

THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 19, 2012 **REPORT NO. PC-12-005**

ATTENTION: Planning Commission, Agenda of January 26, 2012

SUBJECT: **NANCY RIDGE EXTENSION OF TIME - PROJECT NO. 257757.**
PROCESS 4.

REFERENCE: Planning Commission Report No. PC-08-068.

**OWNER/
APPLICANT:** Nancy Ridge Business Park, LLC, Owner/
Christian Tresize, Applicant (Attachment 7)

SUMMARY

Issue(s) - Should the Planning Commission approve an Extension of Time for the previously approved Nancy Ridge Business Park project located at 5909 Nancy Ridge Drive within the Mira Mesa Community Plan?

Staff Recommendation - Approve Extension of Time No. 908209.

Community Planning Group Recommendation - On November 21, 2011, the Mira Mesa Community Planning Group voted to unanimously to support the granting of the Extension of Time.

Environmental Review - The Extension of Time No. 257757 is covered under Mitigated Negative Declaration No. 114358. The previously approved project is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. The prior environmental documents adequately covered this activity as part of the previously approved project pursuant to CEQA Guidelines Section 15162.

Fiscal Impact Statement - None. All costs are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - None with this action.

BACKGROUND

The original Nancy Ridge Business Park project (Project No. 114358) was approved by the City Council on October 21, 2008. The previously approved project required a Rezone, Planned Development Permit and Site Development Permit to construct two step-down, flat pads for outdoor storage use only and an access drive on a vacant 25.79 acre site at 5909 Nancy Ridge Drive. The approved project required one deviation from the regulations of the Land Development Code. The deviation addressed the proposed height of a retaining wall.

DISCUSSION

Project Description

The present application is requesting approval of an Extension of Time to the previously approved project of a similar name, the Nancy Ridge Business Park project. The time allowed in the original development permit to construct the Nancy Ridge Business Park project is nearly expired. No changes to the originally approved project are proposed.

Project-Related Issues

In accordance with the regulations of the Land Development Code, requests for Extensions of Time have a limited review. The Land Development Code (LDC) §126.0111; Extension of Time of a Development Permit, regulates the circumstances under which a previous approval may be extended. In LDC Section 126.0111(e) the findings for approval state: "An extension of time, except for a Coastal Development Permit, may be approved without new conditions if the decision maker makes both of the following *findings*:

- 1) The project as originally approved and without any new conditions would not place the occupants of the proposed *development* or the immediate community in a condition dangerous to their health or safety; and
- 2) No new condition is required to comply with state or federal law.

In LDC Section 126.0111(f) the findings for conditional approval state: "An extension of time, except for a Coastal Development Permit, may be approved with new conditions if the decision maker makes one of the following *findings*:

- (1) New conditions are necessary to protect the health or safety of the residents of the *development* or the immediate community; or
- (2) New conditions are necessary to comply with applicable state or federal law."

These findings are the legal basis for approving an EOT with or without conditions. The law limits the decision makers to these considerations. While changes in circumstance may suggest additional conditions would be desirable, the law limits new conditions to two situations. Decision makers may add new conditions where to do otherwise would place occupants or the immediate community in a situation dangerous to their health or safety, or where omitting new conditions would result in a breach of state or federal law.

The basis for denial of an EOT is found in LDC Section 126.0111(h) which states: "The decision maker shall deny the extension of time if the project, even as conditioned, would place the residents of the proposed *development* or the immediate community in a condition dangerous to their health or safety, or would not comply with state or federal law."

Conclusion

Staff has reviewed the proposed extension of time and determined the project would not place residents of the proposed development or the immediate community in a condition dangerous to their health or safety, and the project would comply with all state and federal laws without new conditions added to the approval. Staff has provided draft findings to support approval of the extension of time (Attachment 4). Staff recommends the Planning Commission approve the extension of time as proposed (Attachment 5).

ALTERNATIVES

1. **Approve** Extension of Time No. 908209, **with modifications**; or
2. **Deny** Extension of Time No. 908209, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



John S. Fisher
Development Project Manager
Development Services Department

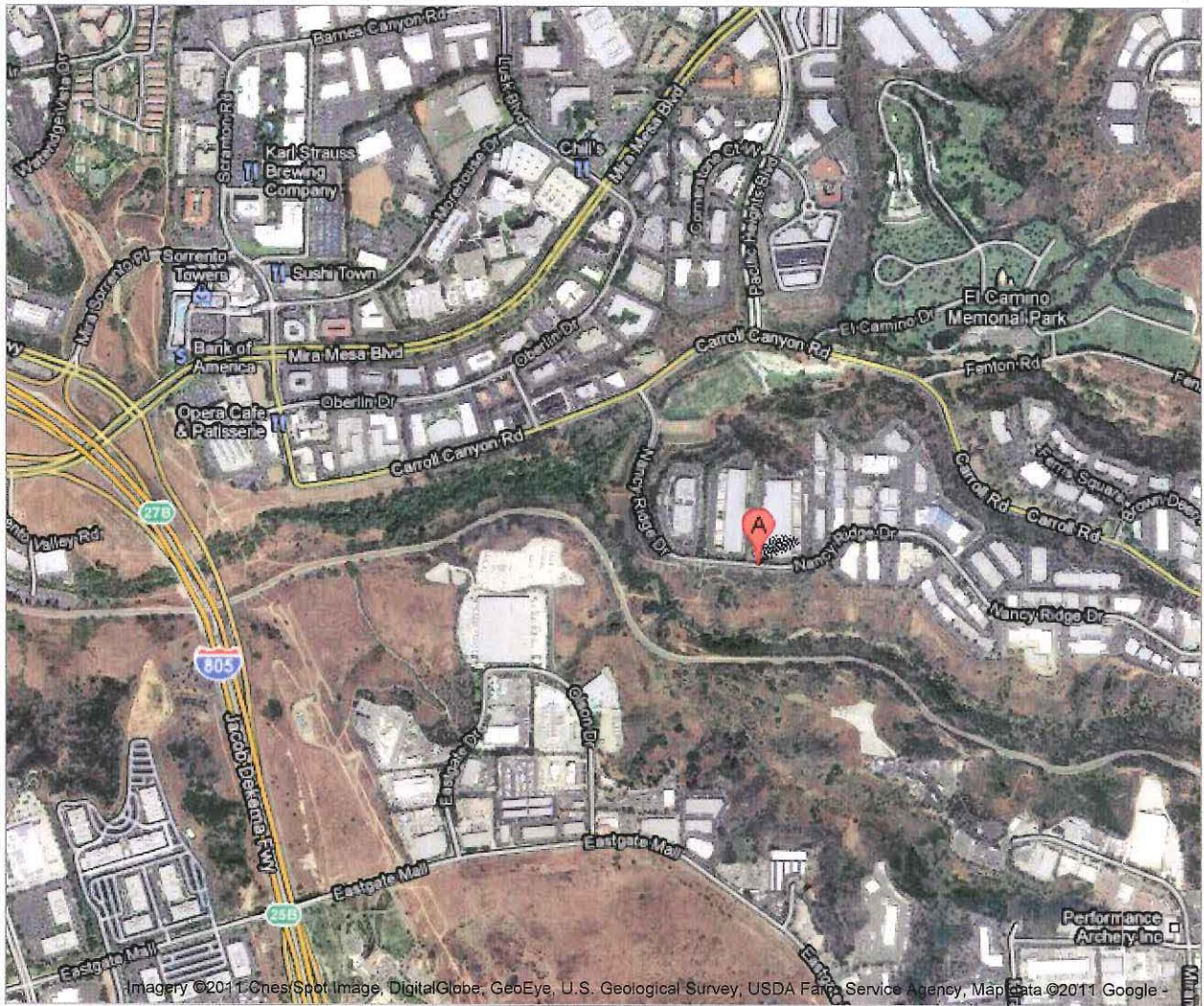
BROUGHTON/JSF

Attachments:

1. Community Plan Land Use Map
2. Aerial Photograph
3. Project Location Map

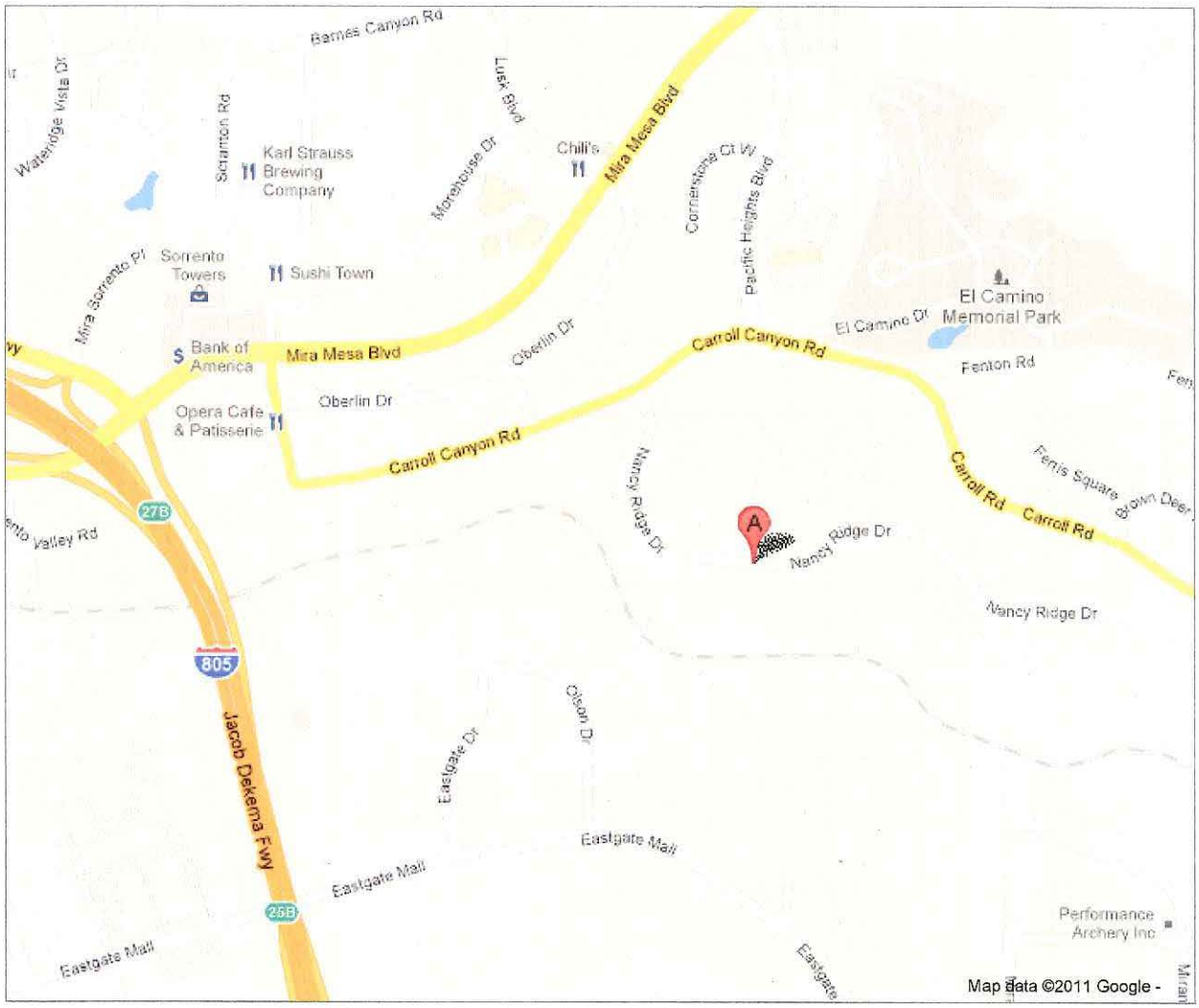
4. Draft EOT Resolution with Findings
5. Draft EOT Permit
6. Copy of Recorded Site Development Permit No. 385300, Planned Development Permit No. 385298
7. Ownership Disclosure Statement
8. Project Chronology
9. Approved Exhibit "A" Project Plans
10. Mira Mesa Community Planning Group recommendation

To see all the details that are visible on the screen, use the "Print" link next to the map.



ATTACHMENT 3

To see all the details that are visible on the screen, use the "Print" link next to the map.



PLANNING COMMISSION RESOLUTION NO. XXXX-PC
EXTENSION OF TIME NO. 908209
EXTENSION OF TIME TO SITE DEVELOPMENT PERMIT NO. 385300
PLANNED DEVELOPMENT PERMIT NO. 385298
NANCY RIDGE EOT - PROJECT NO. 257757

WHEREAS, NANCY RIDGE BUSINESS PARK, LLC and CARYON PROPERTIES, LLC, Owners/Permittees, filed an application with the City of San Diego for a three-year Extension of Time No. 908209 to previously approved Site Development Permit No. 385300, Planned Development Permit No. 385298, for the construction of two graded level pads for outdoor storage use only and an access road on two parcel lots, on a vacant 25.79 acre site at 5909 Nancy Ridge Drive in the AR-1-1 and IL-2-1 zones of the Mira Mesa Community Plan. The project site is legally described as the north half of the southeast quarter of the northeast quarter, in Section 9, Township 15 South, Range 3 West, San Bernardino Base Meridian, in the City of San Diego, County of San Diego, State of California (APN 343-010-21); and Lot 107 of Lusk Industrial Park Unit No. 4, Map 10819 (APN 343-010-31); and

WHEREAS, all associated permits shall conform to the previously approved Exhibit "A" and conditions on file with the Development Services Department pursuant to Site Development Permit No. 385300, Planned Development Permit No. 385298, with the exception of the expiration date; and

WHEREAS, the Extension of Time No. 908209 hereby grants three more years to the Site Development Permit No. 385300, Planned Development Permit No. 385298; and

WHEREAS, the Extension of Time No. 908209 is covered under Mitigated Negative Declaration No. 114358. The previously approved project is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. The prior environmental documents adequately covered this activity as part of the previously approved project and the activity is not a separate project for the purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162; and

BE IT FURTHER RESOLVED, by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to the Extension of Time No. 908209:

1. **The project as originally approved and without any new conditions would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health or safety.** There are no substantive changes proposed in the project which will place the occupants or immediate community in a condition dangerous to their health or safety. The conditions under which the project was previously approved have not materially changed and no new conditions are required to address public health or safety. All previous conditions of Site Development Permit No. 385300, Planned Development Permit No. 385298 shall remain in full force and effect.
2. **No new condition is required to comply with state or federal law.** No recent state or federal legislation has been enacted which will require a new condition to be added to the approval of the extension of time for this project. All previous conditions of Site Development Permit No. 385300, Planned Development Permit No. 385298 shall remain in full force and effect.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Extension of Time No. 908209 to Site Development Permit No. 385300, Planned Development Permit No. 385298 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 385300, Planned Development Permit No. 385298, a copy of which is attached hereto and made a part hereof.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON XXX CC, 2011.

By

John S. Fisher
Development Project Manager
Development Services Department

Job Order No. 23427003

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

JOB ORDER NUMBER: 23427003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXTENSION OF TIME NO. 908209
NANCY RIDGE EOT - PROJECT NO. 257757
EXTENSION OF TIME TO SITE DEVELOPMENT PERMIT NO. 385300
PLANNED DEVELOPMENT PERMIT NO. 385298
PLANNING COMMISSION

This Extension of Time No. 908209 to previously approved Site Development Permit No. 385300, Planned Development Permit No. 385298, is hereby granted by the Planning Commission of the City of San Diego to NANCY RIDGE BUSINESS PARK, LLC and CARYON PROPERTIES, LLC, Owners/Permittees, pursuant to San Diego Municipal Code Section 126.0111. The 25.79 acre site is located 5909 Nancy Ridge Drive in the AR-1-1 and IL-2-1 zones of the Mira Mesa Community Plan. The project site is legally described as the north half of the southeast quarter of the northeast quarter, in Section 9, Township 15 South, Range 3 West, San Bernardino Base Meridian, in the City of San Diego, County of San Diego, State of California (APN 343-010-21); and Lot 107 of Lusk Industrial Park Unit No. 4, Map 10819 (APN 343-010-31).

Subject to the terms and conditions set forth in this Permit, and previously approved Site Development Permit No. 385300, Planned Development Permit No. 385298, permission is granted to NANCY RIDGE BUSINESS PARK, LLC and CARYON PROPERTIES, LLC, Owners/Permittees, to construct two graded level pads for outdoor storage use only and an access road on two parcel lots, described and identified by size, dimension, quantity, type, and location on the previously approved exhibits [Exhibit "A"] and conditions on file in the Development Services Department. The original project (PTS No. 114358) and Site Development Permit No. 385300, Planned Development Permit No. 385298 approved by the City Council on October 21, 2008, is hereby extended as indicated within this permit until October 21, 2014.

The current approval includes:

- a. A three year extension of time for the previously approved Site Development Permit No. 385300, Planned Development Permit No. 385298.

STANDARD REQUIREMENTS:

1. This permit must be utilized prior to January 26, 2015, which does not exceed thirty-six (36) months from the expiration date of the original permit. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. No further Extension of Time may be granted pursuant to SDMC Section 126.0111(a).
4. Construction plans shall be in substantial conformity to Exhibit "A," per the previously approved Exhibits and conditions on file with Development Services for Site Development Permit No. 385300, Planned Development Permit No. 385298, Recorded with the County of San Diego Recorder on September 7, 2011 as Document Number 2011-0462116, with the exception of the expiration dates. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
5. 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.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on January 26, 2012 by Planning Commission Resolution XXXX-PC.

EXTENSION OF TIME NO. 908209
EXTENSION OF TIME TO SITE DEVELOPMENT PERMIT NO. 385300
PLANNED DEVELOPMENT PERMIT NO. 385298
XXX CC, 2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

John S. Fisher
Development Project Manager

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

The undersigned Owners/Permittees, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owners/Permittees hereunder.

NANCY RIDGE BUSINESS PARK, LLC
Owner/Permittee

By _____
Christian Tresize

CARYON PROPERTIES, LLC
Owner/Permittee

By _____
Christian Tresize

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

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON SEP 07, 2011
DOCUMENT NUMBER 2011-0462116
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 10:53 AM

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER 42-7003

SITE DEVELOPMENT PERMIT NO. 385300
PLANNED DEVELOPMENT PERMIT NO. 385298
MULTI-HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT
NANCY RIDGE BUSINESS PARK [MMRP] - PROJECT NO. 114358

CITY COUNCIL

Site Development Permit No. 385300 and Planned Development Permit No. 385298 are granted by the City Council of the City of San Diego to Nancy Ridge Business Park, LLC, and Caryon Properties, LLC, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] sections 126.0502 and 126.0602. The 25.79-acre site is located at 5909 Nancy Ridge Drive in the AR-1-1, (IL-2-1 proposed rezone), Airport Environs, Accident Potential Zone 1, MCAS Airport Influence Area, Brush Management, Multiple Habitat Planning Area, Floodplain Zone "A," Community Plan Implementation Zone "B," and Residential Tandem Parking zones of the Mira Mesa Community Plan area. The project site is legally described as the north half of the southeast quarter of the northeast quarter, in Section 9, Township 15 South, Range 3 West, San Bernardino Base Meridian, in the City of San Diego, County of San Diego, State of California (APN 343-010-21); and Lot 107 of Lusk Industrial Park Unit No. 4, Map 10819 (APN 343-010-31).

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct two graded level pads for outdoor storage use only and an access road on two parcel lots, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated OCT 21 2008, on file in the Development Services Department.

The project shall include:

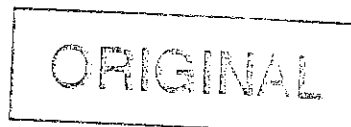
- a. Site grading, drainage structures, and retaining walls to create an access driveway and two graded pads with 4 inches thick of Class 2 base cap for an outdoor storage area;

ORIGINAL

- b. A deviation is being granted to allow a retaining wall ranging in height from 12'-0" to a maximum of 31'-0" outside of required setbacks, as shown on Exhibit "A;"
- c. Landscaping (planting, irrigation and landscape related improvements); and
- d. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
- 2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
- 3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
- 4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
- 5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
- 6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).



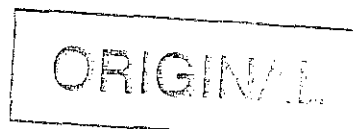
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO 18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. The holder of this Permit shall comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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.



11. The applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program [MMRP]. These MMRP conditions are incorporated into the permits by reference or authorization for the project

13. The mitigation measures specified in the MMRP, and outlined in Mitigated Negative Declaration No. 114358, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 114358, satisfactory to the City Manager and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Land Use
- Biological Resources
- Paleontological Resources

15. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.



ENGINEERING REQUIREMENTS:

16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices [BMP] maintenance, satisfactory to the City Engineer.
17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMP's necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
18. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post construction BMP's on the final construction drawings, consistent with the approved Water Quality Technical Report.
19. The drainage system for this project shall be private and is subject to approval by the City Engineer.
20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
21. Development of this project shall comply with all requirements of State Water Resources Control Board [SWRCB] Order No. 99 08 and the Municipal Storm Water Permit, Order No. 2001-01 (NPDES General Permit No. CAS000002 and CA S0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan [SWPPP] and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
- A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99-08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 99-08 DWQ.
22. The Owner/Permittee shall construct a 26-foot wide standard driveway on Nancy Ridge Drive in conformance with all applicable City design requirements, standards, and guidelines. All work shall be completed and accepted by the City Engineer prior to open storage operations.
23. Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad shall be compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and

Materials (ASTM Standard D-698). Granular fill slopes shall have adequate protection for a minimum flood water velocity of 5 feet per second.

GEOLOGY REQUIREMENTS:

24. Additional geotechnical review will be required as part of the ministerial permit issuance process when a building or grading permit is required for this project.

LANDSCAPE REQUIREMENTS:

25. Landscape Construction Documents associated with grading, retaining walls, and building permits shall clearly demonstrate within the landscape scope of work, notes on plans, details, and/or landscape specifications that construction of retaining walls shall not exceed the limits of work as defined on Exhibit "A," Landscape Development Plan.

26. Landscape Construction Documents associated with grading, retaining walls, and building permits shall clearly demonstrate within the landscape scope of work and/or landscape specifications that planting which occurs in Brush Management Zone 2 and in the MHPA, as defined on Exhibit "A," Landscape Development Plan, shall be planted by hand, without the use of machinery. No mechanical or vehicular equipment shall be permitted.

27. Landscape Construction Documents associated with grading, retaining walls, and building permits shall clearly demonstrate within the landscape scope of work and/or landscape specifications that Brush Management Zone 2 shall be temporarily irrigated and shall consist of only above-ground piping as defined in the Land Development Manual: Landscape Standards. No trenching or mechanical equipment shall be permitted Brush Management Zone 2 and in the MHPA, as defined on Exhibit "A," Landscape Development Plan.

28. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A," Landscape Development Plan.

29. Prior to issuance of construction permits for grading, the Owner/Permittee or subsequent Owner shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A."

30. Installation of slope planting and erosion control including seeding of all disturbed land (slopes and pads) consistent with the approved landscape and grading plans is considered to be in the public interest. The Permittee shall initiate such measures as soon as the grading and disturbance has been completed. Such erosion control/slope planting and the associated irrigation systems (temporary and/or permanent) and appurtenances shall be installed in accordance with the approved plans and the Land Development Manual: Landscape Standards.

31. The Owner/Permittee or subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

32. The Owner/Permittee or subsequent Owner shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's [Cal-IPC] Invasive Plant Inventory and the City of San Diego's Land Development Manual, Landscape Standards are prohibited.

33. Construction Documents for grading shall include the following note:
"Installation of landscaping associated with these construction documents shall require a minimum short-term establishment period of 120 days for all native/naturalized slope restoration and a minimum long-term establishment/maintenance period of 25 months." Final approval of the required landscaping shall be to the satisfaction of the Mitigation Monitoring Coordination section of the Development Services Department.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

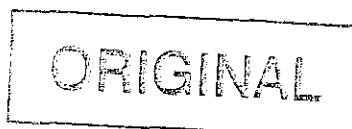
34. The Owner/Permittee and/or any subsequent Owner shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A," Brush Management Plan.

35. Prior to issuance of any construction permits for grading, retaining walls, or buildings, Landscape Construction Documents shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

36. Prior to issuance of any construction permits for grading, retaining walls, or buildings, a complete set of Brush Management Construction Documents shall be submitted for approval to the City Manager and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Uniform Fire Code, M.C. 55.0101; the Land Development Manual, Landscape Standards; and the Land Development Code, Landscape Regulations Section 142.0412 (Ordinance O-19413).

37. The Brush Management Program shall consist of two zones consistent with the Brush Management Regulations of the Land Development Code Section 142.0412 as follows: a standard Zone One of 35 feet and a standard Zone Two of 65 feet.

38. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area subject to written Fire Marshall and City Manager approval.



39. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Permittee to schedule a pre-construction meeting on-site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

40. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Analysis Section [LAS] and the Environmental Analysis Section [EAS].

41. All new Zone Two planting shall be temporarily irrigated with an above-ground irrigation system until established. Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing weeds, and maintaining the temporary irrigation system. Only native vegetation shall be planted or hydroseeded. If Zone Two is being revegetated, 50 percent of the planting area shall be seeded with material that does not grow taller than 24 inches.

42. Prior to final inspection, the approved Brush Management Program shall be implemented. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Land Development Manual, Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

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

44. Other than the open storage use, as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"], the Owner/Permittee and/or any subsequent Owner shall not be allowed to convert, change or modify to any other uses or development on the site unless appropriate application(s) or amendment(s) to this Permit have been granted.

45. No storage of hazardous waste chemicals or materials, petroleum products, or motor vehicles shall be allowed on site.

46. Outdoor storage of merchandise, material, and equipment shall be permitted on this site provided that the area is screened by a solid fence, wall or combination thereof, not less than 6'-0" in height and not greater than 12'-0" in height. No merchandise, material, or equipment shall exceed the height of the screening fence, wall or combination thereof. Fences and/or walls which exceed a height of 6'-0" shall obtain a building permit as required by the Municipal and Uniform Building Codes.

47. The Owner/Permittee shall take measures to ensure that water quality is not adversely affected by runoff containing fuel and lubricants or other pollutants.

48. Prior to issuance of any construction permits, the Owner/Permittee shall provide a Litter Control Program to ensure that the property is kept free of litter, satisfactory to the City Engineer

49. Prior to issuance of any construction permits, the Owner/Permittee shall execute a covenant of easement to be recorded against title to the affected premises, identified as all areas outside the development footprint, not including the conveyance of 8.02 acres for the MHPA, as shown on the approved Exhibit "A," Nancy Ridge Business Park, and executed in favor of the City. The covenant shall contain information as required by SDMC sections 143.0152(a) (1-4).

50. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

51. 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.

WASTEWATER REQUIREMENTS:

52. The open storage area shall not contain any habitable structure or trailer on the site. Any future habitable building structure on the site shall require the Owner/Permittee and/or subsequent owner to provide a sewer study and possible upgrade of offsite public sewer mains, acceptable to the Metropolitan Wastewater Department Director and satisfactory to the City Engineer.

WATER REQUIREMENTS:

53. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water services, outside of any driveway or drive aisle and the removal of any existing unused water services within all rights-of-way adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.

54. Prior to the issuance of any construction permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices on each water service (domestic and irrigation), in a manner satisfactory to the Director of Public Utilities, the City Engineer and the Cross Connection Control Group in the Customer Support Division of the Water Department.

55. No approved improvements or landscaping, including private water facilities, grading and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.

56. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install additional fire hydrants, if needed, at locations satisfactory to the Fire Department and the City Engineer.

57. All on-site water facilities shall be private including domestic, fire and irrigation systems.

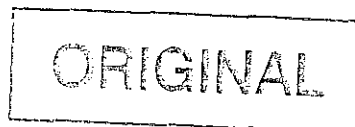
58. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services and meters, shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

59. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities as shown on the approved plans shall be modified at final engineering to comply with standards.


INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Council of the City of San Diego on OCT 07 2008, by
Resolution No. R- 304221.

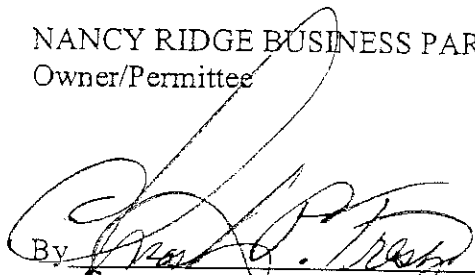


AUTHENTICATED BY THE CITY MANAGER

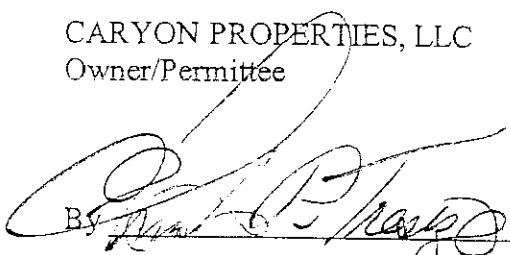
By 
MIKE WESTLAKE, PROGRAM MANAGER
DEVELOPMENT SERVICES

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.

NANCY RIDGE BUSINESS PARK, LLC
Owner/Permittee

By 
PRINT NAME: CHRISTIAN PETRESIE

CARYON PROPERTIES, LLC
Owner/Permittee

By 
PRINT NAME: CHRISTIAN PETRESIE

NOTE: Notary acknowledgments must be attached per Civil Code section 1180 et seq.

ORIGINAL
R-304221

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On Sept. 7, 2011 before me, Stacie L Maxwell Notary Public

personally appeared Mike Westlake

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Nancy Ridgo Business Pack - PTS 114358

Document Date: _____ Number of Pages: _____

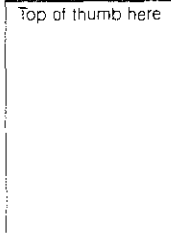
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

RIGHT THUMBPRINT OF SIGNER

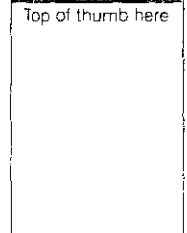


Signer Is Representing: _____

Signer's Name: _____

- Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

RIGHT THUMBPRINT OF SIGNER



Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

SAN DIEGO

On

11/20/08

Date

before me,

LANH TRAN, Notary Public

Here Insert Name and Title of the Officer

personally appeared

CHRISTIAN P. TRESIZE

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

SITE DEVELOPMENT PERMIT NO 385300

Document Date:

10/07/08

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

CHRISTIAN P. TRESIZE

- Individual
Corporate Officer — Title(s):
Partner — Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer's Name:

- Individual
Corporate Officer — Title(s):
Partner — Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing:

Signer Is Representing:

OWNERSHIP DISCLOSURE STATEMENT

Nancy Ridge Business Park LLC

Nancy Ridge Business Park LLC, a Nevada limited liability company,
is owned by Maymon LP, a Nevada limited partnership.

Caryon Properties LLC, a Nevada limited liability company,
is owned by Maymon LP, a Nevada limited partnership.

Maymon LP, a Nevada limited partnership, has as its general partner
Dacon Development Inc., a Nevada corporation.

Dacon Development Inc.

President - L.C. Beach
Vice President – Christian Tresize
Secretary/Treasurer – L.C. Beach

DEVELOPMENT SERVICES
Project Chronology
Nancy Ridge EOT - PTS# 257757

Date	Action	Description	City Review Time	Applicant Response
09/26/11	First Submittal	Project Deemed Complete		
10/27/11	Issues Complete		23 days	
01/26/12	Public Hearing		65 days	
TOTAL STAFF TIME			88 days	
TOTAL APPLICANT TIME				0 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission	88 business days	

Note: Days cited refer to business days.

PARBENETM ENGINEERING CONSULTANTS INC. 1879 VIA TRIUNFO ST. SUITE 100 SAN DIEGO, CA 92128 (619) 471-9490



NANCY RIDGE BUSINESS PARK

Table with 2 columns: ISSUE DATES, REVIEW DATES

Development Project Worksheet. Fields: Project Name, Address, City, State, Zip, Project No., Scale, Date, Sheet No., Print No.

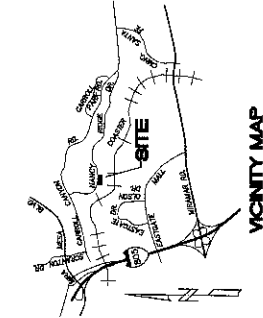
WORK TO BE DONE: THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

SYMBOL: List of symbols for various site features like curbs, sidewalks, and easements. STANDARD DRAWINGS: List of applicable standards.

APPROVED EXHIBIT 'A' stamp. Project No. 114-358, Approved by Planning Director and Commissioner. Includes signature and date.

REVISIONS table with columns for Revision No., Description, Date, and Drawn By.

NANCY RIDGE BUSINESS PARK SITE DEVELOPMENT PERMIT PLANNED DEVELOPMENT PERMIT TITLE SHEET



EARTHWORK DATA (APNS 343-010-21.31). Tables for EARTHWORK QUANTITIES, TOTAL FILL QUANTITIES, and TOTAL CUT QUANTITIES.

PROJECT TEAM: Lists roles and names for Owner, Designer, Engineer, Surveyor, etc. Includes contact information for Paul M. Jones.

REFERENCE DRAWINGS, LAMBERT COORDINATES, and BENCHMARK information. Includes drawing titles and coordinates for various points.

DEVELOPMENT SUMMARY: SITE GRADING, ORNAMENTAL STRUCTURES, AND RETAINING WALLS TO CREATE AN ACCESS DRIVEWAY AND GRADED SIDEWALKS.

LEGAL DESCRIPTION: PARCEL 1: THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASIC MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA...

APNS: 343-010-31; 343-010-32; 343-010-33. STORM WATER NOTES: PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY...

PALEONTOLOGICAL NOTE: THE OWNER SHALL RETAIN THE SERVICES OF A QUALIFIED PALEONTOLOGIST TO MONITOR ALL GRADING AND/OR EXCAVATION ACTIVITY. SHEET INDEX table listing drawing titles.

MARK A. FARINGTON REGISTERED PROFESSIONAL ENGINEER 135-08 DATE 3/29/08

Barasno Besten Associates, Inc. Landscape Architecture & Planning. Phone (619) 451-0297. Fax (619) 451-0304.



LANDSCAPE DEVELOPMENT PLAN
NANCY RIDGE BUSINESS PARK

ISSUE DATES table with columns for issue number, date, and description.



Table with 5 columns: SYMB, BRIFACION NAME, DIMENSION, PLANT SPECIES, and QUANTITY. It lists various plant species like 'STYREX PHILLYIFOLIA', 'SAPINDUS CALIFORNICUS', etc.

Table with 5 columns: SYMB, BRIFACION NAME, DIMENSION, PLANT SPECIES, and QUANTITY. It lists various plant species like 'PACHYSTEMMA CALIFORNICUS', 'ROSEMOYNSIA CLUNYENSIS', etc.

34-EXISTING STREET TREES TO REMAIN, STYCAMORE AND ALDER TREES PROTECTED IN PLACE (EXACT LOCATION TO VERIFY ON SITE)....

PLANT LIST / LEGEND table with columns: SYMB, BRIFACION NAME, DIMENSION, PLANT SPECIES, and QUANTITY. Includes items like 'SMALL FOREGROUND SHRUBS', 'MIDLEVEL FOREGROUND SHRUBS', etc.

APR 30 2013 stamp and project information including project name 'NANCY RIDGE BUSINESS PARK' and sheet number 'L-10'.

NANCY RIDGE BUSINESS PARK

SITE DEVELOPMENT PERMIT
 PLANNED DEVELOPMENT PERMIT
 SLOPE ANALYSIS STUDY
 SANGIS TOPOGRAPHICAL MAP (1999)

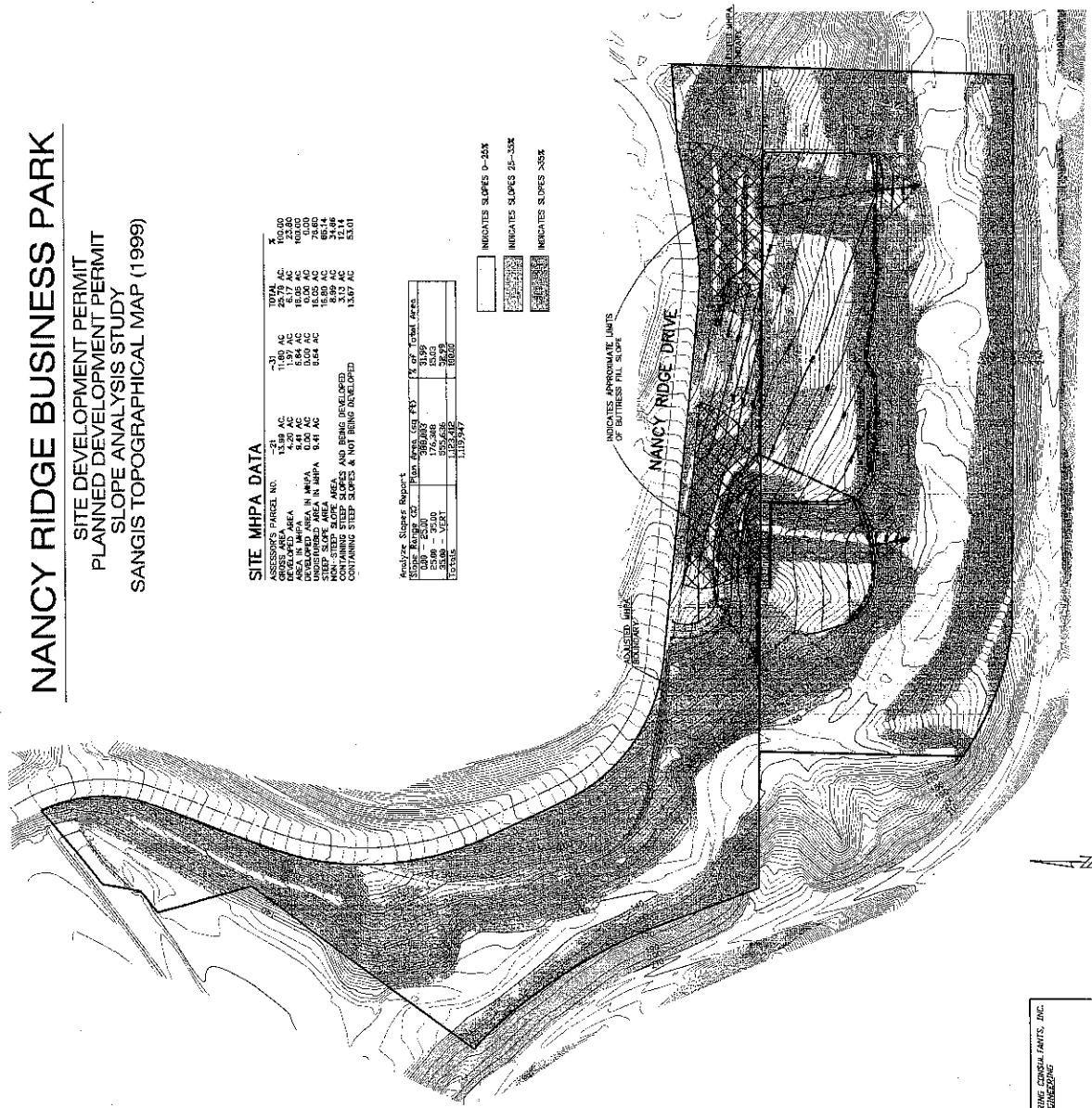
SITE MHPA DATA

ACCESSORY PARCEL NO.	-31	TOTAL	±
ORIG. AREA	11.00 AC	29.75 AC	10.00 AC
AREA IN MHPA	15.98 AC	16.06 AC	10.00 AC
DEVELOPED AREA IN MHPA	8.84 AC	16.06 AC	10.00 AC
DEVELOPED AREA IN MHPA	0.20 AC	16.06 AC	10.00 AC
STEEP SLOPE AREA IN MHPA	0.84 AC	16.06 AC	10.00 AC
CONTAINING STEEP SLOPES & NOT BEING DEVELOPED	66.14 AC	17.14 AC	5.01 AC
	3.03 AC	15.07 AC	5.01 AC

Analyze Slopes Report

Slope Range, %	Plan Area, SQ. FT.	% OF TOTAL AREA
3:1 - 4:1	106,288	3.03
4:1 - 5:1	106,288	3.03
5:1 - 6:1	555,636	15.98
6:1 - 8:1	1,111,272	31.96
8:1 - 10:1	1,111,272	31.96
10:1 - VERT.	1,111,272	31.96
VERT. - 1:1	1,111,272	31.96

- INDICATES SLOPES 0-25%
- INDICATES SLOPES 25-50%
- INDICATES SLOPES 50%



FARRINGTON ENGINEERING CONSULTANTS
 CONSULTING CIVIL ENGINEERING
 11679 VIA FERIL
 SAN DIEGO, CA 92128
 (619) 575-9490



NANCY RIDGE BUSINESS PARK
 SLOPE ANALYSIS
 SANGIS TOPO MAP (1999)

ISSUE DATES	REVISION DATES

DRAWN BY: M.T.
 PLOT SCALE: 1" = 100'
 SHEET NUMBER: C-1
 SHEET 2 OF 8

APPROVED EXHIBIT 'A'
 PROJECT NO. 11-18-06
 APPROVED BY: [Signature]
 COMMISSIONER OF CALIFORNIA STATE ENGINEERING BOARD
 SIGNATURE: [Signature]

REASON	DATE	ISSUE NO.
REVISION 1	11-18-06	1
REVISION 2	11-18-06	2
REVISION 3	11-18-06	3
REVISION 4	11-18-06	4
REVISION 5	11-18-06	5
REVISION 6	11-18-06	6
REVISION 7	11-18-06	7
REVISION 8	11-18-06	8
REVISION 9	11-18-06	9
REVISION 10	11-18-06	10
REVISION 11	11-18-06	11
REVISION 12	11-18-06	12
REVISION 13	11-18-06	13
REVISION 14	11-18-06	14
REVISION 15	11-18-06	15
REVISION 16	11-18-06	16
REVISION 17	11-18-06	17
REVISION 18	11-18-06	18
REVISION 19	11-18-06	19
REVISION 20	11-18-06	20

FARRINGTON ENGINEERING CONSULTANTS, INC.
 CONSULTING CIVIL ENGINEERING
 11679 VIA FERIL
 SAN DIEGO, CA 92128
 (619) 575-9490

DATE: 1-8-08
 DATE: 2/2/08

MARK A. FARRINGTON

NANCY RIDGE BUSINESS PARK PRELIMINARY GRADING PLAN

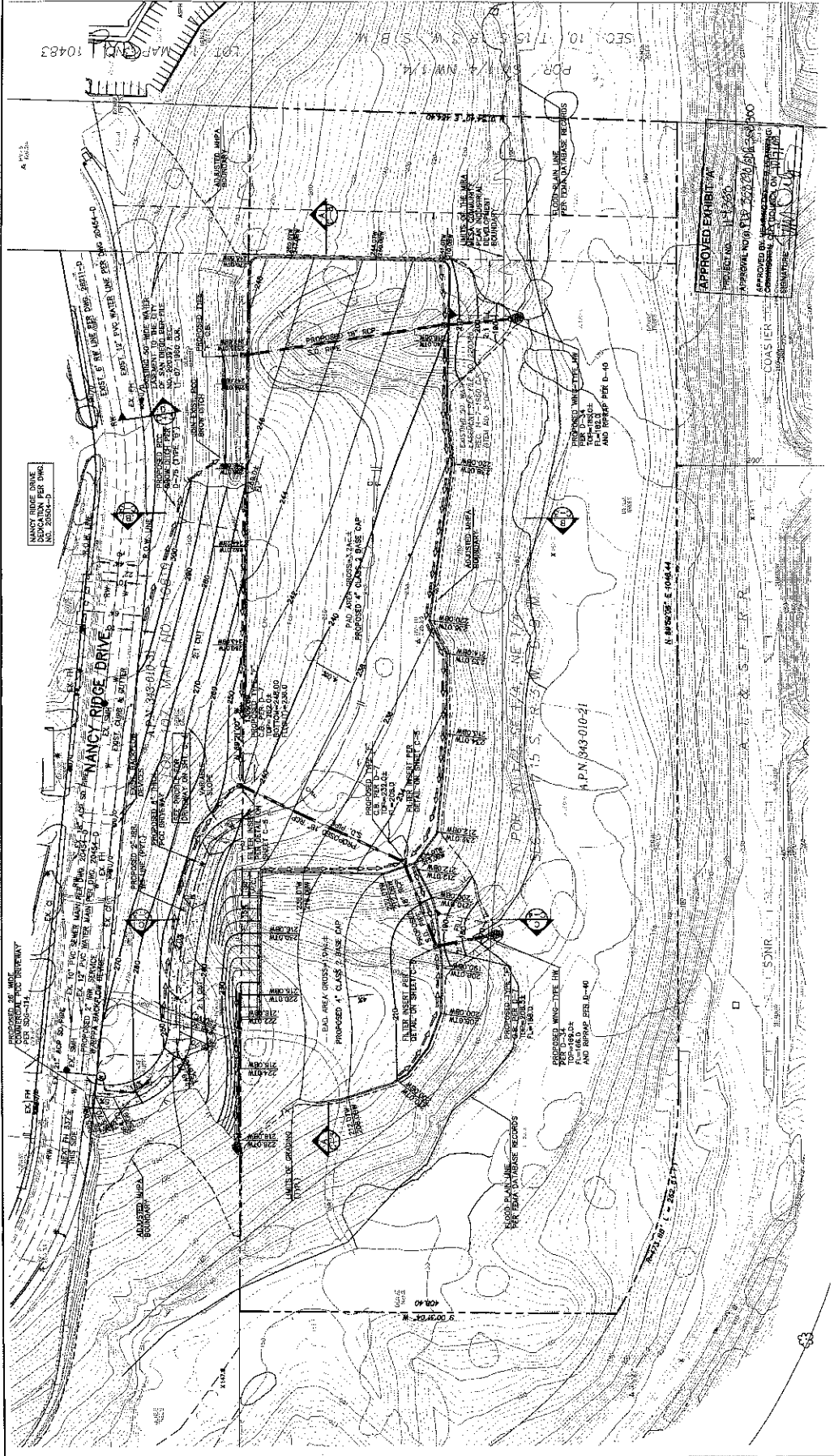
FARRINGTON ENGINEERING CONSULTANTS
CONSULTING CIVIL ENGINEERING
1679 VIA FRUIT
SAN DIEGO, CA 92128
637-9450



ISSUE DATES

REVISION DATES

DRAWN BY	F.L. SCALE	PROJECT NO.	C-2
F.L. SCALE	PROJECT NAME	SHEET NUMBER	8
PROJECT NO.	NANCY RIDGE BUSINESS PARK	SHEET NUMBER	3



- PREPARED BY: FARRINGTON ENGINEERING
- NAME: MARK A. FARRINGTON
- ADDRESS: 1679 VIA FRUIT, SAN DIEGO, CA 92128
- PHONE NO.: 637-9450
- PROJECT ADDRESS: NANCY RIDGE PK, SAN DIEGO, CA 92111
- PROJECT NAME: NANCY RIDGE BUSINESS PARK
- CIVIL DATE: 01-04-06
- P.L.S. NO.:
- PERMIT NO.:

APPROVED EXHIBIT 'A'
PROJECT NO. 050020/01M/058500
APPROVED BY: [Signature]
DATE: 01-04-06

NANCY RIDGE BUSINESS PARK SITE DEVELOPMENT PERMIT PLANNED DEVELOPMENT PERMIT PRELIMINARY GRADING PLAN



MARK A. FARRINGTON REG. 28114 EXP. 3/31/08 DATE
FARRINGTON ENGINEERING CONSULTANTS, INC.
1679 VIA FRUIT, SAN DIEGO, CA 92128
637-9450

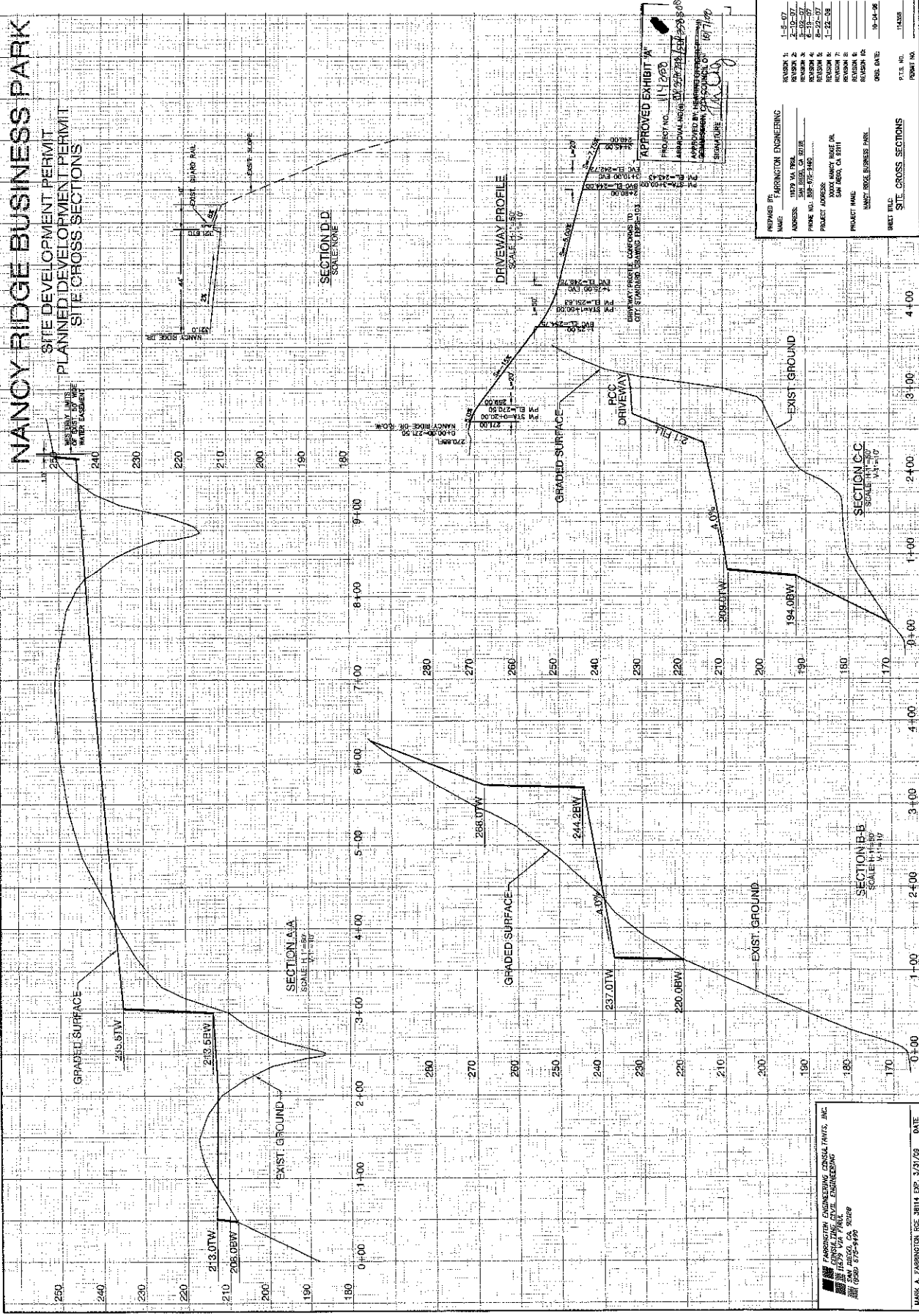
PARSONS ENGINEERING CONSULTANTS
 1629 VIA FIRLE
 SAN DIEGO, CA 92160
 (619) 592-9450



NANCY RIDGE BUSINESS PARK

ISSUE DATES	REVISION DATES

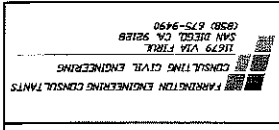
DRAWN BY
 P.L.S. NO.
 SHEET NUMBER
C-3
 SHEET 4 OF 8



REVISION 1	1-5-07
REVISION 2	2-10-07
REVISION 3	3-26-07
REVISION 4	6-22-07
REVISION 5	8-22-07
REVISION 6	1-22-08
REVISION 7	
REVISION 8	
REVISION 9	
REVISION 10	
DATE	09-04-08
P.L.S. NO.	14555
PROJECT NAME	NANCY RIDGE BUSINESS PARK
PROJECT ADDRESS	1629 VIA FIRLE, SAN DIEGO, CA 92160
PHONE NO.	619-592-9450
PREPARED BY	PARSONS ENGINEERING
NAME	MARK A. FARRINGTON
ADDRESS	1629 VIA FIRLE, SAN DIEGO, CA 92160
PHONE NO.	619-592-9450

APPROVED EXHIBIT A
 PROJECT NO. 114 2600
 APPROVAL NO. 20072884247-2600
 DATE: 11/17/07
 SCALE: 1" = 10'
 APPROVED BY: [Signature]
 TITLE: [Title]

MARK A. FARRINGTON REG. 3614 EXP. 3/31/08 DATE
 PARSONS ENGINEERING CONSULTANTS, INC.
 1629 VIA FIRLE, SAN DIEGO, CA 92160
 (619) 592-9450



NANCY RIDGE BUSINESS PARK

ISSUE DATES	REVISION DATES

DRAWN BY M.E.	PROJECT NO.
PLOT SCALE	APPROVED BY
SHEET NUMBER	DATE
C-4	11-13-08
SHEET 5 OF 8	

LEGEND

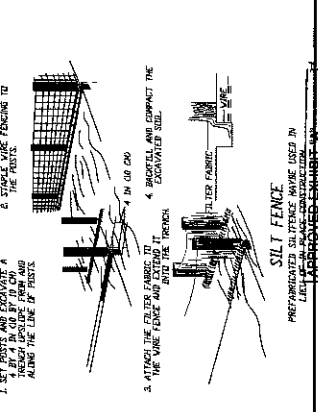
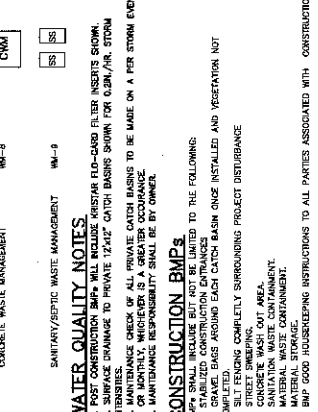
DESCRIPTION	SYMBOL
STABILIZED CONSTRUCTION ENTRANCE/EXIT	
SILT FENCE	
UNLINED SWALE & BERM	
GRAVEL BASIN	
MATERIAL DELIVER STORAGE	
CONCRETE WASTE MANAGEMENT	
SANITARY/SEPTIC WASTE MANAGEMENT	

WATER QUALITY NOTES

- POST CONSTRUCTION BMPs WILL MAINTAIN EXISTING FLO-CARD FILTER INSERTS IN SWALE.
- SURFACE DRAINAGE TO PRIVATE STREET CATCH BASIN SHALL BE INSTALLED FOR CLEAN/DIRTY STORM INTERFERENCES.
- CONCRETE WASTE SHALL BE STORED IN A PERMANENTLY MAINTAINED CONCRETE WASTE MANAGEMENT SYSTEM.
- MAINTENANCE RESPONSIBILITY SHALL BE BY OWNER.

CONSTRUCTION BMPs

- STABILIZED CONSTRUCTION ENTRANCES.
- GRAVEL BASIN AROUND EACH CATCH BASIN ONCE INSTALLED AND VEGETATION NOT ESTABLISHED.
- CONCRETE WASH OUT AREA.
- CONCRETE WASTE CONTAINMENT.
- MATERIAL STORAGE.
- BMP GOOD MAINTENANCE INSTRUCTIONS TO ALL PARTIES ASSOCIATED WITH CONSTRUCTION.



SILT FENCE
PRESTABILIZED SILT FENCE MATS USED IN PLACE OF EXISTING SILT FENCE.

APPROVED BY: [Signature]

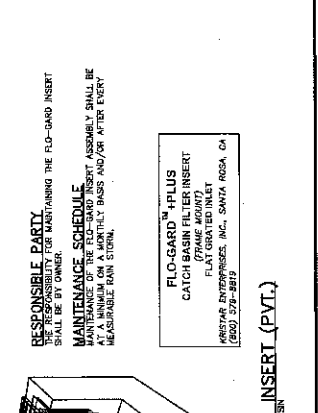
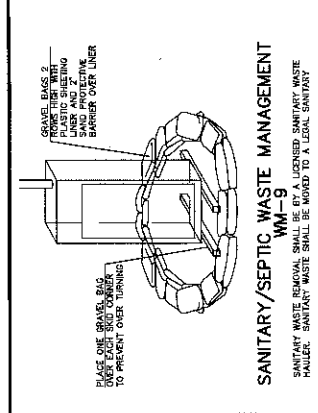
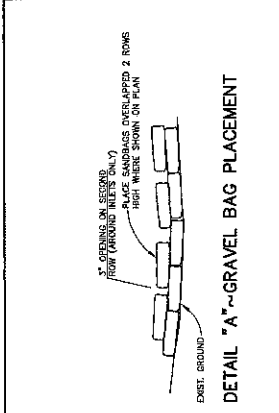
PROJECT NO. 11-13-08

DATE: 11-13-08

PROJECT NAME: NANCY RIDGE BUSINESS PARK

DATE: 11-13-08

SHEET NO. 5 OF 8



PROPOSED OPERATION AND MAINTENANCE PROCEDURE DETAILS

POST-CONSTRUCTION PERMANENT BMPs	DIRECTION	RESPONSIBILITY	MAINTENANCE METHOD	SERVICE METHOD	SHEET NO.
CONCRETE WASTE MANAGEMENT	AS NEEDED	CONTRACTOR	AS NEEDED	CONTRACTOR	3-3-08
SANITARY/SEPTIC WASTE MANAGEMENT	AS NEEDED	CONTRACTOR	AS NEEDED	CONTRACTOR	3-3-08
FLOW GUARD INSERT	AS NEEDED	CONTRACTOR	AS NEEDED	CONTRACTOR	3-3-08

PERMANENT POST-CONSTRUCTION BMP NOTES

- ALL PERMANENT POST-CONSTRUCTION BMPs SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S PERMANENT POST-CONSTRUCTION BMP MANUAL AND THE CITY OF SAN DIEGO'S PERMANENT POST-CONSTRUCTION BMP MANUAL.
- PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

EROSION AND SEDIMENT CONTROL NOTES

- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO'S EROSION AND SEDIMENT CONTROL MANUAL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND THROUGHOUT THE LIFE OF THE DEVELOPMENT.
- PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

CONCRETE WASTE MANAGEMENT - SECTION

CONCRETE WASTE MANAGEMENT - PLAN

SANITARY/SEPTIC WASTE MANAGEMENT

WMM-9

SANITARY WASTE REMOVAL SHALL BE BY A LICENSED SANITARY WASTE HAULER. SANITARY WASTE SHALL BE MOVED TO A LEGAL SANITARY WASTE TREATMENT FACILITY.

FLO-GUARD PLUS FLOW GUARD INSERT

1. THE FLO-GUARD PLUS FLOW GUARD INSERT SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

2. THE FLO-GUARD PLUS FLOW GUARD INSERT SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

NANCY RIDGE BUSINESS PARK

SITE DEVELOPMENT PERMIT

PLANNED DEVELOPMENT PERMIT

PRELIMINARY EROSION CONTROL PLAN

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CONCRETE WASTE MANAGEMENT - SECTION

CONCRETE WASTE MANAGEMENT - PLAN

SANITARY/SEPTIC WASTE MANAGEMENT

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NANCY RIDGE BUSINESS PARK

SITE DEVELOPMENT PERMIT

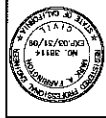
PLANNED DEVELOPMENT PERMIT

PRELIMINARY EROSION CONTROL PLAN

Scale 1" = 50'

DATE: 11/13/08

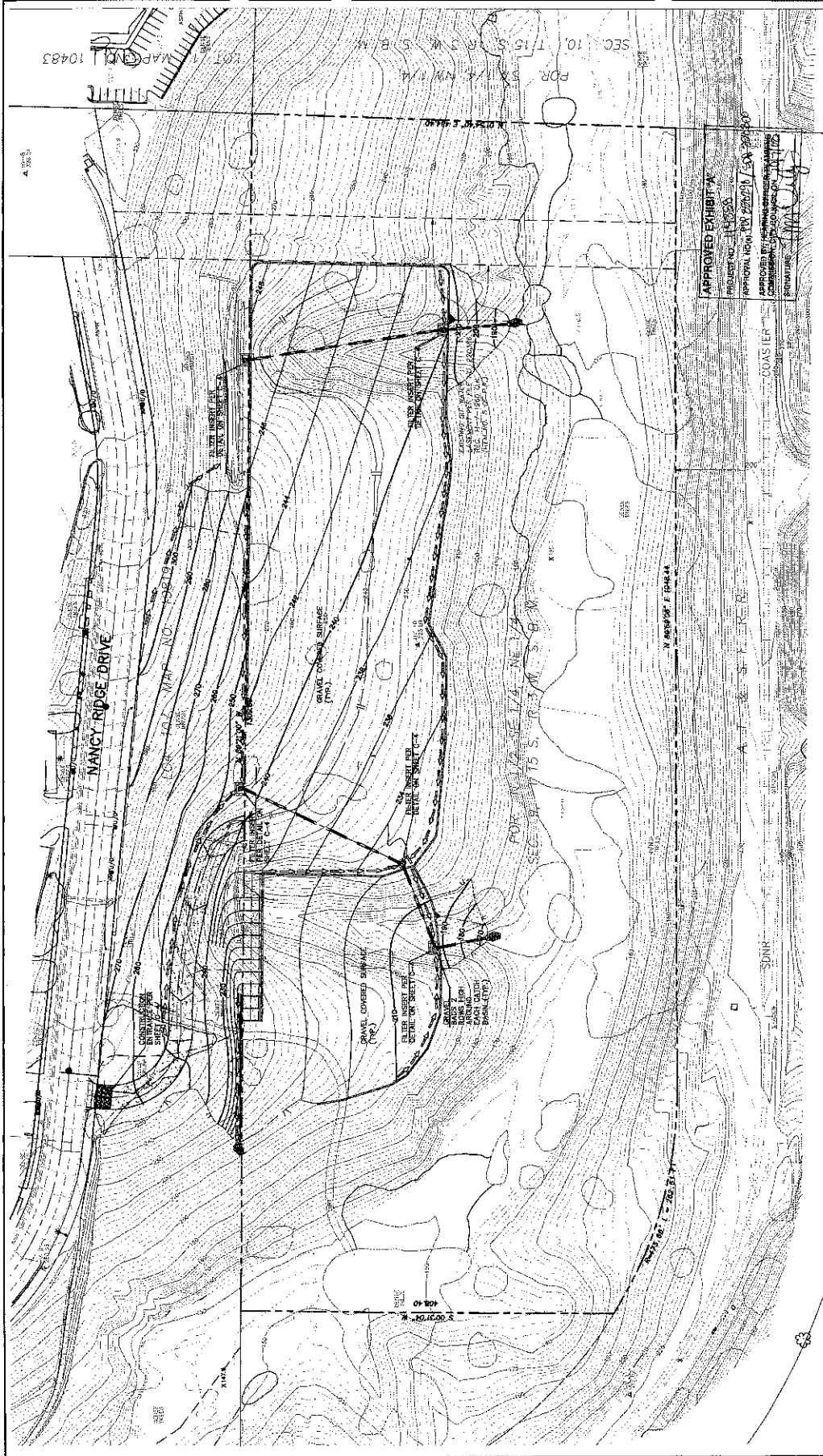
FARRINGTON ENGINEERING CONSULTANTS
 CONSULTING CIVIL ENGINEERING
 1679 VIA FERRIS
 SAN DIEGO, CA 92108
 (619) 475-9496



NANCY RIDGE BUSINESS PARK PRELIMINARY EROSION CONTROL PLAN

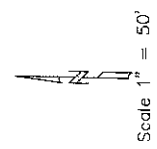
ISSUE DATES

PREPARED BY: FARRINGTON ENGINEERING
 NAME: _____
 ADDRESS: 1679 VIA FERRIS
 SAN DIEGO, CA 92108
 PHONE NO.: 619-475-9496
 PROJECT ADDRESS: _____
 SAN DIEGO, CA 92108
 PROJECT NAME: NANCY RIDGE BUSINESS PARK
 SHEET NO.: 10-5
 SHEET DATE: 10-04-06
 P.L.S. NO.: 10459
 SHEET NO.: 6 OF 8



APPROVED EXHIBIT A
 PROJECT NO. 10459
 APPROVED BY: _____
 COMMISSIONER OF DEVELOPMENT SERVICES
 SIGNATURE: _____

NANCY RIDGE BUSINESS PARK SITE DEVELOPMENT PERMIT PLANNED DEVELOPMENT PERMIT PRELIMINARY EROSION CONTROL PLAN



FARRINGTON ENGINEERING CONSULTANTS, INC.
 CONSULTING CIVIL ENGINEERING
 1679 VIA FERRIS
 SAN DIEGO, CA 92108
 (619) 475-9496
 MARK A. FARRINGTON REG. 36114 EXP. 3/31/08 DATE



MIRA MESA

Mira Mesa Community
Planning Group

PMB #230 10606-8 Camino Ruiz
San Diego, California 92126

November 30, 2011

John S. Fisher, RLA No. 2995
Development Project Manager
Development Services Department
City of San Diego

Re: Mira Mesa Community Planning Group vote on Nancy Ridge Extension of Time for Site Development Permit

Dear Mr. Fisher,

On November 21, 2011, the Mira Mesa Community Planning Group heard a presentation from Mr. Christian Tresize regarding Project Number 257757:

Mira Mesa SAP No. 23427003 (Process 4) Extension of Time for Site Development Permit for ESL's (385300) & Planned Development Permit (385298) to construct two level pads for an outdoor storage yard and an access road on a 13.95 acre site at 5909 Nancy Ridge Drive in the IL-2-1 Zone within the Mira Mesa Community Plan, Airport Influence Area, Community Plan Implementation-B, Residential Tandem Parking.

While no official vote of the Mira Mesa Community Planning Group is required for this extension to be granted, Mr. Tresize graciously appeared at our meeting to review this previously approved project, and explain why an extension was required.

As Chairman of the Mira Mesa Community Planning Group, I would like to report that the MMCPG voted to unanimously to support the granting of this extension.

Please let us know if any additional information regarding the Mira Mesa Community Planning Group's review and vote on this matter is required.

Sincerely,

Bari Vaz
Chairman, MMCPG