



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 4, 2026 REPORT NO. HO-26-014

HEARING DATE: March 11, 2026

SUBJECT: [3245 EL CAJON BOULEVARD](#), Process Three Decision

PROJECT NUMBER: [PRJ-1132060](#)

OWNER/APPLICANT: North Park Retail 1 LLC, a California Limited Liability Company

SUMMARY

Issue:

Should the Hearing Officer approve a Conditional Use Permit (CUP) to operate an alcoholic beverage outlet and allow the off-site sale of beer and wine (contingent on the issuance of a Type 20 License for beer and wine sales by the California Department of Alcoholic Beverage Control [ABC]) at a 22,698-square-foot (sf) grocery store currently being remodeled, and associated site improvements located at 3245 El Cajon Boulevard within the [Mid-City \(City Heights\) Communities Plan](#)?

Proposed Actions:

1. APPROVE Conditional Use Permit No. PMT-3352183

Fiscal Considerations: None. The applicant funds a deposit account that recovers all costs associated with processing the application.

Code Enforcement Impact: There are no open code enforcement cases for the site.

Housing Impact Statement: The applicant is requesting a CUP for an ABC Type 20 license for a grocery store currently being remodeled, and no housing is proposed. Therefore, no housing impact is associated with this project.

Community Planning Group Recommendation: On October 6, 2025, the City Heights Community Planning Group voted 16-0-0 to recommend approval of the project without any conditions.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15301 (Existing Facilities). This project is not pending an appeal of the

environmental determination. The environmental exemption determination for this project was made on December 11, 2025, and the opportunity to appeal that determination ended December 26, 2025.

BACKGROUND

The 1.62-acre project site is located at 3245 El Cajon Boulevard in the CUPD-CU-2-4 (Central Urbanized Planned District – Central Urbanized) zone, the Sustainable Development Area, Complete Communities Housing Solutions, Complete Communities Mobility Choices Mobility Zone 2, the Central Urbanized Planned District, the Airport Land Use Compatibility Overlay Zone (Review Area 2 for San Diego International Airport [SDIA]), the Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA, the Transit Area Overlay Zone, a Transit Priority Area, and a Parking Standards Transit Priority Area within the Mid-City (City Heights) Communities Plan (MCCP).

The project site is located within the Corridor neighborhood of City Heights as described in the MCCP and in an established commercial center which is adjacent to commercial businesses, two gas stations, and a financial institution to the north, commercial, residential single- and multi-dwelling units to the east, residential multi-dwelling units to the south, and Interstate 805 to the west. The project site is currently being remodeled as part of a tenant improvement for a new grocery store tenant.

DISCUSSION

Project Description:

The project is seeking a Conditional Use Permit to allow the off-site sale of beer and wine (contingent on the issuance of a Type 20 License for beer and wine sales by the California Department of Alcoholic Beverage Control [ABC]) at a 22,698-sf grocery store located at 3245 El Cajon Boulevard. The project site is currently being remodeled within an existing single-story commercial building. Project conditions limit in-store alcohol sales to between 6:00 a.m. and 12:00 a.m., and online sales to between 6:00 a.m. to 2:00 a.m.

Permits Required

- A Conditional Use Permit is required pursuant to San Diego Municipal Code ([SDMC Section 155.0220\(l\)](#)) for Alcoholic Beverage Outlets, as described in [SDMC Section 155.0251\(d\)](#), and subject to the regulations outlined in [SDMC Section 141.0502\(c\)](#). The project is a Process Three, Hearing Officer decision with appeal rights to the Planning Commission in accordance with [SDMC Section 126.0304](#). In accordance with [SDMC Section 126.0305](#), the decision maker may approve a Conditional Use Permit if the decision maker makes certain findings in accordance with the Land Development Code and SDMC regulations.

[SDMC Section 155.0251\(d\)](#) and [Table 155-02C](#) describe that alcoholic beverage outlets are allowed in the CU-2-4 zone with a Conditional Use Permit (CUP) decided in accordance with a Process Three decision. Additionally, an alcoholic beverage outlet that does not comply with the regulations

outlined in [SDMC Section 141.0502\(b\)](#) may be permitted with a Conditional Use Permit decided in accordance with Process Three subject to the regulations outlined in [SDMC Section 141.0502\(c\)](#). In addition, a recommendation from the San Diego Police Department (SDPD) is required. The proposed alcoholic beverage outlet at the proposed project site requires a CUP because the project site is within the CU-2-4 zone as shown in [Table 155-02C](#) and the proposed project does not meet the location criteria outlined in [SDMC Section 141.0502\(b\)](#), further described below:

1. Within a census tract, or within 600 feet of a census tract, where the general crime rate exceeds the citywide average general crime rate by more than 20 percent.

The project site is within Census Tract 16.00, with a 2024 crime rate of 180.6 percent higher than the City-wide average, based on statistics provided by the SDPD. Therefore, the project requires a CUP due to being located within a high-crime census tract.

2. Within a census tract, or within 600 feet of a census tract, where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professions Code section 23958.4.

Census Tract 16.00 is allowed three off-site ABC licenses pursuant to California Business and Professions Code Section 23958.4. The project is asking for a Type 20 License; the previous grocery store tenant was granted a Type 20 License which will be surrendered and utilized by the new grocery store tenant keeping the number of existing off-site ABC Licenses at three. Therefore, the project conforms to this regulation.

3. In an adopted Redevelopment Project Area.

The project site is not located within an adopted redevelopment project area. Therefore, the project conforms to this regulation.

4. Within 600 feet of a public or private accredited school, a public park, a playground or recreational area, a church, a hospital, or a San Diego County welfare district office.

The project site is not located within 600 feet of a public or private accredited school, a public park, playground or recreational area, church, hospital, or a San Diego County welfare district office. Therefore, the project conforms to this regulation.

5. Within 100 feet of a residentially zoned property.

The project site is within 100 feet of a residentially zoned property south of the project site, and therefore, the project requires a CUP.

Community Plan Analysis: The project site is designated as Commercial and Mixed-Use (MCCP, Figure 11), and the project conforms with the Commercial Land Use Element goal of providing “a full range of commercial goods and services to the Mid-City population” by further providing the City Heights community with a grocery store that provides alcoholic beverages (MCCP, page 101). The surrounding development consists of commercial businesses, two gas stations, and a financial

institution to the north, commercial, residential single- and multi-dwelling units to the east, residential multi-dwelling units to the south, and Interstate 805 to the west. A grocery store with an alcoholic beverage outlet is an allowable commercial use within the land use designation of the MCCP. The project proposes to utilize a Type 20 License which will be surrendered by the previous grocery store tenant and will keep the allowed off-site ABC licenses at three.

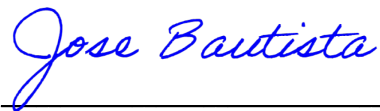
Conclusion:

City staff has reviewed the project, and all issues identified through the review process have been resolved in conformance with adopted City Council policies, the Land Development Code Regulations, and the San Diego Municipal Code. Staff has provided draft findings and conditions in support of approval and recommends the Hearing Officer approve Conditional Use Permit No. PMT-3352183.

ALTERNATIVES

1. Approve Conditional Use Permit No. PMT-3352183, with modifications.
2. Deny Conditional Use Permit No. PMT-3352183, if the findings required to approve the project cannot be affirmed.

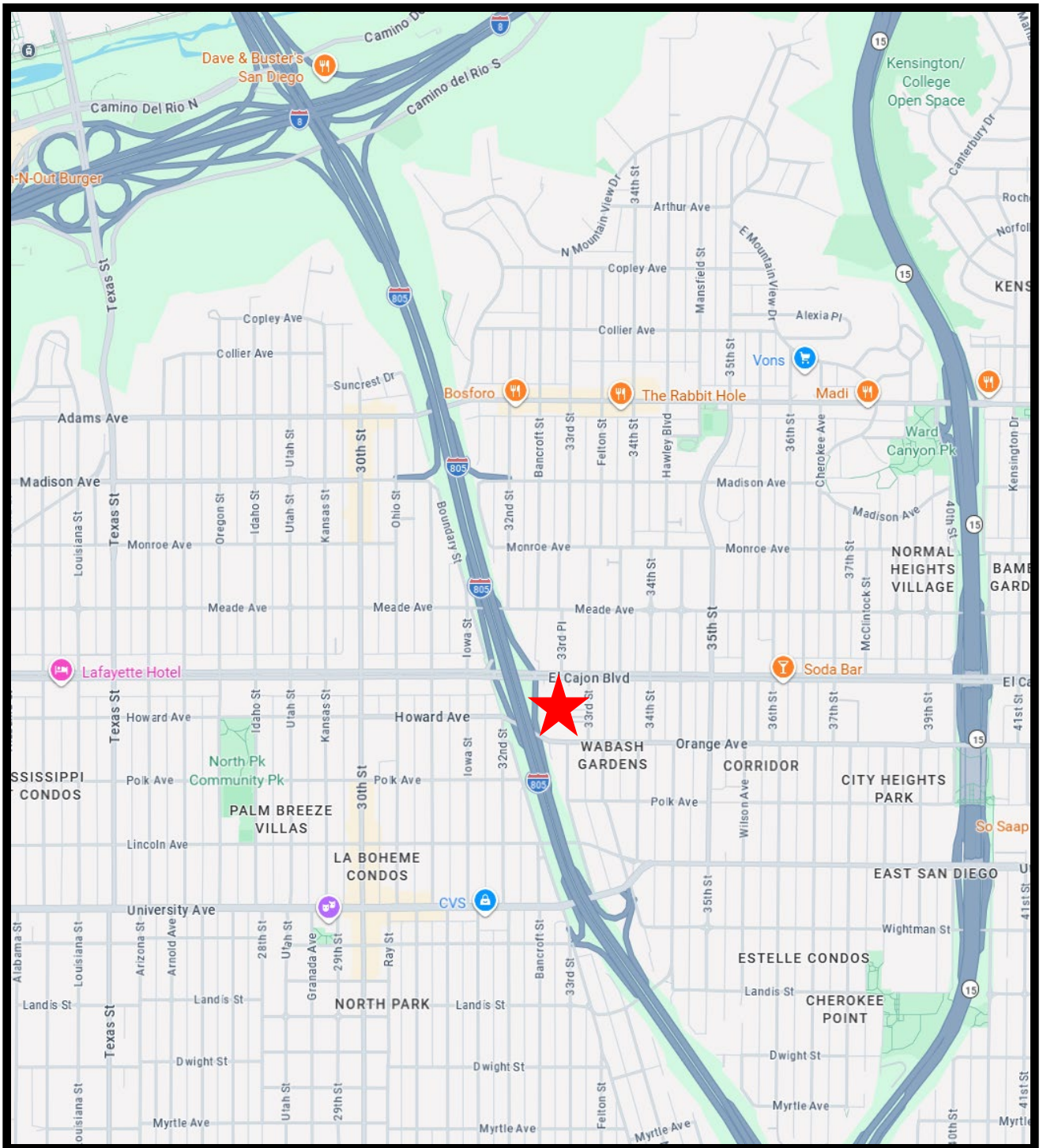
Respectfully submitted,



Jose Bautista
Development Project Manager
Development Services Department

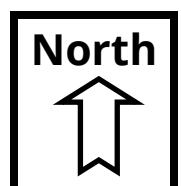
Attachments:

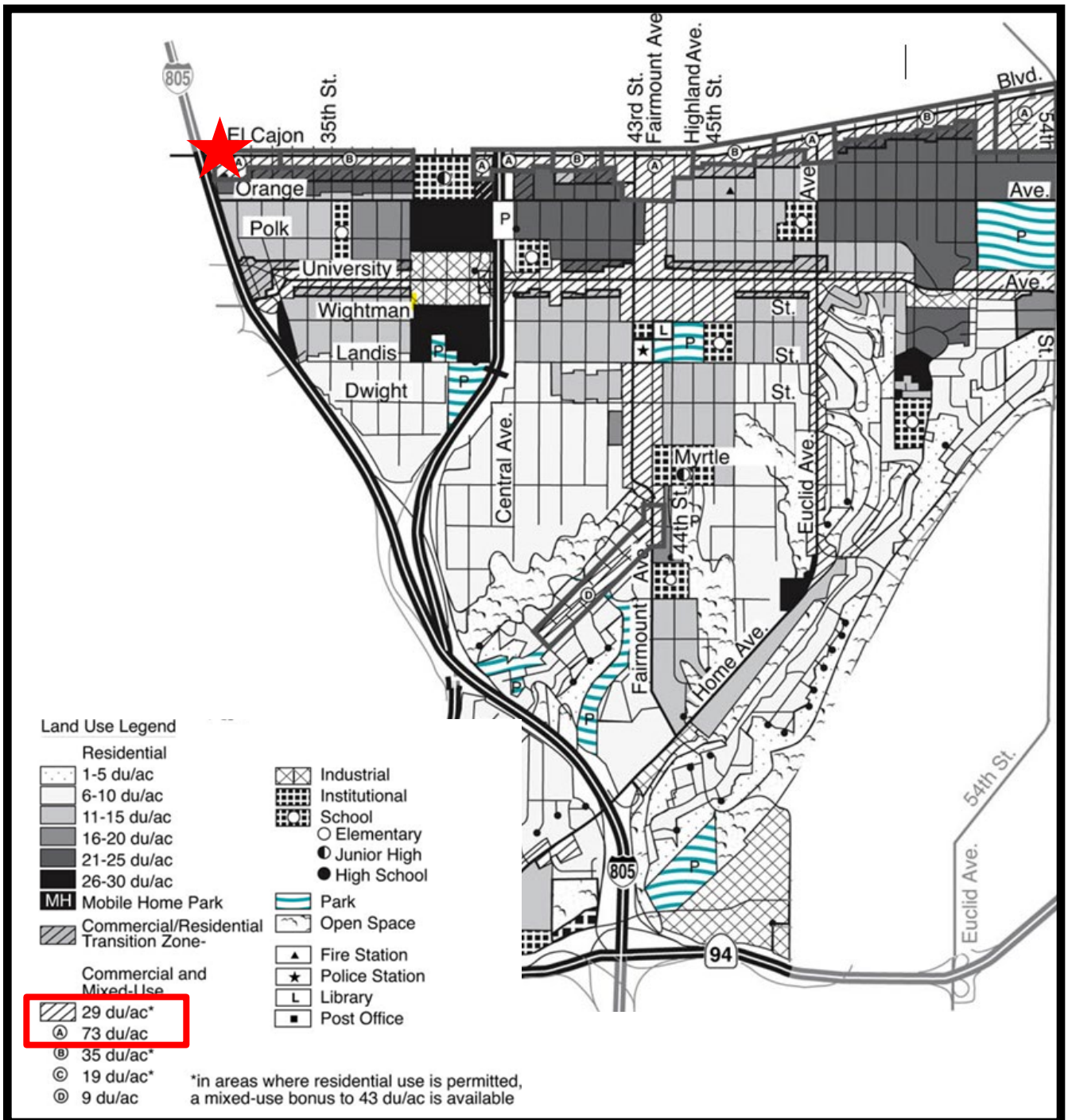
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption or Notice of Right to Appeal
7. Ownership Disclosure Statement
8. SDPD Recommendation and Conditions, License Distribution List
9. Project Plans



Project Location

3245 El Cajon Boulevard
Project No. PRJ-1132060

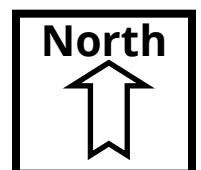






Aerial Photo

3245 El Cajon Boulevard
Project No. PRJ-1132060



HEARING OFFICER
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. PMT-3352183
3245 EL CAJON BOULEVARD - PROJECT NO. PRJ-1132060

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. North Park Retail 1, LLC, a California Limited Liability Company, Owner, and Permittee, submitted an application to the City of San Diego for a Conditional Use Permit to operate an alcoholic beverage outlet and allow the off-site sale of beer and wine within a 22,698-square-foot grocery store, currently being remodeled, conditioned upon the issuance of a Type 20 License from the California Department of Alcoholic Beverage Control (ABC), and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 3245 El Cajon Boulevard project (project).

B. The 1.62-acre project site is located at 3245 El Cajon Boulevard within the Mid-City (City Heights) Communities Plan in the CUPD-CU-2-4 (Central Urbanized Planned District – Central Urbanized) zone, the Sustainable Development Area, Complete Communities Housing Solutions, Complete Communities Mobility Choices Mobility Zone 2, the Central Urbanized Planned District, the Airport Land Use Compatibility Overlay Zone (Review Area 2 for San Diego International Airport [SDIA]), the Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA, the Transit Area Overlay Zone, a Transit Priority Area, and a Parking Standards Transit Priority Area. The project site is legally described as LOT 2 OF MOBILE HOMES ACCEPTANCE, ACCORDING TO THE MAP THEREOF NO. 5854, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MARCH 22, 1967.

C. On December 11, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the

project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15061(b)(3) (Common Sense Exemption) and Section 15301 (Existing Facilities), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

D. On March 11, 2026, the Hearing Officer considered Conditional Use Permit No. PMT-3352183 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to considered Conditional Use Permit No. PMT-3352183:

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 to operate an alcoholic beverage outlet within a 22,698-square-foot (sf) grocery store, currently being remodeled, conditioned upon the issuance of a Type 20 License from the California Department of Alcoholic Beverage Control (ABC), and associated site improvements. The 1.62-acre project site is located at 3245 El Cajon Boulevard within the Mid-City (City Heights) Communities Plan in the CUPD-CU-2-4 (Central Urbanized Planned District – Central Urbanized) zone, the Sustainable Development Area, Complete Communities Housing Solutions, Complete Communities Mobility Choices Mobility Zone 2, the Central Urbanized Planned District, the Airport Land Use Compatibility Overlay Zone (Review Area 2 for San Diego International Airport [SDIA]), the Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA, the Transit Area Overlay Zone, a Transit Priority Area, and a Parking Standards Transit Priority Area.

The Mid-City (City Heights) Communities Plan (MCCP) designates the site as Commercial and Mixed-Use (MCCP, Figure 11). The proposed alcohol beverage outlet is consistent with this designation because it is located within an existing commercial building currently being remodeled into a grocery store and is within an established commercial center which is adjacent to commercial businesses, gas stations, financial institutions and residential dwelling units. Furthermore, the MCCP identifies the project site to be within the Corridor neighborhood and describes that the

commercial needs of the Corridor Neighborhood are served by The Boulevard (El Cajon Boulevard) and University Avenue commercial corridors (MCCP, pages 33-34).

The project site is located along El Cajon Boulevard which is identified within the MCCP as "The Boulevard," described as "a major regional East/West corridor linking San Diego's central area to La Mesa, El Cajon and other cities to the east" (MCCP, page 78). The project supports the following goal established for "The Boulevard":

- To create a grand boulevard setting where larger new commercial, light manufacturing, residential and mixed-use development can locate (MCCP, page 78).

The project will support this goal by providing an alcohol beverage outlet within a proposed grocery store at an existing commercial building that will serve the neighborhood.

Additionally, the project will support the following recommendation for "The Boulevard".

- Provide streetscape features to improve vehicular, public transit and the pedestrian experience for public transportation users (MCCP, page 78).

The project is conditioned to complete public right-of-way improvements, including but not limited to, the reconstruction of an existing driveway, and the reconstruction of an existing pedestrian curb ramp to City standard.

The project supports the following commercial goal of the community plan:

- To provide a full range of commercial goods and services to the Mid-City population (MCCP, page 101).

The proposed alcoholic beverage outlet will be located within a grocery store currently being remodeled at an existing single-story commercial building, currently under remodel. The CUP will allow the off-site sale of beer and wine which will supplement the grocery and produce offered by the grocery store.

The project also supports the following City of San Diego's General Plan Mixed-Use Villages and Commercial goal:

- Attractive and functional corridors which link communities to transit, walking/rolling and biking infrastructure and provide access to good and services (UD-28).

The project site is located off the El Cajon Boulevard exit from Interstate – 805 (I-805) freeway within one of the first commercial centers along the transition from North Park to Mid-City City Heights. The project will further support a grocery store, and the transition from two communities by providing an alcohol beverage outlet for the sale of beer and wine.

The San Diego Police Department (SDPD) has provided its recommendations for the approval of the subject CUP and proposed conditions for the project which include, but are not limited to, hours of operation, advertising, and employee training. The proposed Alcohol Beverage Outlet use is in conformance with the land use designation and the intent of the MCCP as outlined above. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project does not conform to locational requirements outlined in SDMC Section 141.0502(b)(1), further described below.

Alcoholic beverage outlets are not permitted in any of the following locations:

- A. Within a census tract, or within 600 feet of a census tract, where the general crime rate exceeds the citywide average general crime rate by more than 20 percent;

The project site is within the Federal Census Tract No. 16.00 which reported a crime rate of 180.6 percent of the City-wide average for 2024 based on statistics provided by the SDPD. A census tract is considered to have "high crime" if the crime rate exceeds 120 percent of the city-wide average. Therefore, the project requires a CUP due to being located within a high-crime census tract.

Although the crime rate is higher than the city-wide average, the SDPD can provide a recommendation of approval for the project per the following conditions which have been included in the permit:

- The hours for in-store operations shall be from 6:00am to midnight as it relates to sales, service, or consumption of alcoholic beverages. The hours for the sale of alcoholic product via app/online platform for delivery only, shall be 6:00am to 2:00am.
- The sale of beer or malt beverages in kegs is prohibited.
- Video surveillance shall be recording and available to law enforcement upon request covering the interior and public access points of the premises. Upon request of law enforcement video surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.
- Litter and any unauthorized graffiti will be removed promptly.
- All retail employees are trained in ABC regulations (LEAD), theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age, and/or intoxicated persons.

- B. Within a census tract, or within 600 feet of a census tract, where the ratio of alcohol beverage outlets exceeds the standards established by California Business and Professions Code section 23958.4;

Census Tract 16.00 is allowed three off-site ABC licenses pursuant to California Business and Professions Code Section 23958.4. The project is asking for a Type 20 License; the previous grocery store tenant was granted a Type 20 License which will be surrendered and utilized by the new grocery store tenant keeping the number of existing off-site ABC Licenses at three. Therefore, the project conforms to this regulation.

- C. In an adopted Redevelopment Project Area;

The project site is not located within an adopted redevelopment project area. Therefore, the project is in conformance to this regulation.

- D. Within 600 feet of a public or private accredited school, a public park, a playground or recreational area, a church, a hospital, or a San Diego County welfare district office;

The project site is not located within 600 feet of a public or private accredited school, a public park, playground or recreational area, church, hospital, or a San Diego County welfare district office. Therefore, the project conforms to this regulation.

- E. Within 100 feet of a residentially zoned property.

The project site is within 100 feet of a residentially zoned property south of the project site and therefore, requires a CUP.

Pursuant to SDMC Section 141.0502(c), SDPD recommended approval of the CUP with conditions as outlined above. The project will be required to conform to the regulations of the Land Development Code. Therefore, the project will not be detrimental to public health, safety, and welfare.

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

The project site is within the CUPD-CU-2-4 zone which SDMC Section 155.0201 describes the purpose of the Central Urbanized Planned District is to assist in implementing the goals and objectives of the MCCP. For non-residential uses, the goals and objectives include developing sites that offer a broad range of goods and services on sites that can expand to meet economic development needs of the community. The proposed Alcohol Beverage Outlet is an allowed use with a Conditional Use Permit subject to the regulations outlined in SDMC Section 141.0502(c).

The CUP for the project involves various conditions of approval and exhibits relevant to achieve compliance with the SDMC as it relates to lighting, loitering, litter, graffiti, advertising, and the sale of alcohol. The project site does not meet certain location criteria set forth in SDMC Section 141.0502(b)(1) and as described in Finding A.1.b. above, incorporated herein by reference. The permit conditions of approval minimize any potential harm to public health, safety, and welfare. No variance or deviations are requested as part of this application. 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 an Alcohol Beverage Outlet within a 22,698 sf grocery store currently being remodeled. The project site currently has an existing single-story commercial building that was previously used as a grocery store; no deviations or change in use are proposed. The project site is within the Corridor neighborhood of City Heights as identified within the MCCP and is located within an established commercial center; it is adjacent to commercial businesses, gas stations, and a financial institution to the north, commercial, residential single- and multi-dwelling units to the east, residential multi-dwelling units to the south, and I-805 to the west.

The project site is within the CUPD-CU-2-4 zone which allows a broad range of goods and services on sites that can expand to meet economic development needs of the community. SDMC Section 141.0502(b)(1) outlines locational requirements for Alcoholic Beverage Outlets. Such outlets are allowed with a CUP in the CUPD-CU-2-4 zone and are therefore subject to additional requirements outlined in SDMC Section 141.0502(c). Alcohol Beverage Outlets are allowed with a CUP to protect certain other land uses such as schools, public parks, playgrounds, or recreational area, places of religious assemblies, hospitals or residentially zoned property within the vicinity. The project will protect nearby land uses by adhering to all of the regulations of the California Department of Alcoholic Beverage Control Board, Separately Regulated Uses Regulations, and permit conditions. Pursuant to SDMC Section 141.0502(c), SDPD recommended approval of the CUP with conditions as outlined above. The project was also determined to be exempt from the CEQA (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and Section 15301 (Existing Facilities) and as such, additional analysis was not required to address environmental impacts associated with the project. Therefore, the proposed use is appropriate for the proposed location in the commercial corridor.

2. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference.
3. Based on these findings adopted by the Hearing Officer, Conditional Use Permit No. PMT-3352183 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form,

exhibits, terms, and conditions as set forth in Conditional Use Permit No. PMT-3352183, a copy of which is attached to and made a part of this Resolution by this reference.

Jose Bautista
Development Project Manager
Development Services

Adopted on: March 11, 2026

IO#: 24010202

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24010202

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3352183
3245 EL CAJON BOULEVARD PROJECT NO. PRJ-1132060
HEARING OFFICER

This Conditional Use Permit No. PMT-3352183 is granted by the Hearing Officer of the City of San Diego to NORTH PARK RETAIL 1, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0305. The 1.62-acre project site is located at 3245 El Cajon Boulevard in the CUPD-CU-2-4 (Central Urbanized Planned District – Central Urbanized) zone, the Sustainable Development Area, Complete Communities Housing Solutions, Complete Communities Mobility Choices Mobility Zone 2, the Central Urbanized Planned District, the Airport Land Use Compatibility Overlay Zone (Review Area 2 for San Diego International Airport [SDIA]), the Federal Aviation Administration (FAA) Part 77 Noticing Area for SDIA, the Transit Area Overlay Zone, a Transit Priority Area, and a Parking Standards Transit Priority Area within the Mid-City (City Heights) Communities Plan area. The project site is legally described as: LOT 2 OF MOBILE HOMES ACCEPTANCE, ACCORDING TO THE MAP THEREOF NO. 5854, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MARCH 22, 1967.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate an alcoholic beverage outlet, conditioned upon the issuance of a license from the State Department of Alcoholic Beverage Control and subject to the City's land use regulations, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated **March 11, 2026**, on file in the Development Services Department.

The project shall include:

- a. The operation of an Alcoholic Beverage Outlet within a 22,698-square-foot grocery store conditioned upon the issuance of a Type 20 License from the State Department of Alcoholic Beverage Control (ABC).
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

- d. Public right-of-way improvements including the reconstruction of the existing driveway and dual directional curb ramp with a City standard driveway and curb ramp within the public right-of-way on El Cajon Boulevard; 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 March 25, 2029.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on March 25, 2039. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC section 141.0502(c)(7).
3. The utilization of this CUP is contingent upon the approval of a license to sell alcohol at this location by the California Department of Alcoholic Beverage Control [ABC]. The issuance of this CUP does not guarantee that the ABC will grant an alcoholic beverage license for this location.
4. 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.
5. 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.
6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

8. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

9. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

10. 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.

11. 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.

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

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of a Certificate of Occupancy associated with Building Permit PMT-3320196, the Owner/Permittee shall ensure that all the required Right-of-Way improvements associated with Right-of-Way Permit No. PMT-3342222 are constructed and completed satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

14. Owner/Permittee shall post a copy of the Conditional Use Permit conditions in the licensed premises in a place where they may be readily viewed by any member of the general public or any member of a government agency.

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

16. Pool or billiard tables, foosball or pinball games, arcade style video and electronic games, or coin-operated amusement devices are not permitted on the premises.

17. Exterior public pay phones that permit incoming calls are not permitted on the premises, adjacent public sidewalks, or areas under the control of the Owner/Permittee.

18. The Owner/Permittee shall provide illumination, at a minimum level of 0.4 foot-candles per square foot, on the exterior of the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the Owner/Permittee. The illumination shall be in operation during all hours of darkness while the outlet is open for business so that persons standing on or near the premises at night are identifiable by law enforcement personnel. The required illumination shall be shielded and directed so that it does not shine on adjacent properties.

19. The sign area pertaining to or referencing alcoholic sales or beverages shall not exceed 630 square inches.

20. A maximum of 33 percent of the square footage of the windows and doors of the premises may bear advertising or signs of any sort, except for any advertising prohibited by law. All advertising and signs shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlet.

21. The Owner/Permittee of the alcoholic beverage outlet shall post a prominent, permanent sign or signs stating, "No loitering, consumption of alcoholic beverages, or open alcoholic beverage containers are allowed inside the premises, in the parking area, or on the public sidewalks adjacent to the premises, violators are subject to arrest." The sign shall be at least two square feet with two-inch block lettering. The sign shall be in English and Spanish.

22. The Owner/Permittee shall provide trash receptacles, conveniently located for use by patrons, inside and outside the alcoholic beverage outlet, including adjacent public sidewalks and areas under the control of the Owner/Permittee. At least one 13-gallon trash receptacle shall be located

inside the premises. At least one 32-gallon trash receptacle shall be located outside the alcoholic beverage outlet, and at least one additional 32-gallon trash receptacle shall be located in the parking areas under the control of the Owner/Permittee.

23. The Owner/Permittee shall maintain the premises, adjacent public sidewalks, and areas under the control of the Owner/Permittee, free of litter and graffiti at all times. The Owner/Permittee shall provide for daily removal of trash, litter, and debris. The Owner/Permittee shall eliminate graffiti within 48 hours of application.

POLICE DEPARTMENT REQUIREMENTS:

24. In-store sales of alcoholic beverages shall take place between the hours of 6:00 a.m. and midnight only. Sales of alcoholic beverages for off-site delivery shall take place between the hours of 6:00 a.m. and 2:00 a.m. only.

25. The sale of beer or malt beverages in kegs is prohibited.

26. Video surveillance shall be recording and available to law enforcement upon request covering the interior and public access points of the premises. Upon request of law enforcement video surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.

27. All retail employees shall be trained in California's Alcoholic Beverage Control Department's Licensee Education on Alcohol and Drugs (LEAD) training, theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age and/or intoxicated persons.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on March 11, 2026, and [Approved Resolution Number].

ATTACHMENT 5

Conditional Use Permit No.: PMT-3352183

Date of Approval: March 11, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jose Bautista
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.

North Park Retail 1, LLC
A California Limited Liability Company
Owner and Permittee

By _____
Akhil Israni
Manager

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: December 11, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010202

PROJECT NAME / NUMBER: 3245 El Cajon Boulevard / PRJ-1132060**COMMUNITY PLAN AREA:** City Heights**COUNCIL DISTRICT:** 9**LOCATION:** 3245 El Cajon Boulevard, San Diego CA 92104

PROJECT DESCRIPTION: Conditional Use Permit (CUP) to allow for the sale of beer and wine (Type 20) at an existing 22,698 square-foot Sprouts Farmers Market (grocery store). The 69,431 square-foot (1.62-acre) site, located at 3245 El Cajon Boulevard, is zoned Central Urbanized Planned District (CUPD-CU-2-4) and designated as Commercial and Mixed Use in the Mid-City: City Heights Community Plan. The project is also located within the following overlays: Sustainable Development Areas, Complete Communities Housing Solutions, Complete Communities Mobility Choices, Central Urbanized Planned District, Airport Land Use Compatibility Overlay Zone, Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, and FAA Part 77 Noticing Area, within Council District 9. **LEGAL DESCRIPTION:** Lot 2 of Mobile Homes Acceptance, according to the Map thereof No. 5854, filed in the office of the County Record of said San Diego County, March 22, 1967.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15061(b)(3), Common Sense Exemption and Section 15301 (Existing Facilities).**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project meets the criteria set forth in CEQA Section 15061(b)(3) (Common Sense Exemption), which states that CEQA only applies to projects which have the potential to cause a significant effect on the environment. The project would allow for the sale of beer and wine for off-site consumption (Type 20) at an existing grocery store. There would be no physical impacts to the project site as the project is not proposing any development or grading. The project would also qualify to be categorically

exempt from CEQA pursuant to Section 15301, Existing Facilities. Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The project would allow for the sale of beer and wine (Type 20) for consumption off the premises where sold. There would be no expansion of use. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Jose Bautista
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 557-7983 / JBautista@sandiego.gov

On December 11, 2025 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (December 26, 2025). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

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

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 12/11/2025

REMOVED: 12/26/2025

POSTED BY: *Leilani Phillips*



FORM

DS-318

July 2024

Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

☒ **Development Permit:** PRJ-1132060

☐ **Subdivision Approval:** _____

☐ **Policy Approval:** _____

Project Title: Sprouts Farmers Market

Project No. For City Use Only: _____

Project Location/Address/Accessor's Parcel Number:

3245 El Cajon Boulevard, San Diego, CA 92104

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

☐ Individual ☐ Partnership ☐ Corporation ☒ Limited Liability -or- ☐ General – What State? CA

Corporate Identification No.: _____ ☐ Trust - Date of Trust: _____

☐ City of San Diego/Asset Management Department: _____

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. On the second page of this form, please list the owner(s), the 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, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. 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 30 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.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent(Per 04/18/2025)

☒ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency
☐ City of San Diego/Asset Management Department*

Name of Individual: **Akhil Israni**On behalf of: **North Park Retail 1 LLC**Street Address: **1775 Hancock Street, Suite 200**City: **San Diego**State: **CA**Zip: **92110**Phone Number: **619.296.9000**Email: **akhil.israni@pacificacompanies.com**Signature: Date: **04/18/2025**Additional pages attached: ☐ Yes ☒ No

*(Signature within this section not required for City of San Diego/Asset Management Department)

Applicant ☐ Check if Same as Property Owner/Authorized Agent(Per 04/18/2025)

☐ Owner ☒ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual: **Terri Dickerhoff**On behalf of: **Sprouts Farmers Market**Street Address: **5455 E. High St .. Suite 111**City: **Phoenix**State: **AZ**Zip: **85054**Phone Number: **213.422.1450**Email: **terri@cgrdev.com**Signature: Date: **04/17/2025**Additional pages attached: ☐ Yes ☒ No**Other Financially Interested Persons** ☐ Check if N/A

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☒ Tenant/Lessee ☐ Successor Agency

Name of Individual:

Brandon LombardiOn behalf of: **Sprouts Farmers Market**Street Address: **5455 E. High St .. Suite 111**City: **Phoenix**State: **AZ**Zip: **85054**Phone Number: **602.682.1589**Email: **tinakim@sprouts.com**

Signature:

Date: **04/17/2025**Additional pages attached: ☐ Yes ☒ NoVisit our web site: sandiego.gov/DSD.

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

DS-318 (07-24)

SAN DIEGO POLICE DEPARTMENT CONDITIONAL USE PERMIT RECOMMENDATION

PREMISE ADDRESS: 3245 El Cajon Boulevard, San Diego, CA 92104

TYPE OF BUSINESS: Grocery Store/Big Box Store/large retail space

FEDERAL CENSUS TRACT: 16.00

NUMBER OF ALCOHOL LICENSES ALLOWED: 3

NUMBER OF ALCOHOL LICENSES EXISTING: 3 (At Concentration)

CRIME RATE IN THIS CENSUS TRACT: 180.6% - High Crime
(Note: Considered High Crime If Exceeds 120% of City-wide Average)

THREE OR MORE REPORTED CRIMES AT THIS PREMISE WITHIN PAST YEAR ☒ YES ☐ NO

IS THE PREMISE WITHIN 600 FEET OF INCOMPATIBLE FACILITY ☐ YES ☒ NO

IS THE PREMISE WITHIN 100 FEET OF RESIDENTIALLY ZONED PROPERTY ☒ YES ☐ NO

ABC LICENSE REVOKED AT THIS PREMISE WITHIN PAST YEAR ☐ YES ☒ NO

HAS APPLICANT BEEN CONVICTED OF ANY FELONY ☐ YES ☒ NO

WILL THIS BUSINESS BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY,
AND WELFARE OF THE COMMUNITY AND CITY ☐ YES ☒ NO

COMMENTS/OTHER FACTORS CONSIDERED:

The premises is located within census tract 16.00 for crime stats and concentration. The reported crime rate for Census Tract 16.00 for 2024 was 180.6% and the alcohol crime rate was 147.01%.

This is a large retail space, approx. 22,000 square feet and was previously a large grocery store.

SUGGESTED CONDITIONS:

The San Diego Police Department agrees with the issuance of a Conditional Use Permit so long as the following conditions are incorporated:

1. The hours for in-store operations shall be from 6:00am to Midnight as it relates to sales, service, or consumption of alcoholic beverages. The hours for the sale of alcoholic product via app/online platform for delivery only, shall be 6:00am to 2:00am.
2. The sale of beer or malt beverages in kegs is prohibited.
4. Video surveillance shall be recording and available to law enforcement upon request covering the interior and public access points of the premises. Upon request of law enforcement video surveillance shall not be deleted, voided or destroyed. Recordings shall be maintained for a minimum of 30 days absent a request of law enforcement.
5. Litter and any unauthorized graffiti will be removed promptly.
6. All retail employees are trained in ABC regulations (LEAD), theft deterrence and policies against the sales of alcoholic beverages to those under 21 years of age, and/or intoxicated persons.

1825 HZK

SAN DIEGO POLICE DEPARTMENT RECOMMENDATION:

APPROVE ✓

DENY _____

Benjamin McCurry
Name of SDPD Vice Sergeant (Print)

(619) 531-2973
Telephone Number

Benjamin McCurry
Signature of SDPD Vice Sergeant

6-10-25
Date of Review



Year: 2025 Address: 3245 El Cajon Blvd, San Diego, CA, 92104, USA



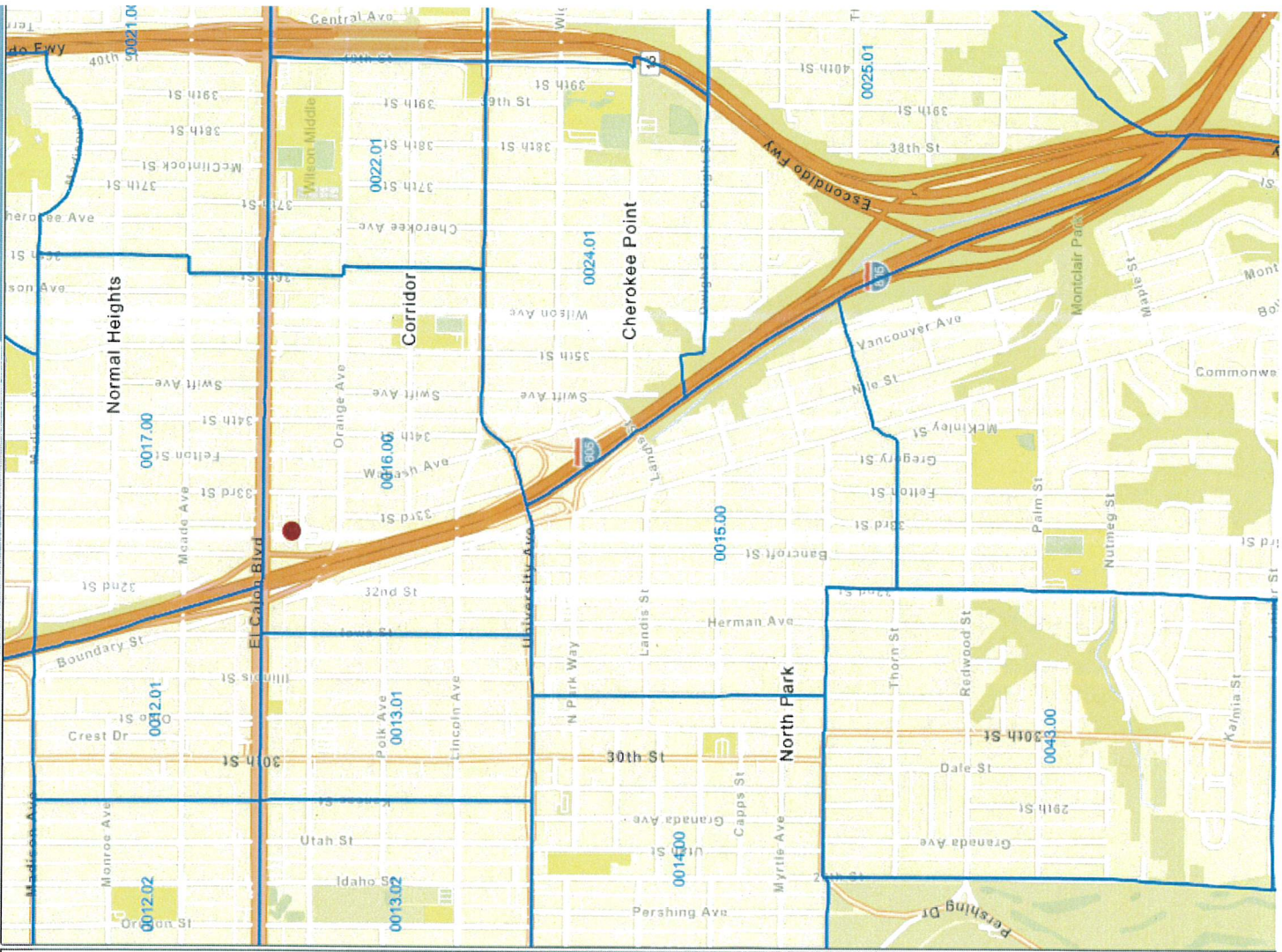
Matched Address

Address	3245 El Cajon Blvd, San Diego, California, 92104
MSA/MD Code	41740
State Code	06
County Code	073
Tract Code	001600
MSA/MD Name	SAN DIEGO-CHULA VISTA-CARLSBAD, CA
State Name	CALIFORNIA
County Name	SAN DIEGO COUNTY

The Census Demographic Data for 2025 is not available yet. This information is updated with the regular release of the FFIEC Census in the summer. However, the state, county, MSA, and census tract information has been updated for 2025.

Census Demographic Data

☐ User Select Tract





ABC Report - SDPD

Agency: SAN DIEGO

Group by: Census Tract

Prior Report Number: B98S328R

Total Part 1 Crime and Part 2 Arrest for Agency: 54,633

Total Census Tract: 381

Average Total per Census Tract: 143.4

(120% or above is High Crime Area indicated by *)

	Census Tract	Totals	% Average by Census Tract
1	000100	53	37.0%
2	000201	44	30.7%
3	000202	122	85.1%
4	000301	118	82.3%
5	000302	234	163.2%*
6	000400	444	309.6%*
7	000500	82	57.2%
8	000600	244	170.2%*
9	000700	279	194.6%*
10	000800	126	87.9%
11	000901	375	261.5%*
12	000902	107	74.6%
13	001000	493	343.8%*
14	001100	74	51.6%
15	001201	118	82.3%
16	001202	83	57.9%
17	001301	187	130.4%*
18	001302	120	83.7%
19	001400	226	157.6%*
20	001500	171	119.3%
21	001600	259	180.6%*
22	001700	142	99.0%
23	001801	78	54.4%
24	001802	77	53.7%
25	001900	71	49.5%
26	002001	67	46.7%
27	002002	88	61.4%
28	002100	236	164.6%*
29	002201	126	87.9%
30	002202	298	207.8%*

San Diego Police Department
Alcohol Arrests & Cites - By Census Tract
(Excluding Unknown Tracts)
January to December 2024

2020 Census Tract	Alcohol Violations	Tract Total as % of Average Tract
000100	0	0.00%
000201	2	15.48%
000202	4	30.95%
000301	5	38.69%
000302	20	154.75%
000400	28	216.65%
000500	6	46.43%
000600	22	170.23%
000700	21	162.49%
000800	8	61.90%
000901	19	147.01%
000902	15	116.06%
001000	10	77.38%
001100	6	46.43%
001201	13	100.59%
001202	5	38.69%
001301	24	185.70%
001302	11	85.11%
001400	15	116.06%
001500	5	38.69%
001600	19	147.01%
001700	10	77.38%
001801	10	77.38%
001802	7	54.16%
001900	8	61.90%
002001	8	61.90%
002002	16	123.80%
002100	15	116.06%
002201	9	69.64%
002202	47	363.67%
002301	25	193.44%
002302	25	193.44%
002401	11	85.11%
002402	20	154.75%
002501	12	92.85%
002502	9	69.64%
002601	22	170.23%
002602	11	85.11%
002702	8	61.90%
002703	2	15.48%
002705	8	61.90%
002707	19	147.01%

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NUMBER OF LICENSES AUTHORIZED
BY CENSUS TRACT

ATTACHMENT 8

onsale offsale

ALAMEDA	1641869	710	1611	4001.00	3038	4	1
SAN BERNARDINO	2181433	1,160	1409	121.03	3390	2	2
SAN BERNARDINO	2181433	1,160	1409	121.05	2955	2	2
SAN BERNARDINO	2181433	1,160	1409	121.06	2107	1	1
SAN BERNARDINO	2181433	1,160	1409	122.01	9002	7	6
SAN BERNARDINO	2181433	1,160	1409	122.02	2898	2	2
SAN BERNARDINO	2181433	1,160	1409	123.00	1481	1	1
SAN BERNARDINO	2181433	1,160	1409	124.00	3140	2	2
SAN BERNARDINO	2181433	1,160	1409	125.00	4329	3	3
SAN BERNARDINO	2181433	1,160	1409	127.00	4000	3	2
SAN BERNARDINO	2181433	1,160	1409	250.00	8111	6	5
SAN BERNARDINO	2181433	1,160	1409	251.00	2038	1	1
SAN BERNARDINO	2181433	1,160	1409	9401.00	1213	1	0
SAN BERNARDINO	2181433	1,160	1409	9801.00	4	0	0
SAN BERNARDINO	2181433	1,160	1409	9802.00	3953	3	2
SAN DIEGO	3291101	705	1569	1.00	2908	4	1
SAN DIEGO	3291101	705	1569	2.01	2001	2	1
SAN DIEGO	3291101	705	1569	2.02	4441	6	2
SAN DIEGO	3291101	705	1569	3.01	2155	3	1
SAN DIEGO	3291101	705	1569	3.02	2811	3	1
SAN DIEGO	3291101	705	1569	4.00	3794	5	2
SAN DIEGO	3291101	705	1569	5.00	3012	4	1
SAN DIEGO	3291101	705	1569	6.00	3182	4	2
SAN DIEGO	3291101	705	1569	7.00	4072	5	2
SAN DIEGO	3291101	705	1569	8.00	4890	6	3
SAN DIEGO	3291101	705	1569	9.01	3184	4	2
SAN DIEGO	3291101	705	1569	9.02	2479	3	1
SAN DIEGO	3291101	705	1569	10.00	4690	6	2
SAN DIEGO	3291101	705	1569	11.00	3000	4	1
SAN DIEGO	3291101	705	1569	12.01	2235	3	1
SAN DIEGO	3291101	705	1569	12.02	3216	4	2
SAN DIEGO	3291101	705	1569	13.01	2696	3	1
SAN DIEGO	3291101	705	1569	13.02	3331	4	2
SAN DIEGO	3291101	705	1569	14.00	3205	4	2
SAN DIEGO	3291101	705	1569	15.00	3827	5	2
SAN DIEGO	3291101	705	1569	16.00	5244	7	3
SAN DIEGO	3291101	705	1569	17.00	4521	6	2
SAN DIEGO	3291101	705	1569	18.01	2003	2	1
SAN DIEGO	3291101	705	1569	18.02	3061	4	1
SAN DIEGO	3291101	705	1569	19.00	3036	4	1
SAN DIEGO	3291101	705	1569	20.01	3459	4	2
SAN DIEGO	3291101	705	1569	20.02	2671	3	1
SAN DIEGO	3291101	705	1569	21.00	5235	7	3
SAN DIEGO	3291101	705	1569	22.01	3593	5	2
SAN DIEGO	3291101	705	1569	22.02	4928	6	3
SAN DIEGO	3291101	705	1569	23.01	2976	4	1
SAN DIEGO	3291101	705	1569	23.02	6215	8	3
SAN DIEGO	3291101	705	1569	24.01	4061	5	2
SAN DIEGO	3291101	705	1569	24.02	4735	6	3
SAN DIEGO	3291101	705	1569	25.01	5172	7	3
SAN DIEGO	3291101	705	1569	25.02	5929	8	3
SAN DIEGO	3291101	705	1569	26.01	5326	7	3
SAN DIEGO	3291101	705	1569	26.02	4117	5	2
SAN DIEGO	3291101	705	1569	27.02	5695	8	3

Main Events Units Messages Lineups Inquiry Configure

Event Search Results (44 Returned) New Event Search

Show 100 Entries

Date Range



Show

All Events



Events From 06/01/24 - 06/01/25 See search criteria

Agency	DGroup	Date/Time	Event	Type	Primary Unit	Location	Status	Priority	Beat
SDPD	P8	06/17/24 12:24:46	E24060023860	647F	835Y2	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838
SDPD	P8	06/19/24 17:14:49	E24060027264	288	836Y2	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	1	838
SDPD	P8	07/21/24 15:42:14	E24070030872	415W	812Y2	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	1	838
SDPD	P8	07/27/24 12:20:02	E24070039559	AU1		3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	1	838
SDPD	P8	07/28/24 13:41:20	E24070041135	415	834J1	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838
SDPD	P8	07/29/24 11:58:30	E24070042351	1140OD	811J1	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	0	838
SDPD	P8	08/01/24 09:48:46	E240800000469	CW	838J1	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	1	838
SDPD	P8	09/23/24 17:29:32	E24090033794	AU23103	AUP8	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838
SDPD	P8	10/22/24 09:54:42	E24100032001	415W	838J1	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	0	838
SDPD	P8	10/24/24 19:37:01	E24100035850	459R		3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	3	838
SDPD	P8	11/01/24 11:43:11	E24110000620	SVO	811S1	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	3	838
SDPD	P8	11/10/24 16:03:31	E24110014055	211	838Y2	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	1	838

ATTACHMENT 8

Agency	DGroup	Date/Time	Event	Type	Primary Unit	Location	Status	Priority	Beat
SDPD	P8	11/18/24 08:32:34	E24110025142	LOST		3245 EL CAJON BLVD SD: @	Closed - Pending	4	838
SDPD	P8	11/23/24 15:36:33	E24110033093	488R	838U2	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Pending	3	838
SDPD	P8	12/08/24 10:27:44	E24120010573	415	836J1	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Pending	2	838
SDPD	P8	12/10/24 15:42:47	E24120013797	374	839V2	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	3	838
SDPD	P8	12/18/24 17:47:42	E24120025685	415W		3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	1	838
SDPD	P8	01/11/25 19:08:38	E25010015408	415	833V2	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838
SDPD	P8	01/13/25 19:56:19	E25010018186	415	832V2	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838
SDPD	P8	01/16/25 11:39:01	E25010022020	594	836G1	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838
SDPD	P8	02/04/25 10:48:47	E25020004696	CW	835K1	3245 EL CAJON BLVD SD	Closed - Assigned	1	838
SDPD	P8	03/06/25 20:34:35	E25030008280	602		3245 EL CAJON BLVD SD	Closed - Assigned	2	838
SDPD	P8	03/09/25 20:36:36	E25030012647	1153	831U2	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838
SDPD	P8	03/26/25 13:48:10	E25030037182	1153	2907N2	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838
SDPD	P8	03/27/25 23:46:07	E25030039291	459C		3245 EL CAJON BLVD SD	Closed - Assigned	2	838
SDPD	P8	03/30/25 09:27:32	E25030042566	602	822G1	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838
SDPD	P8	03/31/25 02:07:00	E25030043564	602	838J3	3245 EL CAJON BLVD SD	Closed - Assigned	2	838
SDPD	P8	04/01/25 18:51:45	E25040001210	602	831U2	3245 EL CAJON BLVD SD	Closed - Assigned	2	838
SDPD	P8	04/01/25 22:06:38	E25040001406	602		3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838
SDPD	P8	04/12/25 11:20:56	E25040016613	602	838G1	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838

Agency	DGroup	Date/Time	Event	Type	Primary Unit	Location	Status	Priority	Beat
SDPD	P8	04/14/25 07:47:28	E250400019127	602	835K1	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838
SDPD	P8	04/14/25 12:51:22	E250400019584	602	835K1	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838
SDPD	P8	04/14/25 19:41:44	E250400020047	602	838J3	3245 EL CAJON BLVD SD	Closed - Assigned	2	838
SDPD	P8	04/19/25 12:16:08	E250400027044	AU1	INFO8	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	1	838
SDPD	P8	04/19/25 16:58:40	E250400027398	602	836Y2	3245 EL CAJON BLVD SD	Closed - Assigned	2	838
SDPD	P8	04/19/25 19:11:46	E250400027546	602		3245 EL CAJON BLVD SD	Closed - Assigned	2	838
SDPD	P8	04/20/25 01:24:41	E250400028005	602	833J3	3245 EL CAJON BLVD SD	Closed - Assigned	2	838
SDPD	P8	04/20/25 12:35:31	E250400028454	602	812J1	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838
SDPD	P8	04/22/25 18:18:31	E250400031674	602	838Z2	3245 EL CAJON BLVD SD	Closed - Assigned	2	838
SDPD	P8	05/04/25 21:24:40	E250500005711	594	834J3	3245 EL CAJON BLVD SD	Closed - Assigned	2	838
SDPD	P8	05/11/25 12:38:44	E250500015449	602	831J1	3245 EL CAJON BLVD SD: @PANCHO VILLAS MARKET	Closed - Assigned	2	838
SDPD	P8	05/15/25 19:38:23	E250500021723	602	835Y2	3245 EL CAJON BLVD SD	Closed - Assigned	2	838
SDPD	P8	05/16/25 02:24:00	E250500022112	602	832J3	3245 EL CAJON BLVD SD	Closed - Assigned	2	838
SDPD	P8	05/30/25 23:59:46	E250500044506	TAGGER	821K3	3245 EL CAJON BLVD SD	Closed - Assigned	0	838

Mccurry, Benjamin

From: Sanchez, Xavier@ABC <Xavier.Sanchez@abc.ca.gov>
Sent: Monday, June 2, 2025 11:48 AM
To: Mccurry, Benjamin
Subject: [EXTERNAL] RE: Protestants for 20-668344

No protest for this application.

From: Mccurry, Benjamin <bmccurry@pd.sandiego.gov>
Sent: Monday, June 2, 2025 7:22 AM
To: Sanchez, Xavier@ABC <Xavier.Sanchez@abc.ca.gov>
Subject: Protestants for 20-668344

CAUTION: External Email. Do not click on links or attachments unless you recognize the sender and know the content is safe.

Xavier:

I am working on the PCN Investigation for the Type 20 alcohol license, ABC #668344, located at 3245 El Cajon Boulevard, San Diego, CA 92104.

Are there any protestants to this license?

Thank you for your help with this.

Ben McCurry
Detective Sergeant
San Diego Police Department
Investigations I-Vice Permits & Licensing
1401 Broadway #735
San Diego, Ca. 92101
Office: 619-531-2973
Cell: 619-865-6578



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Monday, June 02, 2025

LICENSE INFORMATION**License Number:** 668344 **Primary Owner:** SF MARKETS LLC **Office of Application:** 10 - SAN DIEGO**BUSINESS NAME**

SPROUTS FARMERS MARKETS #491

BUSINESS ADDRESS

3245 EL CAJON BLVD , SAN DIEGO, CA, 92104

County: SAN DIEGO **Census Tract:** 0016.00

LICENSEE INFORMATION**Licensee:** SF MARKETS LLC**Company Information**

OFFICER: SANDERS, DAN J (PRESIDENT)

OFFICER: SANDERS, DAN J (CHIEF OPERATING OFFICER)

OFFICER: SPROUTS FARMERS MARKETS HOLDINGS LLC (MANAGER)

OFFICER: LOMBARDI, BRANDON F (SECRETARY/ASST SEC)

OFFICER: ROJAS CALDERON, CARLOS IVAN (VICE PRESIDENT)

LICENSE TYPES

*Allow up to six weeks for expiration date updates after renewal fee submittal.

20 - OFF-SALE BEER AND WINE**License Type Status:** PENDING **Status Date:** 14-APR-2025 **Term:** 12 Month(s) **Original Issue Date:****Expiration Date*:** Master: Y **Duplicate:** **Fee Code:** P40 **Transfers:**

OPERATING RESTRICTIONS:

No Operating Restrictions found

ATTACHMENT 8

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

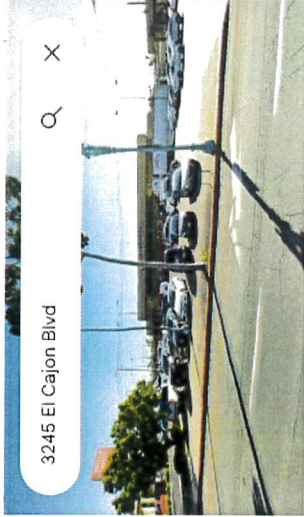
Hold Type: FORM 220 **Hold Date:** 14-APR-2025

ESCROWS:

No Escrow found

NOTIFICATIONS:

No notifications found



3245 El Cajon...

3245 El Cajon Blvd

Building

- Directions
- Save
- Nearby
- Send to phone
- Share

3245 El Cajon Blvd, San Diego, CA 92104

Suggest an edit on 3245 El Cajon Blvd

Add a missing place

Add your business

Photos

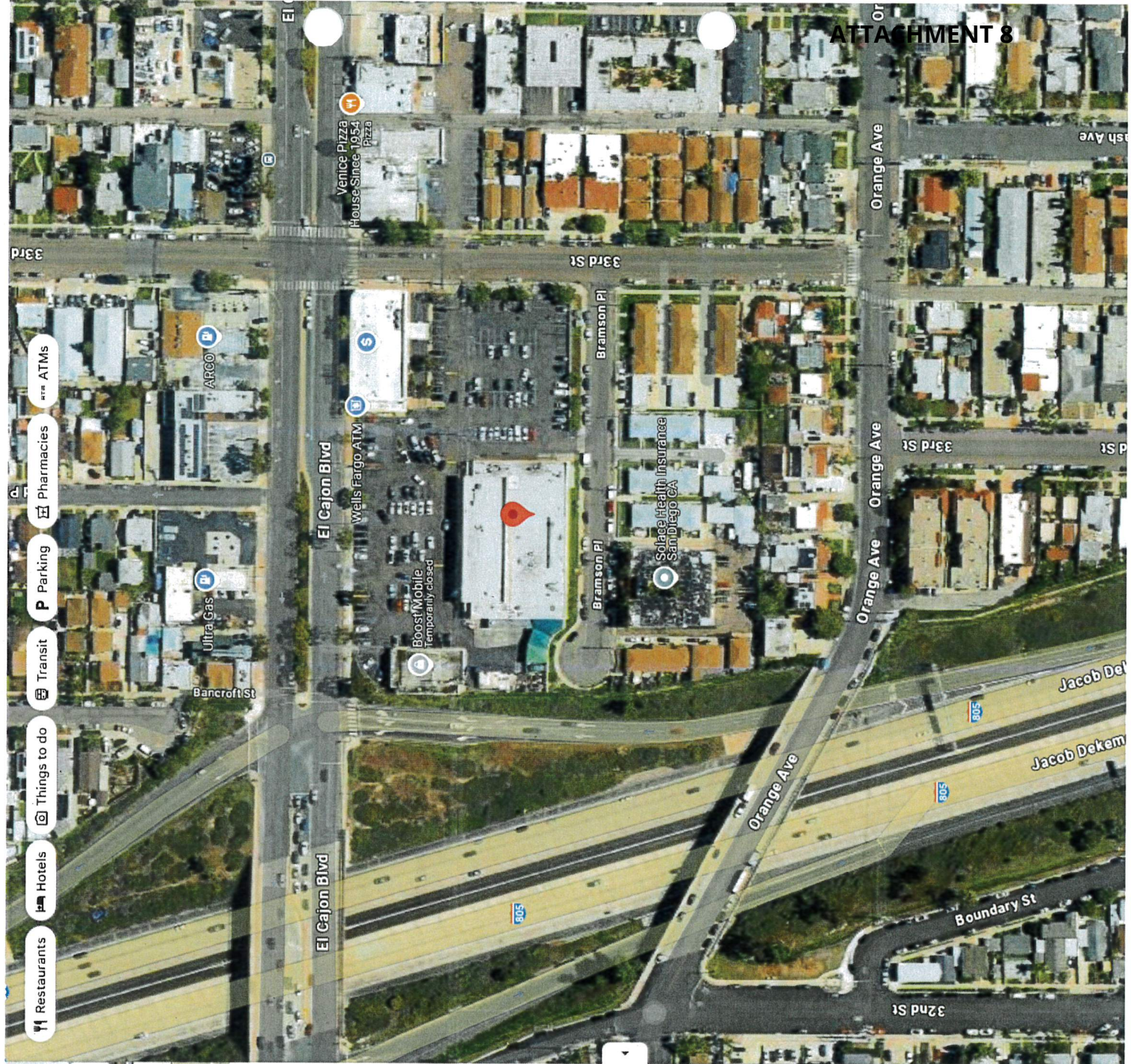


At this place

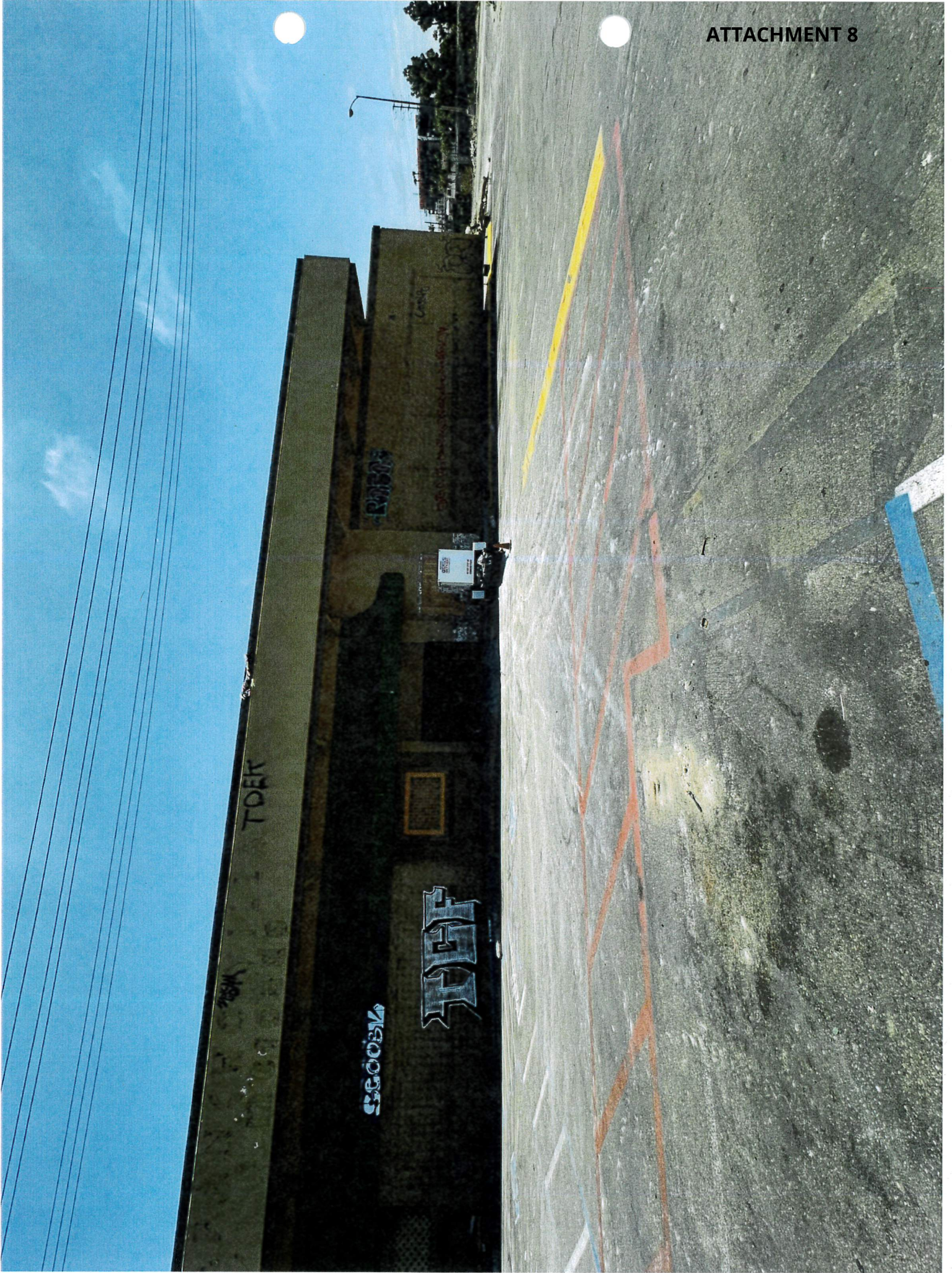
Primo Water Refill

No reviews

Bottled water supplier · Floor 1











CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Search

[Having trouble viewing the report?](#)**Results for:** Active Off-Sale Retail License**County:** SAN DIEGO County**Census Tract:** 16.00**Report Date:** Wednesday, January 21, 2026**Search***Results will be filtered as you type***0** Results**License Number: 616675**

Status:	ACTIVE	21	07/17/2020
License Type:	06/30/2026	COST MART INC	
Orig. Iss. Date:			
Expir. Date:			
Primary Owner:			
Premises Addr.:	3347 EL CAJON BLVD, SAN DIEGO, CA 92104-1418 Census Tract: 0016.00	COST MART	
Business Name:	3710		
Geo Code:			

License Number: 472728

Status:	ACTIVE	21	12/05/2008
License Type:	11/30/2026	APRO LLC	
Orig. Iss. Date:	3252 UNIVERSITY AVE,		
Expir. Date:	SAN DIEGO, CA 92104-2036		
Primary Owner:	Census Tract: 0016.00	UNITED OIL #41	
Premises Addr.:	3710		
Business Name:			
Geo Code:			

License Number: 424853

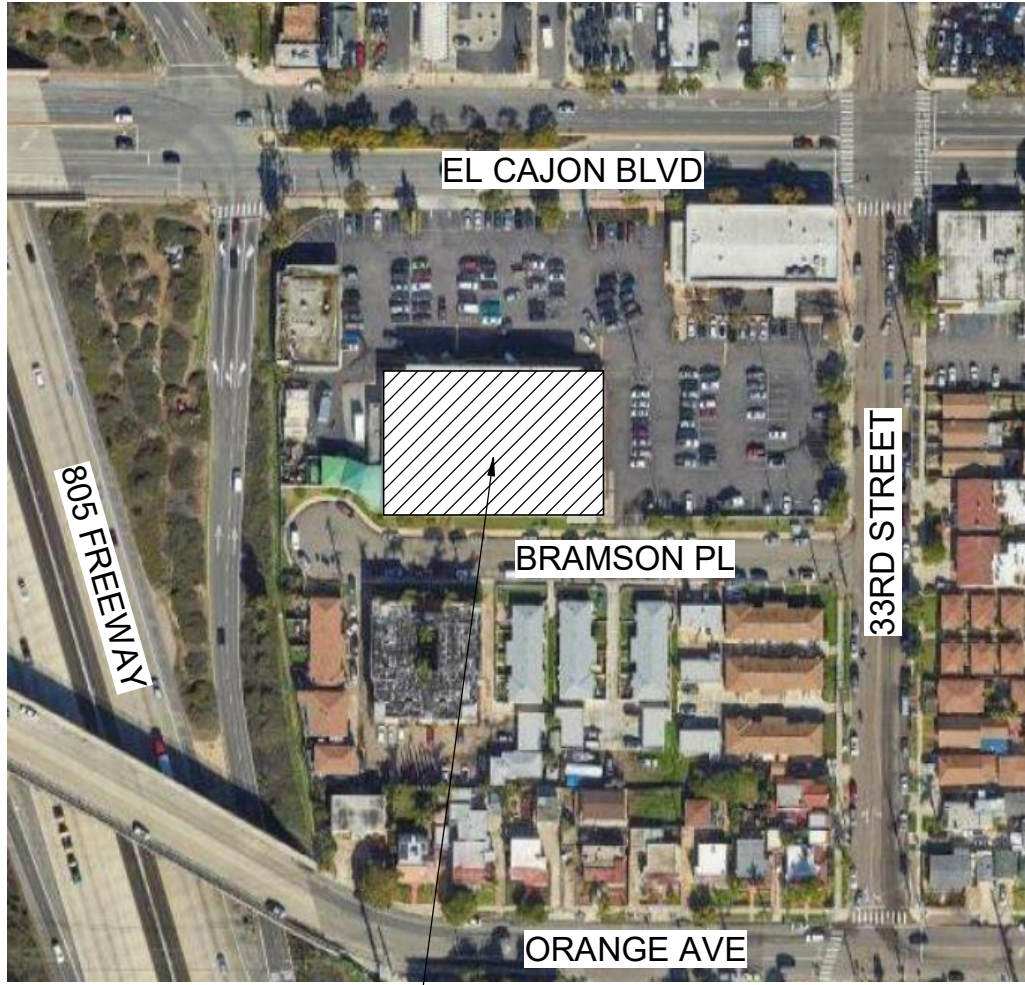
Status:	ACTIVE	20	05/26/2005
License Type:	04/30/2026	PANCHO VILLAS INC	
Orig. Iss. Date:	3245 EL CAJON BLVD,		
Expir. Date:	SAN DIEGO, CA 92104		
Primary Owner:	Census Tract: 0016.00		
Premises Addr.:	BONEYS PANCHO VILLAS FARMERS MARKET	3710	
Business Name:			
Geo Code:			

CONSTRUCTION SET COLORS CODE
C.C. SHALL PRINT CONSTRUCTION SET AND REVISIONS ON COLORED PAPER AS FOLLOWS:
GREEN: INITIAL CONSTRUCTION SET
BLUE: 1ST REVISION
YELLOW: 2ND REVISION
PINK: 3RD REVISION

SPROUTS FARMERS MARKET

0491
3245 EL CAJON BLVD
SAN DIEGO (PANCHE VILLA), CA 92104
PROTOTYPE VERSION: V6.2.8

VICINITY MAP



PROJECT SITE



PROJECT SUMMARY

CONDITIONAL USE PERMIT FOR THE OFF SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING GROCERY STORE

REQUIRED INFORMATION:

LEGAL DESCRIPTION: TR 5854, LOT 2

APN: 447-563-01-00

ZONING: CUPD-CU-2-4

EXISTING AND PROPOSED USE: FULL SERVICE GROCERY STORE

YEAR CONSTRUCTED: 1967

GROSS SITE AREA: 1.62 ACRES

CODE SUMMARY

REF LOCAL CODE AMENDMENTS IN ADDITION TO THE CODES BELOW

APPLICABLE CODES	
EXISTING BUILDING CODE	2022 CALIFORNIA EXISTING BUILDING CODE (WORK AREA METHOD, LEVEL 3 ALTERATION)
ELECTRICAL CODE	2022 CALIFORNIA ELECTRICAL CODE
PLUMBING CODE	2022 CALIFORNIA PLUMBING CODE
MECHANICAL CODE	2022 CALIFORNIA MECHANICAL CODE
FIRE CODE	2022 CALIFORNIA FIRE CODE
ACCESSIBILITY	2022 CALIFORNIA BUILDING CODE, CHAPTER 11B
ENERGY CODE	2022 CALIFORNIA ENERGY CODE
FUEL GAS CODE	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

BUILDING SUMMARY

PRIMARY OCCUPANCY GROUPS (MIXED OCCUPANCY)

M	RETAIL SALES
B	BREAK ROOM, OFFICES, FOOD PREP AREAS
S1	STORAGE

ZONING

NUMBER	COMMERCIAL
--------	------------

ASSESSOR PARCEL NUMBER

NUMBER	447-563-01-00
--------	---------------

CONSTRUCTION TYPE

CONSTRUCTION TYPE	VB, SPRINKLERED
-------------------	-----------------

BUILDABLE AREA

ALLOWABLE AREA	EXISTING
----------------	----------

ALLOWABLE HEIGHT	ONE STORY
------------------	-----------

ACTUAL BUILDING AREA	22,698 SF
----------------------	-----------

CODE ANALYSIS

BUILDING AND SPACE ARE FULLY SPRINKLERED	
TOTAL OCCUPANT LOAD (REF A020 LIFE SAFETY PLAN)	
TOTAL OCCUPANT LOAD	311*

EGRESS (REF A020 LIFE SAFETY PLAN)	
EGRESS WIDTH REQUIRED	62.2"
EGRESS WIDTH PROVIDED	224"

NUMBER OF EXITS REQUIRED	2
NUMBER OF EXITS PROVIDED	4

MAXIMUM COMMON PATH OF TRAVEL	75' (100' STORAGE)
MAXIMUM TRAVEL DISTANCE	250'

PLUMBING FIXTURE COUNT (REF CPC CHAPTER 4)

PLUMBING LOAD	19,332 SF TOTAL / MERCANTILE LOAD FACTOR 100 SF = 194 OCCUPANTS
PLUMBING CALCULATION	194/2 = 97 MALE, 97 FEMALE

LAVATORY FACTOR

MALE LAVATORIES REQUIRED / PROVIDED	1/200 MALE 1/200 FEMALE 1/2
-------------------------------------	-----------------------------

FEMALE LAVATORIES REQUIRED / PROVIDED

	1/2
--	-----

WATER CLOSET FACTOR

MALE WATER CLOSETS REQUIRED / PROVIDED	1/100 MALE 1/100 FEMALE 1/2
--	-----------------------------

FEMALE WATER CLOSETS REQUIRED / PROVIDED

	1/2
--	-----

DRINKING FOUNTAIN FACTOR

DRINKING FOUNTAINS REQUIRED / PROVIDED	(1/250) (HIGHLOW) 1/1
--	-----------------------

SERVICE SINK FACTOR

SERVICE SINK REQUIRED/PROVIDED	1 1/1
--------------------------------	-------

URINAL FACTOR

URINALS REQUIRED / PROVIDED	0/200 0/0
-----------------------------	-----------

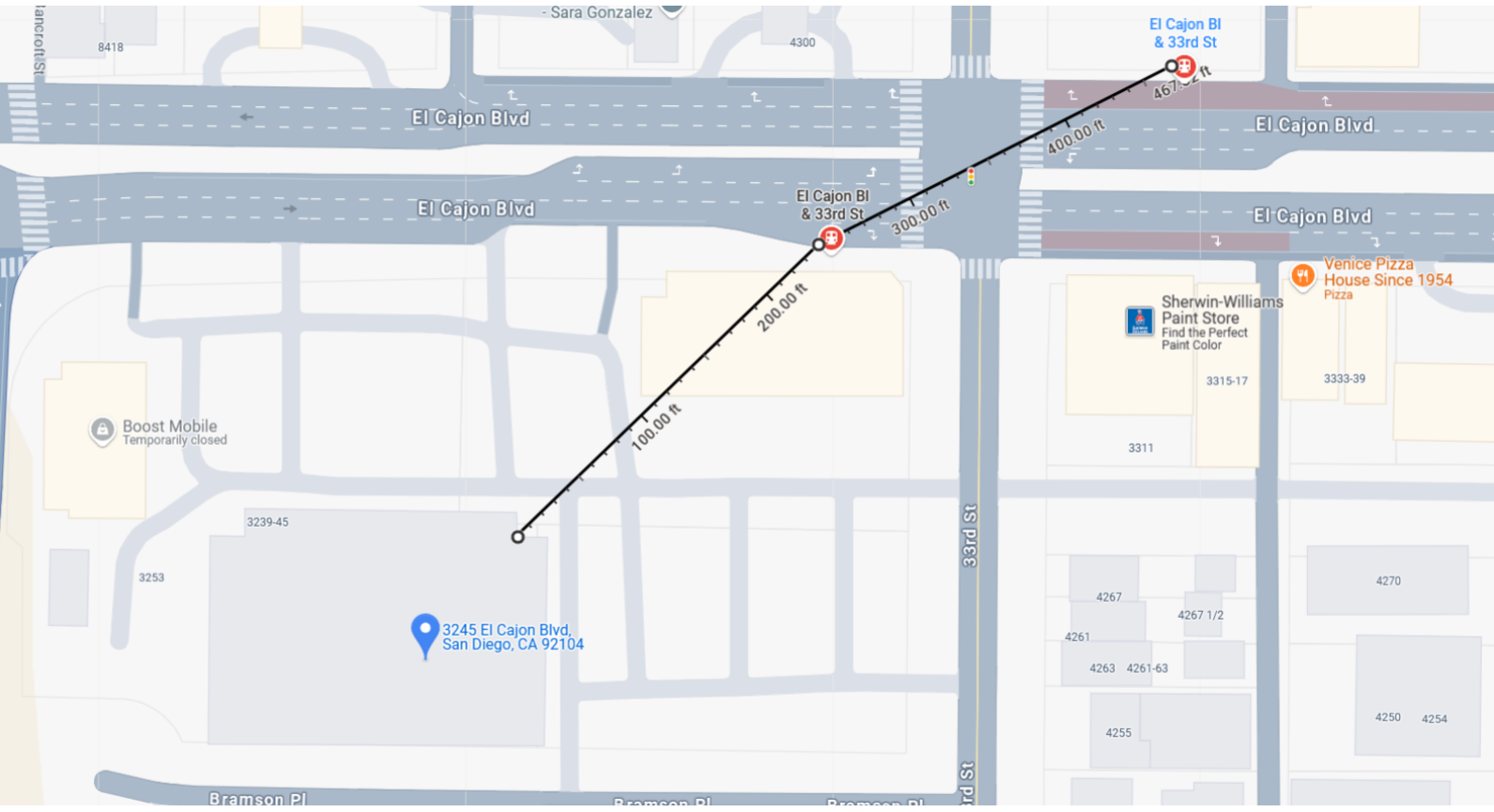
BREAKROOM ACCESSIBLE SEATING REQUIREMENTS

TOTAL SEATS PROVIDED	9
----------------------	---

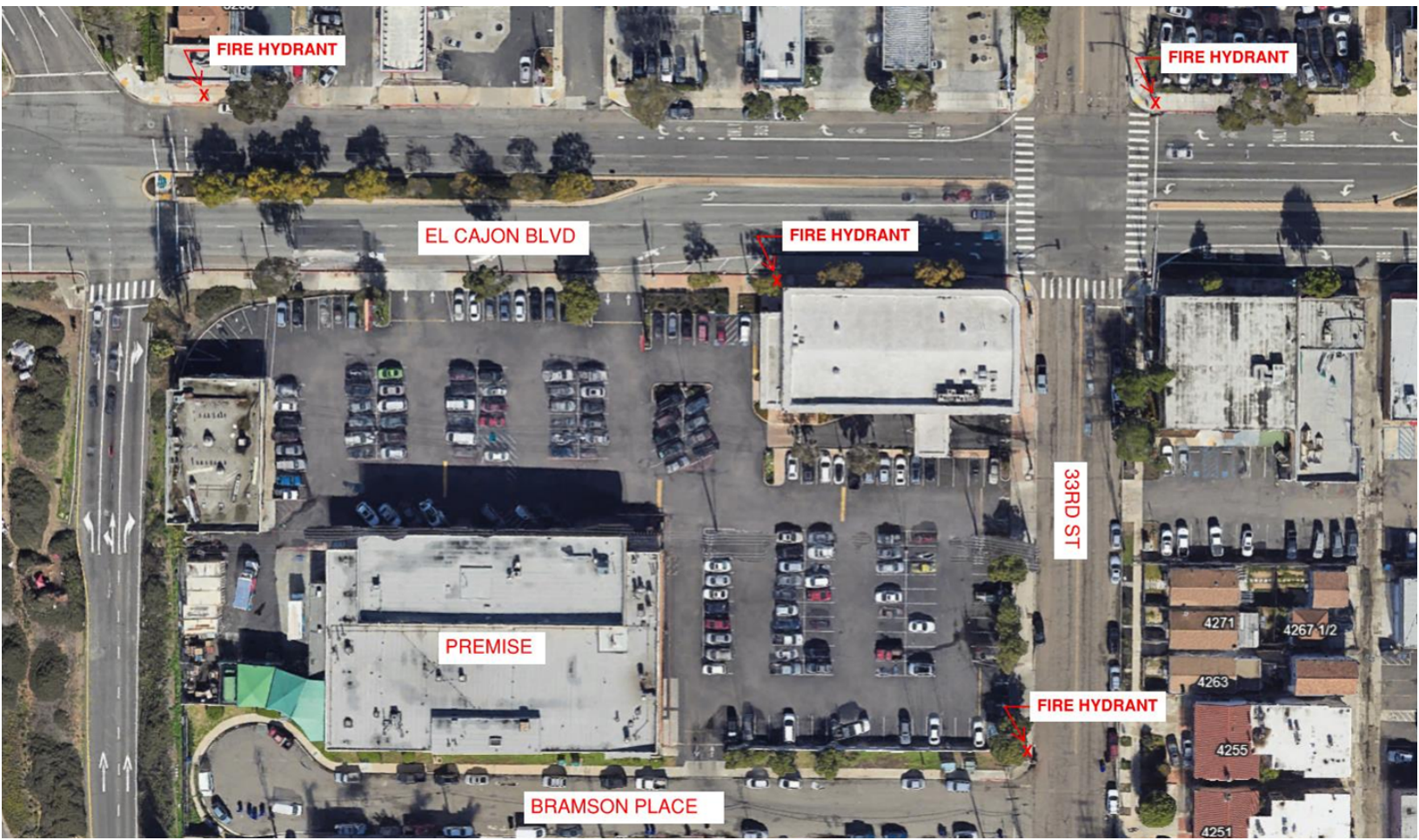
ACCESSIBILITY FACTOR	5%
----------------------	----

ACCESSIBLE SEATS REQUIRED/PROVIDED	1/2
------------------------------------	-----

TRANSIT STOPS:



FIRE HYDRANT LOCATIONS:



DRAWING INDEX

NUMBER	NAME
00	TITLE SHEET
T001	TITLE SHEET
A010	SITE PLAN
A100	FIXTURE PLAN
A110	FIXTURE SCHEDULE

SCOPE OF WORK: A Process 3 Conditional Use Permit to allow the sale of alcohol beverages in conjunction with a full service grocery store. Alcoholic Beverage Outlets are subject to SDMC 141.0502(c)(5).

ASSOCIATED PROJECT/PERMIT NUMBERS

PRJ 1120613 - Grading Permit

PRJ 1120889 - Demolition and Parking Reconfiguration

PRJ-1121009 - Demolition Permit

CLIENT

SPROUTS FARMERS MARKET

5455 E. HIGH ST., SUITE 111
PHOENIX, AZ 85054
P: 480-814-8016 F: 480-814-8017

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ARCHITECT OF RECORD



MARIAH B. MEYER
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204
WWW.BRRARCH.COM
TEL: 913-263-9999
FAX: 913-263-9944

ISSUES AND REVISIONS

NUMBER	DATE	DESCRIPTION

CONSULTANT

PROFESSIONAL SEAL



10/08/2024

SPROUTS FARMERS MARKET

0491

3245 EL CAJON BLVD
SAN DIEGO (PANCHE VILLA), CA 92104

TITLE SHEET

DATE: 10/09/24

DRAWN BY: CJ

CHECKED BY: TAM JPS

BUILD TYPE: ET

PROTOTYPE VERSION: V6.2.8

PROJECT NUMBER: 62931105

SHEET NUMBER

T001

CITY / UTILITY CONTACTS

BUILDING DEPARTMENT

CITY OF SAN DIEGO DEVELOPMENT SERVICES

1222 1st AVE.
SAN DIEGO, CA 92101
PHONE: (619) 446-5000

FIRE DEPARTMENT

CITY OF SAN DIEGO

600 B STREET, STE 1300
SAN DIEGO, CA 92101

HEALTH DEPARTMENT

COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH

5570 OVERLAND AVE #102
SAN DIEGO, CA 92123
PHONE: (619) 253-9933

WATER AND SEWER

SAN DIEGO PUBLIC UTILITIES DEPARTMENT

CUSTOMER CARE CENTER
PO BOX 129020
SAN DIEGO, CA 92112-9020
PHONE: (619) 533-4133
EMAIL: CUSTOMERCARE@SANDIEGO.GOV

GAS & ELECTRIC

SAN DIEGO GAS AND ELECTRIC SDG&E

8326 CENTURY PARK CT
SAN DIEGO, CA 92123
PHONE: 1(800)-336-7343

PROJECT CONTACTS

OWNER

NORTH PARK RETAIL, LLC

1775 HANCOCK STREET STE 200
SAN DIEGO, CA 92110
PHONE: (858) 692-2970
ATTENTION: AKHIL IRSANI

TENANT

SPROUTS FARMERS MARKET

5455 EAST HIGH STREET, SUITE 111
PHOENIX, AZ 85054
PHONE: (480) 814-8016
ATTENTION: KATE PARQUETTE

ARCHITECT

MARIAH B. MEYER

8131 METCALF AVENUE, SUITE 300
OVERLAND PARK, KS 66204
PHONE: (913) 263-9999
ATTENTION: CLEO JOHNSON

STRUCTURAL ENGINEER

A.V. SCHWAN & ASSOCIATES

6000 EAST THOMAS ROAD, SUITE 1
SCOTTSDALE, AZ 85251
PHONE: (602) 336-5200
ATTENTION: MO KATEEB

MEFP ENGINEER

HENDERSON ENGINEERS, INC.

5343 NORTH 16TH STREET, SUITE 460
PHOENIX, AZ 85016
PHONE: (602) 336-5200
ATTENTION: CHRIS KELSEY

*REFRIGERATION

ARTIC COOLING SYSTEMS

14350 CHEROKEE PLACE
CHINO, CA 91710
PHONE: (909) 270-2111
ATTENTION: DON TORGERSOON

*COOLERS AND FREEZERS

KPS GLOBAL

4201 NORTH BEACH STREET
FORT WORTH, TX 76137
PHONE: (623) 451-3861
ATTENTION: BRANDON POWERS

*CIVIL ENGINEER

LATITUE 33

10731 TREENA STREET
SAN DIEGO, CA 92131
PHONE: (858) 751-0533
ATTENTION: SAUL LLANES

* THESE DRAWINGS ARE INCLUDED FOR THE CONTRACTORS USE AS A CONVENIENCE TO THE OWNER. THEY ARE NOT A PART OF THE CONTRACT DOCUMENTS PREPARED BY THE ARCHITECT. THEY WERE PREPARED BY OTHERS NOT EMPLOYED BY THE ARCHITECT AND ARE NOT A PART OF THE WORK OF THE ARCHITECT. WHO TAKES NO RESPONSIBILITY FOR THEIR ACCURACY.

CLIENT

SPROUTS
FARMERS MARKET

5455 E. HIGH ST., SUITE 111
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ARCHITECT OF RECORD

brr

MARIAH B. MEYER
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SUITE 100
OVERLAND PARK, KS 66204
WWW.BRRARCH.COM
TEL: 913-262-9695
FAX: 913-262-9644

ISSUES AND REVISIONS

NUMBER	DATE	DESCRIPTION
1	05/13/2024	REV 1

CONSULTANT

PROFESSIONAL SEAL

LICENSED ARCHITECT
MARIAH B. MEYER
00000000
05/13/2024
DATE
STATE OF CALIFORNIA

02/06/2025

GENERAL NOTES

- GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CURRENT SOILS REPORT COMPLETED WITHIN THE PAST YEAR.
- REF CIVIL DRAWINGS FOR PAVING DESIGN, CURB AND RAMP TYPES AND DETAILS, LONGITUDINAL AND HORIZONTAL CONTROL, GRADING, DRAINAGE, AND UTILITY PLANS.
- NO STRUCTURE OR PLANTING OF ANY KIND TO BE CONSTRUCTED ON OR PLACED WITHIN PUBLIC UTILITY EASEMENTS EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCINGS. PAVING OR GRASS. GENERAL CONTRACTOR SHALL BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF THE PUBLIC UTILITIES.
- COORDINATE DOMESTIC WATER LINES, FIRE LINES, AND GAS METER LOCATIONS WITH MEP AND CIVIL.
- COORDINATE TRANSFORMER PAD LOCATIONS WITH ELECTRICAL AND CIVIL.
- ANY DAMAGE BY GENERAL CONTRACTOR OR SUB CONTRACTOR TO EXISTING PAVEMENT, SIDEWALKS AND/OR EXISTING LANDSCAPING SHALL BE REPAIRED/REPLACED AT NO COST TO THE OWNER.
- GENERAL CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR SHALL VERIFY UTILITY ENTRANCE LOCATIONS AT EXISTING BUILDING AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY WORK.
- REF ELECTRICAL DRAWINGS FOR ANY REQUIRED SITE LIGHTING, SITE POWER, IRRIGATION CONTROLLER POWER, EXTERIOR SPROUTS BUILDING LIGHTING, AND MONUMENT SIGN POWER.
- MASONRY CONTROL JOINTS AT ANY SITE CMU WALLS SHALL NOT EXCEED 24'-0" UNO.
- ANY SITE SIGNS ARE UNDER A SEPARATE PERMIT BY OTHERS. SITE SIGNS SHOWN ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- FIRE LINES SHALL REMAIN OPEN/ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL INVERT ELEVATIONS AND UNDERGROUND POINTS OF CONNECTIONS BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN.

KEYNOTES

- | | |
|-------|--|
| 01.01 | PROPERTY LINE |
| 01.02 | LIMITS OF CONSTRUCTION |
| 01.03 | PROPOSED LOCATION FOR TEMPORARY BACKUP GENERATOR, ACTUAL LOCATION AND SIZE TO BE DETERMINED BY SITE SPECIFIC AND JURISDICTIONAL REQUIREMENTS |
| 03.01 | CONCRETE UNDER SEPARATE PERMIT |
| 03.02 | COMPACTOR PAD UNDER SEPARATE PERMIT |
| 05.15 | BOLLARD UNDER SEPARATE PERMIT |
| 11.02 | SELF CONTAINED TRASH COMPACTOR AND CHUTE |
| 11.03 | TRASH COMPACTOR REMOTE POWER UNIT |
| 12.01 | CART CORRAL/CART STORAGE, LOCATION PER SPROUTS CPM/LEASE EXHIBIT |
| 12.02 | BIKE RACK UNDER SEPARATE PERMIT |
| 12.05 | FIXTURE/CASE/SHELVING, REF FIXTURE PLAN |
| 12.11 | BIKE LOCKER UNDER SEPARATE PERMIT |
| 21.01 | EXISTING FIRE DEPARTMENT CONNECTION, VERIFY LOCATION IN FIELD |
| 21.02 | EXISTING FIRE SERVICE ENTRANCE, VERIFY LOCATION IN FIELD |
| 22.01 | EXISTING GAS METER |
| 22.02 | EXISTING WATER SERVICE ENTRANCE, VERIFY LOCATION IN FIELD |
| 22.03 | EXISTING SANITARY SEWER AND GREASE WASTE SERVICE, VERIFY LOCATION IN FIELD |
| 22.04 | EXISTING GREASE INTERCEPTOR, VERIFY LOCATION IN FIELD |
| 22.05 | HOSE BIBB, REF PLUMBING |
| 22.09 | TRENCH DRAIN UNDER SEPARATE PERMIT |
| 26.01 | EXISTING SITE LIGHTING TO REMAIN |
| 26.02 | EXISTING ELECTRICAL SERVICE ENTRANCE WITH DISCONNECT |
| 26.04 | SES CABINET UNDER SEPARATE PERMIT |
| 32.02 | EXISTING LANDSCAPING TO REMAIN |
| 32.03 | EXISTING PAVING TO REMAIN |
| 32.05 | EXISTING CONCRETE SIDEWALK TO REMAIN |
| 32.09 | BOPIS PARKING SPOT, 2 PICKUP AND 2 DELIVERY. FOR BOPIS SIGNAGE REF 2/A010 |
| 32.10 | BOPIS PICKUP PAVEMENT MARKINGS, REF SPECIFICATION SECTION 321723 |
| 32.12 | EXISTING CROSSWALK TO REMAIN |
| 32.13 | EXISTING ACCESSIBLE PARKING STALL TO REMAIN |

THE CONDITIONAL USE PERMIT APPLIES ONLY TO THE SPROUTS GROCERY STORE TENANT IMPROVEMENT. BUILDING PERMIT WILL BE HANDLED UNDER PERMIT PRJ 1120613.

FINANCIALLY RESPONSIBLE PARTY FOR WATER & SEWER FEES

ATTENTION: PACIFICA COMPANIES, LLC (AKHIL ISIRANI)
ADDRESS: 1775 HANCOCK STREET STE 200, SAN DIEGO, CA 92110
PHONE: (858) 692-2970

TOTAL DISTURBANCE AREA

TOTAL DISTURBANCE AREA 0 SQFT

NEW/REPLACED IMPERVIOUS AREA

NEW IMPERVIOUS AREA 0 SQFT
REPLACED IMPERVIOUS AREA 0 SQFT
TOTAL NEW & REPLACED IMPERVIOUS AREA 0 SQFT

SW INSPECTION NOTE:

PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.0104, 43.0310, 129.0104(A)(4), AND 142.0220, PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO, STORM WATER COMPLIANCE INSPECTION REQUIREMENT ASSOCIATED WITH EACH PERMIT.

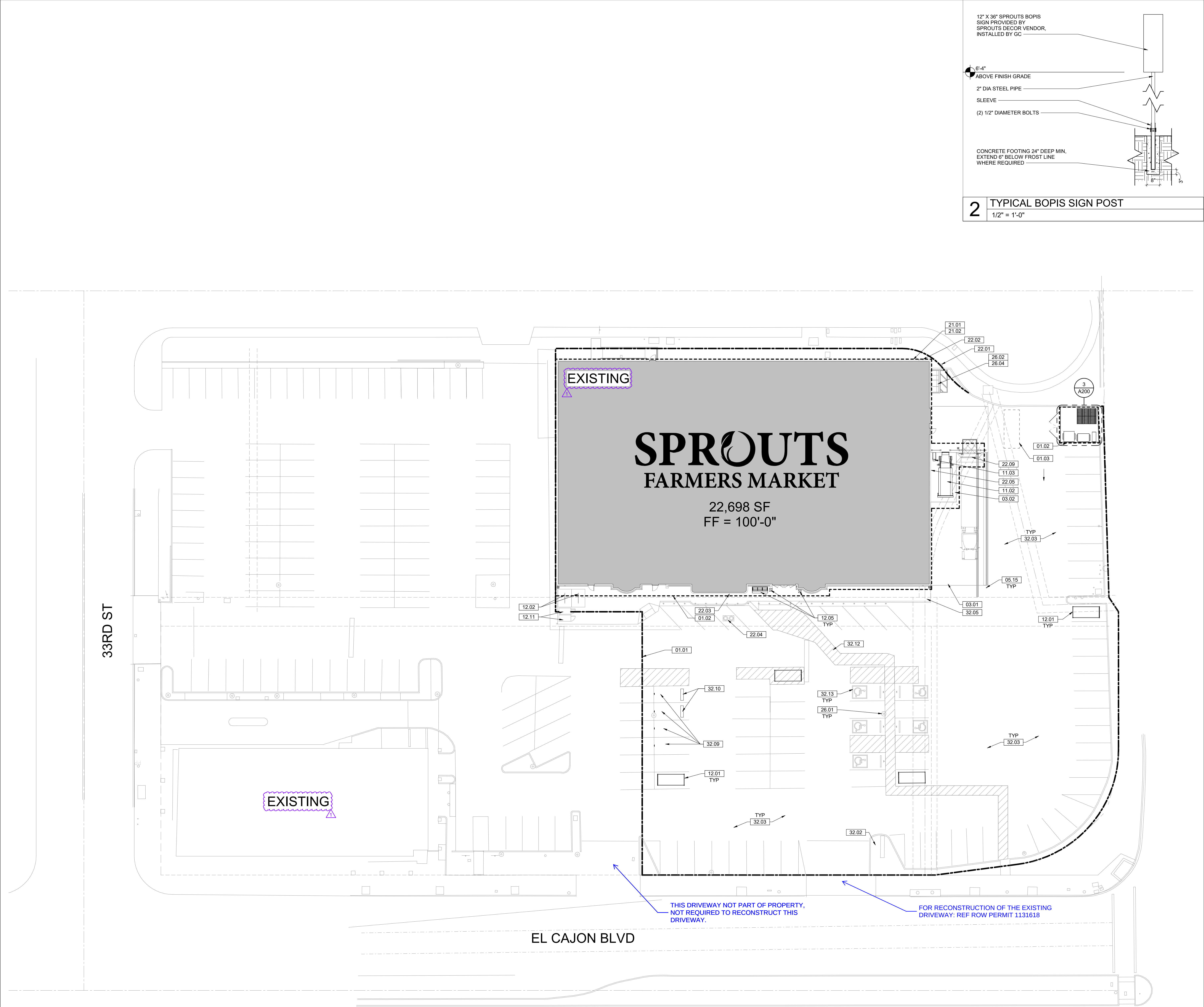
NOTES:

THE PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND CITY OF SAN DIEGO EASEMENTS

IF THE CITY BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, A COMPLETE AND DETAILED REVISED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY REQUIREMENTS (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) WILL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL.

SHEET INCLUDED FOR INFORMATION ONLY

THIS SHEET IS A COPY OF THE AVAILABLE AS-BUILT SITE PLAN FOR THE PROJECT. THIS SHEET IS PROVIDED FOR ADDITIONAL INFORMATION ON THE ASSUMED CONDITIONS AT THE PROJECT SITE. THE ARCHITECT OF RECORD HAS NOT MADE MODIFICATIONS TO THE SHEET OR INFORMATION BEYOND THE AREA OF PROPOSED WORK AND CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE CONDITIONS ILLUSTRATED. PLEASE SEE CIVIL DRAWINGS.



EQUIPMENT LIST

EQ #	COUNT	EQUIPMENT NAME	MANUFACTURER	MODEL NUMBER	RESPONSIBILITY				NOTES
					FURNISHED BY	RECEIVED BY	INSTALLED BY	FINAL CTRL/PWR CONN BY	
001	1	RO SYSTEM	PURE WATER TECH						GC TO COORDINATE WITH SPROUTS RO SYSTEM SUPPLIER
02B	2	12 REFRIGERATED MULTI DECK CASE - PRODUCE	HILL PHOENIX	OSDM-NRG	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
02BW	3	12 REFRIGERATED MULTI DECK CASE - PRODUCE W/O SHELVES	HILL PHOENIX	OSDM-NRG	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
03A	4	8 REFRIGERATED MULTI DECK CASE - DELI	HILL PHOENIX	ONDMX-NRG	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
03B	2	12 REFRIGERATED MULTI DECK CASE - DELI	HILL PHOENIX	ONDMX-NRG	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
04TA	3	8 REFRIGERATED MULTI DECK CASE - MEAT	HILL PHOENIX	OSDM-NRG	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
05B	1	8 REFRIGERATED SERVICE CASE - SEAFOOD	HILL PHOENIX	S2SGC-8R-SSC	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
06AA	1	8 REFRIGERATED SERVICE CASE - DELI MEATS & CHEESE	HILL PHOENIX	SSF-8R	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
06AB	1	8 REFRIGERATED SERVICE CASE - MEAT	HILL PHOENIX	S2SGC-8R-SSC	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
08AN	1	12 REFRIGERATED CHEESE ISLAND - HUSSMANN	HUSSMANN	TY4-SK12C-R	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
11C	1	8 REFRIGERATED MEAT BUNKER CASE	HILL PHOENIX	OWIVZ	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
11D	2	6 REFRIGERATED MEAT TUB CASE END CAP	HILL PHOENIX	OWEVZ	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
12NA	2	BEVERAGE COOLER MERCHANDISER - 240 X 31W X 59H	TRUE	TVM-30-HCVM03	S	GC	GC	GC	
13	3	HAND SINK	WINHOLT		S	GC	GC	GC	INCLUDES FAUCET
13S	1	HAND SINK - SUSHI	WINHOLT		S	GC	GC	GC	INCLUDES FAUCET
14	2	3-COMP WAREWASHING SINK BULK AND MEAT PREP 240B - 300 X 55W X 43H	WINHOLT		S	GC	GC	GC	INCLUDES FAUCET
18	1	DOLLY BAKERY PAN HOLDER - 240 X 24W	NEW AGE INDUSTRIAL	1192	S	GC	GC	-	
20A	1	ICE MACHINE FLAKER - 340 X 22W X 72H	MANTOVOC	RF0020A	S	GC/RC	GC/RC	GC/RC	
21E	1	SINGLE RACK OVEN (GAS) - 51D X 55W X 100H	BAXTER	CS500G1	S	GC	S	GC/S	
21F	1	SINGLE WIDE PROOF BOX - 37D X 36W X 80H	BAXTER	PW1E	S	GC	S	GC/S	
22	1	3-COMP WAREWASHING SINK 20B - 360 X 100W X 43H	WINHOLT		S	GC	GC	GC	
22S	1	3-COMP WAREWASHING SINK SUSHI 20B - 36D X 100W X 43H	WINHOLT		S	GC	GC	GC	INCLUDES FAUCET
27	1	HEAT WRAP TABLE TOP - 26D X 23W X 9H	HOBBART	625A	S	GC	GC	GC	DROP CORD WITH WATERTIGHT CAP
28A	2	8 REFRIGERATED MULTI DECK CASE - BEER	HILL PHOENIX	OSDM-NRG	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
30A	2	8 REFRIGERATED MULTI DECK CASE - BEVERAGE	HILL PHOENIX	OSDM-NRG	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
31A	1	COMBI SELF-CLEANING OVEN (GAS) - 10 PAN W-VARIO (RIGHT HINGE ONLY) - 41D X 43W X 42H	RATIONAL	ICOMB PRO	S	GC	S	GC/S	UNDER TYPE 1 HOOD
31B	1	COMBI SELF-CLEANING OVEN STAND - 36D X 46W X 27H	RATIONAL	UG 2	S	GC	S	-	
32A	1	5 REFRIGERATED SELF CONTAINED SANDWICH PREP TABLE - 36D X 51W X 49H	TRAUlsen	CLPT - 6024 - SD 1UR	S	GC	GC	GC	
34	2	COFFEE GRINDER - 16D X 8W X 28H	BUNN	GS3	S	GC	GC	GC	
35	1	SCALE WRAPPING STATION - 40D X 53W X 54H	HEAT SEAL		S	GC	S	S	
36	1	SCALE TABLE TOP - 16D X 16W X 8H	BIZERBA	XC CLASS	S	GC	S	S	
38D	1	THREE TIER CHICKEN WARMER/COOL HOLDING UNIT - HUSSMANN 4X16W X 54H	HUSSMANN	TY3-4AE-S/TY4-4AE-4	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
42R	1	BALER HINGE 480V - 30D X 62W X 15TH	PTR	2300HD	S	S	S	S	GC TO COORDINATE WITH SPROUTS BALER SUPPLIER
44	1	REFRIGERATED SELF CONTAINED ICE MERCHANDISER - 30D X 56W X 98H	TRUE	GD13-49NT-HCT SL01	S	GC	GC	-	
45L	1	2-COMP PREP SINK PRODUCE 24DB LEFT - 30D X 75W X 43H	WINHOLT		S	GC	GC	-	INCLUDES FAUCET
46	2	MEAT LAUNDRY LOCKER - 16D X 17W X 78H	ARAMARK	CE-0096	S	S	S	-	
49ND	1	CHECKSTAND - 144D X 96W X 41H	KILLION	KCU 3500	S	GC	GC	GC/S	
49NDA	1	CHECKSTAND - 144D X 96W X 41H ADA	KILLION	KCU 3500	S	GC	GC	GC/S	
49SC	1	SELF CHECKOUT MERCHANDISER - 135D X 56W X 56H	ONE SOURCE		S	GC	S	-	
49SC1	1	SELF CHECKOUT ATTENDANT WORK STATION - 28D X 28W X 34H	KILLION		S	GC	GC	GC/S	
50	1	MANAGER STATION PODIUM - 26D X 26W X 34H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
52	1	SAFE - 26D X 25W X 48H	AMSEC	SK2018-319	S	GC	S	S	
55	3	GROCERY SHELVING - 228D 22SH X 48W X 72H	LOZIER	LOZIER	S	GC	GC	-	
55AB	1	INNOVATION SHELVING - 168D 16SH X 48W X 48H	LOZIER	LOZIER	S	GC	GC	-	
56B	1	BREAD SHELVING - 228D 22SH X 48W X 54H	LOZIER	LOZIER	S	GC	GC	-	
55HD	1	GROCERY SHELVING HEAVY DUTY - 228D 22SH X 48W X 72H	LOZIER	LOZIER	S	GC	GC	-	
55T	1	GROCERY SHELVING HEAVY DUTY SINGLE SIDED - 228D X 22SH X 48W X 84H	LOZIER	LOZIER	S	GC	GC	-	
55U	1	GROCERY STORAGE WALL MOUNTED SHELVING - 46W X 120H	LOZIER		S	GC	GC	-	
56	8	GROCERY END CAP - 228D 22SH X 48W X 72H	LOZIER		S	GC	GC	-	
56B	1	BAKERY END CAP - 228D 22SH X 48W X 54H	LOZIER		S	GC	GC	-	
56ET	2	GROCERY END CAP - 228D 22SH X 48W X 84H	LOZIER		S	GC	GC	-	
56B2	2	INNOVATION END CAP - 168D 16SH X 36W X 48H	LOZIER		S	GC	GC	-	
56S	7	GROCERY END CAP SIDE MERCHANDISER - 10D X 24W X 72H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
56ST	4	GROCERY END CAP SIDE MERCHANDISER - 10D X 24W X 64H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
57	1	TLL CABINET	JSI		S	S	S	-	
58	2	VITAMIN SHELVING - 158D 15SH X 36W X 60H	LOZIER	LOZIER	S	GC	GC	-	
59	3	VITAMIN END CAP - 168D 16SH X 36W X 60H	LOZIER		S	GC	GC	-	
59S	1	VITAMIN END CAP SIDE MERCHANDISER - 10D X 16W X 60H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
60A	3	VITAMIN SHELVING SINGLE SIDE - 168D 16SH X 36W X 72H	LOZIER		S	GC	GC	-	
61A	25	COOLER SHELVING - 16D X 48W X 76H	WINHOLT		S	GC	GC	-	
61SA	3	COOLER SHELVING - SUSHI 16D X 48W X 76H	WINHOLT		S	GC	GC	-	
64	29	DUNNAGE FLOOR RACK - 22D X 48W X 12H	WINHOLT	229041	S	GC	GC	-	
65B	2	# BOAT RACK - 15D X 72W X 17H	WINHOLT		S	GC	GC	-	
65C	5	# BOAT RACK - 15D X 48W X 17H	WINHOLT		S	GC	GC	-	
66	1	8 POLYTOP WORKTABLE W-BACKSPLASH - 30D X 96W X 41H	WINHOLT		S	GC	GC	-	
66A	2	8 POLYTOP WORKTABLE W-BACKSPLASH DLB SHELF- 30D X 72W X 73H	WINHOLT		S	GC	GC	-	
67C	4	DRY PRODUCE TABLE - 64D X 185W X 63H	SP-PROD-GRP001		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
67MA	1	SIDE PRODUCE MERCHANDISER - 21D X 38W X 37H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
67MB	1	SIDE PRODUCE MERCHANDISER - 21D X 38W X 37H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
67S	14	SIDE PRODUCE MERCHANDISER - 16D X 38W X 36H	CASANOVA		S	S	S	-	NATIONAL ACCOUNT ITEM SEE SHEET A002
68A	1	2 STAINLESS STEEL WORKTABLE W-OUT BACKSPLASH - 24D X 24W X 27H	WINHOLT		S	GC	GC	-	
68C	3	# STAINLESS STEEL WORKTABLE W-BACKSPLASH - 30D X 72W X 35H	WINHOLT		S	GC	GC	-	
68A	5	4 BULK GRAVITY BINS W ADJ. SHELVES - 24D X 48W X 56H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
69B	3	4 BULK SCOOP BINS W ADJ. SHELVING - 24D X 48W X 56H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
69C	2	4 BULK COFFEE GRAVITY BINS W ADJ. SHELVES - 24D X 48W X 56H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
69D	12	4 BULK DOUBLE SCOOP BINS W ADJ. SHELVING - 24D X 48W X 56H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
69E	2	4 BULK GRAVITY BINS W LARGE BARRELS - 24D X 48W X 56H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
69F	7	4 BULK ADJ. SHELVING - 24D X 48W X 56H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
79ND	2	CHECKSTAND MERCHANDISER FOR COOLER - 73D X 62W X 56H	ONE SOURCE		S	GC	S	-	
79	1	WINE SHELVING HEAVY DUTY SINGLE SIDED - 228D 22SH X 48W X 84H	LOZIER	LOZIER	S	GC	GC	-	
80AB	1	BAKERY BREAD FIXTURE W-BUMPS - 25D X 48W X 56H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
80C	2	BAKERY BREAD FIXTURE - 48D X 48W X 68H	JSI		S	S	S	-	
81SA	1	BAKERY STANDALONE UNIT - 16D X 26W X 56H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
82B	1	EXTERIOR FLORAL DISPLAY - 40D X 96W X 86H	STR PLASTICS		S	S	S	-	
82E	16	FLORAL CRATE - 14D X 18W X 12H	CASANOVA		S	GC	S	-	
83A	2	3 DR. REACH-IN FROZEN CASE	HILL PHOENIX	ORZH	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
83B	2	4 DR. REACH-IN FROZEN CASE	HILL PHOENIX	ORZH	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
83BN	2	4 DR. REACH-IN FROZEN CASE (NARROW)	HILL PHOENIX	ONRZH	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
83DN	4	8 DR. REACH-IN FROZEN CASE (NARROW)	HILL PHOENIX	ONRZH	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
88	21	SMALL BARRELS - 18 DIAMETER	BRADBURY	SERIES 18	S	GC	S	-	
88A	4	MEDIUM BARRELS - 20 DIAMETER	BRADBURY	SERIES 28	S	GC	S	-	
91	2	DEPARTMENT DESK - 23D X 24W X 49H	WINHOLT		S	GC	GC	-	
91B	1	DEPARTMENT DESK - RECEIVING 22D X 24W X 50H	WINHOLT		S	GC	GC	-	
92	1	LOW PROFILE WIRE RACK - 16D X 36W X 37H	FOCUS	FFC1836C	S	GC	S	-	
92S	1	LOW PROFILE WIRE RACK - SUSHI 16D X 36W X 37H	FOCUS	FFC1836C	S	GC	S	-	
95B	3	BREAK ROOM CHAIR	GLOBAL	8751	S	GC	S	-	
96	1	RICE COOKER - 15D X 17W X 12H	PANASONIC	SR-429ZP	S	GC	S	-	
96A	1	SUSHI RICE ROLLER - 22D X 19W X 25H	SUZUMO MACHINERY	SVR-NYA-EH	S	GC	S	-	
96B	1	SUSHI TERMINAL - 16D X 12W X 10H	BOHAI	TERMINAL 2	S	GC	S	-	
97	8	4 WIRE RACK - 16D X 48W X 74H	FOCUS	FF1848C	S	GC	GC	-	
97A	2	3 WIRE RACK - 16D X 36W X 74H	FOCUS	FF1836C	S	GC	GC	-	
98L	1	1-COMP PREP SINK 18DB LEFT - 24D X 37W X 43H	WINHOLT		S	GC	GC	-	INCLUDES FAUCET
98R	1	1-COMP PREP SINK 18DB RIGHT - 24D X 37W X 43H	WINHOLT		S	GC	GC	-	INCLUDES FAUCET
100C	1	TRASH COMPACTOR (480V) - CENTER FEED	PTR	PT-330	S	S	S	S	GC TO COORDINATE WITH SPROUTS COMPACTOR SUPPLIER
102A	16	PRODUCE FIELD BINS - 36D X 36W X 32H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
102B	2	PRODUCE FIELD BINS W-DOORS - 36D X 36W X 32H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
102C	3	PRODUCE FIELD BINS - 36D X 36W X 38H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
105A	1	8 REFRIGERATED CASE - DAIRY	HILL PHOENIX	VRB	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
105B	2	12 REFRIGERATED CASE - DAIRY	HILL PHOENIX	VRB	S	GC/RC	S	GC/RC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
107	4	BUG LIGHT - 12D X 25W X 12H	STEALTH	MAXIMA	S	S	S	S	
109	1	REFRIGERATOR - 30D X 28W X 62H	GE	G15168CS	S	GC	S	-	
116B	1	DELIC PICK UP DESK-COMMIDNET COUNTER MW - 31D X 36W X 34H	JSI	CM1538	S	S	S	GC	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER

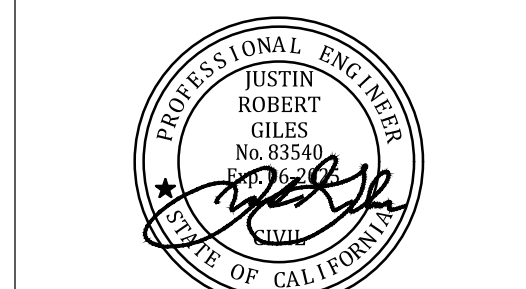
					RESPONSIBILITY				
					FURNISHED BY	RECEIVED BY	INSTALLED BY	FINAL CTRL/PWR CONN BY	
EQ #	COUNT	EQUIPMENT NAME	MANUFACTURER	MODEL NUMBER					NOTES
118A	1	MOP STORAGE RACK - 3D X 36W X 3H	ASI	1002154	S	S	S	-	
122	8	FILE CABINET - 2 DRAWER 25D X 15W X 29H	STAPLES		S	GC/S	S	-	
122A	2	FILE CABINET - 4 DRAWER 25D X 15W X 52H	STAPLES		S	GC/S	S	-	
123E	1	VITAMIN COUNTER END CAP - 20D X 36W X 60H ADA	JSI		S	S	S	GC	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
125A	1	60 DEG. PIVOTAL SHIPS LADDER	ALACO	485	S	GC	GC	-	
128	2	8 STAINLESS STEEL WORKTABLE W-BACKSPLASH - 30D X 96W X 41H	WINHOLT		S	GC	GC	-	
128A	1	8 STAINLESS STEEL WORKTABLE W-OUT BACKSPLASH - 30D X 96W X 34H	WINHOLT		S	GC	GC	-	
28HDA	1	8 HEAVY DUTY STAINLESS STEEL WORKTABLE W-OUT BACKSPLASH - 30D X 96W X 34H	WINHOLT		S	GC	GC	-	
129	1	4 STAINLESS STEEL WORKTABLE W-BACKSPLASH - 30D X 48W X 41H	WINHOLT		S	GC	GC	-	
129A	1	4 HEAVY DUTY STAINLESS STEEL WORKTABLE W-BACKSPLASH - 30D X 48W X 40H	WINHOLT		S	GC	GC	-	
129B	1	4 STAINLESS STEEL WORKTABLE W-OUT BACKSPLASH - 30D X 48W X 34H	WINHOLT		S	GC	GC	-	
44FEA	1	WIDESPAN SHELVING - FRONT END 22D X 100W X 84H	LOZIER		S	GC	GC	-	
44GA	4	WIDESPAN SHELVING - GROCERY 22D X 100W X 84H	LOZIER		S	GC	GC	-	
44JA	1	WIDESPAN SHELVING - JANITOR 22D X 100W X 84H	LOZIER		S	GC	GC	-	
44MA	2	WIDESPAN SHELVING - MEAT 22D X 100W X 84H	LOZIER		S	GC	GC	-	
44VA	1	WIDESPAN SHELVING - VITAMIN 22D X 100W X 84H	LOZIER		S	GC	GC	-	
147C	1	6 KNEE KNOCKERS - MEAT-CHEESE DISPLAY 21D X 96W X 19H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
148	1	FLOOR SCRUBBER	VIPER	FANG 28T	S	GC	S	-	
149	1	HYDRAULIC - ELECTRIC PALLET JACK	CROWN	WP 3035	S	GC	S	-	
151	1	MICROWAVE - BREAK ROOM 18D X 22W X 13H	GE	JW1460DNBB	S	GC	GC	GC	
152B	1	PRODUCE MISTING SYSTEM	MATEACH		S	S	S	S	NATIONAL ACCOUNT ITEM SEE SHEET A002
154H	1	BREAK ROOM TABLE - 36D X 72W X 31H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
161A	2	STORAGE CABINET - 15D X 30W X 72H	TENNESCO	7215	S	GC	S	-	
162A	3	3 COLUMBIA TIER LOCKER - 15D X 36W X 78H	WINHOLT		S	GC	S	-	
165	3	ELECTRIC SHOPPING CARTS	AMGO	VALUE SHOPPER	S	GC	S	-	
167	2	TRASH RECEPTACLE - 19D X 19W X 40H	SAFECO	9472NG	S	GC	S	-	
167A	2	SMOKING URN - 13D X 13W X 40H	RUBBERMAID	FG257088BLA	S	GC	S	-	
179	1	BURGLAR ALARM PANEL	BOCH	88512G	S	S	S	S	
181	4	ECO-LAB CHEMICAL DISPENSER	ECO LAB		S	S	S	S	
183A	1	ARCTIC WATER MACHINE - 25D X 18W X 77H	PURE WATER TECH		S	S	S	S	
183B	1	BOTTLE SHELF - 19D X 25W X 77H	PURE WATER TECH		S	S	S	S	
187	3	MANUKU DRY SLICER - 36D X 31W X 24H	GSP H33 25H		S	GC	GC	GC	DROP CORD WITH WATERTIGHT CAP
198D	1	REFRIGERATED SUSHI CASE - 60D X 75W X 40H	HILL PHOENIX	PT-4R-RRS	S	GCRC	S	GCRC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
192	1	GARDI CASH COUNTER SAFER RH SWING	AMERICAN SECURITY	SK2015-425	S	GC	S	S	
195F	3	COSMETIC WALL UNIT FILLER - 18D X 48W X 72H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
196	1	BREAD SLICER - 27D X 25W X 19H	BERKEL	MB	S	GC	GC	GC	
197A	1	8 STAINLESS STEEL WORKTABLE W-OUT BACKSPLASH - 30D X 72W X 35H	WINHOLT		S	GC	GC	-	
198C	2	5 ENDCAP COOLER - 30D X 60W X 82H	HILL PHOENIX	QC-SR-30	S	GCRC	S	GCRC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
200A	1	ARTISAN BREAD FIXTURE END DISPLAY - 25D X 50W X 56H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
201	16	COLD CASE DIVERTER - 15D X 11W X 48H	JSI	PP0509-C	S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
205	1	ORCHID DISPLAY	JSI	FD0332	S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
206	1	LIP SOLUTIONS - 7D X 17W X 51H	JSI	CM1578	S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
214C	1	BAKERY ROLL BIN - 14D X 23W X 35H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
229A	4	MERCHANDISER - 12D X 40W X 37H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
239C	1	REFRIGERATED BERRY TABLE 2 TIER - 37D X 72W X 44H	THERMELL		S	GC	GC	GC	
239D	2	REFRIGERATED BERRY TABLE 3 TIER - 72D X 72W X 44H	THERMELL		S	GC	GC	GC	
256	1	DELI ORDER TRAY - 7D X 14W X 3H	JSI	CM1584	S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
257	1	5 POLYTOP WORKTABLE W-BACKSPLASH - 30D X 96W X 41H	WINHOLT		S	GC	GC	-	
260G	1	SINGLE SERVE FIXTURE - 24D X 49W X 56H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
2708	1	4 BULK FIXTURE END CAP - 24D X 49W X 56H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
276	2	DOUBLE COOLER DOORS	REMIS AMERICA	52-R571X1923AE	S	GC	S	GC	
78HD	1	8 STAINLESS STEEL WORK-CABINET W-BACKSPLASH - 30D X 96W X 40H	WINHOLT		S	GC	GC	-	
282	7	DAIRY RACK - 30D X 50W X 84H	MARCO		S	GC	S	-	
293	1	AED DEFIBRILLATOR - 7D X 15W X 12H	HEARTSINE	SAMARITAN PAD 509	S	GC	S	-	
302A	4	BREAK ROOM BAR STOOL	MARCO	6754	S	GC	S	-	
308	6	ADA SCALE HOLDER - PRODUCE-BULK 17D X 17W X 29H	MARCO		S	GC	S	-	
309	1	VITAMIN GONDOLA SLAT WALL - 36W X 60H	LOZIER		S	GC	GC	-	
309A	1	VITAMIN GONDOLA SLAT WALL - 36W X 72H	LOZIER		S	GC	GC	-	
313A	2	CHEESE ISLAND DRY DELI MERCHANDISER - 15D X 60W X 53H	JSI		S	S	S	-	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
315	3	FOUR WAY DISPLAY - 48D X 48W X 54H	LOZIER		S	GC	GC	-	
320A	1	REFRIGERATOR - CLICK AND COLLECT 34D X 54W X 78H	TRAILSEN	CLBM-49R	S	GC	GC	GC	
321	1	PREEZER - CLICK AND COLLECT 34D X 27W X 78H	TRAILSEN	CLBM-23F	S	GC	GC	GC	
322	1	HOT HOLDING - CLICK AND COLLECT 22D X 32W X 31H	WINHOLT	NHP-18101HH	S	GC	GC	GC	
323A	1	REGISTER CART - CLICK AND COLLECT 27D X 48W X 31H	JSI		S	S	S	GC	GC TO COORDINATE WITH SPROUTS JSI MILLWORK PACKAGE INSTALLER
331	32	SIFFRON INSERTS	SIFFRON		S	GC	S	-	
332B	1	6 MEALS TO GO ISLAND BUNKER CASE	HILL PHOENIX	PF1-608R 2I	S	GCRC	S	GCRC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
332	2	6 MEALS TO GO ISLAND END CASE	HILL PHOENIX	DLPC-6R	S	GCRC	S	GCRC	SPROUTS RESPONSIBLE FOR PHYSICAL CASE SETTING UNDER SEPARATE CONTRACT WITH PROJECT RC
333	9	BREAD BASKET	WILLOW	44926	S	GC/S	S	-	
334	1	SHOPPING CARTS	ADVANCE		S	GC/S	S	-	
336A	17	BULLETIN BOARD - 36W X 24H	STAPLES		S	GC/S	S	-	
336B	3	BULLETIN BOARD - 48W X 36H	STAPLES		S	GC/S	S	-	
336C	2	BULLETIN BOARD - 72W X 48H	STAPLES		S	GC/S	S	-	
337	2	DRY-AREE WATERBOARD - 36W X 24H	QUARTET	43807	S	GC/S	S	-	
372	1	THEATERS ROOM CHAIR - 31D X 36W X 33H	ALERA	ALERL23LS10B	S	GC	S	-	
375	1	LUG-REGULATOR - 25D X 19W X 33H	MAGIC CHEF	MCBR30052	S	GC	S	-	
379	1	TABLE SIDE - 15D X 14W X 22H	FLASH FURNITURE AURORA	NAMST6819	S	GC	S	-	
7001	1	TIME CLOCK - 3D X 13W X 8H	ZTECO	ULTIMA	S	GC/S	S	GC	
7005	6	COMPUTER	HP		S	GC/S	S	S	
7009	3	PRINTER - CASHIER/FIRM/VITAMIN	LEXMARK	E40040DN	S	GC/S	S	S	
7013	1	PRINTER - SCAN	HP	MS252	S	GC/S	S	S	
7017	1	MULTI FUNCTION PRINTER - SCAN	HP	E52545	S	GC/S	S	S	
7021	3	MULTI FUNCTION PRINTER - BKRG. MANAGER, RECEIVING	HP	E42540	S	GC/S	S	S	
7025	1	DESKTOP PRINTER - CLICK AND COLLECT	ZEبرا	2D420	S	GC/S	S	S	
7029	4	CHECKSTAND REGISTER	TOSHIBA	TKC300	S	GC/S	S	S	
7034	1	SELF CHECKOUT - 2 BAG	NCR FASTLANE		S	GC/S	GC	GC	
7036	2	CASHLESS SELF CHECKOUT - 2 BAG	NCR FASTLANE		S	GC/S	GC	GC/S	
7037	4	POS REGISTER DRAWER	TOSHIBA		S	GC/S	S	S	
7040	1	DEPARTMENT DESK - FM (BAKERY AREA) 23D X 22W X 63H	GLOBAL	219115BK	S	GC/S	S	S	
7045	1	MOBILE COMPUTER TRAINING KIOSK - 25D X 21W X 71H	GLOBAL INDUSTRIAL	695436	S	GC/S	S	S	

NUMBER	DATE	REVISION	DESCRIPTION
1	12/12/19	REV 1	ISSUES AND REVISIONS
2	12/12/19	REV 2	
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CONSULTANT

latitude33
PLANNING & ENGINEERING
10731 Trevels Street, San Diego, CA 92131
Tel: 619.551.0633

PROFESSIONAL SEAL



8/19/2005 11:12:09 AM
PCL-120613
Thomas Cobb

3245 EL CAJON BLVD
SAN DIEGO (PANCHITO VILLA), CA 92104

C001

CONSTRUCTION NOTES

- CONCRETE TRUCK RAMP PER ARCHITECTURAL PLANS
- 12" CURB PER ARCHITECTURAL PLANS
- SITE RETAINING WALL PER STRUCTURAL PLANS
- 6" CURB PER ARCHITECTURAL PLANS
- 6" CURB PER SDRSD G-01
- AC PAVEMENT PER DETAIL 4 ON SHEET C003
- GRIND AND OVERLAY AC PAVEMENT PER DETAIL 3 ON SHEET C003
- SAW CUT LINE OF EXISTING AC PAVEMENT PER DETAIL 3 ON SHEET C003
- PARKING STRIPING PER SAN DIEGO MUNICIPAL CODE
- PCC SIDEWALK PER SDRSD G-07
- PROPOSED BUILDING ADDITION PER ARCHITECTURAL PLANS
- TEMPORARY STRUCTURES TO BE REMOVED
- UTILITY CONNECTION PER SEPARATE PRIVATE UTILITY PLAN
- TYPE C GRAVITY WALL PER SDRSD C-09
- GREASE INTERCEPTOR PER PLUMBING PLANS
- TRUNCATED DOMES PER SDG-130
- 6" CONCRETE CURB AT EXISTING SIDEWALK PER DETAIL 10/A012-S
- ACCESSIBLE PARKING STALL AND SIGNAGE PER SDG-117
- MODULAR WETLAND TREATMENT SYSTEM SEE DETAIL ON SHEET C007
- STORM TRAP VAULT SEE DETAILS ON SHEETS C005 - C007
- 12" X 12" CATCH BASIN PLACED UNDER ROOF DOWNSPOUT SEE DETAIL 1 ON SHEET C003
- 24" X 24" CATCH BASIN SEE DETAIL 2 ON SHEET C003
- ACO TRENCH DRAIN K200 (8" WIDE) OR EQUIVALENT
- 6" SR-35 PVC STORM DRAIN PIPE
- 8" SR-35 PVC STORM DRAIN PIPE
- CONNECT NEW STORM DRAIN LINE TO EXISTING BOX CULVERT AT EXISTING CONNECTION POINT. LOCATION TO BE VERIFIED IN FIELD BY CONTRACTOR
- DRAIN INLET UNDER TRASH COMPACTOR. REFER TO PLUMBING PLANS FOR CONNECTION.

PROTECT IN PLACE NOTES

- PROTECT IN PLACE BUILDING
- PROTECT IN PLACE AC PAVING
- PROTECT IN PLACE CONCRETE WALKWAY
- PROTECT IN PLACE POWER POLE
- PROTECT IN PLACE LIGHT POLE
- PROTECT IN PLACE CHAINLINK FENCE
- PROTECT IN PLACE 6" CURB
- PROTECT IN PLACE SITE WALL
- PROTECT IN PLACE SEWER MANHOLE
- PROTECT IN PLACE STORM DRAIN BOX CULVERT
- PROTECT IN PLACE ELECTRICAL TRANSFORMER
- PROTECT IN PLACE BOLLARDS AND GUY WIRES

BENCHMARK

SOUTHEAST BRASS PIN, EL CAJON BLVD & UTAH STREET,
ELEV. 378.38; DATUM: NAD 83; SOURCE: CITY OF SAN
DIEGO VERTICAL CONTROL BENCHMARK

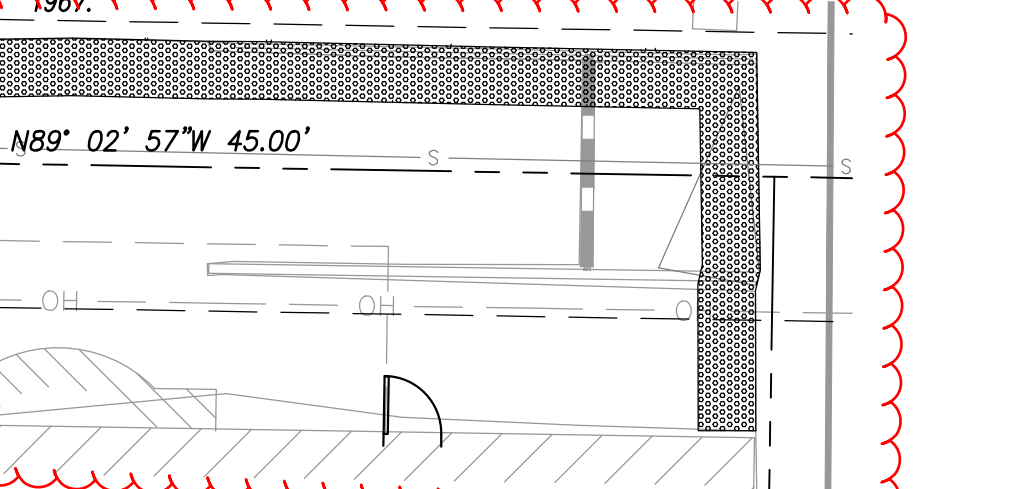
ASSESSORS PARCEL NUMBER

447-563-01-00

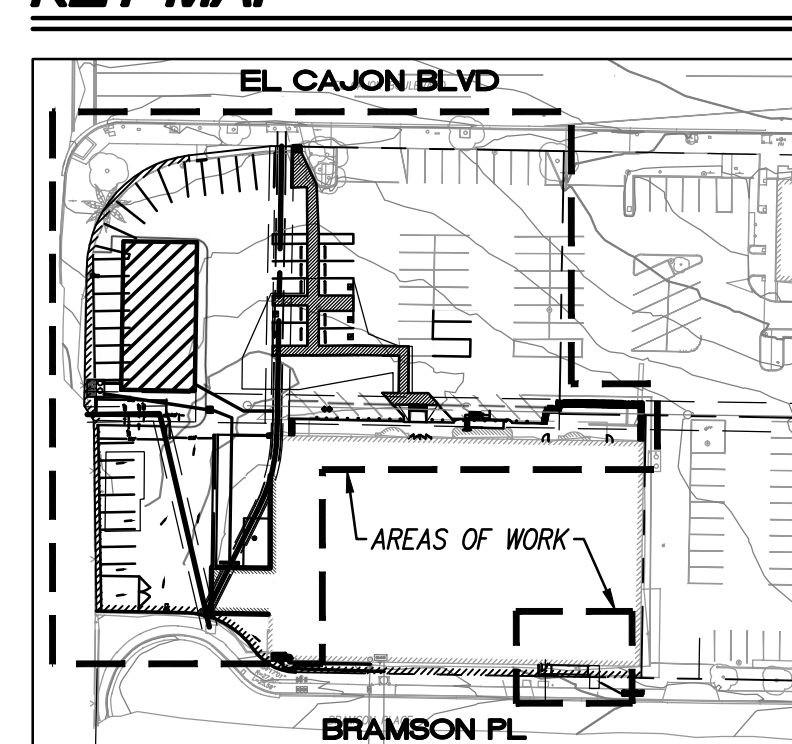
LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 2 OF MOBILE HOMES ACCEPTANCE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 5854, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1987.



KEY MAP



LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
MAJOR CONTOUR		600
MINOR CONTOUR		
DATUM LINE		425.00 FS
SPOT ELEVATION		
RETAINING WALL	SEE STRUCTURAL PLANS	
CONCRETE SIDEWALK	SDRSD G-07	
PROPOSED AC PAVEMENT	DETAIL ON SHEET C003	
PROPOSED AC PAVEMENT GRIND AND OVERLAY	DETAIL ON SHEET C003	
SAW CUT LINE	DETAIL ON SHEET C003	
GRADE BREAK		
6" CURB	SDRSD G-01	
STORM DRAIN PIPE	SDRSD D-60 (SIZE PER PLAN)	
GRATE INLET - SIZE PER PLAN	DETAIL ON SHEET C003	
STORMTRAP VAULT	SEE SHEET C005-C007	
MODULAR WETLAND	SEE SHEET C007	

EXISTING IMPROVEMENTS

IMPROVEMENT	SYMBOL
PROJECT BOUNDARY	(80.0)
EXISTING SPOT ELEVATION	
EXISTING CONTOUR	
EXISTING SANITARY SEWER & MANHOLE	
EXISTING WATER MAIN	
EXISTING FIRE HYDRANT ASSEMBLY	
EXISTING WATER GATE VALVE	
EXISTING STORM DRAIN	
EXISTING STORM DRAIN STRUCTURE	
EXISTING CURB & GUTTER	
EXISTING TREES	
EXISTING STREET LIGHT	

OWNER/APPLICANT

PACIFICA RETAIL LLC 1775
HANCOCK STREET STE 200
SAN DIEGO, CA 92110
(619) 282-2970

SITE ADDRESS

3245 EL CAJON BLVD SAN DIEGO, CA 92104

SITE AREAS

TOTAL LOT SIZE:	69431 SF
TOTAL DISTURBANCE AREA:	7840 SF
EXISTING AMOUNT PERVIOUS AREA:	2225 SF
PROPOSED AMOUNT PERVIOUS AREA:	67208 SF
EXISTING AMOUNT IMPERVIOUS AREA:	373 SF
PROPOSED AMOUNT IMPERVIOUS AREA:	170 SF
PROPOSED AMOUNT REPLACED IMPERVIOUS:	7251 SF
TOTAL IMPERVIOUS AREA:	67005 SF
IMPERVIOUS % INCREASE:	-0.03%

GRADING QUANTITIES

GRADED AREA	0.29 [ACRES]	MAX. CUT DEPTH 9.5 [FT]
CUT QUANTITIES	1004 [CYD]	MAX. CUT SLOPE RATIO
FILL QUANTITIES	83 [CYD]	MAX. FILL DEPTH 1 [FT]
IMPORT/EXPORT	921 [CYD]	MAX. FILL SLOPE RATIO (2:1 MAX)

THIS PROJECT PROPOSES TO EXPORT 921 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.

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. APPROVAL NO.:

CURB RAMP NOTE

THE REQUIRED DETECTABLE WARNING (TRUNCATED DOMES) ON CURB RAMPS ARE TO COMPLY WITH THE CITY STANDARDS (SDG-130) AND SPECIFICATIONS. A 12" X 12" (MIN.) SAMPLE OF THE DETECTABLE WARNING, THE PRODUCTS' TEST REPORT AND A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTION MUST BE SUBMITTED TO THE DESIGNATED CITY RESIDENT ENGINEER FOR REVIEW PRIOR TO INSTALLATION. FAILURE TO COMPLY WITH THE STANDARDS, SPECIFICATIONS AND SAMPLE SUBMITTAL REVIEW PROCESS WILL RESULT IN THE REMOVAL OR REPLACEMENT OF THE DETECTABLE WARNING AND/OR CURB RAMP(S) AT CONTRACTOR AND/OR OWNER'S EXPENSE.

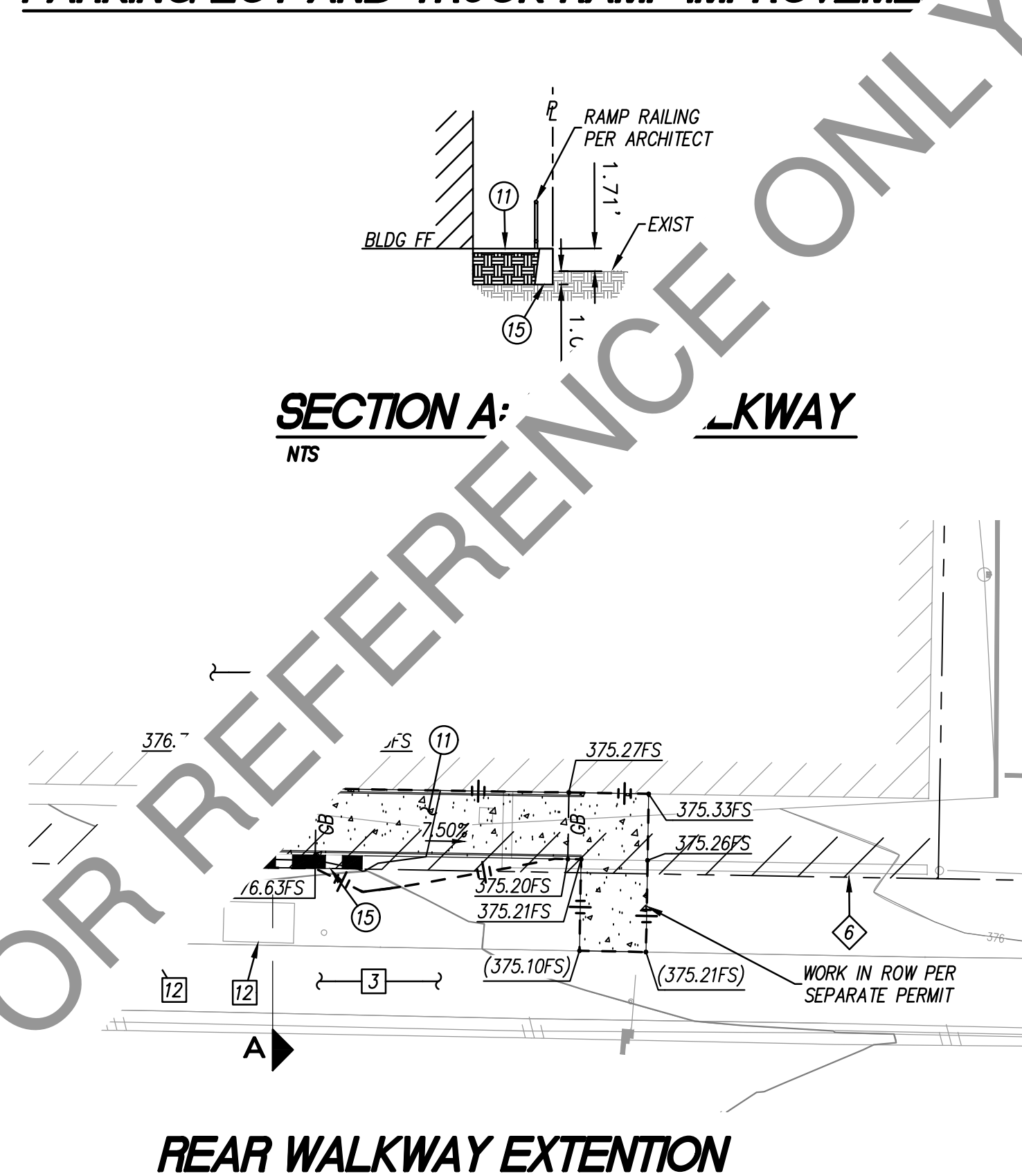
GRADING NOTES

- 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.
- 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 OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- 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 C009 FOR MIX AND SPECIFICATIONS.

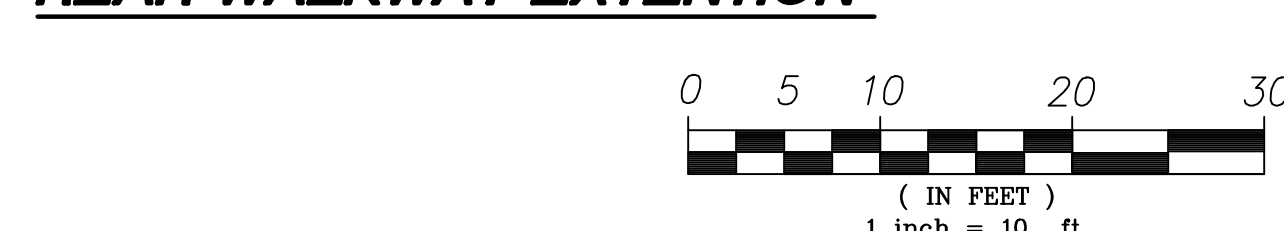
CITY NOTES

- PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.0104, 43.0310, 129.0104(a)(4), AND 142.0220, PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO, STORM WATER COMPLIANCE INSPECTION REQUIREMENTS ASSOCIATED WITH EACH PERMIT.
- IF THE CITY BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, A COMPLETE AND DETAILED REVISED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY REQUIREMENTS (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) WILL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL.
- EXISTING TREES TO REMAIN ON SITE WITH 10-FT OF THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL, DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.ALL DAMAGED TREES WILL BE REPLACED WITH ONE EQUAL OR GREATER SIZE.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

PARKING LOT AND TRUCK RAMP IMPROVEMENT



REAR WALKWAY EXTENSION



SDGE WORKORDERS

JOB NOTIFICATION# 300000750360 - GAS METER REMOVAL
JOB NOTIFICATION# 300000751170 - GAS METER REMOVAL
JOB NOTIFICATION# 300000752946 - ELECTRICAL REMOVAL

EASEMENTS

- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR STORM DRAIN TO THE CITY OF SAN DIEGO, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 18, 1938, IN BOOK 848 PAGE 124, OF OFFICIAL RECORDS.
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR STORM DRAIN TO THE CITY OF SAN DIEGO, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 18, 1938 IN BOOK 848 PAGE 125, OF OFFICIAL RECORDS.
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC DRAIN TO THE CITY OF SAN DIEGO, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 12, 1947 IN BOOK 2469 PAGE 245, OF OFFICIAL RECORDS.
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR LINE OF POLES WITH WIRES TO SAN DIEGO GAS AND ELECTRIC COMPANY, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 21, 1966 AS INSTRUMENT NO. 189165, OF OFFICIAL RECORDS.
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR GAS PIPELINES TO SAN DIEGO GAS AND ELECTRIC COMPANY, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 21, 1966 AS INSTRUMENT NO. 189166, OF OFFICIAL RECORDS.
- MATTERS AS SHOWN ON THE TRACT MAP NO. 5854, OF MAPS, TOGETHER WITH ANY PROVISIONS AND RECITALS CONTAINED THEREIN.
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR FACILITIES FOR DISTRIBUTION OF ELECTRICITY TO SAN DIEGO GAS AND ELECTRIC COMPANY, AS SET FORTH IN A DOCUMENT RECORDED MARCH 14, 1968 AS INSTRUMENT NO. 43098, OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN DOCUMENT, ENTITLED "ENCROACHMENT REMOVAL AGREEMENT", RECORDED: APRIL 1, 1968, INSTRUMENT/FILE NO. 54033, OF OFFICIAL RECORDS.
- EASEMENT AND RIGHTS INCIDENTAL THERETO FOR FACILITIES FOR DISTRIBUTION OF ELECTRICITY TO SAN DIEGO GAS AND ELECTRIC COMPANY, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 14, 1968 AS INSTRUMENT NO. 179191, OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN DOCUMENT, ENTITLED "ENCROACHMENT AGREEMENT", RECORDED: APRIL 25, 1972, INSTRUMENT/FILE NO. 102374, OF OFFICIAL RECORDS.
- GENERAL UTILITY EASEMENT PER DRAWING NO. 10825-B AND 11755-B

