survey Reporting During Construction** - Details of construction surveys and evictions (if applicable) carried out shall be immediately (within 5 working days or sooner) reported to the City's MMC, and MSCP Sections and the Wildlife Agencies and must be provided in writing (as by e-mail) and acknowledged to have been received by the required Agencies and DSD Staff member(s).

#### **Post Construction:**

1. Details of all surveys and actions undertaken on-site with respect to BUOWs (i.e. occupation, eviction, locations etc.) shall be reported to the City's MMC Section and the Wildlife Agencies within 21 days post-construction and prior to the release of any grading bonds. This report must include summaries of all previous reports for the site; and maps of the project site and BUOW locations on aerial photos.

#### **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 (CSV). The CSV'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.




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| Page 3                                                                                                                                                                                                                                                                                                                                                 | City of San Diego · Information Bulletin 620                                                        |                                   | August 2018                                                                                 |
|                                                                                                                                                                                                                                                                       | <b>City of San Diego<br/>Development Services</b><br>1222 First Ave., MS-302<br>San Diego, CA 92101 |                                   | <h2 style="text-align: center;">Community Planning<br/>Committee Distribution<br/>Form</h2> |
| Project Name:<br>A. Britannia Airway Logistics Center                                                                                                                                                                                                                                                                                                  |                                                                                                     | Project Number:<br>1048583        |                                                                                             |
| Community: Otay Mesa                                                                                                                                                                                                                                                                                                                                   |                                                                                                     |                                   |                                                                                             |
| <p style="text-align: center;">For project scope and contact information (project manager and applicant),<br/>log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p> |                                                                                                     |                                   |                                                                                             |
| <input checked="" type="checkbox"/> Vote to Approve<br><input type="checkbox"/> Vote to Approve with Conditions Listed Below<br><input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below<br><input type="checkbox"/> Vote to Deny                                                                                        |                                                                                                     | Date of Vote:<br>January 18, 2023 |                                                                                             |
| # of Members Yes<br>10                                                                                                                                                                                                                                                                                                                                 | # of Members No                                                                                     | # of Members Abstain<br>3         |                                                                                             |
| Conditions or Recommendations:<br>Recommend for approval with three members abstaining, Rob Hixson, Ted Shaw and Scott Merry.                                                                                                                                                                                                                          |                                                                                                     |                                   |                                                                                             |
| <input type="checkbox"/> No Action<br>(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)                                                                                                                                                                                                                               |                                                                                                     |                                   |                                                                                             |
| NAME: Rob Hixson, III                                                                                                                                                                                                                                                                                                                                  |                                                                                                     |                                   |                                                                                             |
| TITLE: Otay Mesa Planning Group Vice-Chair                                                                                                                                                                                                                                                                                                             |                                                                                                     | DATE: January 24, 2023            |                                                                                             |
| <i>Attach additional pages if necessary (maximum 3 attachments).</i>                                                                                                                                                                                                                                                                                   |                                                                                                     |                                   |                                                                                             |

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Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

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|  | <b>City of San Diego<br/>Development Services</b><br>1222 First Ave., MS 302<br>San Diego, CA 92101<br>(619) 446-5000 | <h1>Ownership Disclosure<br/>Statement</h1> | <b>FORM<br/>DS-318</b><br><br>October 2017 |
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**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:** Britannia Airway Logistics Center **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 5761 Airway Road  
San Diego, CA 92154

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

Corporation  Limited Liability -or-  General - What State? California 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: Britannia Innovation Center, 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: scott@badieedevlopment.com  
 Signature: \_\_\_\_\_ Date: 12/20/21  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Britannia Innovation Center, 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: scott@badieedevlopment.com  
 Signature: \_\_\_\_\_ Date: 12/20/21  
 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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 Upon request, this information is available in alternative formats for persons with disabilities.



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

| STORM WATER QUALITY NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| <p>THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.</p> <p>PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:</p> <ol style="list-style-type: none"> <li>ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.</li> <li>THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.</li> <li>ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.</li> <li>THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.</li> <li>THE CONTRACTOR FOR ENDURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.</li> <li>THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.</li> <li>THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.</li> <li>THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.</li> <li>IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.</li> <li>EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.</li> <li>THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR-ROUND.</li> <li>THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LOADED DISCHARGES.</li> <li>THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.</li> <li>ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.</li> <li>AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.</li> <li>THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.</li> <li>CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SASQA FACT SHEET TC-10R CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (A) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL."</li> </ol> | <ul style="list-style-type: none"> <li>PROCESS (9) NINE SEPARATE TRUCK PARK AND STORAGE YARDS WITH (9) NINE STATE APPROVED OFFICE TRAILER BUILDINGS (700 S.F. EACH) TOTAL OF 6,480 S.F. WITH ASSOCIATED VEHICULAR AND TRUCK PARKING FOR SEPARATE TENANTS WITH OPTION TO CONSOLIDATE INTO FEWER SEPARATE YARDS.</li> <li>PROPOSED STREET IMPROVEMENTS PER CITY STANDARDS.</li> <li>PROPOSED 8'-0" HIGH CHAINLINK FENCE.</li> <li>PROPOSED (9) NINE TRASH ENCLOSURES PER CITY STANDARDS.</li> <li>PROPOSED (7) SEVEN NEW DRIVEWAYS PER CURRENT CITY STANDARDS.</li> <li>PROPOSED DETENTION AND BIO-FILTRATION BASINS PER CITY STANDARDS.</li> <li>PROPOSED DEVIATION FROM STANDARDS FOR 40'-0" WIDE DRIVEWAY PER SDG-163.</li> </ul> | <p>GENERAL PLAN LAND USE: INDUSTRIAL<br/>ZONING: IBT-1-1<br/>HISTORICAL: NONE<br/>COUNCIL DISTRICT: 8<br/>TRANSIT PRIORITY AREA: 2035 TRANSIT PRIORITY AREA<br/>MOBILITY ZONE: 2<br/>COMMUNITY PLAN: OTAY MESA</p> <p>BROWN FIELD AIRPORT ALUCCO, AIA (REVIEW AREAS 1 &amp; 2), FAA PART 77 NOTICING AREA, AIRPORT SAFETY ZONE 6, COMMUNITIES OF CONCERN, MSCP ENVIRONMENTALLY SENSITIVE LANDS</p> <p>PREVIOUS PERMIT: NONE<br/>APN: 646-100-74-00<br/>EXISTING LAND USE: VACANT<br/>PROPOSED LAND USE: INDUSTRIAL<br/>PROPOSED PROJECT USE: TRUCK PARK &amp; STORAGE<br/>PERMITTED USES: TRUCK PARK &amp; STORAGE<br/>PROPERTY CLASS: (9) SINGLE STORY OFFICE TRAILERS<br/>SITE AREA (GROSS): 39.61 AC. / 1,725,412 S.F.<br/>SITE AREA (NET): 32.55 AC. / 1,417,878 S.F.<br/>PROPOSED LANDSCAPE AREA: 4.43 AC. / 193,015 S.F. (13.61%)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <table border="1"> <thead> <tr> <th>NO.</th> <th>SHT.</th> <th>SHEET TITLE - DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>A01</td><td>SHEET INDEX, PROJECT TEAM, SCOPE OF WORK, DATA &amp; NOTES</td></tr> <tr><td>2</td><td>A10</td><td>SITE PLAN, LEGEND AND KEYNOTES</td></tr> <tr><td>3</td><td>A12</td><td>EXISTING EASEMENTS &amp; ENVIRONMENTAL BOUNDARIES PLAN</td></tr> <tr><td>4</td><td>A13</td><td>PARTIAL SITE PLAN, LEGEND AND KEYNOTES</td></tr> <tr><td>5</td><td>A2</td><td>TYPICAL FLOOR PLAN, ROOF PLAN &amp; SCHEDULES</td></tr> <tr><td>6</td><td>A4</td><td>TYPICAL EXTERIOR ELEVATIONS</td></tr> <tr><td>7</td><td>L1</td><td>LANDSCAPE DEVELOPMENT PLAN, LEGEND AND NOTES</td></tr> <tr><td>8</td><td>L2</td><td>PARTIAL LANDSCAPE DEVELOPMENT PLANS</td></tr> <tr><td>9</td><td>C1</td><td>PRELIMINARY GRADING PLAN</td></tr> <tr><td>10</td><td>C2</td><td>PRELIMINARY GRADING PLAN</td></tr> <tr><td>11</td><td>C3</td><td>PRELIMINARY GRADING PLAN</td></tr> <tr><td>12</td><td>C4</td><td>PRELIMINARY GRADING PLAN</td></tr> <tr><td>13</td><td>C5</td><td>PRELIMINARY GRADING PLAN</td></tr> </tbody> </table> | NO.                   | SHT.                                                         | SHEET TITLE - DESCRIPTION        | 1                         | A01                                   | SHEET INDEX, PROJECT TEAM, SCOPE OF WORK, DATA & NOTES | 2                                                                                                                                                                           | A10       | SITE PLAN, LEGEND AND KEYNOTES | 3                                                  | A12                                                                                                                            | EXISTING EASEMENTS & ENVIRONMENTAL BOUNDARIES PLAN | 4   | A13                                                                      | PARTIAL SITE PLAN, LEGEND AND KEYNOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 5 | A2   | TYPICAL FLOOR PLAN, ROOF PLAN & SCHEDULES                                                                                                                                                        | 6          | A4             | TYPICAL EXTERIOR ELEVATIONS | 7                                 | L1                               | LANDSCAPE DEVELOPMENT PLAN, LEGEND AND NOTES | 8                                     | L2      | PARTIAL LANDSCAPE DEVELOPMENT PLANS               | 9 | C1 | PRELIMINARY GRADING PLAN | 10 | C2 | PRELIMINARY GRADING PLAN | 11 | C3                                  | PRELIMINARY GRADING PLAN | 12  | C4  | PRELIMINARY GRADING PLAN | 13               | C5 | PRELIMINARY GRADING PLAN |    |                   |                                                     |     |     |           |          |           |           |           |               |            |                            |     |     |                          |          |                          |                          |                          |
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LIGHTING SHALL BE DIRECTED AWAY FROM THE MHPA, AND SHIELDED IF NECESSARY, AND MUST COMPLY WITH LCD SECTION 142.0740.</li> <li>THIS PROJECT SHALL COMPLY WITH ALL CURRENT STREET LIGHTING STANDARDS ACCORDING TO THE CITY OF SAN DIEGO STREET DESIGN MANUAL (DOCUMENT NO. 297376, FILED NOVEMBER 25, 2002) AND THE AMENDMENT TO COUNCIL POLICY 200-19 APPROVED BY THE CITY COUNCIL ON FEBRUARY 26, 2002 (RESOLUTION R-296141) SATISFACTORY TO THE CITY ENGINEER. THIS MAY REQUIRE (BUT NOT BE LIMITED TO) INSTALLATION OF NEW STREET LIGHT(S) UPGRADING LIGHT FROM LOW PRESSURE TO HIGH PRESSURE SODIUM VAPOR AND/OR UPGRADING WATTAGE.</li> <li>ALL LANDSCAPED AREAS TO HAVE A PERMANENT WATERING SYSTEM.</li> <li>AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOB KEY SWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHALL, SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT.</li> <li>PROVIDE BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UFC 901.4.4).</li> <li>ALL VEHICULAR PARKING SPACES TO BE MARKED WITH 4" WIDE WHITE STRIPES AT EACH SIDE OF STALL. SAID STRIPES FOR EACH PARKING SPACE SHALL BE MAINTAINED BY THE OWNER/TENANT AT ALL TIMES.</li> <li>LOT DRAINAGE MUST MEET CURRENT CITY ENGINEERING STANDARDS. RUNOFF SHALL NOT BE INCREASED WITHOUT THE ADDITION OF AN ON-SITE DETENTION FACILITY TO DECREASE RUNOFF.</li> <li>WHEEL STOPS ARE REQUIRED TO PROTECT FENCES AND LANDSCAPING ADJACENT TO AUTO VEHICULAR PARKING AREAS. A MINIMUM 8" HIGH WHEEL STOP SHALL BE PROVIDED LOCATED A MINIMUM OF 12'-0" FROM ALL FENCING.</li> <li>THE NEAREST BUS OR TRANSIT STOP ADJACENT TO THIS SITE IS 960'-0" FROM THE EASTERLY PROPERTY LINE TO THE EAST ON THE SOUTH SIDE OF AIRWAY ROAD.</li> <li>VERIFY LOCATION OF ALL UTILITIES &amp; STREET IMPROVEMENTS SHOWN ON THESE PLAN.</li> <li>DAMAGED INTERIOR FENCES SHALL BE REPAIRED OR REPLACED &amp; MAINTAINED AT ALL TIMES.</li> <li>ALL CHAIN LINK FENCING TO BE VINYL COATED.</li> <li>EXCEPT FOR TEMPORARY SLOPE REVEGETATION, THE DRAINAGE FROM ALL PERMANENT IRRIGATION OF NON-NATIVE ORNAMENTAL PLANTS WILL BE DIRECTED AWAY FROM THE SLOPE EDGE AND WILL NOT BE ALLOWED TO FLOW TOWARD THE SENSITIVE VEGETATION AREA.</li> <li>ALL MANUFACTURED SLOPES MUST BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA.</li> <li>ALL PARKING SPACES, PARKING AREAS, LOADING AREAS, AND DRIVEWAYS SHALL BE SURFACED WITH ASPHALTIC CONCRETE AT LEAST 2 INCHES IN DEPTH OR ITS EQUIVALENT, EXCEPT THAT VEHICLES AND EQUIPMENT PERMITTED TO BE STORED IN ACCORDANCE WITH CHAPTER 14, ARTICLE 2, DIVISION 11 (OUTDOOR STORAGE, DISPLAY AND ACTIVITY REGULATIONS), MAY BE PLACED ON A PERMEABLE SURFACE. SURFACING SHALL BE PLACED ON A SUITABLE COMPACTED AND PREPARED BASE, PER SDMC-142.0660(h)(1).</li> <li>PRIOR TO ANY WORK STARTING IN THE CITY STREET RIGHT-OF-WAY, THE APPLICANT SHALL APPLY FOR A "PUBLIC RIGHT-OF-WAY PERMIT FOR TRAFFIC CONTROL.</li> <li>NO TREES OR SHRUBS EXCEEDING 3'-0" IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10'-0" OF ANY SEWER FACILITIES.</li> <li>ANY INCREASE IN RUNOFF RESULTING FROM THE DEVELOPMENT OF THE SITE SHALL BE DIRECTED AWAY FROM ANY STEEP HILLSIDE AREAS AND EITHER INTO AN EXISTING OR NEWLY IMPROVED PUBLIC STORM DRAIN SYSTEM OR ONTO A EXISTING OR NEW GUTTER SYSTEM OR PUBLIC RIGHT-OF-WAY DESIGNATED TO CARRY SURFACE DRAINAGE RUNOFF.</li> <li>NO FENCES/SHRUBS HIGHER THAN 36 INCHES IN HEIGHT ARE PERMITTED IN THE VISIBILITY AREAS OF THE PROPOSED DRIVEWAYS AND STREET INTERSECTIONS. NO OBJECTS HIGHER THAN 24" PROPOSED TO BE WITHIN THE VISIBILITY TRIANGLES PER SDMC 113.0273.</li> <li>SHORT-TERM BICYCLE PARKING: PER SDMC SECTION 142.0530 (e)(1)(D)(iii), INDUSTRIAL USES ARE EXEMPT FROM THE SHORT-TERM BICYCLE PARKING REQUIREMENT.</li> <li>ALL GATES SHALL REMAIN OPEN DURING ALL HOURS THE BUSINESSES ARE OPEN (EXCEPT FOR THE EXIT ONLY GATE).</li> </ol> | <h3>BUILDING DATA</h3> <p>TYPE OF CONSTRUCTION: TYPE V-B (NON-SPRINKLERED)<br/>BUILDING CONSTRUCTED: 2008<br/>OCCUPANCY GROUP: B<br/>PROPOSED BUILDINGS HEIGHT: 12'-6"<br/>PROPOSED F.A.R.: 0.004 x 0.50<br/>PROPOSED BUILDINGS AREA: 6,480 S.F. (TOTAL)<br/>EXISTING PHANTOM AREA: 0.00 S.F. (NOT IN NET AREA)</p> <p>TOTAL PARKING REQUIRED: 22<br/>TOTAL PARKING PROVIDED: 27<br/>(SEE PARKING CALCULATIONS TABLE 142-05G THIS SHEET)</p> <h3>BUILDING CODE</h3> <p>2019 CALIFORNIA BUILDING CODE<br/>2019 CALIFORNIA GREEN BUILDING STANDARDS CODE<br/>2019 CALIFORNIA PLUMBING CODE<br/>2019 CALIFORNIA ELECTRICAL CODE<br/>2019 CALIFORNIA FIRE CODE<br/>2019 ENERGY CODE</p> <h3>VMT POINTS</h3> <p>POINTS REQUIRED: 5      POINTS PROVIDED: 5</p>                                                                                                                                                                                                                                                                                                                                                                                                 |                       |                                                              |                                  |                           |                                       |                                                        |                                                                                                                                                                             |           |                                |                                                    |                                                                                                                                |                                                    |     |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |   |      |                                                                                                                                                                                                  |            |                |                             |                                   |                                  |                                              |                                       |         |                                                   |   |    |                          |    |    |                          |    |                                     |                          |     |     |                          |                  |    |                          |    |                   |                                                     |     |     |           |          |           |           |           |               |            |                            |     |     |                          |          |                          |                          |                          |
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| IBT-1-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | REQUIRED AUTOMOBILE PARKING SPACES <sup>(1)</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                     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  |          |           |           |           |               |            |                            |     |     |                          |          |                          |                          |                          |
| OFFICES <sup>(4)</sup> (6,480 S.F.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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 | TABLE 11.B-208.2                                             | 5%                               | 5%                        | 2%                                    |                                                        |                                                                                                                                                                             |           |                                |                                                    |                                                                                                                                |                                                    |     |                                                                          |                                                                                                                                                                                                                                                 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| 9 OFFICE TRAILERS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 720 S.F. EACH<br>2.4 REQUIRED EA.<br>3 PROVIDED EA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N/A                                                                                                                                                                                                                                                                                                          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| TOTAL OFFICES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 6,480 S.F.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 22 REQUIRED<br>27 PROVIDED                                          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 | 2 REQUIRED<br>9 PROVIDED                                     | PER PLAN                         | 0 REQUIRED<br>3 PROVIDED  | 2 REQUIRED<br>2 PROVIDED              | 4 REQUIRED<br>4 PROVIDED                               |                                                                                                                                                                             |           |                                |                                                    |                                                                                                                                |                                                    |     |                                                                          |                                                                                                                                                                                                                                                 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  |          |           |           |           |               |            |                            |     |     |                          |          |                          |                          |                          |
| <h3>Notice of VMT Reduction Measure(s)</h3> <p>THE NOTICE FOR MOBILITY CHOICES VMT REDUCTION MEASURES, REQUIRED FOR A DEVELOPMENT, SHALL BE POSTED IN A PROMINENT AND ACCESSIBLE COMMON AREA WHERE IT CAN EASILY BE VIEWED BY RESIDENTS AND THE PUBLIC. THE NOTICE SHALL INCLUDE THE RESPONSIBLE PARTY CONTACT INFORMATION AND A STATEMENT REGARDING THE MEASURES WHICH ARE REQUIRED PURSUANT TO SDMC SECTIONS 143.1101, 143.1102, AND 143.1103.</p> <p>OWNER: CONTACT INFORMATION: BRITANNIA INNOVATION CENTER, LLC<br/>1261 PROSPECT STREET, SUITE 9<br/>LA JOLLA, CA 92037<br/>SCOTT.MERRY@badiee.com/888-815-8886</p> <p>MOBILITY CHOICES VMT REDUCTION MEASURE(S):<br/>INSTALLING NEW BICYCLE INFRASTRUCTURE (CLASS I, II, IV) THAT IS PART OF THE CITY'S PLANNED BIKEWAY NETWORK THAT CLOSES OR INCREMENTALLY CLOSES AN EXISTING GAP BETWEEN TWO EXISTING BIKEWAYS.<br/>PROVIDING LONG-TERM BICYCLE PARKING SPACES AT LEAST 10% BEYOND MINIMUM REQUIREMENTS.</p> <p>SIGNATURE: _____ DATE: _____</p> <p>PRINT NAME &amp; TITLE: SCOTT MERRY, VP CONSTRUCTION</p> <p>COMPANY/ORGANIZATION NAME: BRITANNIA INNOVATION CENTER, LLC</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <h3>LEGAL DESCRIPTION</h3> <p>THE NORTH QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE PLAT IN THAT CERTAIN DECREE ESTABLISHING BOUNDARY LINES IN THE SOUTHEAST QUARTER OF SAID SECTION 33, IN SUPERIOR COURT OF SAN DIEGO COUNTY, CASE NO. 212718, A CERTIFIED COPY OF SAID DECREE BEING RECORDED MARCH 3, 1958 IN BOOK 8976, PAGE 305 OF OFFICIAL RECORDS, SAID BOUNDARY LINE IN SAID DECREE BEING AS FOLLOWS:</p> <p>BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 11° 27' 10" WEST ALONG THE EAST LINE OF SAID SECTION, 662.92 FEET TO AN OLD FENCE LINE POSITION; THENCE ALONG SAID OLD FENCE LINE POSITION, NORTH 89° 46' 40" WEST, 2642.60 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE, NORTH 11° 24' 58" EAST, 662.38 FEET (MEASURED 754.41 FEET) TO THE CENTER LINE OF AIRWAY ROAD KNOWN AS ROAD SURVEY NO. 121; THENCE ALONG SAID CENTER LINE, SOUTH 89° 40' 50" EAST, 2643.12 FEET TO THE POINT OF BEGINNING.</p> <p>EXCEPTING THEREFROM THAT PORTION OF SAID LAND, IF ANY, LYING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  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                                                                                                                                                       |           |                                |                                                    |                                                                                                                                |                                                    |     |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        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1261 PROSPECT STREET, SUITE 9  
LA JOLLA, CA 92037

PROJECT:  
**BRITANNIA AIRWAY LOGISTICS CENTER**

APN: 646-100-74-00  
5761 AIRWAY ROAD  
SAN DIEGO, CA 92154

| REVISION | ITEM | DATE |
|----------|------|------|
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| THIS SET                                         | ISSUE DATE |
|--------------------------------------------------|------------|
| <input type="checkbox"/> SCHEMATIC               | 9/27/2021  |
| <input type="checkbox"/> DESIGN DEV.             | 10/29/2021 |
| <input type="checkbox"/> SUBMITTAL               | 12/22/2021 |
| <input type="checkbox"/> PLAN CHECK 1            | 3/10/2022  |
| <input checked="" type="checkbox"/> PLAN CHECK 2 | 9/22/2022  |
| <input type="checkbox"/> CONSTRUCTION            |            |
| <input type="checkbox"/> AS-BUILT                |            |

SHEET TITLE / CONTENTS

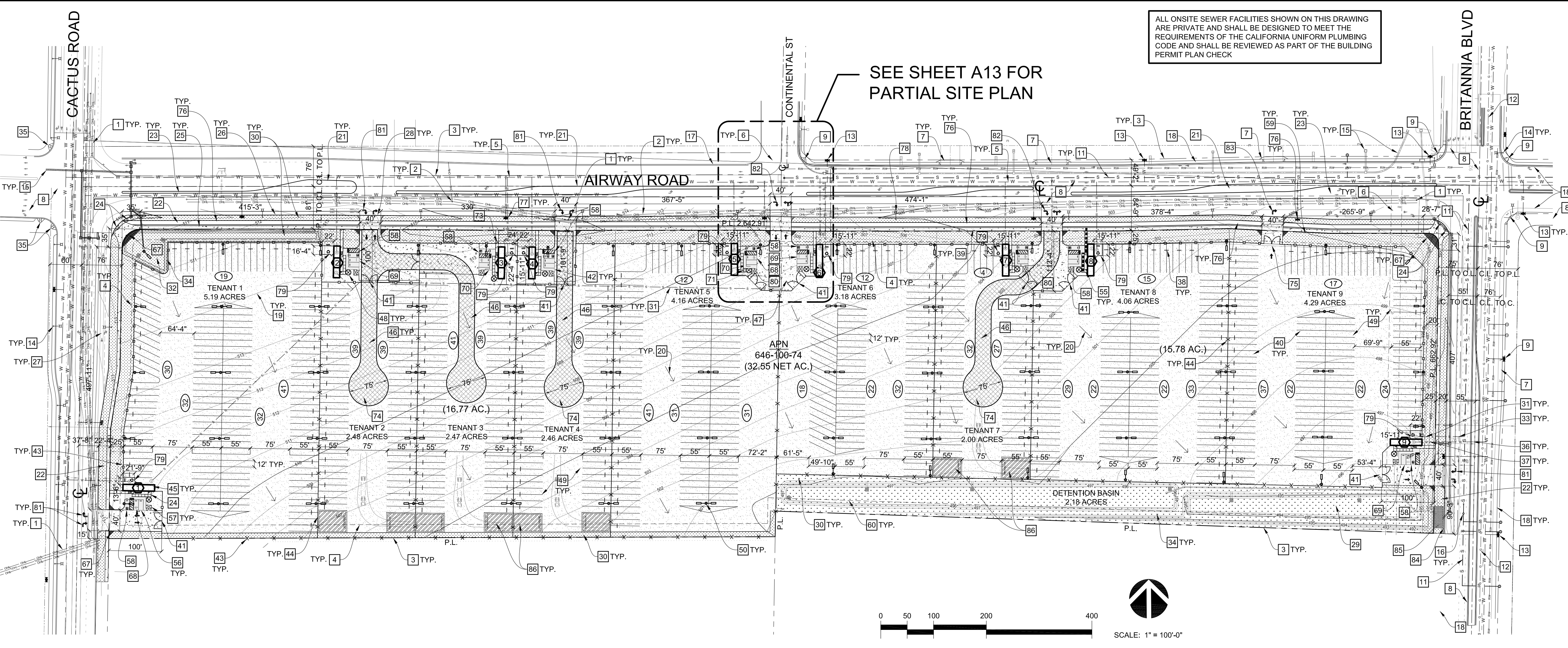
**TITLE SHEET**

TRH PROJECT#: 356-21  
SCALE: AS NOTED  
DRAWN BY: TRH  
DATE DRAWN: 9/17/2021  
CHECKED BY: KDS

**A01**



PROPOSED SITE PLAN



ALL ON-SITE SEWER FACILITIES SHOWN ON THIS DRAWING ARE PRIVATE AND SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK

SEE SHEET A13 FOR PARTIAL SITE PLAN

SITE KEYNOTES

- 1 EXISTING ELECTRICAL POLE TO BE REMOVED & PLACED UNDERGROUND
2 EXISTING OVERHEAD ELECTRICAL LINES TO BE REMOVED & PLACED UNDERGROUND
3 EXISTING PROPERTY LINE - VERIFY WITH CIVIL ENGINEERING PLANS
4 EXISTING SETBACK LINE
5 EXISTING WATER MAIN - V.I.F.
6 EXISTING ASPHALT PAVEMENT - V.I.F.
7 EXISTING DRIVEWAY (NOT-A-PART) - V.I.F.
8 EXISTING STREET IMPROVEMENTS - V.I.F.
9 EXISTING ACCESSIBLE PEDESTRIAN RAMP - V.I.F.
10 EXISTING IRRIGATION WATER MAIN - V.I.F.
11 EXISTING SEWER MAIN - V.I.F.
12 EXISTING GAS MAIN - V.I.F.
13 EXISTING FIRE HYDRANT - V.I.F.
14 EXISTING STREET LIGHT - V.I.F.
15 EXISTING STORM DRAIN - V.I.F.
16 EXISTING SEWER MANHOLE - V.I.F.
17 EXISTING ASPHALT CURB - V.I.F.
18 EXISTING CONCRETE CURB, GUTTER & SIDEWALK - V.I.F.
19 PROPOSED CONTOUR LINES PER PRELIMINARY GRADING PLAN
20 PROPOSED DRAINAGE ARROW PER PRELIMINARY GRADING PLAN
21 PROPOSED CONCRETE STREET MEDIAN PER PRELIMINARY GRADING PLAN
22 PROPOSED LANDSCAPED PARKWAY PER LANDSCAPE DEVELOPMENT PLAN
23 PROPOSED STREET IMPROVEMENTS PER PRELIMINARY GRADING PLAN
24 PROPOSED ACCESSIBLE PEDESTRIAN RAMP PER PRELIMINARY GRADING PLAN
25 PROPOSED ACCESSIBLE 6' WIDE CONCRETE SIDEWALK PER PRELIMINARY GRADING PLAN
26 PROPOSED CONCRETE CURB AND GUTTER PER PRELIMINARY GRADING PLAN
27 PROPOSED STREET STRIPING PER PRELIMINARY GRADING PLAN
28 PROPOSED CONCRETE CURB-CUTS & DRIVEWAY PER CITY STANDARDS
29 PROPOSED PRIVATE DETENTION BASIN PER PRELIMINARY GRADING PLAN
30 PROPOSED LANDSCAPE AND IRRIGATION PER CITY STANDARDS
31 PROPOSED PRIVATE ON-SITE SEWER LINE
32 PROPOSED BIO-RETENTION PER PRELIMINARY GRADING PLAN
33 PROPOSED PUBLIC SEWER LATERAL PER PRELIMINARY GRADING PLAN
34 PROPOSED VEGETATED SLOPE PER PRELIMINARY GRADING PLAN
35 PROPOSED OFF-SITE ACCESSIBLE PEDESTRIAN RAMP BY OTHERS
36 PROPOSED PUBLIC ACP WATER LATERAL PER PRELIMINARY GRADING PLAN
37 PROPOSED PRIVATE ACP WATER LINE PER PRELIMINARY GRADING PLAN
38 PROPOSED 8" HIGH RAILROAD TIE OR EQUAL TRUCK WHEELSTOP
39 PROPOSED SEWER POC PER PRELIMINARY GRADING PLAN
40 PROPOSED 12'-0" WIDE x 55'-0" LONG TRUCK PARKING SPACE
41 PROPOSED ELECTRIC OPERATED SWINGING SECURITY GATE W/ KNOX BOX PER FIRE DEPT
42 PROPOSED PRIVATE ASPHALT PAVEMENT PER CITY STANDARDS
43 PROPOSED 8'-0" HIGH PERIMETER CHAINLINK FENCE W GREEN SHADE CLOTH
44 PROPOSED 8'-0" HIGH CHAINLINK FENCE WITH GREEN SHADE CLOTH
45 PROPOSED 720 S.F. USED STATE APPROVED RESTROOM TRAILER (TOTAL 9)
46 PROPOSED MIN. 30'-0" WIDE UNOBSTRUCTED FIRE APPARATUS ACCESS ROAD
47 PROPOSED CONCRETE PAVEMENT PER GRADING PLANS
48 PROPOSED CLASS 3A-40BC FIRE EXTINGUISHER (CFC SECTIONS 5703.2.1 & 906) - 9
49 PROPOSED DECOMPOSED GRANITE / GRAVEL BASE PER PRELIMINARY GRADING PLAN
50 PROPOSED LIGHT STANDARD PER CITY OF SAN DIEGO
51 PROPOSED 12" HIGH, 1" STROKE CONTRAST ADDRESS #6 PER COUNTY FIRE CODE 505.1
52 PROPOSED 6" CONCRETE WHEEL STOP PER ACCESSIBILITY STANDARDS (SEE A13)
53 PROPOSED ACCESSIBLE GROUND STRIPING (SEE A13)
54 PROPOSED ACCESSIBLE SIGNS (SEE A13)
55 PROPOSED PRE-ENGINEERED ACCESSIBLE RAMP WITH RAILING
56 PROPOSED 9'-0" x 20'-0" STANDARD VEHICULAR PARKING SPACE PER CITY STANDARDS
57 PROPOSED REFUSE & RECYCLABLE ENCLOSURE PER SDMC SECTION 142.0805 (TOTAL 9)
58 PROPOSED 9'-0" x 20'-0" ACCESSIBLE PARKING SPACE PER CITY OF SD STANDARDS
59 PROPOSED PROPERTY LINE - VERIFY WITH CIVIL ENGINEERING PLANS
60 PROPOSED SETBACK LINE PER CITY OF SAN DIEGO STANDARDS
61 PROPOSED PRE-ENGINEERED STAIRS WITH RAILING (SEE A13)
62 PROPOSED 6" CONCRETE OR ASPHALT CURB (SEE A13)
63 PROPOSED POTABLE WATER METER WITH BACKFLOW PREVENTER PER OWD
64 PROPOSED PUBLIC IRRIGATION WATER LATERAL PER PRELIMINARY GRADING PLAN
65 PROPOSED IRRIGATION WATER METER WITH BACKFLOW PREVENTER PER OWD
66 PROPOSED TRUNCATED DOMES (SEE A13)
67 PROPOSED VISIBILITY TRIANGLES PER CITY STANDARDS AND LEGEND THIS SHEET
68 PROPOSED ELECTRIC VEHICLE PARKING SPACE PER DETAIL THIS SHEET (TOTAL 4)
69 PROPOSED CARPOOL/ZERO EMISSION VEHICLE PARKING SPACE PER DETAIL THIS SHEET (3)
70 PROPOSED 3'-0" x 8'-0" MOTORCYCLE PARKING SPACE PER DETAIL THIS SHEET
71 PROPOSED 5'-0" x 7'-0" ANCHORED LONG-TERM BICYCLE COVERED LOCKABLE ENCLOSURE
72 PROPOSED ACCESSIBLE PEDESTRIAN CIRCULATION FROM PROW TO TENANT ENTRANCE
73 PROPOSED 3'-0" WIDE MANUALLY OPERATED SWINGING GATE
74 PROPOSED 75'-0" DIAMETER COMMERCIAL VEHICLE TURNAROUND
75 PROPOSED EXIT ONLY GATE, NO ENTRANCE FROM STREET
76 PROPOSED 8'-0" WIDE DG BASE CLASS 1 BICYCLE PATH PER ENGINEERING DRAWINGS
77 PROPOSED FIRE HYDRANT PER ENGINEERING DRAWINGS
78 PROPOSED STREET LIGHT PER ENGINEERING DRAWINGS
79 PROPOSED 225 S.F. (22'-0" x 15'-11") USABLE SPACE OUTDOOR AMENITIES AREA PER SDMC 131.0665 (TOTAL 9 = 2,000 S.F.) WITH AMENITIES PER DETAIL ON SHEET L2
80 PROPOSED ELECTRIC VEHICLE CHARGING STATION PER DETAIL THIS SHEET (TOTAL 2)
81 PROPOSED RIGHT-IN AND RIGHT-OUT ONLY STRIPING
82 PROPOSED RIGHT-IN WITH RIGHT-OUT AND LEFT-OUT STRIPING
83 PROPOSED NO ENTRY WITH RIGHT-OUT EXIT ONLY STRIPING
84 PROPOSED TYPE H CURB & GUTTER PER SDG-151 AND ENGINEERING PLANS
85 PROPOSED MODULAR WETLAND UNIT BOX PER ENGINEERING PLANS
86 PROPOSED TURNAROUND AREA FOR SEMI TRUCKS



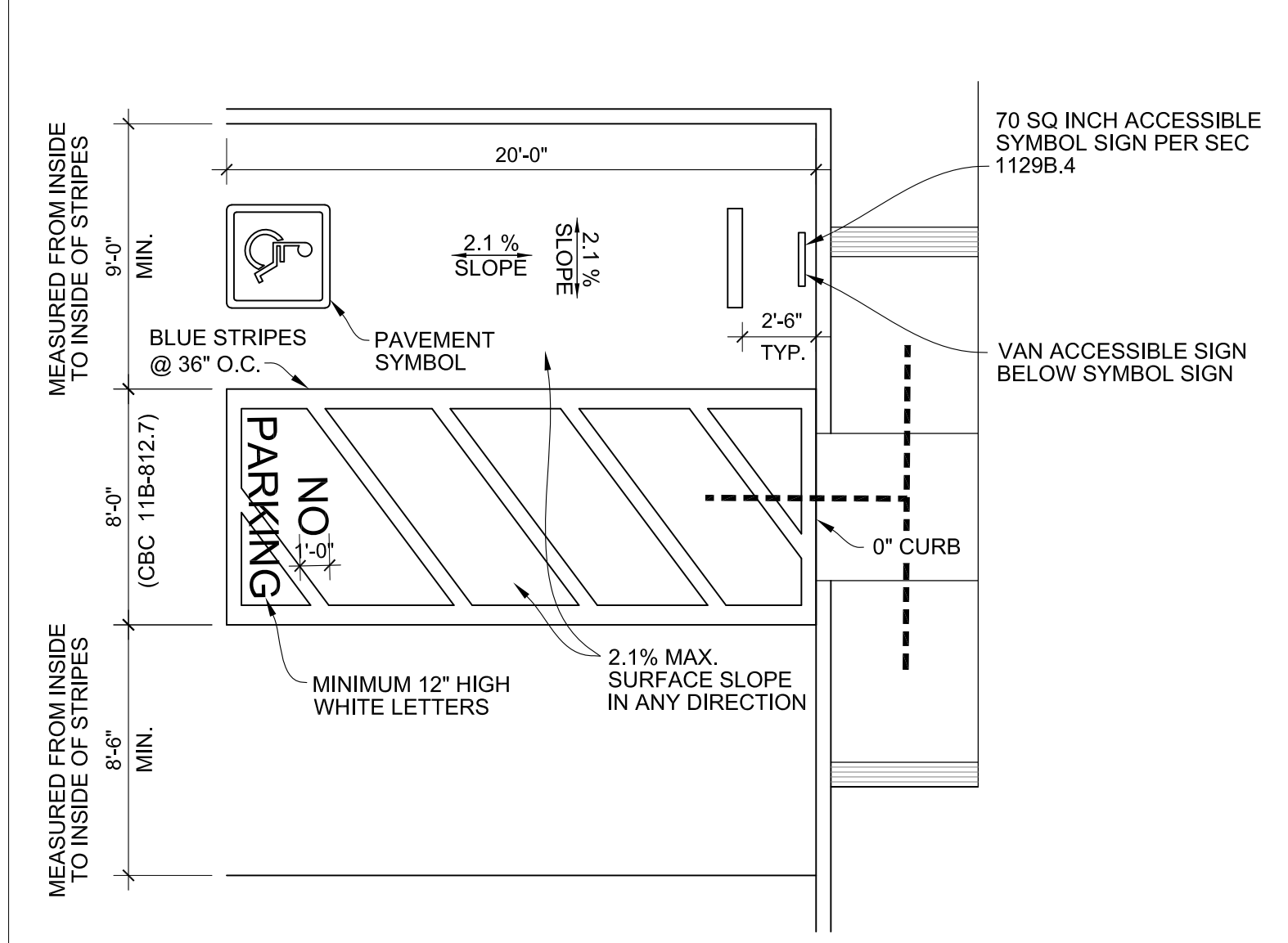
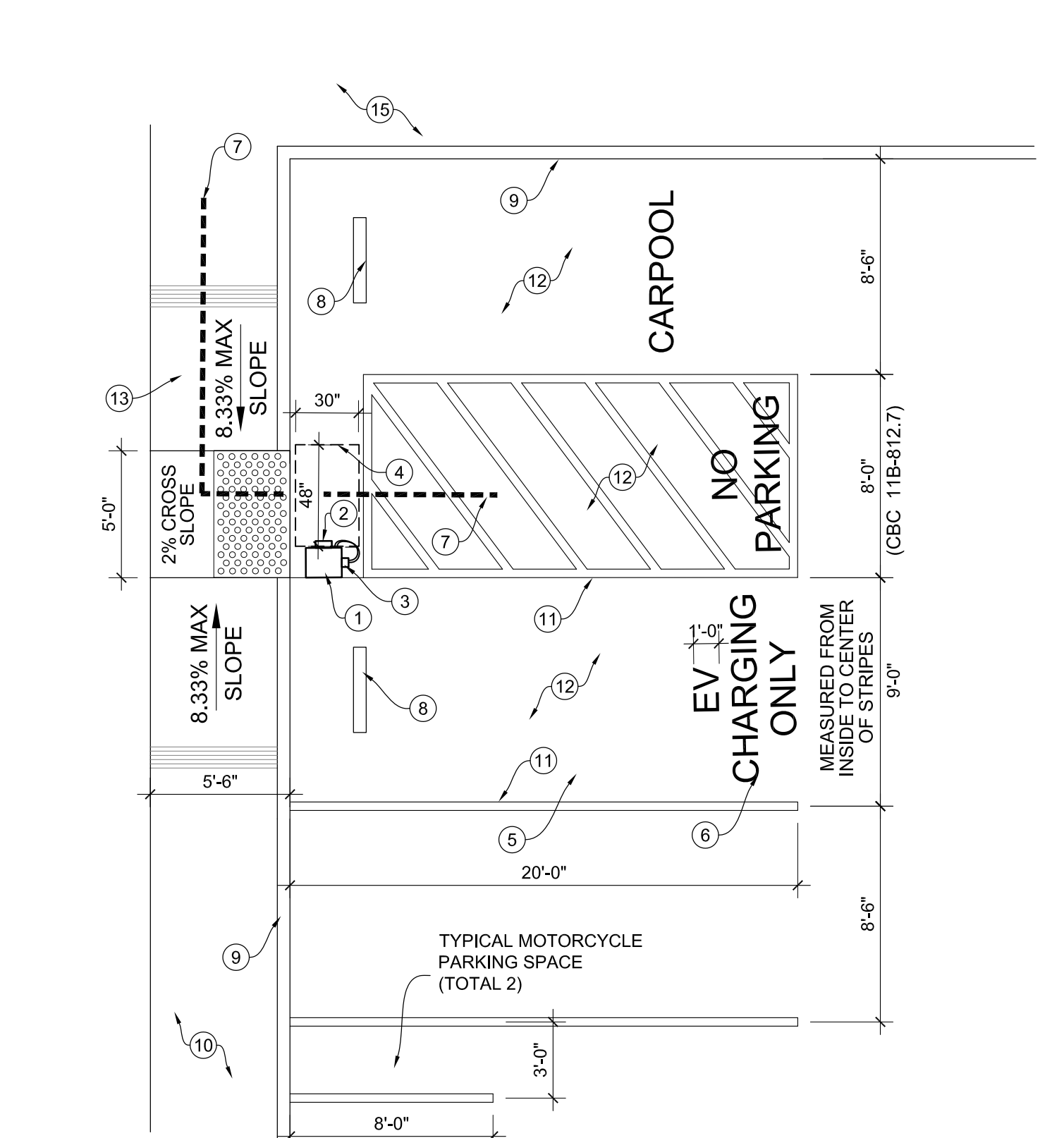
CLIENT: 1261 PROSPECT STREET, SUITE 9, LA JOLLA, CA 92037

BRITANNIA AIRWAY LOGISTICS CENTER

APN: 646-100-74-00, 5761 AIRWAY ROAD, SAN DIEGO, CA 92154

REVISION ITEM DATE table with 3 columns and 1 row.

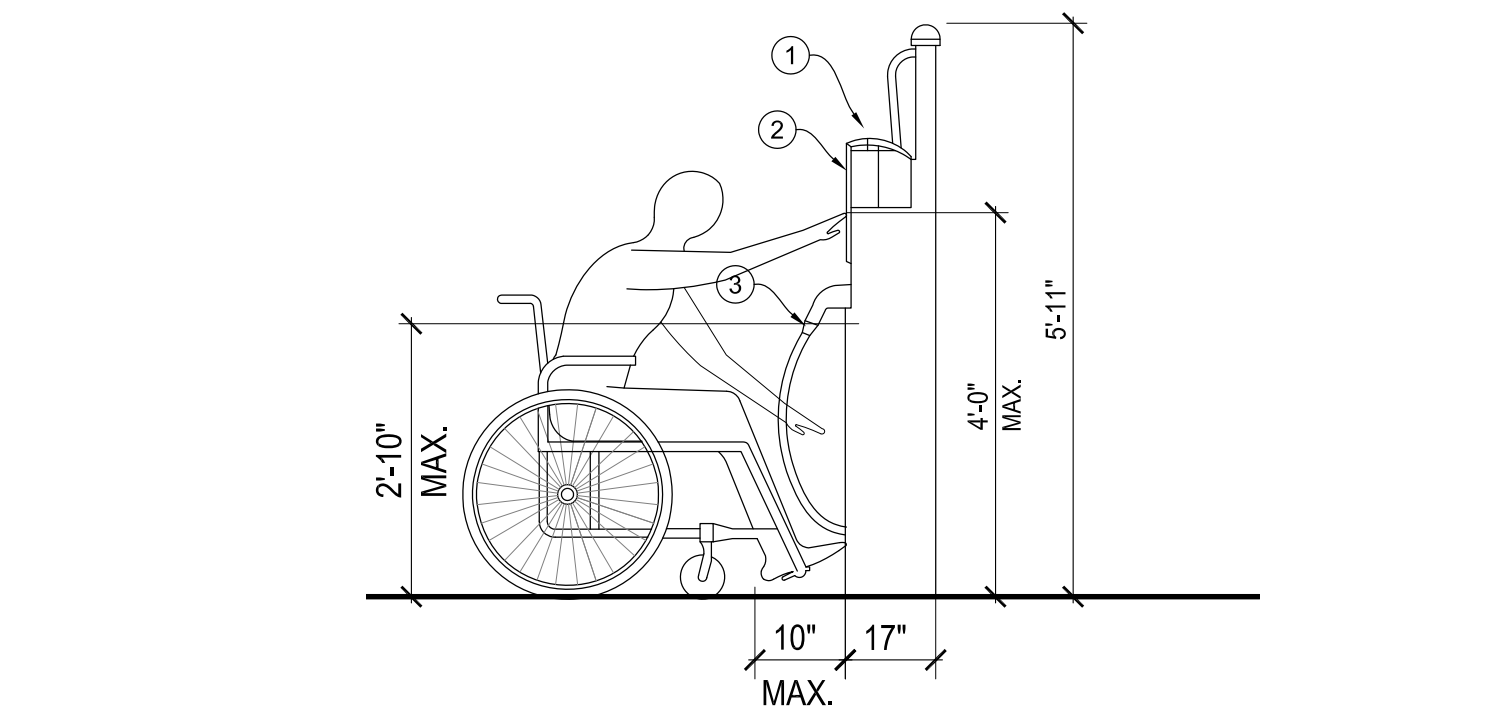
TYPICAL ACCESSIBLE, EV & MOTORCYCLE PARKING SPACE



ACCESSIBLE PARKING NOTES: DETECTABLE WARNING TO BE SLIP-RESISTANT. HAVE VISUAL CONTRAST MATERIAL WITH ADJOINING SURFACES. LIGHT ON DARK OR DARK ON LIGHT AS AN INTEGRAL PART OF FULL WIDTH AND DEPTH WALKING SURFACE WITH RAISED TRUNCATED DOMES PER CBC FIGURE 11B-23A.

EV CHARGING STATION NOTES

- 1. ALL OPERABLE PARTS SHALL COMPLY WITH CBC SECTION 11B-309, 11B-228.3.12 & 11B-812.2.
2. POINT OF SALE DEVICES PROVIDED FOR EV CHARGES TO COMPLY WITH CBC SECTION 11B-707.2, 11B-707.3, 11B-707.7.2 & 11B-707.9.



EV CHARGING STATION KEYNOTES

- 1 PROPOSED EV CHARGING STATION CHARGING-POINT CT4000 OR EQUAL W/ P.O.S. (TOTAL 2)
2 PROPOSED POINT OF SALE (P.O.S.) DEVICE PER CBC SECTIONS 11B-702.2, 11B-707.3, 11B-707.7.2 & 11B-707.9
3 PROPOSED CHARGING CORD STORAGE SHALL COMPLY WITH CBC SECTION 11B-309
4 PROPOSED CLEAR FLOOR SPACE SHALL COMPLY WITH CBC SECTION 11B-305
5 PROPOSED STANDARD ACCESSIBLE EVCS SHALL COMPLY WITH CGCB SECTIONS 4 & 5
6 PROPOSED 12" HIGH LETTER SURFACE MARKING SHALL COMPLY WITH CBC SECTION 11B-812.9
7 PROPOSED ACCESSIBLE ROUTE OF TRAVEL TO COMPLY WITH CBC SECTIONS 11B - 403.2, 11B-812.5.1 & 11B -812.5.2
8 PROPOSED 6" HIGH CONCRETE WHEEL STOP PER CITY STANDARDS
9 PROPOSED 6" HIGH CURB PER CITY STANDARDS
10 PROPOSED ASPHALT PAVEMENT
11 PROPOSED CONTRASTING COLOR STRIPES (GREEN) @ 32" O.C. (BLUE COLOR SHALL NOT BE USED)
12 PROPOSED 1:48 MAX. SURFACE SLOPE IN ANY DIRECTION PER CBC SECTION 11B-812.3
13 PROPOSED ACCESSIBLE CONCRETE RAMP & WALKWAY
14 PROPOSED TRUNCATED DOMES
15 PROPOSED LANDSCAPE AND IRRIGATION PER LANDSCAPE PLAN

TENANT TABLE

Table with columns: TENANT, AREA, TRUCK SPACES, ASPHALT, CONCRETE, DG BASE, LANDSCAPE, VEHICLE SPACES, TRASH ENCL., DOUBLE GATE. Lists 10 tenants and their respective specifications.

FENCE TABLE

Table with columns: SYMBOL, TYPE, DESCRIPTION, LOCATION, HEIGHT, LENGTH. Lists chainlink fences for project perimeter and interior.

LIGHT STANDARD TABLE

Table with columns: SYMBOL NO., TYPE, DESCRIPTION, LUMENS, KELVIN, HEIGHT, LAMP. Lists single and dual light fixtures.

STRUCTURES TABLE

Table with columns: SYM., AREA, HEIGHT, STATUS, DESCRIPTION, TENANT, OCCUP., TYPE, USE, YEAR, USABLE SPACE. Lists 10 single-story office buildings.

USABLE SPACE AREA CALCS

Table with columns: REQUIRED, PROVIDED. Lists usable space calculations for 10 tenants, totaling 2,000 S.F. required and 2,025 S.F. provided.

LEGEND

- EXISTING PROPERTY LINE
--- EXISTING SETBACK LINE
--- ORH --- EXISTING OVERHEAD UTILITY LINE
--- W --- EXISTING WATER LINE
--- RW --- EXISTING IRRIGATION WATER LINE
--- S --- EXISTING SEWER LINE
--- G --- EXISTING GAS LINE
--- SL --- EXISTING STREET LIGHT PER CIVIL PLANS
--- SF --- EXISTING FIRE HYDRANT PER CIVIL PLANS
--- S --- PROPOSED SEWER LINE
--- W --- PROPOSED WATER LINE
--- --- PROPOSED 8'-0" HIGH PERIMETER FENCE
--- --- PROPOSED 8'-0" HIGH INTERIOR FENCE
--- --- PROPOSED SINGLE LIGHT STANDARD AS REQUIRED
--- --- PROPOSED DUAL LIGHT STANDARD AS REQUIRED
--- --- PROPOSED ASPHALT PAVEMENT
--- --- PROPOSED CONCRETE PAVEMENT
--- --- PROPOSED GRAVEL OR DG BASE PER OWNER
--- --- PROPOSED LANDSCAPING AND IRRIGATION
--- --- PROPOSED STRUCTURE NUMBER
--- --- PROPOSED CONTOUR LINE PER CIVIL DRAWINGS
--- --- PROPOSED DIRECTION OF DRAINAGE
--- --- KEYNOTE SYMBOL THIS SHEET
--- --- PROPOSED TRUCK PARKING SPACES
--- --- PROPOSED STATE APPROVED OFFICE TRAILER
--- --- NEW MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER WITH MINIMUM U.L. RATING OF 3A:40B C. EXTINGUISHER SHALL BE MOUNTED ON A WALL, FENCE OR IN AN APPROVED CABINET, BETWEEN 3 1/2 AND 5 FEET FROM FLOOR LEVEL, AND CLEARLY VISIBLE. (CA FIRE CODE 906)
--- --- CENTER LINE
--- --- PROPERTY LINE
--- --- CURB
--- --- ACCESSIBLE ROUTE OF TRAVEL - ADA PER CBC 11B - 403.3 & CBC 11B - 302.1
--- --- 10' x 10' VISIBILITY TRIANGLES. NO OBJECTS HIGHER THAN 24" ARE PERMITTED IN THIS AREA
--- --- 25' x 25' VISIBILITY TRIANGLES. NO OBJECTS HIGHER THAN 24" ARE PERMITTED IN THIS AREA

THIS SET ISSUE DATE

- SCHEMATIC 9/27/2021
DESIGN DEV. 10/29/2021
SUBMITTAL 12/22/2021
PLAN CHECK 1 3/10/2022
PLAN CHECK 2 9/22/2022
AS-BUILT

SHEET TITLE / CONTENTS

PROPOSED SITE PLAN KEYNOTES TABLES AND LEGEND

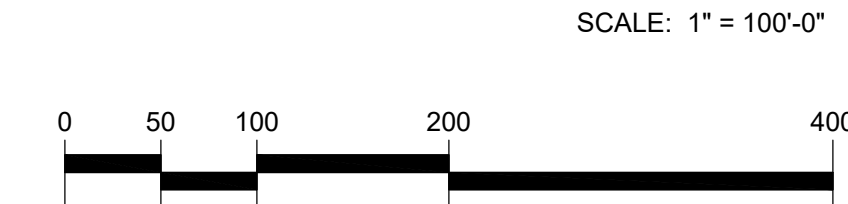
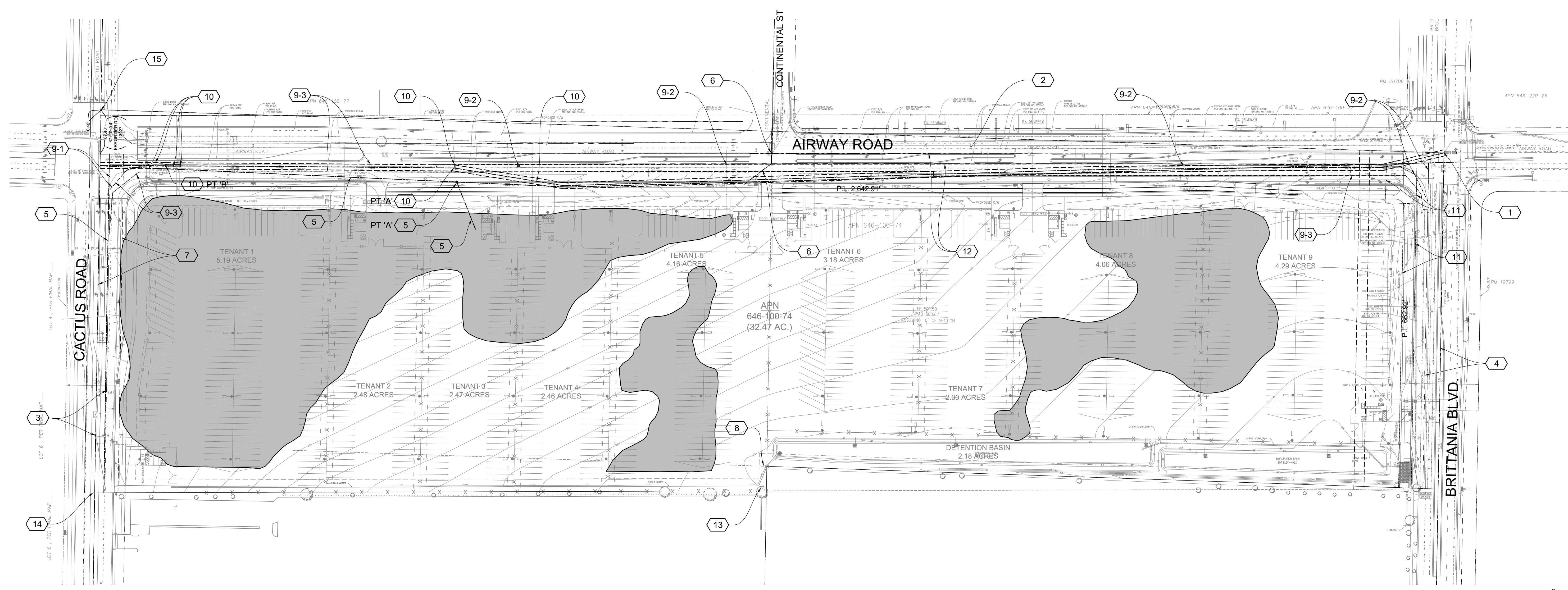
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SCALE: AS NOTED
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A10

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# EXISTING EASEMENTS & ENVIRONMENTAL BOUNDARIES PLAN



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PROJECT:  
**BRITANNIA AIRWAY LOGISTICS CENTER**

APN: 646-100-74-00  
5761 AIRWAY ROAD  
SAN DIEGO, CA 92154

| REVISION | ITEM | DATE |
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## ENVIRONMENTAL NARRATIVE

- SITE DEVELOPMENT PERMIT (SDP) RELATED TO ENVIRONMENTALLY SENSITIVE LANDS (ESL).
- EXISTING NON-NATIVE GRASSLANDS ON-SITE.

## EASEMENT KEYNOTES

- 1 FD. 3" BR. MON LS 4324 PER ROS14492 PT 1475
- 2 BK 257 PG. 38 DD RECORDED ON 1-15-1914, BK 310 PG47
- 3 COUNTY OF SAN DIEGO ROAD & INCIDENTAL EASEMENT RECORDED ON 8-22-1896, BK 257, PG. 55
- 4 COUNTY OF SAN DIEGO ROAD & INCIDENTAL EASEMENT RECORDED ON 10-6-1914, BK 487, PG. 56
- 5 SDG&E ELECTRICAL POLE LINES & UNDERGROUND CONDUITS EASEMENT RECORDED ON 10-26-1948, BK 2996, PG. 23
- 6 FD. 3" BRDSK IN M-10 LS8464 PER PM 20706. ACCEPTED AS POINT ON C.L. AIRWAY RD. NOT ACCEPTED AS SUBSECTION INTERSECTION
- 7 SDG&E INGRESS & EGRESS EASEMENT RECORDED ON 12-27-1989, NO. 89-699811
- 8 FD. OPEN 3/4" IP ILLEG. CAP PER ROS13565. ACCEPTED AS PROP. COR.
- 9 STATE OF CA PUBLIC ROAD AND SLOPE EASEMENT RECORDED ON 6-9-2009, NO. 2009-0310110
- 10 SDG&E TRANSMISSION, DISTRIBUTION & COMMUNICATION EASEMENT RECORDED ON 6-9-2009, NO. 2009-0310163
- 11 EASEMENT AGREEMENT FOR DRAINAGE CHANNEL RECORDED ON 6-25-2009, NO. 2009-0349303
- 12 BK 487 PG. 55 DD RECORDED ON 1-15-1914
- 13 FD. OPEN 3/4" IP RCE 19073 PER ROS13565. ACCEPTED AS PROP. COR.
- 14 FD. OPEN 3/4" IP PER ROS13565. ACCEPTED AS PROP. COR.
- 15 FD. 3/4" IP RCE33487 PER PM 20706, ROS 13227 & 16894. ACCEPTED AS REFERENCE POINT TO THE CENTER 1/4 CORNER:  
 - ROS 11610 FD SPIKE (NO REC) AT CTR 1/4 COR & 3/4" IP 20' ELY  
 - MAP 12069 FINDS BOTH, BUT DETERMINES THE SPIKE IS 0.4' S/O THE CTR 1/4 COR LOCATION.  
 - ROS 13565 DOES THE SAME. ROS 13227 FINDS THE SPIKE AND MISTAKENLY ACCEPTS IT AS THE CTR 1/4 COR. SET 3/4" IP RCE 33487  
 - PM 20706 (BFTP - BOTH UNITS) & ROS 16894 (CALTRANS) RECOVER THIS PIPE AND ACCEPT IT AS CTR 1/4 COR.

## LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- # EASEMENT KEYNOTE SYMBOL
- ESL-BIOLOGICAL RESOURCES NON-NATIVE GRASSLAND HABITAT

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## SHEET TITLE / CONTENTS

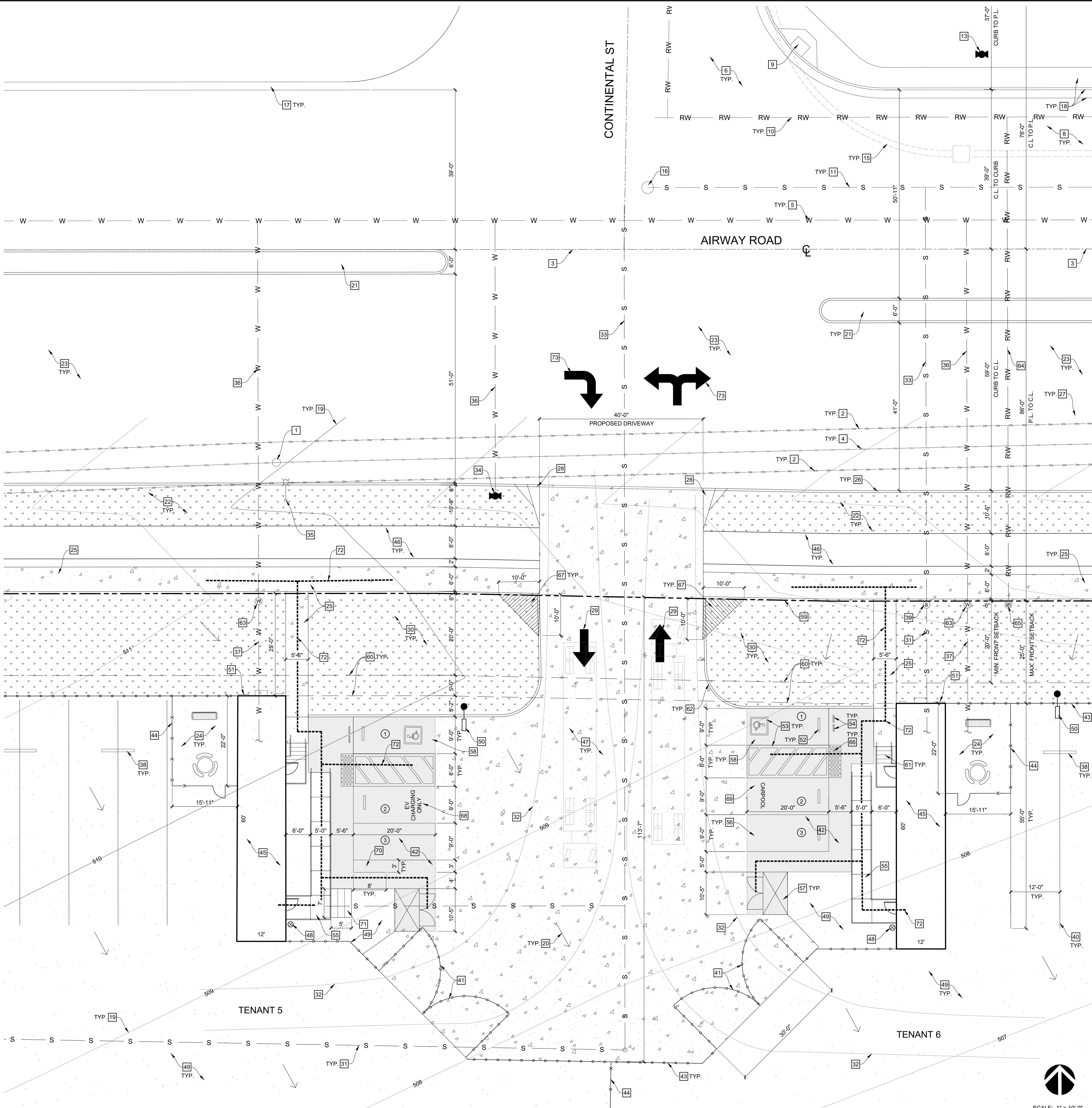
**EXISTING EASEMENTS AND ENVIRONMENTAL BOUNDARIES PLAN**

TRH PROJECT#: 356-21  
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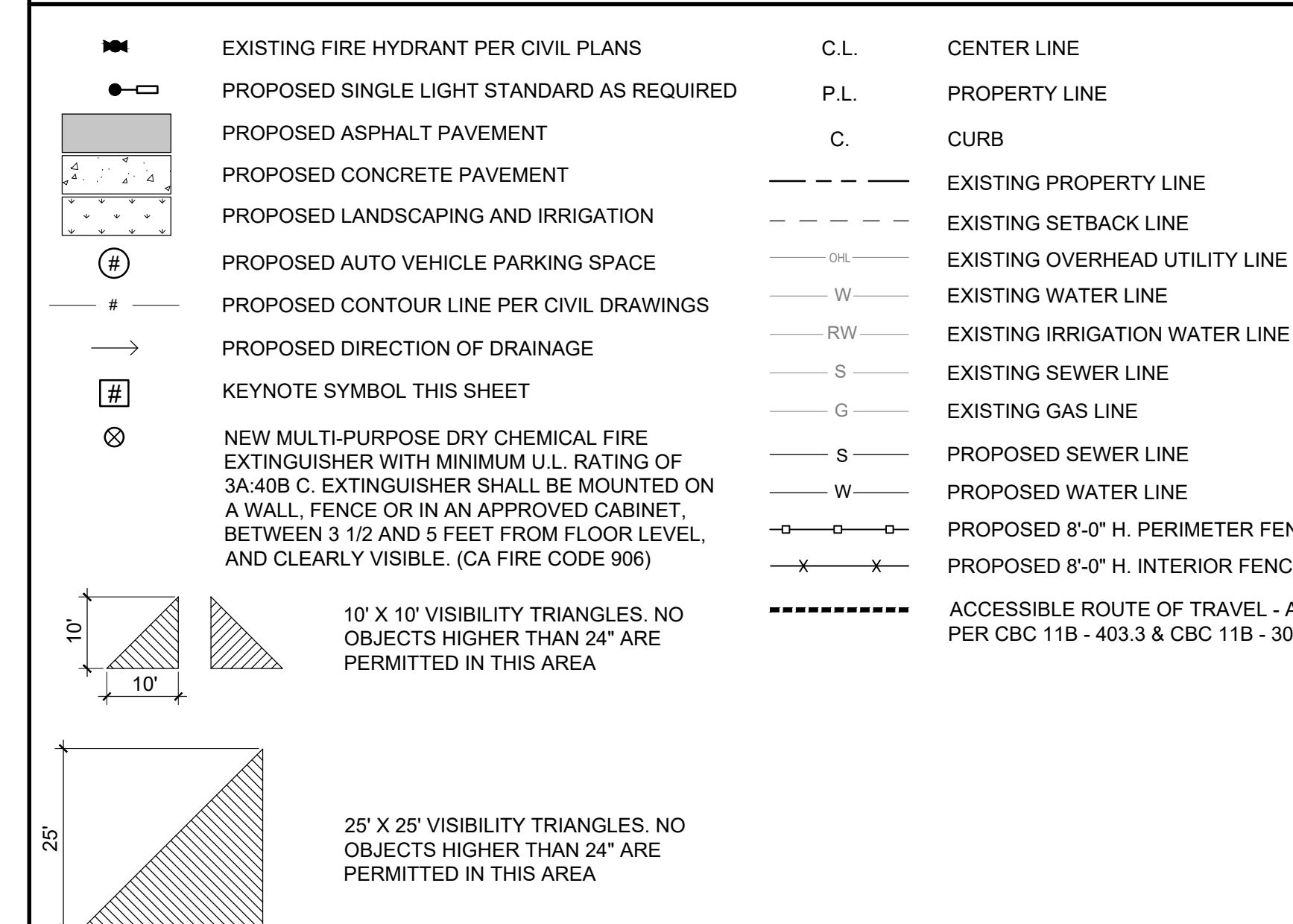
PARTIAL SITE PLAN

SITE KEYNOTES



- 1 EXISTING ELECTRICAL POLE TO BE REMOVED & PLACED UNDERGROUND
- 2 EXISTING OVERHEAD ELECTRICAL LINES TO BE REMOVED & PLACED UNDERGROUND
- 3 EXISTING PROPERTY LINE - VERIFY WITH CIVIL ENGINEERING PLANS
- 4 EXISTING OVERHEAD DATA/CABLE LINES TO BE REMOVED BY OTHERS PER UTILITY COMPANIES - V.I.F.
- 5 EXISTING WATER MAIN - V.I.F.
- 6 EXISTING ASPHALT PAVEMENT - V.I.F.
- 7 NOT USED
- 8 EXISTING STREET IMPROVEMENTS - V.I.F.
- 9 EXISTING ACCESSIBLE PEDESTRIAN RAMP - V.I.F.
- 10 EXISTING IRRIGATION WATER MAIN - V.I.F.
- 11 EXISTING SEWER MAIN - V.I.F.
- 12 EXISTING GAS MAIN - V.I.F.
- 13 EXISTING FIRE HYDRANT - V.I.F.
- 14 NOT USED
- 15 EXISTING STORM DRAIN - V.I.F.
- 16 EXISTING SEWER MANHOLE - V.I.F.
- 17 EXISTING ASPHALT CURB - V.I.F.
- 18 EXISTING CONCRETE CURB, GUTTER & SIDEWALK - V.I.F.
- 19 PROPOSED CONTOUR LINES PER PRELIMINARY GRADING PLAN
- 20 PROPOSED DRAINAGE ARROW PER PRELIMINARY GRADING PLAN
- 21 PROPOSED CONCRETE STREET MEDIAN PER PRELIMINARY GRADING PLAN
- 22 PROPOSED LANDSCAPED PARKWAY PER LANDSCAPE DEVELOPMENT PLAN
- 23 PROPOSED STREET IMPROVEMENTS PER PRELIMINARY GRADING PLAN
- 24 PROPOSED 225 S.F. (MINIMUM) USABLE SPACE OUTDOOR AMENITIES AREA PER SDMC 131.0665 (TOTAL 9 = 2,025 S.F.)
- 25 PROPOSED ACCESSIBLE CONCRETE SIDEWALK PER PRELIMINARY GRADING PLAN
- 26 PROPOSED CONCRETE CURB AND GUTTER PER PRELIMINARY GRADING PLAN
- 27 PROPOSED STREET STRIPING PER PRELIMINARY GRADING PLAN
- 28 PROPOSED CONCRETE CURB-CUTS & DRIVEWAY PER CITY STANDARDS
- 29 PROPOSED DIRECTIONAL ARROW STRIPES AS REQUIRED
- 30 PROPOSED LANDSCAPE AND IRRIGATION PER CITY STANDARDS
- 31 PROPOSED PRIVATE ON-SITE SEWER LINE PER PRELIMINARY GRADING PLAN
- 32 PROPOSED SEMI TRUCK RADIUS
- 33 PROPOSED PUBLIC SEWER LATERAL PER PRELIMINARY GRADING PLAN
- 34 PROPOSED FIRE HYDRANT PER ENGINEERING DRAWINGS
- 35 PROPOSED STREET LIGHT PER ENGINEERING DRAWINGS
- 36 PROPOSED PUBLIC ACP WATER LATERAL PER PRELIMINARY GRADING PLAN
- 37 PROPOSED PRIVATE ACP WATER LINE PER PRELIMINARY GRADING PLAN
- 38 PROPOSED 8" HIGH RAILROAD TIE OR EQUAL TRUCK WHEELSTOP
- 39 PROPOSED SEWER POC PER PRELIMINARY GRADING PLAN
- 40 PROPOSED 12'-0" WIDE x 55'-0" LONG TRUCK PARKING SPACE
- 41 PROPOSED ELECTRIC OPERATED SWINGING SECURITY GATE W/ KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS
- 42 PROPOSED PRIVATE ASPHALT PAVEMENT PER CITY STANDARDS
- 43 PROPOSED 8'-0" HIGH EXTERIOR PERIMETER CHAINLINK FENCE WITH GREEN SHADE CLOTH
- 44 PROPOSED 8'-0" HIGH INTERIOR CHAINLINK FENCE WITH GREEN SHADE CLOTH
- 45 PROPOSED 720 S.F. USED STATE APPROVED RESTROOM TRAILER (TOTAL 9)
- 46 PROPOSED 8'-0" WIDE DG BASE BICYCLE PATH PER ENGINEERING DRAWINGS
- 47 PROPOSED CONCRETE PAVEMENT
- 48 PROPOSED CLASS 3A/40B/C FIRE EXTINGUISHER (CFC SECTIONS 5703.2.1 & 906) - TOTAL 9
- 49 PROPOSED DECOMPOSED GRANITE / GRAVEL BASE PER PRELIMINARY GRADING PLAN
- 50 PROPOSED LIGHT STANDARD PER CITY OF SAN DIEGO
- 51 PROPOSED 12" HIGH, 1" STROKE CONTRAST ADDRESS NUMBERS PER COUNTY FIRE CODE 505.1
- 52 PROPOSED 6" CONCRETE WHEEL STOP PER ACCESSIBILITY STANDARDS
- 53 PROPOSED ACCESSIBLE GROUND STRIPING
- 54 PROPOSED ACCESSIBLE SIGNS
- 55 PROPOSED PRE-ENGINEERED ACCESSIBLE RAMP WITH RAILING
- 56 PROPOSED 9'-0" x 20'-0" STANDARD VEHICULAR PARKING SPACE PER CITY STANDARDS
- 57 PROPOSED REFUSE & RECYCLABLE ENCLOSURE PER SDMC SECTION 142.0805 (TOTAL 9)
- 58 PROPOSED 9'-0" x 20'-0" ACCESSIBLE PARKING SPACE PER CITY OF SAN DIEGO STANDARDS
- 59 PROPOSED PROPERTY LINE - VERIFY WITH CIVIL ENGINEERING PLANS
- 60 PROPOSED SETBACK LINE PER CITY OF SAN DIEGO STANDARDS
- 61 PROPOSED PRE-ENGINEERED STAIRS WITH RAILING
- 62 PROPOSED 6" CONCRETE OR ASPHALT CURB
- 63 PROPOSED POTABLE WATER METER WITH BACKFLOW PREVENTER PER OTAY WATER DISTRICT
- 64 PROPOSED PUBLIC IRRIGATION WATER LATERAL PER PRELIMINARY GRADING PLAN
- 65 PROPOSED IRRIGATION WATER METER WITH BACKFLOW PREVENTER PER OTAY WATER DISTRICT
- 66 PROPOSED TRUNCATED DOMES AS REQUIRED
- 67 PROPOSED VISIBILITY TRIANGLES PER CITY STANDARDS AND LEGEND THIS SHEET
- 68 PROPOSED ELECTRIC VEHICLE PARKING SPACE PER DETAIL ON SHEET A10
- 69 PROPOSED CARPOOL/ZERO EMISSION VEHICLE PARKING SPACE PER DETAIL ON SHEET A10
- 70 PROPOSED 3'-0" x 8'-0" MOTORCYCLE PARKING SPACE PER DETAIL ON SHEET A10
- 71 PROPOSED 5'-0" x 7'-0" ANCHORED LONG-TERM BICYCLE COVERED LOCKABLE ENCLOSURE FOR 3 TOTAL BICYCLES
- 72 PROPOSED ACCESSIBLE PEDESTRIAN CIRCULATION FROM PROW TO TENANT ENTRANCE & ONSITE CIRCULATION
- 73 PROPOSED RIGHT-IN WITH RIGHT-OUT AND LEFT-OUT STRIPING

LEGEND



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PROJECT:

**BRITANNIA  
AIRWAY  
LOGISTICS  
CENTER**

APN: 646-100-74-00  
5761 AIRWAY ROAD  
SAN DIEGO, CA 92154

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SHEET TITLE / CONTENTS

**PROPOSED  
PARTIAL SITE  
PLAN,  
KEYNOTES &  
LEGEND**

TRH PROJECT#: 356-21  
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**A13**

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SCHEDULES

EXISTING DOOR SCHEDULE

| SYM. | WIDTH | HEIGHT | OPERATION TYPE | OPENING HARDWARE | HARDWARE | LATCH | MATERIAL          | CLOSER | LOCK | PULL | REMARKS                       |
|------|-------|--------|----------------|------------------|----------|-------|-------------------|--------|------|------|-------------------------------|
| ①    | 3'-0" | 7'-0"  | SWINGING       | LEVER HANDLE     | LOCKING  | NO    | 1 3/8" SOLID WOOD | NO     | YES  | YES  | STATE APPROVED OFFICE TRAILER |

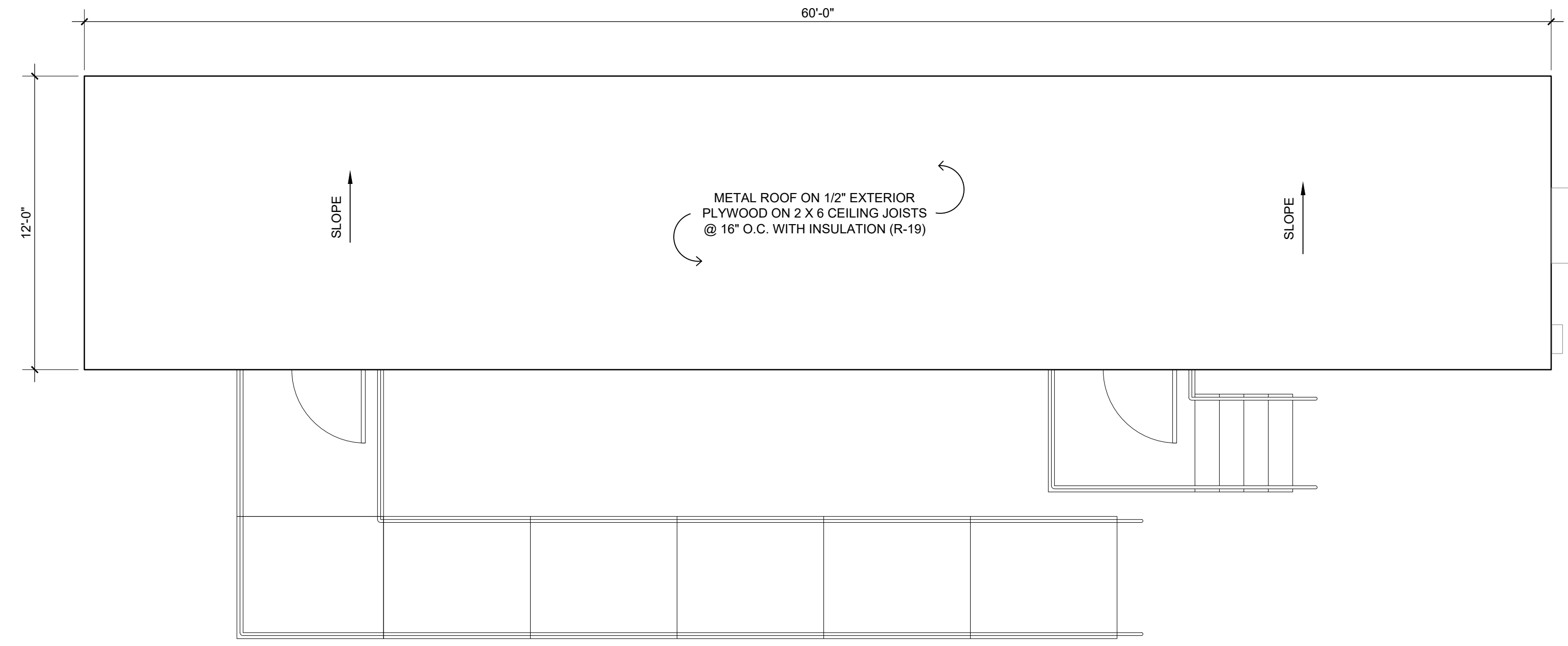
- NO PROPOSED EXTERIOR GLAZED DOORS, OPENINGS WITHIN EXTERIOR DOORS OR GARAGE DOORS
- ALL DOORS AND GATES SHALL COMPLY WITH CBC 11B-404.2.2 & 11B-404.2.3
- ALL DOOR AND GATES SHALL BE MINIMUM 32 - INCH CLEAR WIDTH PER CBC FIG. 11B-404.2.38
- GATES SHALL COMPLY WITH ALL REQUIREMENTS FOR DOORS, (CBC 1133B.1.1.4)
- TRANSITIONS FROM CURB RAMP TO ADJOINING WALKS, GUTTERS, AND STREETS MUST BE FLUSH AND FREE OF ABRUPT CHANGE, PER CBC 1127B.5(3), CBC FIGURE 11B-21(b)

EXISTING WINDOW SCHEDULE

| SYM. | WIDTH | HEIGHT | OPERATION TYPE | HARDWARE | MATERIAL | REMARKS        |
|------|-------|--------|----------------|----------|----------|----------------|
| Ⓐ    | 3'-0" | 4'-0"  | FIXED          | NO       | WOOD     | STATE APPROVED |

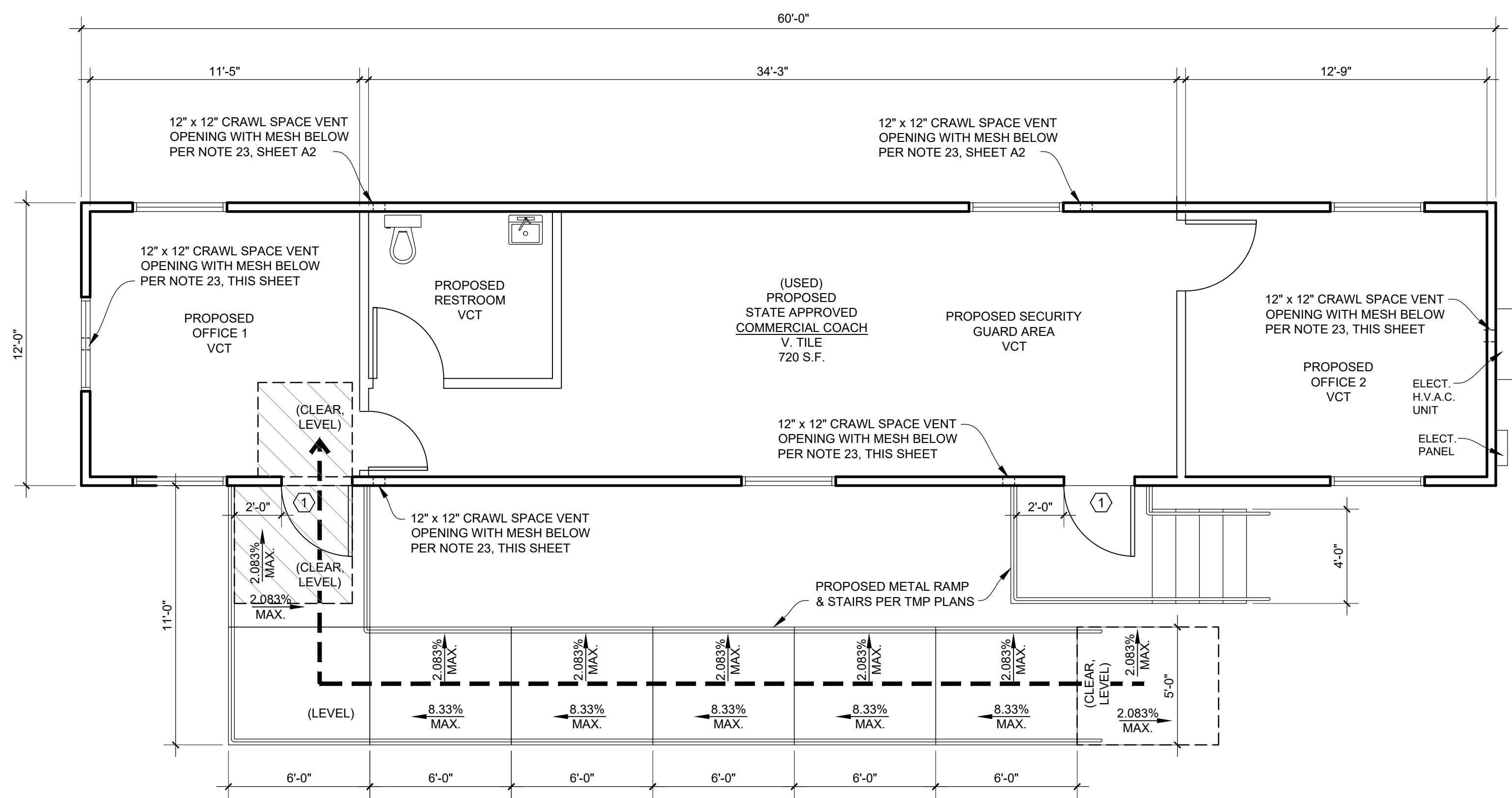
- TEMPERED GLAZING IS REQUIRED WITHIN 36 INCHES HORIZONTALLY AND 60 INCHES VERTICALLY OF STAIRWAY, RAMP, OR LANDING WALKING SURFACES.
- ALL GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSIA A115.1.2 STRUCTURAL REQUIREMENTS PER CBC 706A.2.2.1.

ROOF PLAN



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

USED STATE APPROVED OFFICE TRAILER FLOOR PLAN (TYPICAL)



NOTES:  
 1. NO WORK IS PROPOSED INSIDE OR OUTSIDE THE EXISTING USED STATE APPROVED OFFICE TRAILER.  
 2. EACH COMMERCIAL COACH SHALL BEAR A STATE OF CALIFORNIA INSIGNIA WHICH IDENTIFIES THE COACH AS A COACH APPROVED FOR THE SPECIFIED USE AND OCCUPANCY.

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

FLOOR PLAN LEGEND

- EXTERIOR WINDOWS - FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.
- INTERIOR WALLS - STUDS @ 16" O.C. W/ WALL PANELING & GYPSUM BOARD
- EXTERIOR WALLS - STUDS @ 16" O.C. W/ 3/4" WOOD SIDING AND 5/8" TYPE "X" GYPSUM BOARD
- MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER WITH MINIMUM U.L. RATING OF 2A:10B:C EXTINGUISHER SHALL BE MOUNTED ON THE WALL OR IN AN APPROVED CABINET, BETWEEN 3 1/2 AND 5 FEET FROM FLOOR LEVEL, AND CLEARLY VISIBLE. (CA FIRE CODE 906)
- DIMENSION TO FACE OF STUD COLUMN OR WALL
- ACCESSIBLE PATH OF TRAVEL
- 3/8" (ABSOLUTE) DEPTH DETECTABLE WARNING STRIP PER CBC 11B-247.1.2.5, CBC 11B-705.1.2.5, DETAIL #5, SHEET A8.1

FLOOR PLAN NOTES

CBC 2019

- ALL WOOD IN CONTACT WITH THE GROUND TO BE PRESSURE TREATED
- MODULAR COMMERCIAL COACH WILL BE CONNECTED TO EXISTING WATER AND SEWER LINES IN THE ADJACENT PUBLIC RIGHT-OF-WAY PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT
- COMMERCIAL COACH AND TIE DOWN SYSTEM ARE TO BE STATE APPROVED.
- PAPER-FACED INSULATION IS PROHIBITED IN ATTICS & OTHER VENTILATED SPACES
- ROOFING SHALL HAVE A CLASS "A" FIRE RATING (COUNTY BUILDING CODE 92.2.R602 AND 92.1.1505.1)
- EXTERIOR WALL FINISH SHALL CONSIST OF 3/4" WOOD SIDING WITH 1/2" FIRE RATED GYPSUM SHEATHING UNDERLAYMENT TAPED & MUDDED PER COUNTY BUILDING CODE 92.1.707A.1
- ALL EXTERIOR WINDOWS AND GLAZED DOORS (IF APPLICABLE) SHALL BE MULTI-PANED GLASS WITH MINIMUM ONE TEMPERED PANE PER COUNTY BUILDING CODE 92.1.708A.2
- ALL SKIRTING VENTS SHALL BE PROTECTED BY LOUVERS & 16" NON-COMBUSTIBLE, EROSION-RESISTANT MESH PER CBC 92.1.706A.1
- EGRESS DOORS SHALL HAVE HARDWARE MINIMUM 34" AND MAXIMUM 44" ABOVE FINISHED FLOOR PER CBC 1005.1
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER CBC 1010.1.9
- PROVIDE SIGNS TO BE POSTED ON EGRESS SIDE ADJACENT TO OR ON DOOR(S) STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED PER CBC 1010.1.9.3
- ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS SHALL BE ACCESSIBLE PER CBC 11B-206.41
- ALL EXTERIOR DOOR THRESHOLDS SHALL COMPLY WITH CBC 11B-303.3 & CBC 11B-404.2.5 AND DETAIL 12, SHEET A8.1
- ALL DOOR/GATE HARDWARE SHALL COMPLY WITH CBC 11B-309.4 & 11B-404.2.7:
  - MINIMUM 34" AND MAXIMUM 44" ABOVE FINISHED FLOOR OR GROUND
  - OPERABLE WITHIN FORCE LIMITS OF 5 POUNDS MAXIMUM PER CBC 11B-404.2.9
  - OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST
- ALL DOOR AND GATES SERVICES WITHIN 10 INCHES OF FINISHED FLOOR OR GROUND SHALL HAVE SMOOTH SURFACE ON PUSH SIDE EXTENDING FULL WIDTH OR DOOR OR DOOR PER CBC 11B-404.2.10
- MAXIMUM 5 POUNDS OF FORCE TO OPEN ANY DOOR OR GATE PER CBC 11B-404.2.9, EXCEPT FOR REQUIRED FIRE DOORS MAY HAVE MINIMUM OPENING FORCE ALLOWED BY FIRE JURISDICTION, NOT TO EXCEED 15 POUNDS
- ALL DOORS AND GATES WITH CLOSERS OR SPRING HINGES SHALL COMPLY WITH CBC 11B-404.2.8:
  - CLOSERS WITH MINIMUM 5 SECONDS FROM 90-DEGREE OPEN POSITION TO 12-DEGREE OPEN POSITION
  - SPRING HINGES WITH MINIMUM 1.5 SECONDS FROM 70-DEGREE OPEN POSITION TO CLOSED POSITION
- ALL SINGLE-USER TOILET FACILITIES SHALL BE IDENTIFIED AS UNISEX TOILET FACILITIES PER ASSEMBLY BILL 1732, TING, CHAPTER 818, STATUTES OF 2019, OPERATIVE DATE MARCH 1, 2017
- A UNISEX TOILET FACILITY SHALL HAVE A GEOMETRIC SYMBOL ON THE DOOR THAT IS AN EQUILATERAL TRIANGLE SUPERIMPOSED ONTO A CIRCLE. NO PICTOGRAM, TEXT, OR BRAILLE IS REQUIRED ON THE SYMBOL
- NO WALL MOUNTED DESIGNATION SIGN IDENTIFYING A UNISEX TOILET FACILITY IS REQUIRED, BUT IF ONE IS PROVIDED, IT IS REQUIRED TO COMPLY WITH THE TECHNICAL REQUIREMENTS REGARDING TEXT AND BRAILLE FOR SUCH A SIGN
- NO PICTOGRAM IS REQUIRED, BUT WHERE ONE IS PROVIDED, IT MUST BE ACCOMPANIED BY TEXT AND BRAILLE DESCRIPTORS COMPLYING WITH THE TECHNICAL REQUIREMENTS REGARDING TEXT AND BRAILLE
- ALL SIGNS SHALL COMPLY WITH CBC 11B-703.7.2.6:
  - MOUNTED WITH CENTERLINE MINIMUM 58 INCHES AND MAXIMUM 60 INCHES ABOVE FINISHED FLOOR
  - WHERE A DOOR IS PROVIDED, MOUNTED WITHIN 1 INCH OF VERTICAL CENTERLINE OF DOOR
  - ROUNDED OR EASED EDGES AT MINIMUM 1/8" INCH RADIUS OR CHAMFERED EDGES WITH MINIMUM 1/8" INCH RADIUS
  - VERTICES WITH MINIMUM 1/8" INCH RADIUS AND MAXIMUM 1/8" INCH RADIUS
- ALL CRAWL SPACE VENT OPENINGS SHALL BE PROTECTED BY NONCOMBUSTIBLE, CORROSION RESISTANT MESH THAT MEETS THE FOLLOWING REQUIREMENTS PER CBC 706A.2, 706A.4:
  - INDIVIDUAL VENT OPENINGS SHALL NOT EXCEED 144 SQUARE INCHES
  - THE DIMENSIONS OF THE OPENINGS SHALL BE A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH

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**BADIEE DEVELOPMENT**  
 SO THAT YOU CAN

1261 PROSPECT STREET, SUITE 9  
 LA JOLLA, CA 92037

PROJECT:

**BRITANNIA AIRWAY LOGISTICS CENTER**

APN: 646-100-74-00  
 5761 AIRWAY ROAD  
 SAN DIEGO, CA 92154

REVISION ITEM DATE

| REVISION | ITEM | DATE |
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| <input type="checkbox"/> DESIGN DEV.             | 10/29/2021 |
| <input type="checkbox"/> SUBMITTAL               | 12/22/2021 |
| <input type="checkbox"/> PLAN CHECK 1            | 3/10/2022  |
| <input checked="" type="checkbox"/> PLAN CHECK 2 | 9/22/2022  |
| <input type="checkbox"/> CONSTRUCTION            |            |
| <input type="checkbox"/> AS-BUILT                |            |

SHEET TITLE / CONTENTS

**USED STATE APPROVED FLOOR AND ROOF PLANS NOTES AND SCHEDULES**

TRH PROJECT#: 356-21  
 SCALE: AS NOTED  
 DRAWN BY: TRH  
 DATE DRAWN: 9/17/2021  
 CHECKED BY: KDS

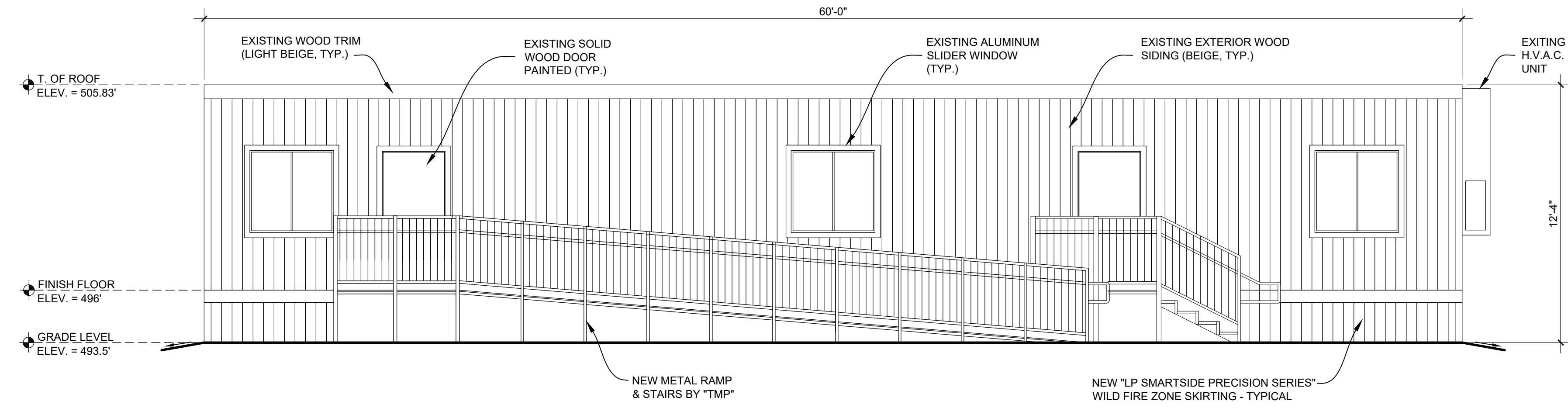
A2

All floor, ceiling, wall, and other dimensions indicated on these drawings are based on the information provided by the client. The client is responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

All design, engineering, and other information is provided for the project as shown. It is the responsibility of the client to verify the accuracy of the information. TRH, Inc. and its affiliates shall not be held responsible for any errors or omissions. TRH, Inc. shall be notified of any variations from the dimensions and conditions shown on these drawings. Shop drawings submitted, details, and changes must be submitted to the office for approval before proceeding with fabrication.

**EXISTING USED STATE APPROVED OFFICE TRAILER SOUTH ELEVATION**

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



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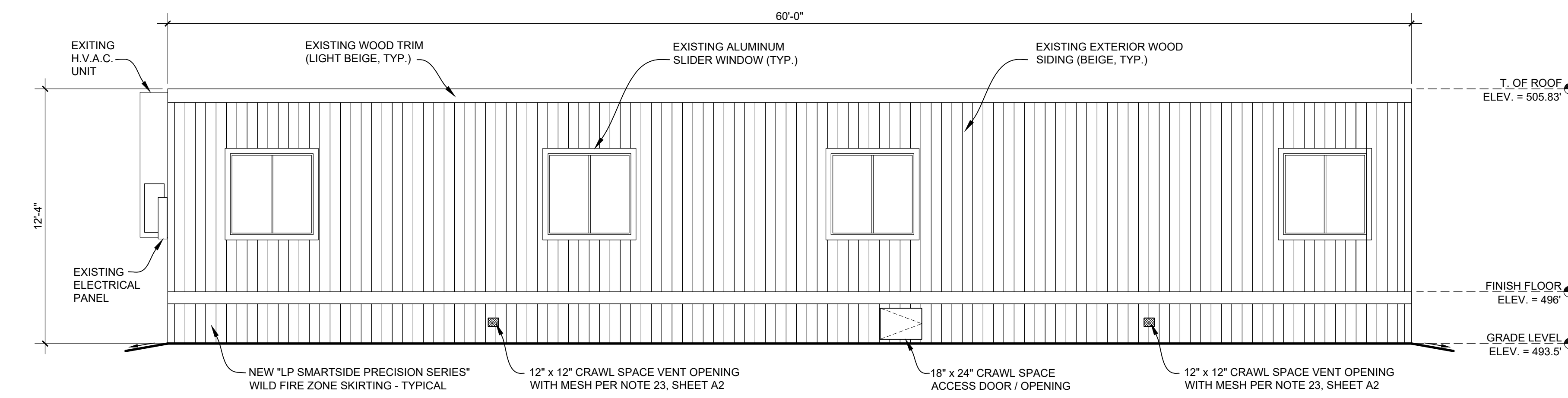
SO THAT YOU CAN

1261 PROSPECT STREET, SUITE 9  
LA JOLLA, CA 92037

PROJECT:

**EXISTING USED STATE APPROVED OFFICE TRAILER NORTH ELEVATION**

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



**BRITANNIA AIRWAY LOGISTICS CENTER**

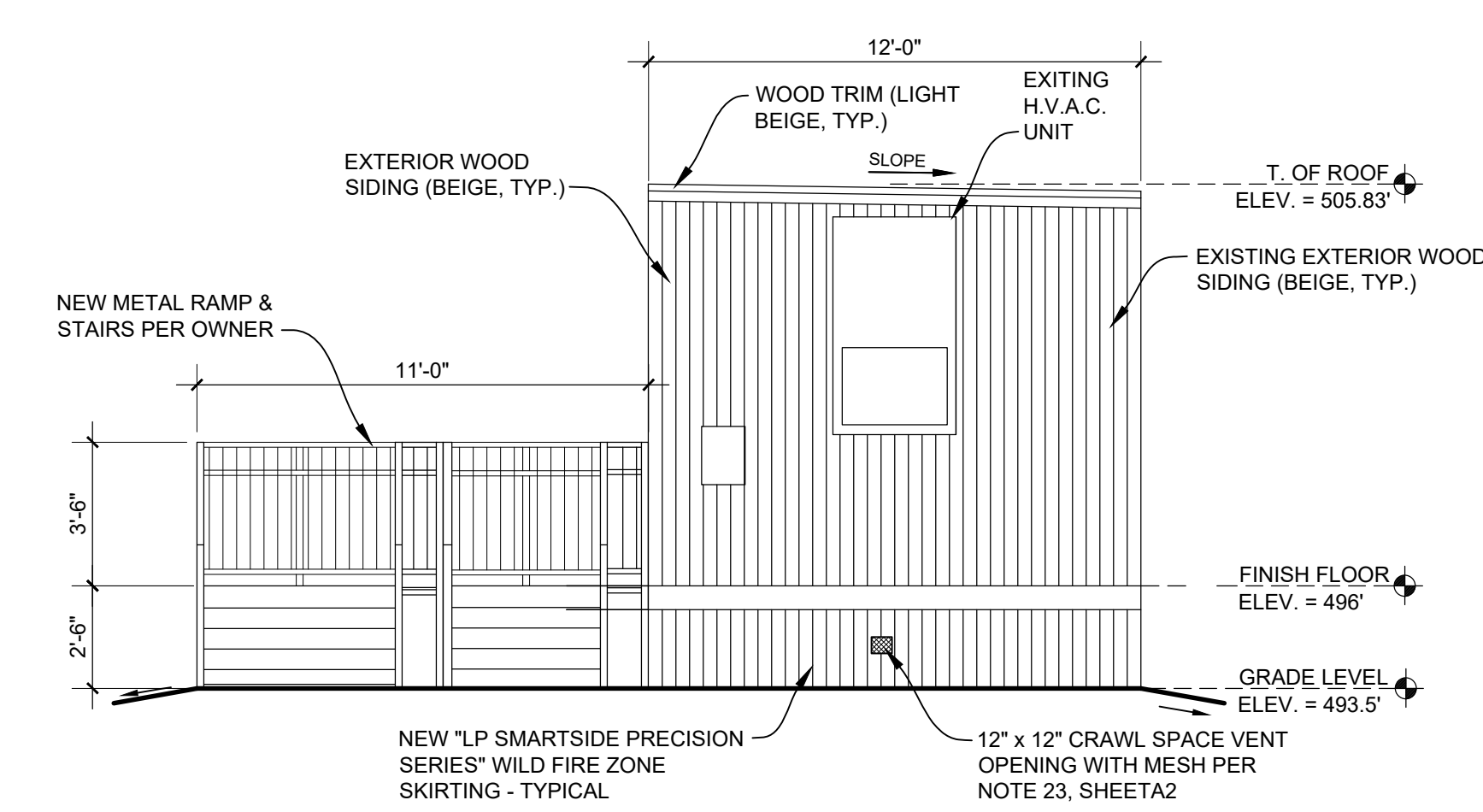
APN: 646-100-74-00  
5761 AIRWAY ROAD  
SAN DIEGO, CA 92154

| REVISION | ITEM | DATE |
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| <input type="checkbox"/> CONSTRUCTION            |            |
| <input type="checkbox"/> AS-BUILT                |            |

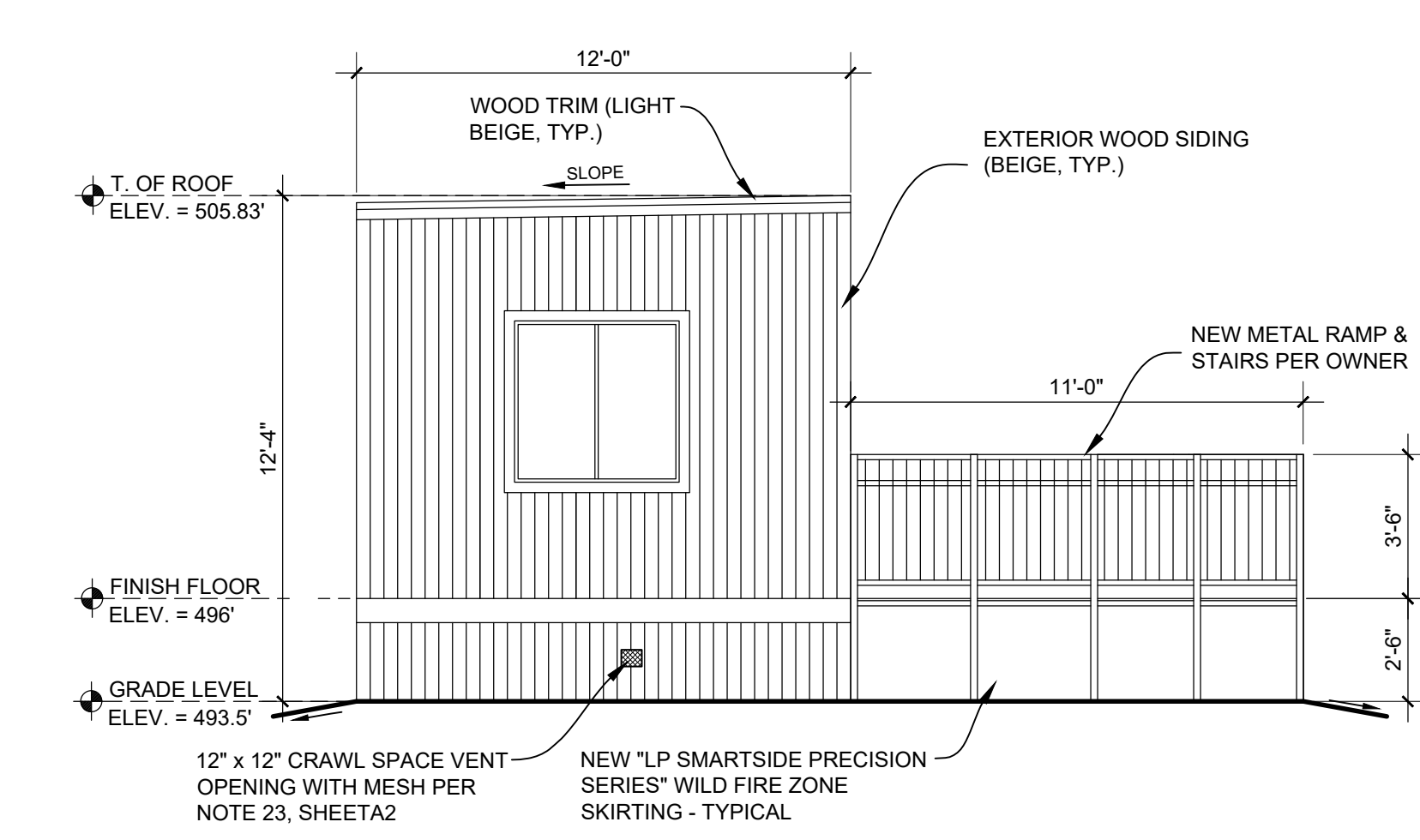
**OFFICE TRAILER EAST ELEVATION**

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



**OFFICE TRAILER WEST ELEVATION**

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



SHEET TITLE / CONTENTS  
**EXTERIOR ELEVATIONS**

TRH PROJECT#: 356-21  
SCALE: AS NOTED  
DRAWN BY: TRH  
DATE DRAWN: 9/17/2021  
CHECKED BY: KDS

**A4**



| STREET TREE CALCULATIONS |                 |                |                |
|--------------------------|-----------------|----------------|----------------|
| STREET NAME              | STREET FRONTAGE | TREES REQUIRED | TREES PROVIDED |
| CACTUS ROAD              | 550 FEET        | 18             | 18             |
| AIRWAY ROAD              | 2,240 FEET      | 75             | 76             |
| BRITANNIA BLVD           | 550 FEET        | 18             | 18             |

**MIN. TREE SEPARATION DISTANCES**

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

| BIO-BASIN SEED MIX |                                                     |           |
|--------------------|-----------------------------------------------------|-----------|
| SYMBOL             | SPECIES                                             | PLS/ACRE  |
| •                  | Arroyo willow ( <i>Salix lasiolepis</i> )           | 6         |
| •                  | California deergrass ( <i>Muhlenbergia rigens</i> ) | 8         |
| •                  | Creeping wild rye ( <i>Leymus triticoides</i> )     | 10        |
| •                  | Elderberry ( <i>Sambucus nigra</i> )                | 6         |
| •                  | Mugwort ( <i>Artemisia douglasiana</i> )            | 8         |
| •                  | Mule fat ( <i>Baccharis salicifolia</i> )           | 8         |
| •                  | Red willow ( <i>Salix laevigata</i> )               | 6         |
| •                  | Saltmarsh fleabane ( <i>Pluchea odorata</i> )       | 4         |
| •                  | San Diego marsh elder ( <i>Iva hayesiana</i> )      | 4         |
| •                  | San Diego sagewort ( <i>Artemisia palmeri</i> )     | 8         |
| •                  | Spiny rush ( <i>Juncus acutus</i> )                 | 8         |
|                    | <b>TOTAL</b>                                        | <b>76</b> |

**BINDER / AMENDMENTS:**

- 2,000 LBS/AC CONWED 1000 WOOD FIBER
- 800 LBS/AC BIOSOL FORTE 7-2-1 FERTILIZER
- 200 LBS/AC ECOLOGY CONTROLS M-BINDER
- 60 LBS/AC AM-120 MYCORRHIZAL INOCULUM
- 1 LB/AC TRI-C SOLUBLE HUMATE

**IRRIGATION CALCULATIONS**

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

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

Show Values:  
 ET<sub>o</sub> = 47.0 in./yr.  
 LA = 193,015 Sq. Ft.  
 SLA = 0 Sq. Ft.

MAWA = (ET<sub>o</sub>) (0.62) (0.45 x LA) + (0.3 X SLA)  
 MAWA = (47.0) (0.62) (0.45 x 193,015) = 2,531,006  
 MAWA = 2,531,006 Gallons per Year

**ESTIMATED TOTAL WATER USE (ETWU) DRIP IRRIGATION**

ETWU = Estimated Total Water Use per year (gallons).  
 ET<sub>o</sub> = Reference Evapotranspiration (inches)  
 PF = Plant Factor from Wucolos (U.C. extension)  
 HA = Hydrozone Area (high, med, low water use areas)  
 SLA = Special Landscape Area  
 0.62 = Conversion factor  
 IE = Irrigation Efficiency (minimum 0.70)  
 ETWU = (ET<sub>o</sub>) (0.62) (PF x HA/IE) + SLA  
 ETWU = (47.0) (0.62) (.3 x 193,015 / .80) = 2,109,171  
 ETWU = 2,109,171 Gallons per Year

ETWU (2,109,171) IS LESS THAN MAWA (2,531,006) GAL/YR.

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

IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

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

ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.

TREE ROOT BARRIERS "DEEP ROOT UB-24" SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS, INCLUDING WALKS, CURBS, STREET PAVEMENT, OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOTBALL.

**LANDSCAPE PLANTING LEGEND**

| SYMBOL                                       | BOTANICAL NAME                                                       | COMMON NAME                                              | QTY. | HEIGHT / CANOPY SPREAD                                                                     |
|----------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------|------|--------------------------------------------------------------------------------------------|
| <b>NEW STREET TREES</b>                      |                                                                      |                                                          |      |                                                                                            |
| •                                            | GEUERA PARVIFLORA<br>OLEA EUROPAEA<br>CALLISTEMON                    | AUSTRALIAN WILLOW<br>OLIVE TREE<br>LEMON BOTTLEBRUSH     | 18   | 20'-40' HIGH<br>20'-40' CANOPY SPREAD                                                      |
| •                                            | JACARANDA MIMOSIFOLIA<br>ALNUS RHOMBIFOLIA<br>PLANTANUS RACEMOSA     | JACARANDA TREE<br>WHITE ALDER<br>CALIFORNIA SYCAMORE     | 76   | 20'-40' + HIGH<br>20'-40' + CANOPY SPREAD                                                  |
| •                                            | TRISTANIA CONFERTA<br>CASSIS LEPTOPHYLLA<br>CHILOPSIS LINEARIS       | BRISBANE BOX<br>GOLD MEDALLION<br>DESERT WILLOW          | 18   | 40'+ HIGH<br>40'+ CANOPY SPREAD                                                            |
| <b>NEW SETBACK TREES</b>                     |                                                                      |                                                          |      |                                                                                            |
| •                                            | ALBIZIA JULIBRISSIN<br>PISTACIA CHINENSIS<br>KOELREUTERIA PANICULATA | PERSIAN SILK TREE<br>CHINESE PISTACHE<br>GOLDENRAIN TREE | 103  | 20'-40' HIGH<br>20'-40' CANOPY SPREAD                                                      |
| <b>NEW SCREEN TREES</b>                      |                                                                      |                                                          |      |                                                                                            |
| •                                            | FRAXINUS<br>OXYCARPA                                                 | RAYWOOD<br>ASH                                           | 84   | 45'+ HIGH<br>40'+ CANOPY SPREAD                                                            |
| <b>PARKING LOT TREES (V.U.A.)</b>            |                                                                      |                                                          |      |                                                                                            |
| •                                            | RHUS<br>LANCEA                                                       | AFRICAN<br>SUMAC                                         | 18   | 30'+ HIGH<br>35'+ CANOPY SPREAD                                                            |
| <b>OUTDOOR AMENITIES AREA TREES (V.U.A.)</b> |                                                                      |                                                          |      |                                                                                            |
| •                                            | RHUS<br>LANCEA                                                       | AFRICAN<br>SUMAC                                         | 9    | 30'+ HIGH<br>35'+ CANOPY SPREAD                                                            |
| <b>NEW SHRUBS / GROUND COVER</b>             |                                                                      |                                                          |      |                                                                                            |
| •                                            | FESTUCA MAIREI                                                       | ATLAS FESCUE                                             |      | SMALL SHRUB - 2' SPREAD,<br>2' HT (24" MAX. SPACING),<br>1 GAL. IN P.R.O.W.<br>(EVERGREEN) |
| •                                            | LEYMUS CONDENSATUS                                                   | CANYON PRINCE WILD RYE                                   | 600+ |                                                                                            |
| •                                            | FESTUCA RUBRA                                                        | RED FESCUE                                               |      |                                                                                            |
| •                                            | ELEAGNUS PUNGENS                                                     | SILVERTHORN                                              |      | LARGE SHRUB - 4' SPREAD,<br>4' HT. (60" MAX. SPACING),<br>1 GAL. (EVERGREEN)               |
| •                                            | LEUCOPHYLLUM FRUTESCENS                                              | TEXAS SAGE                                               | 600+ |                                                                                            |
| •                                            | RAPHIOLEPHIS INDICA                                                  | INDIA HAWTHORN                                           |      |                                                                                            |
| •                                            | FOREST MULCH                                                         | 100% ORGANIC                                             |      | 3" THICK MULCH                                                                             |

**LANDSCAPE NOTES**

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS OR A FINAL LANDSCAPE INSPECTION.
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
- A MINIMUM ROOT ZONE OF 40 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(11).
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS, INCLUDING WALKS, CURBS, STREET PAVEMENT, OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SDMC, 142.0403(d)(11).
- ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING PER SDMC 142.0403(b)(8). TOPPING OF TREES IS NOT PERMITTED.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- A RAISED CONCRETE OR OTHER CURB OF AT LEAST 6 INCHES IN HEIGHT WILL BE PROVIDED TO ALL LANDSCAPE AREAS IN OR ADJACENT ALL V.U.A. AREAS FOR PROTECTION FROM VEHICULAR DAMAGE.
- FRONT AND STREET-SIDE YARD SETBACKS SHALL BE 100 PERCENT LANDSCAPED.
- NO OBJECTS HIGHER THAN 24" WILL BE PLACED IN THE VISIBILITY TRIANGLE AREAS.
- ALL TREE PLANTING AREAS SHALL HAVE A MINIMUM OF 5'-0" INSIDE DIMENSION. ALL OTHER PLANTING AREAS SHALL HAVE 3'-0" MIN. INSIDE DIMENSION.
- A MINIMUM 40 S.F. ROOT ZONE, WATER AND AIR PERMEABLE AREA SHALL BE PROVIDED FOR ALL REQUIRED TREES.

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1261 PROSPECT STREET, SUITE 9  
LA JOLLA, CA 92037

PROJECT:  
**BRITANNIA AIRWAY LOGISTICS CENTER**  
APN: 646-100-74-00  
5761 AIRWAY ROAD  
SAN DIEGO, CA 92154

| REVISION | ITEM | DATE |
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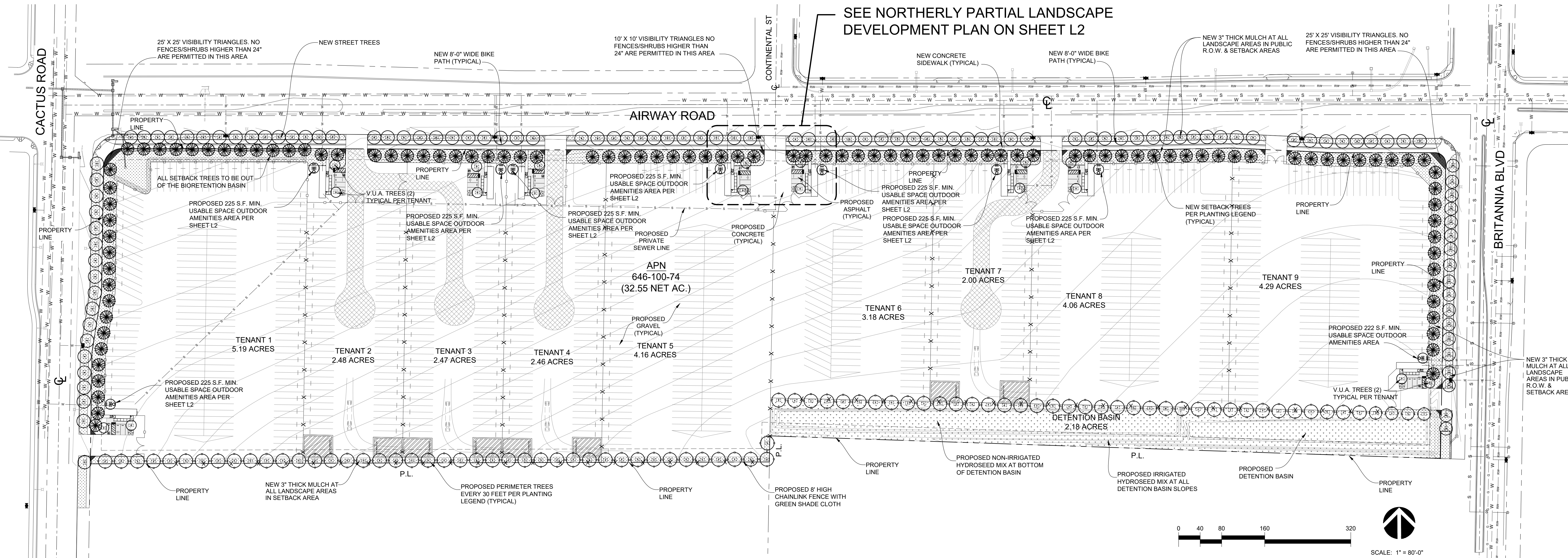
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| <input type="checkbox"/> CONSTRUCTION            |            |
| <input type="checkbox"/> AS-BUILT                |            |

SHEET TITLE / CONTENTS  
**LANDSCAPE DEVELOPMENT PLAN AND NOTES AND LEGEND**

TRH PROJECT#: 356-21  
SCALE: AS NOTED  
DRAWN BY: TRH  
DATE DRAWN: 9/17/2021  
CHECKED BY: KDS

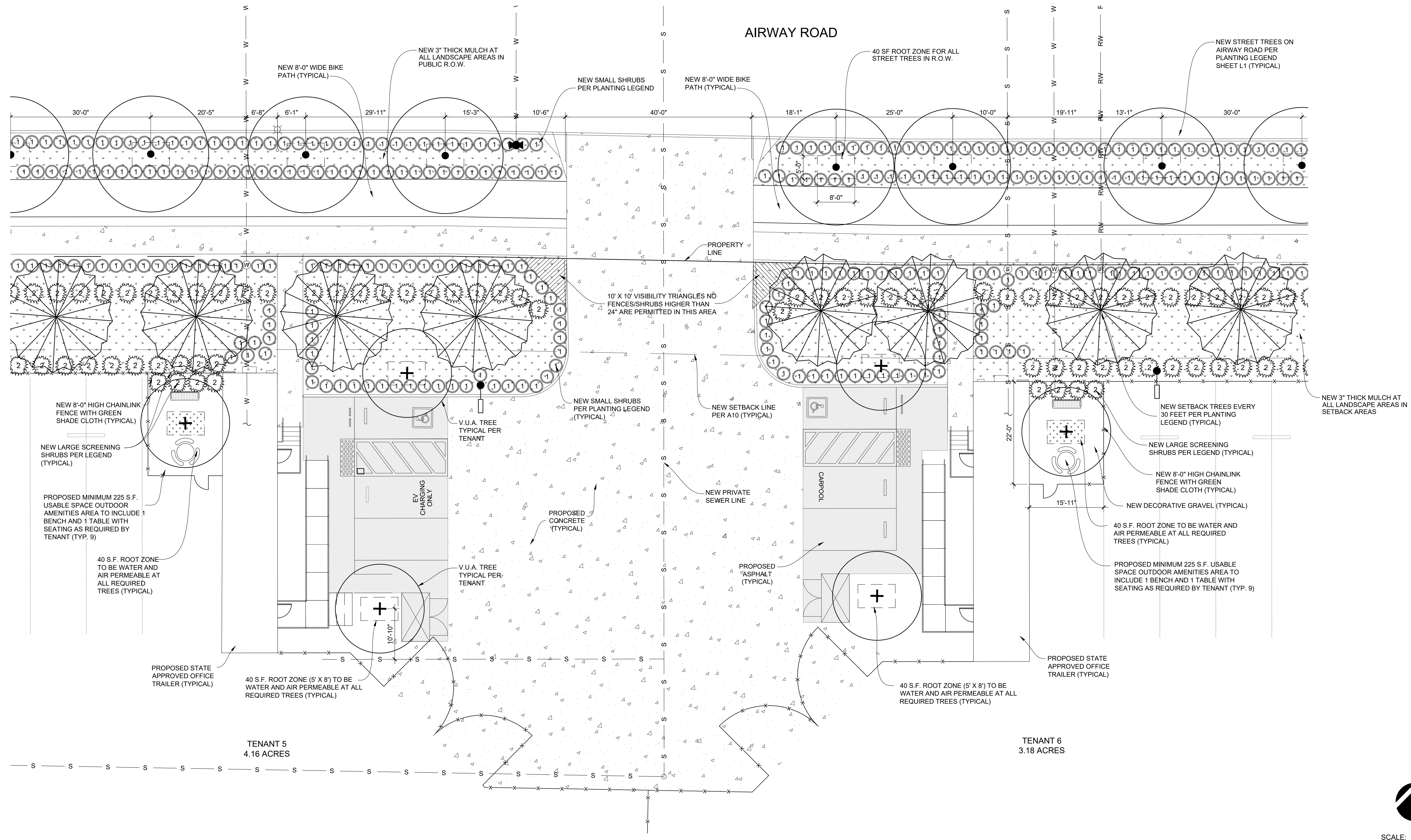
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**LANDSCAPE DEVELOPMENT PLAN**



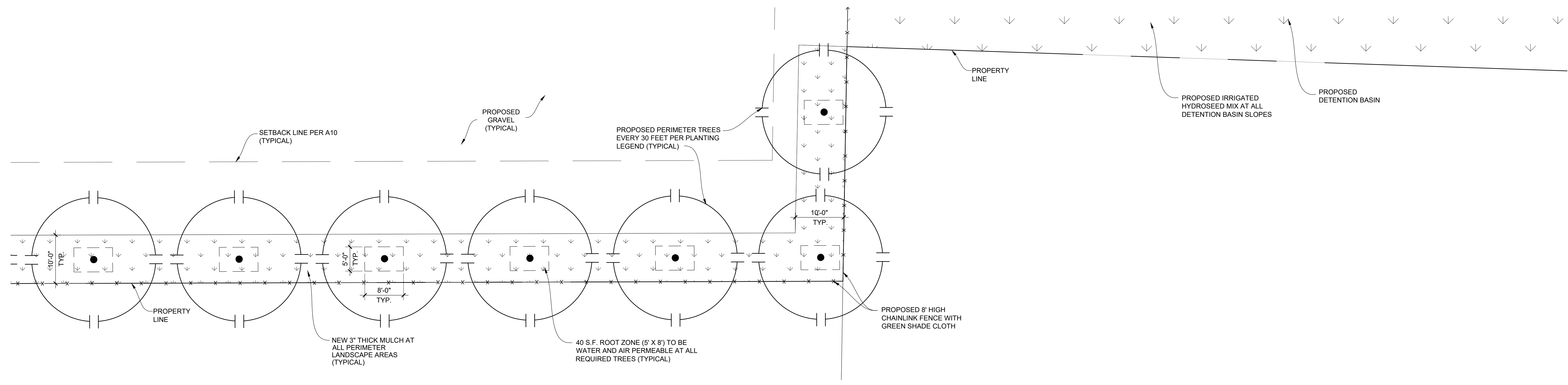


# NORTHERLY PARTIAL ENLARGEMENT OF LANDSCAPE DEVELOPMENT PLAN



SCALE: 1" = 10'-0"

# SOUTHERLY PARTIAL ENLARGEMENT OF LANDSCAPE DEVELOPMENT PLAN



SCALE: 1" = 10'-0"

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PROJECT:

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| <input type="checkbox"/> SUBMITTAL               | 12/22/2021 |
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SHEET TITLE / CONTENTS

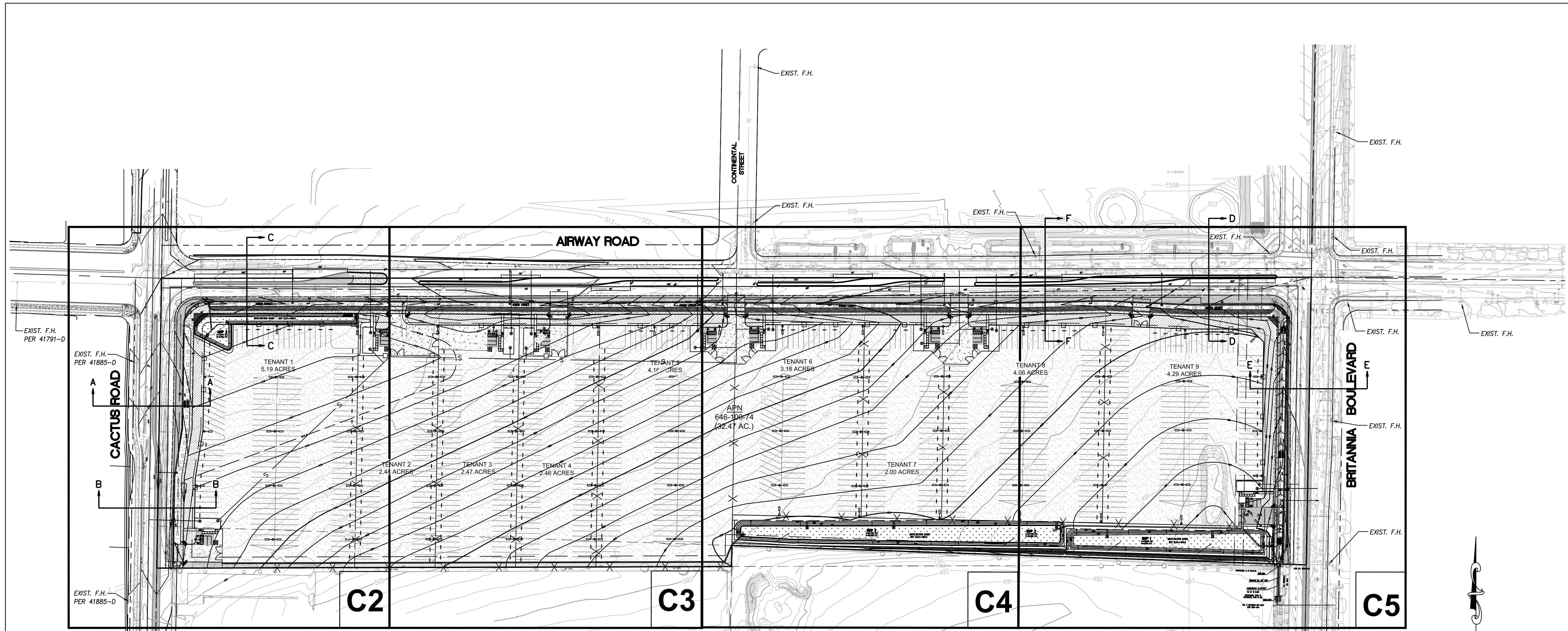
## LANDSCAPE DEVELOPMENT PLAN / PARTIAL ENLARGEMENT & PLANT LEGEND

TRH PROJECT#: 356-21  
SCALE: AS NOTED  
DRAWN BY: TRH  
DATE DRAWN: 9/17/2021  
CHECKED BY: KDS

L2

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C2

C3

C4

C5

**KEY MAP**  
SCALE: 1"=100'

**GRADING QUANTITIES**

GRADED AREA 36.26 ACRES ; % TOTAL SITE TO BE GRADED 95.7 [%]  
 CUT QUANTITIES 19,074 CY ; MAX DEPTH OF CUT: 4.5 [FT] ; MAX HEIGHT OF CUT SLOPE: 1.5 [FT] 2:1 SLOPE RATIO  
 FILL QUANTITIES 103,365 CY ; MAX DEPTH OF FILL 12.7 [FT] ; MAX HEIGHT OF FILL SLOPE: 6.0 [FT] 2:1 SLOPE RATIO  
 IMPORT SOIL: 84,291 CY ; NET IMPORT: 84,291+43,876= 128,167 CY  
 \*ASSUME 9" OF RECYCLED BASE FOR TRUCK PARKING AREA (1,579,543 SF=36.26 AC)=43,876 CY  
 RETAINING WALLS: LENGTH 129 [FT] ; MAX HEIGHT 4 [FT]  
 EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, COMPACTION, SETTLEMENT, ETC. CONTRACTOR SHOULD VERIFY QUANTITIES PRIOR TO BIDDING.

**NOTE**

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

**WATER NOTE**

THE EXISTING AND PROPOSED WATER BELONG TO THE OTAY WATER DISTRICT.

**SITE AREA**

GROSS AREA = 39.61 AC.  
 NET AREA = 32.55 AC.

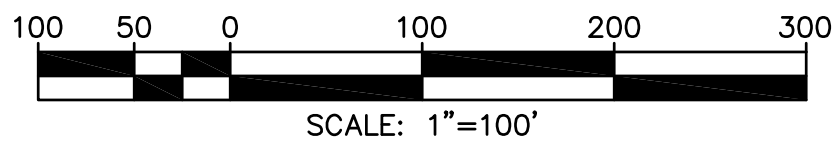
**LEGEND**

**PROPOSED IMPROVEMENTS**

| IMPROVEMENT                                    | STANDARD DWGS.                   | SYMBOL |
|------------------------------------------------|----------------------------------|--------|
| STORM DRAIN PIPE-SIZE/TYPE PER PLAN (PVT)      |                                  |        |
| TYPE 'A' CLEAN OUT (PVT)                       | D-09                             |        |
| INLET BOX-SIZE PER PLAN (PVT)                  |                                  |        |
| BROOKS PRODUCT (OR EQUAL)                      |                                  |        |
| TYPE 'G' CURB AND GUTTER                       | SDG-151                          |        |
| 6" CURB (PVT)                                  | SDG-150                          |        |
| GRADE BREAK                                    |                                  |        |
| TOP/BOTTOM OF SLOPE                            |                                  |        |
| DIRECTION OF FLOW                              |                                  |        |
| FINISHED SURFACE ELEVATION                     | 480.00 TS                        |        |
| FLOW LINE ELEVATION                            | 479.50 FL                        |        |
| COMMERCIAL DRIVEWAY (PVT)                      | SDG-163                          |        |
| BIOFILTRATION BASIN (PVT)                      |                                  |        |
| RETAINING WALL PER SEPARATE PERMIT (PVT)       |                                  |        |
| SIDEWALK (PUB)                                 | SDG-151, 155, 156                |        |
| CURB RAMP W/ TRUNCATED DOMES (PVT)             | SDG-130, 131, 132, 135, 136, 137 |        |
| FIRE HYDRANT (PUB)                             | SDW-104                          |        |
| LANDSCAPE AREA (PER LANDSCAPE PLAN)            |                                  |        |
| AC PAVEMENT PER SOIL ENGINEER RECOMMENDATIONS  |                                  |        |
| 9" RECYCLED BASE                               |                                  |        |
| PCC PAVEMENT PER SOIL ENGINEER RECOMMENDATIONS |                                  |        |

**EXISTING IMPROVEMENTS**

| ITEM                          | SYMBOL |
|-------------------------------|--------|
| PROPERTY LIMIT                | PL     |
| RIGHT-OF-WAY                  | R/W    |
| CHAIN-LINK FENCE              |        |
| STORM DRAIN STRUCTURE & PIPE  |        |
| FIRE HYDRANT                  |        |
| SEWER LATERAL                 |        |
| SEWER MAIN                    |        |
| SEWER MANHOLE                 |        |
| WATER LATERAL                 |        |
| WATER MAIN                    |        |
| EXISTING CONTOUR              |        |
| EXISTING STREET LIGHT         |        |
| SIDEWALK                      |        |
| CURB RAMP                     |        |
| POWER POLES W/ OVERHEAD LINES |        |



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1261 PROSPECT STREET, SUITE 9  
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PROJECT:  
**BRITANNIA AIRWAY LOGISTICS CENTER**

APN: 646-100-74-00  
 5761 AIRWAY ROAD  
 SAN DIEGO, CA 92154

| REVISION | ITEM | DATE |
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| <input type="checkbox"/> PLAN CHANGE 1           |            |
| <input type="checkbox"/> CONSTRUCTION            |            |
| <input type="checkbox"/> AS-BUILT                |            |

SHEET TITLE / CONTENTS

**GRADING PLAN**

K&S PROJECT #: 20-025  
 SCALE: 1"=100'  
 DRAWN BY: GM  
 DATE DRAWN: 1/3/2023  
 CHECKED BY: KSS

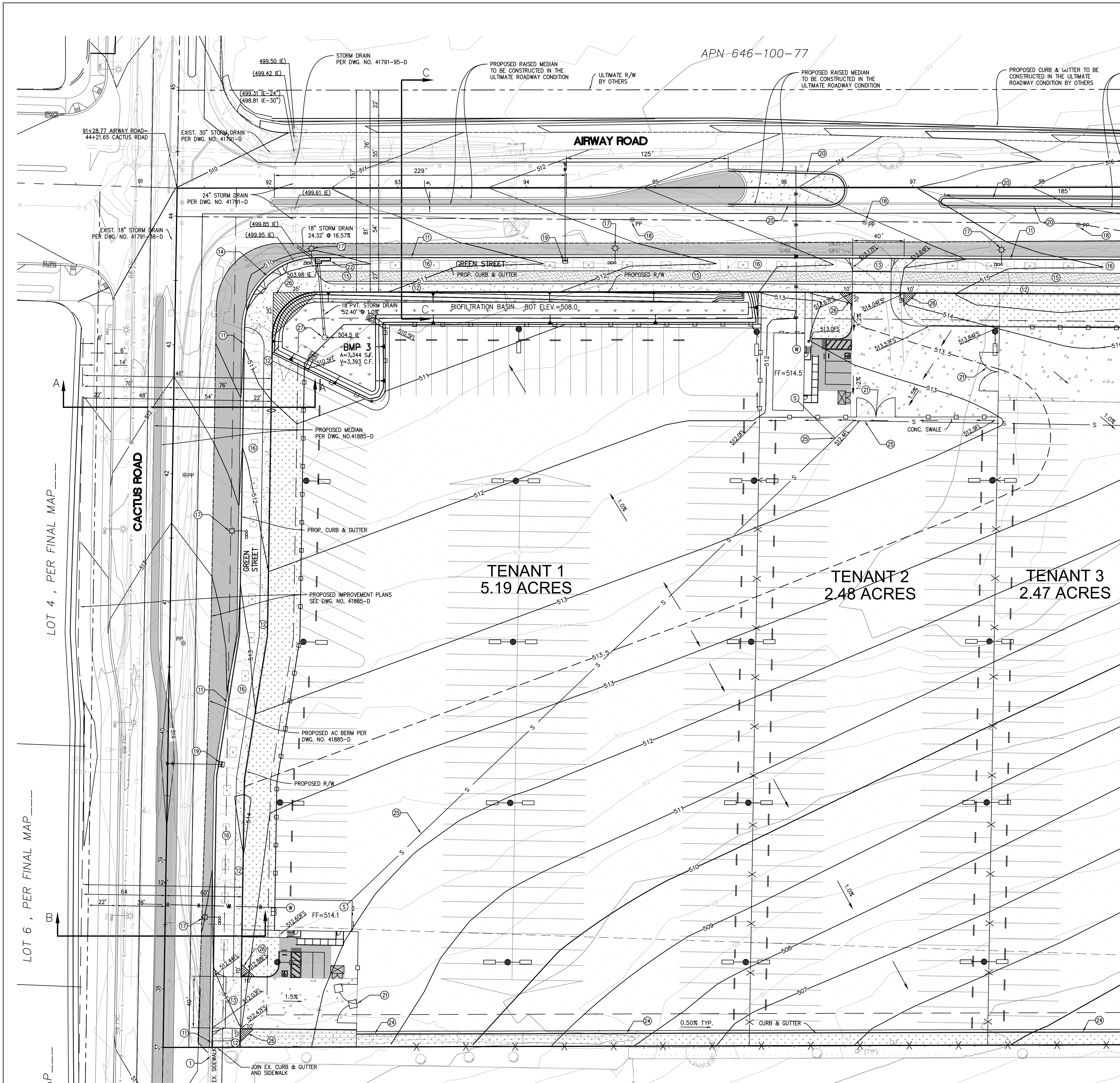
SHEET: 1 OF: 5

**C1**

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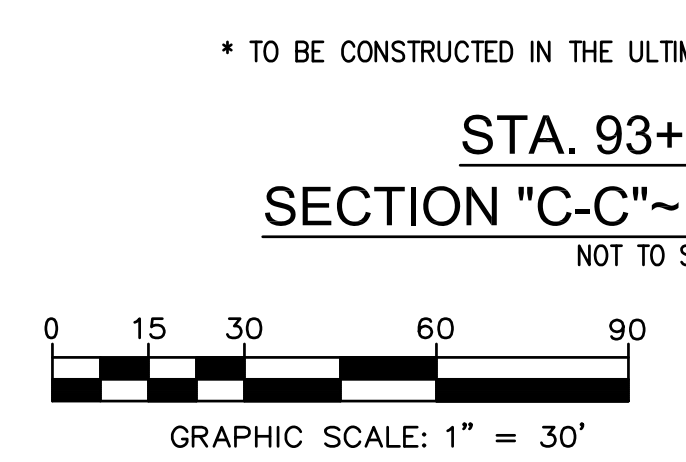
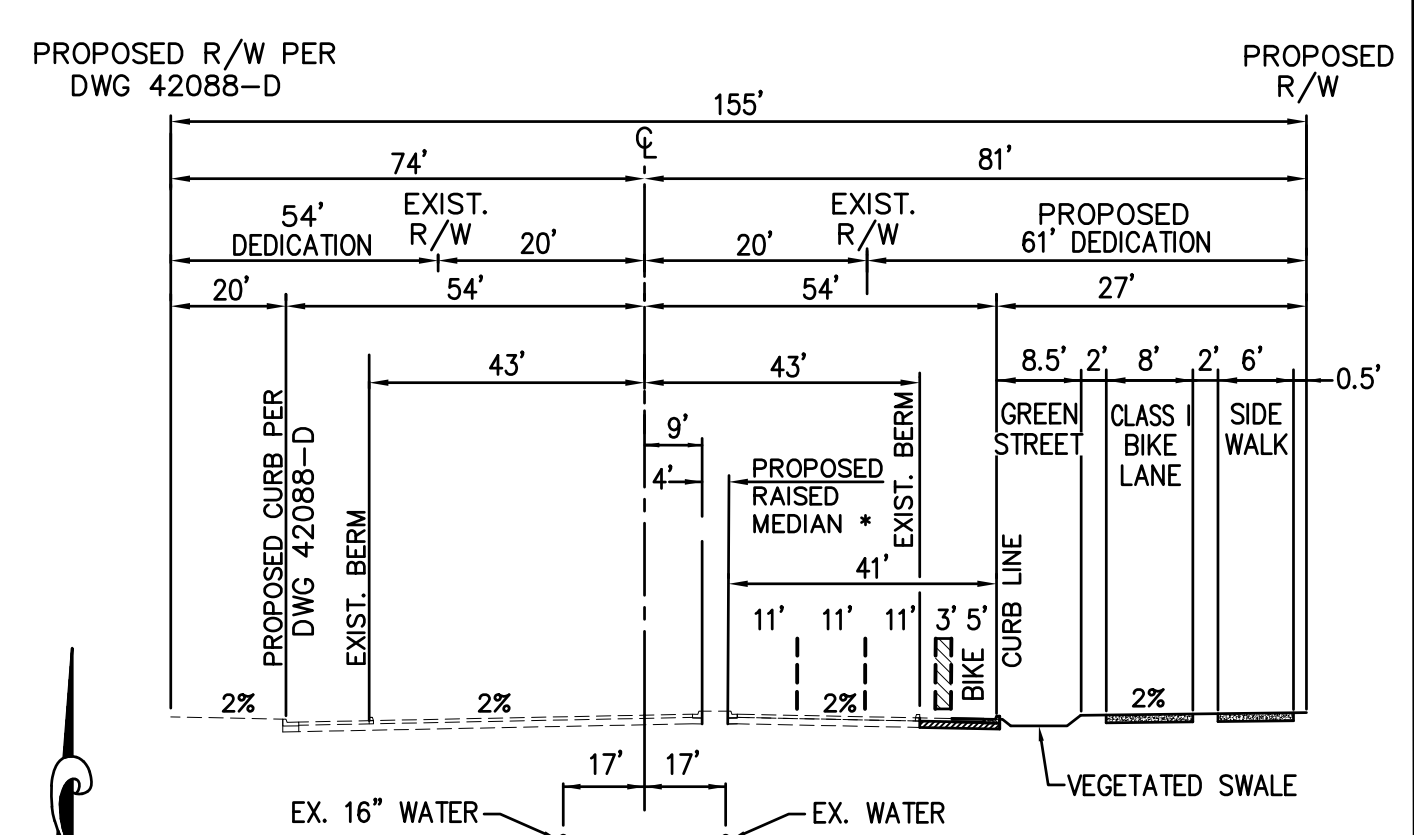
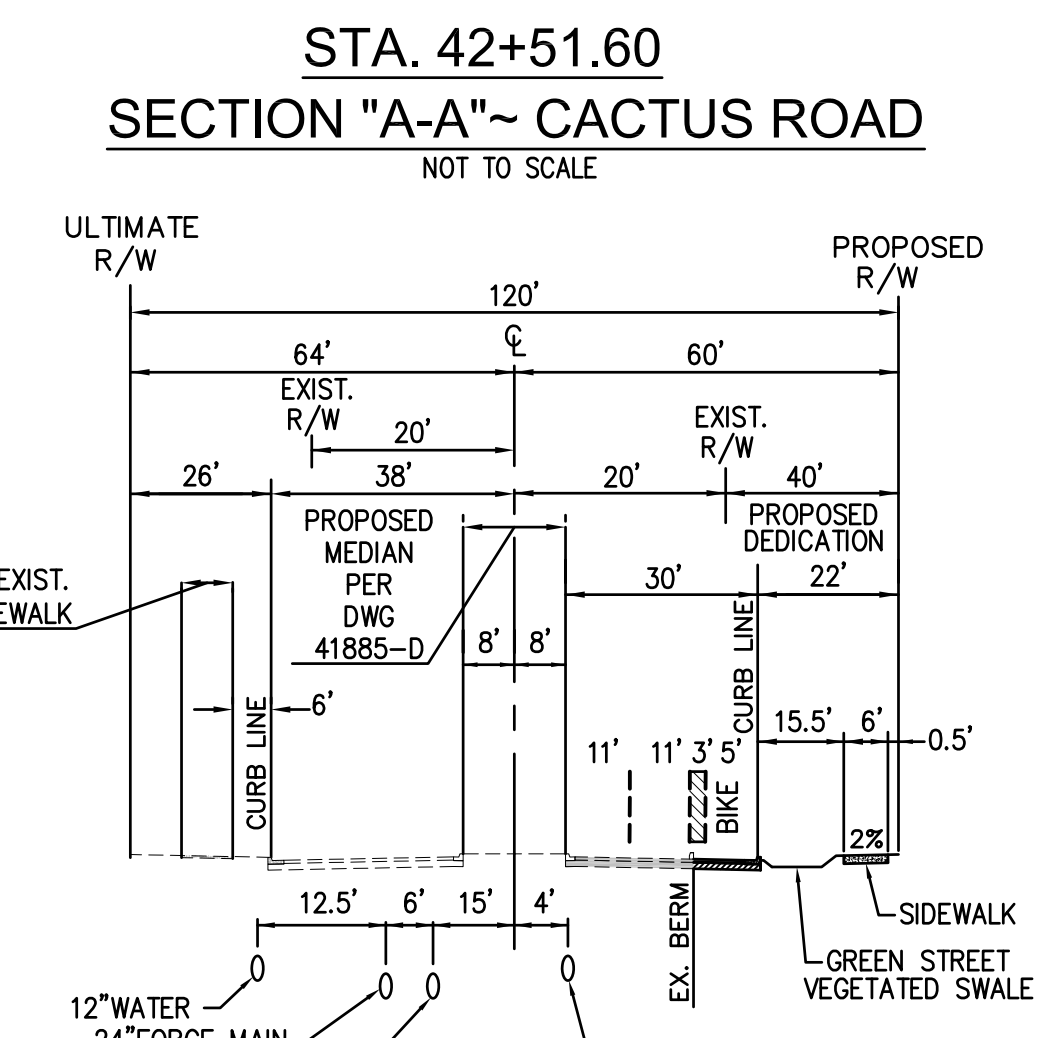
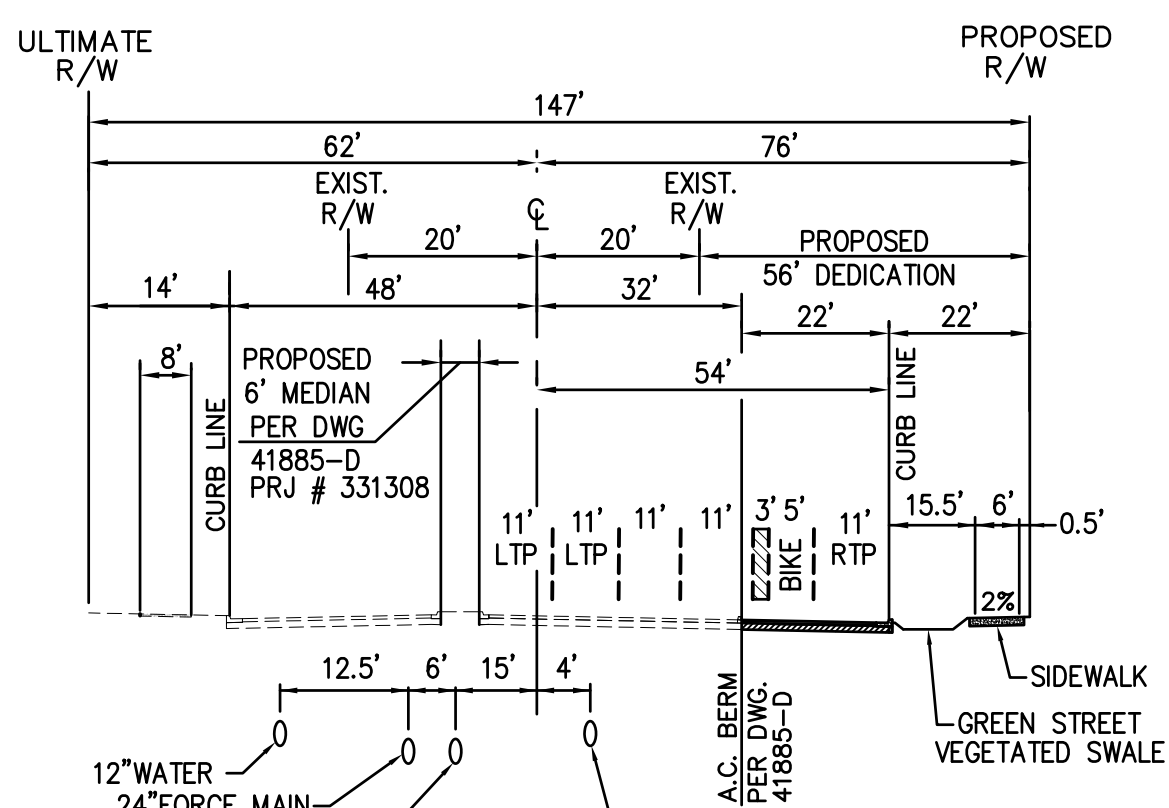






- CONSTRUCTION NOTES**
- EXISTING CURB GUTTER AND SIDEWALK TO REMAIN.
  - PROPOSED TYPE H CURB AND GUTTER PER SDG-151
  - PROPOSED 6" WIDE CONCRETE SIDEWALK PER SDG-155
  - PROPOSED 40" WIDE CONCRETE DRIVEWAY PER SDG-163. A DEVIATION FROM STANDARD FORM WILL BE SUBMITTED.
  - DUAL CURB RAMPS TYPE A PER SDG-134
  - PROPOSED CLASS I BIKE PATH
  - PROPOSED GREEN STREET VEGETATED SWALES.
  - PROPOSED STREET LIGHT PER SDE-101 AND STREET DESIGN MANUAL.
  - EXISTING POWER POLES AND OVERHEAD LINES TO BE UNDERGROUND IN COORDINATION WITH SDG&E.
  - PROPOSED FIRE HYDRANT PER O.W.D.
  - PROPOSED CURB MEDIAN TYPE B-2 PER SDG-154.
  - PROPOSED GATE PER ARCHITECT PLANS.
  - PROPOSED 12" TYPE B-1 CURB INLET PER SDD-116.
  - PROPOSED TYPE G CURB & GUTTER PER SDG-151
  - PROPOSED 6" SEWER LATERAL PER SDS-105. 6" PVC SEWER PRIVATE MAIN @ 1.0%.
  - VISIBILITY TRIANGLE PER SDMC DIAGRAM 113-02SS.
  - PROPOSED 24" DIA. RISER.

**WATER NOTE**  
 THE EXISTING AND PROPOSED WATER BELONG TO THE OTAY WATER DISTRICT.



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1261 PROSPECT STREET, SUITE 9  
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PROJECT:  
**BRITANNIA AIRWAY LOGISTICS CENTER**

APN: 646-100-74-00  
 5761 AIRWAY ROAD  
 SAN DIEGO, CA 92154

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SHEET TITLE / CONTENTS

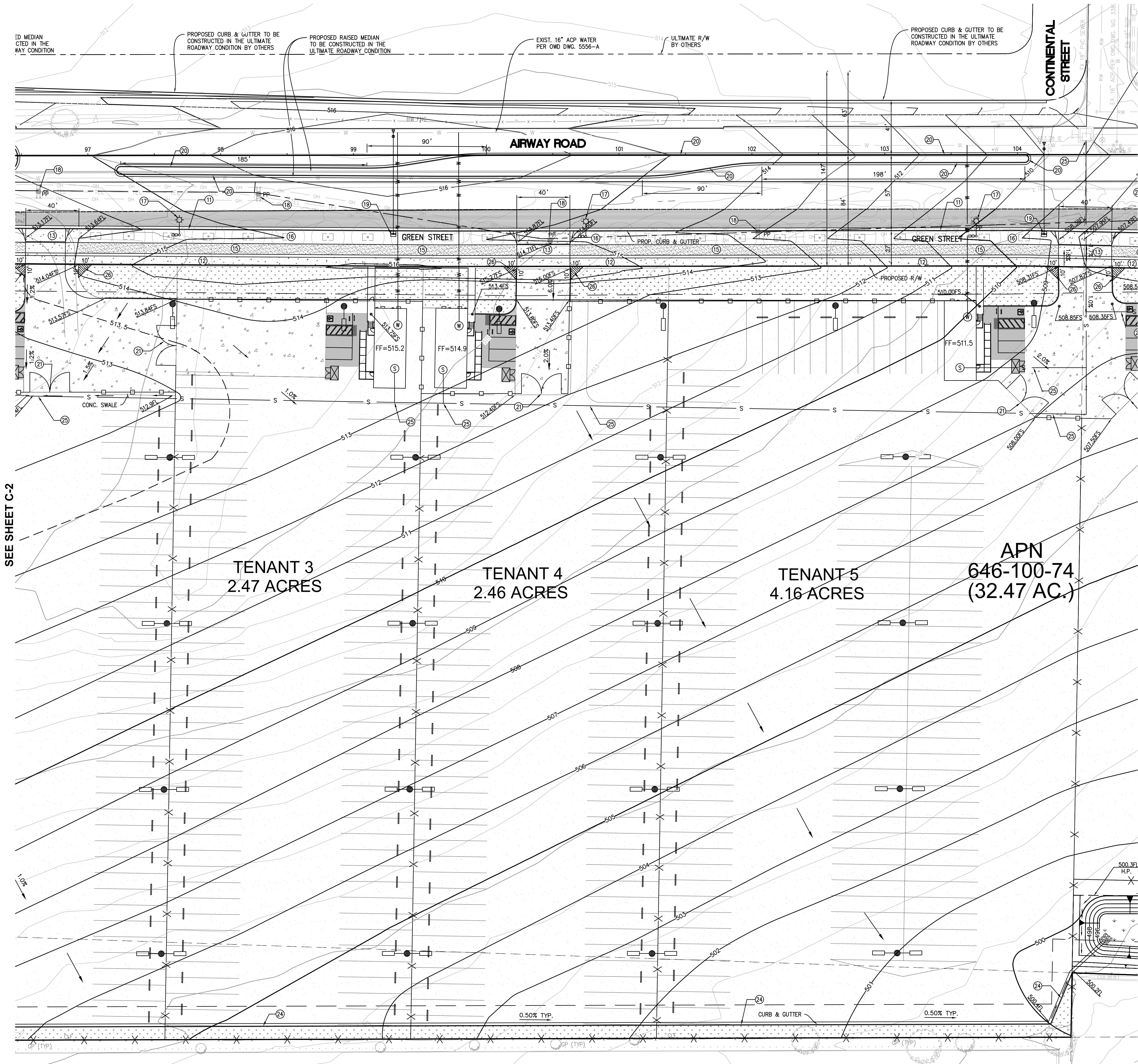
**GRADING PLAN**

K&S PROJECT #: 20-025  
 SCALE: 1"=30'  
 DRAWN BY: GM  
 DATE DRAWN: 1/3/2023  
 CHECKED BY: KSS

SHEET: 2 OF: 5

**C2**





- CONSTRUCTION NOTES**
- (11) PROPOSED TYPE H CURB AND GUTTER PER SDG-151
  - (12) PROPOSED 6" WIDE CONCRETE SIDEWALK PER SDG-155
  - (13) PROPOSED 40" WIDE CONCRETE DRIVEWAY PER SDG-163. A DEVIATION FORM STANDARD FORM WILL BE SUBMITTED.
  - (15) PROPOSED CLASS I BIKE PATH
  - (16) PROPOSED GREEN STREET VEGETATED SWALES.
  - (17) PROPOSED STREET LIGHT PER SDE-101 AND STREET DESIGN MANUAL.
  - (18) EXISTING POWER POLES AND OVERHEAD LINES TO BE UNDERGROUND IN COORDINATION WITH SDG&E.
  - (19) PROPOSED FIRE HYDRANT PER O.W.D.
  - (20) PROPOSED CURB MEDIAN TYPE B-2 PER SDG-154.
  - (21) PROPOSED GATE PER ARCHITECT PLANS.
  - (24) PROPOSED TYPE C CURB & GUTTER PER SDG-151
  - (25) PROPOSED 6" SEWER LATERAL PER SDS-105. 6" PVC SEWER PRIVATE MAIN @ 1.0%.
  - (26) VISIBILITY TRIANGLE PER SDMC DIAGRAM 113-02SS.

**WATER NOTE**

THE EXISTING AND PROPOSED WATER BELONG TO THE OTAY WATER DISTRICT.

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PROJECT:

**BRITANNIA AIRWAY LOGISTICS CENTER**

APN: 646-100-74-00  
5761 AIRWAY ROAD  
SAN DIEGO, CA 92154

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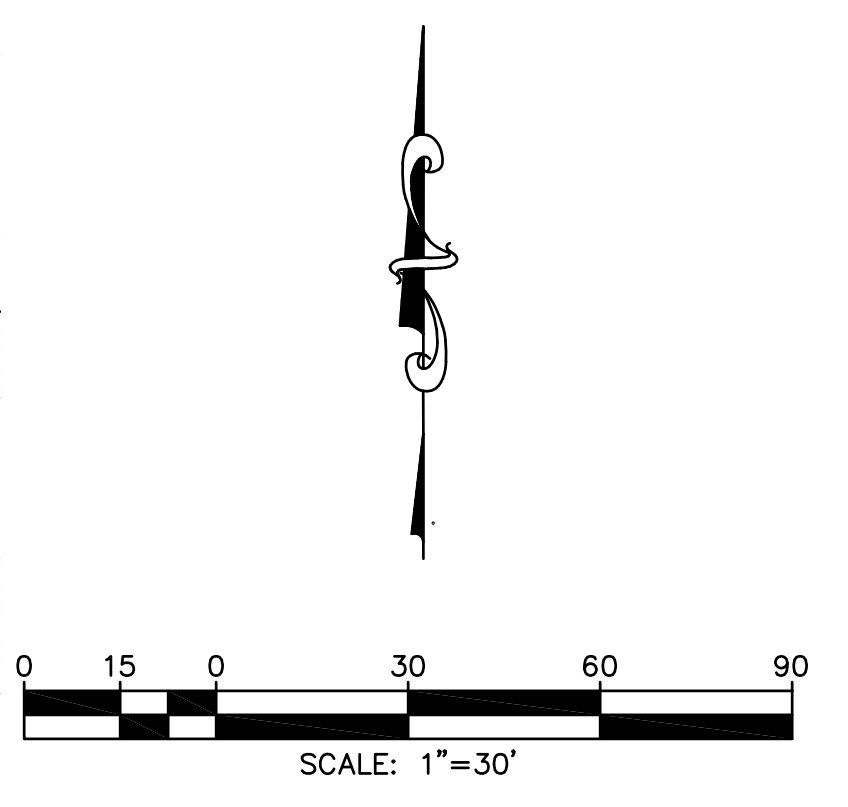
SHEET TITLE / CONTENTS

**GRADING PLAN**

K&S PROJECT #: 20-025  
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**C3**



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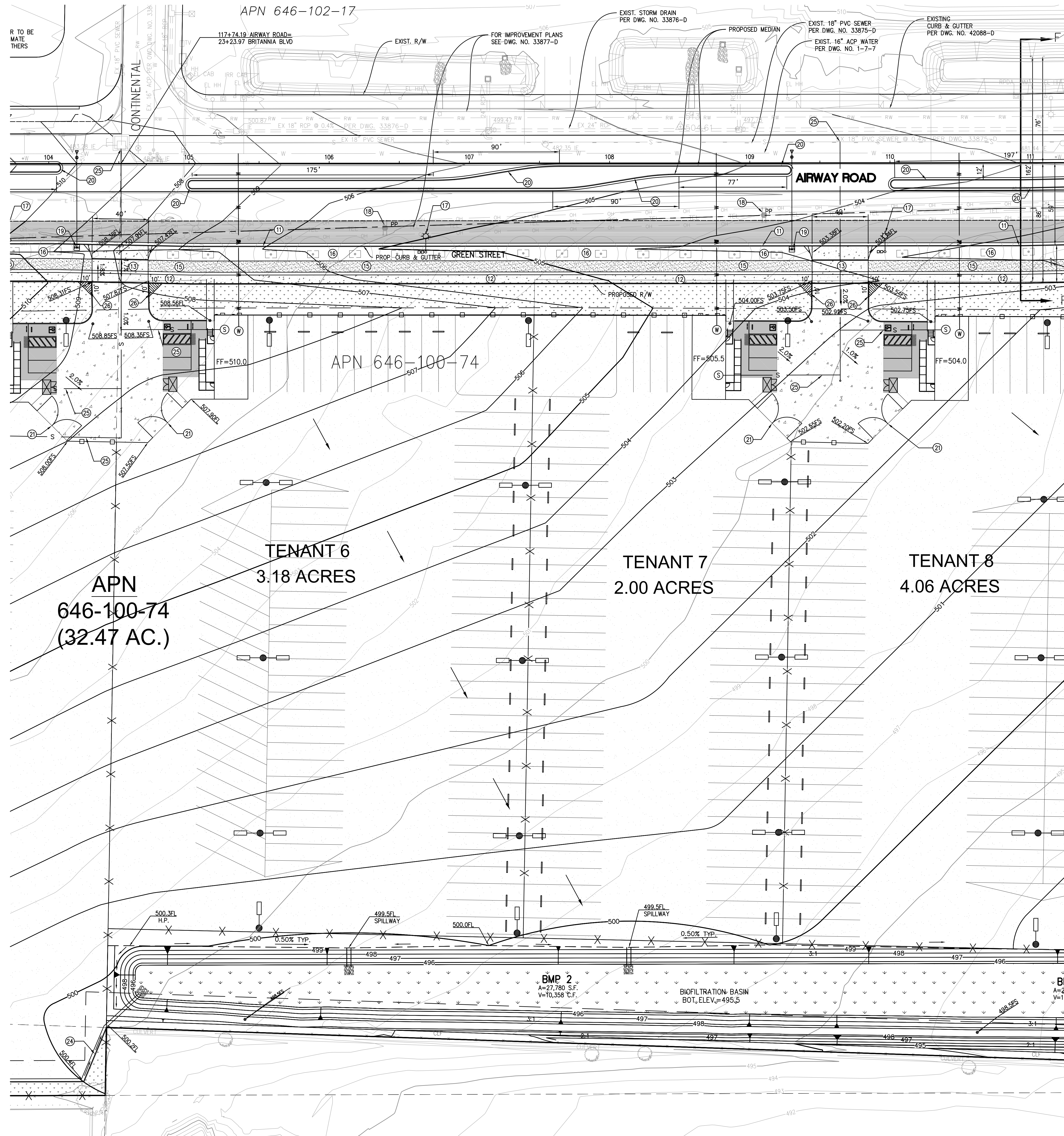
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SEE SHEET C-2

SEE SHEET C-4



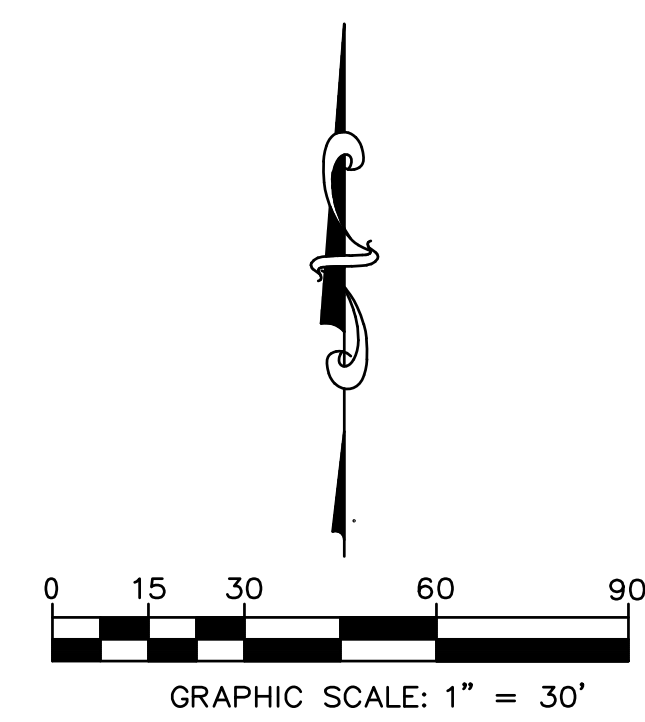
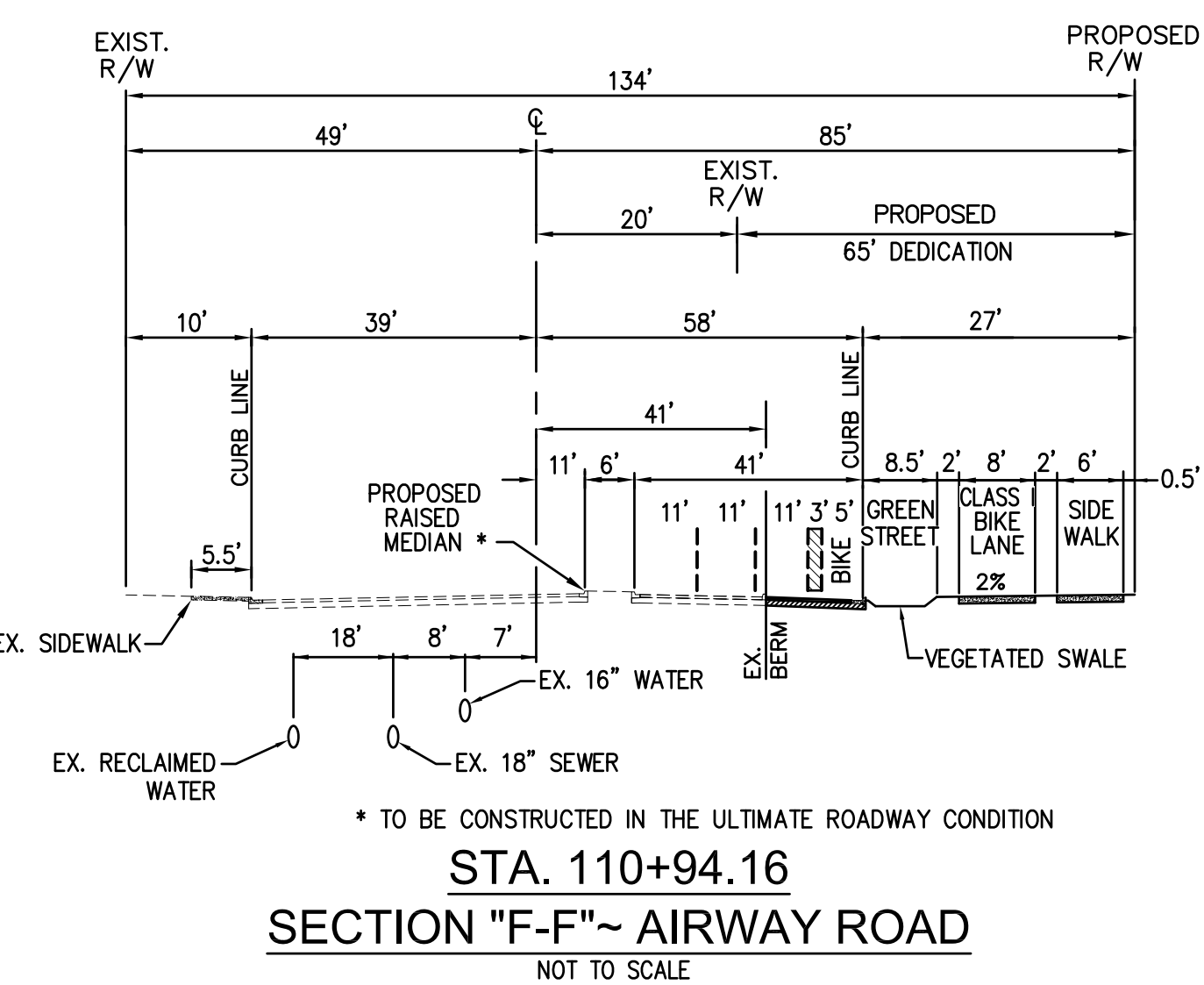


CONSTRUCTION NOTES

- ① PROPOSED TYPE H CURB AND GUTTER PER SDG-151
- ② PROPOSED 6' WIDE CONCRETE SIDEWALK PER SDG-155
- ③ PROPOSED 40' WIDE CONCRETE DRIVEWAY PER SDG-163. A DEVIATION FROM STANDARD FORM WILL BE SUBMITTED.
- ④ PROPOSED CLASS I BIKE PATH
- ⑤ PROPOSED GREEN STREET VEGETATED SWALES.
- ⑥ PROPOSED STREET LIGHT PER SDE-101 AND STREET DESIGN MANUAL.
- ⑦ EXISTING POWER POLES AND OVERHEAD LINES TO BE UNDERGROUND IN COORDINATION WITH SDG&E.
- ⑧ PROPOSED FIRE HYDRANT PER O.W.D.
- ⑨ PROPOSED CURB MEDIAN TYPE B-2 PER SDG-154.
- ⑩ PROPOSED GATE PER ARCHITECT PLANS.
- ⑪ PROPOSED TYPE G CURB & GUTTER PER SDG-151
- ⑫ PROPOSED 6" SEWER LATERAL PER SDS-105. 6" PVC SEWER PRIVATE MAIN @ 1.0%.
- ⑬ VISIBILITY TRIANGLE PER SDMC DIAGRAM 113-025S.

WATER NOTE

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APN: 646-100-74-00  
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SHEET TITLE / CONTENTS

GRADING PLAN

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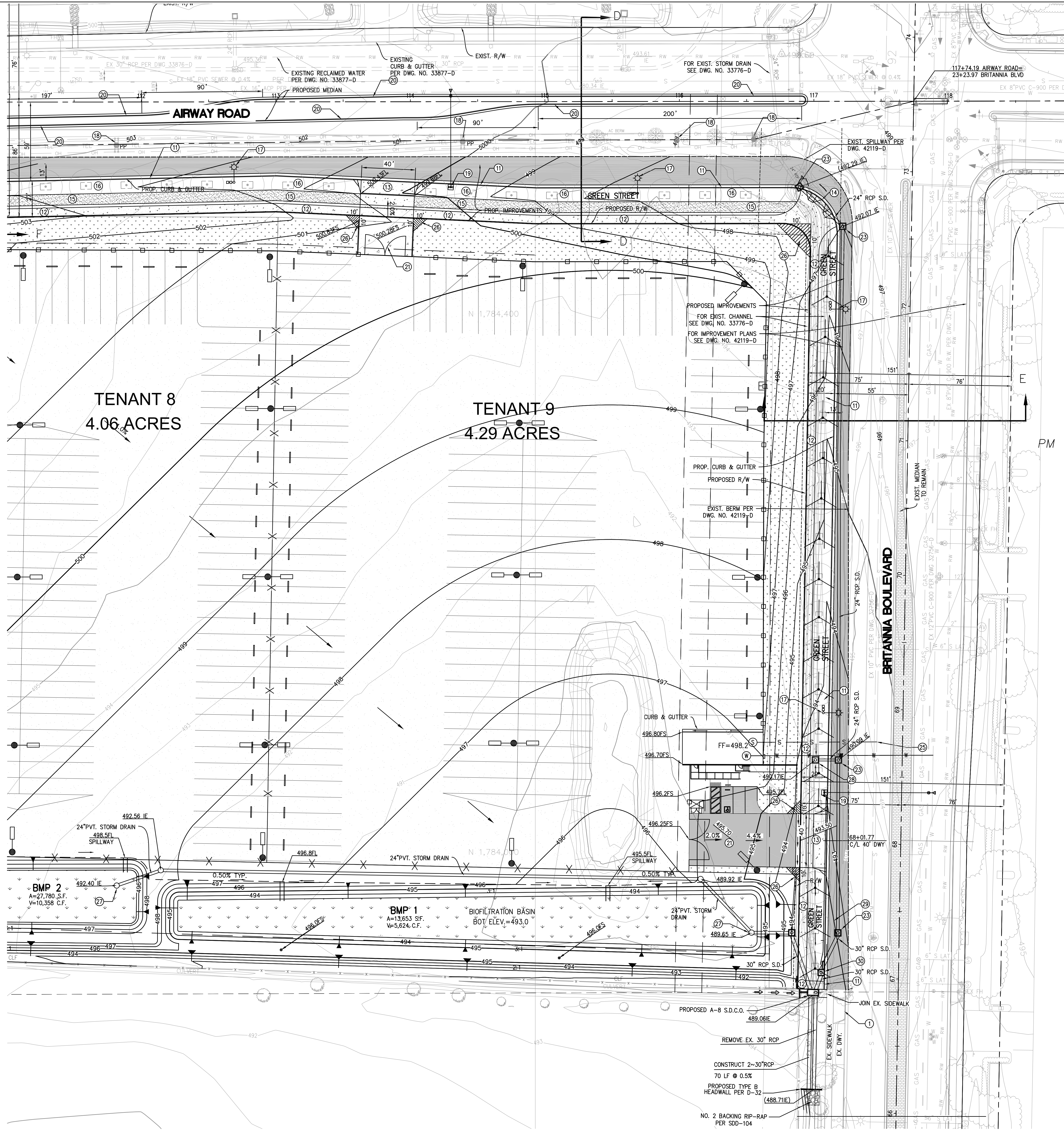
SHEET: 4 OF: 5

C4

SEE SHEET C-3

SEE SHEET C-4



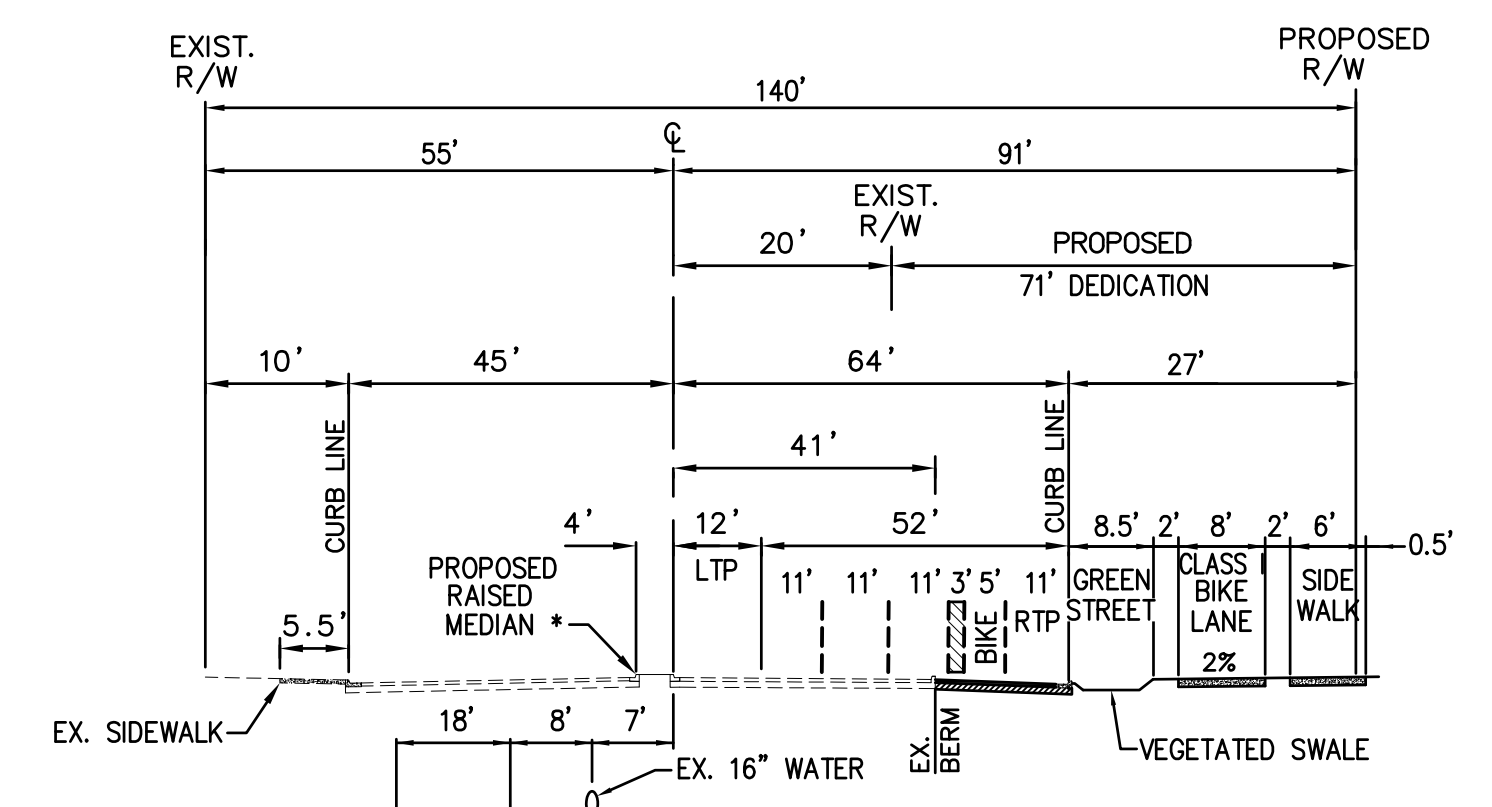


**CONSTRUCTION NOTES**

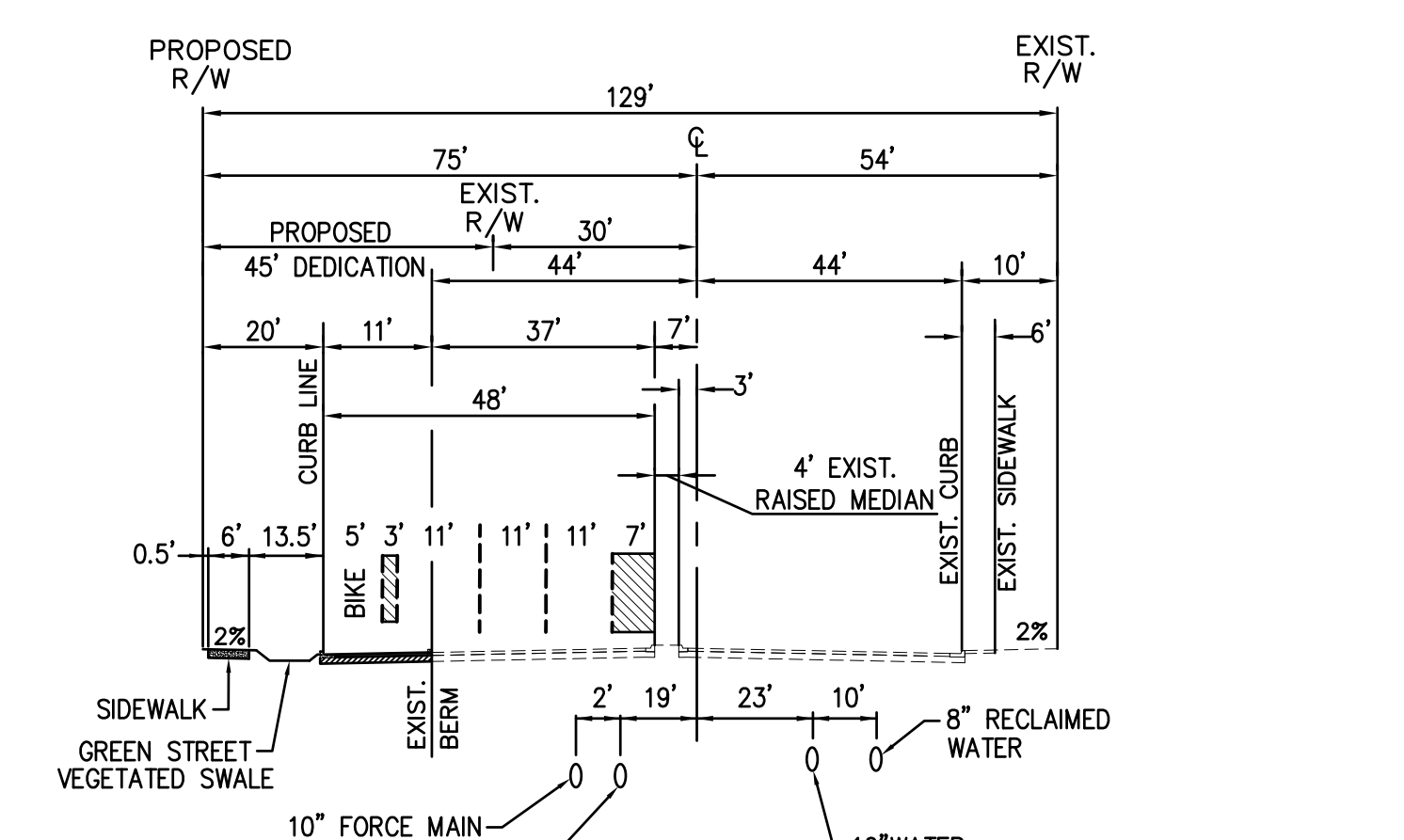
- 1) EXISTING CURB GUTTER AND SIDEWALK TO REMAIN.
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- 14) DUAL CURB RAMP TYPE A PER SDG-134
- 15) PROPOSED CLASS I BIKE PATH
- 16) PROPOSED GREEN STREET VEGETATED SWALES.
- 17) PROPOSED STREET LIGHT PER SDE-101 AND STREET DESIGN MANUAL.
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- 19) PROPOSED FIRE HYDRANT PER O.W.D.
- 20) PROPOSED CURB MEDIAN TYPE B-2 PER SDG-154.
- 21) PROPOSED GATE PER ARCHITECT PLANS.
- 23) PROPOSED TYPE A CLEANOUT PER D-09.
- 25) PROPOSED 6" SEWER LATERAL PER SDS-105. 6" PVC SEWER PRIVATE MAIN @ 1.0%.
- 26) VISIBILITY TRIANGLE PER SDMC DIAGRAM 113-02SS.
- 27) PROPOSED 24" DIA. RISER.
- 28) PROPOSED TYPE F CATCH BASIN PER SDD-119
- 29) PROPOSED TYPE A AC DIKE PER C-05 TEMPORARY TRANSITION TO EXISTING CURB & GUTTER.
- 30) PROPOSED TYPE B CURB INLET PER SDD-116.

**WATER NOTE**

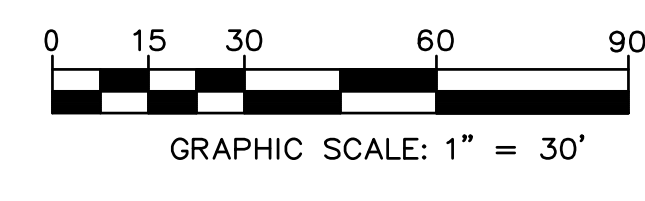
THE EXISTING AND PROPOSED WATER BELONG TO THE OTAY WATER DISTRICT.



TO BE CONSTRUCTED IN THE ULTIMATE ROADWAY CONDITION  
 STA. 113+94.16  
 SECTION "D-D" - AIRWAY ROAD  
 NOT TO SCALE



STA. 71+14.88  
 SECTION "E-E" - BRITANNIA BOULEVARD  
 NOT TO SCALE



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**C5**

SEE SHEET C-4