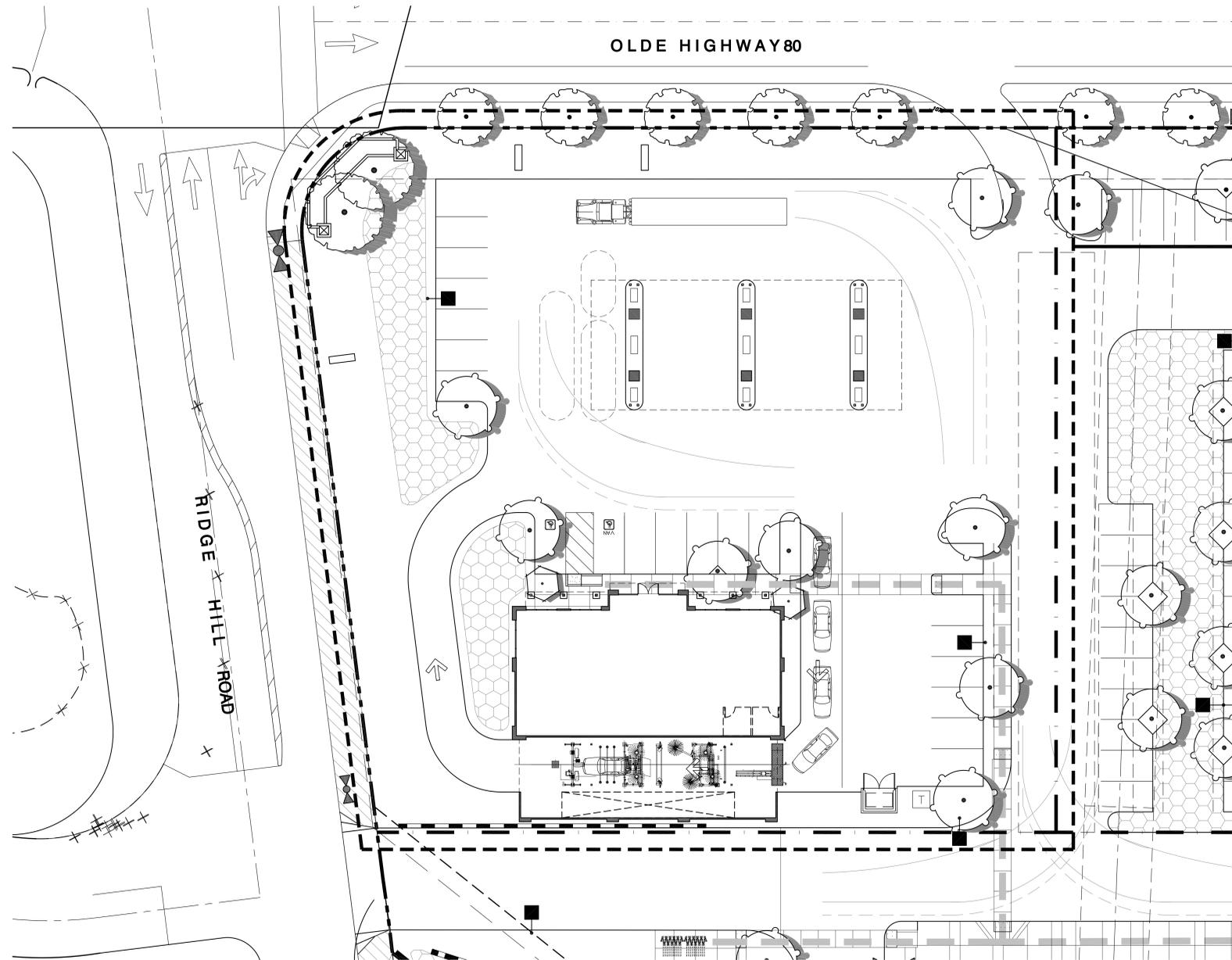


Major Use Permit

Lot 1 Gas Station at Lake Jennings Market Place

RECORD ID:
 PDS2014-GPA-14-005;
 PDS2014-REZ-14-004;
 PDS2014-TM-5590;
 PDS2014-STP-14-019;
 PDS2014-MUP-15-004
 Environmental Log No.:
 PDS2014-ER-14-14013

architecture
 planning
 interiors
 sustainable design
SCA
 SmithConsultingArchitects
 13280 Evening Creek Drive South
 Suite 125
 San Diego, CA 92128
 (858) 793-4777
 (858) 793-4787 Fax
 (760) 797-1377 Palm Desert
 www.sca-sd.com



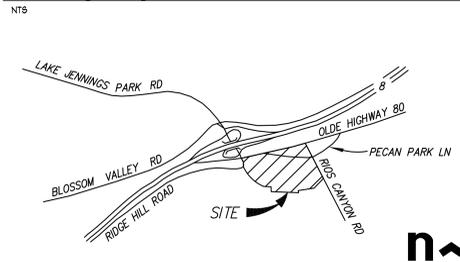
Project Data
 APN: 398-110-09-00
 PROJECT AREA: 49,210 SF.
 PARKING PROVIDED: 21 STALLS
 3 STRUCTURES TOTAL SF: 11,325 SF.

PROJECT WILL COMPLY WITH THE SAN DIEGO COUNTY NOISE ORDINANCE

LAKE JENNINGS LOT 1 MAJOR USE PERMIT (MUP)
 - SAN DIEGO, CA 16E PROJECT #15-003
 FEBRUARY 20, 2015

MUP for LAKE JENNINGS MARKET PLACE
 Olde Highway 80 & Lake Jennings Park Road
 County of San Diego, California

Vicinity Map



Drawing Index

- MUP-1 COVER SHEET
- MUP-2 EXTERIOR ELEVATIONS
- MUP-3 ENLARGED SITE PLAN
- MUP-4 OVERALL SITE PLAN
- LC CONCEPTUAL LANDSCAPE PLAN

Project Description

1. THE PROPOSED PROJECT IS A GASOLINE SALES WITH CONVENIENCE STORE WITH CARWASH DRIVE THROUGH LOCATED ON AN EXISTING VACATED LOT.
2. THE MAJOR USE PERMIT IS REQUIRED PURSUANT TO SECTION 2365C OF THE ZONING ORDINANCE BECAUSE A CAR WASH REQUIRES A MAJOR USE PERMIT WITHIN THE C36 ZONE.
3. ASSOCIATED DISCRETIONARY ACTIONS INCLUDE:
 GENERAL PLAN AMENDMENT: GPA 14-005
 REZONE: REZ 14-004
 TENTATIVE MAP: TM 55-90
 SITE PLAN: STP 14-019

Project Data

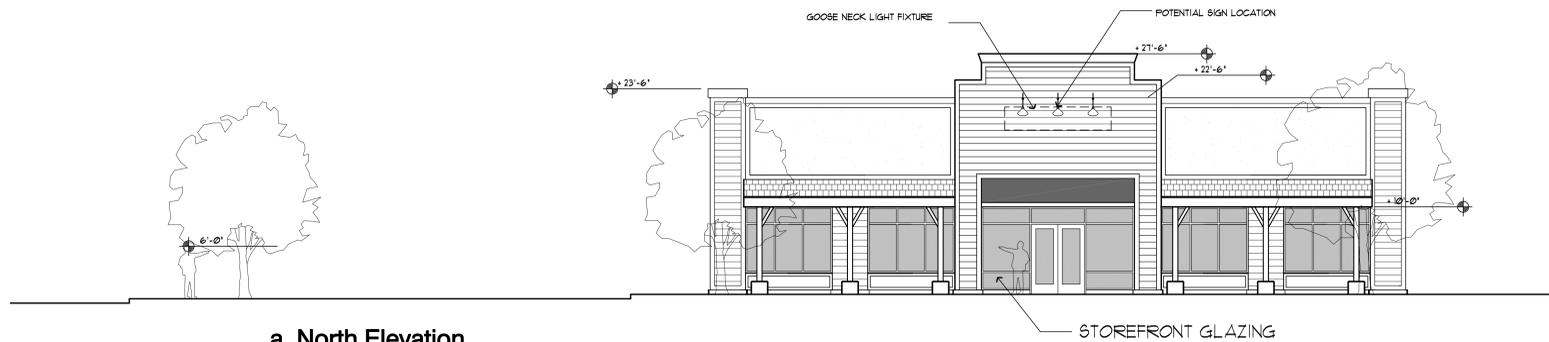
APPLICANT / OWNER:	SOUTH COAST DEVELOPMENT PO BOX 1053 SOLANA BEACH, CALIFORNIA 92075 PHONE: (958) 710-6675 CONTACT: KEITH GREGORY/SAM HALL	PROJECT LOCATION:	OLDE HIGHWAY 80 & LAKE JENNINGS PARK ROAD, COUNTY OF SAN DIEGO, CALIFORNIA 92021
ARCHITECT:	SMITH CONSULTING ARCHITECTS 13280 EVENING CREEK DRIVE SOUTH, SUITE 125 SAN DIEGO, CALIFORNIA 92128 PHONE: (858) 793-4777 CONTACT: FETE BUSSET / NORMAN BARRETT	EXISTING LAND USE:	VACANT UNDEVELOPED LAND WITH TWO VACATED RESIDENCES.
CIVIL:	STUART ENGINEERING 1525 METROPOLITAN DRIVE, SUITE 308 SAN DIEGO, CALIFORNIA 92108-6609 PHONE: (619) 236-1010 CONTACT: STUART PEACE / NOLAN HUELSMAN	PROPOSED USE:	GASOLINE SALES WITH CARWASH.
LANDSCAPE ARCHITECT:	JPELA, INC. 4403 MANCHESTER AVENUE, SUITE 201 ENCINITAS, CALIFORNIA 92024 PHONE: (760) 479-0044 CONTACT: JAMES BENEDETTI	PARKING:	SEE SUMMARY ON SHEET A51
		BUILDING AREA / USE:	SEE SUMMARY ON SHEET A51
		TRAFFIC:	SEE TRAFFIC SUMMARY IN APPLICATION
		PROJECT AREA:	SEE PROJECT AREA SUMMARY IN APPLICATION

Issue Dates

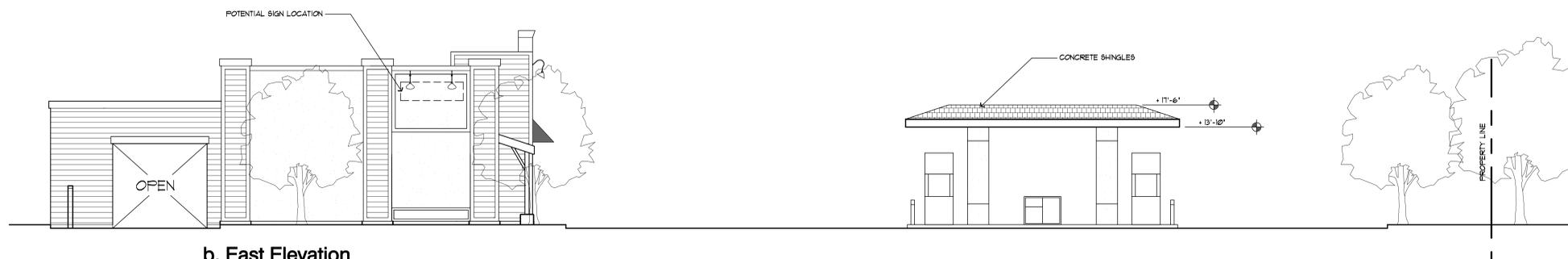
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Planning Dept.	05/13/2015
Planning Dept.	-
Bid Set	-
Permit Set	-
Construction Set	-

Drawing Date 11/10/2015

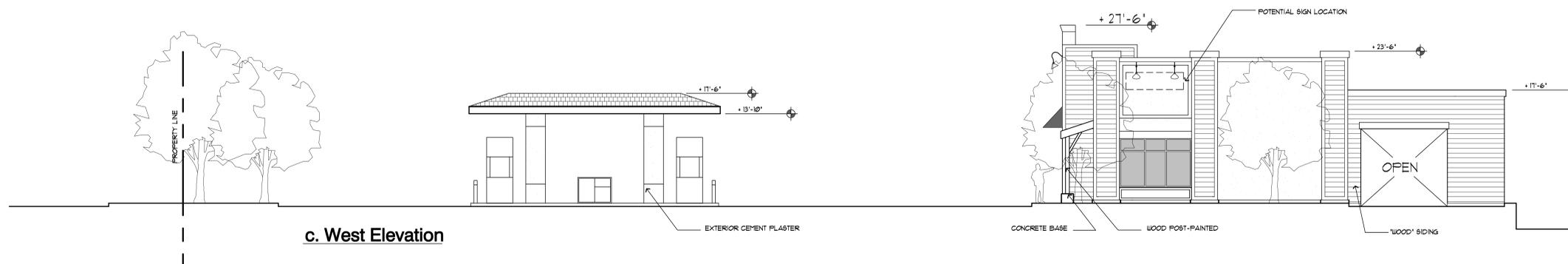
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Scale	as noted
Job Number	12080.S01
Sheet Number	



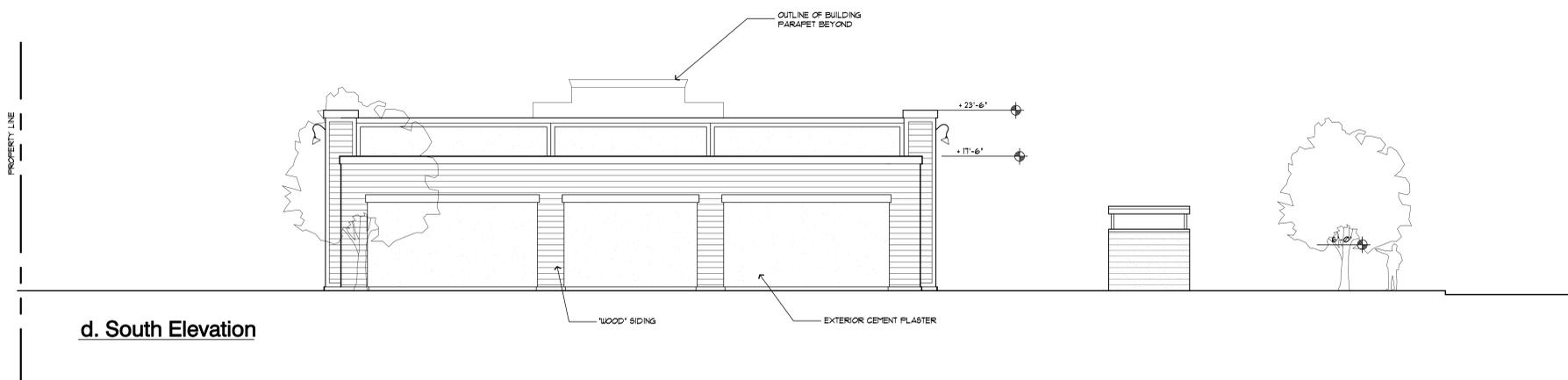
a. North Elevation



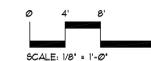
b. East Elevation



c. West Elevation



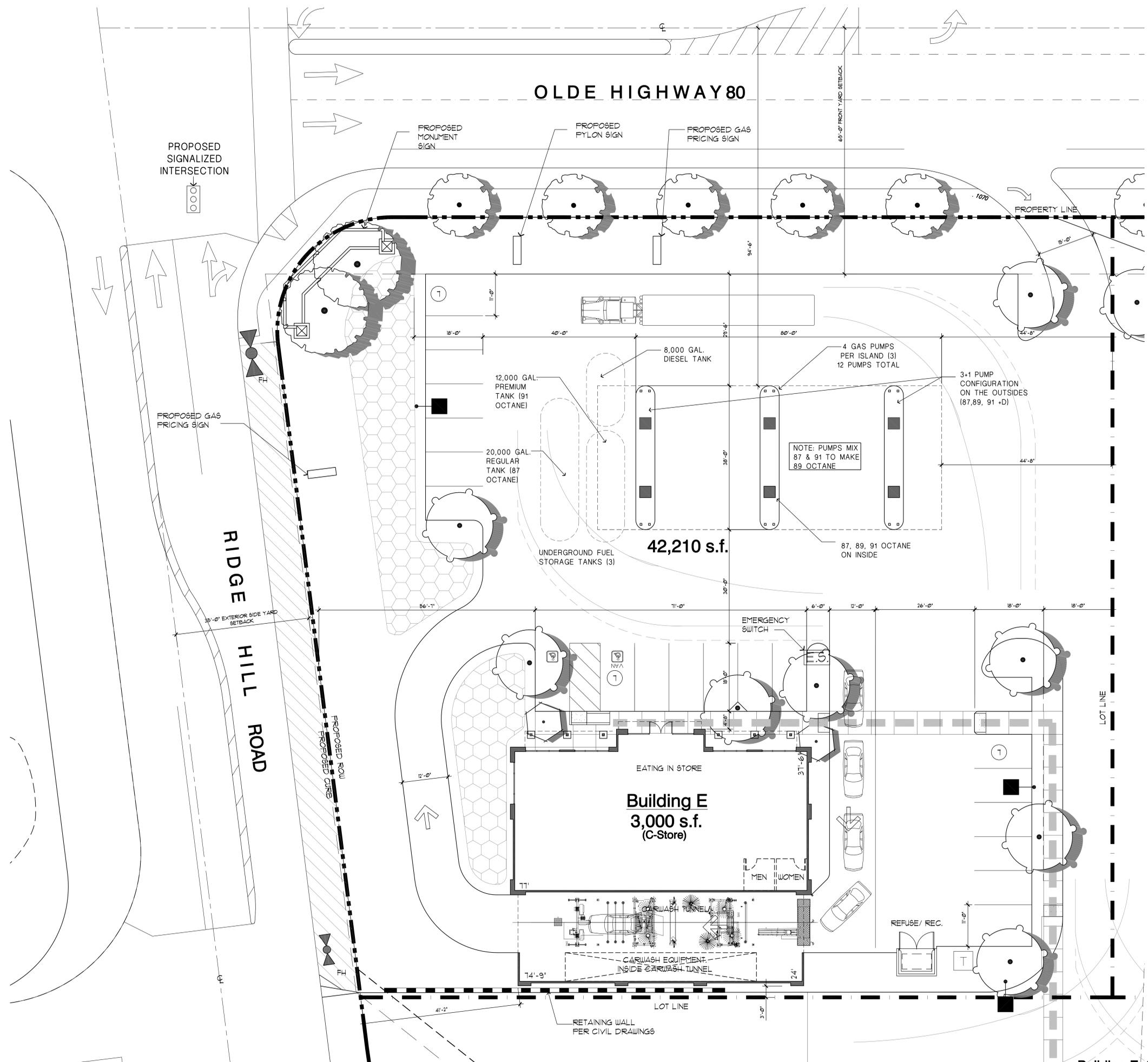
d. South Elevation



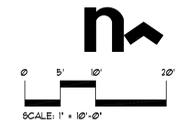
Issue Dates	
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Planning Dept.	05/13/2015
Planning Dept.	-
Bid Set	-
Permit Set	-
Construction Set	-
Drawing Date	
Drawing Date	11/10/2015
Check By	
Check By	NB
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Drawn By	NB
Scale	
Scale	as noted
Job Number	
Job Number	12080.S01
Sheet Number	
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MUP for LAKE JENNINGS MARKET PLACE
Olde Highway 80 & Lake Jennings Park Road
County of San Diego, California

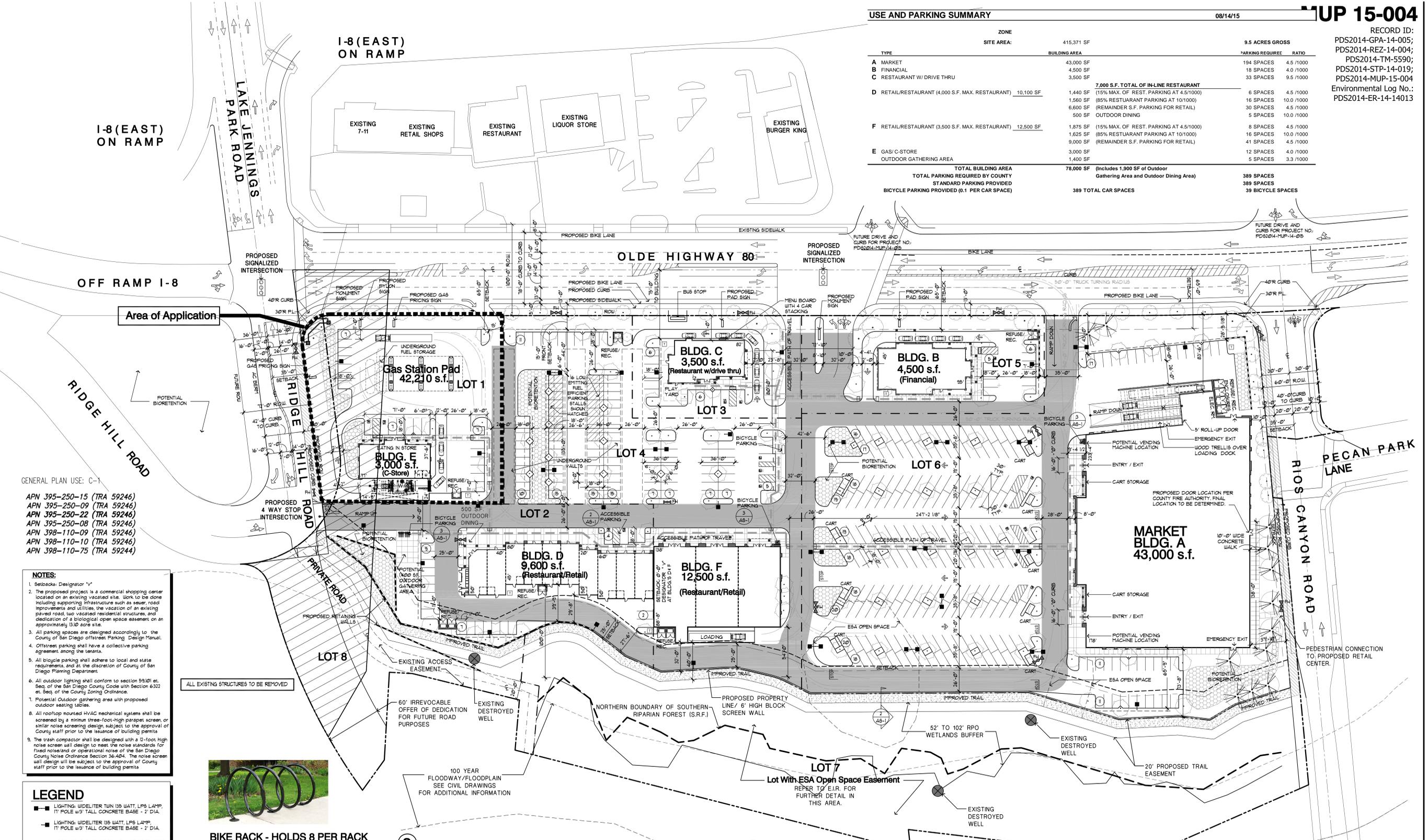
Issue Dates	
Planning Dept.	01/27/2015
Planning Dept.	05/13/2015
Planning Dept.	
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Job Number	12080.S01
Sheet Number	



Building E Gas Station Pad - Partial Site Plan 1.



TYPE	ZONE	SITE AREA	BUILDING AREA	PARKING REQUIRE	RATIO
A MARKET		415,371 SF	43,000 SF	194 SPACES	4.5 /1000
B FINANCIAL			4,500 SF	18 SPACES	4.0 /1000
C RESTAURANT W/ DRIVE THRU			3,500 SF	33 SPACES	9.5 /1000
7,000 S.F. TOTAL OF IN-LINE RESTAURANT					
D RETAIL/RESTAURANT (4,000 S.F. MAX. RESTAURANT)		10,100 SF	1,440 SF (15% MAX. OF REST. PARKING AT 4.5/1000)	6 SPACES	4.5 /1000
			1,560 SF (85% RESTAURANT PARKING AT 10/1000)	16 SPACES	10.0 /1000
			6,600 SF (REMAINDER S.F. PARKING FOR RETAIL)	30 SPACES	4.5 /1000
			500 SF OUTDOOR DINING	5 SPACES	10.0 /1000
F RETAIL/RESTAURANT (3,500 S.F. MAX. RESTAURANT)		12,500 SF	1,875 SF (15% MAX. OF REST. PARKING AT 4.5/1000)	8 SPACES	4.5 /1000
			1,625 SF (85% RESTAURANT PARKING AT 10/1000)	16 SPACES	10.0 /1000
			9,000 SF (REMAINDER S.F. PARKING FOR RETAIL)	41 SPACES	4.5 /1000
E GAS/ C-STORE			3,000 SF	12 SPACES	4.0 /1000
OUTDOOR GATHERING AREA			1,400 SF	5 SPACES	3.3 /1000
TOTAL BUILDING AREA				389 SPACES	
TOTAL PARKING REQUIRED BY COUNTY STANDARD PARKING PROVIDED				389 SPACES	
BICYCLE PARKING PROVIDED (0.1 PER CAR SPACE)				39 BICYCLE SPACES	



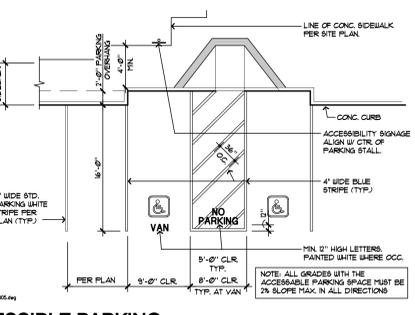
GENERAL PLAN USE: C-1
 APN 395-250-15 (TRA 59246)
 APN 395-250-09 (TRA 59246)
 APN 395-250-22 (TRA 59246)
 APN 395-250-08 (TRA 59246)
 APN 398-110-09 (TRA 59246)
 APN 398-110-10 (TRA 59246)
 APN 398-110-75 (TRA 59244)

- NOTES:**
1. Setbacks: Designator "V"
 2. The proposed project is a commercial shopping center located on an existing vacant site. Work to be done including supporting infrastructure such as sewer, road improvements and utilities, the vacation of an existing paved road, two existing residential structures, and dedication of a biological open space easement on an approximately 13.8 acre site.
 3. All parking spaces are designed according to the County of San Diego Offstreet Parking Design Manual.
 4. Offstreet parking shall have a collective parking agreement among the tenants.
 5. All bicycle parking shall adhere to local and state requirements, and to the discretion of County of San Diego Planning Department.
 6. All outdoor lighting shall conform to section 59101 et. Sec. of the San Diego County Code with section 6322 et. Sec. of the County Zoning Ordinance.
 7. Potential outdoor gathering area with proposed outdoor seating table.
 8. All rooftop mounted HVAC mechanical systems shall be screened by a minimum three-foot-high parapet screen, or similar noise screening design, subject to the approval of County staff prior to the issuance of building permits.
 9. The trash compactor shall be designed with a 12-foot high noise screen wall design to meet the noise standards for fixed noise and/or operational noise of the San Diego County Noise Ordinance Section 36.004. The noise screen wall design will be subject to the approval of County staff prior to the issuance of building permits.

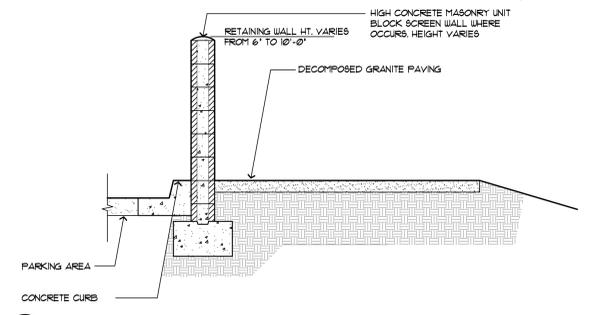
- LEGEND**
- LIGHTING: WIDELITER TWIN 135 WATT, LFS LAMP, 1" POLE w/3" TALL CONCRETE BASE - 2" DIA.
 - LIGHTING: WIDELITER 135 WATT, LFS LAMP, 1" POLE w/3" TALL CONCRETE BASE - 2" DIA.
 - ACCESSIBLE PATH OF TRAVEL NOT TO EXCEED 4.5% SLOPE.
 - 25' WIDE FIRE DEPARTMENT ACCESS LANE
 - FIRE HYDRANT AND 150' FIRE FIGHTER-HOSELINE ACCESS
 - RETAINING WALL: EXPOSED HEIGHT VARIES FROM 6" INCHES TO 10' FT. IN HEIGHT, SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 50'-0" MIN. REQUIRED TRUCK TURNING RADIUS SYMBOL: UNO
 - 10'-0" WIDE TRAIL WITH D.G. SURFACE
 - 10'-0" IMPROVED PATHWAY WITH D.G. SURFACE
 - ◆ LANDSCAPE PLANTER
 - TRASH ENCLOSURE TO COMPLY WITH COUNTY OF SAN DIEGO STANDARDS
 - ELECTRICAL TRANSFORMER
 - 10 BICYCLE RACK PARKING TOTAL OF 4 (PARKING FOR 40 BIKES TOTAL) SEE DETAIL NO. 3



BIKE RACK - HOLDS 8 PER RACK
 HOLDS 10 BIKES PER RACK TOTAL OF 4 RACKS



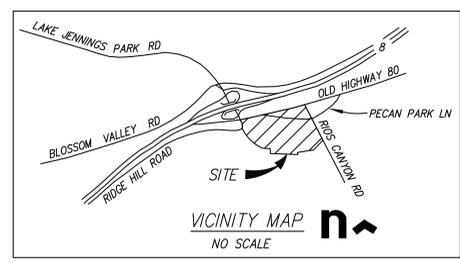
ACCESSIBLE PARKING



Trail - Section

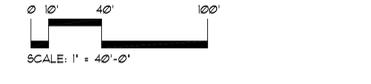
Sheet Index:

- TS-1 COVER SHEET
- AS-1 CONCEPTUAL SITE PLAN
- AS-2 OVERALL SITE PLAN SETBACK PLAN
- C-1 TENTATIVE CIVIL MAP
- C-2 PRELIMINARY GRADING PLAN
- C-3 PRELIMINARY GRADING PLAN CROSS SECTION
- C-4 PRELIMINARY ROADWAY PLAN
- PS-1 PRELIMINARY PHOTOMETRIC STUDY SITE PLAN
- PS-2 PRELIMINARY LIGHT FIXTURE INFORMATION
- A-1 BUILDING PLANS AND ELEVATIONS
- A-2 BUILDING PLANS AND ELEVATIONS
- A-3 SIGN PROGRAM SHEETS 1-3
- A-4 SIGN PROGRAM SHEETS 10-18
- L-1 LANDSCAPE CONCEPTUAL SITE PLAN



VICINITY MAP
 NO SCALE

Site Plan



Developer:
SOUTH COAST DEVELOPMENT

P.O. Box 1053
 Solana Beach, CA 92075
 Contact: Keith Gregory
 (858) 720-6675 Phone
 (858) 720-8225 Fax

Issue Dates

Planning Dept.	01/27/2015
Planning Dept.	05/13/2015
Permit Set	
Construction Set	

Drawing Date 11/10/2015

Check By	NB
Drawn By	NB
Scale	as noted
Job Number	12080.S01
Sheet Number	

LANDSCAPE DESIGN STATEMENT

THE LANDSCAPE FOR THIS PROJECT CONSIDERS THE SITE LOCATION AND ITS PROXIMITY TO THE I-8 FREEWAY AND ALSO A NATURAL RIPARIAN ZONE. THE PLANT PALETTE REFLECTS A SELECTION OF NATIVE PLANT MATERIAL WHICH CAN NATURALLY BE FOUND IN RIPARIAN ZONES OF SOUTHERN CALIFORNIA.

THE ENTRIES TO THE PROJECT ARE PROPOSED TO REFLECT THE PROXIMITY TO THE RIPARIAN ZONE WITH THE USE OF GRASSES ALONG WITH ORNAMENTAL FLOWERING PLANTS AND TREES FOR ACCENT.

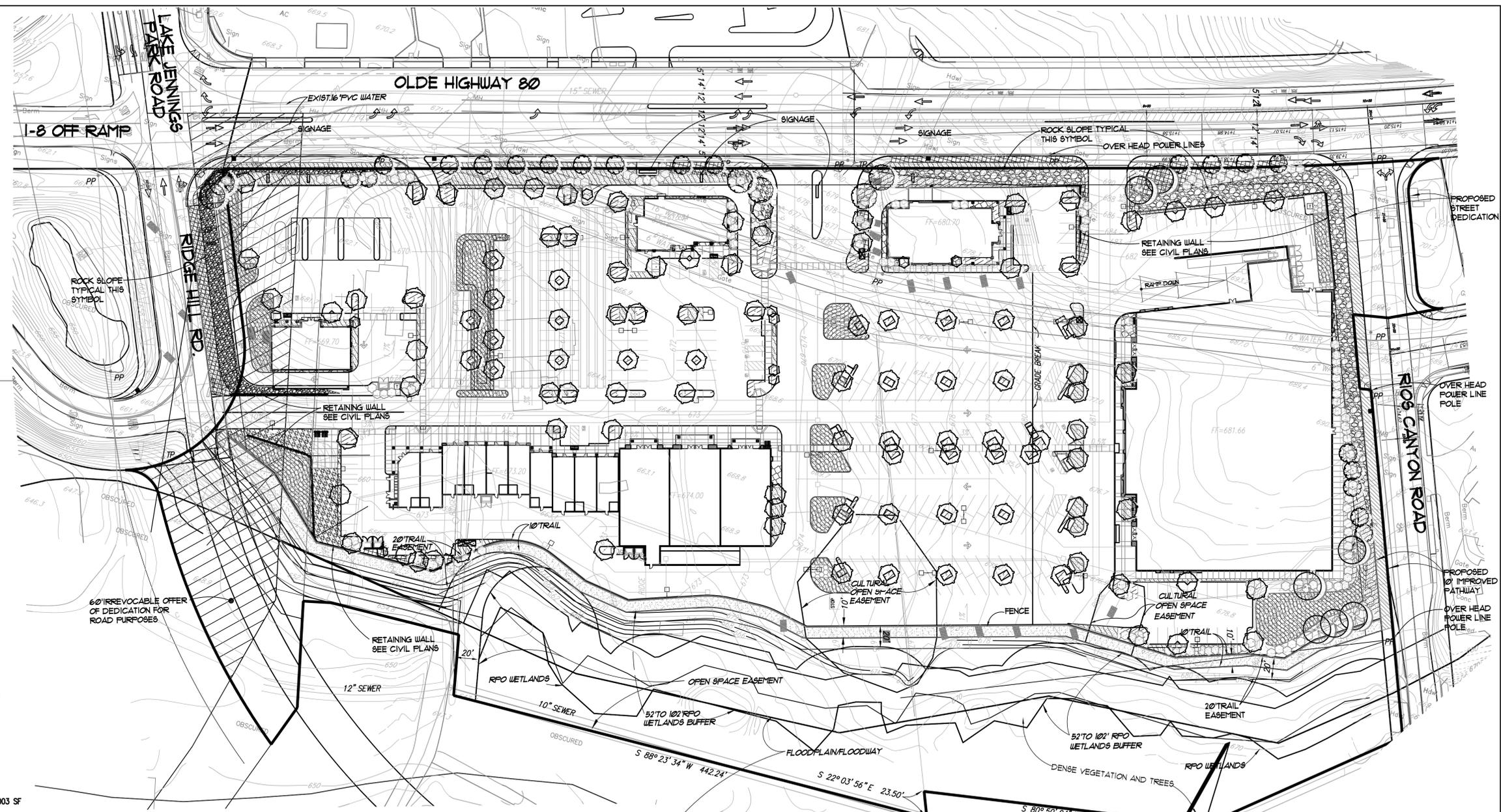
BROAD CANOPY TREES WILL PROVIDE SHADE TO OPEN PARKING AREAS.

WATER DEMAND SHALL BE KEPT TO A MINIMUM BY THE USE OF EFFICIENT IRRIGATION PRACTICES AND LOW-WATER USE PLANT SELECTIONS.

A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT. THE LANDSCAPE PLAN INCORPORATES A VARIETY OF SPECIES THAT ARE INTENDED TO PROVIDE A VISUAL BUFFER FROM INTERSTATE 8 AND BE COMPATIBLE WITH THE RIPARIAN ZONE ASSOCIATED WITH LOS COCHES CREEK. THE PLANT PALETTE REFLECTS A SELECTION OF NATIVE PLANT MATERIAL WHICH CAN NATURALLY BE FOUND IN RIPARIAN ZONES OF SOUTHERN CALIFORNIA.

CONCEPT PLANT SCHEDULE

	STREET TREES - 100% 24" BOX MIN. RHUS LANCEA / AFRICAN SUMAC	20
	UPRIGHT EVERGREEN SCREENING TREES - 100% 24" BOX MIN. PLATANUS RECOMOSA / CALIFORNIA SYCAMORE QUERCUS ILEX / HOLLY OAK QUERCUS SUBER / CORK OAK	7
	CANOPY SHADE TREE - 100% 24" BOX MIN. KOELREUTERIA PANICULATA / GOLDEN RAIN TREE PYRUS CALLERYANA 'BRADFORD' / BRADFORD FLOWERING PEAR ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM	115
	ENTRY MONUMENT CANOPY TREES - 100% 36" BOX MIN. LAGERSTROEMIA INDICA / CRAPE MYRTLE MAGNOLIA GRANDIFLORA 'ST. MARY' / SOUTHERN MAGNOLIA QUERCUS SUBER / CORK OAK X CHITALPA TASHKENTENSIS / CHITALPA	6
	SMALL ACCENT TREE - 100% 36" BOX MIN. CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA PYRUS CALLERYANA 'BRADFORD' / BRADFORD FLOWERING PEAR	11
	LARGE/MEDIUM ORNAMENTAL SHRUBS CEANOETHUS SPP. / WILD LILAC CISTUS SPP. / ROCKROSE DIETES BICOLOR / FORTNIGHT LILY HETEROMELES ARBUTIFOLIA / TOYON PITTIOSPORUM TOBIRA / MOCK ORANGE RHAPHIOLEPIS INDICA / INDIAN HAWTHORN RHUS INTEGRIFOLIA / LEMONADE BERRY SALVIA LEUCANTHA / MEXICAN BUSH SAGE	216
	LOW ORNAMENTAL SHRUBS LIMONIUM PEREZZI / STATICE PHORMIUM TENAX 'BRONZE' / BRONZE NEW ZEALAND FLAX RIBES VIBURNIFOLIUM / EVERGREEN CURRANT	17,003 SF
	GRASSES CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS CAREX SPP. / CAREX DIANELLA SPP. / FLAX LILY FESTUCA OVINA GLAUCA / BLUE SHEEP FESCUE HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS LOMANDRA SPP. / MAT RUSH MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS MULLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST PINK MUHLY	15,981 SF
	ACCENT GROUNDCOVERS AGAPANTHUS AFRICANUS / LILY OF THE NILE ANNUAL COLOR / ANNUAL COLOR HEMEROCALLIS SPP. / DAYLILY	7,815 SF
	FLOWERING GROUNDCOVERS GAZANIA X 'COPPER KING' / GAZANIA ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	8,673 SF
	FOUNDATION GROUNDCOVERS BACCHARIS PILULARIS 'TWIN PEAKS' / TWIN PEAKS COYOTE BRUSH COPROSMA KIRKII / CREEPING MIRROR PLANT ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	1,885 SF
	SLOPE GROUNDCOVERS BACCHARIS PILULARIS 'TWIN PEAKS' / TWIN PEAKS COYOTE BRUSH CEANOETHUS X 'YANKEE POINT' / WILD LILAC ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	3,953 SF



LANDSCAPE NOTE:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO LAKESIDE PLANNING COMMITTEE AND COUNTY OF SAN DIEGO'S LANDSCAPE STANDARDS, LAKESIDE FIRE PROTECTION DISTRICT REQUIREMENTS AND SDG&E HEIGHT RESTRICTIONS UNDER UTILITY LINE, ALL OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.
- TREES PLANTED WITHIN 5 FEET OF WALKS, CURBS OR PAVING SHALL BE PLANTED WITH A ROOT BARRIER (BIO-BARRIER).
- ALL PLANTING AREAS SHALL BE FINISHED WITH A 2 INCH LAYER OF SHREDDED BARK MULCH (ECCOBARK) AVAILABLE THROUGH A.J. ECOLOGY INDUSTRIES, INC. (760) 744-0942.
- IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS ARE DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS BY THE OWNER/PERMITTEE.
- ALL LANDSCAPE MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION AT ALL TIMES, INCLUDING TRIMMING AS APPROPRIATE TO MAINTAIN APPROVED LANDSCAPE MATERIALS.
- NO BRUSH MANAGEMENT SHALL BE REQUIRED FOR THIS PROJECT.

IRRIGATION AND WATER CONSERVATION NOTE:

ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE. ALL IRRIGATED AREAS SHALL RECEIVE UNIFORM COVERAGE BY MEANS OF AN AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTIVATED UNDERGROUND PIPED IRRIGATION SYSTEM FOR WATER CONSERVATION AND TO MINIMIZE EROSION. STATE OF THE ART AUTOMATIC CONTROLLER WITH MASTER VALVE AND ET SENSOR (WEATHER BASED) CAPABILITIES. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE USED IN ACCORDANCE WITH LOCAL AND REGIONAL STANDARDS. REMOTE CONTROL VALVES SHALL BE UTILIZED WITH LOW PRECIPITATION HEADS FOR REDUCED WATER CONSUMPTION. PRESSURE COMPENSATING DRIP AND LOW PRECIPITATION RATE EQUIPMENT SHALL BE USED WHERE APPLICABLE. ALL PRESSURIZED MAINLINE AND LATERAL LINES WILL BE PVC INSTALLED BELOW GRADE PER LOCAL AND REGIONAL STANDARDS. AN AUTOMATIC, WATER EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING. ALL IRRIGATION SHALL BE DESIGNED PER THE COUNTY OF SAN DIEGO WATER CONSERVATION ORDINANCE.

MAINTENANCE RESPONSIBILITY NOTE:

THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE. THE EXISTING PLANTING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNERS. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. PLANTINGS SHALL BE MAINTAINED IN A HEALTHY, VIGOROUSLY GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING AND TRIMMING. IRRIGATION SYSTEMS SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.

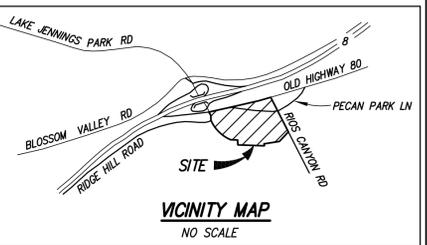


I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATION, IN TITLE 8, DIVISION 6, CHAPTER 7. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

Signature: *James P. Benedetti* DATE: 1/16/2015
 Ren Date: 9/30/18
 Date: 1/16/15

James P. Benedetti
 Landscape Architect
 4403 MANCHESTER AVE, STE. 201
 ENCINITAS, CA 92024 760.479.0644

COUNTY APPROVED CHANGES		BENCHMARK	
No.	Description	Approved by	Date



RECORD ID: PDS2014-GPA-14-005; PDS2014-REZ-14-004; PDS2014-TM-5590;
 PDS2014-STP-14-018; PDS2014-MUP-15-004
 ENVIRONMENTAL LOG NO.: PDS2014-ER-14-14013

PRIVATE CONTRACT

SHEET LC-1 COUNTY OF SAN DIEGO OF 1 SHEETS
 DEPARTMENT OF PUBLIC WORKS

LANDSCAPE CONCEPT PLAN FOR:
LAKE JENNINGS MARKETPLACE
 RETAIL COMMERCIAL PROJECT
 SAN DIEGO COUNTY TRACT NO. _____

Approved: DOUGLAS M. ISBELL
 County Engineer For: _____

Landscape Architect of work: James P. Benedetti
 EXP 9-30-06 R.L.A. 3058
 GRADING PERMIT NO. _____

LANDSCAPE ARCHITECT'S NAME: JPBLA, INC.
 PHONE NO.: 760-479-0644