



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: November 3, 2018 REPORT NO. PC-18-080

HEARING DATE: December 6, 2018

SUBJECT: FEDERAL BLVD. MARIJUANA OUTLET. Process Four Decision

PROJECT NUMBER: [598124](#)

REFERENCE: Hearing Officer Report [HO-18-097](#)

OWNER/APPLICANT: The Ek Family Trust, Owner / 2018FMO, LLC, Applicant

### SUMMARY

Issue: Should the Planning Commission approve or deny an appeal of the Hearing Officer's decision to approve a Conditional Use Permit for the construction of a two-story commercial building and operation of a Marijuana Outlet located on Federal Boulevard at Assessor's Parcel Number 543-020-0400 within the Encanto Neighborhoods Community Plan area?

Staff Recommendation: Deny the appeal, uphold the Hearing Officer's decision, and approve Conditional Use Permit No. 2114346.

Community Planning Group Recommendation: On September 17, 2018, the Encanto Neighborhoods Community Planning Group voted 7-4-1 to recommend approval of the proposed project.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (c), New Construction or Conversion of Small Structures. The environmental determination for this project was made on August 30, 2018, and the opportunity to appeal that determination ended September 14, 2018.

Fiscal Impact Statement: None. All staff costs associated with the processing of this project are recovered by a deposit account funded by the applicant.

Housing Impact Statement: The project proposes construction of a commercial building. The site is designated and zoned for non-residential use (Community Commercial -

Residential Prohibited); therefore, there is no housing impact.

## BACKGROUND

The project proposes a Conditional Use Permit (CUP) to construct a two-story, 1,682 square-foot commercial building and operate a Marijuana Outlet (Outlet). The 0.11-acre site is located at Assessor's Parcel Number (APN) 543-020-0400 on Federal Boulevard, south of Freeway 94 and east of Winnett Street, in the CO-2-1 Zone of the Encanto Neighborhoods Community Plan area. The site contains a shipping container, mobile trailers, vehicles, and a shade structure that will be removed for the development of the property. Adjacent uses include an employment training center south of the site. A general equipment rental company and warehouse is located to the north. The adjacent use to the west is a market and an auto service to the east. The site is designated Community Commercial and Residential Prohibited by the Encanto Neighborhoods Community Plan.

Outlets must comply with San Diego Municipal Code (SDMC) Section 141.0504(a) (1), which requires a 1,000-foot separation from resource and population-based city parks, other marijuana outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools. In addition, there is a minimum distance requirement of 100 feet from all residentially zoned properties. City staff has reviewed the 100/1,000-foot radius map (Attachment 7) and 100/1,000-foot spreadsheet (Attachment 8) provided by the applicant identifying all the existing uses. The proposed Outlet complies with the minimum separation requirements between uses.

On October 17, 2018, the Federal Blvd. Marijuana Outlet (Project) was presented to the Hearing Officer of the City of San Diego at a noticed public hearing. The Hearing Officer Report No. HO-18-097 (Attachment 1) contains the project background, analysis and necessary draft findings with a staff recommendation of approval. After hearing public testimony, both in support and opposition, the Hearing Officer was able to support the required Findings to approve the Project and CUP No. 2114346, subject to the conditions.

On October 31, 2018, Abhay Schweitzer, filed an appeal of the Hearing Officer's decision.

## DISCUSSION

This item is an appeal of the Hearing Officer's October 17, 2018 decision to approve the CUP. The basis for appeal is Factual Error and Findings Not Supported (Attachment 2). The following is the appeal issue cited by the appellant and response by City staff.

Appeal Issue as Stated by the Appellant: "The proposed project drawings contain numerous and significant factual errors related to the size, design, function and compliance of the proposed project. DSD staff failed to review the proposed project with a level of care sufficient to determine compliance with applicable regulations and the required conditions. The project drawings fail to provide the minimum information required per the SDMC submittal manuals. The drawings must speak for themselves in order to provide sufficient information to show compliance and in order to make the required findings, but they simply do not meet this standard."

Staff Response: The project plans reviewed by staff achieved the minimum information per the submittal manual requirements for compliance with the regulations and adopted policies and standards. During the project review, staff provided review comments if they required any information, clarification, or revisions to the plans. At the conclusion of each discipline's review, staff provided any applicable conditions for the Conditional Use Permit. The project plans reviewed by staff and presented to the Hearing Officer provided the necessary information for compliance with the regulations and support the findings. Staff has received updated plans from the applicant to include minor information, such as Geologic Hazard Category and transit stops. The proposed site plan has been updated to visibly see the accessible routes within the project site. For the landscaping plans, the type of irrigation meter is described, and the plant legend information has been updated to provide: 1) the form and function of the plants; and 2) mature height and spread of trees and shrubs.

A Project Data sheet has been provided as Attachment 5 for additional project information. Lastly, Hearing Officer Report No. HO-18-020 (Attachment 1) includes project information and analysis by City staff supporting approval of the Project.

Appeal Issue as Stated by the Appellant: "Furthermore the proposed on-site parking is grossly insufficient for the proposed use, with no immediately adjacent street parking available."

Staff Response: The project is subject to San Diego Municipal Code regulations, Section 142.0540 (a), Exceptions to Parking Regulations for Nonresidential Uses for Commercial Uses on Small Lot. The regulation states that outside the beach impact area of the Parking Impact Overlay Zone, for lots that are 10,000 square feet or less, that existing before January 1, 2000, the parking requirements set forth in Table 142-05H may be applied to all commercial uses at the option of the applicant as an alternative to the requirements set forth in Section 142.0530. The project does not have an alley access. Therefore, applying Table 142-05H, Alternative Parking Requirement for Commercial Uses on Small Lots, without alley access, there is no minimum number of parking spaces required. However, the applicant is providing 3 parking spaces on-site.

## CONCLUSION

City staff has reviewed the proposed Project and determined the project is consistent and in conformance with the adopted policies and regulations of the SDMC, including the minimum separation requirements. Staff has prepared draft findings (Attachment 3) approving the Project. Staff recommends denying the appeal, uphold the Hearing Officer's decision and approving CUP No. 2114346.

## ALTERNATIVES

1. Deny the appeal, uphold the Hearing Officer's decision and approve Conditional Use Permit No. 2114346, with modifications.
2. Grant the appeal, reverse the Hearing Officer's decision and deny Conditional Use Permit No. 2114346, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



PJ FitzGerald  
Assistant Deputy Director  
Development Services Department



Cherlyn Cac  
Development Project Manager  
Development Services Department

SOKOLOWSKI/CC

Attachments:

1. Hearing Officer Report HO-18-097
2. Appeal Application
3. Draft Resolution with Findings
4. Permit with Conditions
5. Project Data Sheet
6. Updated Project Plans



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: October 10, 2018 REPORT NO. HO-18-097

HEARING DATE: October 17, 2018

SUBJECT: Federal Blvd. Marijuana Outlet, Process Three Decision

PROJECT NUMBER: [598124](#)

OWNER/APPLICANT: John Ek, Owner/2018FMO, LLC, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve the construction of a two-story commercial building for a proposed Marijuana Outlet on Federal Boulevard at Assessor's Parcel Number 543-020-0400 within the Encanto Neighborhoods Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2114346.

Community Planning Group Recommendation: On September 17, 2018, the Encanto Neighborhoods Community Planning Group voted 7-4-1 to recommend approval (Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (c) (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 30, 2018, and the opportunity to appeal that determination ended September 14, 2018.

### BACKGROUND

In 1996, the people of the State of California passed Proposition 215, the Compassionate Use Act, which allows the use of marijuana for medical purposes when recommended by a physician and exempts the patient and the primary caregiver from criminal prosecution. In 2004, Senate Bill 420, the Medical Marijuana Program Act (MMP) became law. The MMP requires the California Department of Public Health (DPH) to establish and maintain a program for the voluntary registration of qualified medical marijuana patients and their primary caregivers through a statewide identification card system, sets possession guidelines for cardholders, and recognizes a

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qualified right to collective and cooperative cultivation of medical marijuana. In 2008, the California Attorney General established guidelines for Medical Marijuana Collective Operations and allowed cities to adopt and enforce laws consistent with the MMP.

On March 25, 2014, the City of San Diego adopted Ordinance No. O-20356 to implement regulations for Medical Marijuana Consumer Cooperatives (MMCCs), which allowed MMCCs with the approval of a Conditional Use Permit (CUP), and limited MMCCs to four per Council District for a total of 36 MMCCs City-wide. A total of 15 MMCCs have been approved to date.

On November 2016, the people of the State of California approved Proposition 64, the Adult Use of Marijuana Act (AUMA). The AUMA allows adults 21 years of age or older to legally grow, possess, and use cannabis for non-medicinal purposes, with certain restrictions. The California State Legislature passed Senate Bill 94 (Chapter 27) on June 2017 that integrated Medical Cannabis Regulation and Safety Act (MCRSA) with AUMA to create the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) contained in Division 10 of the California Business and Professions Code (§26000 et seq.). Under MAUCRSA, a single regulatory system governs the medical and adult-use cannabis industry in California.

A local jurisdiction may adopt and enforce local ordinances that regulate land use requirements as it deems necessary to reduce potential impacts associated with marijuana use. On February 22, 2017, Ordinance No. O-20793 was approved, which included amendments to the Land Development Code and the Local Coastal Program, replacing the MMCC use with a new retail sales use, Marijuana Outlet (Outlet). The Ordinance became effective in areas of the City of San Diego outside of the Coastal Overlay Zone on April 12, 2017, and within the Coastal Overlay Zone on October 12, 2017.

An Outlet may be allowed with the approval of a Process Three, CUP, provided each Council District is limited to four Outlets. An Outlet allows the sale of both medicinal and recreational marijuana, and subject to State licensing requirements. A total of five Outlets have been approved to date, with 1 in Council District 1 and 4 in Council District 7. The 14 previously approved MMCCs are allowed to operate as Outlets for the remaining term of the CUP without an amendment pursuant to Ordinance No. O-20793, and would be allowed the retail sale of marijuana upon obtaining the required State license.

The 0.11-acre site is located at Assessor's Parcel Number (APN) 543-020-0400 on Federal Boulevard, between 6196 Federal Boulevard and 6230 Federal Boulevard, in the Encanto Neighborhoods Community Plan (ENCP) area (Attachment 1). The ENCP designates this parcel as Community Commercial and Residential Prohibited (Attachment 2). The site contains a shipping container, mobile trailers, vehicles, and a shade structure that will be removed for the development of the property with a new building, landscaping, and parking (Attachment 3). The parcel fronts Federal Boulevard with an employment training center south of site and the adjacent use to the north is a warehouse store. The adjacent use to the west is a market and to the east is an auto service.

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## DISCUSSION

### Project Description:

The proposed Outlet is allowed in the CO-2-1 Zone of the ENCP with a CUP pursuant to San Diego Municipal Code (SDMC) Section 141.0504. The 0.11-acre site proposes construction of a two-story, 1,682 square-foot building for the proposed Outlet located at Assessor's Parcel Number (APN) 543-020-0400 on Federal Boulevard. The proposed Outlet building will include an entry area, sales area, restroom, and administrative facilities. The new building would comply with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and all adopted referenced standards, and would be reviewed for conformance during the construction permit application phase. Public improvements would include removal of the existing driveway and replace it with curb, gutter, and sidewalk; construction of a new 20-foot driveway; and dedicate and improve an additional 2-feet on Federal Boulevard to provide a 10-foot curb-to-property-line distance. The minimum required number of parking spaces for the proposed Marijuana Outlet is zero pursuant to SDMC 142.0540, Table 142-05H. However, the project proposes 3 on-site parking spaces. In addition, the proposed development will have landscaping and a street tree.

### Community Plan Consistency:

The project site is designated for Community Commercial use by the ENCP. The Community Commercial land use designation provides for shopping areas with retail, service, civic, and office uses for the community at large within 3 to 6 miles. Residential uses are prohibited in the Community Commercial land use area. Development in the Community Commercial area encourages active storefronts, outdoor seating and pedestrian-oriented design. The proposed development implements the community plan policies by providing an active and pedestrian-oriented ground floor with pedestrian access and developing the site with a two-story building. The proposed development provides transparency on the street with the active uses of a lobby and retail. The proposed Outlet, classified as retail sales, is consistent with the community plan designation.

### Separation Requirements:

The SDMC allows the operation of Outlets in specific land use zones of the City and provides regulations for Marijuana Outlets. One of the criteria of the SDMC is the minimum separation requirements between an Outlet and other specified uses. SDMC Section 141.0504(a) requires a 1,000-foot separation from resource and population-based city parks, other marijuana outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools. In addition, there is a minimum distance requirement of 100 feet from all residentially zoned properties. City staff has reviewed the 100/1,000-foot radius map (Attachment 7) and 100/1,000-foot spreadsheet (Attachment 8) provided by the applicant identifying all the existing uses. The proposed Outlet complies with the minimum separation requirements between uses.

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Operational and Security Requirements:

The proposed Outlet is subject to specific operational requirements and restrictions as set forth in SDMC Section 141.0504 (b) through (m), which are incorporated as conditions in the CUP (Attachment 5). These include prohibition of consultation by medical professionals on-site, prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC), provision of interior and exterior lighting, operable cameras, alarms, and a security guard, restriction of hours of operation to between 7:00 am and 9:00 pm daily, maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours, and restriction of signage to business name, two-colors signs, and alphabetic characters. Outlets must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The applicant has also voluntarily agreed to the following additional security conditions in order to improve the safety of customers and the surrounding neighborhood and also to prevent any potential adverse impacts on the community:

- The provision of operable surveillance cameras and a metal detector;
- Use of cameras with a recording device that maintains records for a minimum of 30 days;
- Two security guards must be on the premises during business hours, and at least one security guard must be on the premises 24 hours a day, seven days a week;
- Installation of bullet resistant glass, plastic, or laminate shield at the reception area to protect employees; and
- Installation of bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, and vault room.

Conclusion

City staff has reviewed the Conditional Use Permit application for an Outlet at this location and determined the project is consistent with the land use and development standards in effect for this site. The project is not requesting and does not require any deviation or variance from the applicable regulations and policy documents. Staff has provided draft findings (Attachment 4) to support the proposed project and draft conditions of approval (Attachment 5). Staff is recommending the Hearing Officer approve the project as presented.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2114346, with modifications.
2. Deny Conditional Use Permit No. 2114346, if the findings required to approve the project cannot be affirmed.

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Respectfully submitted,

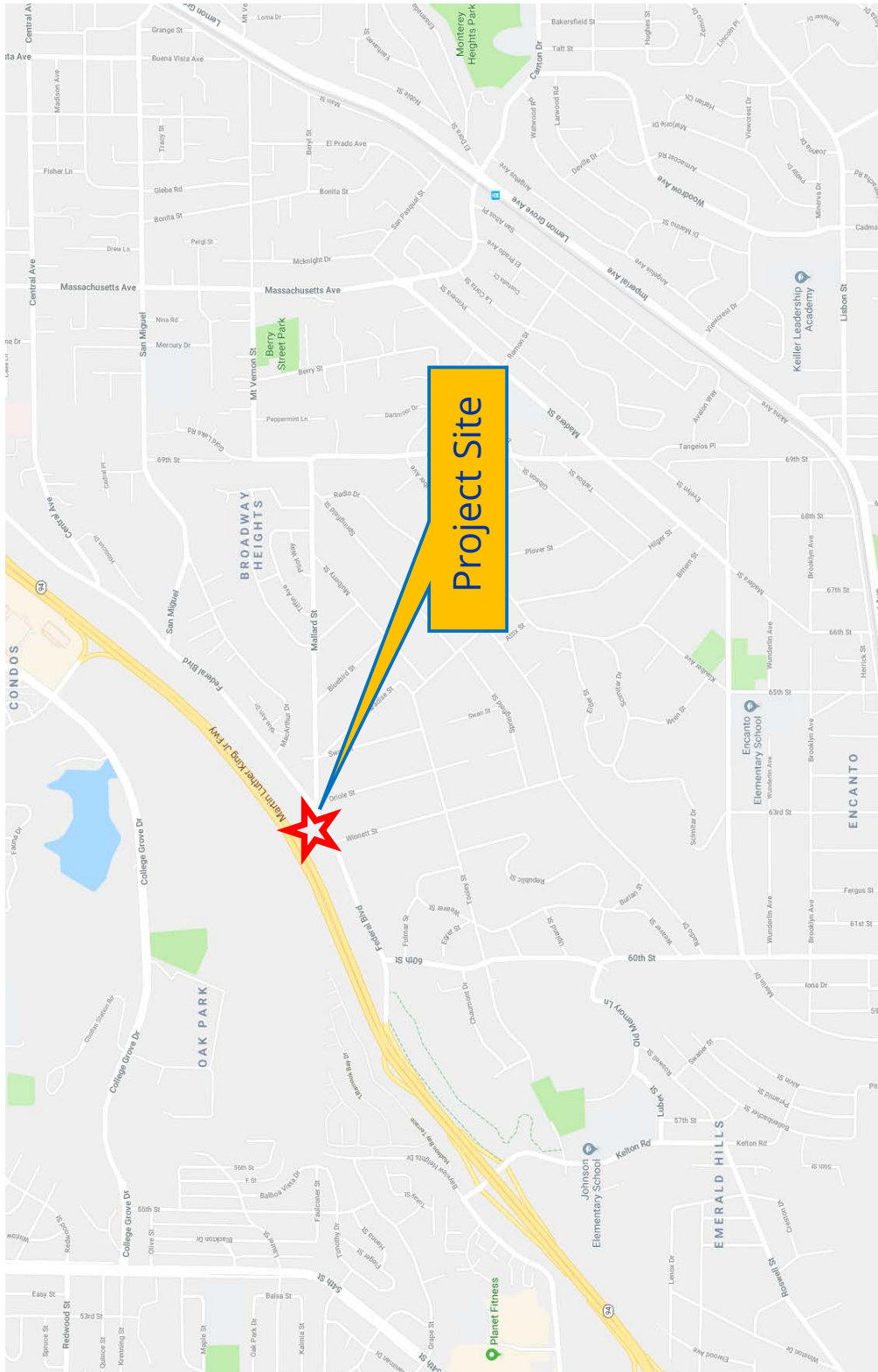
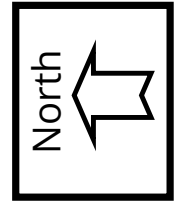


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Cherlyn Cac  
Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. 100/1,000-foot Radius Map
8. 100/1,000-foot Radius Spreadsheet
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Plans

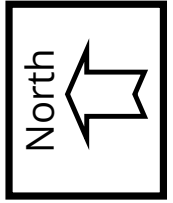
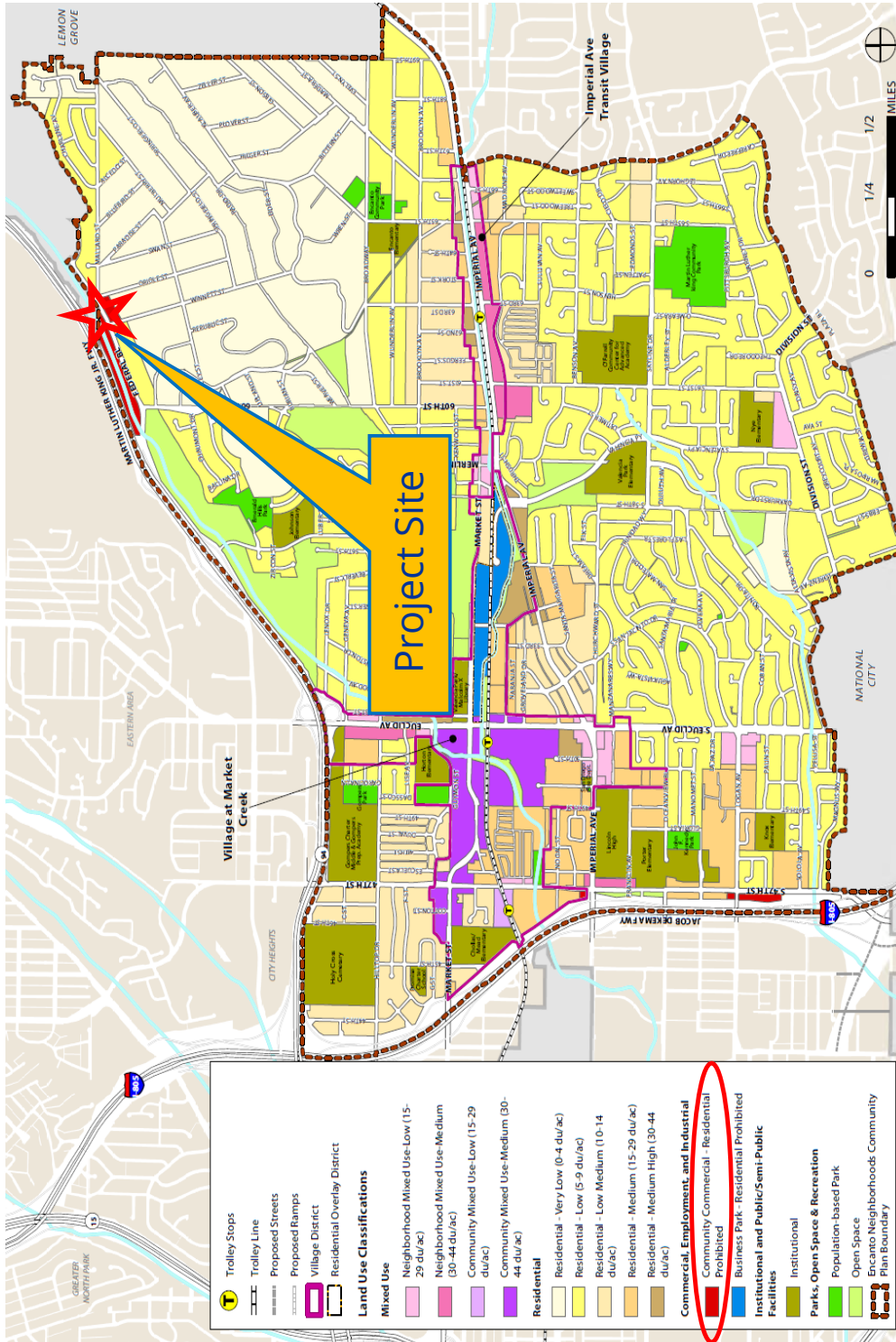


## Project Location Map

**PROJECT NO. 598124, FEDERAL BLVD. MARIJUANA OUTLET**

Federal Boulevard, between 6196 Federal Boulevard and 6230 Federal Boulevard, San Diego CA 92114

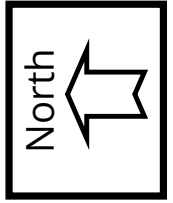
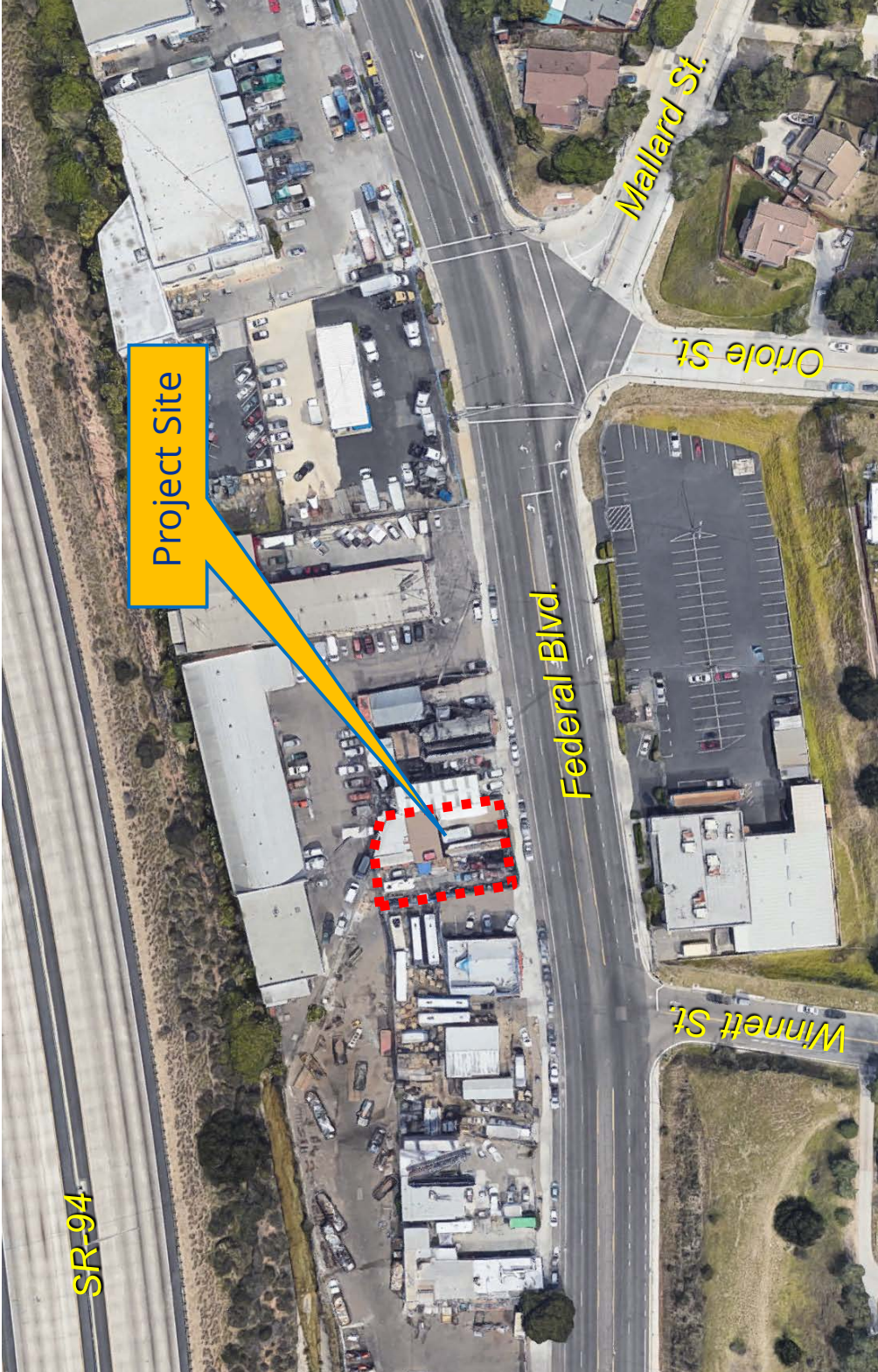




## Community Land Use Map

**PROJECT NO. 598124, FEDERAL BLVD. MARIJUANA OUTLET**  
Federal Boulevard, between 6196 Federal Boulevard and 6230 Federal Boulevard,  
San Diego CA 92114





## Aerial Photograph

**PROJECT NO. 598124, FEDERAL BLVD. MARIJUANA OUTLET**  
Federal Boulevard, between 6196 Federal Boulevard and 6230 Federal Boulevard, San Diego CA 92114



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 2114346  
**FEDERAL BOULEVARD MARIJUANA OUTLET - PROJECT NO. 598124**

WHEREAS, JOHN CARL EK and EDITH PHYLLIS EK, Trustees of the Ek Family Trust, Owner, and 2018FM, LLC, a California Limited Liability Company, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Outlet and construct in a two-story, 1,682 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2114346), on portions of a 0.11-acre site;

WHEREAS, the project site is located on Federal Boulevard, Assessor's Parcel Number (APN) 543-020-0400, in the CO-2-1 Zone within the Encanto Neighborhoods Community Plan area;

WHEREAS, the project site is legally described as The Northeasterly 50 feet of Lot 24 of Map No. 2121, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on July 20, 1928;

WHEREAS, on October 17, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2114346 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2114346:

**A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

**1. Findings for all Conditional Use Permits:**

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

The project proposes a Conditional Use Permit (CUP) to operate a Marijuana Outlet (Outlet) and construct a 1,682 square-foot building at APN 543-020-0400 on Federal Boulevard. The 0.11-acre site is in the CO-2-1 Zone of the Encanto Neighborhoods Community Plan (ENCP).

The site is designated Community Commercial of the ENCP. The Community Commercial land use designation provides for shopping areas with retail, service, civic, and office uses for the community at large within 3 to 6 miles. Residential uses are prohibited in the Community Commercial land use area. Development in the Community Commercial area encourages active storefronts, outdoor seating and pedestrian-oriented design. The proposed development implements the community plan policies by providing an active and pedestrian-oriented ground floor with pedestrian access and developing the site with a two-story building. The proposed development provides transparency on the street with the active uses of a lobby and retail. The proposed Outlet, classified as retail sales, is consistent with the community plan designation. Thus, the proposed Outlet is a compatible use at this location with a Conditional Use Permit and is consistent with the community plan. Therefore, the proposed Outlet will not adversely affect the applicable land use plan.

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

The proposed Outlet and construction of a two-story, 1,682 square-foot building is located at APN 543-020-0400 on Federal Boulevard. The new building proposes an entry area, sales area, restroom, and administrative facilities. The proposed development will not be detrimental to the public's health, safety and welfare because the discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large.

Approval of the CUP would allow the sale of marijuana to be conditioned in order to prevent potential adverse impacts on the community. The proposed Outlet is subject to specific operational requirements and restrictions as set forth in SDMC Section 141.0504 (b) through (m), which have also been incorporated as conditions in the CUP, including prohibiting consultation by medical professionals on-site, prohibiting the use of specified vending machines except by a responsible person (as defined by the SDMC), provision of interior and exterior lighting, alarms, restriction of hours of operation to between 7:00 am and 9:00 pm daily, maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours, and restriction of signage to business name, two-color signs, and alphabetic characters.

In addition to the above, the CUP includes additional security conditions to improve the safety of the building and surrounding neighborhood, including the provision of operable surveillance cameras and a metal detector, use of cameras with a recording device that maintains records for a minimum of 30 days, two security guards during business hours with one security guard present on the premises 24 hours a day, seven days a week, installation of bullet resistant glass, plastic, or laminate shield at the reception area to protect employees, and installation of bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common areas with other tenants, reception area, and vault room. Outlets must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

Furthermore, construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through construction review and building inspections.

Outlets require compliance with San Diego Municipal Code (SDMC) Section 141.0504 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. Outlets also require a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet complies with the separation requirements between uses set forth in SDMC Section 141.0504 (a).

The proposed project will be required to comply with the development conditions as described in the CUP No. 2114346. The CUP No. 2114346 will be valid for five years and may be revoked if the Owner or Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit.

The proposed development will not be detrimental to the public's health, safety, and welfare in that the discretionary permit controlling the use of this site contains specific regulatory conditions of approval, as referenced in CUP No. 2114346. The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety, and welfare. Therefore, the proposed MPF will not be detrimental to the public health, safety and welfare.

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

The project proposes the operation of an Outlet and construction of a two-story, 1,682 square-foot building at APN 543-020-0400 on Federal Boulevard. The 0.11-acre site is located in the CO-2-1 Zone and an Outlet is allowed in the CO-2-1 Zone with a CUP pursuant to SDMC Sections 131.0522 and 141.0504. The proposed two-story building complies with the development regulations of the commercial zone. Staff's review of the project concluded the proposed development is consistent with all relevant regulations of the Land Development Code. There are no proposed variances or deviations to the development regulations of the Land Development Code for this development.

Outlets require compliance with SDMC Section 141.0504 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. Outlets also require a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet complies with the separation requirements between uses set forth in SDMC Section 141.0504 (a). The proposed Outlet is subject to specific operations requirements for security, as referenced in CUP No. 2114346, in lighting, security cameras, alarms, and security guards. Outlets must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The CUP for the project includes various conditions and corresponding exhibits of approval relevant to achieving compliance with all the relevant regulations of the SDMC for an Outlet. No variance or deviations are requested as part of this application, nor are any required to approve the CUP. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The project proposes a CUP to allow the operation of an Outlet and construct a two-story, 1,682 square-foot building at APN 543-020-0400 on Federal Boulevard. The 0.11-acre site is located in the CO-2-1 Zone of the ENCP. The purpose of the CO zone is to provide areas for employment uses with limited, complementary retail uses and residential uses as specified. In the CO-2-1 Zone, residential development is prohibited. The CO-2-1 Zone is intended to accommodate office uses with a neighborhood scale and orientation. An Outlet is allowed in the CO-2-1 Zone with a CUP pursuant to SDMC Sections 131.0522 and 141.0504.

The site is designated Community Commercial of the ENCP. The Community Commercial land use designation provides for shopping areas with retail, service, civic, and office uses for the community at large within 3 to 6 miles. Residential uses are prohibited in the Community Commercial land use area. Development in the Community Commercial area encourages active storefronts, outdoor seating and pedestrian-oriented design. The proposed development implements the community plan policies by providing an active and pedestrian-oriented ground floor with pedestrian access and developing the site with a two-story building. The proposed development provides transparency on the street with the active uses of a lobby and retail. The proposed Outlet, classified as retail sales, is consistent with the community plan designation. Thus, the proposed Outlet is a compatible use at this location with a Conditional Use Permit and is consistent with the community plan designation and zone.

Outlets require compliance with San Diego Municipal Code (SDMC) Section 141.0504 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. Outlets also require a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet complies with the separation requirements between uses set forth in SDMC Section 1141.0504 (a). The proposed Outlet is subject to specific operations requirements for security, as referenced in CUP No. 2114346, in lighting, security cameras, alarms, and security guards. Outlets must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed Outlet is consistent with all land development regulations relevant for the site and the use. No deviations are required or requested to approve the Conditional Use Permit. The proposed Outlet is classified as retail sales use for this location with a Conditional Use Permit. Therefore, based on all the facts cited above and conditions of approval, the proposed Outlet is an appropriate use at the proposed location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2114346, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2114346, a copy of which is attached hereto and made a part hereof.

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Cherlyn Cac  
Development Project Manager  
Development Services

Adopted on: October 17, 2018

IO#: 24007747

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24007747

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2114346  
**FEDERAL BOULEVARD MARIJUANA OUTLET PROJECT NO. 598124**  
HEARING OFFICER

This Conditional Use Permit No. 2114346 ("Permit") is granted by the Hearing Officer of the City of San Diego to John Carl Ek and Edith Phyllis Ek, Trustees of the Ek Family Trust, dated January 5, 1994, Owner, and 2018FMO, LLC, a California Limited Liability Company, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.11-acre site is located at Assessor's Parcel Number (APN) 543-020-0400 on Federal Blvd. in the CO-2-1 Zone within the Encanto Neighborhoods Community Plan area. The project site is legally described as: The Northeasterly 50 feet of Lot 24 of Map No. 2121, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, on July 20, 1928.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Marijuana Outlet described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 17, 2018, on file in the Development Services Department.

The project shall include:

- a. Construction of a two-story, 1,682 square-foot building;
- b. Operation of Marijuana Outlet in a two-story, 1,682 square-foot building at Assessor's Parcel Number (APN) 543-020-0400 on Federal Boulevard;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 1, 2021.
2. This Permit and corresponding use of this site shall expire on November 1, 2023. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.0504(n).
3. 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.
  - c. A Marijuana Outlet Permit issued by the Development Services Department is approved in accordance with SDMC Section 42.1504.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. The Owner/Permittee shall secure all necessary construction 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.

## ATTACHMENT 5

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

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

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

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

**PLANNING/DESIGN REQUIREMENTS:**

11. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

12. The Owner/Permittee must provide and maintain an accessible path from the building entrance to the public street.

13. The sale of marijuana shall be prohibited without a valid license from the State authorizing such activity.
14. The Marijuana Outlet must comply with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including obtaining a Marijuana Outlet Permit, and Background Checks and Reporting Convictions.
15. Consultations by medical professionals shall not be a permitted accessory use at this Marijuana Outlet.
16. Deliveries shall be permitted as an accessory use to and from APN 543-020-0400 on Federal Boulevard. Each delivery person shall be employed by the Owner or Permittee, the successor, or the person using the property at APN 543-020-0400 on Federal Boulevard that is subject to this Permit.
17. The Owner/Permittee shall provide lighting to illuminate the interior of the Marijuana Outlet, façade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
18. The Owner/Permittee shall install and maintain operable security cameras and a metal detector for security to the satisfaction of Development Services Department. The security cameras shall have and use a recording device that maintains the recordings for a minimum of 30 days. This Marijuana Outlet shall also include alarms and two security guards. The security guards shall be licensed by the State of California. Two security guards must be on the premises during business hours. At least one security guard must be on the premises 24 hours a day, seven days a week. The security guards should only be engaged in activities related to providing security for the Marijuana Outlet, except on an incidental basis.
19. The Owner/Permittee shall install a combination of full-height bullet resistant glass, plastic or laminate shield and bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at the reception area.
20. The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at all walls adjoining common areas and other tenants, and vault room.
21. A primary sign shall be posted on the outside of the Marijuana Outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors. Ground signs shall not be pole signs.
22. The Owner/Permittee shall post and maintain a sign showing the name and emergency contact phone number of an operator or manager in a location visible from outside the Marijuana Outlet in font size at least two inches in height.

ATTACHMENT 5

23. The Marijuana Outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.

24. The use of vending machines which allow access to marijuana and marijuana products except by a responsible person, as defined in the SDMC Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to marijuana and marijuana products without a human intermediary.

25. The Owner/Permittee shall maintain the Marijuana Outlet, adjacent public sidewalks, and areas under the control of the Owner/Permittee, free of litter and graffiti at all times.

26. The Owner/Permittee shall provide for daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

27. The Owner/Permittee shall provide a sufficient odor absorbing ventilation and exhaust system capable of eliminating excessive or offensive odors causing discomfort or annoyance to any reasonable person of normal sensitivities standing outside of the structural envelope of this Marijuana Outlet facility in compliance with SDMC Section 142.0710.

28. Medical marijuana, recreational marijuana, or marijuana products, in any form, shall not be consumed anywhere within the property.

**LANDSCAPE REQUIREMENTS:**

29. 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, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

30. Prior to the issuance of any construction permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall provide for additional trees in the right-of-way to achieve a minimum rate of one canopy tree per 30-linear-feet of street frontage, excluding curb cuts. 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.

31. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.

32. 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.'

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

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

**ENGINEERING REQUIREMENTS:**

35. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

37. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the removal of existing driveway and replace it with curb, gutter and sidewalk per City Standard, adjacent to the site on Federal Boulevard, satisfactory to the City Engineer.

38. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 20-foot driveway per current City Standards, adjacent to the site on Federal Boulevard, satisfactory to the City Engineer.

39. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate and improve an additional 2-feet on Federal Boulevard to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

40. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

41. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the pavers in the Federal Boulevard Right-of-Way.
42. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping in the Federal Boulevard Right-of-Way.
43. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
44. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the nonstandard driveway in the Federal Boulevard Right-of-Way.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.
- Cannabis businesses that operate or provide services within the City of San Diego are liable for a monthly gross receipts tax. As referenced in San Diego Municipal Code Section 34.0103 (b), taxable activities include but are not limited to, transporting, manufacturing, cultivating, packaging, or retail sales of cannabis and any ancillary products in the City. For additional information, contact the Office of the City Treasurer at 619-615-1580.

APPROVED by the Hearing Officer of the City of San Diego on October 17, 2018 and Resolution Number (to be determined).

Permit Type/PTS Approval No.: Conditional Use Permit No. 2114346  
Date of Approval: October 17, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Cherlyn Cac  
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.

**JOHN CARL EK,**  
**Trustee of the Ek Family Trust**  
Owner

By \_\_\_\_\_  
*Name:*  
*Title:*

**EDITH PHYLLIS EK,**  
**Trustee of the Ek Family Trust**  
Owner

By \_\_\_\_\_  
*Name:*  
*Title:*

**2018FMO, LLC**  
Permittee

By \_\_\_\_\_  
*Name:*  
*Title:*

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

## NOTICE OF EXEMPTION

## ATTACHMENT 6

(Check one or both)

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

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

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

**Project Name/Number:** Federal Blvd Marijuana Outlet / 598124

**SCH No.:** N.A.

**Project Location-Specific:** Unaddressed parcel (APN: 543-020-0400), located on the northern side of Federal Blvd., between Oriole Street and Winnett Street, south of Highway 94, San Diego, CA 92114

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

**Description of nature and purpose of the Project:** Conditional Use Permit (CUP) to operate a Marijuana Outlet (MO) located at APN 543-020-4000 on Federal Boulevard. This project includes the removal of existing structures: inclusive of a portion of shade structure that is approximately 967 square-foot in area, connex box and mobile construction trailers, removal of existing paved asphalt areas, and construction of a new two-story 1,682-square-foot commercial building with three on-site parking spaces, a refuse enclosure, and associated landscape improvements. Project operations includes the sales of cannabis products as a State of California licensed outlet. The 0.11-acre lot is located on the north side of Federal Boulevard, between Oriole Street and Winnett Street, south of Highway 94. The project is located within the CO-2-1 zone within the Encanto Neighborhoods Community Plan area, Geologic Hazard 32, Very High Fire Severity Zone - Brush Management Overlay, FEMA Type "X" - FP 500, Outdoor Lighting Zone 3, Pueblo San Diego Watershed, Chollas Sub-Area Watershed, and Council District 4.

**Name of Public Agency Approving Project:** City of San Diego Hearing Officer

**Name of Person or Agency Carrying Out Project:** Aaron Magagna, 3639 Midway Drive, Suite B-132, San Diego, CA, 92110, (619) 405-0298

**Exempt Status:** (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: 15303(c) (New construction or conversion of small structures)
- ☐ Statutory Exemptions:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303(c) which allows for the construction of new small commercial structures which are located within existing urbanized areas, and that do not exceed 10,000-square-feet in floor area, as is the case with this project since the building proposed will be 1,682-square-feet in floor area. Furthermore, the project is consistent with 15303 (c) as the project does not propose the use of significant amounts of hazardous substances and is located within a highly urbanized setting where all necessary public

**ATTACHMENT 6**

services and facilities are available, and the surrounding area is not environmentally sensitive. The exceptions listed in CEQA Section 15300.2 would not apply.


Lead Agency Contact Person: Chris Tracy, AICP Senior Planner

Telephone: (619) 446-5381

If filed by applicant:

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

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

 CHRIS TRACY, AICP  
Senior Planner

10/2/18  
Date

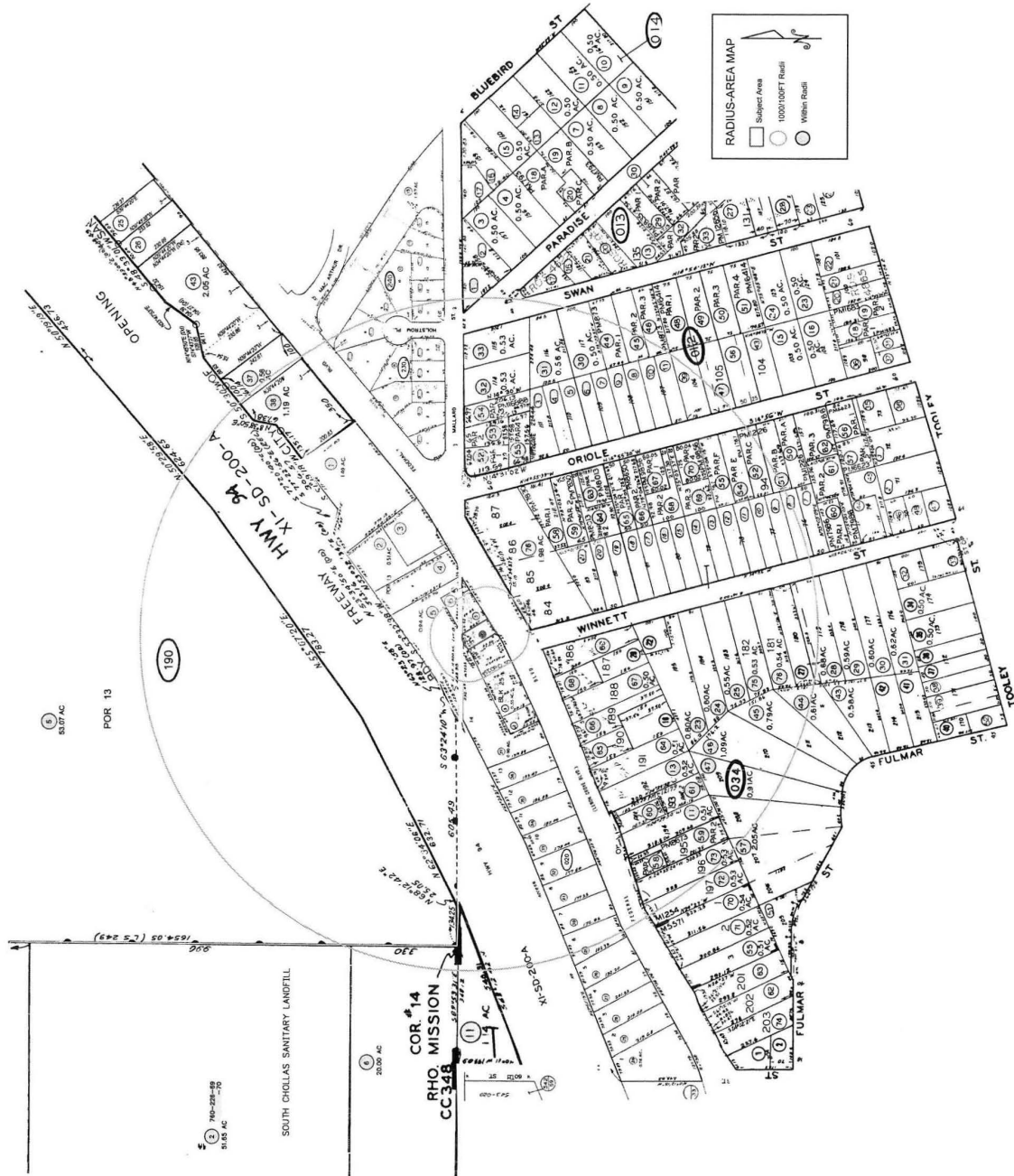
Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

ATTACHMENT 7



## ATTACHMENT 8

SUMMARY OF PARCELS							
APN: 543-020-04 1000FT MO - BUSINESS LIST							
#	Use Description	Site Address	City	State	Zip	Parcel Number	Owner/Business Name
1	GOVERNMENTAL, PUBLIC	VACANT/OPEN LAND/MISC	SAN DIEGO	CA	92114	477-490-02-00	CITY OF SAN DIEGO - STREET DEPT
2	GOVERNMENTAL, PUBLIC	VACANT/OPEN LAND/MISC	SAN DIEGO	CA	92114	477-490-06-00	CITY OF SAN DIEGO - STREET DEPT
3	GOVERNMENTAL, PUBLIC	VACANT/OPEN LAND/MISC	SAN DIEGO	CA	92114	477-490-11-00	CITY OF SAN DIEGO - STREET DEPT
4	GOVERNMENTAL, PUBLIC	VACANT/OPEN LAND/MISC	SAN DIEGO	CA	92114	478-190-05-00	CITY OF SAN DIEGO - STREET DEPT
5	VACANT INDUSTRIAL	VACANT/MISC STORAGE	SAN DIEGO	CA	92114	478-190-37-00	MAMMEN,TERRY & DEBORAH TRUST
6	LIGHT INDUSTRIAL	6360 FEDERAL BLVD	SAN DIEGO	CA	92114	478-190-38-00	FOAMCO LLC
7	PARKING LOT, PARKING STRUCTURE	6336 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-01-00	E W TRUCK & EQUIPMENT CO.
8	PARKING LOT, PARKING STRUCTURE	VACANT/PARKING	SAN DIEGO	CA	92114	478-290-02-00	WINTERS 1970 TRUST
9	PARKING LOT, PARKING STRUCTURE	6310 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-03-00	WINTERS REVOC FAMILY TRUST
10	WAREHOUSE, STORAGE	6304 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-04-00	MAGIC CARPET
11	WAREHOUSE, STORAGE	6306 FEDERAL BLVD	SAN DIEGO	CA	92114	478-290-04-00	DUBLIN MOB CHOPPERS
12	WAREHOUSE, STORAGE	6302 FEDERAL BLVD STE B	SAN DIEGO	CA	92114	478-290-05-00	JACKS COCKTAIL & TAVERN SUPPLY
13	STORES, RETAIL OUTLET	VACANT/PARKING	SAN DIEGO	CA	92114	478-290-06-00	EK,JOHN C 1 & EK 2
14	STORES, RETAIL OUTLET	6176 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-02-00	DALBERCIA INC.
15	STORES, RETAIL OUTLET	6184 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	DALBERCIA INC.
16	STORES, RETAIL OUTLET	6190 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	CITY CONCRETE
17	STORES, RETAIL OUTLET	6196 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	BIG K MARKET
18	VACANT COMMERCIAL	VACANT/MISC STORAGE	SAN DIEGO	CA	92114	543-020-04-00	EK,JOHN C 1 & EK 2
19	STORES, RETAIL OUTLET	6230 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-05-00	PIZZA KING
20	VACANT COMMERCIAL	VACANT/PARKING	SAN DIEGO	CA	92114	543-020-06-00	6302 FEDERAL LLC
21	STORES, RETAIL OUTLET	6088 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-29-00	MICRONESIA EXPORTS INC.
22	STORES, RETAIL OUTLET	VACANT/PARKING	SAN DIEGO	CA	92114	543-020-30-00	RIHA,FAY P TRUST
23	WAREHOUSE, STORAGE	6144 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-31-00	NEFF RENTAL
24	VACANT INDUSTRIAL	VACANT/WAREHOUSE	SAN DIEGO	CA	92114	543-020-32-00	KERRIGAN,TIMOTHY J
25	VACANT INDUSTRIAL	VACANT/WAREHOUSE	SAN DIEGO	CA	92114	543-020-33-00	KERRIGAN,TIMOTHY J
26	VACANT INDUSTRIAL	VACANT/WAREHOUSE	SAN DIEGO	CA	92114	543-020-34-00	KERRIGAN,TIMOTHY J
27	VACANT INDUSTRIAL	VACANT/WAREHOUSE	SAN DIEGO	CA	92114	543-020-35-00	KERRIGAN,TIMOTHY J
28	VACANT INDUSTRIAL	6144 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-36-00	NEFF RENTAL
29	VACANT INDUSTRIAL	6144 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-37-00	NEFF RENTAL
30	GOVERNMENTAL, PUBLIC	6225 FEDERAL BLVD	SAN DIEGO	CA	92114	544-011-76-00	SD CO. PLMG JT APPR COMM
31	COMMERCIAL MISCELLANEOUS	PUBLIC AGENCY/VACANT	SAN DIEGO	CA	92114	760-226-69-00	CITY OF SAN DIEGO

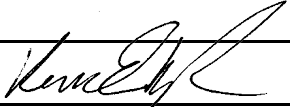
32	COMMERCIAL MISCELLANEOUS	PUBLIC AGENCY/VACANT	SAN DIEGO	CA	92114	760-226-70-00	CITY OF SAN DIEGO
NO CONSIDERATION POINTS FOUND WITHIN 1000FT							

SUMMARY OF PARCELS							
APN: 543-020-04 100FT MO - RESIDENTIAL SEARCH							
#	Use Description	Site Address	City	State	Zip	Parcel Number	Owner/Business Name
1	WAREHOUSE, STORAGE	6302 FEDERAL BLVD STE B	SAN DIEGO	CA	92114	478-290-05-00	JACKS COCKTAIL & TAVERN SUPPLY
2	STORES, RETAIL OUTLET	VACANT/PARKING	SAN DIEGO	CA	92114	478-290-06-00	EK,JOHN C 1 & EK 2
3	STORES, RETAIL OUTLET	6184 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	DALBERCIA INC.
4	STORES, RETAIL OUTLET	6190 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	CITY CONCRETE
5	STORES, RETAIL OUTLET	6196 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-03-00	BIG K MARKET
6	VACANT COMMERCIAL	VACANT/MISC STORAGE	SAN DIEGO	CA	92114	543-020-04-00	EK,JOHN C 1 & EK 2
7	STORES, RETAIL OUTLET	6230 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-05-00	PIZZA KING
8	VACANT INDUSTRIAL	6144 FEDERAL BLVD	SAN DIEGO	CA	92114	543-020-37-00	NEFF RENTAL
9	GOVERNMENTAL, PUBLIC	6225 FEDERAL BLVD	SAN DIEGO	CA	92114	544-011-76-00	SD CO. PLMG JT APPR COMM
NO RESIDENTS OR RESIDENTIAL ZONES WITHIN 100FT							




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

## Community Planning Committee Distribution Form Part 2

Project Name:		Project Number:	Distribution Date:
Project Scope/Location:			
Applicant Name:		Applicant Phone Number:	
Project Manager:	Phone Number:	Fax Number: (619) 321-3200	E-mail Address:
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME:		TITLE:	
SIGNATURE: 		DATE:	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			

## ATTACHMENT 10

	<b>City of San Diego</b> <b>Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>Ownership Disclosure Statement</b>	<b>FORM DS-318</b>  October 2017

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

**Project Title:** Federal Blvd Marijuana Outlet **Project No. For City Use Only:** 598124

**Project Address:** 6220 1/3 Federal Blvd San Diego CA 92114

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 201620210479  
☐ 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: John D. Ek ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 6230 Federal Blvd

City: San Diego

State: CA

Zip: 92114

Phone No.: 6195558013

Fax No.:

Email: ekjohn1@gmail.com

Signature: 

Date: 10/3/18

Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: 2018 F&O LLC ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 3619 Midway Drive Suite B #132

City: San Diego

State: CA

Zip: 92110

Phone No.: 6194050298

Fax No.:

Email: autorenwagner@gmail.com

Signature: 

Date: 10/3/18

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:

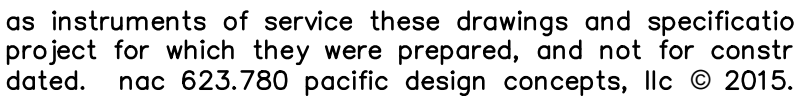
Additional pages Attached: ☐ Yes ☐ No

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

DS-318 (10-17)



project title : FEDERAL BVLD. MARIJUANA OUTLET  FEDERAL BVLD. SAN DIEGO CA. 92114	pacific design concepts, llc  6725-5 s. eastern avenue las vegas, nevada 89118 (702) 454-5842 fax (702) 454-7842
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## SITE PLAN NOTES

Federal Boulevard/Marijuana Outlet  
Site Plan Proposed FIRE ACCESS NOTES

ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH REQUIREMENTS OF CHAPTER 33 OF THE CFC.

## Federal Boulevard Marijuana Outlet Site Plan Proposed

A. The site plan is for informational and general site reference only. It is not to be used for engineering or construction purposes. For excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, gas, sewer, electrical and any other new or existing site items which could affect in any way the construction for the building. Flag or otherwise mark all locations of site utilities, easements (if any), underground utilities, and indicate utility type.

B. The contractor or subcontractor shall notify Owner if any conflicts or discrepancy occurs between the information on this plan and actual conditions. Do not proceed with work in conflict with these conditions. Do not verbal instructions are issued by Owner.

C. Protect and mark all existing building structure including walls, columns, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.

D. Coordinate with other tenants, the temporary shutoff of any site utilities.

TRANSIT STOP: Nearest transit stop is approximately 1 mile away from project.

5. BUILDING ADDRESS: Building address numbers may be visible and legible from the street or road fronting the property, per FIPS Policy 900-05 (FRC 900.4.4)

6. NO OBSTRUCTION: No obstruction including solid walls in the visibility area shall exceed 33 feet in height. Plan materials, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb.

7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, CURB, OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEET MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14 ARTICLE 12, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE.

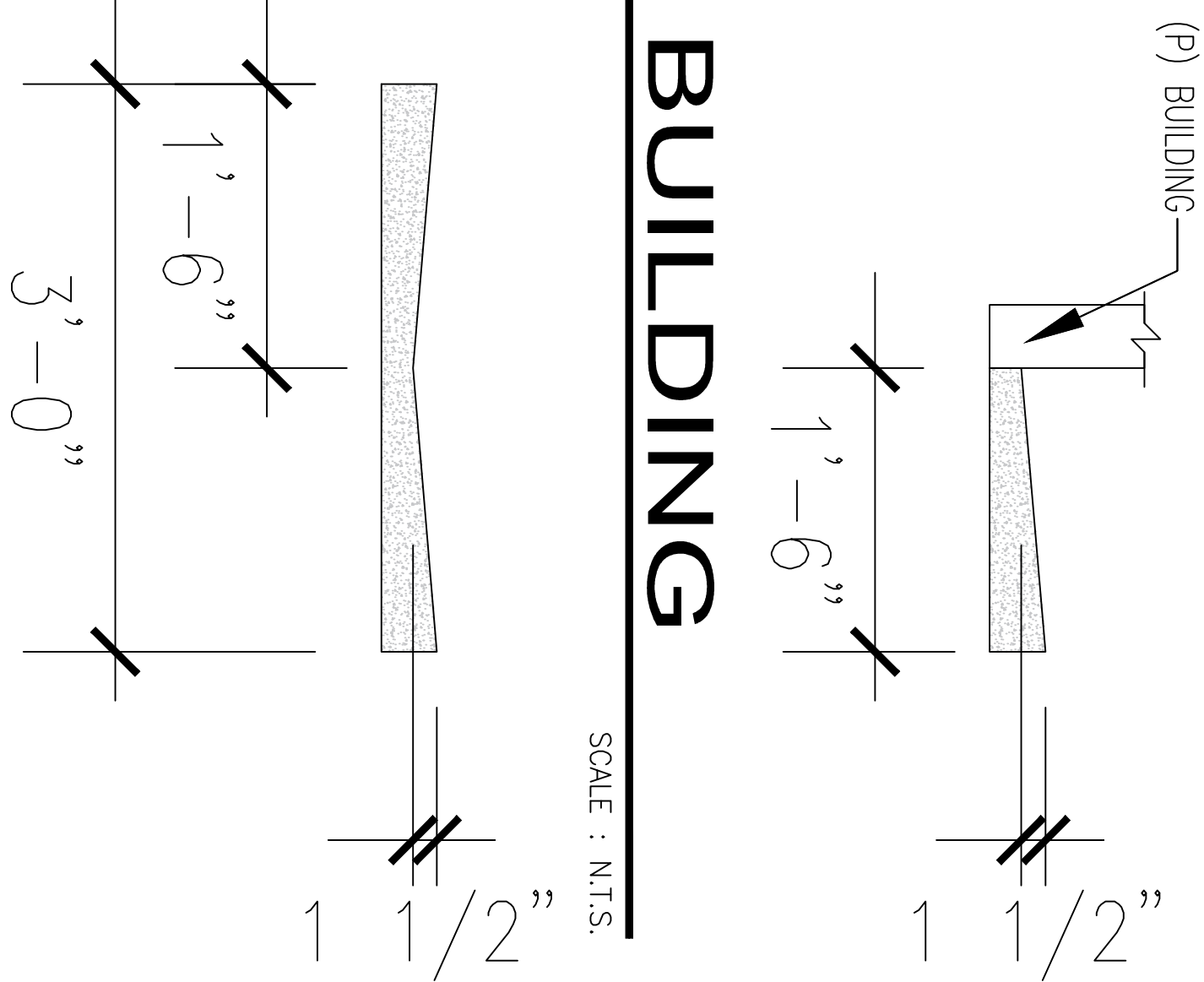
Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction PMP Standards Chapter 4 of the City's Storm Water Standards.

8. No trees or shrubs whose height will be 3' at maturity shall be removed or retained within 5' of any publicly maintained water facilities or within 10' of any publicly maintained sewer facilities.

9. No water, sewer, or general utility easements associated with the property under review.

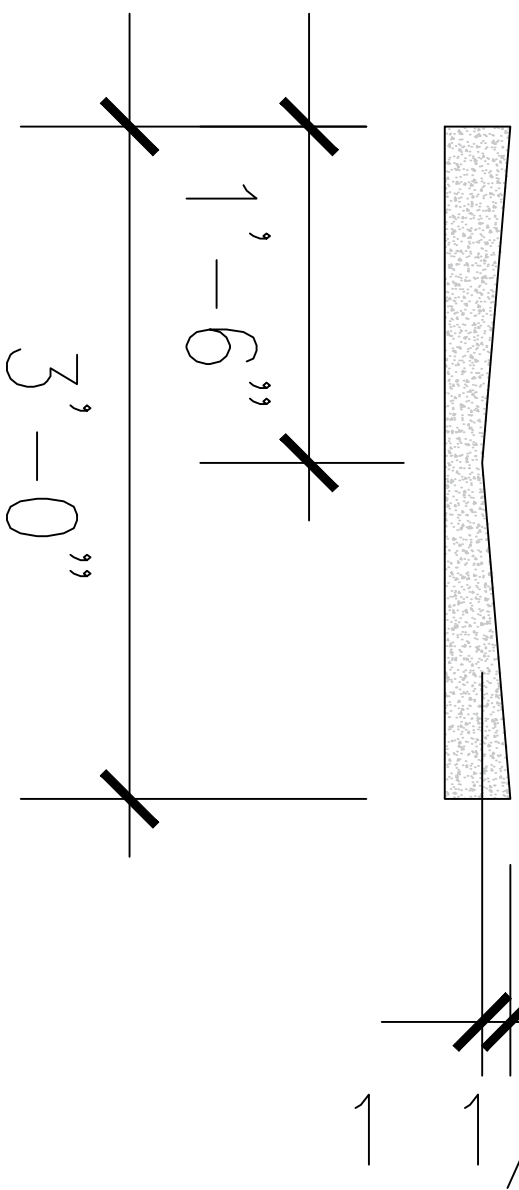
10. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate any construction Beet Management Practices necessary to comply with Chapter 14, Article 12, Division 1 (Grading Regulations) of the San Diego Municipal Code.

SCALE : N.T.S



# @ BUILDING

SCALE : N.T.S.



**@ PARKING**

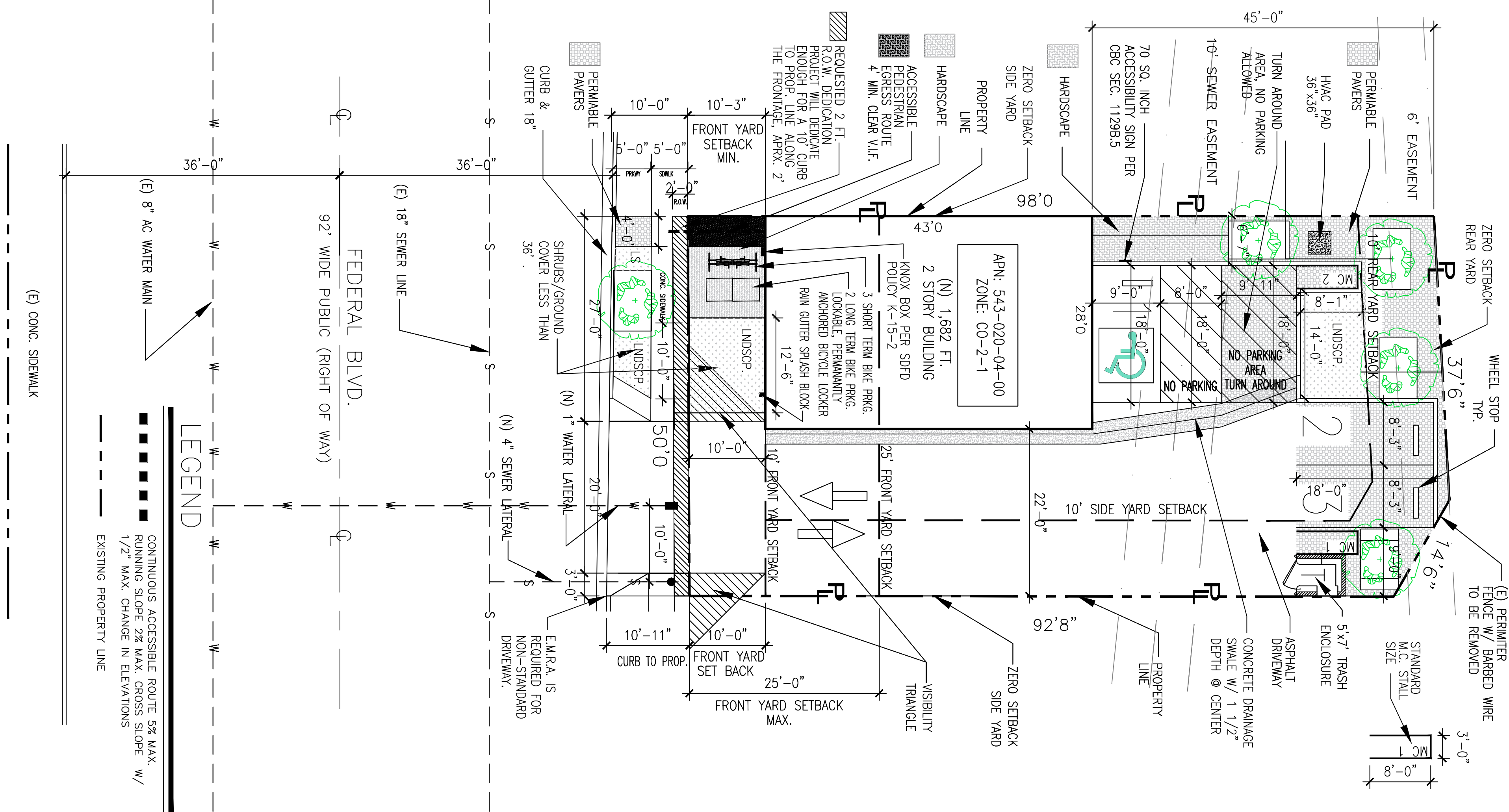
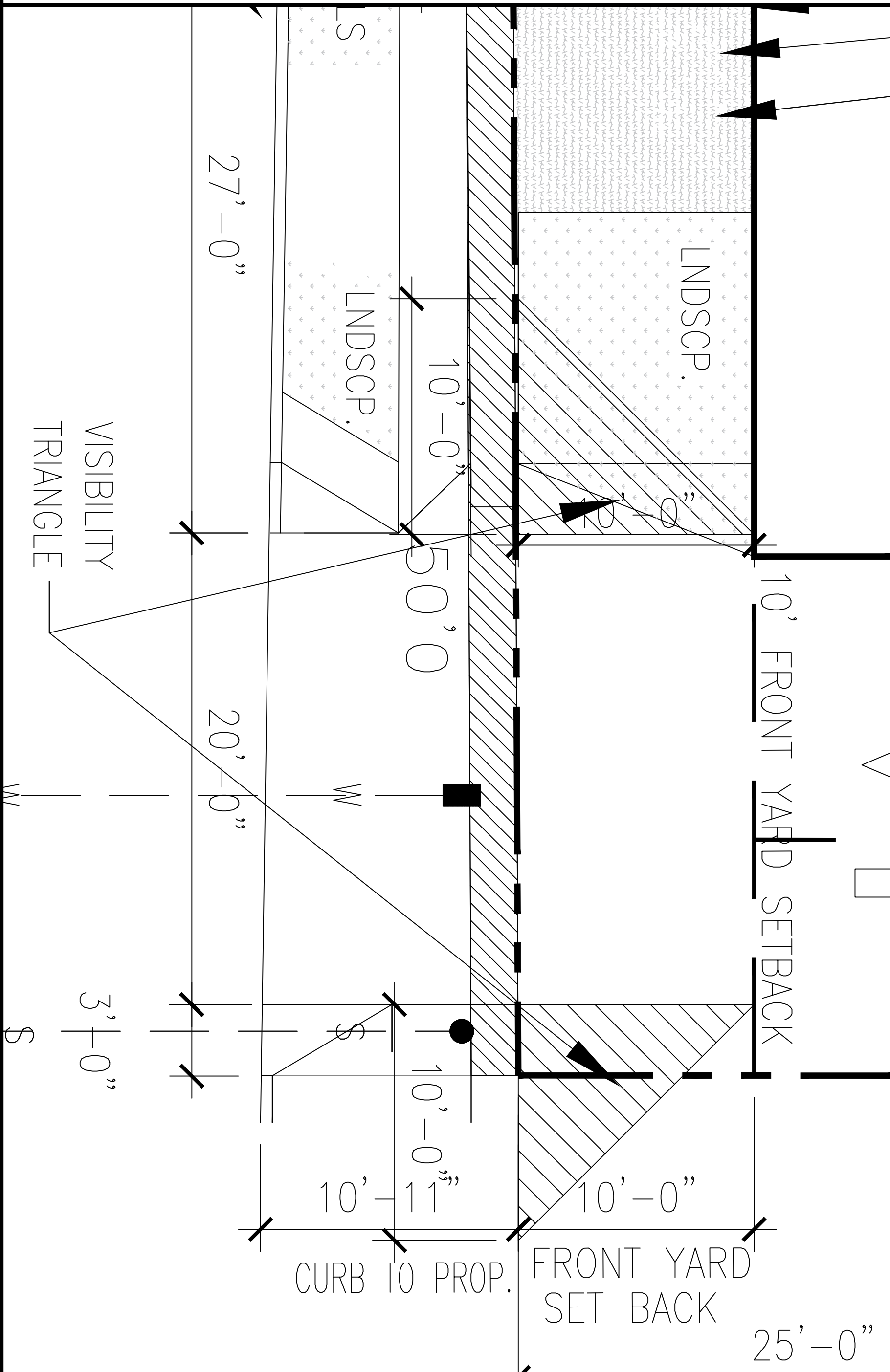
SCALE : N.T.S.

## ENLARGED DRIVEWAY – VISIBILITY TRIANGLE

SCALE 1/4" = 1'-0"

## SETBACK NOTES

SDMC 131.0543 (a) (2)



# SITE PLAN

SCALE 1" = 10'-0"



# ATTACHMENT 11

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las vegas, nevada 89118  
(702) 454-5842 fax (702) 454-7842

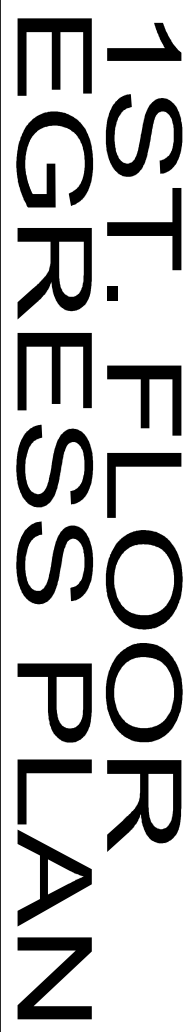
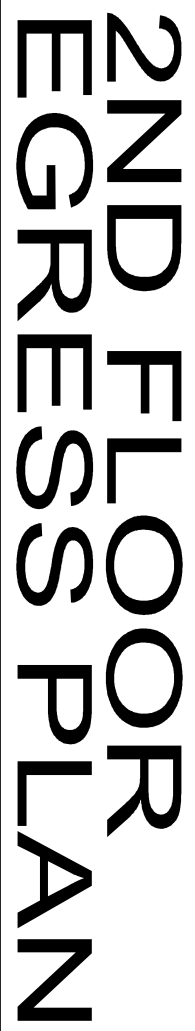
FEDERAL BLVD.  
SAN DIEGO CA. 92114

sheet title :

**PROPOSED  
SITE PLAN**

issue dates : \_\_\_\_\_  
 drawn by : \_\_\_\_\_  
 checked by : \_\_\_\_\_  
 project no. : \_\_\_\_\_  
 revisions : \_\_\_\_\_  
 7/24/2011  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 sheet no. \_\_\_\_\_

SP2



## EGRESS PLAN NOTES

**DESIGN OCCUPANT LOAD** – The number of occupants whom means egress facilities shall be provided.

Where occupants from accessory area egress through a primary space, the calculated occupant load for the primary space plus the number of occupants egressing through it from the accessory area.

Minimum Egress Width – The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches square feet per person (7.6 mm squared per person).

DOOR ENCLOSEMENT – Doors, when fully opened, and handrails shall not reduce the required means of egress width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim or hardware shall not project into the egress path.

Egress Doors – Egress doors shall be readily operable from the egress side. CIRC 1005.2.1 Features shall be permitted to project into the required width a maximum of 1½ inches (38 mm) on each side. (CIRC 1005.2)

EGRESS DISCHARGE – The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. Egress illumination shall comply with CBC 2016 Section 1006.

ILLUMINATION - EMERGENCY POWER – The power supply for means of egress illumination shall not be electrical supply in the event of power supply failure; an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
2. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.
3. Exterior egress components at other than their levels of exit discharges to have two or more exits.

united exit discharges accomplished for buildings required to have two or more exits.

Exit Discharge Illumination – Exit discharge elements, as permitted in Section 1027.1, in buildings required to have two or more exits.

5. Exterior landings as required by Section 1008.4.6 for exit discharge doorways in buildings.

The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with CBC 2016 Section 7-02.02.

Illumination level under emergency power: Emergency lighting facilities shall be arranged to provide minimum footcandle (lx) values as follows:

- a. Minimum at exit level is, at least, an average of 1 footcandle (11 lx) and a minimum at bottom of exit, at least, an average of 0.1 footcandle (1 lx).
- b. Footcandle (lx) measured along the path of egress at floor level.

Illumination levels shall be permitted to decline to 0.6 footcandle (6 lx) average and a minimum at any point of 0.06 footcandle (0.6 lx) at the end of the emergency lighting time duration. A maximum-to-maximum illumination uniformity ratio of 40 to 1 shall not be exceeded.

**Egress Plan - Proposed**

**Accessibility Notes**

1. All entrances and all exterior ground-floor exit doors to buildings and facilities shall be made accessible to persons with disabilities. (Sec. 11336.1, 1.1.1)
2. Latching and locking hand activated doors in a path of travel shall be operable with a single
3. hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall be operable from the inside.
4. Hand activated door opening hardware shall be centered between 30 inches (762 mm) and 44 inches (1118 mm) above the floor. (Sec. 11336.2, 5.2)
4. The width and height of doorways shall comply with section 1008.
- Every required exit door shall permit the installation of a door not less than 3 feet (914 mm) wide and not less than 6 feet 8 inches (2033 mm) high. Exit doors shall be capable of opening at least 90 degrees (2033 mm) wide and not less than 32 inches clear width (813mm). (Sec. 11339.2 and Figure 11B-33) except where noted.
5. For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position. (Sec. 11337.2.3 and Fig. 11B-33).
6. Minimum maneuvering clearances at doors shall be as shown in Figures 11B-26A and 11B-26B.
7. The floor of ground area within the required clearances shall be level and free of protrusions.
7. There shall be a level and clear floor or landing on each side of a door.
8. The level area shall have a length in the direction of door swing of at least 60 inches (1524 mm) and the length opposite the direction of door swing of 48 inches (1219 mm) as measured at right angle to the plane of the door in its closed position. (Sec. 11339.2.4.2 and Fig. 11B-6A and 11B-26B).
8. The width of the level area on the side to which the door swings shall extend 24 inches (610 mm) minimum past the strike edge of the door for exterior doors and 18 inches (457 mm) minimum past the strike edge for interior doors. This also applies to obstructions and recesses.
- An additional 12 inches is required at the push side if a frontal approach, if a door is equipped with both latch and clear (Sec. 11339.2.4.3, 11339.2.4.5, 11339.2.5.3, 11339.2.5.4 and 11B-30A and B).
9. The height of a landing shall be not more than ½ inch (12.7 mm) lower than the threshold of the doorway. Change in level between ¼ inch (6mm) and 275 inch (2.7 mm) shall be beveled with a slope not greater than one unit vertical to 2 unit horizontal (50-percent slope). (Sec. 11339.2.4.1 and Figure 11B-32).
10. The bottom 10 inches (254 mm) of all doors except automatic and sliding shall have a smooth, uninterupted surface to allow the door to be opened by a wheelchair or a person with a prosthetic lower limb.
11. A trap or hazardous condition. Where narrow frame doors are used, a 10 inch (254 mm) high smooth panel shall be installed on the push side. (Sec. 11337.2.6 and Fig 11B-29).
11. Maximum effort to operate doors shall not exceed 5 pounds (22 N) for exterior and interior doors, applied at right angles to hinged doors and at the center plane of sliding or rolling doors.
- Compensating devices or automatic door operators may be utilized. The maximum effort to operate the doors may be increased up to 15 pounds (66.7 N) if allowed by the appropriate administrative authority. (Sec. 11339.2.5)
12. Specific work stations need only comply with the required aisle width (Sec. 11336.3.1 and Figure 11B-32).
13. Entry ways to specific work stations shall be 32 inches clear width.
13. Entry ways to specific work stations shall be 32 inches clear width.
14. PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.
15. Gates used as a component in a means of egress shall conform to the applicable requirements for doors. (Sec. 1008.2)
16. Exterior Exit doors shall have a sign posted above stating: DOOR TO REMAIN UNLOCKED DURING PUBLIC BUSINESS HOURS. (Sec. 1008.1.9.3)
17. Public accommodations shall maintain a operable working condition those features of facilities and equipment that are required to be accessible to and useable by persons with disabilities.
- Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be maintained or repaired as soon as possible. (Sec. 113B-30.1)
18. Means of egress doors shall be readily distinguishable from the adjacent construction and finishes such that the doors are easily recognized. Mirrors or similar reflecting materials shall not be used.

**Egress & Accessibility Notes**

**ACCESSIBLE ROUTE** – Accessible routes shall comply with CBC 2016 Section 11B-402. Walking surfaces shall provide clearances complying with CBC 2016 Section 11B-403.5. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

18. Except as provided in CBC 2016 Sections 11B-403.5.2 and 11B-403.5.3, walking surfaces shall be 36 inches (914 mm) minimum. The clear width for walking surfaces in corridor serving an occupant part of 10 or more shall be 44 inches (1118 mm) minimum. The clear width for sidewalks, ramps and walks shall be 48 inches (1219 mm) minimum.

**MEANS OF EGRESS** – A continuous and unobstructed path of vertical and horizontal egress travel from an occupied portion of a building or structure to a public way. A means of egress consist of three separate and distinct parts: the exit access, the exit and the exit discharge.

Means of egress shall comply with CBC 2016 Chapter 10.

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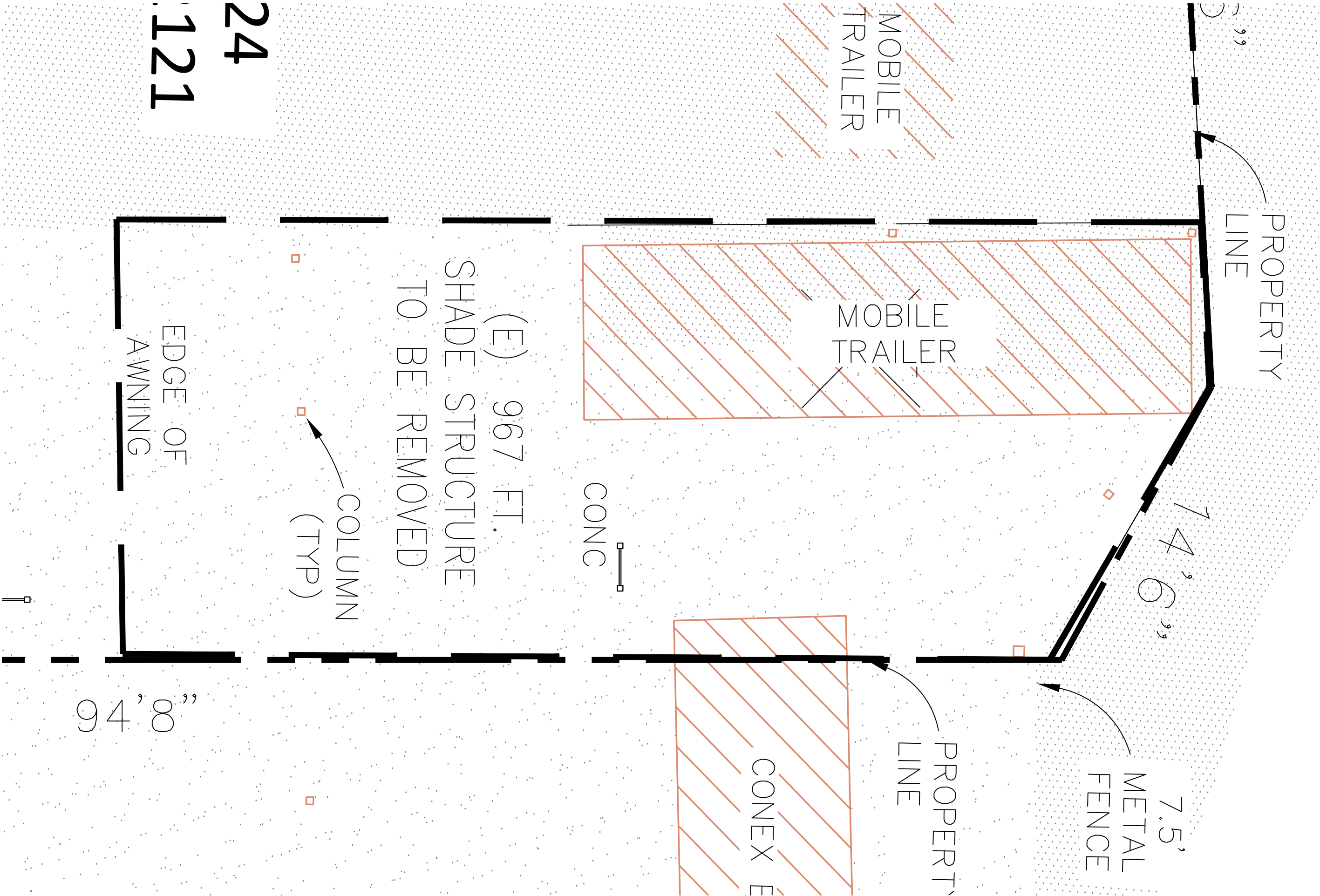
# EGRESS PLAN

project title :  
FEDERAL BLVD.  
MARIJUANA OUTLET  
FEDERAL BLVD.  
SAN DIEGO CA. 92114

6725-5 s. eastern avenue  
las vegas, nevada 89118  
(702) 454-5842 fax (702) 454-7842

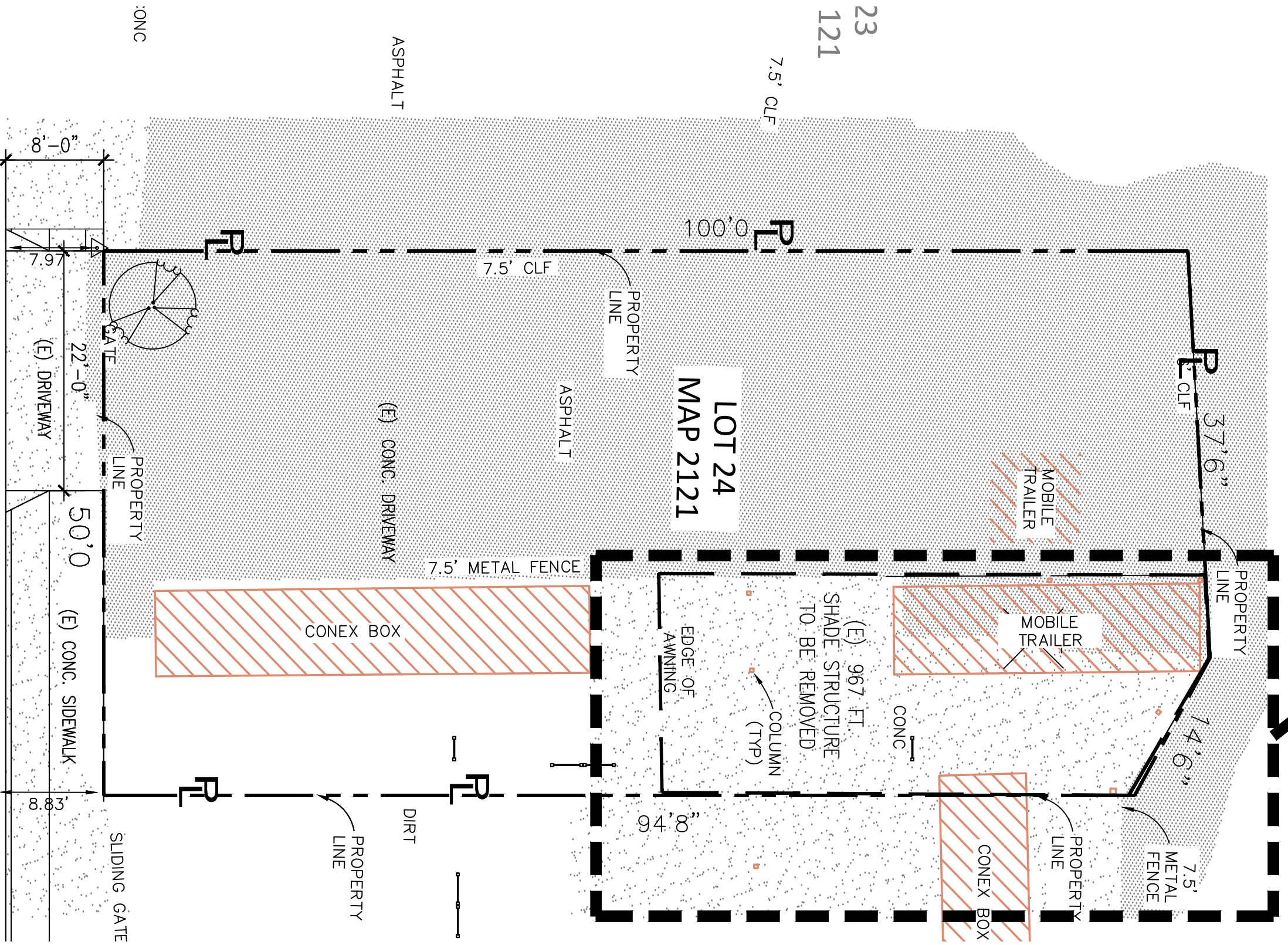
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ENLARGED DEMO PLAN

SCALE 1/4" = 1'-0"



See Enlarged Demolition Plan

DEMO PLAN

SCALE 1" = 20'-0"



DEMO NOTES:

- Demolition Notes
1. Dismantling of existing shade structure.
  2. Removal of mobile trailers.
  3. Removal of mobile containers.
  4. Contractor shall verify all existing structures, containers and objects to be removed prior to commencement of work.
  5. Contractor to verify all property boundaries, location of all utilities underground and overhead existing on the property.
  6. All demolition material shall be disposed of at city approved locations.
  7. North Pacific Design Concepts of any discrepancy found in the information provided in these plan. Prior to commencement of work.

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sheet title :

DEMOLITION PLAN

project title :

FEDERAL BLVD.  
MARIJUANA OUTLET

FEDERAL BLVD.  
SAN DIEGO CA. 92114

pacific design concepts, llc

6725-5 s. eastern avenue  
las vegas, nevada 89118  
(702) 454-5842 fax (702) 454-7842

issue dates :

drawn by :

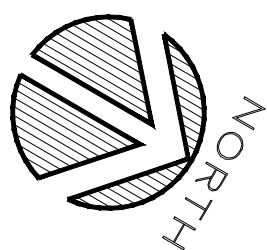
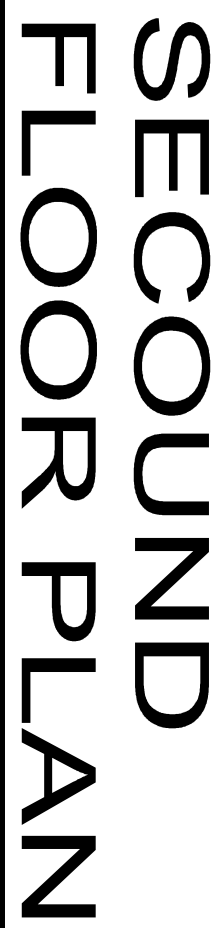
checked by :

project no. :

revisions :

sheet no.

A0.01



# FIRST FLOOR PLAN



**1. Floor Plans Notes**

The General Contractor or Subcontractors shall verify all conditions or omissions on the contract documents and the field notes prior to construction.

**2. Written dimensions shall take precedence over scaled dimensions and shall be verified on the jobsite.** On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Subcontractors.

**3. The Contractor or Subcontractors shall notify Owner** if any conflicts or discrepancies occur between the information on this plan and actual field conditions. If the Contractor or Subcontractors find that the drawing reflecting project layout shall be brought to the attention of the Owner. Do not proceed with work until written or verbal instructions are issued by Owner.

**4. INSULATION** - R-13 Batt insulation at all Exterior / 2x4 Walls.

**R-13 Batt** insulation at all accessible interior walls for sound control.

**R-30 Batt** insulation at 2, 10 Ceiling, Raised Floor and Roof Areas.

**R-45 Insulation** Wrap on all New Hot Water Piping.

**R-45 Insulation** Wrap on all New Supply Ducts.

**Dimensions**

**EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O.)**

**INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O.)**

**CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH "R".**

Dimensions  
EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O)  
INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O)  
CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH  
CLR.

8" C.M.U. WALL FULLY GROUDED

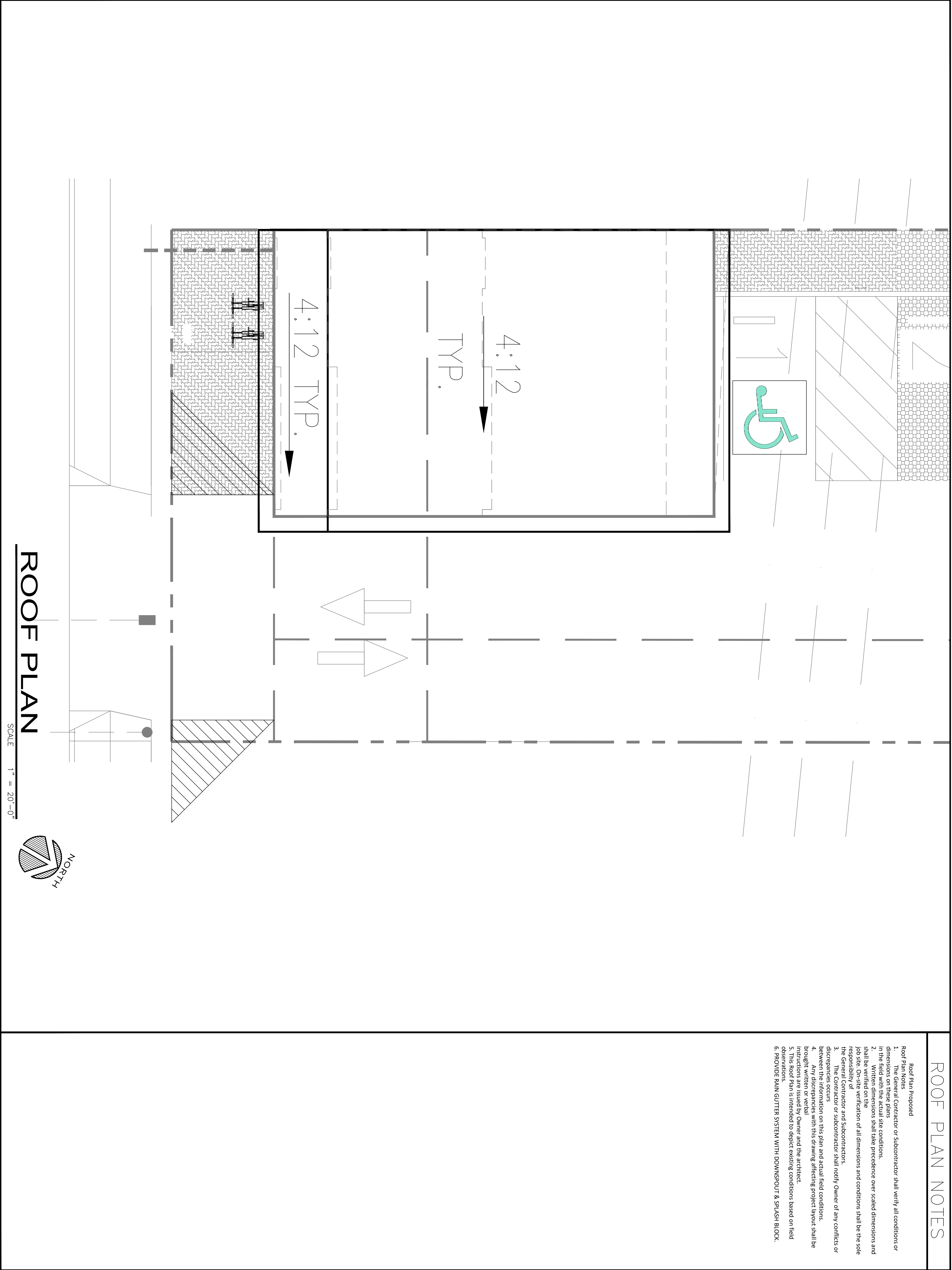
NEW WALL W/ 2x4 STUDS @ 16" O.C. AND R-13 BATT. INSULATION @ EXTERIOR WALLS.

sheet title :

# PROPOSED FLOOR PLAN

project title :  
FEDERAL BLVD.  
MARIJUANA OUTLET  
FEDERAL BLVD.  
SAN DIEGO CA. 92114

6725-5 s. eastern avenue  
las vegas, nevada 89118  
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sheet title :
ROOF PLAN

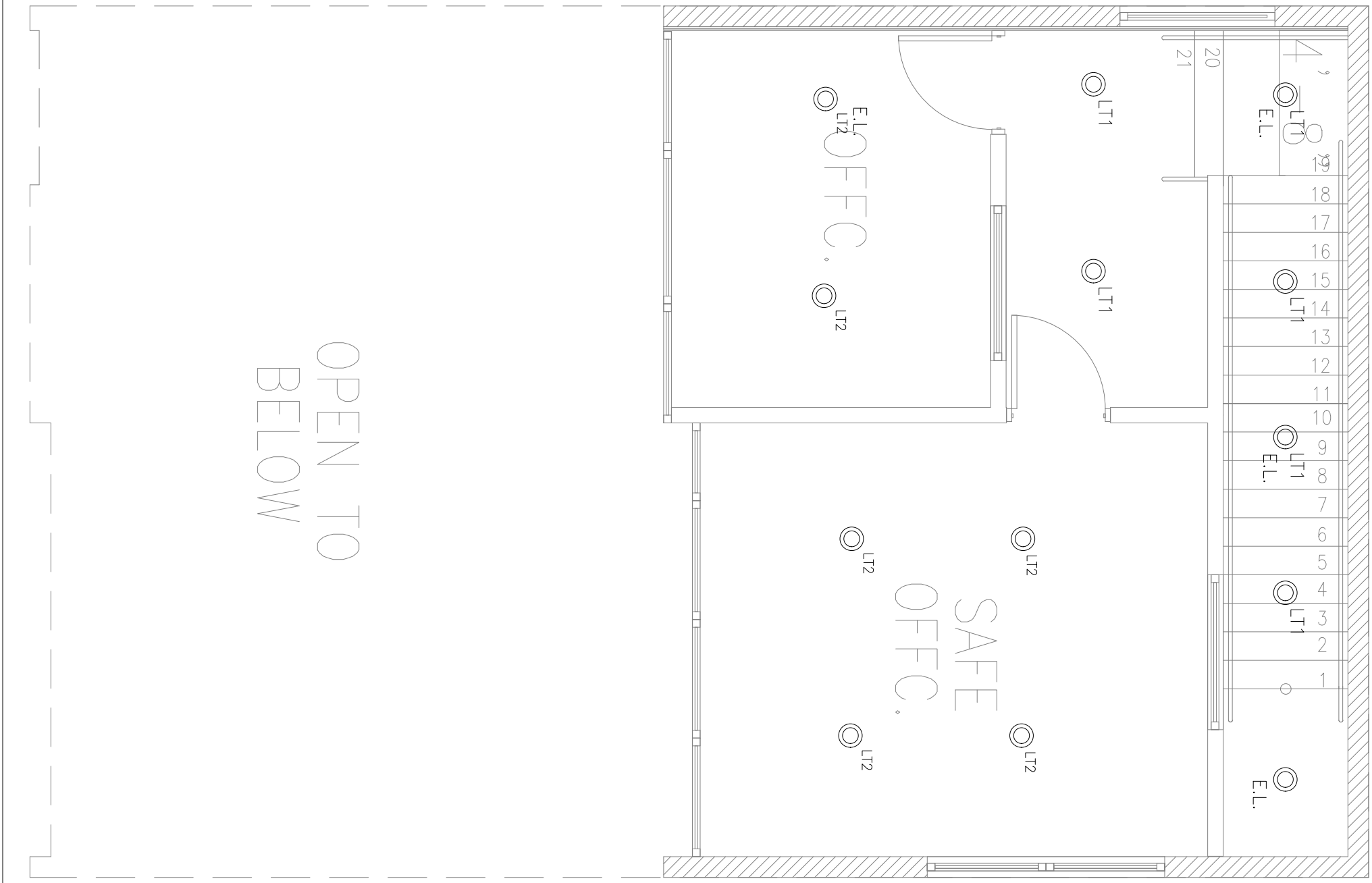
project title :
FEDERAL BLVD. MARIJUANA OUTLET
FEDERAL BLVD. SAN DIEGO CA. 92114

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6725-s. eastern avenue las vegas, nevada 89118 (702) 454-5842 fax (702) 454-7842

issue dates :
drawn by :
checked by :
project no. :
revisions :
sheet no.

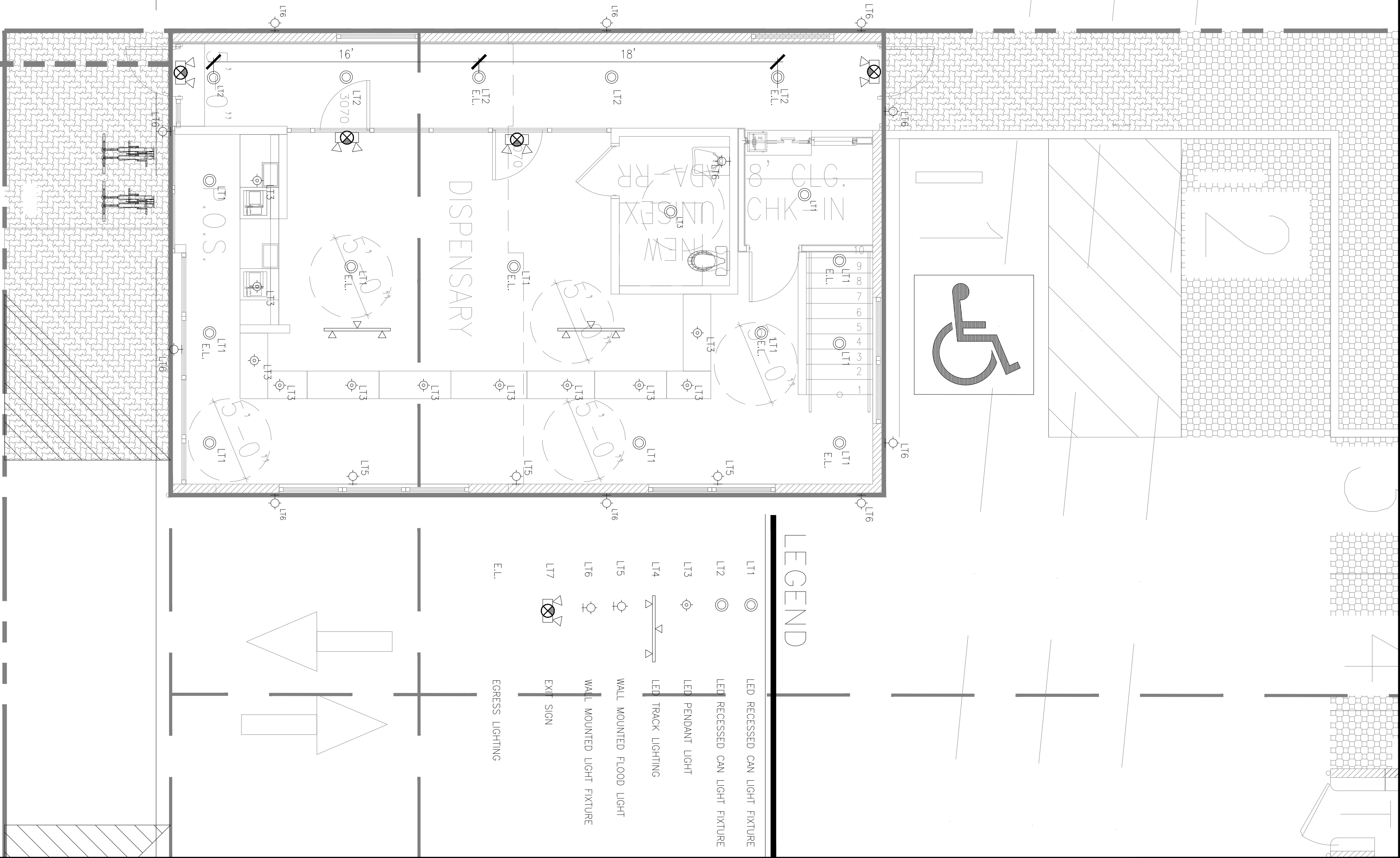
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## 2ND. FLOOR LIGHTING PLAN

SCALE 1/4" = 1'-0"



## LEGEND

LT1	LED RECESSED CAN LIGHT FIXTURE
LT2	LED RECESSED CAN LIGHT FIXTURE
LT3	LED PENDANT LIGHT
LT4	LED TRACK LIGHTING
LT5	WALL MOUNTED FLOOD LIGHT
LT6	WALL MOUNTED LIGHT FIXTURE
LT7	EXIT SIGN
E.L.	EGRESS LIGHTING

## LIGHTING PLAN NOTES

- Lighting Plan Proposed
- The locations of switches, outlets and light fixtures shown on electrical plans are approximate. Do not run wire until all boxes are in place and the owner has been called to make visual review of all locations.
- Verify all electrical requirements for new work and provide service as necessary. All new electrical wiring and installation shall comply with the latest adopted edition of the N.E.C. state and local requirements.
- Kitchens shall have 50% for more of the wattage used for lighting be from high efficiency light fixtures. Incandescent lighting shall be switched separately and/or have dimmer switches.
- Exterior light fixtures attached to building shall be fluorescent light fixtures or incandescent lighting equipped with photo/motion sensor.
- All electric switches unless noted on the plan are to be located 42 inches above the finish floor. All outlet receptacles shall be 15 inches above finish floor, unless noted otherwise. All receptacles shall be horizontally mounted outlets (marked "horizontal" on plan). Multiple switches shall be grouped together, unless noted otherwise.
- Mounting heights for light fixtures shown on plans are from finish floor or finished ceiling, unless noted otherwise. Also, refer to exterior and interior elevations for additional information regarding fixture-mounting heights.
- Convenience outlets in bathrooms, kitchens, wet bar sink, laundry rooms, outdoors, basements and garages shall be Ground Fault Interrupts (GFCI) type outlets (NEC21D-8).
- Convenience outlets in bedrooms shall be protected with Arc Fault Circuit Interrupters (AFCI).
- Electrical outlet plate gaskets shall be installed on all receptacles, switches and outlets in exterior walls and any wall on perimeter of conditioned space.
- Verify electrical requirements for new appliances and mechanical equipment prior to running.
- See Appliance Schedule and floor plans for equipment.
- All electrical panels shall have permanent legible labels indicating circuit use, amperage, etc.
- Owner supplied fixtures shall be installed by contractor.
- Verify with owner number of telephone lines to be provided to residence. Pre-wire for cable TV and telephone per plans, verify size and shielding requirements for TV cable. Verify locations of telephone, cable and computer outlets with owner prior to installation.
- Verify with owner any electrical stub outs for future electrical.
- Verify with owner and coordinate installation requirements of sound system and speakers.
- System and wiring are not in contract unless specified in bid.
- SMOKE DETECTORS shall be installed in each bedroom, in access points to each sleeping area and in each story and basements. Detector shall have an alarm audible in all sleeping areas of the unit. Per CRC 2013 Sec. R314.
- INTERCONNECTION NOTE: Where more than one smoke alarm is require to be installed, the smoke alarm shall be interconnected in such manner that the activation of one alarm will activate all the alarms in the individual dwelling unit. The alarm shall be clearly audible in all background noise levels with all intervening doors closed.
- SMOKE SMOKE SMOKE: In new construction, required smoke alarms shall be installed in each sleeping area and in each story and basement. Detector shall have an alarm audible in all sleeping areas of the unit. Per CRC 2013 Sec. R314.
- INTERCONNECTION NOTE: Where more than one smoke alarm is require to be installed, the smoke alarm shall be interconnected in such manner that the activation of one alarm will activate all the alarms in the individual dwelling unit. The alarm shall be clearly audible in all background noise levels with all intervening doors closed.
- SMOKE SMOKE SMOKE: In new construction, required smoke alarms shall be installed in each sleeping area and in each story and basement. Detector shall have an alarm audible in all sleeping areas of the unit. Per CRC 2013 Sec. R314.
- Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.
- EXISTING BUILDINGS: Smoke detectors shall be installed for all dwelling units intended for human occupancy, for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1000).
- General Contractor to verify with the owner and coordinate any electrical requirements for the installation of security system and/or intercom system. (System and wiring shall be installed in accordance with the manufacturer's instructions unless specified in bid).
- Junction boxes for ceiling fans shall be securely fastened to framing per fan manufacturer's instructions.
- Provide Carbon Monoxide Alarms per CRC 2013Sec. R315.

project title :  
FEDERAL BVL.D.  
MARIJUANA OUTLET  
FEDERAL BLVD.  
SAN DIEGO CA. 92114

pacific design concepts, llc

6725-5 s. eastern avenue  
las vegas, nevada 89118  
(702) 454-5842 fax (702) 454-7842

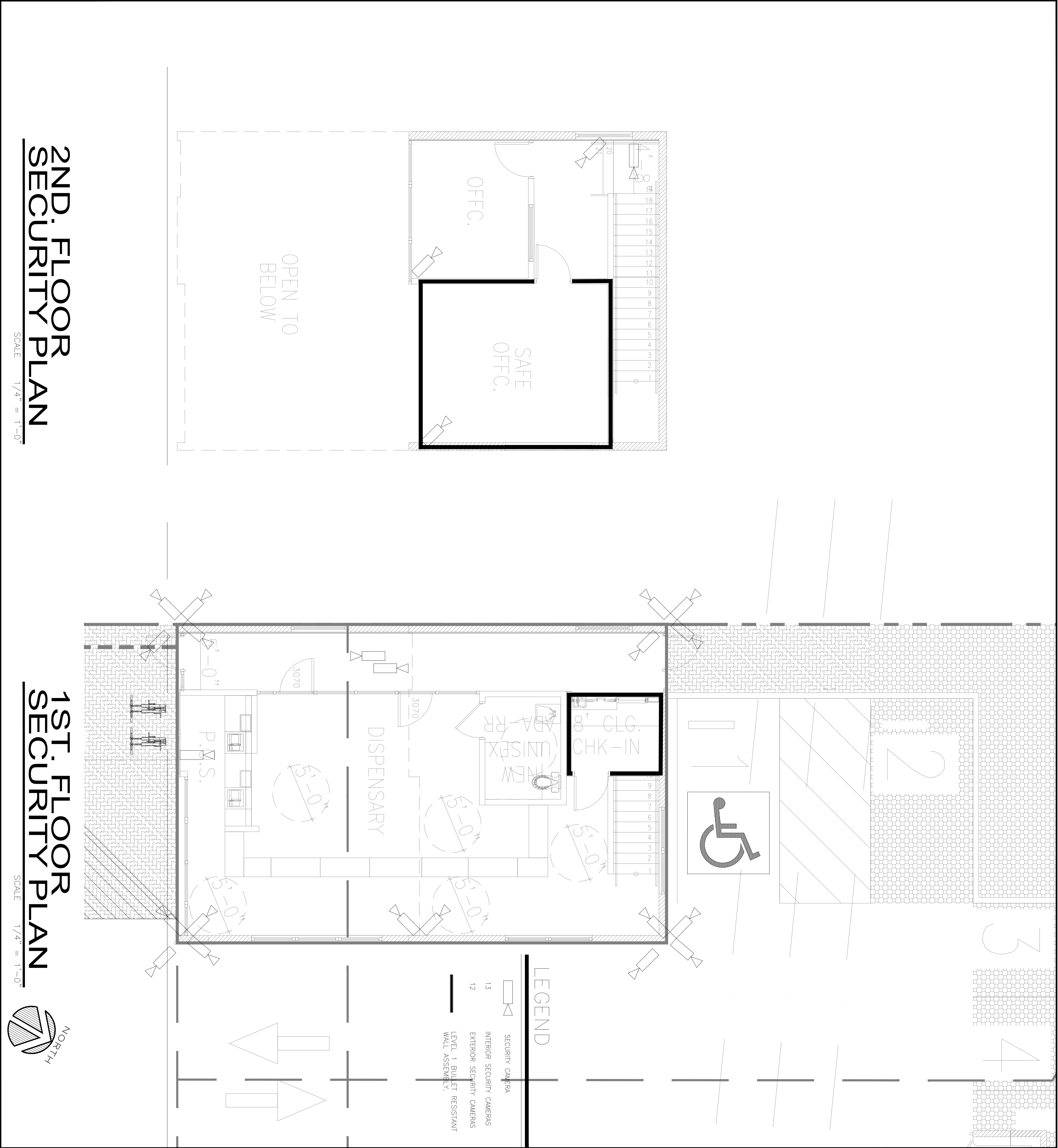
sheet title :  
LIGHTING PLAN

Issue dates :  
drawn By :  
checked by :  
project no. :  
revisions :

A3.00

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SP\_SITE\_SPn\_BMP.dwg    plotted: 5/8/2018 3:48 PM    by: Bruno Vasquez



project title :

FEDERAL BLVD.  
MARIJUANA OUTLET

FEDERAL BLVD.  
SAN DIEGO CA. 92114

6725-5 s. eastern avenue  
las vegas, nevada 89118  
(702) 454-5842 fax (702) 454-7842

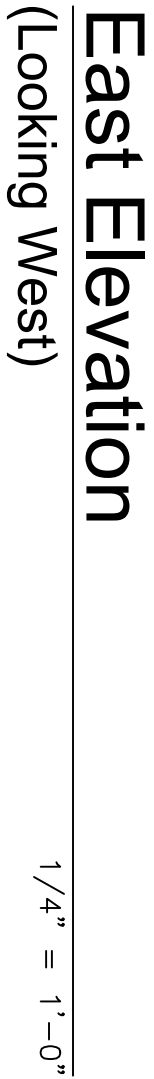
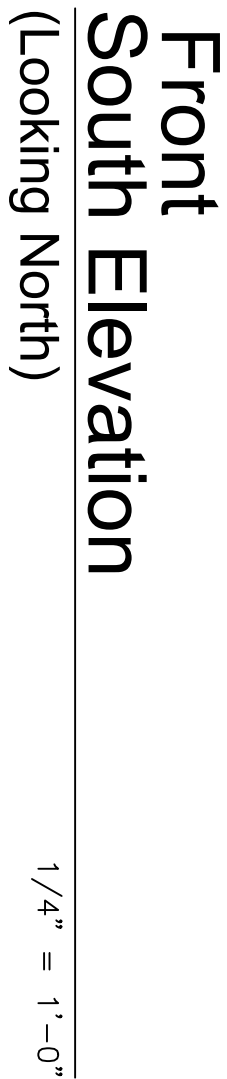
sheet title :

SECURITY PLAN

Issue dates :  
drawn by :  
checked by :  
project no. :  
revisions :

Street no.

A4.00



Exterior Elevation Proposed A. Elevation lines shown are from top of slab (TOSL) or Top of Structural Sheathing/ Diaphragm (TOSS).

B. See sheet AE.00 for Building Sections

C. See specifications for additional requirements and/or materials.

D. Window and door height: see Exterior elevations

E. Proposition D/VNotes:

A. The highest point of the roof, equipment, or any vent, pipe, antenna or other projection shall not exceed 45 feet above grade.

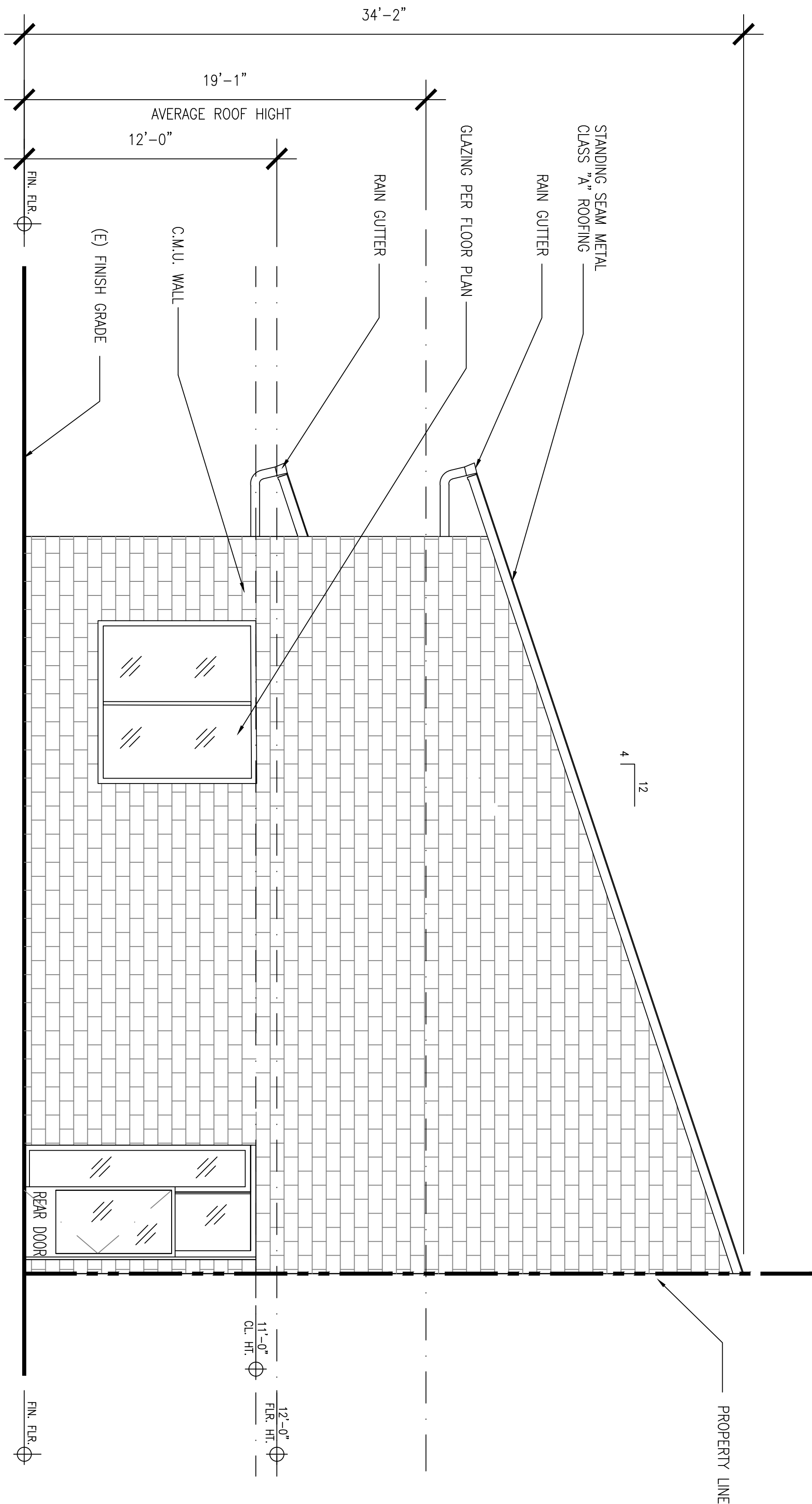
b. A pre-construction inspection is required due to the height of the proposed structure being within one foot of the maximum height allowed in the coastal height limit overlay zone (Proposition D). The pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled. Call (858) 581-7111 to schedule the pre-construction inspection.

Contact inspection services office at (858) 492-5070, if you have any questions pertaining to the Pre-construction inspection.

project title :  
FEDERAL BLVD.  
MARIJUANA OUTLET  
FEDERAL BLVD.  
SAN DIEGO CA. 92114

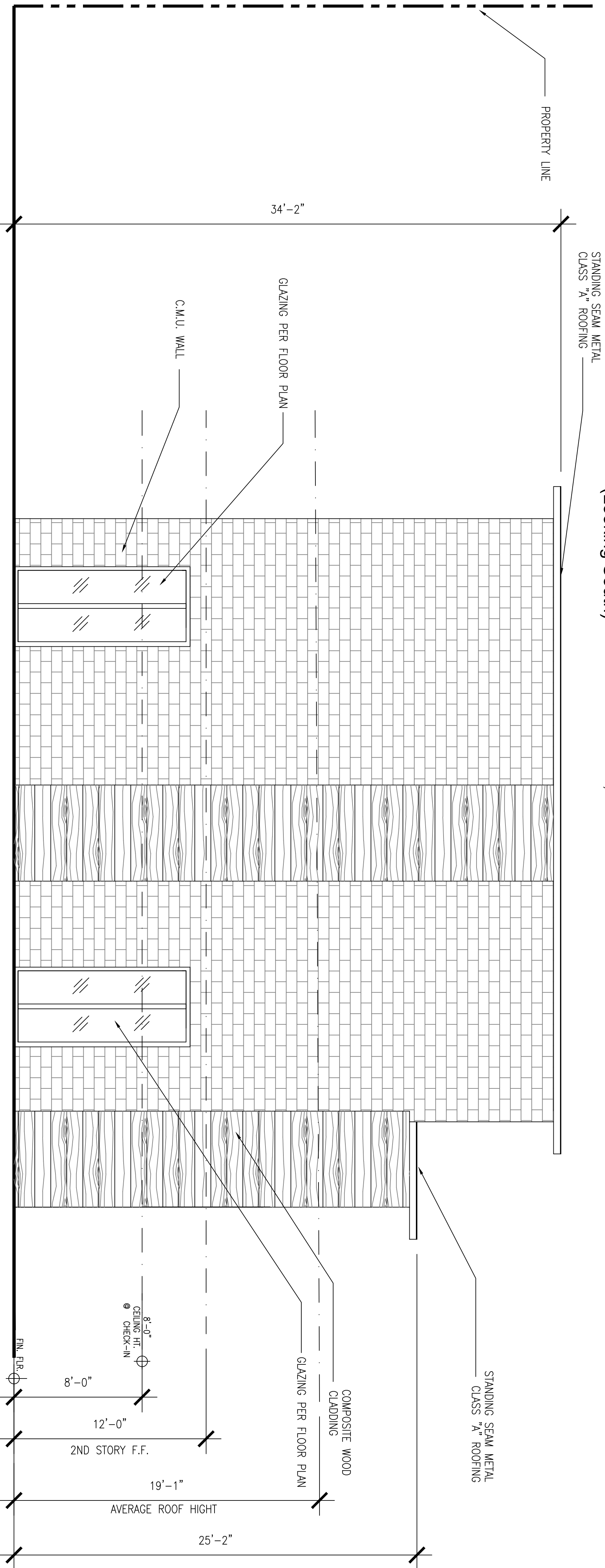
issue dates :  
 drawn by :  
 checked by :  
 project no. :  
 revisions :

A5.00



Rear  
North Elevation  
(Looking South)

TOP FLOOR  
1/4" = 1'-0"



West Elevation  
(Looking East)

1/4" = 1'-0"

ELEVATION NOTES

- Exterior Elevation Proposed
- A. Elevation lines shown are from top of slab (TOSL) or Top of Structural Sheeting/ Diaphragm (TOSS).
- B. See sheet A6.00 for Building Sections
- C. See specifications for additional requirements and/or materials.
- D. Window and door height: see Exterior elevations
- E. Proposition D/Notes:
- a. The highest point of the roof, equipment, or any vent, pipe, antenna or other projection shall not exceed 45 feet above grade.
- b. A pre-construction inspection is required due to the height of the proposed structure being within one foot of the maximum height allowed in the coastal height limit overlay zone (Proposition D). The pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled. Call (858) 581-7111 to schedule the pre-construction inspection. Contact inspection services office at (858) 492-5070, if you have any questions pertaining to the Pre-construction inspection.

project title :  
FEDERAL BLVD.  
MARIJUANA OUTLET  
FEDERAL BLVD.  
SAN DIEGO CA. 92114

pacific design concepts, llc

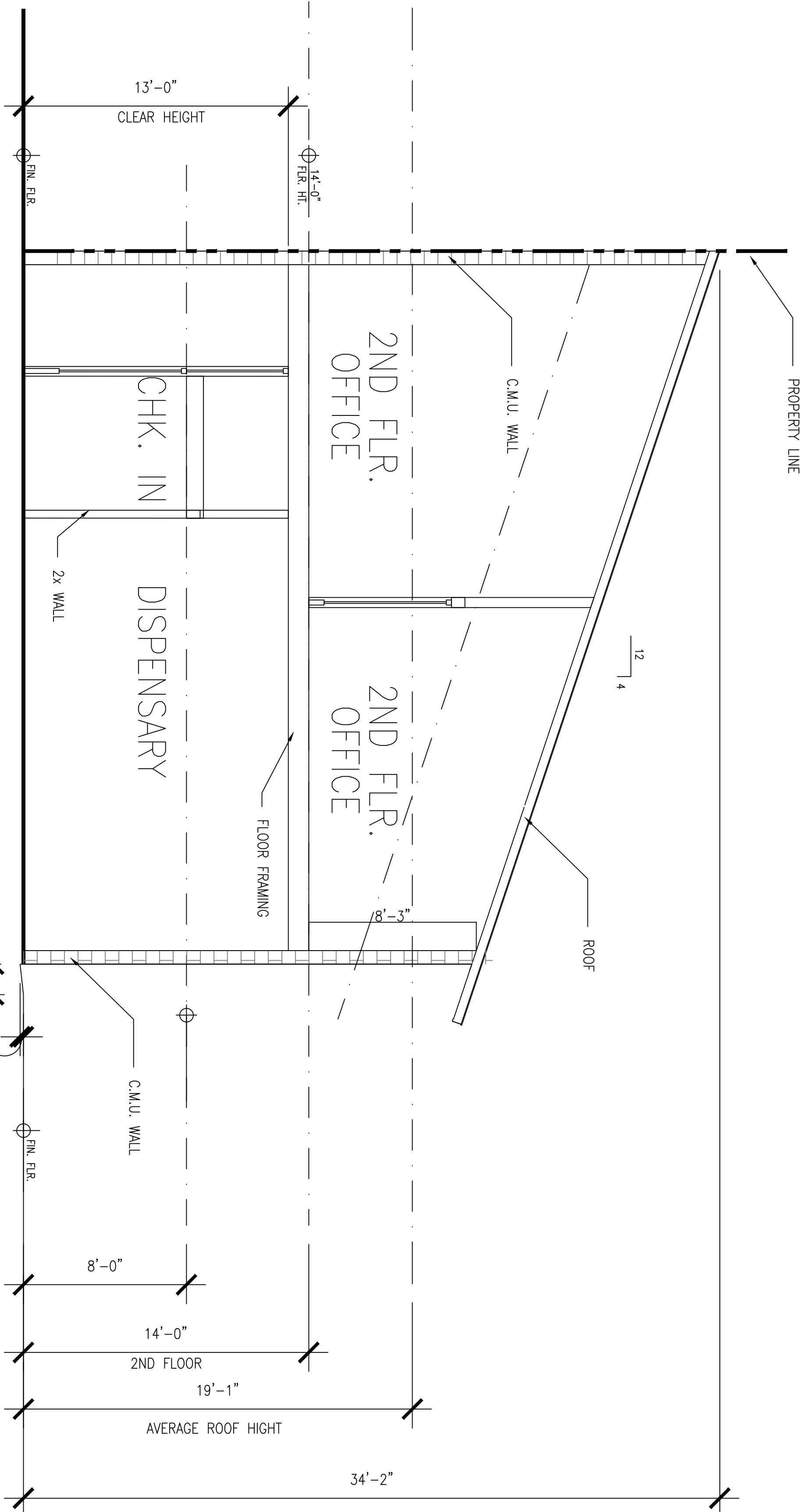
6725-5 s. eastern avenue  
las vegas, nevada 89118  
(702) 454-5842 fax (702) 454-7842

sheet title :  
Exterior  
Elevations

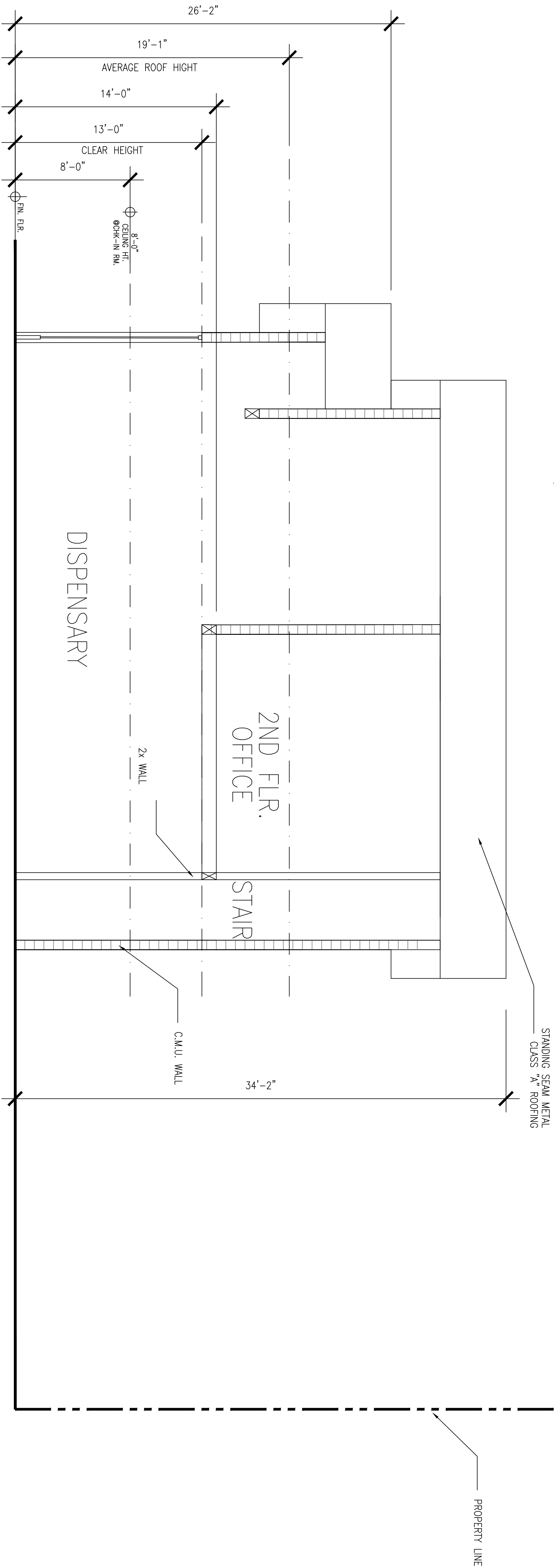
issue dates :
drawn by :
checked by :
project no. :
revisions :
sheet no.

A5.01

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Section A  
1/4" = 1'-0"



Section B  
1/4" = 1'-0"

SECTION NOTES

- Building Section Proposed
- Section Notes
- A. This building section drawing is schematic in nature and not for construction.
- B. All elevations are based on the Topographic Survey found within this set of drawings.
- C. Refer to the Plan drawing for additional information.
- D. All structural components such as foundations, wall, etc. are for reference only.

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project title :  
FEDERAL BLVD.  
MARIJUANA OUTLET  
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SAN DIEGO CA. 92114

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6725-5 s. eastern avenue  
las vegas, nevada 89118  
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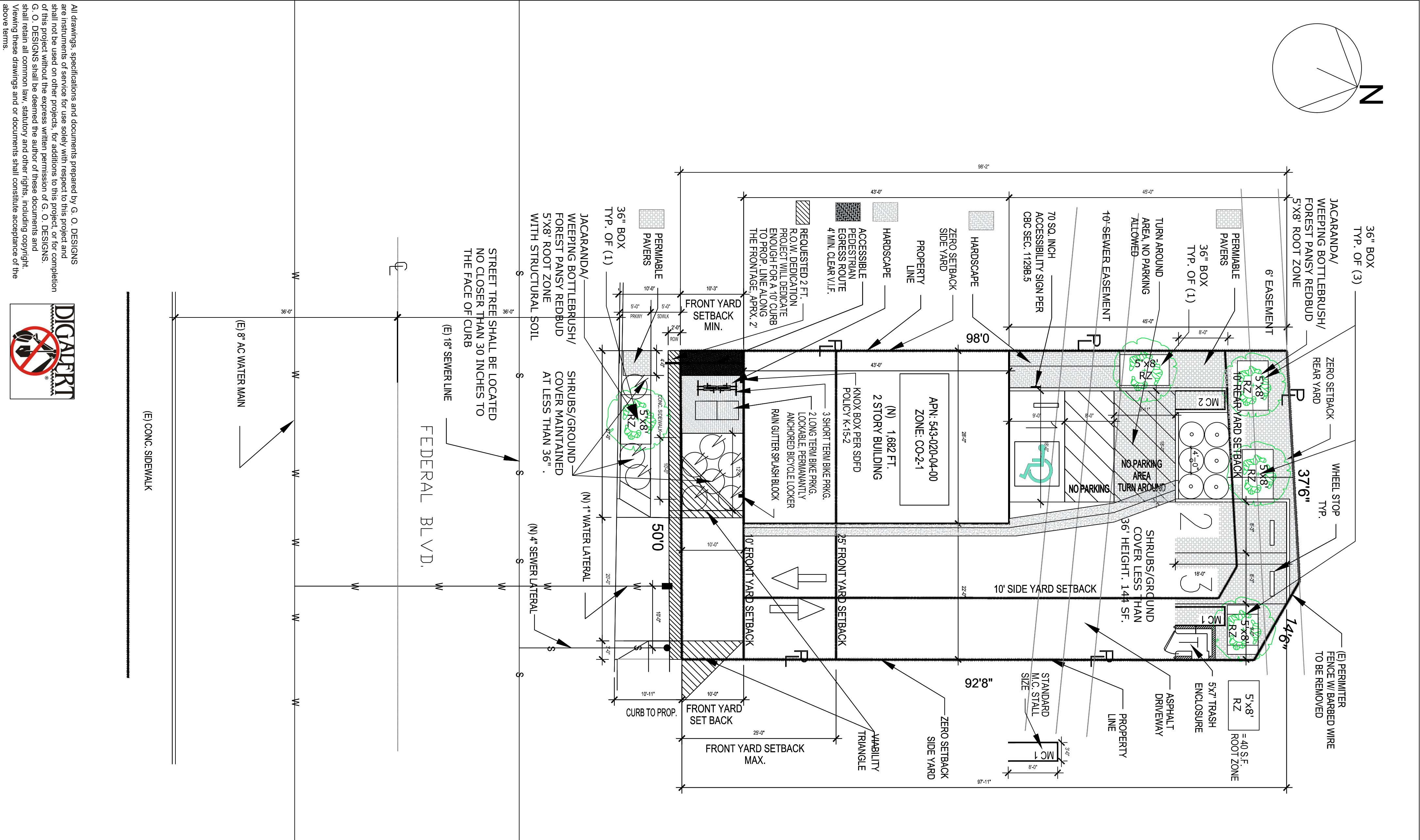
sheet title :  
Building  
Sections

drawn by :  
checked by :  
project no. :  
revisions :  
issue dates :  
sheet no.

A6.00

ATTACHMENT 11





All drawings, specifications and documents prepared by G. O. DESIGNS shall be used for the project and shall not be used for any other project. The drawings shall be used for the completion of this project without the express written permission of G. O. DESIGNS. G. O. DESIGNS shall be deemed the author of these documents and shall retain all common law, statutory and other rights, including copyright. Viewing these drawings and or documents shall constitute acceptance of the above terms.



JACARANDA /  
JACARANDA MIMOSAEFOLIA



WEEPING BOTTLEBRUSH /  
CALLISTEMON VIMINALIS



FOREST PANSY REDBUD /  
CERCIS CANADENSIS

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."

NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITY OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITY.

Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.

Maintenance: All required landscape areas shall be maintained by property owner. Landscape and irrigation areas in the public right-of-way shall be maintained by 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.

1. MINIMUM TREE SEPARATION DISTANCE
2. Traffic signals / stop signs - 20 feet
3. Underground utility lines - 5 feet (10' for sewer)
4. Above ground utility structures - 10 feet
5. Driveway (entries) - 10 feet
6. Intersections (intersecting curb lines of two streets) - 25 feet

SYMBOL	COMMON NAME	BOTANICAL NAME	WATERS WASHING	QTY	SIZE	POINTS PER PLANT	TOTAL POINTS
OPTION 1							
	JACARANDA	JACARANDA MIMOSAEFOLIA	M	4	36" BX	50	200
	JACARANDA	JACARANDA MIMOSAEFOLIA	M	1	24" BX	20	20
TOTAL POINTS (PROVIDED BY TREES)							
220							
OPTION 2							
	WEEPING BOTTLEBRUSH	CALLISTEMON VIMINALIS	L	4	36" BX	50	200
	WEEPING BOTTLEBRUSH	CALLISTEMON VIMINALIS	L	1	24" BX	20	20
TOTAL POINTS (PROVIDED BY TREES)							
220							
OPTION 3							
	FOREST PANSY REDBUD	CERCIS CANADENSIS	M	4	36" BX	50	200
	FOREST PANSY REDBUD	CERCIS CANADENSIS	M	1	24" BX	20	20
TOTAL POINTS (PROVIDED BY TREES)							
220							
SYMBOL	COMMON NAME	BOTANICAL NAME	WATERS WASHING	QTY	SIZE	POINTS PER PLANT	TOTAL POINTS
SHRUBS/GROUND COVER							
	CLEVELAND SAGE (MAINTAINED @ 3')	SALVIA CLEVELANDII	L	9	5 GAL.	2	18
	CANYON LIVE-FOREVER (MAINTAINED @ 3')	DUDLEYA CYMOSEA	L	9	5 GAL.	2	18
	BLUE-EYED GRASS (OPTION 1)	SISYRINCHIUUM BELLUM	L	9	5 GAL.	2	18
TOTAL POSSIBLE POINTS (PROVIDED BY SHRUBS)							
18							
	CLEVELAND SAGE (OPTION 1)	SALVIA CLEVELANDII	L	5	5 GAL.	2	10
	ROSEMARY (OPTION 2)	ROSMARINUS OFFICINALIS	L	5	5 GAL.	2	10
TOTAL POSSIBLE POINTS (PROVIDED BY SHRUBS)							
10							



BLUE-EYED GRASS/  
SISYRINCHIUUM BELLUM



CANYON LIVE-FOREVER/  
DUDLEYA CYMOSEA



ROSEMARY/  
ROSMARINUS OFFICINALIS



CLEVELAND SAGE/  
SALVIA CLEVELANDII

WATER BUDGET REQUIREMENTS:  
40 SQ.FT. / TREE  
TOTAL TREES = 5  
TREE LANDSCAPE AREA = 200 sq.ft.  
PARKWAY LANDSCAPE AREA MINUS TREE= 49 sq.ft.  
STREET YARD LANDSCAPE AREA = 125 sq.ft.  
V.U.A. LANDSCAPE AREA MINUS TREES= 119 sq.ft.  
WATER BUDGET REQUIRED FOR LANDSCAPE AREA LARGER THAN 500 sq.ft.

PLANTING PLAN

G.O.  
DESIGNS

STEVE@GODSDESIGNS.COM

Project:  
**COMMERCIAL DEVELOPMENT**  
6230 Federal Blvd.,  
San Diego, CA 92114

L2

Scale: 1" = 10'  
Date: 03/06/18

REV4: 07/17/18

GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
2. UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.
3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICES.
4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT ID NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4153. TWO DAYS BEFORE YOUR DIG.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING AND LOCKING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.
6. "PUBLIC IMPROVEMENT SUBJECT TO DISSELTOR OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY. SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
7. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.
8. CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPPING DAMAGED DURING CONSTRUCTION.
9. PRIOR TO SITE DISURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD ENGINEERING DIVISION (859) 627-3200.
10. CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.
11. CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.
12. CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNEXPECTED SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.
13. AN AS-GRADED GEOTECHNICAL REPORT AND SET OF THE REDLINE "AS-BUILT" GRADING PLANS SHALL BE SUBMITTED TO AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE CONSTRUCTION MANAGEMENT & FIELD SERVICES DIVISION AT 9573 CHESSPEAKE DRIVE, SAN DIEGO, CA 92123.
14. "AS-BUILT" DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
15. MANHOLES AND PULL BOX COVER SHALL BE LABELED WITH NAME OF COMPANY.
16. CONTRACTOR SHALL PROVIDE RED-LINES DRAWINGS IN ACCORDANCE WITH 2-5.4, "RED-LINES AND RECORD DOCUMENTS."
17. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.
18. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SOAK, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALLY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.
19. THE AREA WHICH IS DERIVED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS SPECIFIED BY THE CITY OF SAN DIEGO. ANY VIOLATION OF THESE REQUIREMENTS SHALL BE SUBJECT TO PENALTIES INCLUDING BUT NOT LIMITED TO CALIFORNIA PROFESSIONAL QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME, COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANUATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
20. PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.
21. UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.
22. MONUMENT PRESERVATION CERTIFICATION

THE PERMITTEE SHALL BE RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS DESTROYED BY CONSTRUCTION. IF A VERTICAL CONTROL MONUMENT IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. PRIOR TO PERMIT ISSUANCE, THE PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING WILL BE RESPONSIBLE FOR MONUMENT PRESERVATION AND SHALL PROVIDE A CORNER RECORD OR RECORD OF SURVEY TO THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA, IF APPLICABLE.

- ☐ NO SURVEY MONUMENTS EXIST NEAR THE AREA OF CONSTRUCTION
- ☐ SURVEY MONUMENTS EXISTING IN OR NEAR CONSTRUCTION WILL BE PROTECTED IN PLACE
- ☐ CORNER RECORD # \_\_\_\_\_ OR RECORD OF SURVEY # \_\_\_\_\_
- ☐ POST CONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS DESTROYED DURING CONSTRUCTION
- ☐ CORNER RECORD # \_\_\_\_\_ OR RECORD OF SURVEY # \_\_\_\_\_
- ☐ AND REPLACED AFTER CONSTRUCTION.

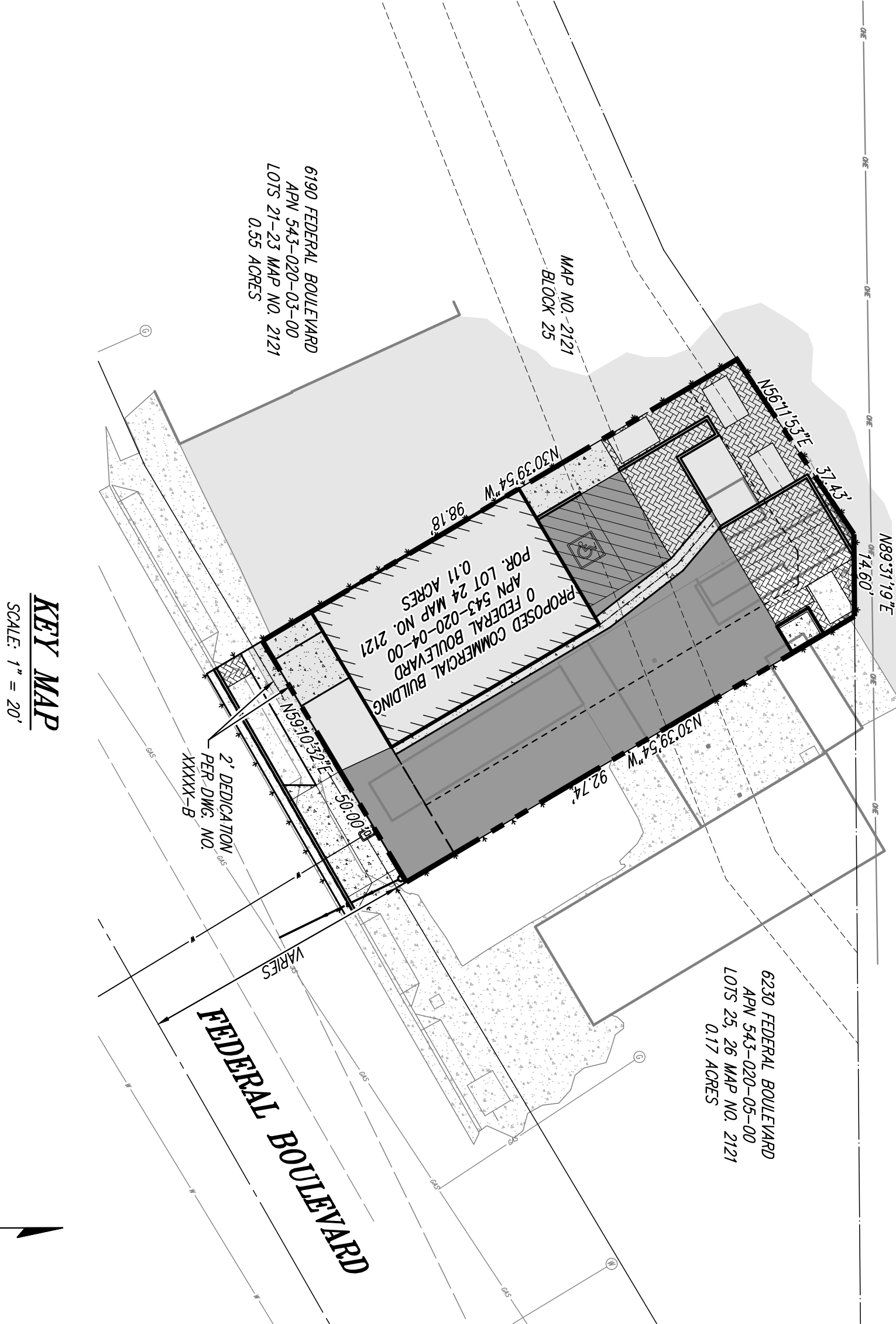
GRADING NOTES

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OF THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYPOCHOERIS MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET C.3 FOR MIX AND SPECIFICATIONS.

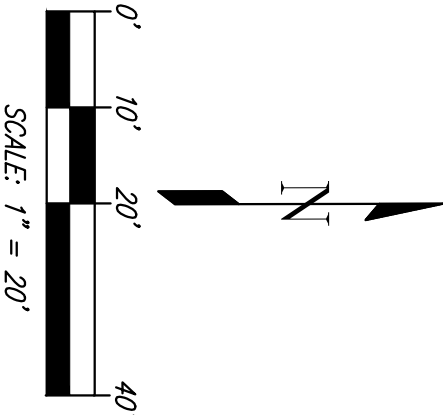
GROUND WATER DISCHARGE NOTES

1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "TOWNSHIP LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO. R9-2015-0013 WQBS CAG919003.
2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "TOWNSHIP LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS ADJUSTED TO ACCOMMODATE THE INCREASED RATES.
3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "TOWNSHIP LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO. R9-2015-0013 WQBS NO. CAG919003.

PRELIMINARY GRADING PLAN FOR:  
O FEDERAL BOULEVARD, SAN DIEGO, CA



KEY MAP  
SCALE: 1" = 20'



OWNER/APPLICANT

JARON MARIONA  
24914-15-D  
SAN DIEGO, CA 92110  
619-405-0299

REFERENCE DRAWINGS

REFERENCE DRAWING DESCRIPTION	DWG. NO.
SEWER AS-BUILTS	24914-15-D
WATER AS-BUILTS	14462-3-D
SURFACE IMPROVEMENT AS-BUILTS	27999-10-D

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE CALIFORNIA COORDINATE SYSTEM 1983, ZONE IV AND ARE BASED ON THE OBSERVED LINE FROM POINT #190 TO POINT #191, SHD BEARING = S4726°27'W

SITE ADDRESS

0 FEDERAL BOULEVARD, SAN DIEGO, CA 92114

TOPOGRAPHY SOURCE

THE SUBJECT PROJECT FIELD TOPOGRAPHY WAS OBTAINED BY MICHAEL'S FLOSS, DATED: MARCH 11, 2016

BENCHMARK

ELEVATIONS ARE REFERENCED TO NAD83, UTILIZING GEOID2011 AND DETERMINED LOCALLY BY CITY OF SAN DIEGO BENCHMARK. BENCHMARK IS A NORTHEAST BRASS PILE AT THE INTERSECTION OF CHARLENE AND MALLARD.

ELEVATION = 382.543

ASSESSORS PARCEL NO.

APN 543-020-04-00, SAN DIEGO COUNTY, CA

LEGAL DESCRIPTION

A PORTION OF LOT 24, BLOCK 25 PER MAP NO. 2121

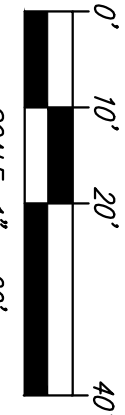
SHEET INDEX

SHT. NO.	SHEET TITLE
C.1	PRELIMINARY GRADING PLAN
C.2	CONSTRUCTION BMP PLAN
C.3	WATER/SEWER NOTES AND STORM WATER FORMS
C.4	

PRIVATE WATER AND WASTEWATER

THE PRIVATE WATER/SEWER SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND IS SHOWN ON THESE PLANS AS "INFORMATION ONLY." A SEPARATE PLUMBING PERMIT IS REQUIRED FOR CONSTRUCTION AND INSPECTION OF THE SYSTEM.

GRADING QUANTITIES



GRADED AREA	CUT	FILL	MAX. CUT DEPTH	MAX. FILL DEPTH	MAX. FILL SLOPE RATIO
0.11 AC	1.0'	1.0'	1.0'	1.0'	2:1
0.11 AC	30 CY	30 CY	1.0'	1.0'	2:1
0.11 AC	0 CY	0 CY	1.0'	1.0'	2:1

STORMWATER PROTECTION NOTES

1. THIS PROJECT IS SUBJECT TO MINOR PLANT WATER PERMIT ORDER NO. R9-2015-001, AND RISK LEVEL/TYPE: CHECK ONE BELOW
  - ☒ WPCP
  - ☐ COP RISK LEVEL 1
  - ☐ COP RISK LEVEL 2
  - ☐ COP RISK LEVEL 3
2. CHECK ONE: THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED AREA LIMIT.
  - ☐ THEREFORE A WEATHER INCREASED ACTION PLAN (WIAP) IS REQUIRED.
  - ☐ THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED THE (5) PERCENT DISTURBED AREA.
  - ☒ NOT APPLICABLE.
3. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCP OR SWPPP AS APPLICABLE.

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS.

DOCUMENT NO.	DESCRIPTION
PM107016-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (PREEDBOOK), 2015 EDITION
PM107016-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (UNITEBOOK), 2015 EDITION
PM109816-04	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (UNITEBOOK), 2015 EDITION
PM109816-07	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (UNITEBOOK), 2015 EDITION
PM109816-05	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (UNITEBOOK), 2015 EDITION
PM109816-06	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (UNITEBOOK), 2015 EDITION
PM109816-08	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (UNITEBOOK), 2015 EDITION
PM109816-09	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (UNITEBOOK), 2015 EDITION
PM109816-10	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (UNITEBOOK), 2015 EDITION
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PM109816-99	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (UNITEBOOK), 2015 EDITION
PM109816-100	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (UNITEBOOK), 2015 EDITION

GRADING LEGEND

SEE SHEET NO. 2 FOR GRADING LEGEND

PERMIT INFORMATION

ENGINEERING PERMIT NO.: N/A  
CONSTRUCTION PERMIT NO.: N/A  
DISCRETIONARY PERMIT NO.: N/A  
WDO NO.: N/A  
RETAINING WALL PROJECT NO.: N/A  
CONSTRUCTION SITE STORM WATER PRIORITY: STANDARD PROJECT

TOTAL DISTURBED AREA

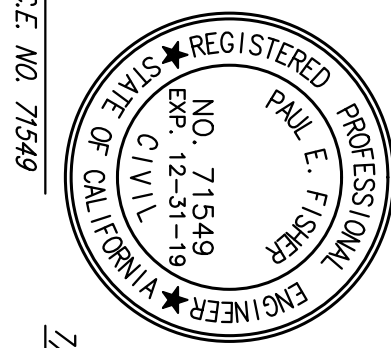
TOTAL SITE DISTURBED AREA = 5,520 SF  
EXISTING IMPERVIOUS AREA = 4,520 SF  
PROPOSED IMPERVIOUS AREA = 4,354 SF  
EXISTING PERVIOUS AREA = 1,000 SF  
PROPOSED PERVIOUS AREA = 1,166 SF

LANDSCAPING NOTES

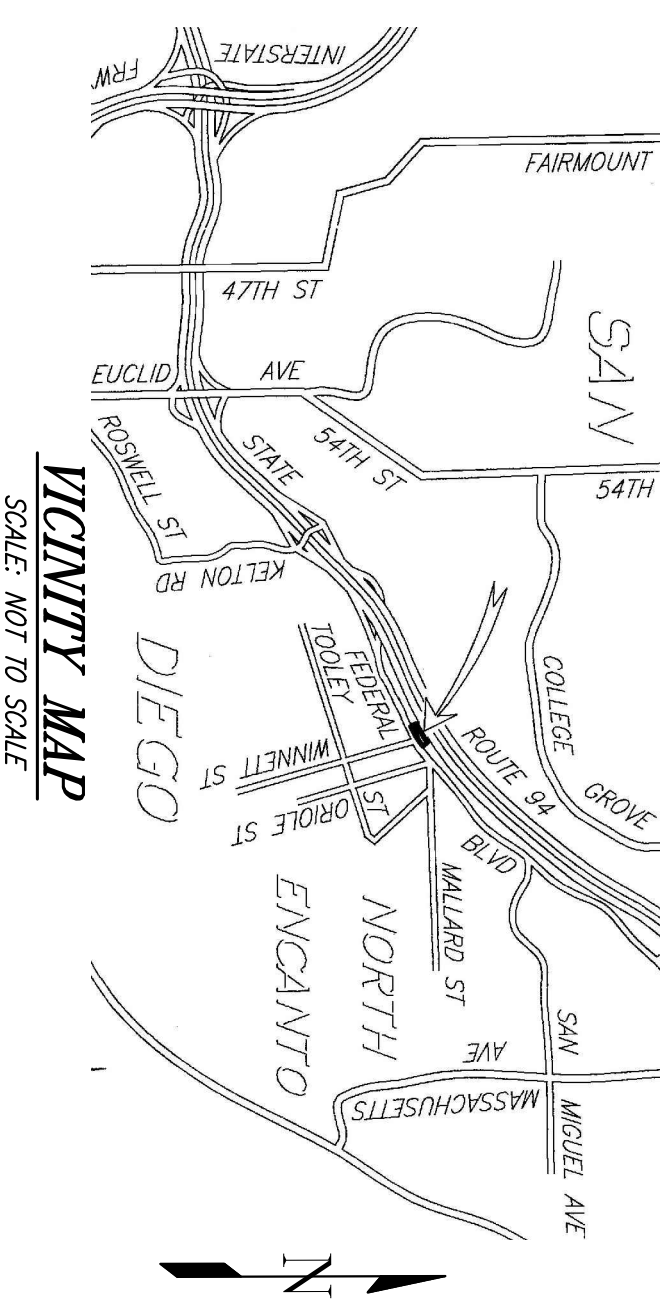
1. ALL LANDSCAPING AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY OF SAN DIEGO. LANDSCAPE AREAS IN THE PRIVATE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DECEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED WITHIN 30 DAYS.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT THAT I HAVE EXPOSED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DERIVED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

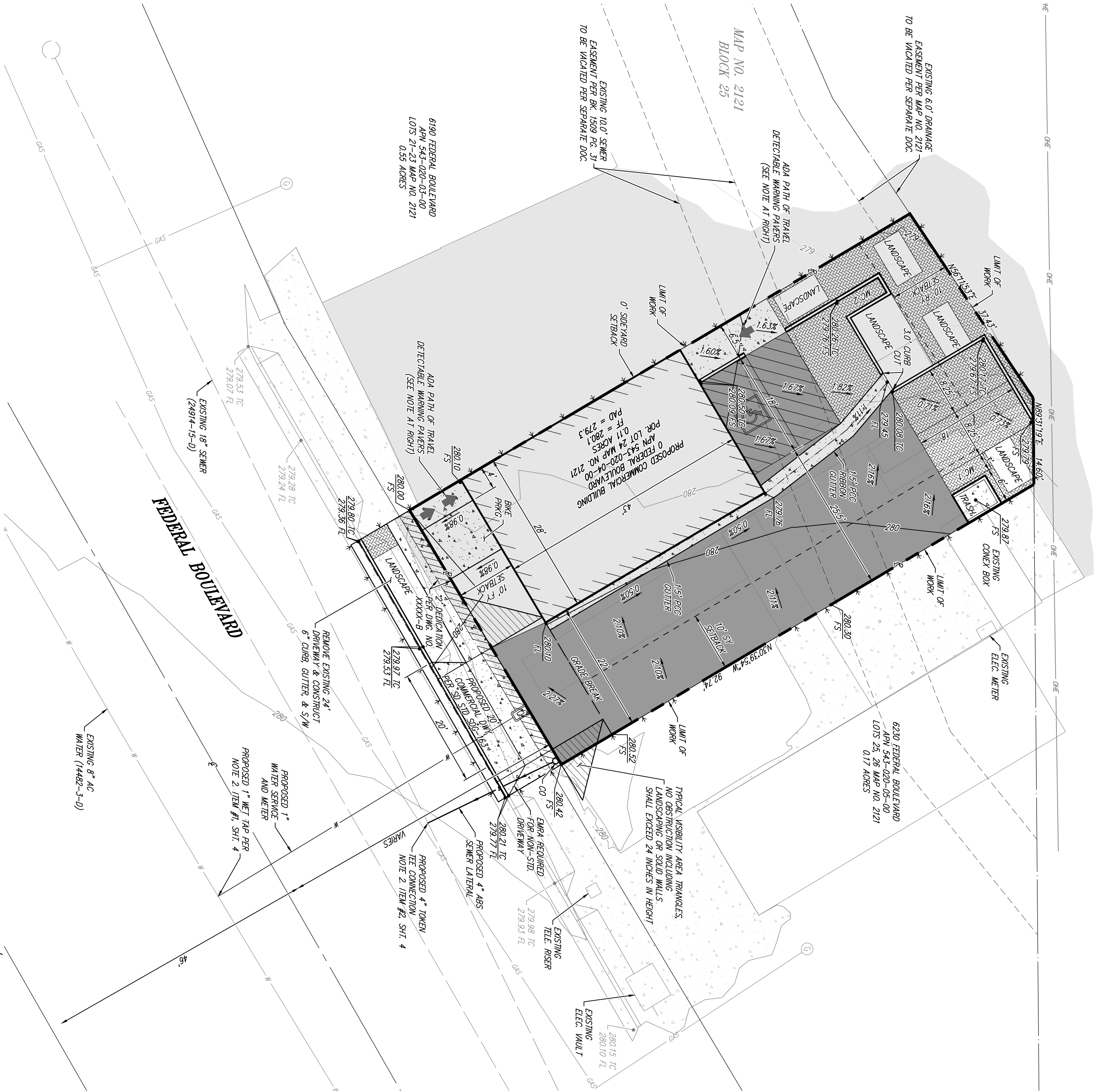


PROTECTION ENGINEERING, INC.  
1230 COAR STREET  
SAN DIEGO, CA 92106  
PH: 760-443-0504  
EMAIL: paulfisher@protectionengineering.com



PRIVATE CONTRACT

0 FEDERAL BOULEVARD  
SAN DIEGO, CA 92114  
C.1



GRADING LEGEND

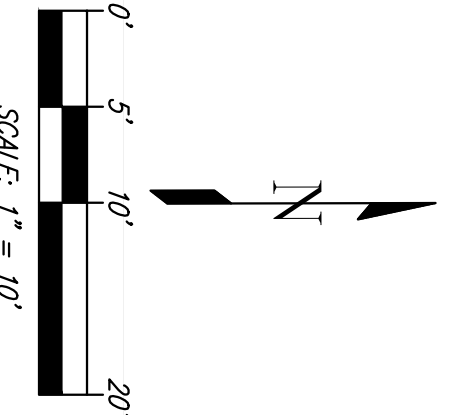
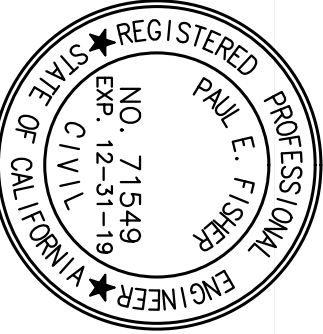
DESCRIPTION	SYMBOL
EXISTING PROPERTY LINE	---
EXISTING ROAD CENTERLINE	---
EXISTING LOT LINE	---
EXISTING BUILDING SETBACK	---
EXISTING RIGHT OF WAY	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
EXISTING AC PAVING	---
EXISTING PCC PAVING	---
EXISTING FENCE	---
EXISTING BUILDING	---
EXISTING SEWER MAIN	---
PROPOSED 2' EASEMENT DEDICATION	---
PROPOSED 10% CENTERLINE	---
TYPICAL 5' (MAJOR) CONTOUR	---
TYPICAL 1' (MINOR) CONTOUR	---
TYPICAL SLOPE GRADIENT	---
TYPICAL SPOT ELEVATION	---
TYPICAL 4" PVC DRAIN LINE	---
LIMITS OF GRADING	---
CONSTRUCT SLOPE (2:1 MAX)	---
TYPICAL 10% MIN EXISTING SWALE	---
CONSTRUCT 6" PCC PAVING	---
1" COPPER WATER SERVICE	---
PER SDW-105, SDW-107, SDW-134	---
SDW-136, SDW-150, & MS-03	---
4" SEWER LATERAL W/ CLEAN OUT	---
PER SDS-102/103, SDS-105, SDS-100(C)	---

**ADA PATH OF TRAVEL NOTE**

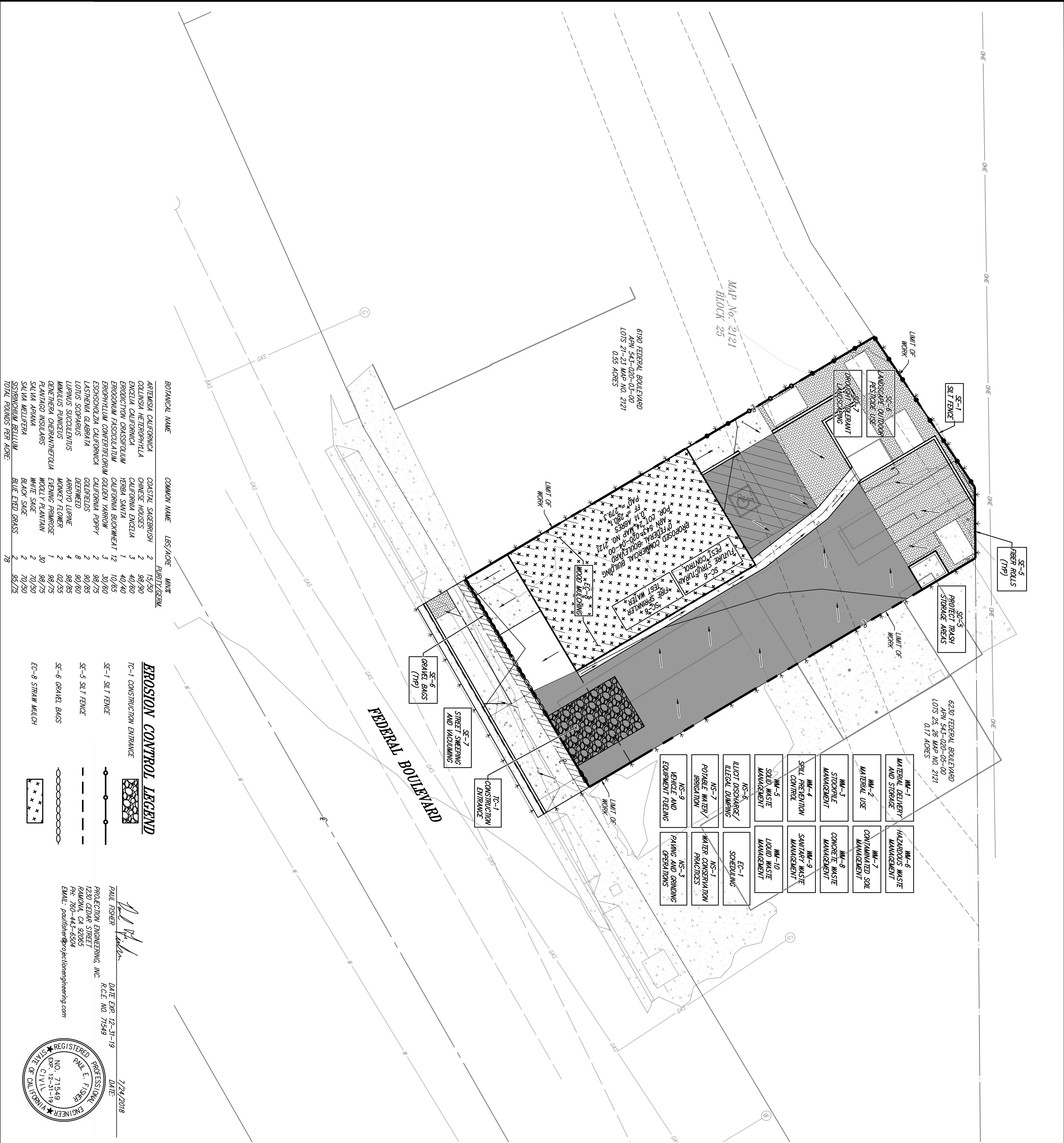
THE ADA PATH OF TRAVEL (POT) SHOWN ON THESE PLANS IS A BARRIER FREE ACCESS MAXIMUM 5% GRADE. WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/4" AT 50% SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. MAXIMUM CROSS-SLOPE 2.0% TYPICAL.

PAUL FISHER  
PROFESSIONAL ENGINEERING, INC.  
1230 CEDAR STREET  
RAMONA, CA 92065  
PH: 760-443-6504  
EMAIL: paulfisher@projectionengineering.com

DATE EXP: 12-31-19  
R.C.E. NO. 17549  
DATE: 7/24/2018



PRIVATE CONTRACT	
PRELIMINARY GRADING PLAN	
<b>0 FEDERAL BOULEVARD</b>	
<b>SAN DIEGO, CA 92114</b>	
BRIEF LEVEL DESCRIPTION: A PORTION OF LOT 24, BLOCK 25 OF MAP NO. 2121	
<b>CITY OF SAN DIEGO, CALIFORNIA</b>	
DESIGNED BY: Paul Fisher	
SHEET 2 OF 4 SHEETS	
IO NO. 2407747	
PROJECT NO. 599124	
<b>C.2</b>	



BOTANICAL NAME	COMMON NAME	LEBS/ACRE	MINUT
ARTEMISA CALIFORNICA	COASTAL SAGEBRUSH	2	15.50
COLLINA HETEROPHYLLA	CHINESE HOUSES	2	98.90
ENCINIA CALIFORNICA	CALIFORNIA ENCINIA	3	40.80
ERODIUM CASSIOPHYLLUM	YERBA SANTA	1	40.40
ERODIUM FASCICULATUM	CALIFORNIA BUCKWHEAT	12	10.65
ERODIUM FASCICULATUM	CALIFORNIA BUCKWHEAT	3	10.65
ESCHESCHOLZIA CALIFORNICA	CALIFORNIA POPPY	2	98.75
LASTHENIA GLABRATA	CAULOTIDUS	8	90.80
LUPULUS SCICULENTUS	ARROYO LUPINE	4	98.95
MIMULUS PINCEUS	MONKEY FLOWER	2	02.75
OPUNTIA CHRYSAEOTRICHIA	CHINESE PRICKLY PEAR	1	98.75
PLANTAGO INSULARIS	WIGGLY PLANTAIN	30	98.75
SALVIA ADAMIA	BLACK SAGE	2	70.50
SEMPERPARVUM BELLUM	BLUE FLEET GRASS	2	96.75
TOTAL POUNDS PER ACRE		28	

EROSION CONTROL LEGEND

TO-1 CONSTRUCTION ENTRANCE

SC-1 SILT FENCE

SC-5 SILT FENCE

SC-6 GRAVEL BAGS

EC-8 STRAW MULCH



PAUL FISHER  
DATE EXP. 12-31-19  
R.C.E. NO. 17549  
DATE: 7/24/2018

PROJECTION ENGINEERING, INC.  
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EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO, "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE EROSION/SEDIMENT CONTROL PLAN. THE EROSION/SEDIMENT CONTROL PLAN MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. THE EROSION/SEDIMENT CONTROL PLAN MUST BE MAINTAINED UP TO DATE THROUGHOUT THE CONSTRUCTION PERIOD. THE EROSION/SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE EROSION/SEDIMENT CONTROL PLAN MUST BE MAINTAINED UP TO DATE THROUGHOUT THE CONSTRUCTION PERIOD. THE EROSION/SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

2. FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.

3. FOR INLETS LOCATED AT SLOPES ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DUES SYSTEM DUE TO CONSTRUCTION ACTIVITY.

4. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREETS(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.

5. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL UNLINED DITCHES AFTER EACH RAINFALL.

6. THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.

7. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.

8. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.

9. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNPREDICTED CIRCUMSTANCES WHICH MAY ARISE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPROVED WATERS CREATE A HAZARDOUS CONDITION.

11. ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.

12. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE COMPLETION OF EACH WORKING DAY.

13. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.

14. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.

15. THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

MINIMUM POST-CONSTR. MAINTENANCE PLAN

THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.

2. STRUCTURAL PRACTICES: DESIGNED BASINS, DITCHES, DRAINAGE, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.

3. OPERATION AND MAINTENANCE: POST-CONSTRUCTION MAINTENANCE MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS. HOMEOWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

PERMANENT POST-CONSTRUCTION BMP NOTES

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.

2. ANY MODIFICATION(S) TO THE PERMANENT POST CONSTRUCTION BMP DEVICES/STRUCTURES SHOWN ON PLAN REQUIRES A CONSTRUCTION CHANGE TO BE PROCESSED AND APPROVED THROUGH DEVELOPMENT SERVICES DEPARTMENT BY THE ENGINEER OF WORK. APPROVAL OF THE CONSTRUCTION CHANGE IS REQUIRED PRIOR TO CONSTRUCTION OF THE PERMANENT BMP.

HYDROSEEDING PROCEDURES

4.4-1 SEED MIXES SHALL BE SPECIFIED BY THE PURE LIME SEED OF EACH SPECIES.

4.4-2 FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.

4.4-3 A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS.

4.4-4 EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DIED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

4.4-5 HYDROSEEDING AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/MULCHER AS NEEDED. HYDROSEEDING SHALL BE COMPLETED WITHIN 14 DAYS OF THE START OF DRY-EROSION CONTROL. WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.

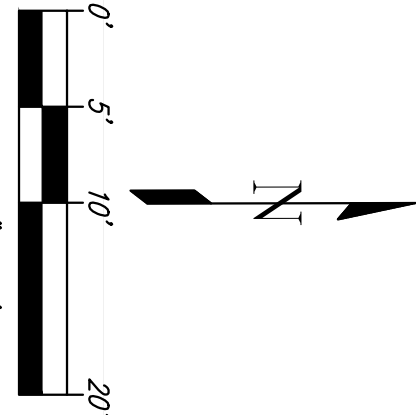
MAINTENANCE REQUIREMENTS

4.5-1 PERMANENTLY IRRIGATED SLOPES SHALL BE MAINTAINED FOR A PERIOD NO LESS THAN 90 DAYS.

4.5-2 NON-PERMANENTLY IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 25 MONTHS.

4.5-3 ALL REVEGETATED AREAS SHALL BE MAINTAINED BY THE PERMITTEE UNTIL FINAL APPROVAL BY THE CITY MANAGER. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY MANAGER.

4.5-4 PRIOR TO FINAL APPROVAL, THE CITY MANAGER MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO, REPLANTING, THE PROVISION OF MODIFICATION.



PRIVATE CONSTRUCTION BMP PLAN	0 FEDERAL BOULEVARD
CITY OF SAN DIEGO, CALIFORNIA	SAN DIEGO, CA 92114
PROJECT NO. 599124	C.3

SEWER NOTES

1. EACH LOT SHALL RECEIVE A 4-INCH SEWER HOUSE CONNECTION, UNLESS OTHERWISE INDICATED ON THE PLANS OR SPECIAL SPECIFICATIONS. LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER OF WORK. THE "AS-BUILT" LOCATIONS SHALL BE SHOWN ON THESE PLANS AND THE SEWER LATERAL TABLE COMPLETED PRIOR TO ACCEPTANCE OF THE SEWER FACILITIES.
2. LOCATE SEWER HOUSE CONNECTIONS OUT OF DRIVEWAYS AND A MINIMUM OF TEN FEET FROM TREES. THE SEWER HOUSE CONNECTIONS SHALL BE A MINIMUM OF 3 FEET DOWNHILL FROM THE WATER SERVICE.
3. PROVIDING SEWER FOR THIS DEVELOPMENT IS DEPENDENT UPON PRIOR CONSTRUCTION OF CERTAIN SEWER FACILITIES IN PREVIOUSLY APPROVED DEVELOPMENTS. IF THESE FACILITIES HAVE NOT BEEN CONSTRUCTED AND ACCEPTED BY THE CITY AT THE TIME OF CONNECTION, THEN CERTAIN PORTIONS OF THESE PREVIOUSLY APPROVED OR PLANNED SEWER FACILITIES, AS REQUIRED BY THE CITY ENGINEER, WILL BECOME OFF-SITE IMPROVEMENTS AS PART OF THIS DEVELOPMENT. PRIOR TO CONNECTION OF PUBLIC SEWER FACILITIES, THESE OFF-SITE IMPROVEMENTS MUST BE CONSTRUCTED AND ACCEPTED BY THE CITY AND DOCUMENTED AS A CONSTRUCTION CHANGE TO THE ORIGINAL APPROVED MAPS FOR THIS DEVELOPMENT. THIS DEVELOPMENT'S SEWER FACILITIES ARE DEPENDENT UPON THE COMPLETION AND ACCEPTANCE OF THE FOLLOWING APPROVED SEWER FACILITIES:
- (TITLE)
- (DRAWING NUMBER)
4. ALL VALVES FOR SEWER FORCE MAINS SHALL BE FLANGED TO CROSSES AND TEES.
5. ALL BURIED DUCTILE AND GRAY CAST IRON PIPE, FITTINGS, VALVES AND APPURTENANCES SHALL BE COATED WITH A DIELECTRIC COATING, A LIQUID EPOXY COATING SYSTEM PER ANMA C-210 AT 24 MILS MINIMUM DRY FILM THICKNESS (MDFT), A COLD APPLIED THREE PART SYSTEM PETROLEUM WAX TAPE PER ANMA C-217, OR A POLYURETHANE COATING OF 24 MILS MDFT SUITABLE FOR BURIED USE.
6. SHOP DRAWING SUBMITTALS, PRIOR TO ERECTION, SHOP DRAWINGS SHALL BE PREPARED AND APPROVED BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL CERTIFY THAT THE SHOP DRAWINGS MEET THE INTENT OF THE SPOED DESIGN PLANS AND SPECIFICATIONS. THE APPROVED SHOP DRAWINGS SHALL THEN BE SUBMITTED TO THE RESIDENT ENGINEER FOR A 6 (SIX) WEEK REVIEW PERIOD. ONCE THE SHOP DRAWINGS HAVE BEEN ACCEPTED BY THE RESIDENT ENGINEER, THE MATERIALS MAY BE MANUFACTURED AT THE PLANT. REQUESTS FOR PLANT INSPECTIONS MUST BE MADE A MINIMUM OF 2 (TWO) WORKING DAYS PRIOR TO MANUFACTURING IF THE PLANT IS LOCATED IN THE SOUTHERN CALIFORNIA AREA. ALL PLANTS LOCATED OUTSIDE OF SOUTHERN CALIFORNIA MUST SCHEDULE INSPECTION A MINIMUM OF 7 (SEVEN) WORKING DAYS PRIOR TO MANUFACTURING. REFER TO THE 2000 EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 4-1.3 FOR INSPECTION REQUIREMENTS.
7. ALL HORIZONTAL SEPARATION DIMENSIONS SHOWN BETWEEN WATER AND SEWER MAINS SHALL BE MEASURED FROM THE NEAREST EDGE OF EACH PRELIMINE PER STATE OF CALIFORNIA, DEPARTMENT OF HEALTH SERVICES, BASIC SEPARATION STANDARDS. MINIMUM SEPARATION BETWEEN WATER AND SEWER MAINS SHALL BE 10 FOOT HORIZONTAL AND 1 FOOT VERTICAL.
8. PRIVATE ON SITE SEWER IS SHOWN IN BOTH PLAN AND PROFILE FOR REFERENCE ONLY TO AVOID CONFLICTS AND TO SHOW CONNECTIONS TO PUBLIC LATERALS OR MAINS. ALL PRIVATE SEWER SHOWN SHALL BE INSTALLED UNDER SEPARATE PERMIT.
9. ALL PROPOSED PUBLIC FACILITY INSTALLATIONS SHALL BE CONSTRUCTED WITH MATERIALS CURRENTLY LISTED IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND MUNICIPAL SEWER APPROVED MATERIALS LIST AS REFERENCED IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
10. IN "GATED COMMUNITIES" THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING THE METROPOLITAN WASTEWATER DEPARTMENT/WASTEWATER COLLECTIONS DIVISION WITH KEYED ACCESS. ADDITIONAL NOTES MAY BE REQUIRED BY THE PLAN REVIEWER TO ADDRESS SPECIFIC PROJECT REQUIREMENTS AND MAY INCLUDE THE FOLLOWING:
- A. ALL PROPOSED SEWER SHOWN ON THESE PLANS SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF SAN DIEGO, SEWER DESIGN GUIDE, DOCUMENT NO. 768973, FILED JUNE 11, 2001.
- B. ALL EXISTING UNUSED SEWER LATERALS SHALL BE PLUGGED AT PROPERTY LINE BY CONTRACTOR.
- C. PRIOR TO CONNECTING TO ANY EXISTING SEWER LATERAL, IT SHALL BE CLOSED CIRCUIT TELEVISION INSPECTED BY A CALIFORNIA LICENSED PLUMBING CONTRACTOR TO VERIFY LATERAL IS IN GOOD WORKING CONDITION AND FREE OF ALL DEBRIS.
- D. NO SHRUBS MORE THAN 3 FEET IN HEIGHT AT MATURETY OR TREES ALLOWED WITHIN 10 FEET OF ANY PUBLIC SEWER MAINS OR SEWER LATERALS. NO PRESSURIZED LANDSCAPE. IRRIGATION MAINS ALLOWED WITHIN ANY SEWER EASEMENTS.
- E. ALL DUCTILE IRON PIPE PROPOSED FOR SEWER FORCE MAINS OR GRANITE SEWER MAINS SHALL BE POLYURETHANE COATED AND LINED PER SECTION 0420 OF THE CDEM WATER PROGRAM GUIDELINES. THE PIPE EXTERIOR SHALL BE 40 MILS MINIMUM DRY FILM THICKNESS (MDFT), AND THE PIPE INTERIOR SHALL BE 30 MILS MINIMUM DRY FILM THICKNESS (MDFT).
- F. PRIVATE SEWERAGE SYSTEM DESIGN CERTIFICATION, I HEREBY DECLARE THAT I, AM THE ENGINEER OF WORK FOR THE PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PRIVATE SEWERAGE SYSTEM WHICH IS LOCATED WITHIN THE SEWER / WATER / GENERAL UTILITY EASEMENT / AND OF THE PUBLIC RIGHT-OF-WAY, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AS REQUIRED BY THE CALIFORNIA PLUMBING CODE (CPC) 2000 EDITION AND THAT ALL REQUIRED "TYPED/STAMPED" AND MAINTENANCE AND RENEWAL AGREEMENT FORMS, EASEMENTS AND NOTARY HAVE BEEN SUBMITTED FOR RECORDATION. I UNDERSTAND THAT THE OWNER OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS COMPARED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.
- G. FOR ALL SEWER PLANS: THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, CODES, ORDERS, AND REGULATIONS WHICH IN ANY MANNER AFFECT THE CONDUCT OF THE WORK, SPECIFICALLY AS IT RELATES TO SERVICE SHALLS. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PREVENTING SERVICE SHALLS, FOR CONTAINING SERVICE SHALLS, AND FOR RECOVERY AND LEGAL DISPOSAL OF ANY SPILLED SERVICE, AND FOR ANY FINES, PENALTIES, CLAIMS AND LIABILITY ARISING FROM CAUSING A SERVICE SHALL, AND FOR ANY VIOLATION OF ANY LAW, ORDINANCE, CODE, ORDER, OR REGULATION AS A RESULT OF THE SHALL(S).
- H. FOR WORK INVOLVING CONNECTION TO EXISTING FACILITIES, PRIOR TO THE START OF CONSTRUCTION WHICH INVOLVES ANY EXISTING WASTEWATER FACILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETAILING AND SUBMITTING TO THE RESIDENT ENGINEER FOR REVIEW AND APPROVAL, A WASTEWATER FLOW DIVERSION PLAN. THE CONTRACTOR'S WASTEWATER FLOW DIVERSION PLAN SHALL BE REVIEWED AND APPROVED BY THE WASTEWATER COLLECTION DIVISION, METROPOLITAN WASTEWATER DEPARTMENT, BEFORE ANY FLOW CAN BE DIVERTED. THE DIVERSION PLAN SHALL INDICATE THE SEQUENCE OF DIVERSION OPERATIONS AND ALL OTHER OPERATIONS THE CONTRACTOR WILL ESTABLISH TO MAINTAIN WASTEWATER SERVICE DURING THE CONSTRUCTION PERIOD. THE DIVERSION PLAN SHALL INCLUDE A COMPREHENSIVE EMERGENCY RESPONSE PLAN, INCLUDING STANDARD REDUNDANT BY-PASS EQUIPMENT, IN THE EVENT OF AN EMERGENCY. SHUTDOWN OR FAILURE OF THE FLOW DIVERSION EQUIPMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE EMERGENCY PLAN IN ACCORDANCE WITH SECTION 7-8.81 OF THE 2003 CITY OF SAN DIEGO SUPPLEMENTARY AMENDMENTS (DOC. NO. AGC 70044) TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- I. FOR WORK WHERE BY-PASS PLUMBING MAY BE INVOLVED, AND, AT LEAST IS WORKING DAYS PRIOR TO THE IMPLEMENTATION OF ANY FLOW DIVERSION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETAILING AND SUBMITTING TO THE RESIDENT ENGINEER FOR REVIEW AND APPROVAL, A WASTEWATER FLOW DIVERSION PLAN. THE CONTRACTOR'S WASTEWATER FLOW DIVERSION PLAN SHALL BE REVIEWED AND APPROVED BY THE WASTEWATER COLLECTION DIVISION, METROPOLITAN WASTEWATER DEPARTMENT, BEFORE ANY FLOW CAN BE DIVERTED. THE DIVERSION PLAN SHALL INDICATE THE SEQUENCE OF DIVERSION OPERATIONS AND ALL OTHER OPERATIONS THE CONTRACTOR WILL ESTABLISH TO MAINTAIN WASTEWATER SERVICE DURING THE CONSTRUCTION PERIOD. THE DIVERSION PLAN SHALL INCLUDE A COMPREHENSIVE EMERGENCY RESPONSE PLAN, INCLUDING STANDARD REDUNDANT BY-PASS EQUIPMENT, IN THE EVENT OF AN EMERGENCY. SHUTDOWN OR FAILURE OF THE FLOW DIVERSION EQUIPMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE EMERGENCY PLAN IN ACCORDANCE WITH SECTION 7-8.81 OF THE 2003 CITY OF SAN DIEGO SUPPLEMENTARY AMENDMENTS (DOC. NO. AGC 70044) TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

PRIVATE NOTE

ALL ON-SITE, PRIVATE IMPROVEMENTS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. THE CITY ENGINEER'S APPROVAL OF THIS DRAWING, IN NO WAY CONSTITUTES AN APPROVAL OF SAID PRIVATE IMPROVEMENTS. A SEPARATE PERMIT FOR SUCH IMPROVEMENTS MAY BE REQUIRED.

WATER NOTES

1. EACH LOT SHALL RECEIVE A 1-INCH WATER SERVICE, UNLESS INDICATED ON THE PLANS OR SPECIAL SPECIFICATIONS. LOCATIONS ARE TO BE DETERMINED IN THE FIELD BY THE ENGINEER OF WORK. THE "AS-BUILT" LOCATIONS SHALL BE SHOWN ON THESE PLANS AND THE SEWER LATERAL TABLE COMPLETED PRIOR TO ACCEPTANCE OF THE WATER FACILITIES.
2. LOCATE WATER SERVICE HOUSE CONNECTIONS OUT OF DRIVEWAYS. THE SEWER HOUSE CONNECTIONS SHALL BE A MINIMUM OF 5 FEET DOWNHILL FROM THE WATER SERVICE.
3. ALL CONNECTIONS TO EXISTING WATER MAINS ARE TO BE DONE BY THE CITY'S DEPARTMENT FOR WHICH THE FOLLOWING FEES WILL BE CHARGED. IF THE WATER CONNECTIONS ARE NOT READY TO BE MADE AND THE FEES PAID BEFORE 12/19/18, THE CITY RESERVES THE RIGHT TO ADJUST THE FEES. ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME THE CONNECTIONS ARE MADE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXPOSE THE EXISTING MAIN AT THE CONNECTION POINT AND TO INSTALL THE NEW MAIN AT THE ALIGNMENT AND GRADE WHICH WILL PERMIT THE CITY TO MAKE A "STRAIGHT-IN" CONNECTION WITHOUT USING MORE THAN 10 LINEAL FEET OF PIPE.

ITEM NO.1	COST	TYPE OF CONNECTION	SHEET
ITEM NO.2	\$254	1" MET TAP	2
ITEM NO.2	\$25	4" TOWER TEE CONNECTION	2

\* EXAMPLE CONNECTION

CONTRACTOR TO SET SLOPE/THAWING SLEEVE AND CORROSION STOP/THAWING VALVE FOR ALL MET TAPS APPROVAL BY THE SHUTDOWN COMMITTEE IS REQUIRED FOR ALL WATER PIPELINES 16" AND LARGER. SHUTDOWN WINDOW PERIOD IS BETWEEN NOVEMBER 1 THRU APRIL 1 OF THE FOLLOWING YEAR, WHEN WATER DEMAND IS LOWER.

4. PROVIDING WATER FOR THIS DEVELOPMENT IS DEPENDENT UPON PRIOR CONSTRUCTION OF CERTAIN WATER FACILITIES IN PREVIOUSLY APPROVED DEVELOPMENTS. IF THESE FACILITIES HAVE NOT BEEN CONSTRUCTED AND ACCEPTED BY THE CITY AT THE TIME OF CONNECTION, THEN CERTAIN PORTIONS OF THESE PREVIOUSLY APPROVED OR PLANNED WATER FACILITIES, AS REQUIRED BY THE CITY ENGINEER, WILL BECOME OFF-SITE IMPROVEMENTS AS PART OF THIS DEVELOPMENT. PRIOR TO CONNECTION TO PUBLIC WATER FACILITIES, THESE OFF-SITE IMPROVEMENTS MUST BE CONSTRUCTED AND ACCEPTED BY THE CITY AND DOCUMENTED AS A CONSTRUCTION CHANGE TO THE ORIGINAL APPROVED MAPS FOR THIS DEVELOPMENT. THIS DEVELOPMENT'S WATER FACILITIES ARE DEPENDENT UPON THE COMPLETION AND ACCEPTANCE OF THE FOLLOWING APPROVED WATER FACILITIES:

(TITLE)

(DRAWING NUMBER)

5. ALL VALVES WILL BE FLANGED TO CROSSES AND TEES. ONLY GATE VALVES SHALL BE USED IN THE APPURTAIN INSTALLATIONS. ALL BURIED DUCTILE AND GRAY CAST IRON PIPE, FITTINGS, VALVES AND APPURTENANCES SHALL BE COATED WITH A DIELECTRIC COATING, A LIQUID EPOXY COATING SYSTEM PER ANMA C-210 AT 24 MILS MINIMUM DRY FILM THICKNESS (MDFT), OR A COLD APPLIED THREE PART SYSTEM PETROLEUM WAX TAPE PER ANMA C-217, OR A LIQUID POLYURETHANE COATING OF 24 MILS MDFT SUITABLE FOR BURIED USE.

6. ALL PROPOSED WATER FACILITY INSTALLATIONS SHALL BE CONSTRUCTED WITH MATERIALS CURRENTLY LISTED IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER UTILITIES DEPARTMENT APPROVED MATERIALS LIST AS REFERENCED IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. RECENT REVISIONS INCLUDE BUT IS NOT LIMITED TO THE REQUIREMENT FOR POLYMER CONCRETE WATER METER BODIES INSTEAD OF THE STANDARD PRECAST WATER METER BODIES.

7. ALL HORIZONTAL AND VERTICAL SEPARATION DIMENSIONS SHOWN BETWEEN WATER AND SEWER MAINS SHALL BE MEASURED FROM THE NEAREST EDGE OF EACH PRELIMINE PER STATE OF CALIFORNIA, DEPARTMENT OF HEALTH SERVICES, BASIC SEPARATION STANDARDS. MINIMUM SEPARATION BETWEEN WATER AND SEWER MAINS SHALL BE 10 FOOT HORIZONTAL AND 1 FOOT VERTICAL.

Source Control BMP Checklist for Standard Projects Form 1-4A

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

Site Design BMP Checklist for Standard Projects Form 1-5A

4.1 Development projects must implement site design BMPs. Refer to Chapter 4 and Appendix E of the BMP Design Manual for information to implement BMPs shown in this checklist. Note: All selected BMP's must be shown on the construction plans.	
Site Design Requirement	Applied?
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.2 Conserve Natural Areas, Soils, and Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.3 Minimize Impervious Area	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.4 Minimize Soil Compaction	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.5 Impervious Area Dispersion	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.6 Runoff Collection	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.7 Landscaping with Native or Drought Tolerant Species	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4.3.8 Harvest and Use Precipitation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Discussion / Justification for All "No" answers shown above:	
SD-3 - The existing condition is paved and the proposed condition will be paved.	
SD-4 - The majority of the development will be compacted for both the structure and the parking.	
SD-5 - Very little landscape area could feasibly be dispersed into the minimal landscape areas.	

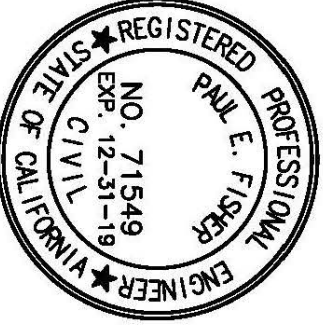
- (i) Answer for each source control and site design category shall be pursuant to the following:
- "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / Justification is not required.
  - "No" means the BMP is applicable to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

The City of San Diego | Storm Water Standards  
Form 15A, | January 2018 Edition



PAUL FISHER DATE EXP. 12-31-19 DATE: 7/24/2018  
R.C.E. NO. 71549

PROJECTION ENGINEERING, INC.  
1230 CEDAR STREET  
SAN DIEGO, CA 92105  
PH: 760-443-6504  
EMAIL: paulfisher@projectionengineering.com





P4

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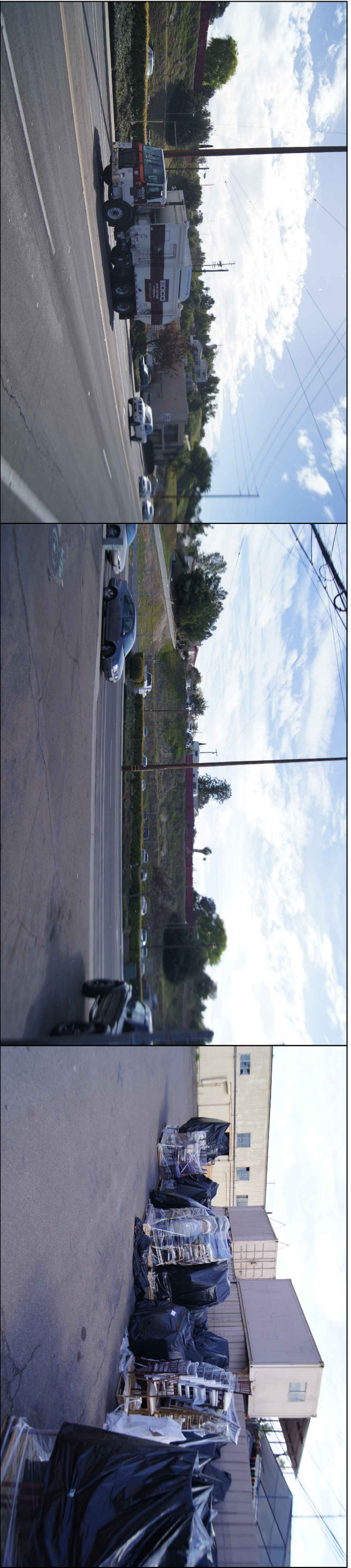


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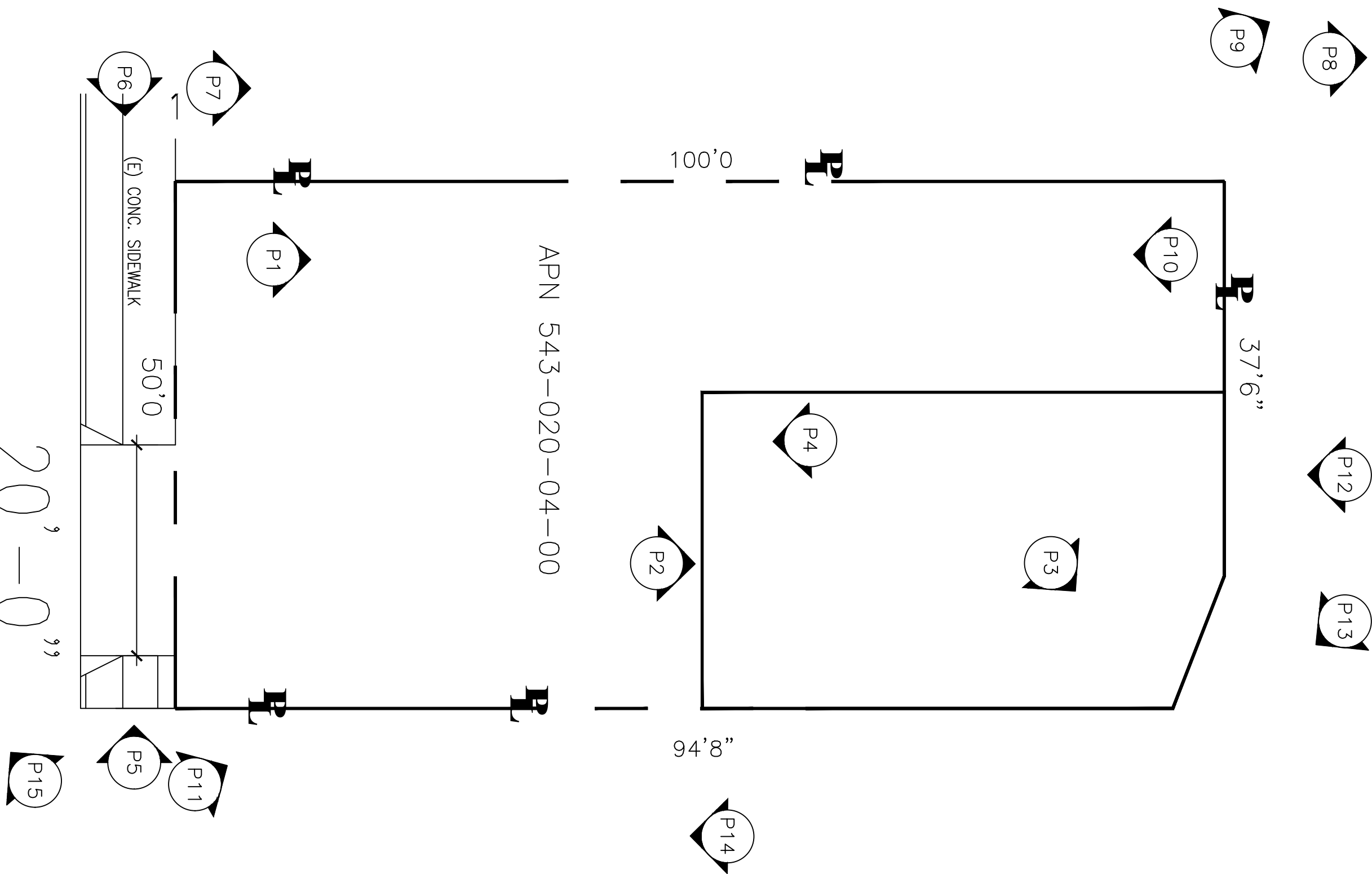
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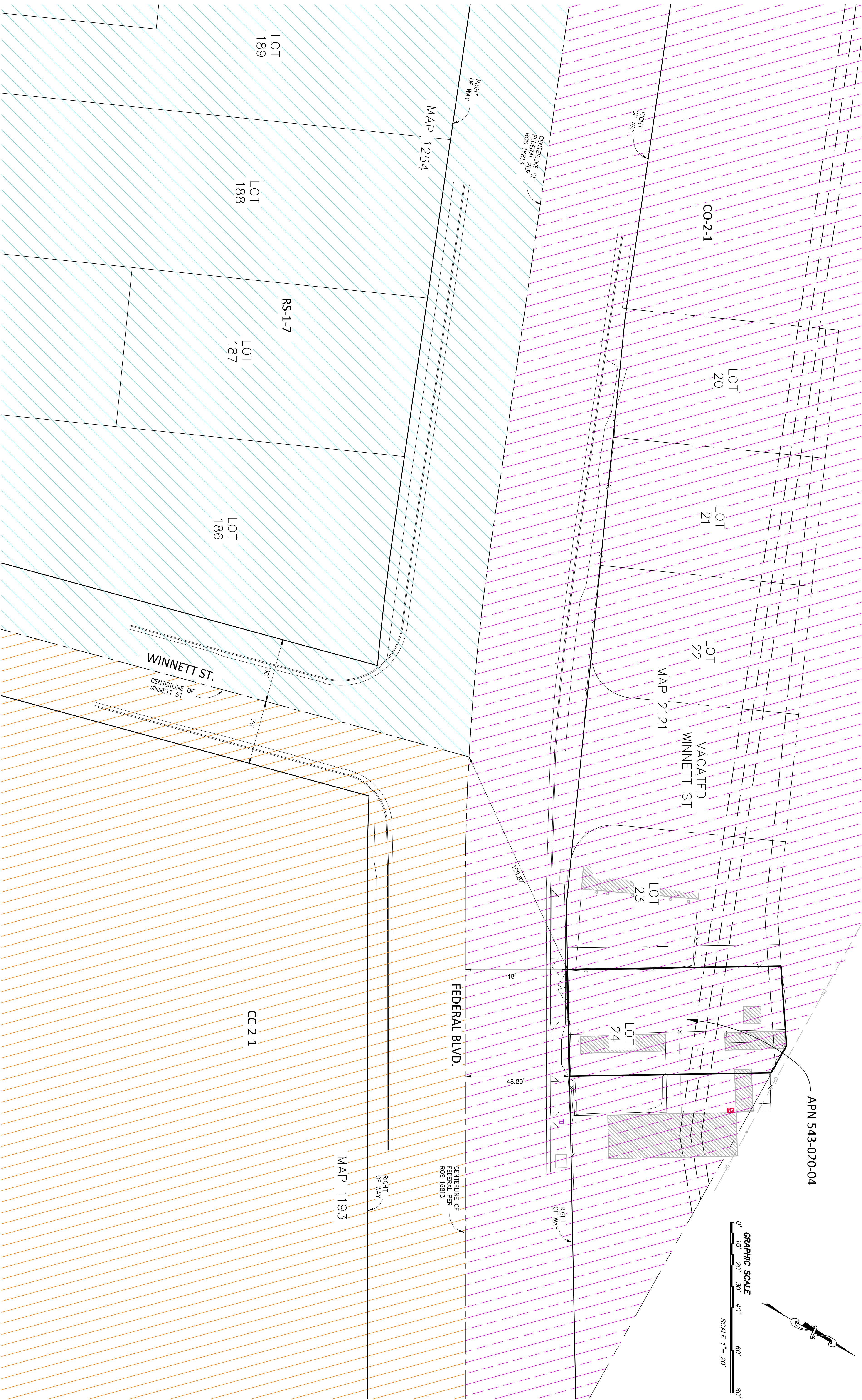
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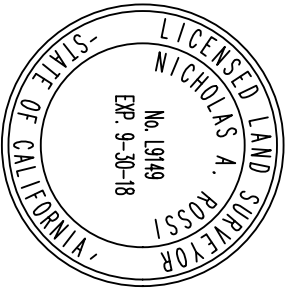
**Existing Site Plan**  
N.T.S.



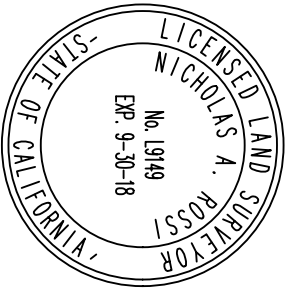
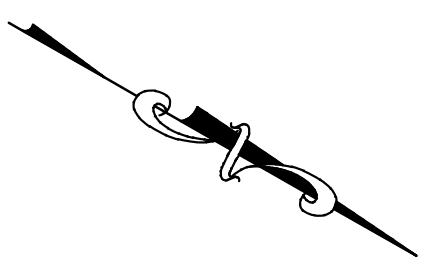
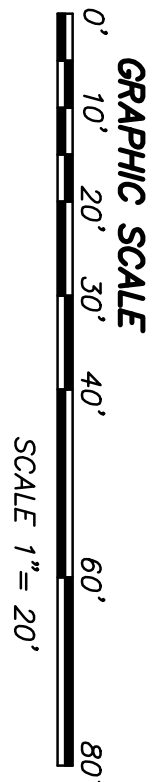
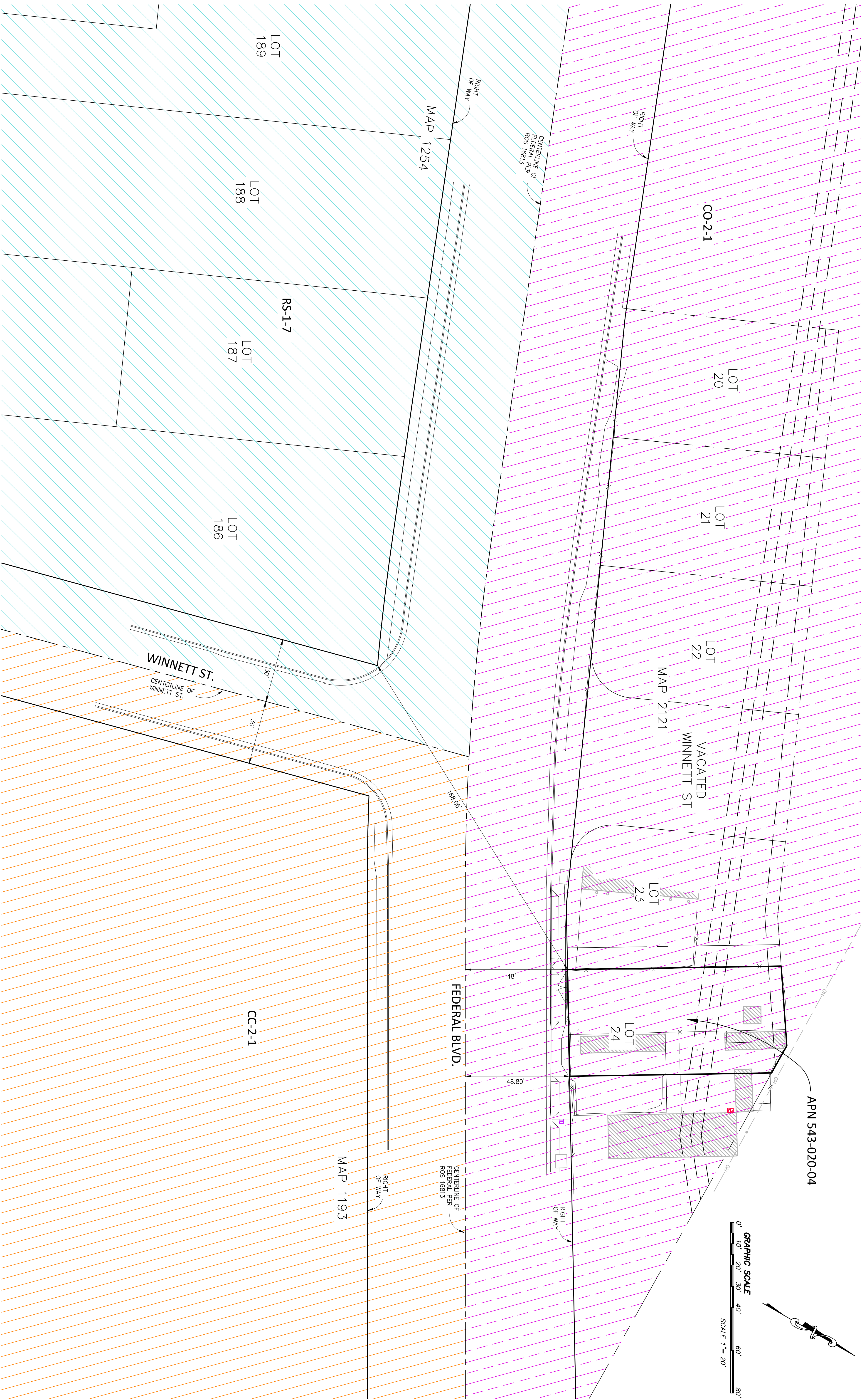
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consultant :		Photo Survey			
issue dates :					
drawn by :					
checked by :					
project no. :					
revisions :					
sheet no.					



NO.	BY	DATE	REVISIONS



SHEET NUMBER	
1	
OF	
1 SHEETS	
SCALE	
HORIZONTAL: 1"=20'	
ZONE EXHIBIT #1	
APN 543-020-04	
PREPARED FOR: A. MAGAGNA	DATE SUBMITTED: 4/27/2018
JOB NUMBER 18-0001	



NO.	BY	DATE	REVISIONS

SHEET NUMBER

1

OF

1

SCALE

HORIZONTAL: 1"=20'

ZONE EXHIBIT #2

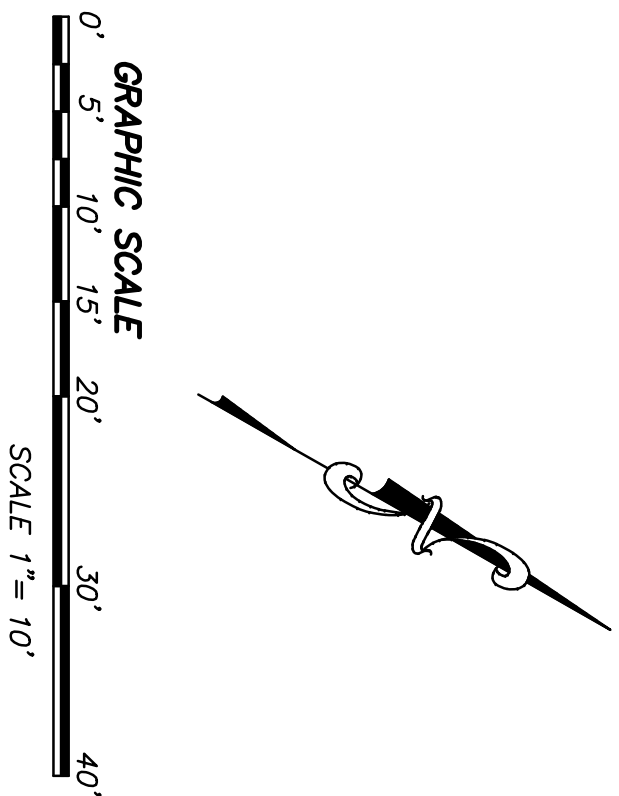
APN 543-020-04

PREPARED FOR: A. MAGAGNA

DATE SUBMITTED: 4/27/2018

JOB NUMBER

18-0001



**NOTES**

THIS IS A TOPOGRAPHIC AND BOUNDARY SURVEY OF LOT 24 PER MAP No. 2121, DATED 7/20/1928.

WORK WAS PERFORMED ON 3/11/2018.

**BASE OF COORDINATES**

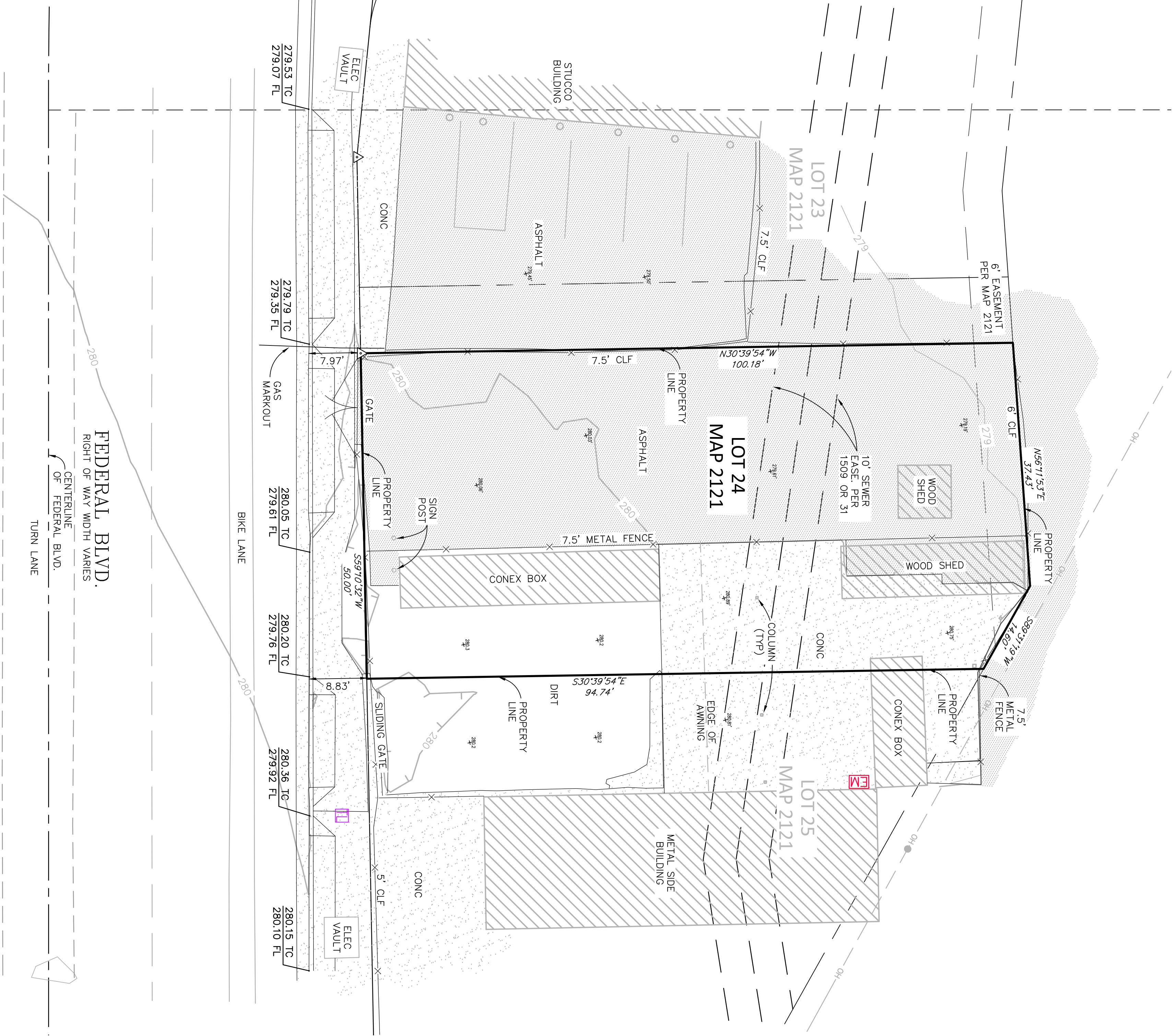
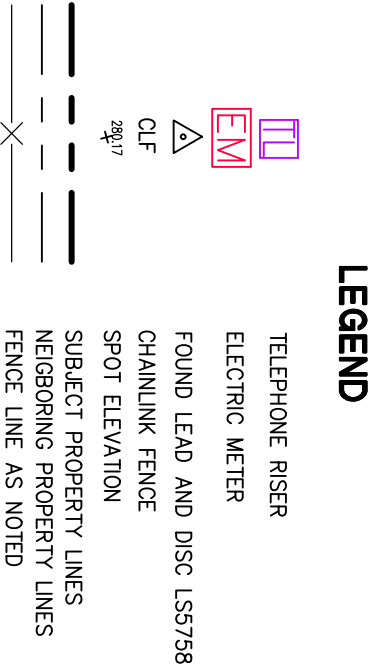
THE BENCHMARKS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 AND ARE EXPRESSED IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM 1983, ZONE VI, AT EPOCH 1991.35, AND ARE BASED ON POINT #1180 PER PUBLISHED RECORD OF SURVEY 14492. THE GRID VALUE FOR #1180 = N=1846204.970 SFT, E=6313639.600 SFT.

**BASE OF BEARINGS**

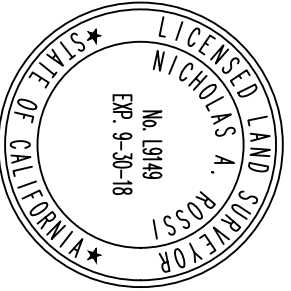
BEARINGS ARE REFERENCED TO GRID NORTH, AS DEFINED BY THE CALIFORNIA COORDINATE SYSTEM 1983, ZONE VI AND ARE BASED ON THE OBSERVED LINE FROM POINT #1180 TO POINT #1181, SAID BEARING = S 47°26'27" W

**BASES OF ELEVATION:**

ELEVATIONS ARE REFERENCED TO NGVD29, UTILIZING GEOID12A AND DETERMINED LOCALLY BY CITY OF SAN DIEGO BENCHMARK. BENCHMARK IS A NORTHEAST QUADRANT BENCHMARK OF THE ADJACENT LOT OF CHARLENE AND WALLAND. NODD ELEVATION = 582.543 SFT.



NO.	BY	DATE	REVISIONS:
1	NAR	3/13/18	ADDED EASEMENT INFO
2	NAR	5/02/18	CHANGE EASEMENT INFO



TOPOGRAPHIC MAP  
& BOUNDARY SURVEY

PREPARED FOR: A. MAGAGNA      DATE SUBMITTED: 3/15/2018

SHEET NUMBER  
1  
OF 1  
SHEETS  
SCALE  
HORIZONTAL: 1"=10'

DWG. NUMBER  
18-0001

# Development Permit/ Environmental Determination Appeal Application

**FORM  
DS-3031**

November 2017

**1. Type of Appeal:** ☒ Appeal of the Project  
☐ Appeal of the Environmental Determination

---

Name: **Abhay Schweitzer** E-mail: **abhay@techne-us.com**

Address:	City:	State:	Zip Code:	Telephone:
3956 30th Street	San Diego	CA	92104	619-940-5814

<b>4. Project Information</b>		
Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination	City Project Manager:
Conditional Use Permit No. 2114346	October 17, 2018	Cherlyn Cac

**5. Ground for Appeal (Please check all that apply):**

<input checked="" type="checkbox"/> Factual Error	<input type="checkbox"/> New Information
<input type="checkbox"/> Conflict with other matters	<input type="checkbox"/> City-wide Significance (Process Four decisions only)
<input checked="" type="checkbox"/> Findings Not Supported	

The proposed project drawings contain numerous and significant factual errors related to the size, design, function and compliance of the proposed project. DSD staff failed to review the proposed project with a level of care sufficient to determine compliance with applicable regulations and the required conditions. The project drawings fail to provide the minimum information required per the SDMC submittal manuals. The drawings must speak for themselves in order to provide sufficient information to show compliance and in order to make the required findings, but they simply do not meet this standard. Furthermore the proposed on-site parking is grossly insufficient for the proposed use, with no immediately adjacent street parking available.

Signature:

Date:

**Note: Faxed appeals are not accepted.**

RECEIVED

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 2114346  
**FEDERAL BOULEVARD MARIJUANA OUTLET - PROJECT NO. 598124**

WHEREAS, JOHN CARL EK and EDITH PHYLLIS EK, co-trustees of the Ek Family Trust, dated January 5, 1994, Owner, and 2018FM, LLC, a California Limited Liability Company, Permittee, filed an application with the City of San Diego for a permit to construct a two-story, 1,682 square-foot building and operation of a Marijuana Outlet (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2114346), on portions of a 0.11-acre site;

WHEREAS, the project site is located on Federal Boulevard, Assessor's Parcel Number (APN) 543-020-0400, in the CO-2-1 Zone within the Encanto Neighborhoods Community Plan area;

WHEREAS, the project site is legally described as The Northeasterly 50 feet of Lot 24 of Map No. 2121, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County on July 20, 1928;

WHEREAS, on December 6, 2018, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 2114346 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 Conditional Use Permit No. 2114346:

**A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

**1. Findings for all Conditional Use Permits:**

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

The project proposes a Conditional Use Permit (CUP) to construct a 1,682 square-foot building and operate a Marijuana Outlet (Outlet) at APN 543-020-0400 on Federal

Boulevard. The 0.11-acre site is in the CO-2-1 Zone of the Encanto Neighborhoods Community Plan (ENCP).

The site is designated Community Commercial in the ENCP. The Community Commercial land use designation provides for shopping areas with retail, service, civic, and office uses for the community at large within 3 to 6 miles. Residential uses are prohibited in the Community Commercial land use area. Development in the Community Commercial area encourages active storefronts, outdoor seating and pedestrian-oriented design. The proposed development implements the community plan policies by providing an active and pedestrian-oriented ground floor with pedestrian access and developing the site with a two-story building. The proposed development provides transparency on the street with the active uses of a lobby and retail. The proposed Outlet, classified as retail sales, is consistent with the community plan designation. Thus, the proposed Outlet is a compatible use at this location with a Conditional Use Permit and is consistent with the community plan. Therefore, the proposed Outlet will not adversely affect the applicable land use plan.

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

The construction of a two-story, 1,682 square-foot building and operation of an Outlet is proposed at APN 543-020-0400 on Federal Boulevard. The new building proposes an entry area, sales area, restroom, and administrative facilities. The proposed development will not be detrimental to the public's health, safety and welfare because the discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large.

The proposed Outlet is subject to specific operational requirements and restrictions as set forth in SDMC Section 141.0504 (b) through (m), which have also been incorporated as conditions in the CUP, including prohibiting consultation by medical professionals on-site, prohibiting the use of specified vending machines except by a responsible person (as defined by the SDMC), provision of interior and exterior lighting, alarms, restriction of hours of operation to between 7:00 am and 9:00 pm daily, maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours, and restriction of signage to business name, two-color signs, and alphabetic characters.

In addition to the above, the CUP includes additional security conditions to improve the safety of the building and surrounding neighborhood, including the provision of operable surveillance cameras and a metal detector, use of cameras with a recording device that maintains records for a minimum of 30 days, two security guards during business hours with one security guard present on the premises 24 hours a day, seven days a week, installation of bullet resistant glass, plastic, or laminate shield at the reception area to protect employees, and installation of bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, in common

areas with other tenants, reception area, and vault room. Outlets must also operate in compliance with SDMC Chapter 4, Article 2, Division 15, which provides requirements for lawful operation.

Furthermore, construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through construction review and building inspections.

Outlets must comply with San Diego Municipal Code (SDMC) Section 141.0504 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. Outlets must also be a minimum distance of 100 feet from a residential zone. The proposed Outlet complies with the separation requirements between uses set forth in SDMC Section 141.0504 (a).

The proposed project will be required to comply with the development conditions as described in the CUP No. 2114346. The CUP No. 2114346 will be valid for five years and may be revoked if the Owner or Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit.

The proposed development will not be detrimental to the public's health, safety, and welfare in that the discretionary permit controlling the use of this site contains specific regulatory conditions of approval, as referenced in CUP No. 2114346. The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety, and welfare. Therefore, the proposed MPF will not be detrimental to the public health, safety and welfare.

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

The project proposes the construction of a two-story, 1,682 square-foot building and operation of an Outlet at APN 543-020-0400 on Federal Boulevard. The 0.11-acre site is located in the CO-2-1 Zone and an Outlet is allowed in the CO-2-1 Zone with a CUP pursuant to SDMC Sections 131.0522 and 141.0504. The proposed two-story building complies with the development regulations of the commercial zone. The proposed development is consistent with all relevant regulations of the Land Development Code. There are no proposed variances or deviations to the development regulations of the Land Development Code for this development.

Outlets must comply with SDMC Section 141.0504 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. Outlets also must be a minimum distance of 100 feet from a residential zone. The proposed Outlet complies with the separation requirements between uses set forth in SDMC Section 141.0504 (a). The proposed Outlet is subject to specific operations requirements for security, as referenced in CUP No. 2114346, in lighting, security cameras, alarms, and security guards. Outlets must

also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The CUP for the project includes various conditions and corresponding exhibits of approval relevant to achieving compliance with all the relevant regulations of the SDMC for an Outlet. No variance or deviations are requested as part of this application, nor are any required to approve the CUP. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The project proposes a CUP to allow the operation of an Outlet and construct a two-story, 1,682 square-foot building at APN 543-020-0400 on Federal Boulevard. The 0.11-acre site is located in the CO-2-1 Zone of the ENCP. The purpose of the CO zone is to provide areas for employment uses with limited, complementary retail uses and residential uses as specified. In the CO-2-1 Zone, residential development is prohibited. The CO-2-1 Zone is intended to accommodate office uses with a neighborhood scale and orientation. An Outlet is allowed in the CO-2-1 Zone with a CUP pursuant to SDMC Sections 131.0522 and 141.0504.

The site is designated Community Commercial in the ENCP. The Community Commercial land use designation provides for shopping areas with retail, service, civic, and office uses for the community at large within 3 to 6 miles. Residential uses are prohibited in the Community Commercial land use area. Development in the Community Commercial area encourages active storefronts, outdoor seating and pedestrian-oriented design. The proposed development implements the community plan policies by providing an active and pedestrian-oriented ground floor with pedestrian access and developing the site with a two-story building. The proposed development provides transparency on the street with the active uses of a lobby and retail. The proposed Outlet, classified as retail sales, is consistent with the community plan designation. Thus, the proposed Outlet is a compatible use at this location with a Conditional Use Permit and is consistent with the community plan designation and zone.

Outlets require compliance with San Diego Municipal Code (SDMC) Section 141.0504 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. Outlets also require a minimum distance requirement of 100 feet from a residential zone. The proposed Outlet complies with the separation requirements between uses set forth in SDMC Section 141.0504 (a). The proposed Outlet is subject to specific operations requirements for security, as referenced in CUP No. 2114346, in lighting, security cameras, alarms, and security guards. Outlets must also operate in compliance with SDMC Chapter 4, Article 2, Division 15, which provides regulations for lawful operation.

The proposed Outlet is consistent with all land development regulations relevant for the site and the use. No deviations are required or requested to approve the Conditional Use Permit. The proposed Outlet is classified as retail sales use for this location with a

### ATTACHMENT 3

Conditional Use Permit. Therefore, based on all the facts cited above and conditions of approval, the proposed Outlet is an appropriate use at the proposed location.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 2114346, is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2114346, a copy of which is attached hereto and made a part hereof.

---

Cherlyn Cac  
Development Project Manager  
Development Services

Adopted on: December 6, 2018

IO#: 24007747

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24007747

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2114346  
**FEDERAL BOULEVARD MARIJUANA OUTLET PROJECT NO. 598124**  
PLANNING COMMISSION

This Conditional Use Permit No. 2114346 ("Permit") is granted by the Planning Commission of the City of San Diego to John Carl Ek and Edith Phyllis Ek, co-trustees of the Ek Family Trust, dated January 5, 1994, Owner, and 2018FMO, LLC, a California Limited Liability Company, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 0.11-acre site is located at Assessor's Parcel Number (APN) 543-020-0400 on Federal Blvd. in the CO-2-1 Zone within the Encanto Neighborhoods Community Plan area. The project site is legally described as: The Northeasterly 50 feet of Lot 24 of Map No. 2121, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, on July 20, 1928.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Marijuana Outlet described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 6, 2018, on file in the Development Services Department.

The project shall include:

- a. Construction of a two-story, 1,682 square-foot building;
- b. Operation of Marijuana Outlet in a two-story, 1,682 square-foot building at Assessor's Parcel Number (APN) 543-020-0400 on Federal Boulevard;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 6, 2021.
2. This Permit and corresponding use of this site shall expire on December 6, 2023. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.0504(n).
3. 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.
  - c. A Marijuana Outlet Permit issued by the Development Services Department is approved in accordance with SDMC Section 42.1504.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

**PLANNING/DESIGN REQUIREMENTS:**

11. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

12. The Owner/Permittee must provide and maintain an accessible path from the building entrance to the public street.

13. The sale of marijuana shall be prohibited without a valid license from the State authorizing such activity.
14. The Marijuana Outlet must comply with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including obtaining a Marijuana Outlet Permit, and Background Checks and Reporting Convictions.
15. Consultations by medical professionals shall not be a permitted accessory use at this Marijuana Outlet.
16. Deliveries shall be permitted as an accessory use to and from APN 543-020-0400 on Federal Boulevard. Each delivery person shall be employed by the Owner or Permittee, the successor, or the person using the property at APN 543-020-0400 on Federal Boulevard that is subject to this Permit.
17. The Owner/Permittee shall provide lighting to illuminate the interior of the Marijuana Outlet, façade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
18. The Owner/Permittee shall install and maintain operable security cameras and a metal detector for security to the satisfaction of Development Services Department. The security cameras shall have and use a recording device that maintains the recordings for a minimum of 30 days. This Marijuana Outlet shall also include alarms and two security guards. The security guards shall be licensed by the State of California. Two security guards must be on the premises during business hours. At least one security guard must be on the premises 24 hours a day, seven days a week. The security guards should only be engaged in activities related to providing security for the Marijuana Outlet, except on an incidental basis.
19. The Owner/Permittee shall install a combination of full-height bullet resistant glass, plastic or laminate shield and bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at the reception area.
20. The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at all walls adjoining common areas and other tenants, and vault room.
21. A primary sign shall be posted on the outside of the Marijuana Outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors. Ground signs shall not be pole signs.
22. The Owner/Permittee shall post and maintain a sign showing the name and emergency contact phone number of an operator or manager in a location visible from outside the Marijuana Outlet in font size at least two inches in height.

23. The Marijuana Outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
24. The use of vending machines which allow access to marijuana and marijuana products except by a responsible person, as defined in the SDMC Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to marijuana and marijuana products without a human intermediary.
25. The Owner/Permittee shall maintain the Marijuana Outlet, adjacent public sidewalks, and areas under the control of the Owner/Permittee, free of litter and graffiti at all times.
26. The Owner/Permittee shall provide for daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.
27. The Owner/Permittee shall provide a sufficient odor absorbing ventilation and exhaust system capable of eliminating excessive or offensive odors causing discomfort or annoyance to any reasonable person of normal sensitivities standing outside of the structural envelope of this Marijuana Outlet facility in compliance with SDMC Section 142.0710.
28. Medical marijuana, recreational marijuana, or marijuana products, in any form, shall not be consumed anywhere within the property.

**LANDSCAPE REQUIREMENTS:**

29. 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, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
30. Prior to the issuance of any construction permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall provide for additional trees in the right-of-way to achieve a minimum rate of one canopy tree per 30-linear-feet of street frontage, excluding curb cuts. 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.
31. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(5).

32. 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.'

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

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

**ENGINEERING REQUIREMENTS:**

35. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

37. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the removal of the existing driveway and the replacement of it with curb, gutter and sidewalk per City Standard, adjacent to the site on Federal Boulevard, satisfactory to the City Engineer.

38. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 20-foot driveway per current City Standards, adjacent to the site on Federal Boulevard, satisfactory to the City Engineer.

39. Prior to the issuance of any construction permits, the Owner/Permittee shall dedicate and improve an additional 2-feet on Federal Boulevard to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

40. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior

easements. The Applicant must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

41. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the pavers in the Federal Boulevard Right-of-Way.

42. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for any landscaping in the Federal Boulevard Right-of-Way.

43. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

44. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the nonstandard driveway in the Federal Boulevard Right-of-Way.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.
- Cannabis businesses that operate or provide services within the City of San Diego are liable for a monthly gross receipts tax. As referenced in San Diego Municipal Code Section 34.0103 (b), taxable activities include but are not limited to, transporting, manufacturing, cultivating, packaging, or retail sales of cannabis and any ancillary products in the City. For additional information, contact the Office of the City Treasurer at 619-615-1580.

APPROVED by the Planning Commission of the City of San Diego on December 6, 2018 and Resolution Number (to be determined).

**ATTACHMENT 4**

Permit Type/PTS Approval No.: Conditional Use Permit No. 2114346  
Date of Approval: December 6, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

---

Cherlyn Cac  
Development Project Manager

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

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**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.

**JOHN CARL EK,**  
**Co-Trustee of the Ek Family Trust,**  
**dated January 5, 1994**  
Owner

By \_\_\_\_\_  
*Name:*  
*Title:*

**EDITH PHYLLIS EK,**  
**Co-Trustee of the Ek Family Trust,**  
**dated January 5, 1994**  
Owner

By \_\_\_\_\_  
*Name:*  
*Title:*

**2018FMO, LLC**  
Permittee

By \_\_\_\_\_  
*Name:*  
*Title:*

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


# PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Federal Boulevard Marijuana Outlet	
<b>PROJECT DESCRIPTION:</b>	The project proposes the construction of a two-story building and operation of a Marijuana Outlet on Federal Blvd. at Assessor's Parcel Number 543-020-0400.	
<b>COMMUNITY PLAN AREA:</b>	Encanto Neighborhoods Community Plan area	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Community Commercial – Residential Prohibited	
<p align="center"><b>ZONING INFORMATION:</b></p> <p><b>ZONE:</b> CO-2-1</p> <p><b>HEIGHT LIMIT:</b> 45 feet</p> <p><b>LOT SIZE:</b> 0.11-acre</p> <p><b>FLOOR AREA RATIO:</b> 0.75 maximum</p> <p><b>FRONT SETBACK:</b> 10 feet/25 feet</p> <p><b>SIDE SETBACK:</b> 10 feet/0 feet</p> <p><b>STREETSIDE SETBACK:</b> Not applicable to this site</p> <p><b>REAR SETBACK:</b> 10 feet/0 feet</p> <p><b>PARKING:</b> None required per SDMC 142.0540 (a), Table 142-05H; 3 spaces provided</p>		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Community Commercial; CO-2-1, and a small portion is adjacent to Lemon Grove jurisdictional boundary (Industrial)	Commercial vehicle, equipment and supplies sales & rentals, and warehouse.
<b>SOUTH:</b>	Community Commercial; CC-2-1	Vocational / Trade School
<b>EAST:</b>	Community Commercial; CO-2-1	Vehicle service
<b>WEST:</b>	Community Commercial; CO-2-1	Retail
<b>DEVIATION REQUESTED:</b>	None requested	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On September 17, 2018, the Encanto Neighborhoods Community Planning Group voted 7-4-1 to recommend approval.	

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PARKING INFORMATION			
MARIJUANA OUTLET 1,682 SQ. FT. CO-2-1 COMMERCIAL			
TYPE		REQ.	PROVIDED
AUTOMOBILE	( PARKING EXEMPT PER SDMC 142.0540, TABLE 142-05H, LOTS WITHOUT ALLEY ACCESS)	0 SPACES	3 SPACES
ADA ACCESSIBLE	( PARKING EXEMPT PER SDMC 142.0540, TABLE 142-05H, LOTS WITHOUT ALLEY ACCESS)	0 SPACES	1 SPACES
ADA VAN ACCESSIBLE	( PARKING EXEMPT PER SDMC 142.0540, TABLE 142-05H, LOTS WITHOUT ALLEY ACCESS)	0 SPACES	1 SPACES
BICYCLE SHORT TERM		2 SPACES	3 SPACES
BICYCLE LONG TERM		1 SPACES	2 SPACES
MOTORCYCLE		2 SPACES	2 SPACES
CARPOOL/ZERO EMISSIONS	( PARKING EXEMPT PER SDMC 142.0540, TABLE 142-05H, LOTS WITHOUT ALLEY ACCESS)	0 SPACES	0 SPACES
ELECTRIC VEHICLE	( PARKING EXEMPT PER SDMC 142.0540, TABLE 142-05H, LOTS WITHOUT ALLEY ACCESS)	0 SPACES	0 SPACES
LOADING SPACES	( PARKING EXEMPT PER SDMC 142.0540, TABLE 142-05H, LOTS WITHOUT ALLEY ACCESS)	0 SPACES	0 SPACES
0 PARKING SPACES REQUIRED (PER SDMC 142.0540, TABLE 142-05H (LOTS WITHOUT ALLEY ACCESS))			
3 PRKG. SPACES PROVIDED. 1 HC. & 2 STANDARD SPACES 2 M.C. PARKING 0 EV. CHARGE STATIONS REQ. PER. C.G.B.S. TBL. 5.106.5.3.3 0 L.E.V. (LOW EMISSIONS VEHICLE SPACE.) REQUIRED. PER C.G.B.S. TBL. 5.106.5.2			

Building Code Notes:		
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED AMENDMENTS:  1. 2016 CALIFORNIA BUILDING CODE 2. 2016 CALIFORNIA RESIDENTIAL CODE 3. 2016 CALIFORNIA ELECTRICAL CODE 4. 2016 CALIFORNIA PLUMBING CODE 5. 2016 CALIFORNIA FIRE CODE 6. 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 7. 2016 CALIFORNIA MECHANICAL CODE 8. 2016 CALIFORNIA ENERGY CODE 9. 2016 CALIFORNIA GREEN STANDARDS CODE AS AMENDED BY THE CITY OF SAN DIEGO		
Sheet Index:		
	DATE	DELTA REV. DESCRIPTION
△	5/8/18	REVIEW COMMENTS
△	6/8/18	REVIEW COMMENTS
△	6/24/18	REVIEW COMMENTS
	SHEET#	SHEET DESCRIPTION
△	CS	COVER SHEET
△	PN	PROJECT NOTES
△	SP1	EXISTING SITE PLAN
△	SP2	PROPOSED SITE PLAN
△	AE1.01	FIRST & SECOND FLOOR EXITING PLAN
	A0.01	DEMOLITION PLAN
△	A1.00	FIRST & SECOND FLOOR FLOOR PLAN
△	A2.00	ROOF PLAN
△	A3.00	FIRST & SECOND FLOOR LIGHTING PLAN
△	A4.00	SECURITY CAMERA PLAN
△	A5.00	EXTERIOR ELEVATIONS
△	A5.01	EXTERIOR ELEVATIONS
△	A6.00	SECTIONS
△	L1	LANDSCAPE DEVELOPMENT PLAN
△	L2	LANDSCAPE DEVELOPMENT PLAN
△	C1	GRADING PLAN
△	C2	GRADING PLAN
△	C4	GRADING PLAN
	PS	PHOTO SURVEY
△	EX1	EXHIBIT #1
△	EX2	EXHIBIT #2
△	TB1	TOPO & BOUNDARY
PROJECT TEAM		
OWNER:  AARON MAGAGNA 3639 MIDWAY DR. SUITE B #132 , SAN DIEGO CA. 92110		
ARCHITECT: PACIFIC DESIGN CONCEPTS 925 B ST. SUITE #300 SAN DIEGO CA. 92101 CONTACT: BRUNO VASQUEZ (PROJECT MANAGER) (619) 823 - 9750 EMAIL: brunov@pacdesignconcepts.com ARCHITECT: JERRY GARAPICH CEL (702) 204 - 9398 EMAIL: jerryg@pacdesignconcepts.com		
PARKING INFORMATION		
0 PARKING SPACES REQUIRED (PER SDMC 142.0540, TABLE 142-05H (LOTS WITHOUT ALLEY ACCESS))		
3 PRKG. SPACES PROVIDED. 1 HC. & 2 STANDARD SPACES 2 M.C. PARKING 0 EV. CHARGE STATIONS REQ. PER. C.G.B.S. TBL. 5.106.5.3.3 0 L.E.V. (LOW EMISSIONS VEHICLE SPACE.) REQUIRED. PER C.G.B.S. TBL. 5.106.5.2		

Vicinity Map:	
	
SCOPE OF WORK:	
A CONDITIONAL USE PERMIT TO LEGALLY OPERATE A MARIJUANA OUTLET (M.O.) CONSISTING OF:  1. CONSTRUCTION OF NEW TWO-STORY COMMERCIAL BUILDING ON VACANT LOT. 2. SITE IMPROVEMENTS FOR LANDSCAPING, LIGHTING & PARKING. 3. REMOVAL/DISMANTELING OF ONSITE SHADE STRUCTURE, MOBILE TRAILERS & MOBILE CONTAINERS.	
PROJECT INFORMATION	
SITE DATA	
Owner: AARON MAGAGNA 3639 MIDWAY DR. SUITE B #132 , SAN DIEGO CA. 92110	
Assessor's Parcel Number: 543-020-04-00	
Proposed Use: RETAIL -- MARIJUANA RETAIL OUTLET	
Proposed Occupancy: M -- MERCANTILE	
Legal Description: 01100 BLK 25* LOT 24 PER MAP 1212 IN *NELY 50 FT IN*	
Lot Size: LOT SIZE 4,948 SQ. FT.	New Building Size: PROPOSED 1,682 SQ. FT.
F.A.R: .75 MAX. ALLOWED .34 PROPOSED	HEIGHT: 45' MAX
STORIES: 2	TYPE OF CONST.: V-A NO SPRINKLERS
PAVING AREA: 2,711 S.F.	LANDSCAPE AREA: 493 S.F.
Zone: CO-2-1	Setback: SDMC 131.0543(a)(2) FRONT 10'-Min. 25'-Max. SIDE 0' TO 10' REAR 0' TO 10'
Geo Hazard Category: GHC 32	

ow instruments of service these drawings and specifications are the property of the architect and may not be reproduced or used for any purpose without the architects written consent. copies of the drawings and specifications retained by the client may be utilized only for their use and for securing the project for which they were prepared, and not for construction of any other projects. any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited. these documents are not final and ready for use, and therefore not valid, signed, and dated. noc 623/780 pacific design concepts, llc © 2015.

project title :  
FEDERAL BLVD.  
MARIJUANA OUTLET

6725-5 s. eastern avenue  
las vegas, nevada 89118  
(702) 454-5842 fax (702) 454-7842

sheet title :  
COVER SHEET &  
PROPERTY INFO.

issue dates :  
drawn by :  
checked by :  
project no. :  
revisions :  
△ 5/08/2018  
△ 6/08/2018  
△ 7/24/2018  
sheet no.

CS

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	GENERAL NOTES	ABBREVIATIONS	C.U.P. NOTES
	<div>1. THESE DRAWINGS AND COPIES THEREOF ARE LEGAL INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER AND AUTHORIZED AGENTS, ON THE DESIGNATED PROPERTY ONLY.</div> <div>2. EACH TRADE SHALL BE RESPONSIBLE FOR KNOWLEDGE OF RELATIVE INFORMATION CONTAINED IN THESE DOCUMENTS AND THE CONDITIONS UNDER WHICH HE WILL BE EXPECTED TO PERFORM.</div> <div>3. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CAREFULLY AND THOROUGHLY EXAMINE THE PROJECT SITE, FIELD VERIFY ALL CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS OF THE VARIOUS FEATURES OF THE PROJECT SITE AND SHALL COMPARE THE DRAWINGS WITH THE EXISTING SITE CONDITIONS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING, BEFORE BEGINNING WORK.</div> <div>4. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW AND THOROUGHLY EXAMINE AND FAMILIARIZE THEMSELVES WITH ALL ELEMENTS AND CONDITIONS IN THE CONTRACT DRAWINGS AND SPECIFICATIONS. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS. ANY DISCREPANCIES AND/OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT, IN WRITING, BEFORE BEGINNING WORK.</div> <div>5. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE C.B.C., C.F.C., C.M.C., C.P.C., C.E.C AND ANY FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES OF THE GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT. SUCH APPLICABLE CODES, ETC. ARE THOSE WHICH ARE IN EFFECT AT THE TIME THE PERMIT APPLICATION FOR THE PROJECT IS RECORDED.</div> <div>6. EACH SUB-CONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD/TRADE AND SHALL (BEFORE SUBMISSION OF BID OR PERFORMANCE OF WORK) NOTIFY THE GENERAL CONTRACTOR AND THE DEVELOPER, IN WRITING, OF ANY WORK CALLED OUT ON THE DRAWINGS OR IN THE SPECIFICATIONS WHICH CANNOT BE FULLY GUARANTEED OR CONSTRUCTED AS DESIGNED AND/OR DETAILED.</div> <div>7. DUE TO REPROGRAPHIC PROCESSES, THESE PLANS MAY NOT BE ACCURATE TO SCALE. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN AND IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, ELEVATIONS OR DETAILS.</div> <div>8. THE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION.</div> <div>9. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSTALLATION OR SPECIAL MANUFACTURING EQUIPMENT NO SHOWN IN THIS DRAWINGS. THE CONTRACTOR SHALL VERIFY EQUIPMENT LOCATIONS WITH THE OWNER'S REPRESENTATIVE AND/OR EQUIPMENT MANUFACTURER PRIOR TO FORMING THE SLAB FOR PROPER SIZE AND LOCATION OF FUNDATION DEPRESSIONS, DRAINS, AND WARPS.</div> <div>10. UNLESS OTHERWISE NOTED, MANUFACTURER'S ITEMS SHALL BE PROVIDED. CONTRACTOR SHALL VERIFY ANY SUBSTITUTIONS WITH THE OWNER AND ARCHITECT PRIOR TO BID AND/OR INSTALLATION.</div> <div>11. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK; FOR THE TRADE INVOLVED THE DEVELOPER SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, OF ANY ALTERNATE NON-STANDARD OR UNTESTED METHOD(S) PROPOSED.</div> <div>12. ALL EXISTING UTILITIES OR STRUCTURES ARE INDICATED ON THESE PLANS BASED ON INFORMATION OF RECORD. THE CONTRACTOR SHALL TAKE PRE- CAUTIONARY MEASURES TO PROTECT THE UTILITY LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO HIS FAILURE TO LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.</div> <div>13. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF ALL REQUIREMENTS AND REGULATIONS AND SHALL PERFORM ALL WORK ON THIS PROJECT IN COMPLIANCE WITH THE STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT.</div> <div>14. INTERIOR FINISH SHALL COMPLY WITH C.F.C. AND C.B.C. CHAPTER 8</div> <div>15. MATERIALS TO BE USED SHALL BE OF FIRST QUALITY. THE WORK SHALL BE PERFORMED BY SKILLED MECHANICS IN A WORKMANLIKE MANNER.</div> <div>16. CLEAN, PATCH AND/OR REPAIR ALL SURFACES DAMAGED BY DEMOLITION OR ALTERATION OF WORK AS REQUIRED.</div> <div>17. CONTRACTOR SHALL PICK-UP AND PAY FOR ANY PERMITS NOT PROVIDED BY THE BUILDING OWNER.</div> <div>18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE BUILDING PREMISES. BUILDING TRASH RECEPTACLES ARE NOT TO BE USED FOR CONSTRUCTION DEBRIS.</div> <div>19. ALL EXISTING WALL SHALL BE FINISHED AS NECESSARY FOR SPECIFIED INTERIOR FINISH APPLICATION.</div> <div>20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY "BUILDING STANDARD" FIXTURES AND FINISHES IN ADDITION TO THOSE NOTED ON PLAN.</div> <div>21. CONTRACTOR SHALL INSTALL REQUIRED FIRE ALARM SYSTEM. PER LOCAL CODES (IF REQUIRED)</div> <div>22. EXIT SIGNAGE SHALL BE PROVIDED AS REQUIRED BY BUILDING DEPARTMENT.</div> <div>23. ALL EQUIPMENT AND FURNISHINGS SHALL BE AS NOTED, ELSE N.I.C.</div> <div>24. INSTALL (ADDITIONAL) BLOCKING IN WALLS AS REQUIRED FOR INSTALLATION OF ANY AND ALL HANDICAPPED ACCESSIBILITY DEVICES I.E. GRAB BARS ETC. PER ICC/ANSI A117.1-2009</div> <div>25. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER 2016 OFC SECTION 906 (VERIFY MOUNTING TYPE W/OWNER).</div>	<div>A.F.F. Above finish floor</div> <div>A.A. Acoustic</div> <div>A.T./ACT Acoustical Ceiling Tile</div> <div>Add. Addendum</div> <div>Adj. Adjustable</div> <div>A.B.C. Aggregate Base Course</div> <div>Agg./A/C Aggregate Air Conditioning</div> <div>Al. Aluminum</div> <div>Alt. Alternate</div> <div>A.B. &amp; Anchor Bolt</div> <div>Anod. Anodized</div> <div>Approx. Architect</div> <div>Arch. Architectural</div> <div>A.D. Area Drain</div> <div>Asb. Asbestos</div> <div>A.C. Asphaltic Concrete</div> <div>BSMT. Basement</div> <div>B.M. Bench Mark</div> <div>B.M. Bituminous</div> <div>B.K. Block</div> <div>Blkg. Blocking</div> <div>Bd. Board</div> <div>Bot. Bottom</div> <div>B.N. Boundary Nailing</div> <div>Blkg. Building</div> <div>Cab. Cabinet</div> <div>C.Kg. Caulking</div> <div>C.I. Cast Iron</div> <div>C.I.P. Cast in Place</div> <div>C.B. Catch Basin</div> <div>Cing. Ceiling</div> <div>Cam. Cement</div> <div>Cr./CTRD. Center(ed)</div> <div>Ca. Centigram</div> <div>Ch. Centimeter</div> <div>Ch. Centerline</div> <div>Cer. Ceramic</div> <div>C.T. Ceramic Tile</div> <div>Chn. Channel</div> <div>C.R. Classroom</div> <div>Clr. Clear</div> <div>C.O. Clean Out</div> <div>Clo. Closet</div> <div>Col. Column</div> <div>Conc. Concrete</div> <div>C.B. Concrete Block</div> <div>C.M.U. Concrete</div> <div>Conn. Masonry Unit</div> <div>Conn. Connection</div> <div>Const. Construction</div> <div>G.J. Construction Joint</div> <div>Cont. Control Joint</div> <div>Contr. Continuous</div> <div>CU. Contractor</div> <div>CU. Copper</div> <div>Cor. Corridor</div> <div>Cor'g. Corrugated</div> <div>Coar. Counter</div> <div>Chk. Countersunk</div> <div>C.F. Curb face</div> <div>D.P. Damp-Proofing</div> <div>De. Decibel</div> <div>DP. Deep</div> <div>Dept. Department</div> <div>Det. Detail</div> <div>Dia. Diagonal</div> <div>D. Dia. Diameter</div> <div>Dim. Dimension</div> <div>D.S. Directional Sign</div> <div>Disp. Dispenser</div> <div>Dr. Drift</div> <div>D.O. Door</div> <div>Dbl. Door Opening</div> <div>Dbl. Double</div> <div>Dwl. Dowel</div> <div>Down. Down</div> <div>Do. Downspout</div> <div>Drw. Drawer</div> <div>Dwg. Drawing</div> <div>D.F. Drinking Fountain</div> <div>Drive thru. Drive thru</div> <div>D.S.P. Dry Standpipe</div> <div>Ea. Each</div> <div>E. East</div> <div>Elec. Electrical</div> <div>E.N. Edge Nail</div> <div>E.P. Electrical</div> <div>E.W.C. Electrical Panelboard</div> <div>Eq. Electric Water Cooler</div> <div>El. Elevation</div> <div>Elev. Elevator</div> <div>Emer. Emergency</div> <div>Enc. Enclosure</div> <div>Eq. Equal</div> <div>Equip. Equipment</div> <div>Exh. Exhaust</div> <div>Exp. Expansion</div> <div>E. (E). Extst. Expansion Joint</div> <div>Expo. Exposed</div> <div>Ext. Exterior</div> <div>E.I.F.S. Exterior Insulation and Finish System</div> <div>F.O.C. Face Of Concrete</div> <div>F.O.F. Face Of Finish</div> <div>F.O.S. Face Of Stud</div> <div>F.O.W. Face Of Wall</div> <div>Fl. Feet or Foot</div> <div>F.R.P. Fiberglass</div> <div>Fin. Reinforced Panel</div> <div>F.F. Finish Floor</div> <div>F.A. Fire Alarm</div> <div>F.E. Fire Extinguisher</div> <div>F.E.C. Fire Extinguisher Cabinet</div> <div>F.H.C. Fire Hose Cabinet</div> <div>Fpft./F.P. Fireproof</div> <div>Fixt. Fixture</div> <div>Flesh. Fleshing</div> <div>F.B. Flat Bar</div> <div>Flr. Floor</div> <div>F.D. Floor Drain</div> <div>Fluor. Fluorescent</div> <div>Fig. Footing</div> <div>Fin. Foundation</div> <div>Fr. Frame</div> <div>F.S. Floor Sink</div> <div>Furr. Furring</div> <div>Fut. Future</div> <div>Galv. Galvanized</div> <div>G.I. General</div> <div>Ga. Gauge</div> <div>Gen. General Contractor</div> <div>G.C. Glass</div> <div>Gr. Grab Bar</div> <div>Gr. Grade</div> <div>Gm. Gypsum</div> <div>Gr. Glazing</div> <div>Gr. Grilled</div> <div>Gr. Grille</div> <div>Gnd. Ground</div> <div>G. Gutter</div> <div>Gyp. Gypsum</div> <div>G.W.B. Gypsum Wall Board</div> <div>H.R. Handrail</div> <div>Hdn. Hardener</div> <div>Hdw. Hardware</div> <div>Hdw. Hardware</div> <div>Htr. Heater</div> <div>Hgt./Ht. Height</div> <div>H.P. High Point</div> <div>H.C. Hollow Core</div> <div>H.M. Hollow Metal</div> <div>Hr. Horiz.</div> <div>H.B. Hose Bibb</div> <div>H.W. Hot Water</div> <div>Hr. Hour</div> <div>H.D. Hub Drain</div> <div>In. Inch</div> <div>I.D. Inside Diameter</div> <div>Insul. Insulation</div> <div>I/F Interface</div> <div>Int. Interior</div> <div>Inv. Invert</div> <div>Jan. Janitor</div> <div>Joint Joint</div> <div>Joist Joist</div> <div>K.P. Kick Plate</div> <div>Kil. Kitchen</div> <div>Lab. Laboratory</div> <div>Lam. Laminated</div> <div>Ldg. Landing</div> <div>Lth. Lath</div> <div>Lav. Lavatory</div> <div>Lgh. Length</div> <div>LC. Light</div> <div>Lighting. Lighting</div> <div>L.W.C. Lightweight Concrete</div> <div>Lin. Liner</div> <div>Lkr. Locker</div> <div>Lvr. Louver</div> <div>M.H. Manhole</div> <div>M.O. Masonry Opening</div> <div>Mtrl. Material</div> <div>Mfr. Manufacturer</div> <div>Max. Maximum</div> <div>Mech. Mechanical</div> <div>M.C. Medicine Cabinet</div> <div>Mem. Membrane</div> <div>Met./Mtl. Metal</div> <div>M.L. Metal Lath</div> <div>M.T. Metal Threshold</div> <div>M. Meter</div> <div>Mazz. Mezzanine</div> <div>Mm. Millimeter</div> <div>Mg. Milligram</div> <div>Min. Minimum</div> <div>Misc. Miscellaneous</div> <div>Mldg. Molding</div> <div>Mtd. Mounted</div> <div>Mul. Mulch</div> <div>N.G. Natural Grade</div> <div>Nom. Nominal</div> <div>N. North</div> <div>N.I.C. Not In Contract</div> <div>N.T.S. Not To Scale</div> <div>#, No. Number, Pound</div> <div>Obs. Obscure</div> <div>Off. Office</div> <div>O.C. On Center</div> <div>Opp. Opposite</div> <div>O.A. Overall</div> <div>O.D. Outside Diameter</div> <div>O. Over</div> <div>O.A.H. Overall Height</div> <div>O.F.S. Overflow Scupper</div> <div>O.R.D. Overflow Roof Drain</div> <div>O.H. Overhead</div> <div>O. Owner</div> <div>O.F.C.I. Owner Furnished, Contractor Installed</div> <div>O.F.O.I. Owner Furnished, Owner Installed</div> <div>P.G. Paint Grade</div> <div>Ptd. Painted</div> <div>Pg. Page</div> <div>Par. Panel</div> <div>P.T.D. Paper Towel Dispensers</div> <div>P.T.D/R Combination Towel Dispense.Recept.</div> <div>P.T.R. Paper Towel Receptacle</div> <div>Ptn./Part. Partition</div> <div>Part. Penny - nail size 0</div> <div>Perp. Perforation, Perforated</div> <div>Perp. Perpendicular</div> <div>P. Lam. Plastic Laminat</div> <div>Plas. Plaster</div> <div>Plas. Plate</div> <div>Plmbg. Plumbing</div> <div>Plywd. Plywood</div> <div>Pl. Point</div> <div>P.V.C. Poly Vinyl Chloride</div> <div>P.C.C. Portland Cement Concrete</div> <div>P.C.P. Portland Cement Plaster</div> <div>P.S.I. Pounds per Square Inch</div> <div>PtS.F. Pounds per Square Foot</div> <div>Pair Pair</div> <div>Precoat. Pressure Treated</div> <div>P.T.D.F. Douglas Fir</div> <div>P.L. Property Line</div> <div>Q.T. Quarry Tile</div> <div>Rad., R. Radius</div> <div>Rwd. Redwood</div> <div>Ref. Reference</div> <div>R.C.P. Reflected Ceiling Plan</div> <div>Refr. Refrigerator</div> <div>Regr. Register</div> <div>Reinf. Reinforced, Reinforcing</div> <div>Req. Required</div> <div>Reall. Resilient</div> <div>Ret. Return</div> <div>R.A. Return Air</div> <div>Rsv. Revision, Reverse</div> <div>Riser Riser</div> <div>R.D. Roof Drain</div> <div>Rtg./Roofg. Roofing</div> <div>Rm. Room</div> <div>Rgh. Rough</div> <div>R.O. Rough Opening</div> <div>Rd. Round</div> <div>S.N.D. Sanitary Napkin Dispenser</div> <div>S.N.R. Sanitary Napkin Receptacle</div> <div>S.E. Setin Enamel</div> <div>Sched. Schedule</div> <div>Sor. Screw</div> <div>S.C.D. Seat Cover Dispenser</div> <div>Sect. Section</div> <div>Seal. Seal</div> <div>S.G.E. Semi-Gloss Enamel</div> <div>Shfg. Sheathing</div> <div>Sh. Sheet</div> <div>Sh. Shelf</div> <div>Shwr. Shower</div> <div>Sdg. Siding</div> <div>S.C.R. Silicone Control</div> <div>Sim. Similar</div> <div>Slk. Slink</div> <div>Sldg. Siding</div> <div>Sm. Smooth</div> <div>S.D. Soap Dispenser</div> <div>Sol. Solid</div> <div>S.C. Solid Core</div> <div>South South</div> <div>Spec. Specification</div> <div>Spl. Splash</div> <div>Sq. Square</div> <div>St. St./S.S. Stainless Steel</div> <div>Std. Standard</div> <div>Stla. Station</div> <div>Stl. Steel</div> <div>Stor. Storage</div> <div>Str. Street, Strain</div> <div>Struct. Structure, Structural</div> <div>Susp. Suspended</div> <div>Sw. Switch</div> <div>Sw.Bd. Switchboard</div> <div>Sym. Symmetrical</div> <div>Sys. System</div> <div>TEL. Telephone</div> <div>T.V. Television</div> <div>TER. Terrazzo</div> <div>Thermo. Thermostat</div> <div>Thick Thick</div> <div>Thru Thru</div> <div>Toil. Toilet</div> <div>T.P.D. Toilet Paper Dispenser</div> <div>T&amp;G Tongue &amp; Groove</div> <div>T.C. Top of Groove</div> <div>T.P. Top of Pavement</div> <div>T.R. Top of Roof</div> <div>T.B. Top of Sill</div> <div>T.W. Top of Wall</div> <div>T.S.B. Top Set Base</div> <div>T.B. Towel Bar</div> <div>TRD/J. Tread</div> <div>TYP. Tube Steel</div> <div>Typ. Typical</div> <div>U.L. Underwriters Laboratories</div> <div>Unfin. Unfinished</div> <div>U.N.O. Unless Noted</div> <div>Ur. Urinal</div> <div>V.T.R. Vent Through Roof</div> <div>V. Vent</div> <div>Vent. Ventilate</div> <div>Vent. Ventilation</div> <div>VERMIC. Vermiculite</div> <div>VERT. Vertical</div> <div>V.G. Vertical Grain</div> <div>VEST. Vestibule</div> <div>V.C.T. Vinyl Composition Tile</div> <div>V.W.C. Vinyl Wall Covering</div> <div>VCP. Vitreous Clay Pipe</div> <div>WSCT. Walnut</div> <div>W.C. Water Closet</div> <div>W.H. Water Heater</div> <div>W.S. Water Softener</div> <div>W.P. Water Proof</div> <div>Wt. Weight</div> <div>W.W.F. Welded Wire Fabric</div> <div>W.W.M. Welded Wire Mesh</div> <div>W. West, Wide, Width</div> <div>W/ With</div> <div>W/O Without</div> <div>Wd. Wood</div> <div>W.I.C. Walk In Cooler</div> <div>W.I.F. Walk In Freezer</div>	<div>\$141.0504 marijuana outlets marijuana outlets that are consistent with the requirements for retailer or dispensary license requirements in the california business and professions code may be permitted with a conditional use permit decided in accordance with process three in the zones indicated with a %*in the use regulations tables in chapter 13, article 1 (base zones), provided that no more than four marijuana outlets are permitted in each city council district. marijuana outlets are subject to the following regulations.</div> <div>(b) lighting shall be provided to illuminate the interior, facade, and the immediate surrounding area of the marijuana outlet, including any accessory uses, parking lots, and adjoining sidewalks. lighting shall be hooded or oriented to deflect light away from adjacent properties.</div> <div>(c) security shall be provided at the marijuana outlet which shall include operable cameras, alarms, and a security guard. the security guard shall be licensed by the state of california and be present on the premises during business hours. the security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis.</div> <div>(d) primary signs shall be posted on the outside of the marijuana outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors.</div> <div>(e) the name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside the marijuana outlet in character size at least two inches in height.</div> <div>ch. art. div. 14 1 5 10</div> <div>san diego municipal code chapter 14: general regulations (10-2017)</div> <div>(f) the marijuana outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.</div> <div>(g) the use of vending machines which allow access to marijuana and marijuana products except by a responsible person, as defined in san diego municipal code section 42.1502, is prohibited. for purposes of this section, a vending machine is any device which allows access to marijuana and marijuana products without a human intermediary.</div> <div>(h) a permit shall be obtained as required pursuant to chapter 4, article 2, division 15.</div> <div>(i) a conditional use permit for a marijuana outlet shall expire no later than five years from the date of issuance.</div> <div>(j) deliveries shall be permitted as an accessory use only from marijuana outlets with a valid conditional use permit unless otherwise allowed pursuant to the compassionate use act of 1996.</div> <div>(k) the marijuana outlet, adjacent public sidewalks, and areas under the control of the marijuana outlet, shall be maintained free of litter and graffiti at all times.</div> <div>(l) the marijuana outlet shall provide daily removal of trash, litter, and debris. graffiti shall be removed from the premises within 24 hours.</div> <div>(m) consultations by medical professionals shall not be a permitted accessory use at a marijuana outlet.</div> <div>(*marijuana outlets*added 2-22-2017 by o-20793 n.s.; effective 4-12-2017. former section 141.0504. *plant nurseries*renumbered to section 141.0505.)</div>

project title :

pacific design concepts, llc

6725-5 s. eastern avenue

las vegas, nevada 89118

(702) 454-5842 fax (702) 454-7842

project title :

FEDERAL BLVD.

MARIJUANA OUTLET

FEDERAL BLVD.

SAN DIEGO CA. 92114

sheet title :

PROJECT NOTES

issue dates :

drawn by :

checked by :

BVZ

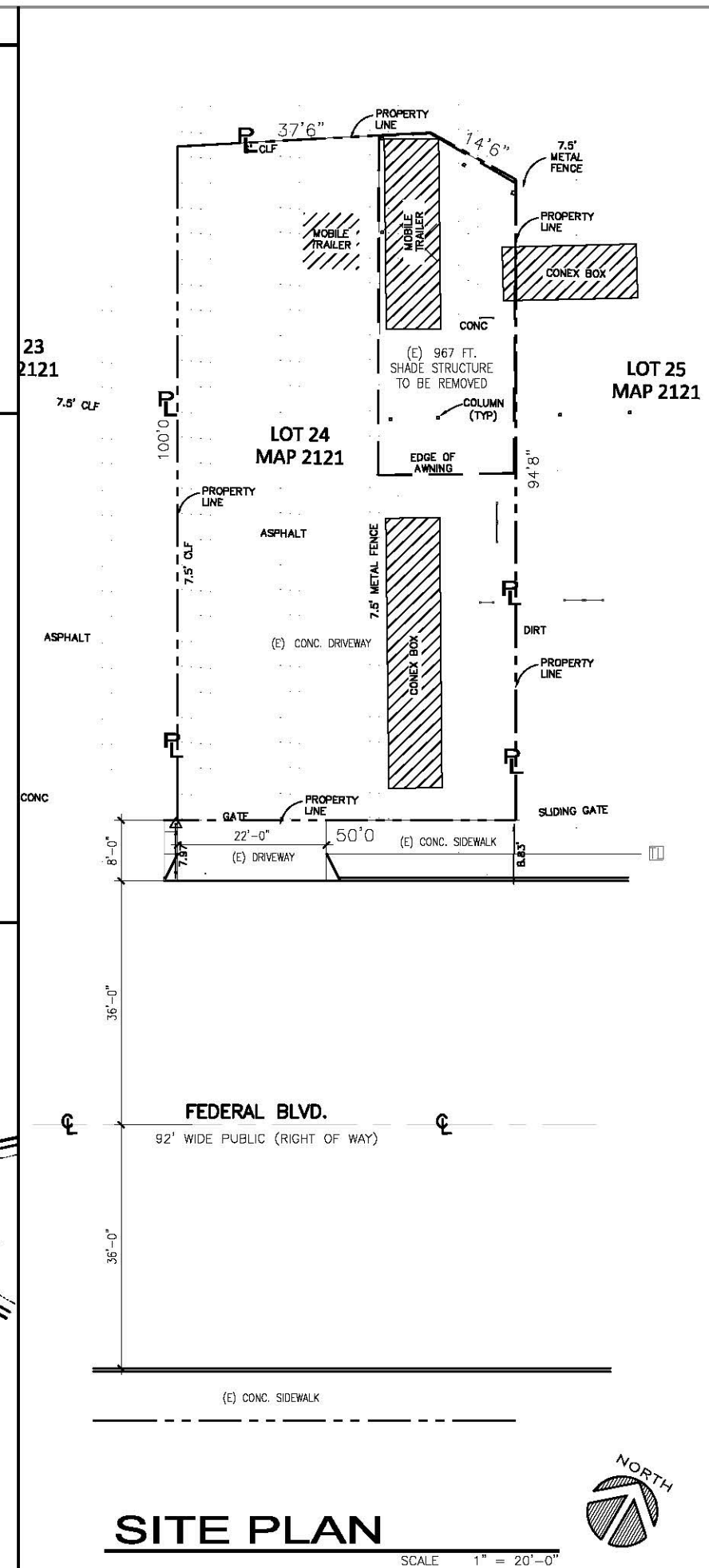
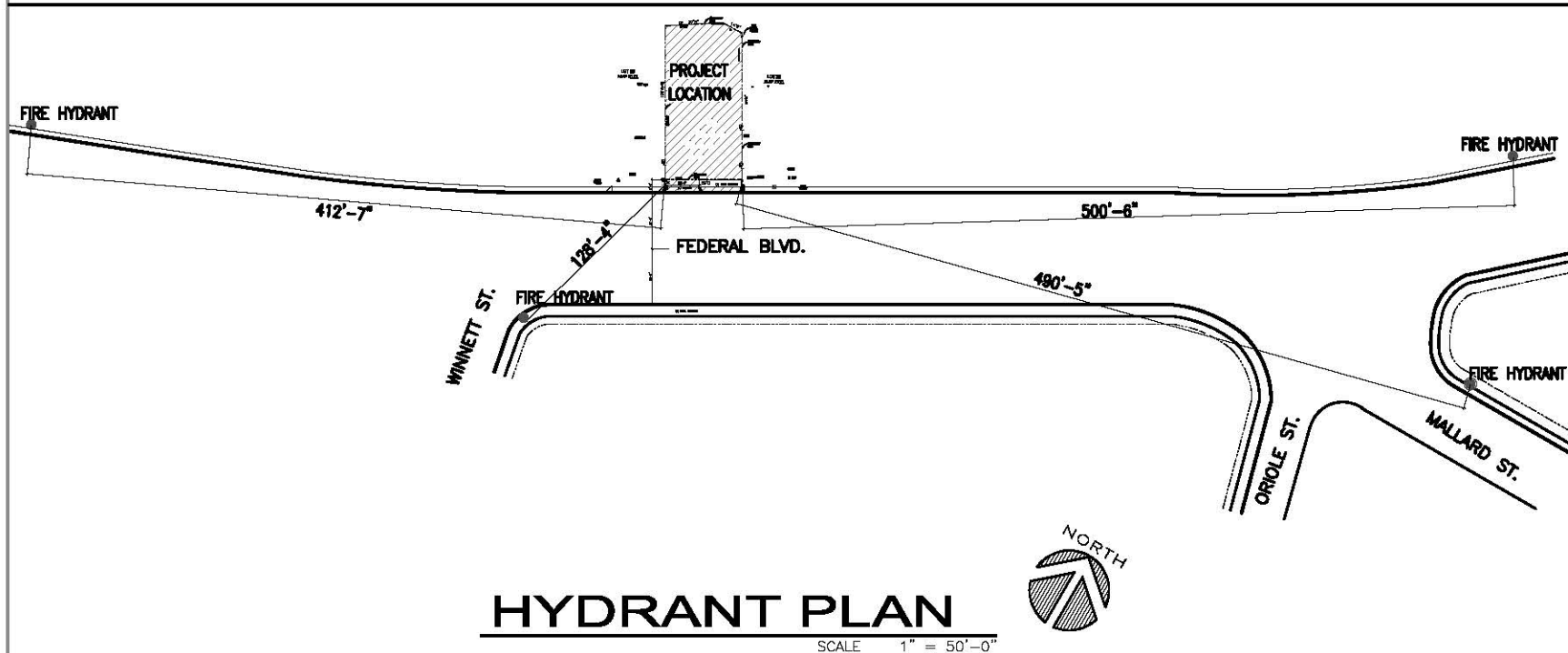
project no. :

022-2018C

revisions :

sheet no.

PN



## SITE PLAN NOTES

**Federal Boulevard Marijuana Outlet  
Site Plan Proposed**

A. The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.

B. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which are affected in any way the construction for the building. Flag or otherwise mark all locations of all property lines, easements (if any), underground utilities and construction utility.

C. The Contractor or subcontractor shall notify Owner if any conflict or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by Owner.

D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.

E. NO EXISTING ON SITE UTILITIES

F. NO EXISTING BUS STOPS IN THE VICINITY

As instruments of service these drawings and specifications are the property of the architect written consent. Copies of the drawings and specifications retained by the client may be utilized only for their use and for occupying the work and construction of any other projects. Any use or reproduction of these drawings in whole or part by any means whatsoever is strictly prohibited. These documents are not final and ready for use, and therefore not valid, unless they are sealed, signed, and dated. (rus-623/789 pacific design concepts, llc © 2015).

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FEDERAL BLVD.  
MARIJUANA OUTLET  
FEDERAL BLVD.  
SAN DIEGO CA. 92114

sheet title : **EXISTING  
SITE PLAN**

issue dates : \_\_\_\_\_  
 drawn by : \_\_\_\_\_  
 checked by : \_\_\_\_\_  
 project no. : \_\_\_\_\_  
 revisions : \_\_\_\_\_  
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 \_\_\_\_\_  
 sheet no. \_\_\_\_\_

# SP1

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FIRE ACCESS NOTES

Federal Boulevard Marijuana Outlet  
Site Plan Proposed FIRE ACCESS NOTES

ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH REQUIREMENTS OF CHAPTER 33 OF THE CFC.

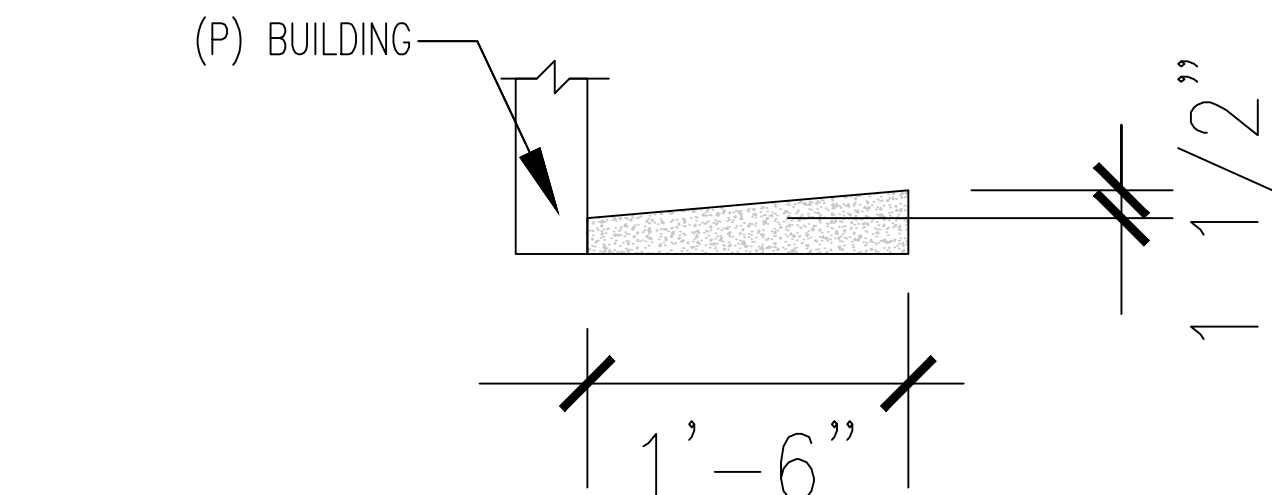
SITE PLAN NOTES

Federal Boulevard Marijuana Outlet  
Site Plan Proposed

- A. The site plan is for informational and general site reference only. Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction for the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
- B. The Contractor or subcontractor shall notify Owner if any conflicts or discrepancy occurs between the information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by Owner.
- C. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
- D. Coordinate with other tenants, the temporary shutoff of any site utilities.
- E. TRANSIT STOP: Nearest transit stop is approximately 1 mile away from project.
- F. BUILDING ADDRESS: Building address numbers must be visible and legible from the street or road fronting the property, per FHPS Policy P-00-6 (UFC 901.4.4).
- G. No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb.
- H. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14 Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, in the construction plans or specifications.
- I. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction PMP Standards Chapter 4 of the City's Storm Water Standards.
- J. No trees or shrubs whose height will be 3' at maturity shall be installed or retained within 5' of any publicly maintained water facilities or within 10' of any publicly maintained sewer facilities.
- K. No water, sewer, or general utility easements associated with the property under review.
- L. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code,

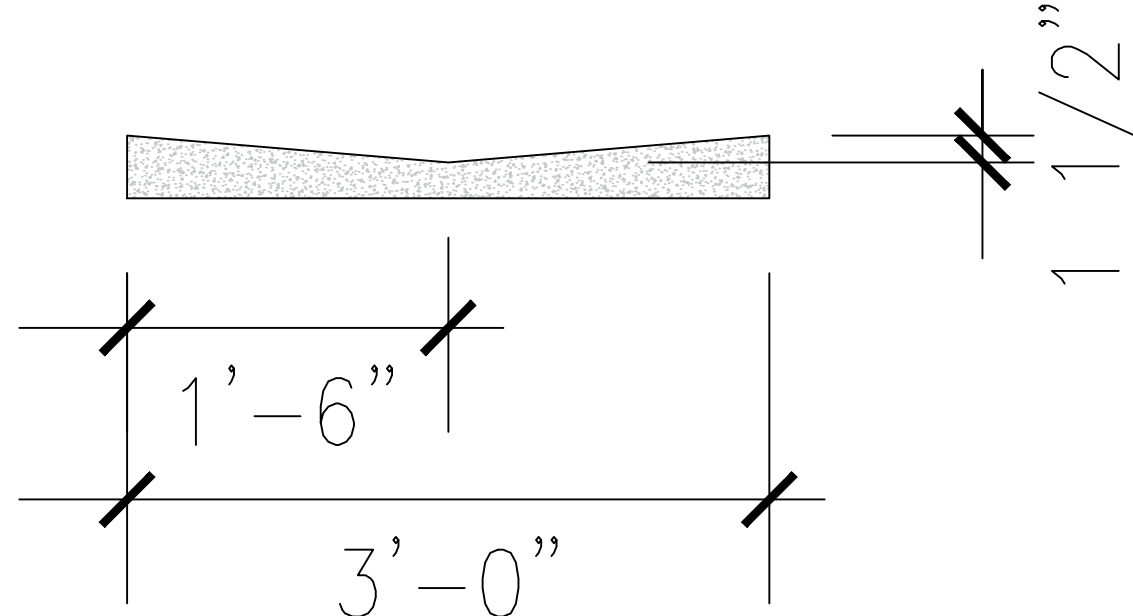
TYP. DRAINAGE SWALE

SCALE : N.T.S.



@ BUILDING

SCALE : N.T.S.

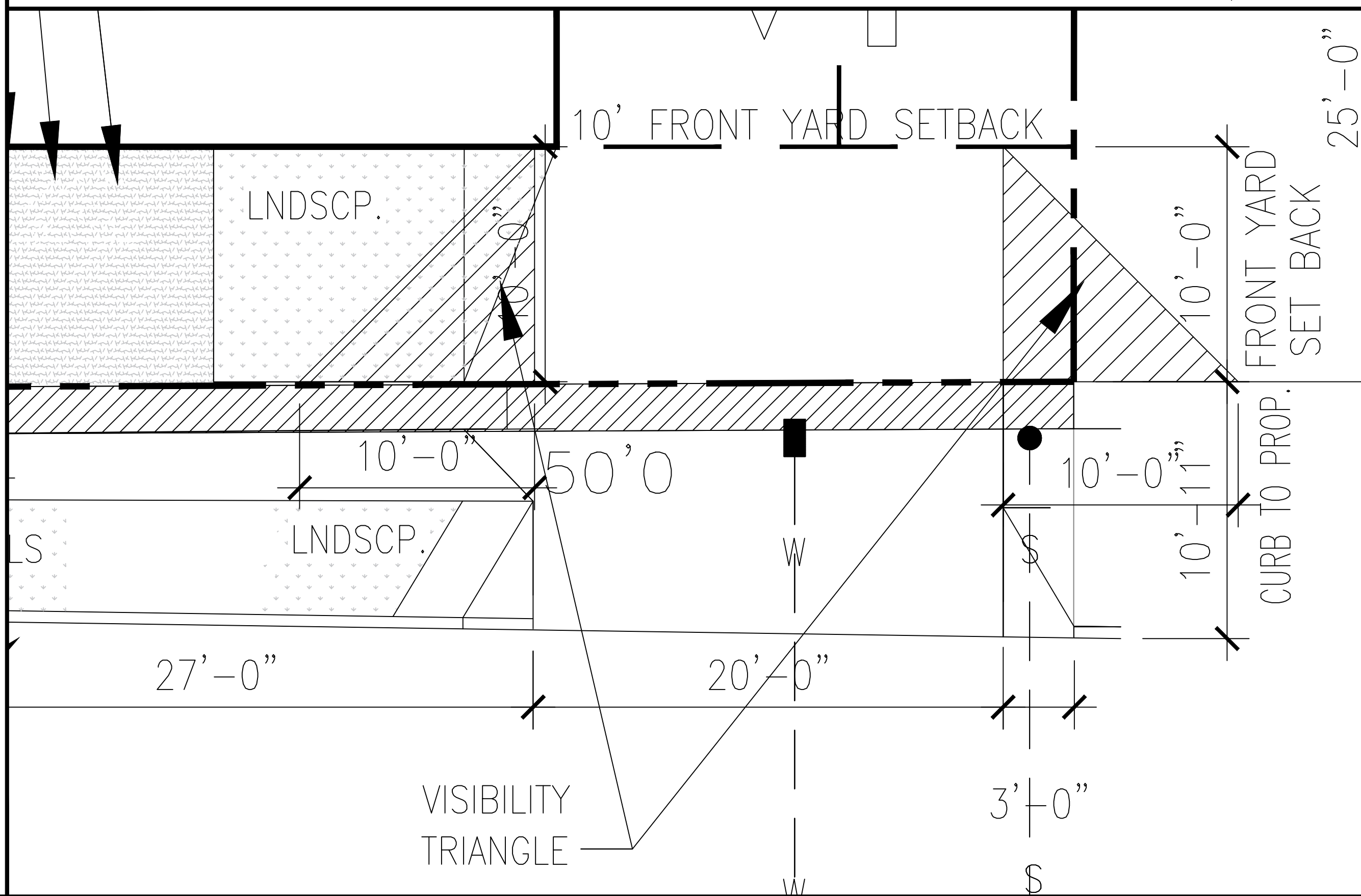


@ PARKING

SCALE : N.T.S.

ENLARGED DRIVEWAY - VISIBILITY TRIANGLE

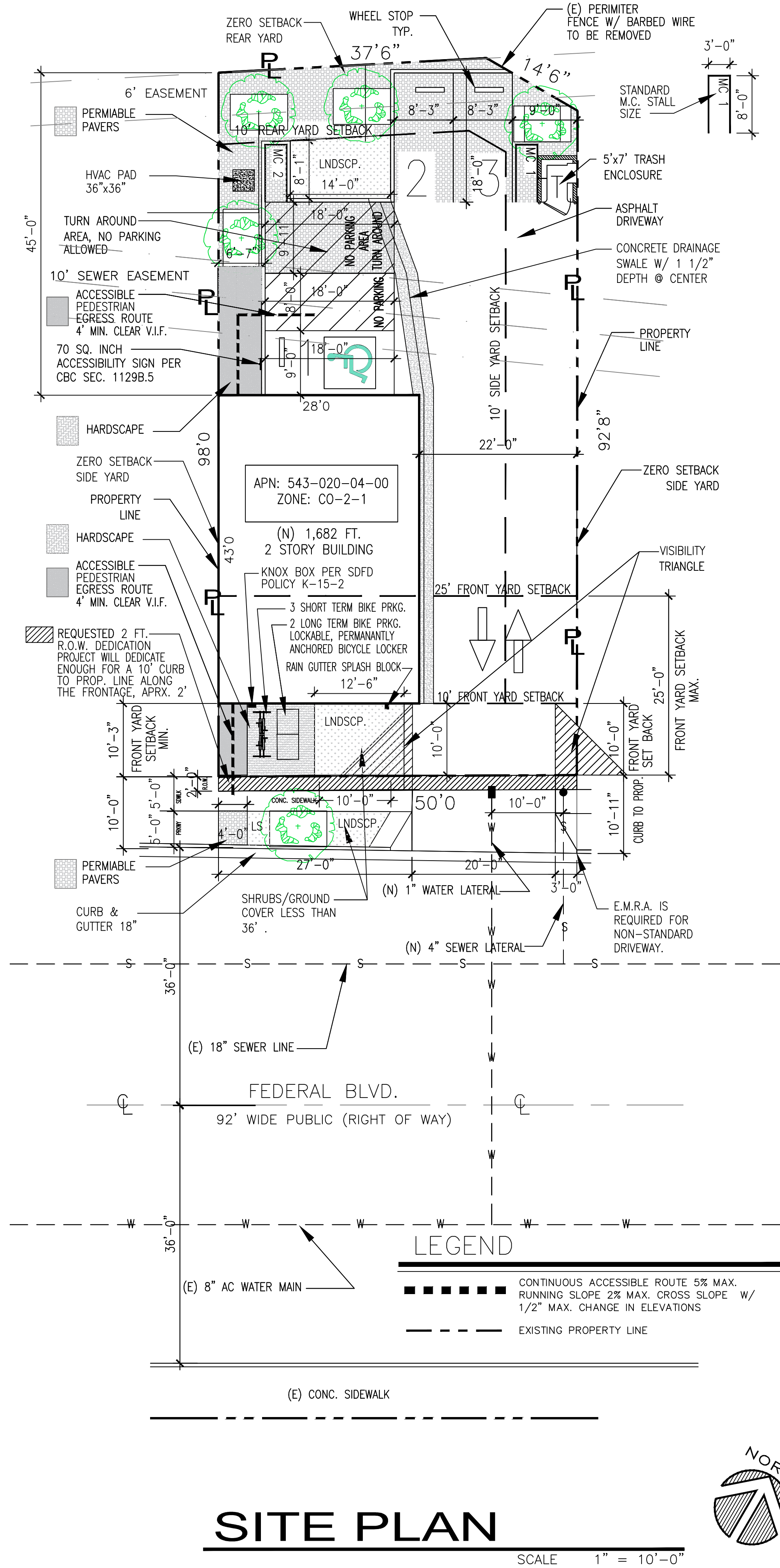
SCALE 1/4" = 1'-0"



SETBACK NOTES

SETBACKS PER

SDMC 131.0543 (a) (2)



SITE PLAN

SCALE 1" = 10'-0"

project title :  
pacific design concepts, llc

6725-5 s. eastern avenue  
las vegas, nevada 89118  
(702) 454-5842 fax (702) 454-7842

project title :  
FEDERAL BLVD.  
MARIJUANA OUTLET

FEDERAL BLVD.  
SAN DIEGO CA. 92114

sheet title :  
PROPOSED  
SITE PLAN

issue dates :

drawn by :

checked by :

project no. :

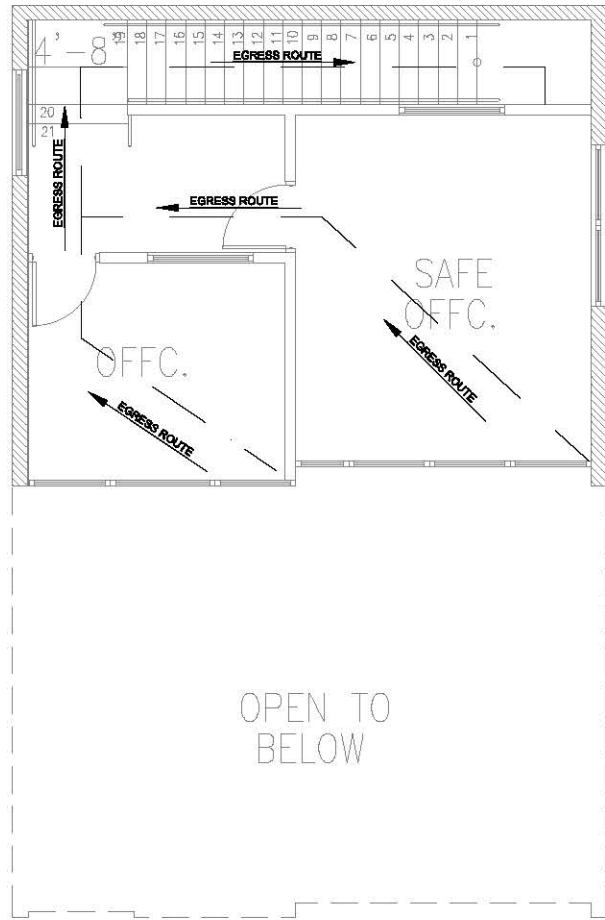
revisions :

11/26/2018

sheet no.

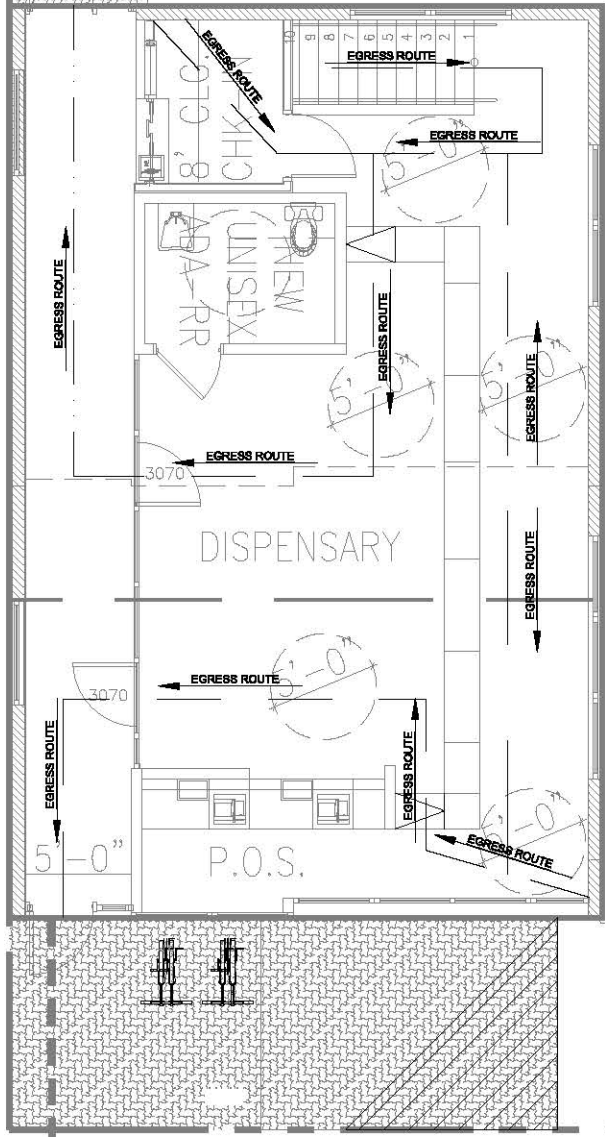
SP2

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2ND FLOOR  
EGRESS PLAN

SCALE 1" = 20'-0"



1ST. FLOOR  
EGRESS PLAN

SCALE 1" = 20'-0"

EGRESS PLAN NOTES

DESIGN OCCUPANT LOAD - The number of occupants whom means egress facilities shall be provided.  
Where occupants from accessory area egress through a primary space, the calculated occupant load for the primary space plus the number of occupants egressing through it from the accessory area.  
Minimum Egress Width - The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inches as (7.62 mm) per occupant for stairways and by 0.2 inches (5.08 mm) per occupant for other egress components. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress. (CBC 1005.1)  
DOOR ENCROACHMENT - Doors, when fully opened, and handrails shall not reduce the required means of egress width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half. Other nonstructural projections such as trim and similar decorative features shall be permitted to project into the required width a maximum of 1 1/4 inches (38 mm) on each side. (CBC 1005.2)  
EGRESS DOORS - Egress doors shall be readily openable from the egress side without the use of a special key knowledge or effort. (CBC 1008.1.9)  
EGRESS ILLUMINATION - The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. Egress illumination shall comply with CBC 2016 Section 1006.  
ILLUMINATION EMERGENCY POWER - The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:  
1. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.  
2. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.  
3. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.  
4. Interior exit discharge elements, as permitted in Section 1027.1, in buildings required to have two or more exits.  
5. Exterior landings as required by Section 1008.1.6 for exit discharge doorways in buildings required to have two or more exits.  
The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with CBC 2016 Section 2702. Illumination level under emergency power. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 footcandle (11 lux) and a minimum at any point of 0.1 footcandle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (6 lux) average and a minimum at any point of 0.06 footcandle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-maximum illumination uniformity ratio of 40 to 1 shall not be exceeded.

EGRESS PLAN NOTES

Egress Plan - Proposed  
Accessibility Notes  
1. All entrances and all exterior ground-floor exit doors to buildings and facilities shall be made accessible to persons with disabilities. (Sec. 11338.1.1.1.1)  
2. Latching and locking hand activated doors in a path of travel shall be operable with a single effort by lever type hardware, panic bars, push pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate as above in egress direction. (Sec. 11338.2.5.2)  
3. Hand activated door opening hardware shall be centered between 30 inches (762 mm) and 44 inches (1118 mm) above the floor. (Sec. 11338.2.5.2)  
4. The width and height of doorways shall comply with section 1008. Every required exit doorway shall permit the installation of a door not less than 3 feet (914 mm) wide and not less than 6 feet 8 inches (2032 mm) high. Exit doors shall be capable of opening at least 90 degrees and provide not less than 32 inches clear width (813mm). (Sec. 11338.2.2 and Figure 11B 33) except where noted.  
5. For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position. (Sec. 1133.2.3 and Fig. 11B 33).  
6. Minimum maneuvering clearances at doors shall be as shown in Figures 11B-26A and 11B-26B. The floor or ground area within the required clearances shall be level and clear (Sec. 11338.2.4.2).  
7. There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60 inches (1524 mm) and the length opposite the direction of door swing of 48 inches (1219 mm) as measured at right angle to the plane of the door in its closed position (Sec. 11338.2.4.2 and Fig. 11B2 6A and 11B 26B).  
8. The width of the level area on the side to which the door swings shall extend 24 inches (610 mm) minimum past the strike edge of the door for exterior doors and 18 inches (457 mm) minimum past the strike edge for interior doors. This also applies to obstructions and recesses. An additional 12 inches is required at the push side if a frontal approach, if door is equipped with both latch and closer (Sec. 11338.2.4.3, 11338.2.4.5, 11338.2.5.3, Figures 11B 26A and B, and 11B-33(a)).  
9. The floor or landing shall be not more than 1/4 inch (12.7 mm) lower than the threshold of the doorway. Change in level between 1/4 inch (6mm) and 275 inch (12.7 mm) shall be beveled with a slope no greater than one unit vertical to 2 unit horizontal (50-percent slope) (Sec. 11338.2.4.1 and Figures 11B 32).  
10. The bottom 10 inches (254 mm) of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10 inch (254 mm) high smooth panel shall be installed on the push side. (Sec. 1133.2.6 and Fig 11B 29).  
11. Maximum effort to operate doors shall not exceed 5 pounds (22 N) for exterior and interior doors, applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized. The maximum effort to operate fire doors may be increased up to 15 pounds (66.72 N) if allowed by the appropriate administrative authority. (Sec. 11338.2.5)  
12. Specific work stations need only comply with the required aisle width (Sec. 11338.6.1 and 11338.6.2 and floors and levels (Sec. 1120B). (Sec. 1123B.2).  
13. Entry ways to specific work stations shall be 32 inches clear width. (Sec 1123B.2).  
14. PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.  
15. Gates used as a component in a means of egress shall conform to the applicable requirements for doors. (Sec. 1008.2)  
16. Exterior exit doors shall have a sign posted above stating: DOOR TO REMAIN UNLOCKED DURING REGULAR BUSINESS HOURS. (Sec. 1008 1.9.3)  
17. Public accommodations shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and useable by persons with disabilities isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted. §11B-302.1  
18. Means of egress doors shall be readily distinguishable from the adjacent construction and finishes such that the doors are easily recognized. Mirrors or similar reflecting materials shall not be used.  
Egress & Accessibility Notes  
ACCESSIBLE ROUTE - Accessible routes shall comply with CBC 2016 Section 11B-402. Walking surfaces shall provide clearances complying with CBC 2016 Section 11 B-403.5. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48. Except as provided in CBC 2016 Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum. The clear width for walking surfaces in corridor serving an occupant load of 10 or more shall be 44 inches (1118 mm) minimum. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum.  
MEANS OF EGRESS - A continuous and unobstructed path of vertical and horizontal egress travel from an occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge. Means of Egress shall comply with CBC 2016 Chapter 10.

pacific design concepts, llc

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MARIJUANA OUTLET

FEDERAL BLVD. 92114  
SAN DIEGO CA.

sheet title :

EGRESS PLAN

issue dates :

drawn by :

checked by :

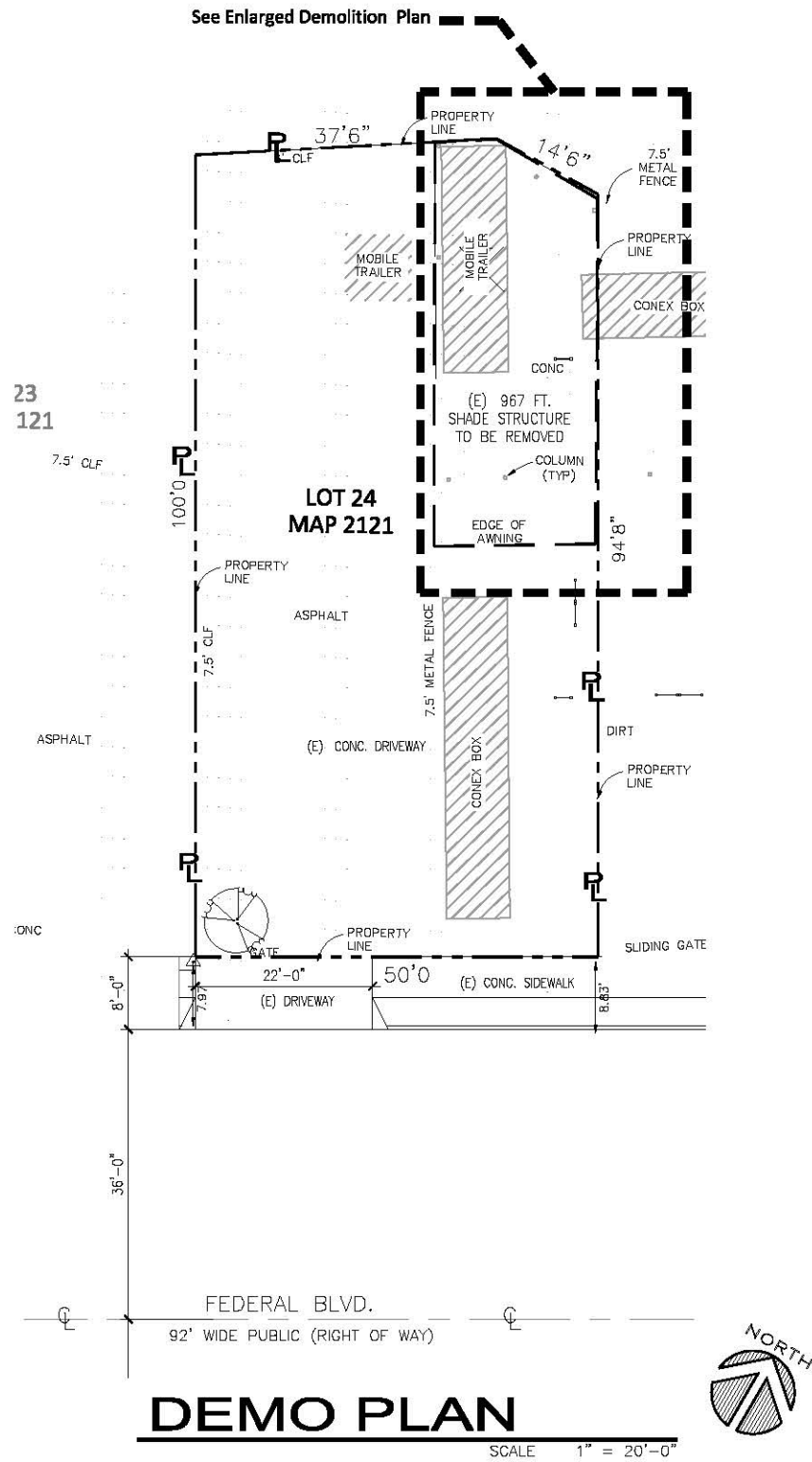
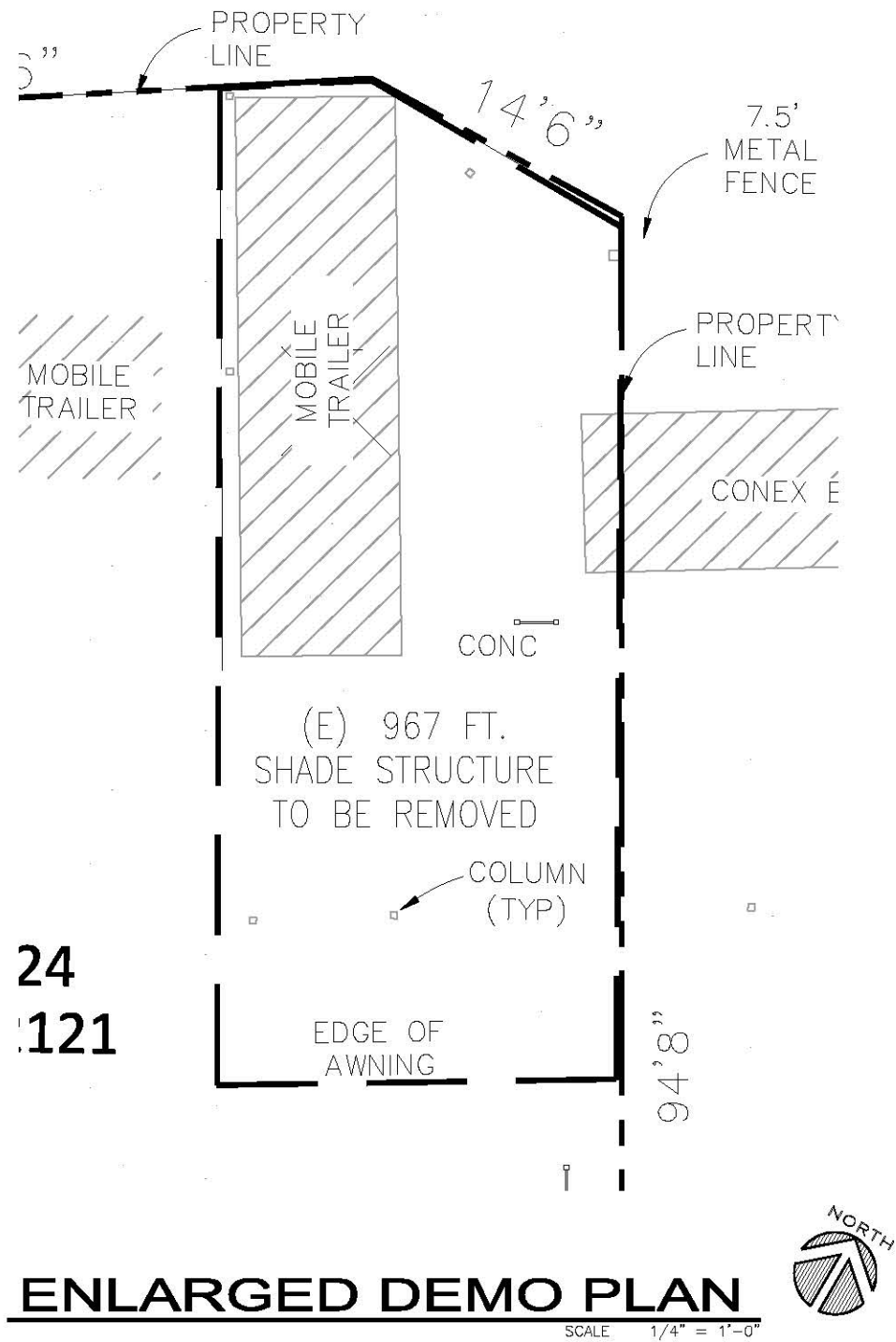
project no. :

revisions :

sheet no.

AE1.01

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DEMO NOTES:

- Demolition Notes
1. Dismantling of existing shade structure.
  2. Removal of mobile trailers.
  3. Removal of mobile containers.
  4. Contractor shall verify all existing structures, containers and objects to be removed prior to commencement of work.
  5. Contractor to verify all property boundaries, location of all utilities -underground and overhead existing on the property.
  6. All demolition material shall be disposed of at city approved locations by contractor.
  7. Notify Pacific Design Concepts of any discrepancy found in the information provided in these plan. Prior to commencement of work.

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FEDERAL BLVD.  
SAN DIEGO CA. 92114

sheet title :  
DEMOLITION  
PLAN


issue dates :  
drawn by :  
checked by :  
project no. :  
revisions :  
sheet no.


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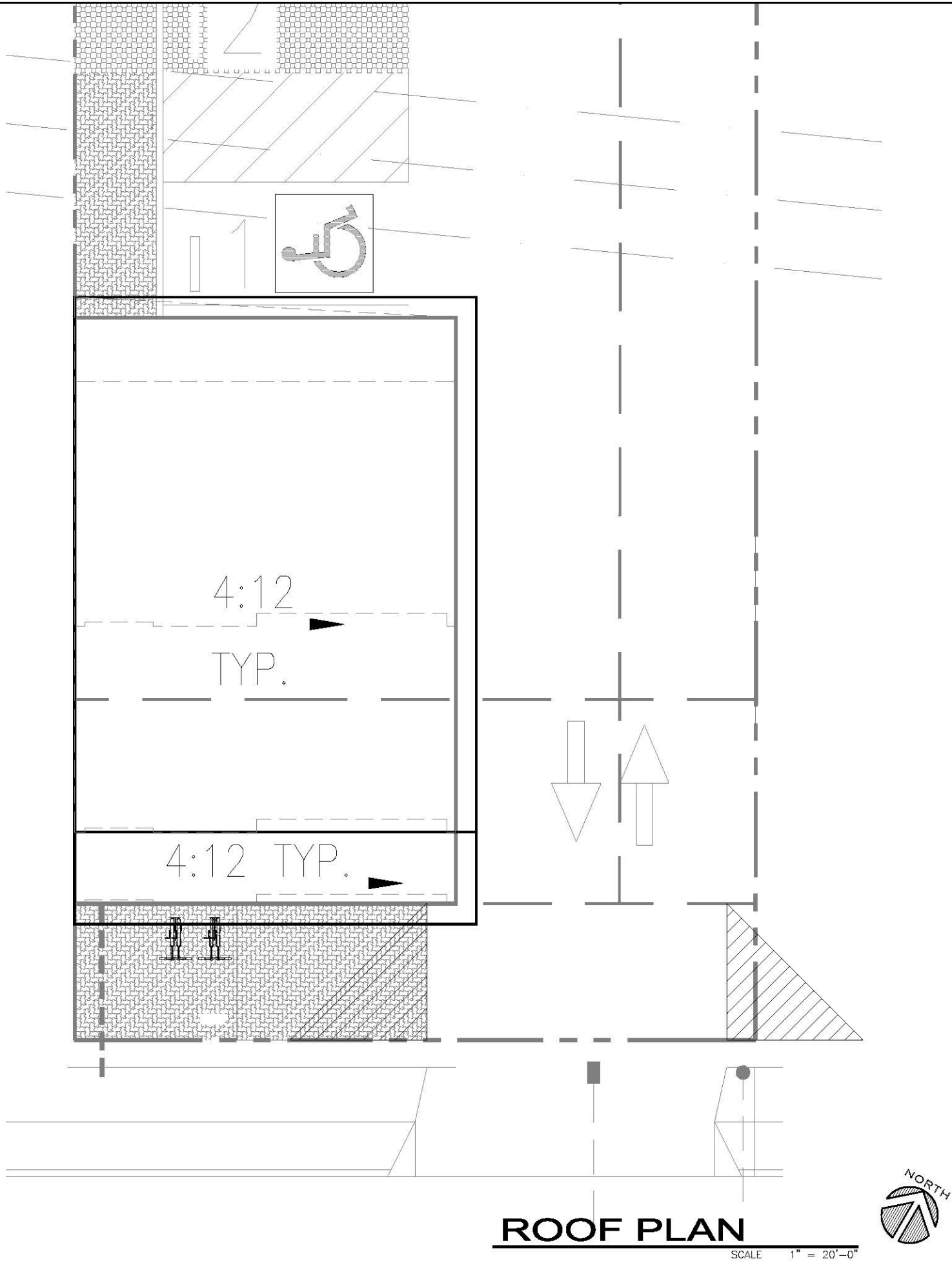
Dimensions  
EXTERIOR WALL DIMENSIONS TO FACE OF FINISH (U.N.O)  
INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD (U.N.O)  
CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.

 8" C.M.U. WALL FULLY GROUTED

 NEW WALL W/ 2X4 STUDS @ 16" O.C. AND R-13 BATT. INSULATION @ EXTERIOR WALLS.

**A1.00**

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ROOF PLAN NOTES

- Roof Plan Proposed
- Roof Plan Notes
1. The General Contractor or Subcontractor shall verify all conditions or dimensions on these plans in the field with the actual site conditions.
  2. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Subcontractors.
  3. The Contractor or subcontractor shall notify Owner of any conflicts or discrepancies occurs between the information on this plan and actual field conditions.
  4. Any discrepancies with this drawing affecting project layout shall be brought written or verbal instructions are issued by Owner and the architect.
  5. This Roof Plan is intended to depict existing conditions based on field observations.
  6. PROVIDE RAIN GUTTER SYSTEM WITH DOWNSPOUT & SPLASH BLOCK.

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ROOF PLAN

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project title :

FEDERAL BLVD.  
MARIJUANA OUTLET

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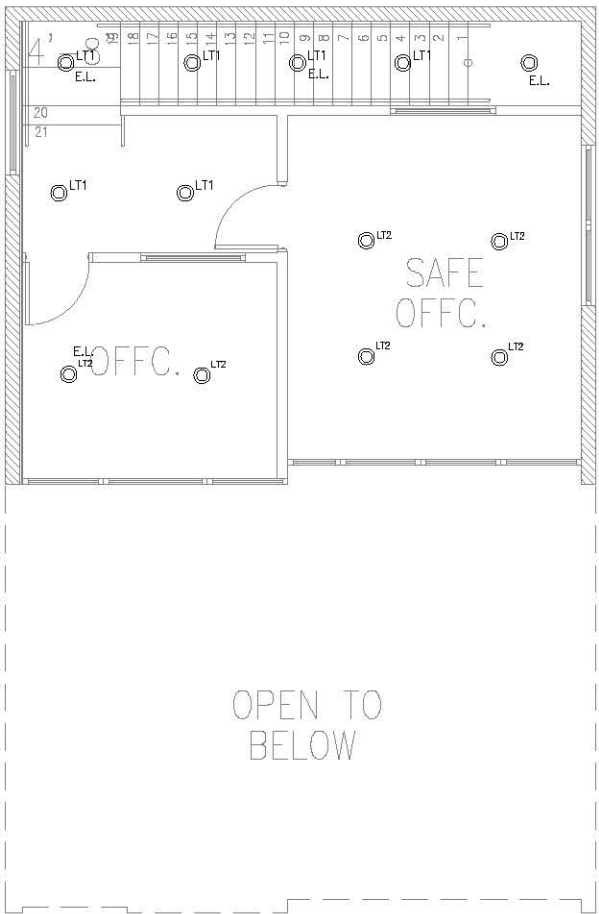
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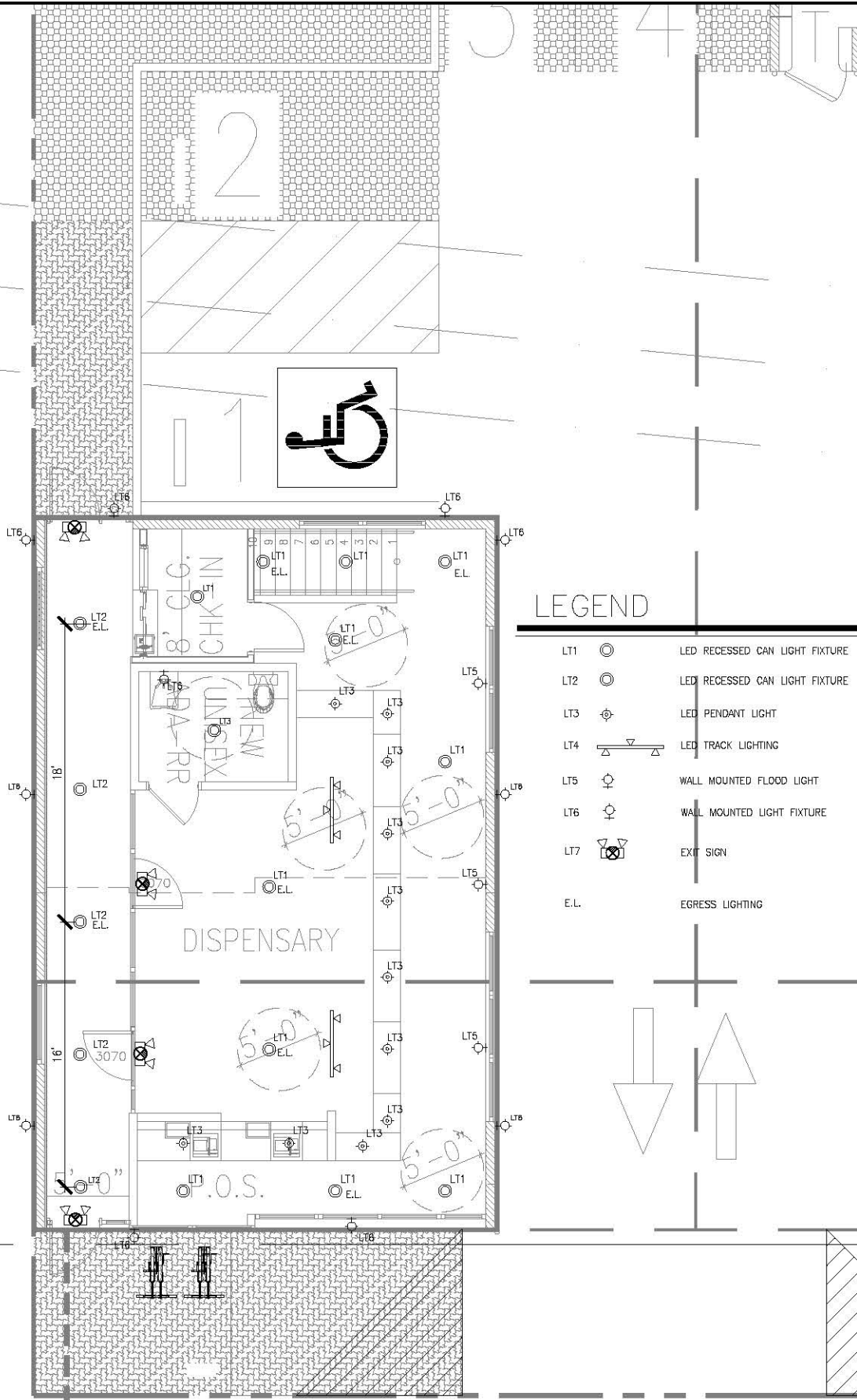
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2ND. FLOOR  
LIGHTING PLAN

SCALE 1/4" = 1'-0"



1ST. FLOOR  
LIGHTING PLAN

SCALE 1/4" = 1'-0"



LIGHTING PLAN NOTES

Lighting Plan Proposed

1. The locations of switches, outlets and light fixtures shown on electrical plans are approximate. Do not run wire until all boxes are in place and the owner has been called to make visual review of all locations.
2. Verify all electrical requirements for new work and provide service as necessary. All new electrical wiring and installation shall comply with the latest adopted edition of the N.E.C. state and local requirements.
3. Kitchens shall have 50% for more of the wattage used for lighting be from high efficiency light fixtures. Incandescent lighting shall be switched separately and/or have dimmer switches.
4. Exterior light fixtures attached to building shall be fluorescent light fixtures or incandescent lighting equipped with photo/motion sensor.
5. All electric switches unless noted on the plan are to be located 42 inches above the finish floor. All outlet receptacles shall be 15 inches above finish floor, unless noted otherwise. Verify locations for horizontally mounted outlets (marked "Horizontal" on plans). Multiple switches shall be ganged together, unless noted otherwise.
6. Mounting heights for light fixtures shown on plans are from finish floor or flatwork to the centerline of junction box, unless noted otherwise. Also, refer to exterior and interior elevations for additional information regarding fixture-mounting heights.
7. Convenience outlets in bathrooms, kitchens, wet bar sink, laundry rooms, outdoors, basements and garages shall be Ground Fault Circuit Interrupters (GFCI) type outlets (NEC210-8).
8. Convenience outlets in bedrooms shall be protected with Arc Fault Circuit Interrupters (AFCI) type outlets. (NEC210.12)
9. Electrical outlet plate gaskets shall be installed on all receptacles, switches or other electrical boxes in exterior walls and any wall on perimeter of conditioned space.
10. Verify electrical requirements for new appliances and mechanical equipment prior to running wire. See Appliance Schedule and floor plans for equipment.
11. All electrical panels shall have permanent legible labels indicating circuit use, amperage, etc.
12. Owner supplied fixtures shall be installed by contractor.
13. Verify with owner number of telephone lines to be provided to residence. Pre-wire for cable TV and telephone per plans, verify size and shielding requirements for TV cable. Verify locations of telephone, cable and computer outlets with owner prior to installation.
14. Verify with owner any electrical stub outs for future electrical.
15. Verify with owner and coordinate installation requirements of sound system and speaker wire for sound system. (System and wiring are not in contract unless specified in bid)
16. SMOKE DETECTORS: Shall be installed in each bedroom, in access points to each sleeping area and in each story and basements. Detector shall have an alarm audible in all sleeping areas of the unit. Per CRC 2013 Sec. R314
17. INTERCONNECTION NOTE: Where more than one smoke alarm is required to be installed, the smoke alarm shall be interconnected in such manner that the activation of one alarm will activate all the alarms in the individual dwelling unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
18. POWER SOURCE: In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.
19. EXISTING BUILDINGS: Smoke detectors shall be installed for all dwelling units intended for human occupancy, for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000).
20. General Contractor to verify with the owner and coordinate any electrical requirements for the installation of security system and/or intercom system. (System and wiring not in contract unless specified in bid).
21. Junction boxes for ceiling fans shall be securely fastened to framing per fan manufacturer's instructions.
22. Provide Carbon Monoxide Alarms per CRC 2013Sec. R315.

project title :  
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FEDERAL BULD.  
MARIJUANA OUTLET

FEDERAL BULD.  
SAN DIEGO CA. 92114

LIGHTING  
PLAN

Issue dates :

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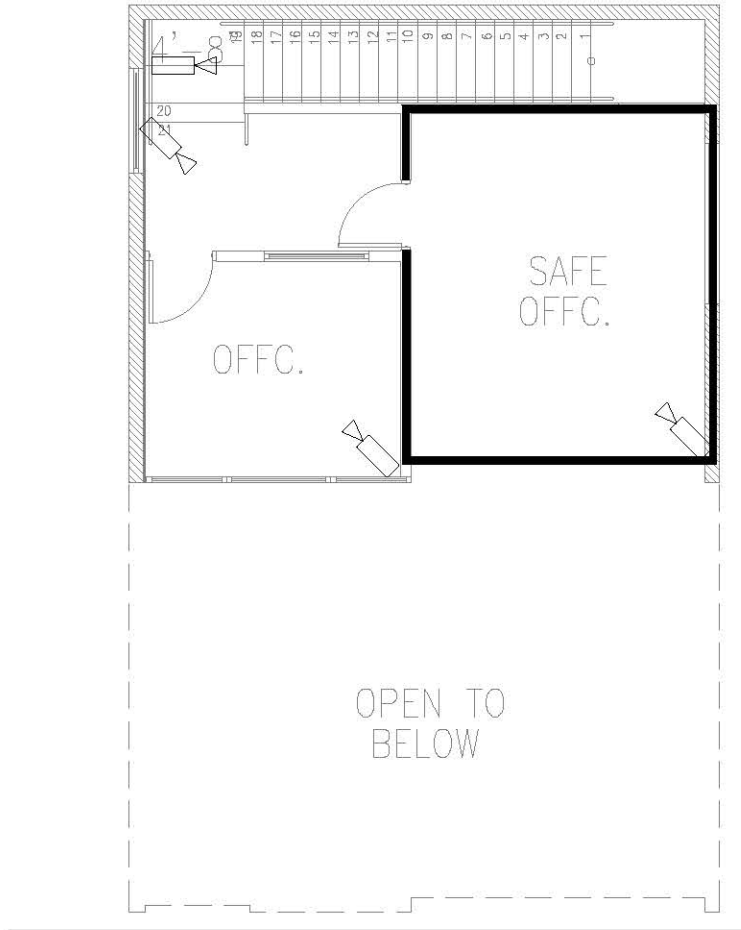
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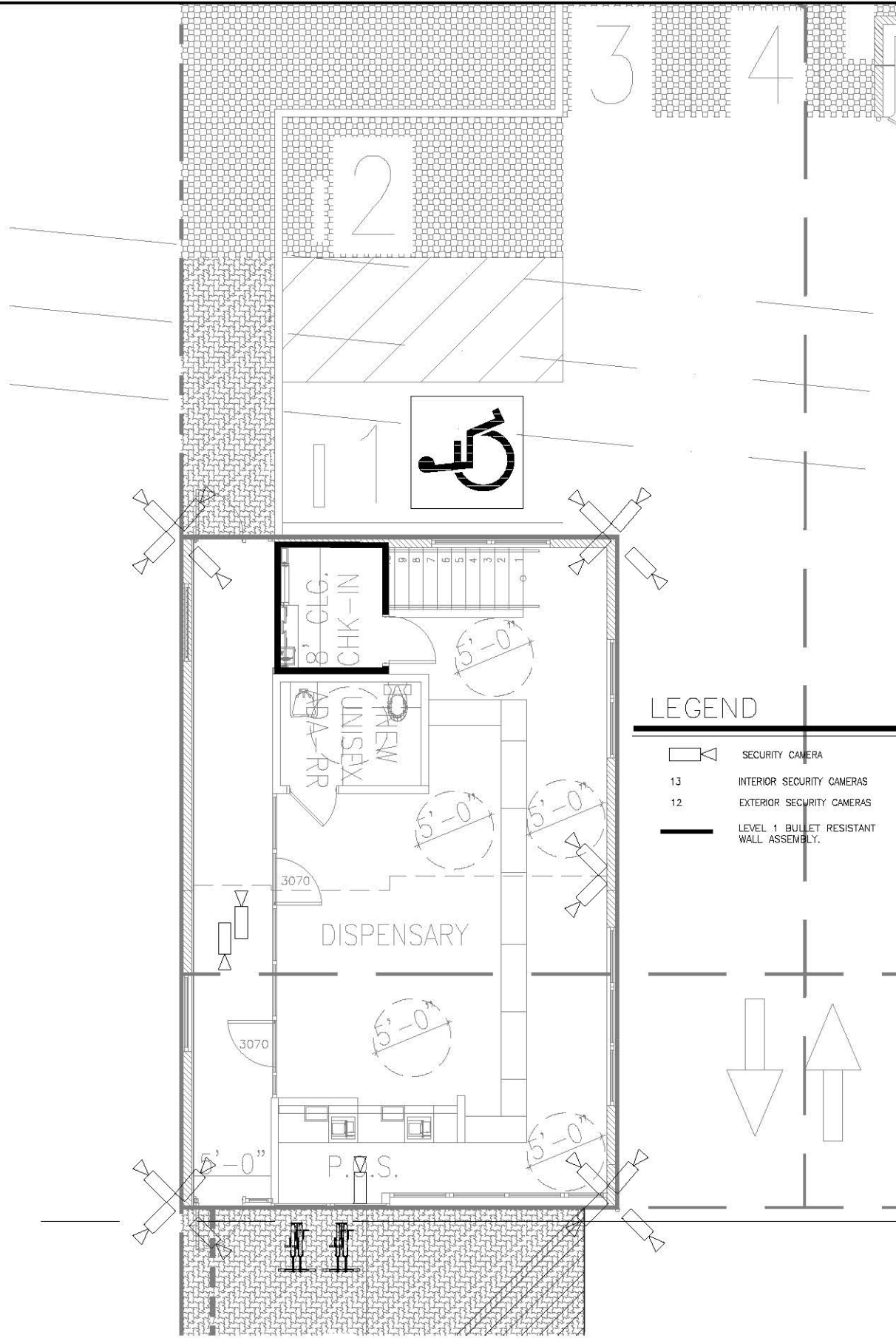
2ND. FLOOR  
SECURITY PLAN

SCALE 1/4" = 1'-0"



1ST. FLOOR  
SECURITY PLAN

SCALE 1/4" = 1'-0"



SECURITY PLAN NOTES

- Security Plan Proposed  
Security Plan Notes
1. Refer to condition use permit conditions for additional information.
  2. All exterior windows shall be provided with 1" laminated glass min.
  3. All exterior doors shall be bullet resistant.15.
  4. Check In / Reception area shall be LEVEL 1 Bullet resistant, including windows, from floor to ceiling. Ceiling @ 8' at this area.
  5. Safe room area shall be LEVEL 1 Bullet resistant, including windows, from floor to ceiling. Ceiling @ 8' at this area. All windows are above 8' at safe area.

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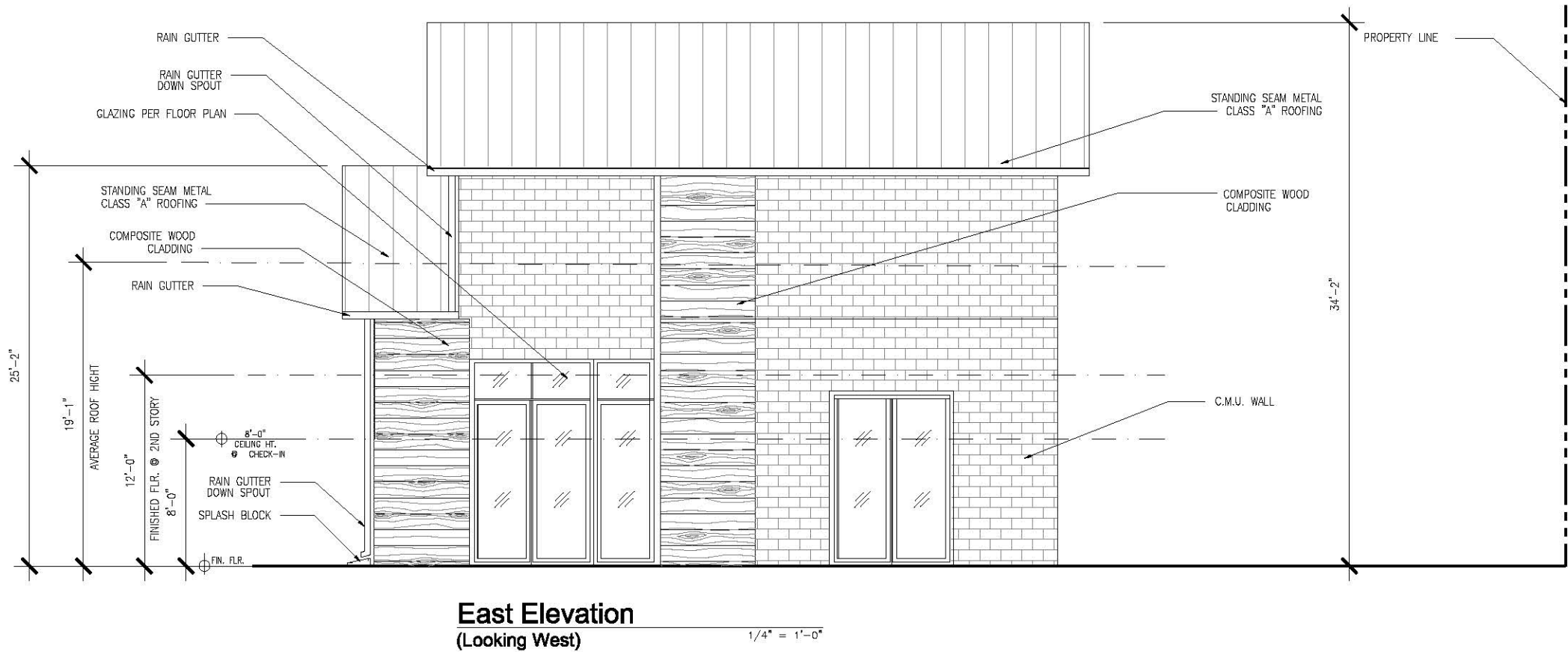
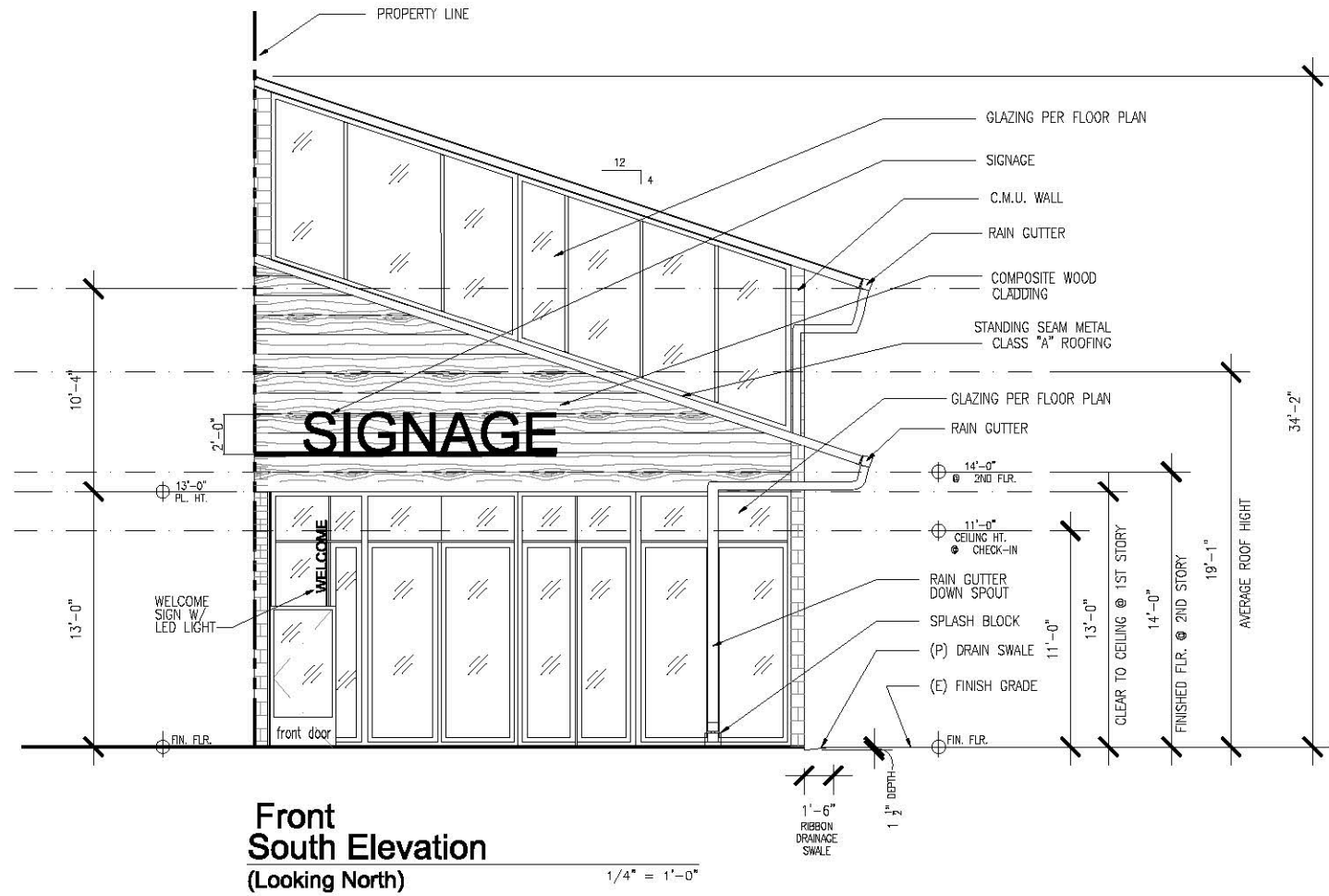
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## ELEVATION NOTES

Exterior Elevation Proposed  
A. Elevation lines shown are from top of slab (TOSL) or Top of Structural Sheathing/ Diaphragm (TOSS).  
B. See sheet A6.00 for Building Sections  
C. See specifications for additional requirements and/or materials.  
D. Window and door height: see Exterior elevations  
E. Proposition D'Notes:  
a. The highest point of the roof, equipment, or any vent, pipe, antenna or other projection shall not exceed 45 feet above grade.  
b. A pre-construction inspection is required due to the height of the proposed structure being within one foot of the maximum height allowed in the coastal height limit overlay zone (Proposition D). The pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled. Call (858) 581-7111 to schedule the pre-construction inspection. Contact inspection services office at (858) 492-5070, if you have any questions pertaining to the Pre-construction inspection.

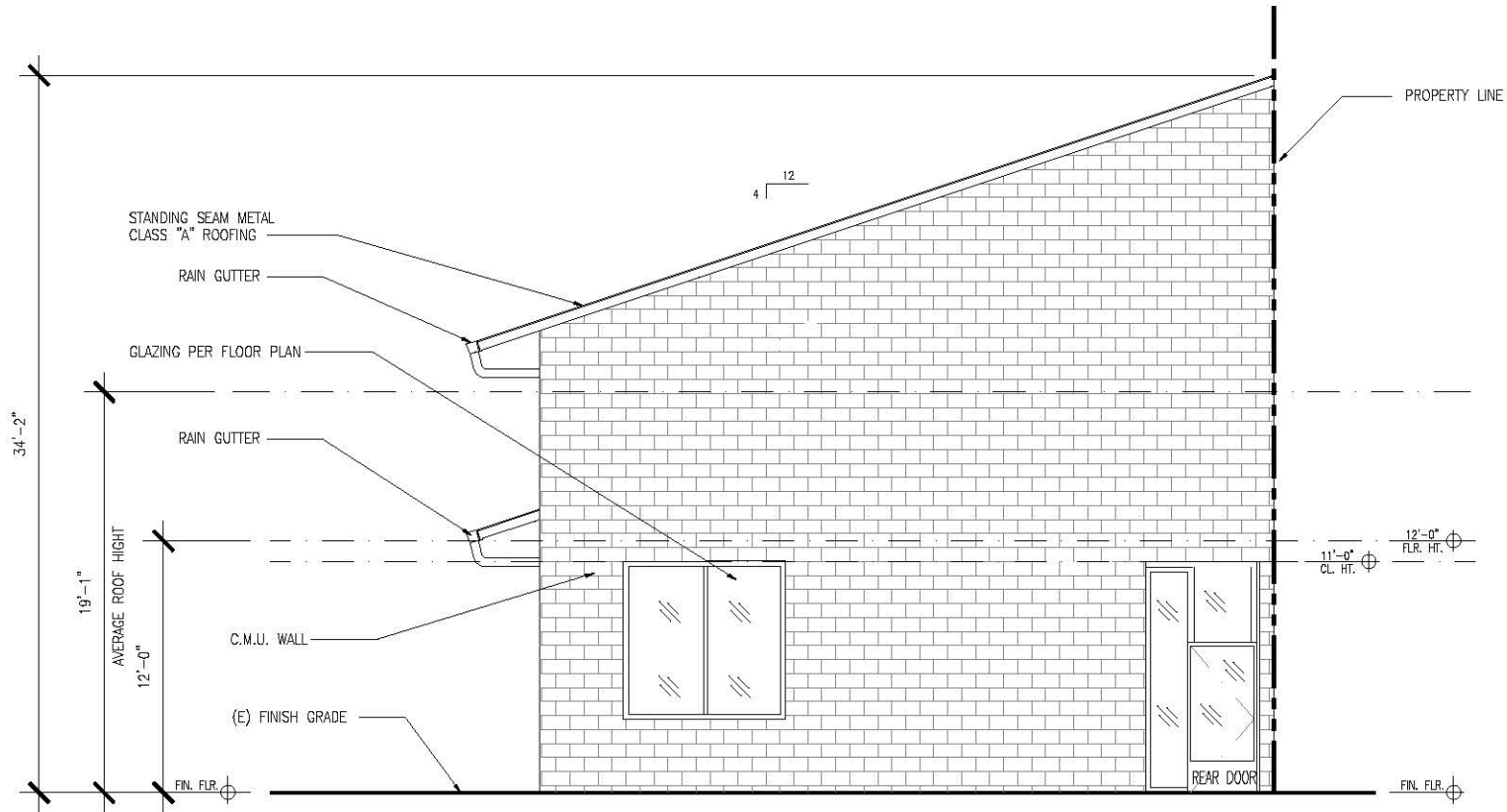
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project title :  
**FEDERAL BVLDT.  
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**Exterior  
Elevations**

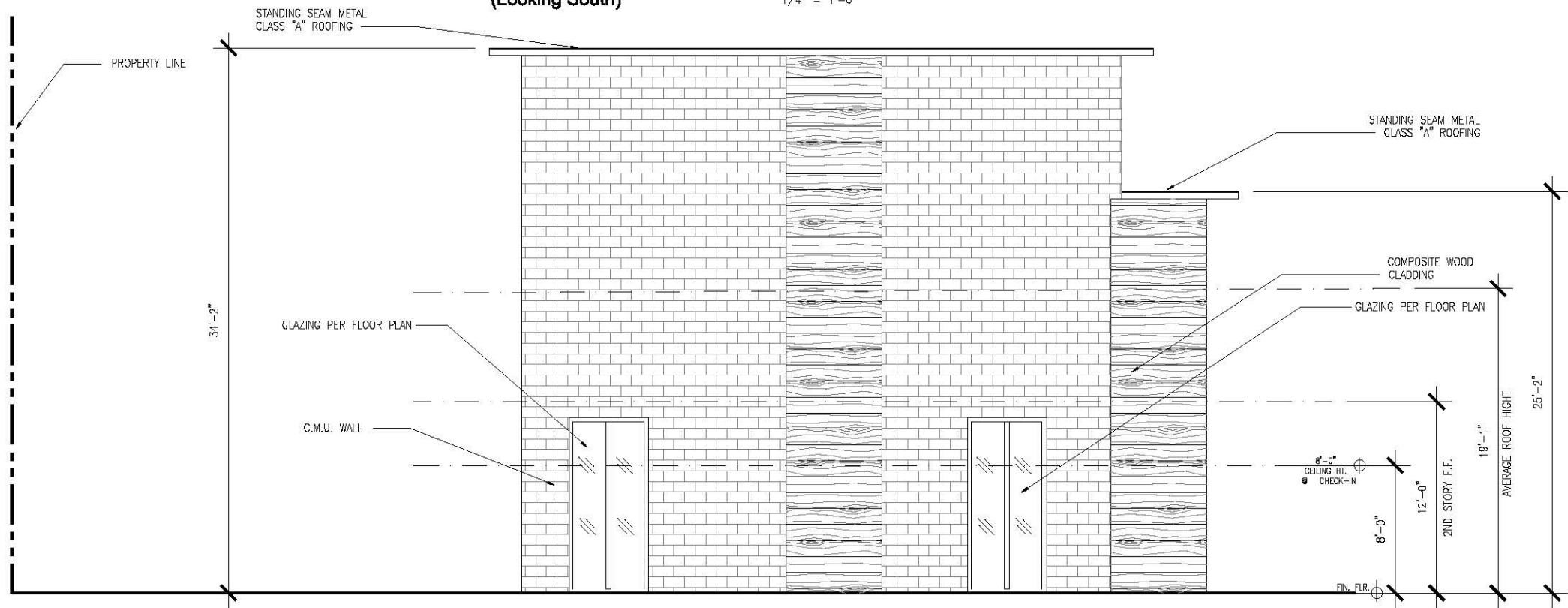
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**A5.00**



Rear North Elevation  
(Looking South)

TOP FLOOR  
1/4" = 1'-0"



West Elevation  
(Looking East)

1/4" = 1'-0"

## ELEVATION NOTES

- Exterior Elevation Proposed
- A. Elevation lines shown are from top of slab (TOSL) or Top of Structural Sheathing/ Diaphragm (TOSS).
- B. See sheet A6.00 for Building Sections
- C. See specifications for additional requirements and/or materials.
- D. Window and door height: see Exterior elevations
- E. Proposition D'Notes:
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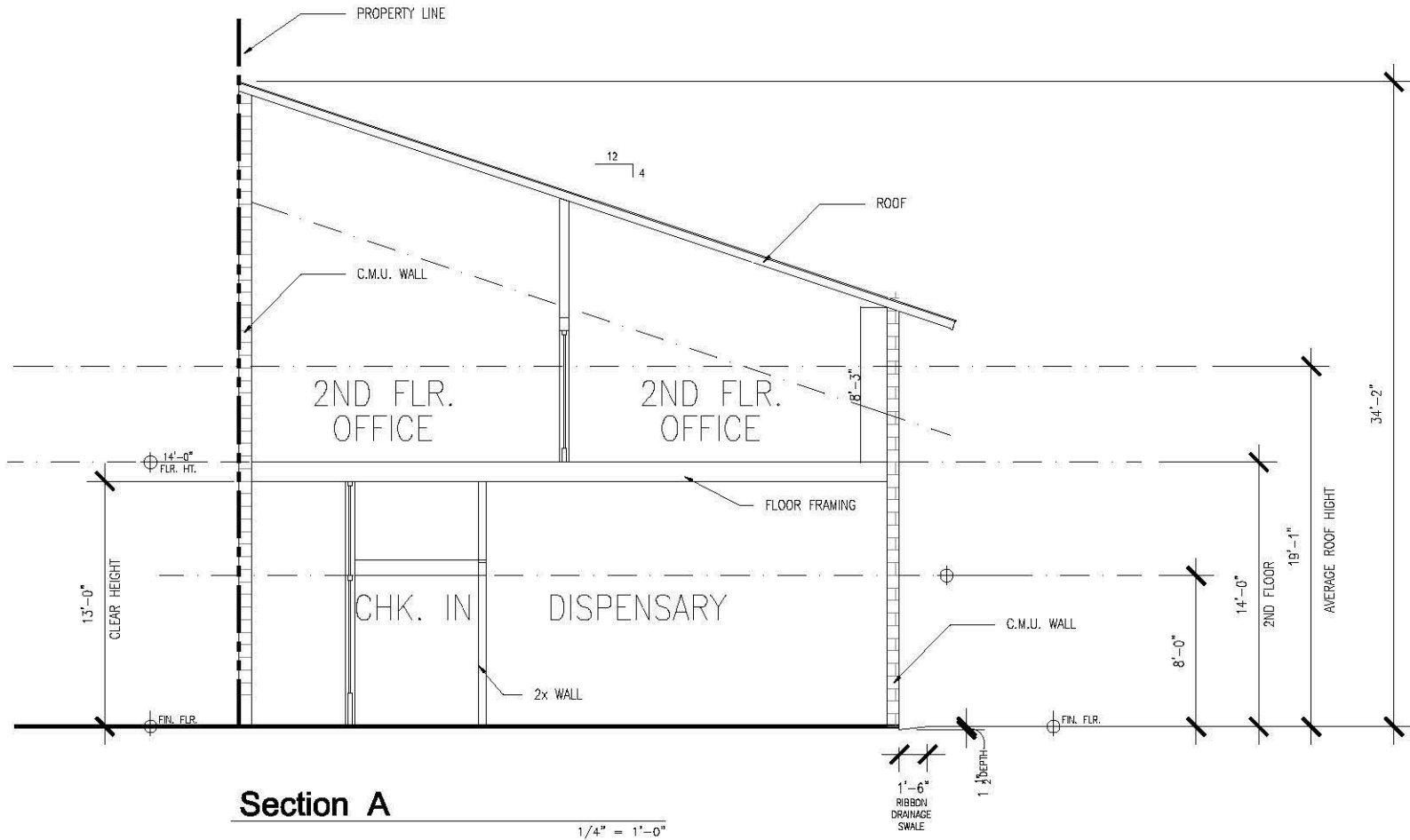
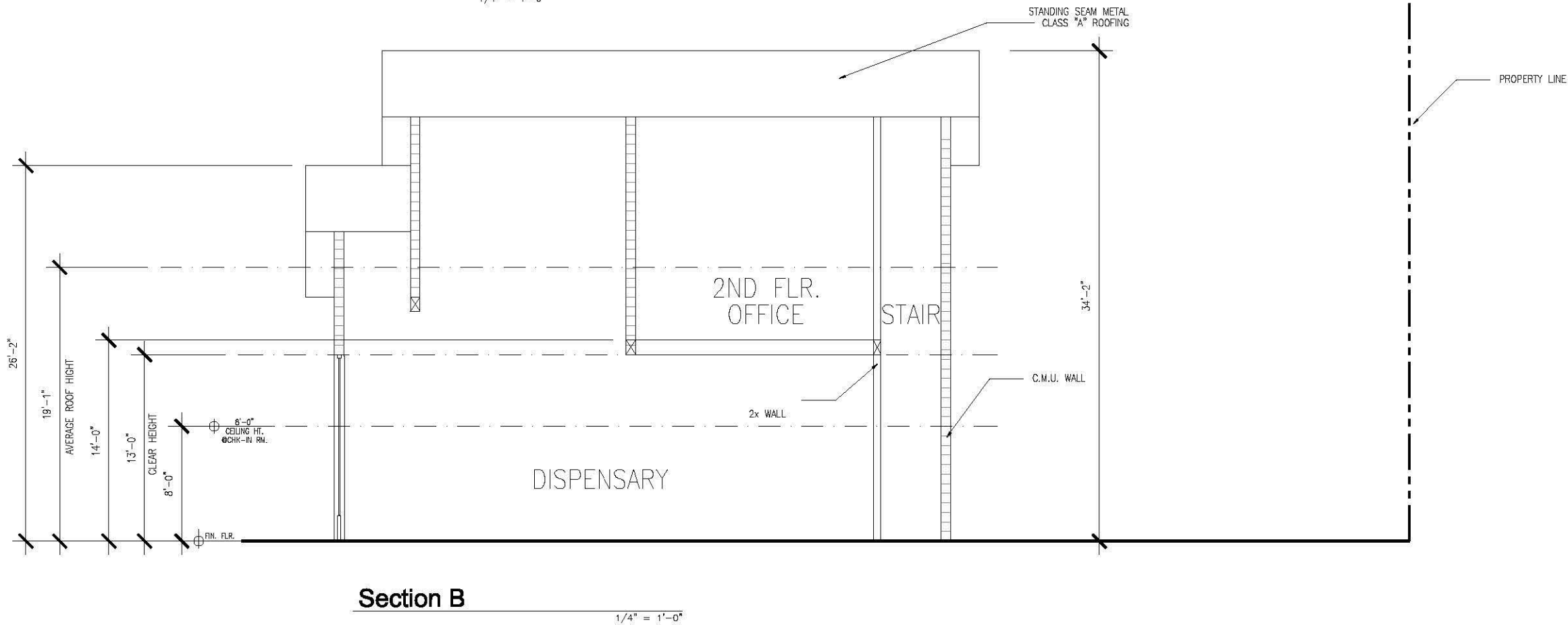
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**Exterior  
Elevations**

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SECTION NOTES

- Building Section Proposed  
Section Notes  
A. This building section drawing is schematic in nature and not for construction.  
B. All elevations are based on the Topographic Survey found within this set of drawings.  
C. Refer to Site Plan drawing for additional information.  
(1) D. All structural components such as foundations, wall, etc. are for reference only.

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FEDERAL BVLVD.  
MARIJUANA OUTLET  
FEDERAL BLVD.  
SAN DIEGO CA. 92114

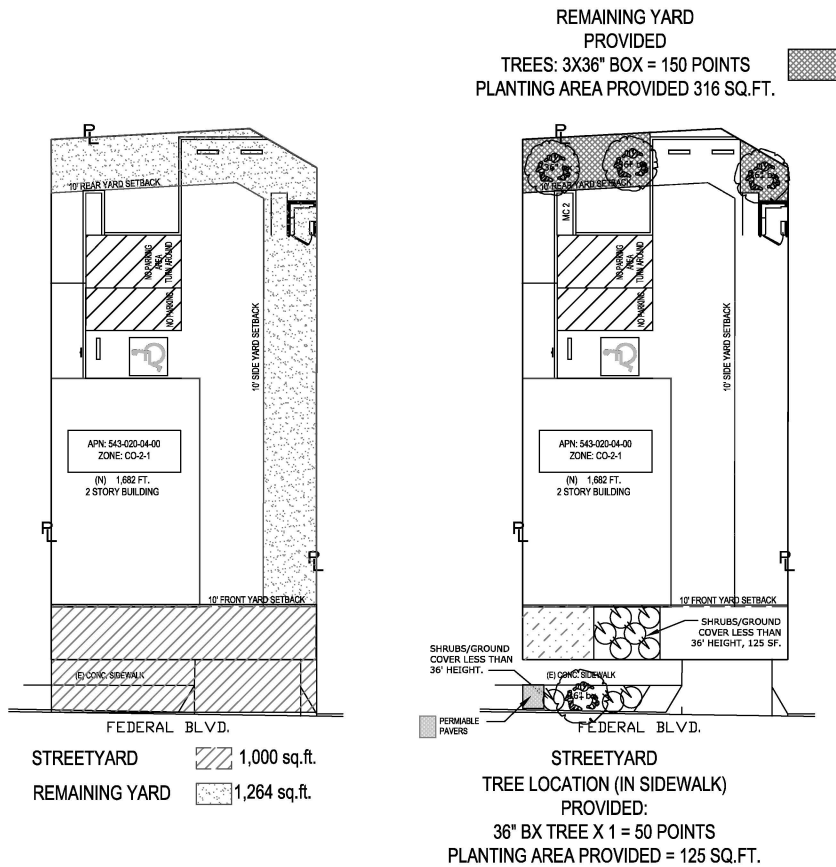
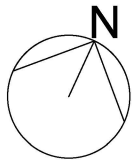
pacific design concepts, llc  
6725-5 s. eastern avenue  
las vegas, nevada 89118  
(702) 454-5842 fax (702) 454-7842

sheet title :  
Building  
Sections

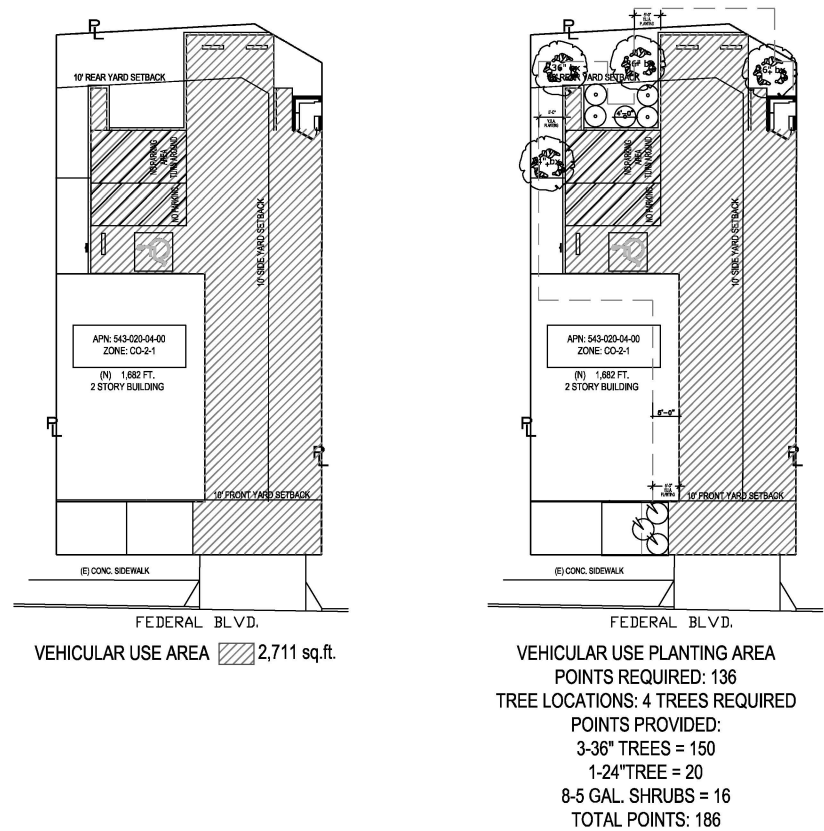
issue dates :  
drawn by :  
checked by :  
project no. :  
revisions :  
sheet no.

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A6.00



STREETYARD / REMAINING YARD



VEHICULAR USE AREA

DESIGN STATEMENT:

THE PROPOSED LANDSCAPE DESIGN CHARACTERIZES PLANT MATERIAL BENEFITTING FROM COASTAL SAN DIEGO MEDITERRANEAN CLIMATE ZONE, THAT DEMONSTRATES RELATIVELY STABLE TEMPERATURES AND INFREQUENT FROST IMPACTS. THE CHARACTER OF THE PROPOSED PLANTS ARE DROUGHT TOLERANT, BROADLEAF EVERGREEN DISPLAYING COLORFUL BURSTS OF FLOWERS AT VARYING TIMES OF YEAR. ALL PLANTS HAVE LOW IRRIGATION REQUIREMENTS ONCE ESTABLISHED AND JACARANDA TREE HAS MODERATE IRRIGATION REQUIREMENTS ONCE ESTABLISHED (SEE WUCOLS LIST).

GENERAL NOTES

1. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED PER THE CITY OF SAN DIEGO LDC 142.0403 (c) FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED; IN-LINE DRIP EMITTER TYPE IRRIGATION (TREES SHRUBS) IS PROPOSED FOR ALL AREAS REQUIRING IRRIGATION.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN 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.
3. 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.
4. A MINIMUM ROOT ZONE OF 40 SQUARE FEET IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER THE SDMC 142.0403 (b) (5).
5. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE TRAVEL WAY PER THE SDMC 142.0403 (b) (10).
6. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

AREAS PLAN  
LANDSCAPE CALCULATIONS

City of San Diego  
Development Services  
1222 First Ave., MS-301  
San Diego, CA 92101-4154  
(619) 445-5000

**Landscape Calculations Worksheet**  
Industrial Development in RM and C Zones  
Commercial Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

**STREET YARD**

Industrial and Commercial Development (except Auto Service Stations; see below):

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Planting Area Required [142.0404]	+40 SF hardscape	0
Total Area 1,000 sq. ft. x 25% = 250 sq. ft.	210 sq. ft.	0 sq. ft.

Planting Points Required [142.0404]	Plant Points Provided - To be achieved with trees only	Excess Points Provided
Total Area 1,000 sq. ft. x 0.05 = 50 points	68 points	18 points

**Auto Service Stations Only**

Planting Area Required [142.0405(c)(2)]	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 15% = sq. ft.	sq. ft.	sq. ft.

Plant Points Required [142.0405(c)(2)]	Plant Points Provided	Excess Points Provided
Total Area sq. ft. x 0.03 = points	points	points

Note: All required Street Yard planting areas located outside the Vehicular Use Area (VUA) except for auto service stations may consist of hardscape or unattached unit pavers, excluding the minimum area required for trees. [142.0405(c)(1)]

**REMAINING YARD**

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 1,264 sq. ft. x 30% = 379 sq. ft.	316 sq. ft.	-63 sq. ft.

Plant Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 1,264 sq. ft. x 0.05 = 63.2 points	150 points	86 points

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DS-4 (03-06)

POINTS ACHIEVED BY UTILIZING §142.0405(a)(3)

City of San Diego  
Development Services  
1222 First Ave., MS-301  
San Diego, CA 92101-4154  
(619) 445-5000

**Landscape Calculations Worksheet**  
Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

**VEHICULAR USE AREA (<6,000 sf) [142.0406 - 142.0407]**

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA: 2,711 sq. ft. x 0.05 = 136 points	186 points	50 points

Points achieved through trees (at least half): 170 points

**VEHICULAR USE AREA (≥6,000 sf) [142.0406 - 142.0407]**

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard: sq. ft. x 0.05 = sq. ft.	sq. ft.	sq. ft.
VUA outside Street Yard: sq. ft. x 0.03 = sq. ft.	sq. ft.	sq. ft.

Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)
VUA inside Street Yard: sq. ft. x 0.05 = points	points	points
VUA outside Street Yard: sq. ft. x 0.03 = points	points	points

**TEMPORARY VEHICULAR USE AREA [142.0408]**

Required Planting Area	Planting Area Provided
Length of Public Right-of-Way adjacent to VUA: ft. x 3 ft. = sq. ft.	sq. ft.

• Provide planting area between Public Right-of-Way and VUA.  
• Plant with evergreen shrubs.  
• Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.

**ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS**

If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.

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Upon request, this information is available in alternative formats for persons with disabilities.  
DS-5 (03-06)

Project:

**COMMERCIAL DEVELOPMENT**  
6230 Federal Blvd.,  
San Diego, CA 92114

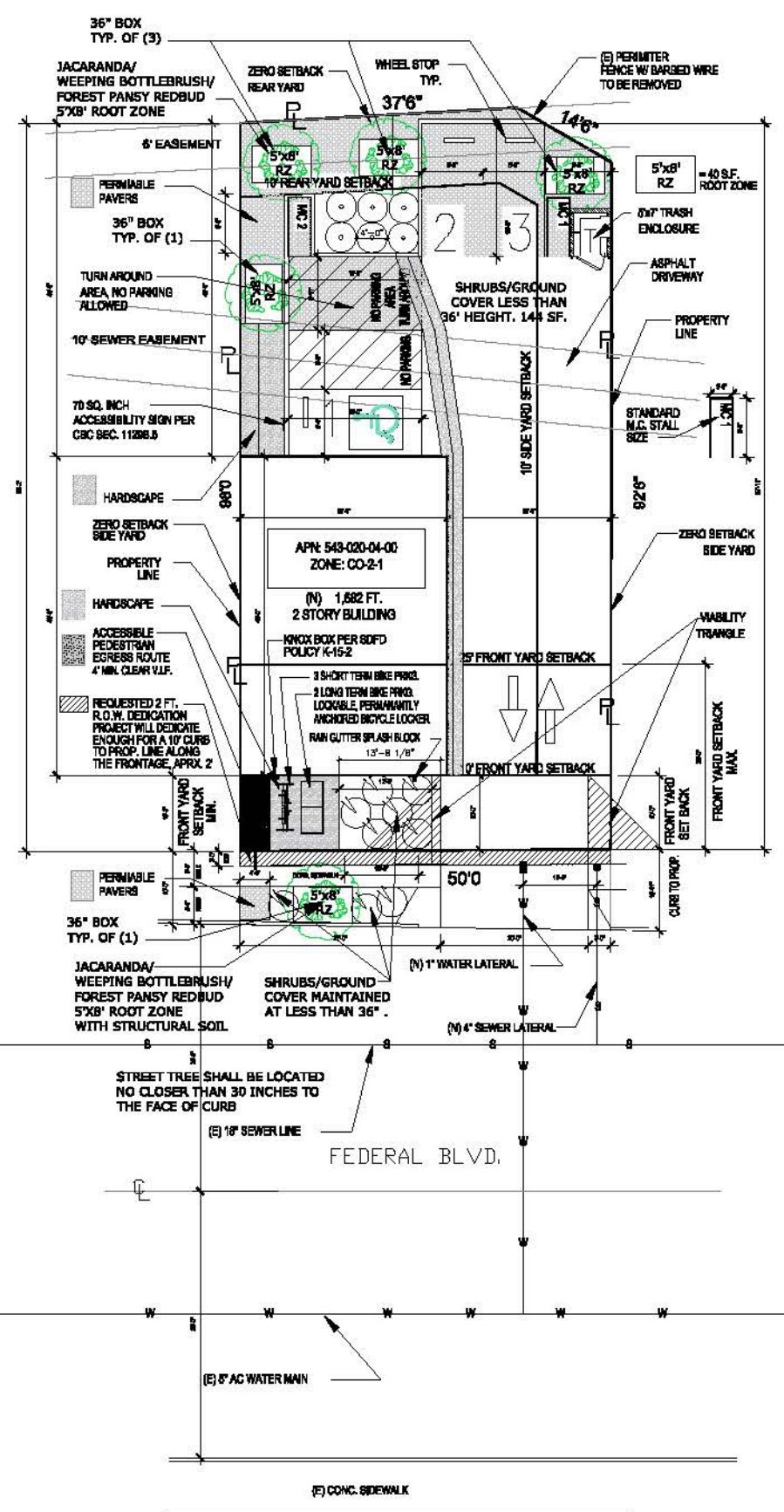
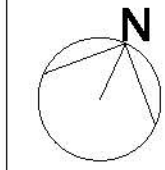
L1

Scale: 1/16" = 1'-0"  
Date: 03/06/18

REV 3: 07/10/18



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JACARANDA /  
JACARANDA MIMOSIFOLIA



WEeping BOTTLEBRUSH /  
CALLISTEMON VIMINALIS



FOREST PANSY REDBUD /  
CERCIS CANADENSIS

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."

NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITY OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITY.

Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.

Maintenance: All required landscape areas shall be maintained by property owner. Landscape and irrigation areas in the public right-of-way shall be maintained by 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.

- 1. MINIMUM TREE SEPARATION DISTANCE
- 2. Traffic signals / stop signs - 20 feet
- 3. Underground utility lines - 5 feet (10' for sewer)
- 4. Above ground utility structures - 10 feet
- 5. Driveway (entries) - 10 feet
- 6. Intersections (intersecting curb lines of two streets) - 25 feet
- 7. Use landscape irrigation sub-meter.

SYMBOL	COMMON NAME	BOTANICAL NAME	USE / PLANT FUNCTION	MATURE HEIGHT	MATURE SPREAD	WUCOLS WATER REQ.	QTY	SIZE	POINTS PER PLANT	TOTAL POTENTIAL POINTS
OPTION 1										
🌳	JACARANDA	JACARANDA MIMOSIFOLIA	ORNL / CANOPY	3'-30'	15'-40'	M	4	36" BK	50	200
🌳	JACARANDA	JACARANDA MIMOSIFOLIA	ORNL / CANOPY	5'-50'	15'-40'	M	1	24" BK	20	20
TOTAL POINTS (PROVIDED BY TREES)										220
OPTION 2										
🌳	WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS	WEeping / CANOPY	20'	20'	L	4	36" BK	50	200
🌳	WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS	WEeping / CANOPY	20'	20'	L	1	24" BK	20	20
TOTAL POINTS (PROVIDED BY TREES)										220
OPTION 3										
🌳	FOREST PANSY REDBUD	CERCIS CANADENSIS	ROUND / ACCENT	20'	25'	M	4	36" BK	50	200
🌳	FOREST PANSY REDBUD	CERCIS CANADENSIS	ROUND / ACCENT	20'	25'	M	1	24" BK	20	20
TOTAL POINTS (PROVIDED BY TREES)										220

SYMBOL	COMMON NAME	BOTANICAL NAME	USE / PLANT FUNCTION	MATURE HEIGHT	MATURE SPREAD	WUCOLS WATER REQ.	QTY	SIZE	POINTS PER PLANT	TOTAL POTENTIAL POINTS
SHRUBS/GROUND COVER										
🌿	CLEVELAND SAGE (MAINTAINED @ 3')	SALVIA CLEVELANDII	EVERGREEN / LOW SHRUB	3'	4'	L	9	5 GAL.	2	18
🌿	CANYON LIVE-FOREVER (MAINTAINED @ 3')	DUDLEYA CYMOsa	EVERGREEN / LOW SHRUB / GROUND COVER	1'	1'	L	9	5 GAL.	2	18
🌿	BLUE-EYED GRASS (OPTION 1)	SISYRINCHIUM BELLUM	ORNAMENTAL / GRASS	1'	1'	L	9	5 GAL.	2	18
TOTAL POSSIBLE POINTS (PROVIDED BY SHRUBS)										18
🌿	CLEVELAND SAGE (OPTION 1)	SALVIA CLEVELANDII	EVERGREEN / LOW SHRUB	3'	4'	L	5	5 GAL.	2	10
🌿	ROSEMARY (OPTION 2)	ROSMARINUS OFFICINALIS	EVERGREEN / LOW SHRUB	4'	4'	L	5	5 GAL.	2	10
TOTAL POSSIBLE POINTS (PROVIDED BY SHRUBS)										10



BLUE-EYED GRASS/  
SISYRINCHIUM BELLUM



CANYON LIVE-FOREVER/  
DUDLEYA CYMOsa



ROSEMARY/  
ROSMARINUS OFFICINALIS



CLEVELAND SAGE/  
SALVIA CLEVELANDII

WATER BUDGET REQUIREMENTS:  
40 SQ.FT. / TREE  
TOTAL TREES = 5  
TREE LANDSCAPE AREA = 200 sq.ft.  
PARKWAY LANDSCAPE AREA MINUS TREE= 49 sq.ft.  
STREET YARD LANDSCAPE AREA = 125 sq.ft.  
V.U.A. LANDSCAPE AREA MINUS TREES= 119 sq.ft.  
WATER BUDGET REQUIRED FOR LANDSCAPE AREA LARGER THAN 500 sq.ft.

PLANTING PLAN

Project  
**COMMERCIAL DEVELOPMENT**  
6230 Federal Blvd.,  
San Diego, CA 92114

**L2**

Scale: 1" = 10'  
Date: 03/08/18

REV4: 11/27/2018

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CAD FILE: K:\Personal\Projection Engineering, Inc\Projects\180307 - 0 Federal Boulevard\Engineering\Plans\3 - Production DWG\Preliminary Eng\Layout1  
ATTACHED IMAGES: Images: Vic Map - NOS 18355.jpg  
ATTACHED XREFS: XRef: 0 Federal Boulevard - Cul Street - G; XRef: 0 Federal Boulevard - Aerial; XRef: 0 Federal Boulevard - Mapping - Survey; XRef: 0 Federal Boulevard - Topo - Survey; XRef: 0 Federal Boulevard - Site - Survey  
PAPER SIZE: Arch D (24" x 36")  
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GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
2. UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.
3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
7. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.
8. CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPPING DAMAGED DURING CONSTRUCTION.
9. PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD ENGINEERING DIVISION (858) 627-3200.
10. CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.
11. CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.
12. CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.
13. AN AS-GRADED GEOTECHNICAL REPORT AND SET OF THE REDLINE "AS-BUILT" GRADING PLANS SHALL BE SUBMITTED TO AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE CONSTRUCTION MANAGEMENT & FIELD SERVICES DIVISION AT 9573 CHESAPEAKE DRIVE, SAN DIEGO, CA 92123.
14. "AS-BUILT" DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
15. MANHOLES AND PULL BOX COVER SHALL BE LABELED WITH NAME OF COMPANY.
16. CONTRACTOR SHALL PROVIDE RED-LINES DRAWINGS IN ACCORDANCE WITH 2-5.4, "RED-LINES AND RECORD DOCUMENTS."
17. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.
18. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SOGAGE, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.
19. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME, COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
20. PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.
21. UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.
22. MONUMENT PRESERVATION CERTIFICATION  
THE PERMITTEE SHALL BE RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS DESTROYED BY CONSTRUCTION. IF A VERTICAL CONTROL MONUMENT IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. PRIOR TO PERMIT ISSUANCE THE PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING WILL BE RESPONSIBLE FOR MONUMENT PRESERVATION AND SHALL PROVIDE A CORNER RECORD OR RECORD OF SURVEY TO THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA, IF APPLICABLE.
- ☐ NO SURVEY MONUMENTS EXIST NEAR THE AREA OF CONSTRUCTION  
☐ SURVEY MONUMENTS EXISTING IN OR NEAR CONSTRUCTION WILL BE PROTECTED IN PLACE  
☐ PRECONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS TO BE DESTROYED DURING CONSTRUCTION  
CORNER RECORD # \_\_\_\_\_ OR RECORD OF SURVEY # \_\_\_\_\_  
☐ POST CONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS DESTROYED DURING CONSTRUCTION  
AND REPLACED AFTER CONSTRUCTION.  
CORNER RECORD # \_\_\_\_\_ OR RECORD OF SURVEY # \_\_\_\_\_

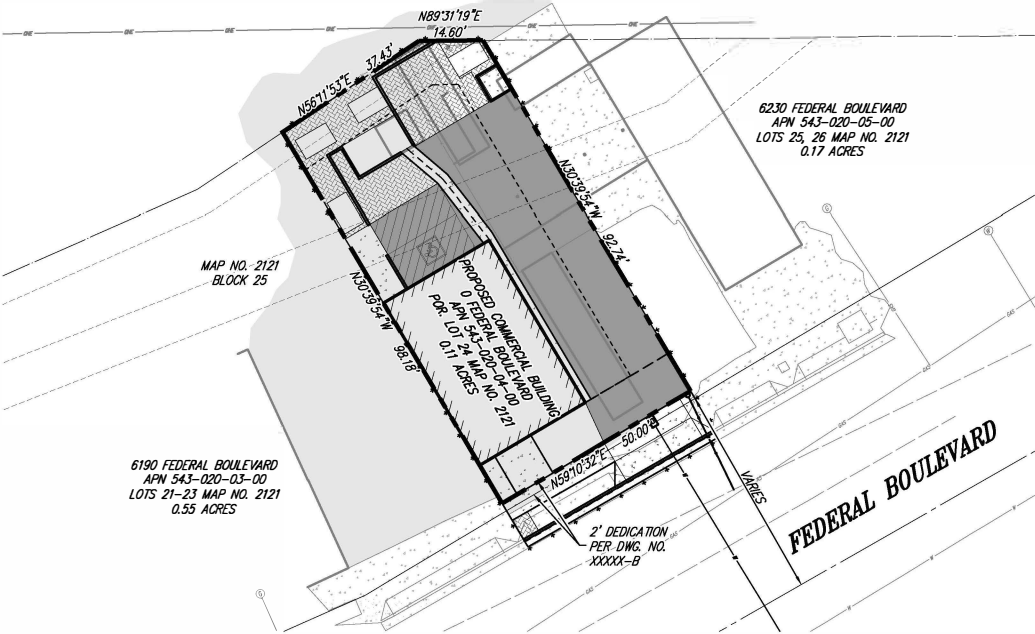
GRADING NOTES

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OF THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET C.3 FOR MIX AND SPECIFICATIONS.

GROUND WATER DISCHARGE NOTES

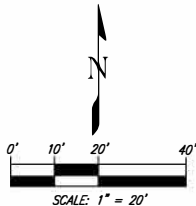
1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES CAG919003.
2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES NO. CAG919003.

PRELIMINARY GRADING PLAN FOR:  
0 FEDERAL BOULEVARD, SAN DIEGO, CA



KEY MAP

SCALE: 1" = 20'



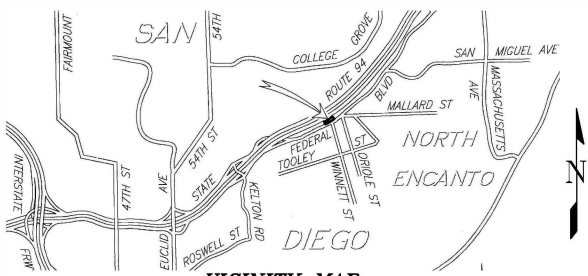
DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

PROJECTION ENGINEERING, INC.  
1230 CEDAR STREET  
RAMONA, CA 92065  
PH: 760-443-6504  
EMAIL: paul.fisher@projectionengineering.com

PAUL FISHER  
DATE EXP: 12-31-19  
R.C.E. NO. 71549

7/24/2018  
DATE:



VICINITY MAP

SCALE: NOT TO SCALE

OWNER/APPLICANT

AARON MAGAGNA  
3629 MIDWAY DRIVE, SUITE B #133  
SAN DIEGO, CA 92110  
619-405-0298

REFERENCE DRAWINGS

REFERENCE DRAWING DESCRIPTION	DWG NO.
SEWER AS-BUILTS:	24914-15-D
WATER AS-BUILTS:	14482-3-D
SURFACE IMPROVEMENT AS-BUILTS:	27999-10-D

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE CALIFORNIA COORDINATE SYSTEM 1983, ZONE VI AND ARE BASED ON THE OBSERVED LINE FROM POINT #1180 TO POINT #1181, SAID BEARING = S47°26'27"W

SITE ADDRESS

0 FEDERAL BOULEVARD, SAN DIEGO, CA 92114

TOPOGRAPHY SOURCE

THE SUBJECT PROJECT FIELD TOPOGRAPHY WAS OBTAINED BY NICHOLAS ROSSI, DATED: MARCH 11, 2018

BENCHMARK

ELEVATIONS ARE REFERENCED TO NGVD29, UTILIZING GEOD12A AND DETERMINED LOCALLY BY CITY OF SAN DIEGO BENCHMARK. BENCHMARK IS A NORTHEAST BRASS PLUG AT THE INTERSECTION OF CHARLENE AND MALLARD.  
ELEVATION = 382.543

ASSESSORS PARCEL NO.

APN 543-020-04-00, SAN DIEGO COUNTY, CA

LEGAL DESCRIPTION

A PORTION OF LOT 24, BLOCK 25 PER MAP NO. 2121

SHEET INDEX

SHT. NO.	SHEET TITLE
C.1	TITLE SHEET
C.2	PRELIMINARY GRADING PLAN
C.3	CONSTRUCTION BMP PLAN
C.4	WATER/SEWER NOTES AND STORM WATER FORMS

PRIVATE WATER AND WASTEWATER

THE PRIVATE WATER/SEWER SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND IS SHOWN ON THESE PLANS AS "INFORMATION ONLY". A SEPARATE PLUMBING PERMIT IS REQUIRED FOR CONSTRUCTION AND INSPECTION OF THE SYSTEM.

GRADING QUANTITIES

GRADED AREA:	0.11 AC.	MAX CUT DEPTH:	1.0'
CUT QUANTITIES:	50 CY	MAX CUT SLOPE RATIO:	2:1
FILL QUANTITIES:	50 CY	MAX FILL DEPTH:	1.0'
IMPORT:	0 CY	MAX FILL SLOPE RATIO:	2:1

THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

STORMWATER PROTECTION NOTES

1. THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO R9-2013-001; AND RISK LEVEL/TYPE: CHECK ONE BELOW
- ☒ WPCP
- ☐ CGP RISK LEVEL 1 CGP LUP TYPE 1  
☐ CGP RISK LEVEL 2 CGP LUP TYPE 2  
☐ CGP RISK LEVEL 3 CGP LUP TYPE 3
2. CHECK ONE
- ☐ THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED AREA LIMIT, THEREFORE A WEATHER TRIGGERED ACTION PLAN (WTAP) IS REQUIRED.
- ☐ THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED FIVE (5) ACRES PER PHASE.
- ☒ NOT APPLICABLE
3. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCP OR SWPPP AS APPLICABLE.

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PMPI070116-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2015 EDITION
PMPI070116-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2015 EDITION
PMPI09816-04	CITY/IDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2016 EDITION
PMPI09816-07	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2014 EDITION
PMPI09816-05	CALIFORNIA DEPARTMENT TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2015 EDITION
STANDARD DRAWINGS:	
DOCUMENT NO.	DESCRIPTION
PMPI070116-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2016 EDITION
PMPI092816-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2015 EDITION

GRADING LEGEND

SEE SHEET No. 2 FOR GRADING LEGEND

PERMIT INFORMATION

ENGINEERING PERMIT NO.: N/A  
DISCRETIONARY PERMIT NO.: N/A  
MDD NO.: N/A  
RETAINING WALL PROJECT NO.: N/A  
CONSTRUCTION SITE STORM WATER PRIORITY: STANDARD PROJECT

TOTAL DISTURBED AREA

TOTAL SITE DISTURBED AREA	= 5,520 SF
EXISTING IMPERVIOUS AREA	= 4,520 SF
PROPOSED IMPERVIOUS AREA	= 4,354 SF
EXISTING PERVIOUS AREA	= 1,000 SF
PROPOSED PERVIOUS AREA	= 1,166 SF

LANDSCAPING NOTES

1. ALL LANDSCAPING AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS
2. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY OF SAN DIEGO. THE LANDSCAPING AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DECEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED WITHIN 30 DAYS.

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

The City of  
**SAN DIEGO**

DEVELOPMENT SERVICES DEPARTMENT

PRIVATE CONTRACT  
TITLE SHEET

**0 FEDERAL BOULEVARD**  
**SAN DIEGO, CA 92114**  
BRIEF LEGAL DESCRIPTION: A PORTION OF LOT 24, BLOCK 25 OF MAP NO. 2121

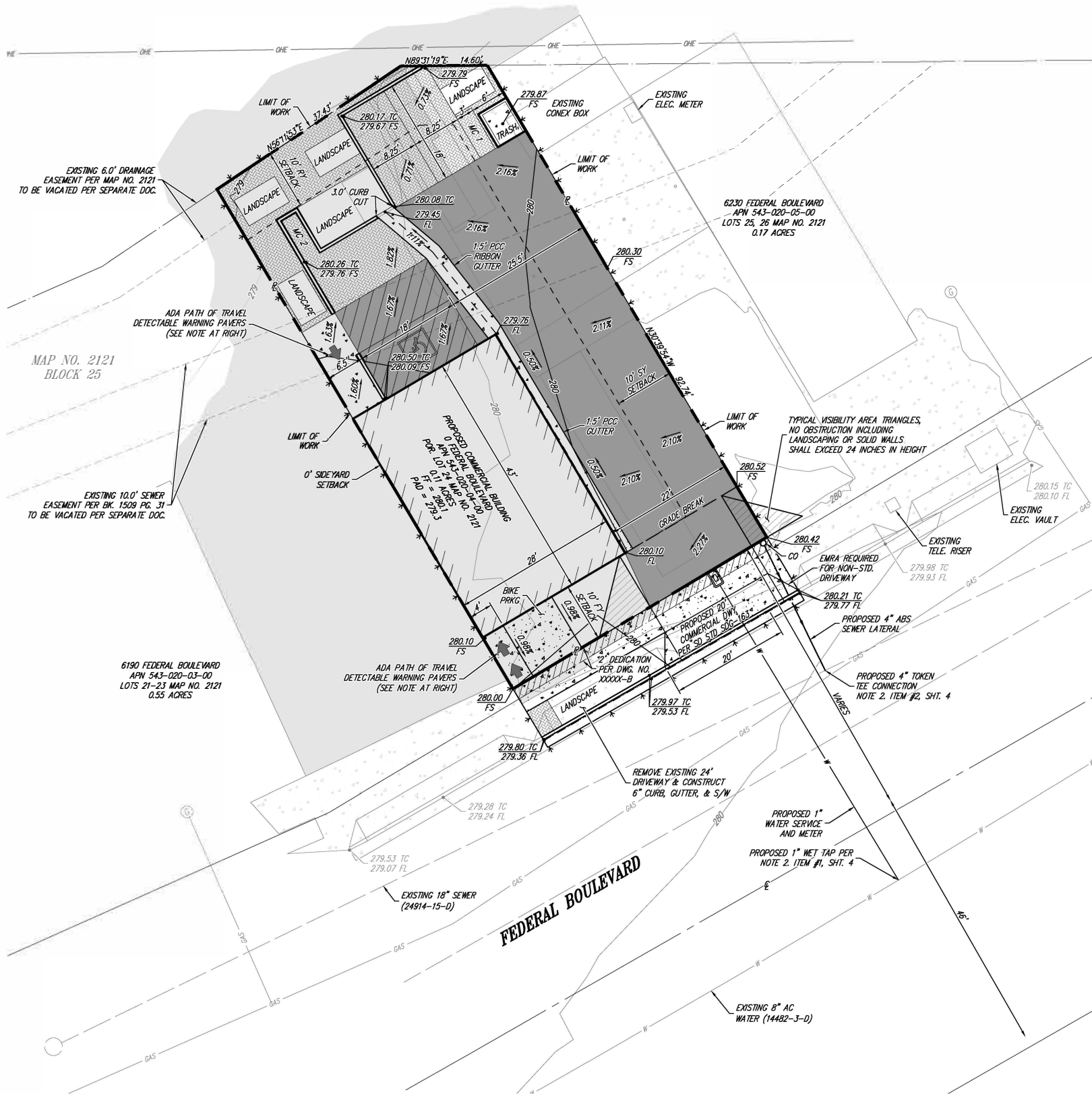
C.1

CITY OF SAN DIEGO, CALIFORNIA  
Development Services Department  
SHEET 1 OF 4 SHEETS

I.O. NO. 24007747  
PROJECT NO. 598124

PAPER SIZE: Arch D (24" x 36")  
PLOTTED: 7/24/2018 2:00 PM

CAD FILE: K:\Personal\Projection Engineering, Inc.\Projects\180307 - 0 Federal Boulevard\Engineering\Plans\13 - Production DWG\Preliminary Engh LAYOUT: Layout1  
ATTACHED IMAGES: Xref: 0 Federal Boulevard - Site - Survey; Xref: 0 Federal Boulevard - Mapping - Survey; Xref: 0 Federal Boulevard - Topo - Survey  
ATTACHED XREFS: Xref: 0 Federal Boulevard - Cut Street - G; Xref: 0 Federal Boulevard - Mapping - Survey; Xref: 0 Federal Boulevard - Topo - Survey

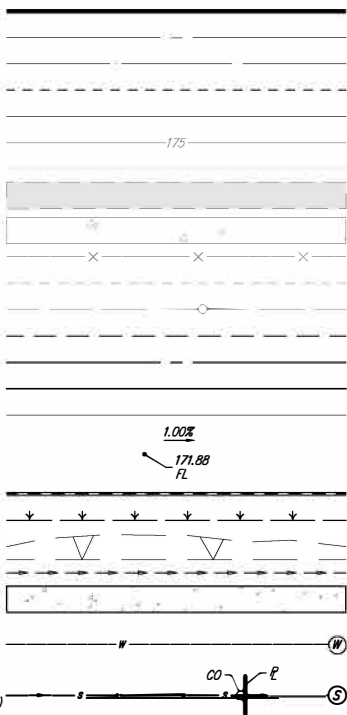


GRADING LEGEND

DESCRIPTION

- EXISTING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- EXISTING LOT LINE
- EXISTING BUILDING SETBACK
- EXISTING RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING AC PAVING
- EXISTING PCC PAVING
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING SEWER MAIN
- PROPOSED 2' EASEMENT DEDICATION
- PROPOSED INEZ CENTERLINE
- TYPICAL 5' (MAJOR) CONTOUR
- TYPICAL 1' (MINOR) CONTOUR
- TYPICAL SLOPE GRADIENT
- TYPICAL SPOT ELEVATION
- TYPICAL 4" PVC DRAIN LINE
- LIMITS OF GRADING
- CONSTRUCT SLOPE (2:1 MAX)
- TYPICAL 1.0% MIN EARTHEN SWALE
- CONSTRUCT 6" PCC PAVING
- 1" COPPER WATER SERVICE  
PER SDW-102, SDW-107, SDW-134  
SDW-136, SDW-150, & WS-03
- 4" SEWER LATERAL W/ CLEAN OUT  
PER SDS-102/103, SDS-105, SDS-100(C)

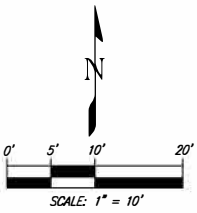
SYMBOL



ADA PATH OF TRAVEL NOTE

THE ADA PATH OF TRAVEL (P.O.T.) SHOWN ON THESE PLANS IS A BARRIER FREE ACCESS. MAXIMUM 5% GRADE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/4" AT 50% SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. MAXIMUM CROSS-SLOPE 2.0% TYPICAL.

PAUL FISHER  
PROJECTION ENGINEERING, INC.  
1230 CEDAR STREET  
RAMONA, CA 92065  
PH: 760-443-6504  
EMAIL: paul.fisher@projectionengineering.com  
DATE EXP: 12-31-19  
R.C.E. NO. 71549  
DATE: 7/24/2018



PRIVATE CONTRACT  
PRELIMINARY GRADING PLAN  
**0 FEDERAL BOULEVARD**  
**SAN DIEGO, CA 92114**  
BRIEF LEGAL DESCRIPTION: A PORTION OF LOT 24, BLOCK 25  
OF MAP NO. 2121  
**CITY OF SAN DIEGO, CALIFORNIA**  
Development Services Department  
SHEET 2 OF 4 SHEETS  
I.O. NO. 24007747  
PROJECT NO. 598124  
C.2

PROJECT NO. 59812



P4

P3

P2

P1



P8

P7

P6

P5



P12

P11

P10

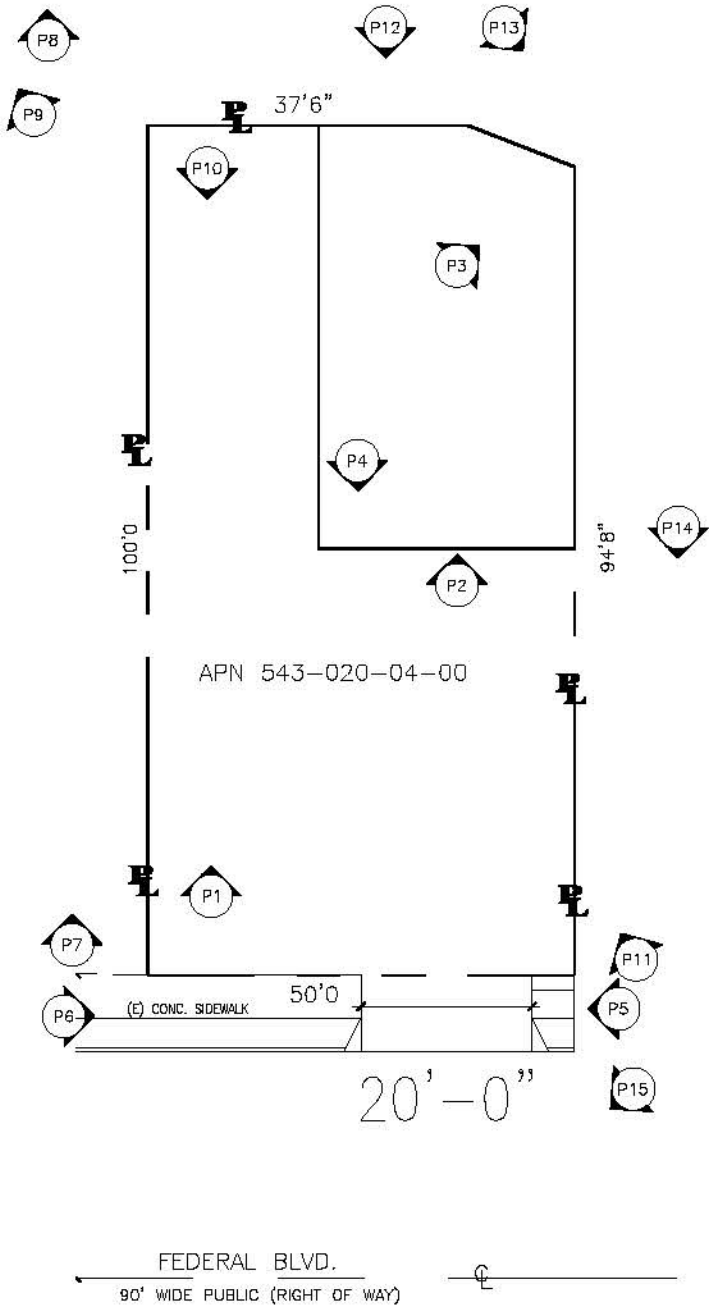
P9



P15

P14

P13



**Existing Site Plan**

N.T.S.



**pacific design concepts, llc**  
6725-5 s. eastern avenue  
las vegas, nevada 89118  
(702) 454-5842 fax (702) 454-7842

project title :  
**FEDERAL BLVD.**  
**M.R.D.**  
FEDERAL BLVD.  
SAN DIEGO CA. 92114

consultant :

**Photo Survey**

issue dates :

drawn by :

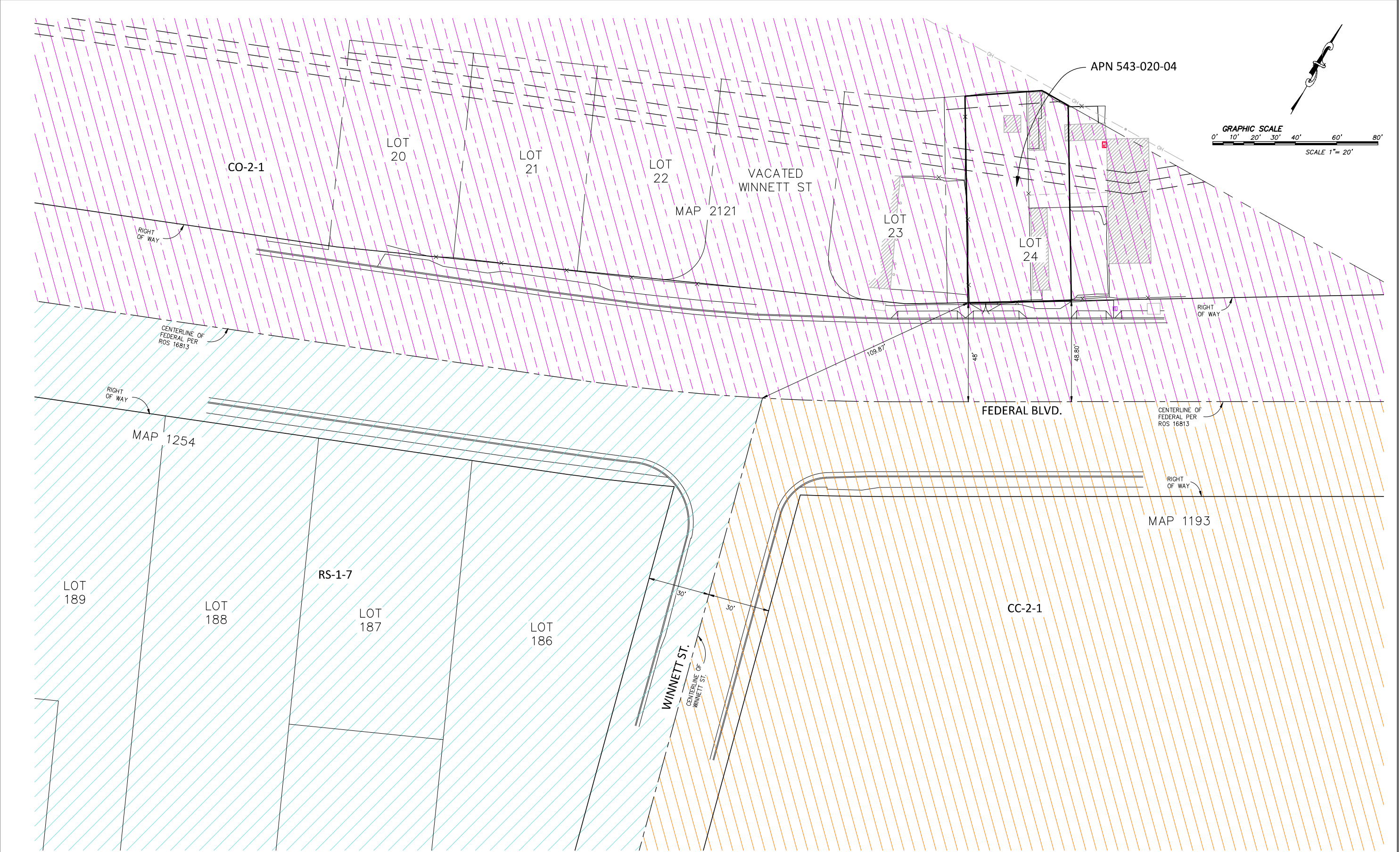
checked by :

project no. :

revisions :

sheet no.

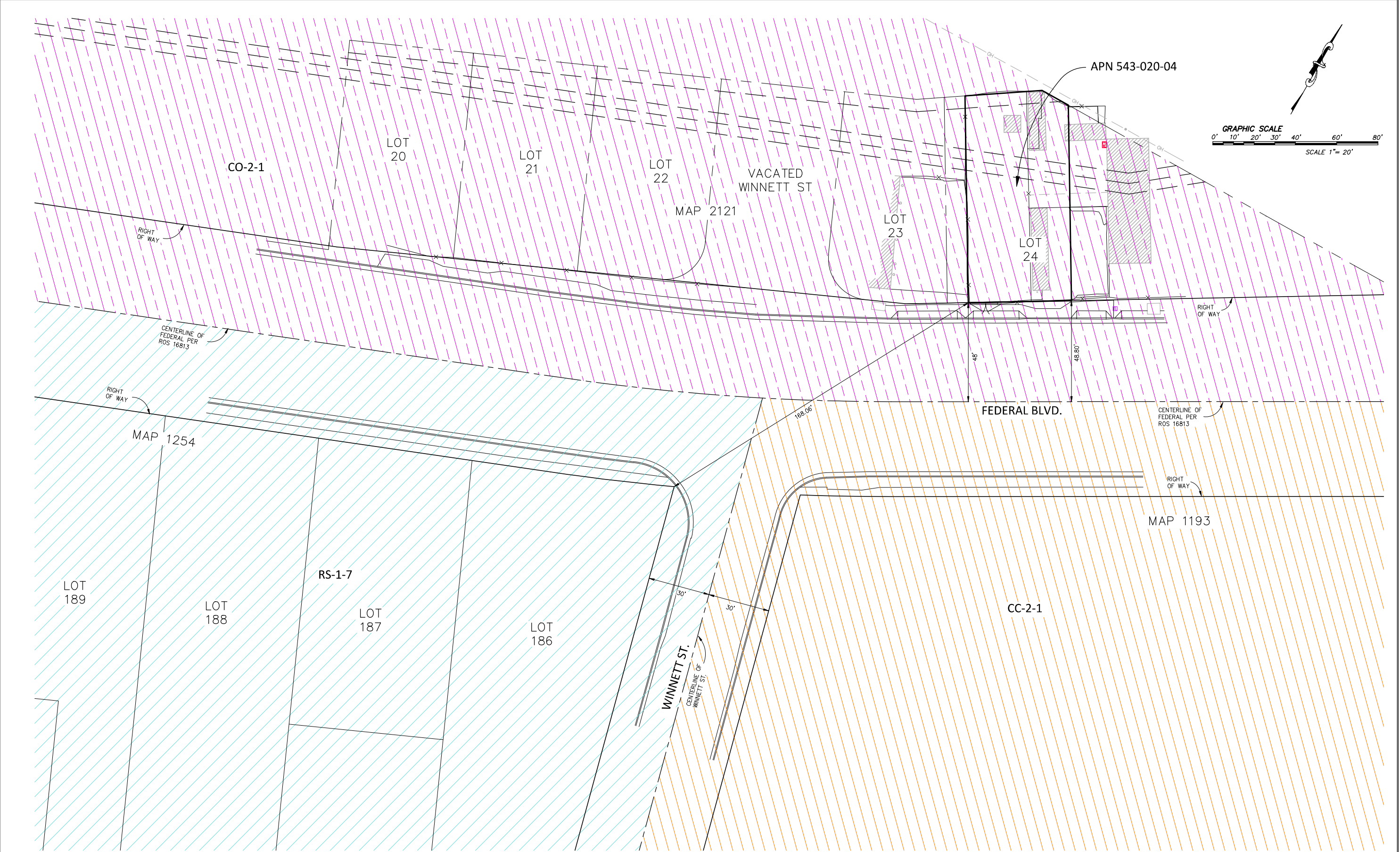
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NO.	BY	DATE	REVISIONS:

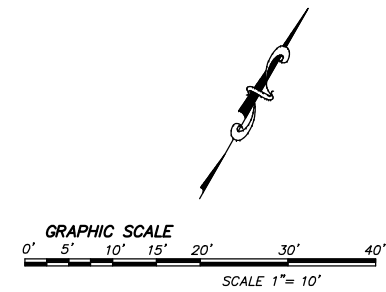


<b>ZONE EXHIBIT #1</b> <b>APN 543-020-04</b>		SHEET NUMBER <b>1</b> OF 1 SHEETS
		SCALE HORIZONTAL: 1"=20'
PREPARED FOR: A. MAGAGNA		DATE SUBMITTED: 4/27/2018
JOB NUMBER <b>18-0001</b>		



NO.	BY	DATE	REVISIONS:

<b>ZONE EXHIBIT #2</b> <b>APN 543-020-04</b>		SHEET NUMBER <b>1</b> OF 1 SHEETS
		SCALE HORIZONTAL: 1"=20'
PREPARED FOR: A. MAGAGNA		JOB NUMBER <b>18-0001</b>
DATE SUBMITTED: 4/27/2018		



NOTES

THIS IS A TOPOGRAPHIC AND BOUNDARY SURVEY OF LOT 24 PER MAP No. 2121, DATED 7/20/1928.  
WORK WAS PERFORMED ON 3/11/2018.

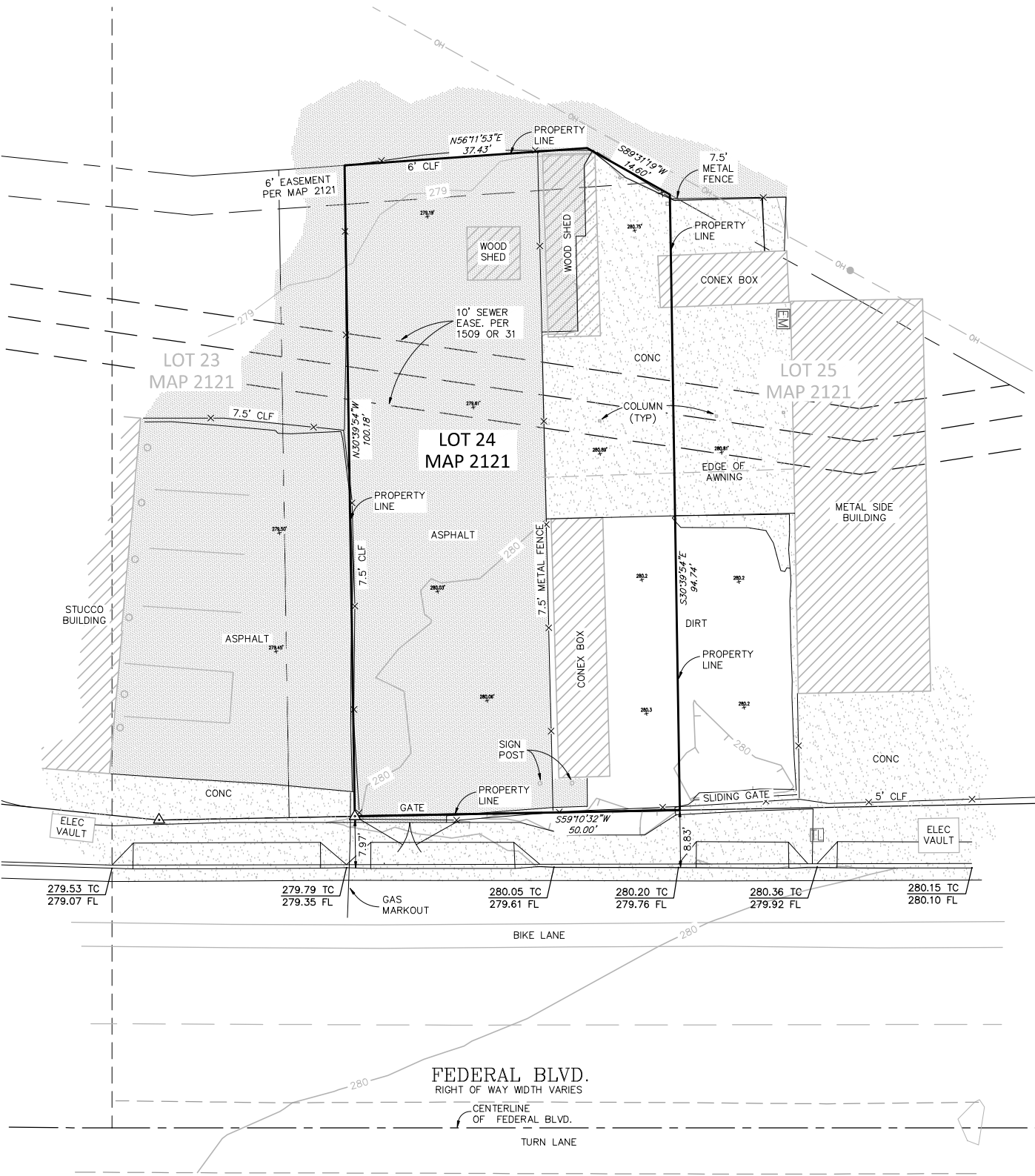
BASIS OF COORDINATES  
THE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 AND ARE EXPRESSED IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM 1983, ZONE VI, AT EPOCH 1991.35, AND ARE BASED ON POINT #1180 PER PUBLISHED RECORD OF SURVEY 14492. THE GRID VALUE FOR #1180 = N-1846204.970 SFT, E-6313639.600 SFT.

BASIS OF BEARINGS:  
BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE CALIFORNIA COORDINATE SYSTEM 1983, ZONE VI AND ARE BASED ON THE OBSERVED LINE FROM POINT #1180 TO POINT #1181, SAID BEARING = S 47°26'27" W

BASIS OF ELEVATION:  
ELEVATIONS ARE REFERENCED TO NGVD29, UTILIZING GEOID12A AND DETERMINED LOCALLY BY CITY OF SAN DIEGO BENCHMARK. BENCHMARK IS A NORTHEAST BRASS PLUG AT THE INTERSECTION OF CHARLENE AND MALLARD.  
NGVD ELEVATION = 382.543 SFT.

LEGEND

- TELEPHONE RISER
- ELECTRIC METER
- FOUND LEAD AND DISC L55758
- CHAINLINK FENCE
- SPOT ELEVATION
- SUBJECT PROPERTY LINES
- NEIGHBORING PROPERTY LINES
- FENCE LINE AS NOTED



TOPOGRAPHIC MAP  
& BOUNDARY SURVEY

PREPARED FOR: A. MAGAGNA      DATE SUBMITTED: 3/12/2018

SHEET NUMBER  
1  
OF 1 SHEETS

SCALE  
HORIZONTAL: 1"=10'

JOB NUMBER  
18-0001

NO.	BY	DATE	REVISIONS:
1	NAR	3/13/18	ADDED EASEMENT INFO
2	NAR	5/02/18	CHANGE EASEMENT INFO