



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: July 13, 2022 REPORT NO. HO-22-033

HEARING DATE: July 20, 2022

SUBJECT: NANCY RIDGE TM/NDP, Process Three Decision

PROJECT NUMBER: [637151](#)

OWNER/APPLICANT: CRPF IV NANCY RIDGE, LLC, Owner and Robert Cook, Applicant

SUMMARY

Issue(s): Should the Hearing Officer approve the non-residential subdivision of two parcel lots into three parcel lots and the construction of four light industrial warehouse buildings on the newly created parcel within the Mira Mesa Community Planning area?

Staff Recommendation(s):

1. Adopt Addendum to Mitigated Negative Declaration No. 114358 and the Mitigation, Monitoring and Reporting Program; and
2. Approve Neighborhood Development Permit No. 2501702; and
3. Approve Tentative Map No. 2322996

Community Planning Group Recommendation: On August 19, 2019, the Mira Mesa Community Planning Group voted 16-1-1 to recommend approval of the proposed project without conditions.

Environmental Review: The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Guidelines Section 15162 – Subsequent EIRs and Negative Declaration consistency evaluation and prepared an Addendum to Mitigated Negative Declaration No. 114358 in accordance with CEQA Guidelines Section 15164 for the proposed Nancy Ridge TM/NDP project. This consistency evaluation was performed and the Addendum prepared to determine if conditions specified in CEQA Guidelines Sections 15162 would require preparation of additional CEQA review for the proposed project. Development Services Department has determined that the proposed project to subdivide two parcel lots into three parcel lots and to construct four light industrial warehouse buildings on the newly created parcel lot is consistent with the Nancy Ridge Business Park Mitigated Negative Declaration No. 114358; there are no substantial

changes proposed and no substantial changes have occurred which will require major revisions of the MND due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and there is no new information of substantial importance requiring additional CEQA review. Pursuant to CEQA Guidelines Section 15164, only minor technical changes or additions are necessary to the Mitigated Negative Declaration.

BACKGROUND

The project site is located at 5909 & 5955 1/3 Nancy Ridge Drive in the IL-2-1(Industrial Light) Zone, Residential Tandem Parking Overlay Zone, Marine Corps Air Station Miramar Influence Area, Accident Potential Zone 2, Airport Environs Overlay Zone, FAA Part 77 Notification Area, Environmentally Sensitive Lands, and Floodway-100 and Floodplain-100 Zones within the Mira Mesa Community Plan area (Attachment 1).

The Nancy Ridge Business Park project is located across two undeveloped parcel lots totaling 25.79-acres within the Mira Mesa Community Plan (Attachments 3). The northern parcel totals approximately 11.80 acres, and fronts a portion of Nancy Ridge Drive which extends from a point approximately 150 feet south of the Carroll Canyon Road/Nancy Ridge Drive intersection and continues south around a bend turning eastward for a total of approximately 0.48 miles. The southern parcel totals approximately 13.99 acres and has no street frontage. A portion of the proposed project is located within the Miramar Subarea of the Mira Mesa Community Plan (MMCP) and designated for Light Industrial use (Attachment 2). The Light Industrial designation is intended for manufacturing, storage, warehousing, distribution, and similar uses. Surrounding properties contain the same land use designation and are currently developed to form an established area with Light Industrial uses and Open Space.

Previous projects have been approved for this site including Nancy Ridge Business Park Project No. 114358, for a Site Development Permit (SDP), Planned Development Permit (PDP), and Multi-Habitat Planning Area (MHPA) boundary line adjustment to construct two step-down, flat pads for an outdoor storage use, approved by the San Diego City Council on October 21, 2008 (Attachment 8). On August 25, 2016, the Planning Commission approved SDP No. 1472180 and PDP No. 1472181 under Project No. 419154 for the same project as approved in 2008, including construction of two step-down, flat pad areas, and a driveway totaling approximately 6.17-acres within Environmentally Sensitive Lands for Steep Hillside and Sensitive Biological Resources on-site (Attachment 9). On January 25, 2019, a Substantial Conformance Review application was approved to modify the site plan to create one graded pad, instead of two, and increase wall heights as necessary to construct the access off Nancy Ridge Drive (Attachment 10). The Substantial Conformance Review approval was determined to be consistent with the two prior approvals. Construction of the previously approved project is not completed. Grading (including cut and fill activities), development of the driveway, retaining walls, and pad area was scheduled to commence in April 2022. Construction of the previously approved project would be completed prior to commencement of construction of the proposed project.

Pursuant to San Diego Municipal Code (SDMC) section [126.0114](#), a Process 2 Neighborhood Development Permit is required for proposed revisions to an approved development permit in an industrial zone that is not located within 1,000 feet of a residential zone. Pursuant to SDMC section

[125.0410 and 125.0430](#), a Process 3 Tentative Map is required for the subdivision of land when additional lots are created.

Consistent SDMC section [112.0103](#), when an applicant applies for more than one permit, map, or other approvals for a single development, the applications will be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for that development. Therefore, the project as proposed would require a Process Three, Hearing Officer decision with appeal rights to the Planning Commission.

DISCUSSION

The project proposes to alter a portion of the previously approved project. A Tentative Map and Neighborhood Development Permit are proposed to subdivide two parcels into three parcels and to construct four concrete tilt-up buildings on the pad area that is developed by the previously approved project. The proposed subdivision will create three parcels. Parcel A will be 830,254 square feet (19.80-acres), Parcel B will be 61,420 square feet (1.41-acres), and Parcel 1 where the four buildings will be located will be 231,738 square feet (5.32-acres). Parcel 1 will have an existing street connection to Nancy Ridge Drive and will have 40 feet of street frontage. The proposed buildings would be accessed by the driveway and access road from Nancy Ridge Drive that would be developed by the previously approved project. Together, the four proposed industrial buildings would total 89,750 square feet, and result in a Floor Area Ratio (FAR) of 0.39. Up to a 2.0 FAR is permitted in the IL-2 -1 Zone. The buildings are proposed for light industrial uses and would include approximately 13,568 square feet of office space. The buildings would not exceed 35 feet in height. Each building would provide three loading docks, parking, and bicycle lockers. A summary of the proposed project is provided in Table 1.

Table 1: Summary of Proposed Project

	Building 1	Building 2	Building 3	Building 4	Total
Total Square Footage	24,300	20,850	17,850	26,750	89,750
Loading Docks	3	3	3	3	12
At Grade Loading Doors	2	1	1	2	6
Parking Spaces	30	21	18	39	108

Project setbacks exceed the minimum requirements for the IL-2-1 zone, as shown in Table 2.

Table 2: Setback Analysis

	IL-2-1 Zoning Standard	Proposed Project
Minimum Front Setback (ft)	15	85
Standard Front Setback (ft)	20	85
Minimum Side Setback (ft)	10	70
Minimum Rear Setback (ft)	15	67

The proposed project would install new utility infrastructure that would connect to the existing 6-inch recycled water line, 12-inch domestic water line, 4-inch sewer lateral, the 21-inch storm drain

that are located within the Nancy Ridge Drive right-of-way, and the onsite drainage system that would be installed in conjunction with the previously approved project. The proposed project includes installation of streetlights along the Nancy Ridge Drive site frontage.

The project is located within the Airport Land Use Compatibility Overlay Zone, Airport Influence Area (MCAS Miramar), and Airports: Safety Zone (APZ2). The project shall be "Warehouse" or "Wholesale Distribution." Per SDMC [Table 132-15G and Footnote 10](#), both of these uses shall be limited to a maximum lot coverage of 40 percent, which the project meets at 36 percent. MCAS Miramar reviewed the project and determined it to be consistent with the MCAS Miramar 2020 Air Installations Compatible Use Zones (AICUZ) noise and safety criteria and that the project also complies with the restrictions of the federally-owned easement located on the parcel.

The project also conforms with all applicable development standards of the underlying IL-2-1 Zone including height, density, FAR, lot coverage, and parking requirements. The proposed non-residential subdivision and construction of four industrial buildings is consistent with the Mira Mesa Community Plan land use designation.

CONCLUSION

Staff has reviewed the proposed Neighborhood Development and Tentative Map and determined the project is consistent with the Mira Mesa Community Plan and the applicable development regulations. Staff has provided draft findings supporting Neighborhood Development Permit and Tentative Map approval (Attachment 5 and 7). Therefore, staff recommends the Hearing Officer approve the proposed Neighborhood Development Permit and Tentative Map as proposed.

ALTERNATIVES

1. Adopt Addendum to Mitigated Negative Declaration No. 114358 with the Mitigation, Monitoring, and Reporting Program, and approve Neighborhood Development Permit No. 2501702 and Tentative Map No. 2322996 with modifications.
2. Deny Mitigated Negative Declaration No. 114358 with the Mitigation, Monitoring, and Reporting Program and deny Neighborhood Development Permit No. 2501702 and Tentative Map No. 2322996 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Benjamin Hafertepe, Development Project Manager

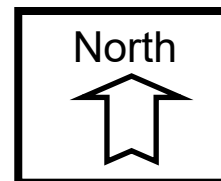
Attachments:

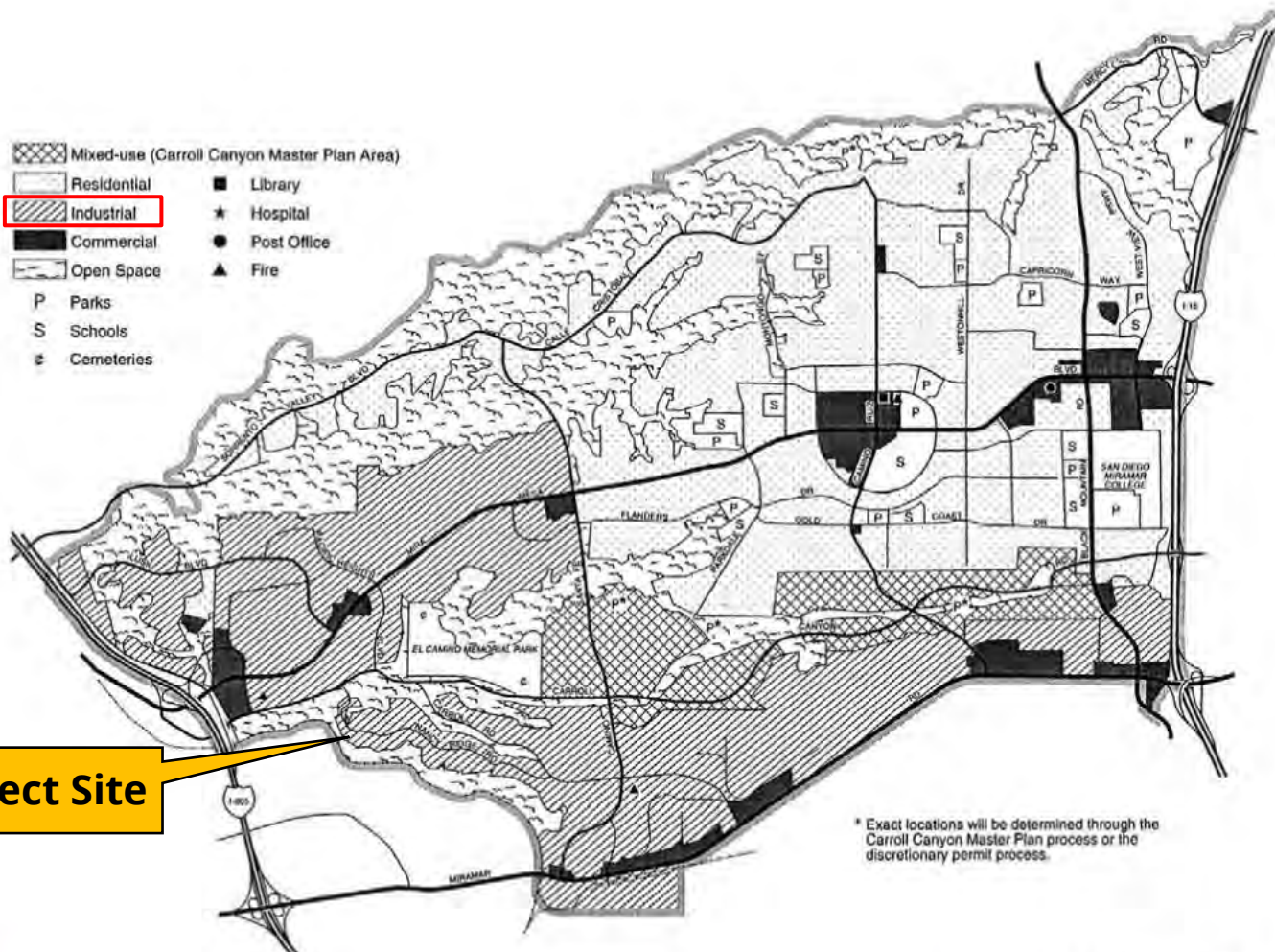
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Environmental Resolution
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Draft Map Resolution
8. Draft Map Conditions
9. Nancy Ridge Business Park Project No. 114358
10. Nancy Ridge Business Park SDP/PDP Project No. 419154
11. Nancy Ridge Business Park SCR Project No. 614591
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Plans
15. Tentative Map Exhibit



Project Location Map

5909 & 5955 1/3 Nancy Ridge Drive
Project No. 637151 – Nancy Ridge TM/NDP



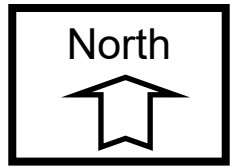


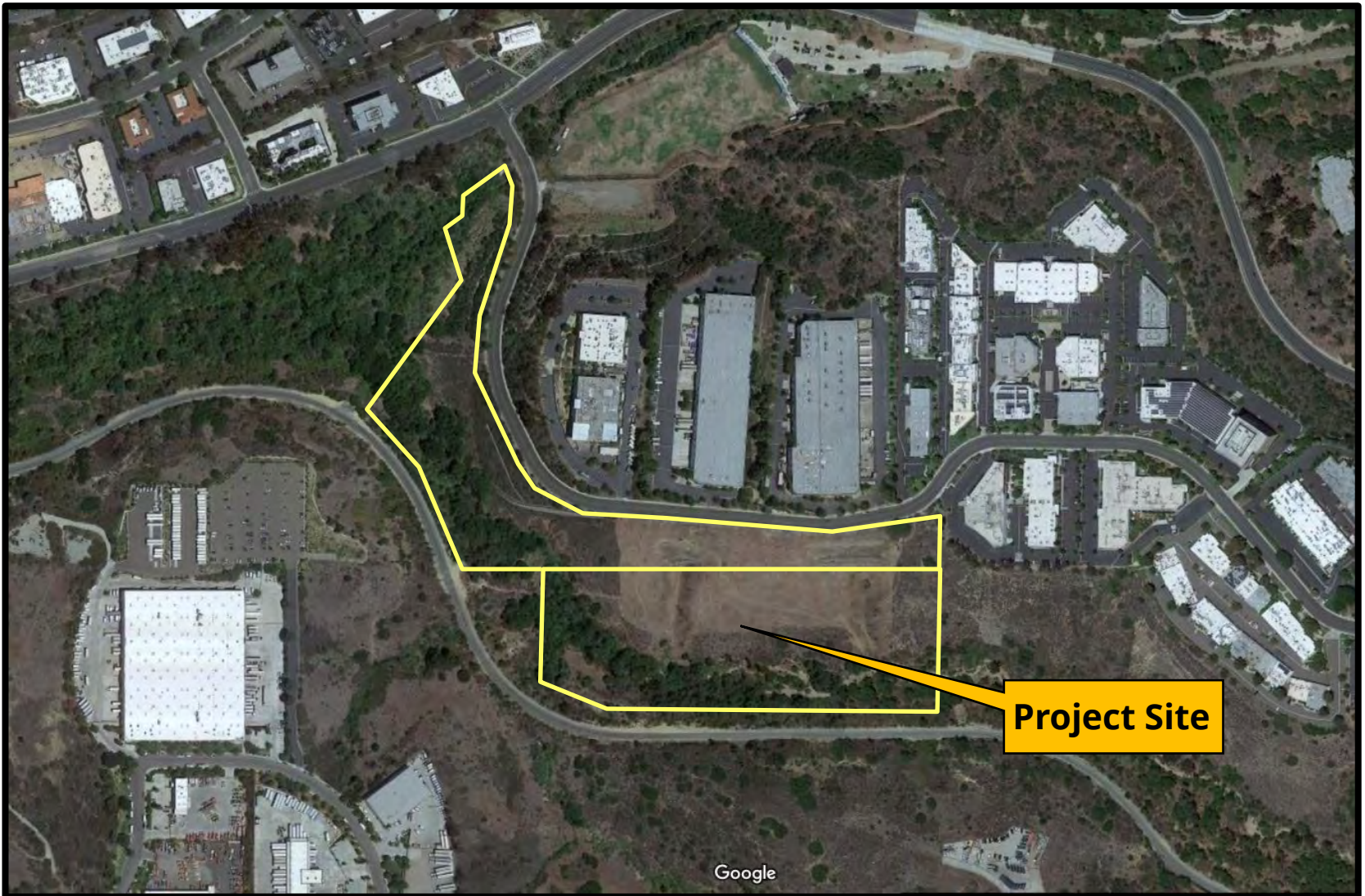
Project Site

Land Use Map
Mira Mesa Community Plan **1**
FIGURE

Land Use Map

5909 & 5955 1/3 Nancy Ridge Drive
Project No. 637151 – Nancy Ridge TM/NDP





Google

Project Site



Aerial Photograph

5909 & 5955 1/3 Nancy Ridge Drive
Project No. 637151 – Nancy Ridge TM/NDP

North



RESOLUTION NUMBER R-

ADOPTED ON

**A RESOLUTION OF THE HEARING OFFICER OF THE CITY
OF SAN DIEGO ADOPTING ADDENDUM TO MITIGATED NEGATIVE
DECLARATION NO. 114358 AND THE MITIGATION, MONITORING,
AND REPORTING PROGRAM**

WHEREAS, on October 11, 2006, Nancy Ridge Business Park, LLC and Casyon Properties, LLC submitted an application to Development Services Department for a Site Development Permit, Planned Development Permit, and Rezone from AR-1-1 to IL-2-1 for the Nancy Ridge Business Park (Project); and

WHEREAS, in October 2008, the City Council of the City of San Diego approved the Project and adopted Resolution No. 304220 adopting Mitigated Negative Declaration No. 114358, a copy of which is on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, in January 2019, a substantial conformance application was approved to modify the Project to create one graded pad, instead of two, and increase wall heights as necessary to construct access off Nancy Ridge Drive; and

WHEREAS, on June 12, 2019, CRPF IV NANCY RIDGE, LLC, a Delaware limited liability company submitted an application to the Development Services Department for approval of Tentative Map No. 2322996 to subdivide two existing parcel lots into three parcel lots and Neighborhood Development Permit No. 2501702 to construct four light industrial warehouse buildings on the newly created parcel for the Nancy Ridge Business Park, Project No. 637151, as well as approval of minor technical changes or additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Mitigated Negative Declaration if such Addendum meets the requirements of CEQA; NOW, THEREFORE,

BE IT RESOLVED, by the Hearing Officer of the City of San Diego as follows:

1. That the information contained in the final Mitigated Negative Declaration No. 114358 / SCH No. 2008041111, along with the Addendum, has been reviewed and considered by this Hearing Officer prior to making a decision on Project No. 637151.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Mitigated Negative Declaration for Project No. 637151.

3. That no new information of substantial importance has become available showing that Project No. 637151 would have any significant effects not discussed previously in the Mitigated Negative Declaration or that any significant effects previously examined will be substantially more severe than shown in the Mitigated Negative Declaration.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary to the Mitigated Negative Declaration, and therefore, the Hearing Officer adopts Addendum to Mitigated Negative Declaration No. 114358 / SCH No. 2008041111, a copy of which is on file in the office of the City Clerk.

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

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

By:

Benjamin Hafertepe
Development Project Manager

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

TENTATIVE MAP AND NEIGHBORHOOD DEVELOPMENT PERMIT

PROJECT NO. 637151

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum No. 637151 shall be made conditions of the Tentative Map and Neighborhood Development Permit as may be further described below.

The mitigation measures listed below were adopted as part of the adopted MND for the Approved Project. The status of each measure's implementation is also provided, and an explanation as to whether the measure remains applicable to the Proposed Project.

A. GENERAL

1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of the Entitlements Division shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS: "The Nancy Ridge Business Park project is subject to a Mitigation Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the Addendum to Mitigated Negative Declaration Project No. 114358."
2. Prior to the commencement of work, a Preconstruction Meeting (Pre-con) shall be conducted and include City of San Diego's Mitigation Monitoring and Coordination (MMC) staff, Resident Engineer, Applicant, Project Paleontologist, Project Biologist, Environmental Consultants and other parties of interest.

[Status: Mitigation Measure A.1 and A.2 remain applicable to the Proposed Project. Mitigation Measure A.1 will be revised with a minor clarification as shown above in the measure in underlined text to include reference to this Addendum to the adopted MND on all grading and construction plans.]

B. LAND USE (MULTIPLE SPECIES CONSERVATION PROGRAM)

1. MHPA Boundary Line Adjustment

- a. Prior to the recordation of the first final map and/or issuance of any grading permits, the on-site adjusted MHPA (8.02 acres total) shall be conveyed to the

City's MSCP Preserve through either fee title to the City, or conservation easement or covenant of easement granted in favor of the City and wildlife agencies. Conveyance of any MHPA land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other storm water control facilities, brush management areas, landscape/revegetation areas, and graded slopes.

[Status: Mitigation Measure B.1(a) was completed in 2008 and no further actions are required. Therefore, Measure B.1(a) is no longer applicable to the Proposed Project.]

2. Land Use Adjacency Guidelines

The Nancy Ridge Business Park Project site is located ~~within and~~ adjacent to the MSCP Subarea Plan's Multi-Habitat Planning Area (MHPA). Therefore, the following MHPA Land Use Adjacency Guidelines shall be made conditions of project approval:

- a. Prior to initiation of any ground disturbing activities, the project biologist shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.
- b. Prior to the start of construction, the construction limits shall be clearly delineated by a survey crew prior to brushing, clearing, or grading. The limits of grading shall be defined with silt fencing and orange construction fencing and checked by the biological monitor before initiation of trenching activities and/or ground disturbing activities.
- c. Prior to the issuance of any construction permit, the City Manager shall review the landscape plans to ensure that no invasive non-native plant species have been proposed for areas adjacent to the MHPA.
- d. All required temporary lighting, including security lighting of the staging areas, or permanent lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields.
- e. No staging/storage areas for equipment and materials shall be located within or adjacent to habitat retained in open space area. No equipment maintenance shall be conducted within or near the adjacent open space.
- f. The post-construction Best Management Practices are required to be consistent with the approved Water Quality Technical Report, to the satisfaction of the City Engineer. The project biologist shall oversee implementation of Best Management Practices as needed to prevent any significant sediment transport. Training of construction crews and field workers must be conducted to ensure that all conditions are met. All construction/grading plans shall be made available to crews in the field showing these conditions.
- g. No trash, oil, parking, or other construction related activities shall be allowed outside the established limits of grading. All construction related debris shall be removed off-site to an approved disposal facility.

- h. No invasive, non-native plant species shall be permitted on-site. The hydroseed mix used for erosion control shall only contain native species and shall only be applied under the supervision of the biologist or a landscape architect.
- i. Appropriate barriers shall be provided along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation.
- j. No toxic materials or water used during construction related work shall be allowed to be diverted or drained off-site, into the MHPA, during and after construction activity. The biologist shall ensure that the appropriate measures and control devices are used as needed during construction to deter any drainage toward sensitive habitat.

[Status: Mitigation Measures B.2(a) through B.2(j) remain applicable to the Proposed Project. However, Mitigation Measure B.2 will be revised with a minor clarification because the Project site is no longer located partially "within" the MHPA because the MHPA boundary line was moved as part of approval of the Approved Project.]

3. Coastal California Gnatcatcher

- A. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the Coastal California Gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

 - 1. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
 - a. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

- b. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
- c. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- 2. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT

SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

- a. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.1.c SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- b. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

[Status: Mitigation Measure B.3.A remains applicable to the Proposed Project.]

C. BIOLOGICAL RESOURCES

1. General

- A. Prior to the issuance of any grading permits and/or the first pre-construction meeting, the owner/permittee shall submit evidence to the Assistant Deputy Director (ADD) of the Entitlements Division verifying that a qualified biologist has been retained to implement the biological resources mitigation program as detailed below (see 1 through 3):
 1. At least thirty days prior to the pre-construction meeting, a letter of verification shall be submitted to the Mitigation Monitoring Coordination (MMC) section which includes the name and contact information of the Biologist and the names of all persons involved in the Biological Monitoring of the project.
 2. At least thirty days prior to the pre-construction meeting, the qualified Biologist shall verify that any special reports, maps, plans and timelines, such as but not limited to, revegetation plans, plant relocation requirements and timing, avian or other wildlife protocol surveys, impact avoidance areas or other such information has been completed and updated.
 3. The qualified biologist (project biologist) shall attend the first preconstruction meeting.
- B. The project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance within and surrounding sensitive habitats, as shown on the approved Exhibit A (included herein as Figure 2). In addition, the biologist shall determine where silt fencing shall be installed, as appropriate.
- C. All construction activities (including staging areas) shall be restricted to the development area, as shown on the approved Exhibit A. The project

biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance, as shown on the approved Exhibit A (included herein as Figure 2).

- D. No grading or clearing activities shall occur within the area defined as Brush Management Zone (BMZ) II, as shown on the approved Exhibit A (included herein as Figure 2). Construction activities within BMZ II shall be restricted to hand crews for the purposes of brush zone management maintenance and landscape planting.

[Status: Mitigation Measure C.1 remains applicable to the Proposed Project.]

2. Mitigation for Potential Impacts to Sensitive Birds

Prior to the Issuance of Grading Permits:

- a. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the applicant shall provide a signed letter stating that no grading or any type of habitat destruction shall take place during the typical bird nesting season (February 1 -September 15) or;
- b. The applicant's project biologist shall perform a pre-grading/pre-construction directed survey/report for active nests within 3 days of grading/construction activities to the satisfaction of EAS. If active nests of species are detected the report shall include mitigation to the satisfaction of EAS and/or the USFWS and CDFG [CDFW] as follows:
- c. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, a qualified biologist shall determine the presence or absence of active or occupied nests within the project site or area adjacent which could be impacted, with written results submitted to the Assistant Deputy Director (ADD) of the Entitlements Division.

Prior to Start of Construction:

- d. If active or occupied sensitive bird nests are identified during the pre-grading survey, or are otherwise noted during the week grading is to commence (see Item 3 below), and project construction has the potential to impact nests during the breeding season (February 1 - September 15), the biologist in consultation with EAS staff shall determine an appropriate buffer (i.e. per the ESL), around the bird nesting area which shall be free from grading or construction activity. The buffer area must be identified and flagged.
- e. These restrictions, as required, shall be noted on all grading and construction plans. If active or occupied nests to be protected are located on, or adjacent to the site, weekly biological monitoring of these nests shall be conducted by the

project biologist during the breeding season (February 1 through September 15) with written results submitted to the ADD of the Entitlements Division. If no active or occupied nests are discovered on, or adjacent to the project site, no further mitigation is required.

During Construction:

- f. If active or occupied nests are discovered during construction activities, the biologist shall notify the Resident Engineer (RE) and Mitigation Monitoring and Coordination Staff (MMC).
- g. The RE shall stop work in the vicinity of the nests. The qualified biologist shall mark all pertinent trees, holes, or shrubs and delineate the appropriate "no construction" buffer area per City ESL and/or the USFWS/CDFG's direction, around any nest sites, satisfactory to the ADD of the Entitlements Division. The buffer shall be maintained until the qualified biologist determines, and demonstrates in a survey report satisfactory to the ADD of the Entitlements Division that any young birds have fledged.

Post Construction:

- h. The biologist shall be responsible for ensuring that all field notes and reports have been completed, all outstanding items of concern have been resolved or noted for follow up, and that focused surveys are completed, as appropriate.
- i. Within three months following the completion of monitoring, two copies of the Final Biological Monitoring Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Biological Monitoring Program (with appropriate graphics) shall be submitted to Mitigation Monitoring Coordination (MMC) for approval by the ADD of LDR.
- j. For any unforeseen additional biological resources impacted during construction, the rehabilitation, revegetation, or other such follow up action plan(s) shall be included as part of the Final Biological Monitoring Report in accordance with the City of San Diego's Land Development Code, Biological Resources Guidelines (July 2002). Additional mitigation measures may also be required.
- k. This report shall address findings of active/inactive nests and any recommendations for retention of active nests, removal of inactive nests and mitigation for offsetting loss of breeding habitat.

MMC shall notify the RE of receipt of the Final Biological Monitoring Report.

[Status: Mitigation Measures C.2(a) through (k) remain applicable to the Proposed Project.]

D. PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance

- A. Entitlements Division Plan Check
 - 1. Prior to Notice to Proceed (NTP) for any construction permits, including but

not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee of the Entitlements Division shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

- B. Letters of Qualification have been submitted to Assistant Deputy Director (ADD).
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
 - 3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
 - 1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
 - 3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence, or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
 1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.
 2. The monitor shall document field activity via the Consultant Site Visit Record (CSVr). The CSVr's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
- B. Discovery Notification Process
 1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
 1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.

- b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
- c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8 AM on the next business day.
 - b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8 AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

V. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if

negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

- a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

[Status: The City's Significance Thresholds for Paleontological Resources find a significant impact only where grading exceeds 1,000 cubic yards or 10 feet of depth. Because the Proposed Project

ATTACHMENT 4

would not excavate beyond a depth of four feet, Mitigation Measures D.I through D.IV are not applicable to the Proposed Project.

DRAFT

HEARING OFFICER RESOLUTION NO. _____
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2501702
NANCY RIDGE BUSINESS PARK - PROJECT NO. 637151 [MMRP]
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 1472180 &
PLANNED DEVELOPMENT PERMIT NO. 1472181

WHEREAS, CRPF IV NANCY RIDGE, LLC, a Delaware limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide two parcels on a 25.79-acre site into three parcels and construct four light industrial buildings on a 5.32-acre parcel (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Neighborhood Development Permit No. 2501702), on portions of a 25.79-acre site;

WHEREAS, the project site is located at 5909 & 5999 1/3 Nancy Ridge Drive in the IL-2-1 Zone within the Mira Mesa Community Plan;

WHEREAS, 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 of Lusk Industrial Park Unit No. 4, according to Map thereof No. 10819, filed in the Office of the County Recorder of San Diego County, California on January 13, 1984 (APN 343-010-31);

WHEREAS, on July 20, 2022, the Hearing Officer of the City of San Diego considered Neighborhood Development Permit No. 2501702 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Neighborhood Development Permit No. 2501702:

A. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

1. Findings for all Neighborhood Development Permits:

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

The project site is located at 5909 & 5955 1/3 Nancy Ridge Drive in Mira Mesa. The 25.79-acre site contains two vacant parcels. The northern parcel is approximately 11.80-acres and fronts a portion of Nancy Ridge Drive which extends from a point approximately 150 feet south of the Carroll Canyon Road/Nancy Ridge Drive intersection and continues south around a bend turning eastward for a total of approximately 0.48 miles. The second southerly parcel is approximately 13.99-acres and contains no street frontage.

The development proposes to subdivide the 25.79-acre site with two existing parcels into three parcels, and to construct four new two-story industrial buildings totaling 89,750 square feet on a newly created parcel totaling approximately 5.32-acres (231,738 square feet).

The project site is within the Mira Mesa Community plan area. The General Plan designates the site as Park, Open Space, & Recreation and Industrial Employment, and is supported by the Mira Mesa Community Plan (Community Plan), which designates the project site for Open Space and Light Industrial uses. The Light Industrial area allows for manufacturing, storage, warehousing, distribution and similar uses under the Community Plan. The area is to be developed for proposed warehouse use and is entirely within the portion of the site designated for Light Industrial use and does not encroach into the area designated for Open Space. The project site is zoned IL-2-1 Zone, and the floor area ratio (FAR) of 0.39 complies with the maximum permitted 2.0 FAR.

The project conforms with all applicable development standards of the underlying IL-2-1 Zone including height, density, FAR, lot coverage, and parking requirements. The proposed non-residential subdivision and construction of four industrial buildings is consistent with Community Plan land use designation, and promotes the following Community Plan goals:

- Preservation of an adequate supply of industrial land.
- A reduction in traffic conflicts and congestion in industrial areas.
- Improvement in the visual quality of industrial development in the community.
- Compliance with the Airport Land Use Compatibility Plan for MCAS Miramar.

Access to the Project site would be via one 30-foot-wide driveway along Nancy Ridge Drive and a 40-foot-wide access road that would be compliance with the City's design standards to provide for adequate turning for passenger cars, fire trucks, and delivery trucks. Additionally, the project site and Nancy Ridge Drive do not include any visual obstructions that would block sight distance at the driveway or that would prohibit full access in, and out of, the development area. Thus, motorists entering and exiting the project site would be able to do so comfortably, safely, and without undue congestion. As such, project access and circulation would be adequate, and impacts related to hazardous design features would be less than significant. No new

or substantially greater impacts would occur with implementation of the proposed project when compared to those identified in the previous project. The impacts related to the proposed project are consistent with the impacts identified in the previously approved project and the level of impact remains unchanged.

The previously approved project includes approximately 2,800 feet of keystone retaining walls with a maximum height of 31 feet to stabilize the stepped-down flat pads. The retaining walls would be 80% screened by vegetation within two years of development. The landscape screening would be adequately achieved through the use of wall plantings within the retaining walls and shrubs and trees located directly in front of the walls. All landscaping would consist of native, non-invasive plant species, and would be required to conform to the City's Landscape Technical Manual Landscaping. The keystone retaining walls would be of an earth tone/sandstone color similar to the surrounding environment. Thus, based upon the design features, the project will have no significant aesthetics or visual impacts.

The project is located within the Airport Land Use Compatibility Overlay Zone, Airport Influence Area (MCAS Miramar), and Airports: Safety Zone (APZ2). The project shall be "Warehouse" or "Wholesale Distribution." Per SDMC Table 132-15G and Footnote 10, both of these uses shall be limited to a maximum lot coverage of 40%, which the project meets at 36%. MCAS Miramar reviewed the project and determined it to be consistent with the MCAS Miramar 2020 Air Installations Compatible Use Zones (AICUZ) noise and safety criteria and that the project also complies with the restrictions of the federally-owned easement located on the parcel.

The project is compatible with the surrounding development and permitted by the community plan and zoning designation. 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 site is located at 5909 & 5955 1/3 Nancy Ridge Drive in Mira Mesa. The 25.79-acre site contains two vacant parcels. The development proposes to subdivide the 25.79-acre site with two existing parcels into three parcels, and to construct four two-story industrial buildings totaling 89,750 square feet on a newly created parcel totaling approximately 5.32-acres (231,738 square feet).

The project was reviewed by the Environmental Analysis Section (EAS) and determined the project site was previously reviewed under one discretionary action (Nancy Ridge Business Park). Mitigated Negative Declaration (MND) 114358 was prepared for the original Nancy Ridge Business Park project that was before San Diego City Council, which adopted the Mitigation Monitoring and Reporting Program (MMRP) on October 21, 2008 by Resolution No. 304220 and identified significant but mitigated impacts for Land Use, Biological Resources, and Paleontological Resources. EAS has prepared Addendum No. 637151/SCH No. 2008041111 to MND No. 114358 in accordance with Sections 15162 and 15164 of the CEQA Guidelines which evaluates the adequacy of the Nancy Ridge Business Park MND relative to the

project. EAS has determined the proposed development would not cause new or more severe significant impacts than those identified in the previously certified MND.

The environmental analysis of the project did not find any significant impacts to public health, safety, and welfare. The project site is in an industrially zoned district and similar light industrial properties are in the immediate vicinity. The project will not have any impact on the provision of essential public services. The permit controlling the development and use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations, and other regional state, and federal regulations to prevent detrimental impacts to the health, safety, and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The project will be subject to ministerial construction permits requiring compliance with the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code, seismic requirements and all referenced standards, which also establish standards to safeguard public health, safety, and welfare.

Since the project site is in a Very High Fire Severity Zone, the project is also conditioned to require implementation of a Brush Management Program to comply with the City of San Diego's Landscape Regulations, Landscape Standards, and to reduce fire risks. The construction will be inspected by certified building and engineer inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The development proposes to subdivide a 25.79-acre site with two existing parcels into three parcels, and to construct four new two-story industrial buildings totaling 89,750 square feet on a newly created parcel totaling approximately 5.32-acres (231,738 square feet).

The General Plan designates the site Park, Open Space, & Recreation and Industrial Employment, and is supported by the Community Plan, which designates the project site for Open Space and Light Industrial uses. The Light Industrial area allows for manufacturing, storage, warehousing, distribution and similar uses under the Community Plan. The area is to be developed for proposed warehouse use and is entirely within the portion of the site designated for Light Industrial use and does not encroach into the area designated for Open Space. The project site is zoned IL-2-1 Zone, and the FAR of 0.39 is in compliance with the maximum permitted 2.0 FAR.

The proposed subdivision will create three parcels. Parcel A will be 830,254 square feet (19.80-acres), Parcel B will be 61,420 square feet (1.41-acres), and Parcel 1,

where the four industrial buildings will be located, is 231,738 (5.32-acres). Parcel 1 will have an existing street connection to Nancy Ridge Drive and will have 40 feet of street frontage. A new private driveway and a pad are currently being constructed for the four industrial buildings under previous approvals. The proposed development will comply with all regulations of the IL-2-1 Zone. The building setbacks exceed the minimum requirements for this zone and the project's FAR of 0.39 is below the maximum permitted 2.0 FAR. Conditions of approval will require continued compliance with all relevant City regulations in effect for this site. There are no deviations being proposed as part of this development.

The project site is outside the City's Multiple Habitat Planning Area (MHPA). The project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. The project conforms with all applicable development standards of the underlying IL-2-1 Zone including height, density, floor area ratio, lot coverage, and parking requirements. Therefore, the proposed development complies with the applicable regulations of the Land Development Code.

2. Supplemental Findings – Environmentally Sensitive Lands

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

The subject site is located at 5909 & 5955 1/3 Nancy Ridge Drive in Mira Mesa. The 25.79-acre site contains two vacant parcels. The development proposes to subdivide the 25.79-acre site with two existing parcels into three parcels, and to construct four, two-story industrial buildings totaling 89,750 square feet on a newly created lot totaling approximately 5.32-acres (231,738 square feet).

Grading on the site was previously reviewed and approved under Planned Development Permit No. 1472181 and Site Development Permit No. 1472180. In addition, Grading and Right-of-Way Permit No. 2285005 were approved for a new driveway and pad where the four industrial buildings will be constructed. Easement Dedication No. 2285005 was also approved which establishes a covenant of easement for the MHPA which protects all areas outside of the development.

The project was reviewed by the Environmental Analysis Section (EAS) and determined the project site was previously reviewed under one discretionary action (Nancy Ridge Business Park). Mitigated Negative Declaration (MND) 114358 was prepared for the original Nancy Ridge Business Park project and certified by the San Diego City Council with the adopted Mitigation Monitoring and Reporting Program (MMRP) on October 21, 2008, by Resolution No. 304220. The MND identified significant but mitigated impacts for Land Use, Biological Resources, and Paleontological Resources. EAS has prepared Addendum No. 637151/SCH No. 2008041111 to MND No. 114358 in accordance with Sections 15162 and 15164 of the CEQA Guidelines. The Addendum evaluates the adequacy of the Nancy Ridge Business Park MND relative to the project. EAS has determined the proposed

development would not cause new or more severe significant impacts than those identified in the previously certified MND and no additional environmental review is warranted. City staff determined that the site is physically suitable for light industrial development.

City Staff has reviewed and accepted a General Biological Assessment Report prepared by Everett and Associates, dated October 21, 2020, that concludes the project will not result in significant impacts to sensitive biological resources. In addition, staff has reviewed and accepted a Geotechnical Investigation Report prepared by Geocon Incorporated, dated January 3, 2019, and determined the consultant has adequately addressed the soil and geologic conditions for the project.

The project is conditioned to require implementation of a Brush Management Program and construction best management practices. In addition, the project site is outside the City's MHPA and the project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. As proposed, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

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

The subject site is located at 5909 & 5955 1/3 Nancy Ridge Drive in Mira Mesa. The 25.79-acre site contains two vacant parcels. The development proposes to subdivide the 25.79-acre site with two parcels into three parcels, and to construct four, two-story industrial buildings totaling 89,750 square feet on a newly created lot totaling approximately 5.32-acres (231,738 square feet).

The project was reviewed by the EAS and determined the project site was previously reviewed under one discretionary action (Nancy Ridge Business Park). MND No. 114358 was prepared for the original Nancy Ridge Business Park project that was certified by the San Diego City Council, which adopted the MMRP on October 21, 2008, by Resolution No. 304220 and identified significant but mitigated impacts for Land Use, Biological Resources, and Paleontological Resources. EAS has prepared Addendum No. 637151/SCH No. 2008041111 to MND No. 114358 in accordance with Sections 15162 and 15164 of the CEQA Guidelines. The Addendum evaluates the adequacy of the Nancy Ridge Business Park MND relative to the project. EAS has determined the proposed development would not cause new or more severe significant impacts than those identified in the previously certified MND.

Grading on the site was previously reviewed and approved under Planned Development Permit No. 1472181 and Site Development Permit No. 1472180. In addition, Grading and Right-of-Way Permit No. 2285005 and Easement Dedication No. 2285005 were approved for a new driveway and pad where the four industrial buildings will be constructed. A covenant of easement for the MHPA is established for all areas outside the development. Grading on the site will occur under

previously approved permits and subject to adopted mitigation measures in the Mitigation Monitoring and Reporting Program for MND No. 114358.

City Staff has reviewed and accepted a General Biological Assessment Report prepared by Everett and Associates, dated October 21, 2020, that concludes the project will not result in significant impacts to sensitive biological resources. In addition, staff has reviewed and accepted a Geotechnical Investigation Report prepared by Geocon Incorporated, dated January 3, 2019, and determined the consultant has adequately addressed the soil and geologic conditions for the project.

The project site is not located in any flood hazard area. The project site is located in a developed area where fire protection services are already provided. San Diego Fire-Rescue Department Station 41 is located 0.9 miles from the project site. The proposed project will be constructed per applicable California Building and Fire Codes and will comply with City Municipal Code requirements and standard City procedures that include: San Diego Fire-Rescue Department approval of development plans (fire hydrant spacing, emergency vehicle access, and brush management), access to fire hydrants, and inspection of facilities prior to operation. The development will also comply with Municipal Code regulations specific to wildfire resistant construction and development in areas near natural vegetation (SDMC Chapter 14, Article 5). These measures will avoid the creation of undue risk from fire hazards.

The project site is located in the Very High Fire Hazard Severity Zone and is conditioned to require implementation of a Brush Management Program. By incorporating brush management zones and compliance with appropriate building codes, the project would not result in an undue risk from fire hazards. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The subject site is located at 5909 & 5955 1/3 Nancy Ridge Drive in Mira Mesa. The 25.79-acre site contains two vacant parcels. The development proposes to subdivide the 25.79-acre site with two parcels into three parcels, and to construct four, two-story industrial buildings totaling 89,750 square feet on a newly created parcel totaling approximately 5.32-acres (231,738 square feet).

Grading on the site was previously reviewed and approved under Planned Development Permit No. 1472181 and Site Development Permit No. 1472180. In addition, Grading and Right-of-Way Permit No. 2285005 and Easement Dedication No. 2285005 were approved for a new driveway and pad where the four industrial buildings will be constructed. A covenant of easement for the MHPA is established for all areas outside the development. The proposed project involves less grading than previously planned and does not expand the development footprint beyond

areas previously assessed. The project will continue to be subject to mitigation measures previously adopted for the site.

The project site is directly adjacent to the City's MHPA and the project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. Conditions shall include, but are not limited to, depicting specific requirements on the construction documents for compliance with the City's Land Use Adjacency Guidelines related to drainage, toxics/project staging areas/equipment storage, lighting, barriers, invasives, brush management, noise, and protection the California Gnatcatcher. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The subject site is located at 5909 & 5955 1/3 Nancy Ridge Drive in Mira Mesa. The 25.79-acre site contains two vacant parcels. The development proposes to subdivide the 25.79-acre site with two parcels into three parcels, and to construct four, two-story industrial buildings totaling 89,750 square feet on a newly created parcel totaling approximately 5.32-acres (231,738 square feet).

Grading on the site was previously reviewed and approved under Planned Development Permit No. 1472181 and Site Development Permit No. 1472180. In addition, Grading and Right-of-Way Permit No. 2285005 and Easement Dedication No. 2285005 were approved for a new driveway and pad where the four industrial buildings will be constructed. A covenant of easement for the MHPA is established for all areas outside of the development area. The proposed project involves less grading than previously planned and does not expand the development footprint beyond areas previously assessed. The project will continue to be subject to mitigation measures previously adopted for the site.

City Staff has reviewed and accepted a General Biological Assessment Report prepared by Everett and Associates, dated October 21, 2020, that concludes the project will not result in significant impacts to sensitive biological resources.

The proposed development would be consistent with the MHPA preserve boundary. By minimizing that portion of the site to be developed and restricting the remaining portion of the site's use as open space only, the proposed development conforms to the MSCP Subarea Plan. The site does not contain any habitat for the seven covered species under the VPHCP.

The project site is directly adjacent to the MHPA and the project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. Conditions shall include, but are not limited to, depicting specific requirements on the construction documents for compliance with the City's Land Use Adjacency

Guidelines related to drainage, toxics/project staging areas/equipment storage, lighting, barriers, invasives, brush management, noise, and protection the California Gnatcatcher. Therefore, the proposed project will be consistent with the City of San Diego's MSCP and VPHCP.

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

The subject site is located at 5909 & 5955 1/3 Nancy Ridge Drive in Mira Mesa. The 25.79-acre site contains two vacant parcels. The development proposes to subdivide the 25.79-acre site with two parcels into three parcels, and to construct four, two-story industrial buildings totaling 89,750 square feet on a newly created parcel totaling approximately 5.32-acres (231,738 square feet).

Grading on the site was previously reviewed and approved under Planned Development Permit No. 1472181 and Site Development Permit No. 1472180. In addition, Grading and Right-of-Way Permit No. 2285005 and Easement Dedication No. 2285005 were approved for a new driveway and pad where the four industrial buildings will be constructed.

City Staff has reviewed and accepted a General Biological Assessment Report prepared by Everett and Associates, dated October 21, 2020, that concludes the project will not result in significant impacts to sensitive biological resources.

The project is conditioned to comply with the City of San Diego's MSCP land use adjacency guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. Conditions shall include depicting specific requirements on the construction documents for compliance with the City's Land Use Adjacency Guidelines related to drainage, toxics/project staging areas/equipment storage, lighting, barriers, invasives, brush management, noise, and protection the California Gnatcatcher. The MHPA land use adjacency requirements are required to be applied to the project, and the proposed project development is not located where ESL exists. The project avoids or mitigates any potentially significant environmental impacts. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Neighborhood Development Permit No. 2501702 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in

Neighborhood Development Permit No. 2501702, a copy of which is attached hereto and made a part hereof.

Benjamin Hafertepe
Development Project Manager
Development Services

Adopted on: July 20, 2022

IO#: 24008264

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: 24008264

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2501702
NANCY RIDGE TM NDP - PROJECT NO. 637151 [MMRP]
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 1472180 &
PLANNED DEVELOPMENT PERMIT NO. 1472181
HEARING OFFICER

This Neighborhood Development Permit No. 2501702 is granted by the Hearing Officer of the City of San Diego to CRPF IV NANCY RIDGE, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0404. The 25.79-acre site is located at 5909 Nancy Ridge Drive in the IL-2-1 Zone, Residential Tandem Parking Overlay Zone, Marine Corps Air Station Miramar Airport Influence Area, Accident Potential Zone 2, Airport Environs Overlay Zone, FAA Part 77 Notification Area, Environmentally Sensitive Lands, and Floodway-100 and Floodplain-100 Zones within 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 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 subdivide two parcel lots into three parcel lots and construct four light industrial warehouse buildings on a newly created parcel 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 July 20, 2022, on file in the Development Services Department.

The project shall include:

- a. The subdivision of two parcels on a 25.79-acre site into three parcels;
- b. The construction of four light industrial warehouse buildings totaling 89,750 square feet on a 5.32-acre parcel;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 4, 2025.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and 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 CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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

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

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

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.

11. 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.

CLIMATE ACTION PLAN REQUIREMENTS:

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard driveway and sidewalk, adjacent to the site on Nancy Ridge Road, satisfactory to the City Engineer.

14. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install new streetlights adjacent to the site on Nancy Ridge Road.

15. Prior to the issuance of any building permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

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

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

18. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

19. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

21. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

22. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

LANDSCAPE REQUIREMENTS:

23. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

24. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

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

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

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

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

29. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

30. The Brush Management Program shall be based on a standard Zone One of 35-ft. in width and a Zone Two of 65-ft. in width, extending out from the structure towards the native/naturalized vegetation, consistent with SDMC §142.0412. Zone One shall range from 65-ft. to 80-ft. in width with a corresponding Zone Two of 0-ft. to 33.5-ft. in width, exercising Zone Two reduction options under SDMC §142.0412(f).

31. Prior to issuance of any grading permit, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

32. Prior to issuance of any building permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

33. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

34. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

GEOLOGY REQUIREMENTS:

35. The Owner/Subdivider shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" prior to the recordation of the Parcel Map. The

as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of Development Services prior to exoneration of the bond and grading permit close-out (PTS 635841).

36. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

MULTIPLE HABITAT PLANNING AREA LAND USE ADJACENCY REQUIREMENTS:

37. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Owner/Permittee shall depict the following requirements within the contract specifications and depict on construction documents (as necessary) for the Project Site.

- **Grading/Land Development/MHPA (Multiple Habitat Planning Area) Boundaries** - Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- **Lighting** - All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** - Existing fences/walls; and/or signage along the MHPA boundaries shall remain and/or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.

- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** - Brush management zones will not be greater in size than is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home-owner's association or other private party.
- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: Coastal California gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required:

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

38. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the Coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
 - I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

- II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

PLANNING/DESIGN REQUIREMENTS:

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

40. 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.

41. The use of the buildings shall be limited to Warehouse and Wholesale Distribution uses, consistent with airspace safety and Community Plan requirements.

42. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources, Steep Hillside, and Special Flood Hazard Areas (Flood Zone A and AE), in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

43. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

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

TRANSPORTATION REQUIREMENTS

45. The proposed project shall comply with the previously approved Transportation Development permit conditions 55 thru 58 (PTS 419154, approved on August 25, 2016).

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

46. Prior to any Building Construction Permit being issued, all domestic, irrigation, and fire water lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD).
47. Prior to the issuance of any building permit, any private improvements within any public ROW fronting the development or any public easement within the limits of the development (including but not limited to: landscaping, enhanced paving, private non-irrigation utilities, or structures of any kind) which could inhibit the City's right to access, maintain, repair, or replace its public water and sewer facilities must be removed unless the Owner/Permittee has or obtains a City approved/County Recorded Encroachment and Maintenance Removal Agreement (EMRA) for that specific encroachment.
48. Prior to the issuance of any building permit, the Owner/Permittee shall have constructed, or ensured the construction of (via permit and bond), all public water and/or sewer facilities associated with the development.
49. The Owner/Permittee shall design and construct all proposed water and sewer facilities within the public ROW and/or public easement in accordance with the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and all applicable City regulations, standards and practices.
50. Prior to the issuance of any building permit, any damages caused to the City of San Diego's public water and/or sewer facilities, which are due to the activities associated with this development, shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with San Diego Municipal Code section 142.0607.
51. No trees or shrubs exceeding three feet in height at maturity shall be installed, or allowed to remain, within ten feet of any public sewer facilities or within five feet of any public water facilities.
52. Prior to issuance of any Certificate of Occupancy, all proposed and/or affected water and sewer facilities associated with the Project's development (as detailed on the Project's approved Exhibit 'A') shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

This includes, but is not limited to, the requirement that all water services (domestic, fire, and irrigation) include an appropriate private back flow prevention device (BFPD) installed in a manner satisfactory to the Public Utilities Director and the City Engineer.

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.

ATTACHMENT 6

- 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 July 20, 2022 and [Approved Resolution Number].

DRAFT

ATTACHMENT 6

Neighborhood Development Permit No. 2501702
Date of Approval: July 20, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Benjamin Hafertepe
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.

CRPF IV NANCY RIDGE, LLC
Owner/Permittee

By _____
NAME:
TITLE:

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

HEARING OFFICER RESOLUTION NUMBER _____
TENTATIVE MAP NO. 2322996
NANCY RIDGE TM/NDP - PROJECT NO. 637151 [MMRP]

WHEREAS, CRPF IV NANCY RIDGE, LLC, Subdivider submitted an application to the City of San Diego for a Tentative Map No. 2322996 for the Nancy Ridge TM/NDP to subdivide two parcel lots into three parcel lots and to construct four light industrial warehouse buildings. The project site is located at 5909 & 5999 1/3 Nancy Ridge Drive in the IL-2-1 Zone, Residential Tandem Parking Overlay Zone, Marine Corps Air Station Miramar Airport Influence Area, Accident Potential Zone 2, Airport Environs Overlay Zone, FAA Part 77 Notification Area, Environmentally Sensitive Lands, and Floodway-100 and Floodplain-100 Zones within the Mira Mesa Community Plan area. The property 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 of Lusk Industrial Park Unit No. 4, according to Map thereof No. 10819, filed in the Office of the County Recorder of San Diego County, California on January 13, 1984 (APN 343-010-31); and

WHEREAS, the Map proposes the subdivision of two lots on a 25.79-site into three lots; and

WHEREAS, the project complies with the requirements of provision of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on July 20, 2022, the Hearing Officer of the City of San Diego considered Tentative Map No. 2322996, and pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing,

and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 2322996:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The subject site is located at 5909 & 5955 1/3 Nancy Ridge Drive in Mira Mesa. The 25.79-acre site contains two vacant parcels. The northern parcel is approximately 11.80-acres and fronts a portion of Nancy Ridge Drive which extends from a point approximately 150 feet south of the Carroll Canyon Road/Nancy Ridge Drive intersection and continues south around a bend turning eastward for a total of approximately 0.48 miles. The second southerly parcel is approximately 13.99-acres and contains no street frontage.

The development proposes to subdivide the 25.79-acre site with two existing lots into three lots, and to construct four two-story industrial buildings totaling 89,750 square feet on a newly created lot totaling approximately 5.32-acres. The Mira Mesa Community Plan designates the site for Open Space and Industrial use and is zoned IL-2-1. The project is consistent with the land use designation of Light Industrial in the Community Plan. There are no view corridors, vantage points, or physical access routes from the project site. The non-residential subdivision and construction of four industrial buildings is consistent with the Community Plan land use designation, and promotes the following Community Plan goals:

- Preservation of an adequate supply of industrial land.
- A reduction in traffic conflicts and congestion in industrial areas.
- Improvement in the visual quality of industrial development in the community.
- Compliance with the Airport Land Use Compatibility Plan for MCAS Miramar.

Access to the Project site would be via one 30-foot-wide driveway along Nancy Ridge Drive and a 40-foot-wide access road that would be compliance with the City's design standards to provide for adequate turning for passenger cars, fire trucks, and delivery trucks. Additionally, the project site and Nancy Ridge Drive do not include any visual obstructions that would block sight distance at the driveway or that would prohibit full access in, and out of, the development area. Thus, motorists entering and exiting the project site would be able to do so comfortably, safely, and without undue congestion. As such, project access and circulation would be adequate, and impacts related to hazardous design features would be less than significant. No new or substantially greater impacts would occur with implementation of the proposed project when compared to those identified in the previous project. The impacts related to the proposed project are consistent with the impacts identified in the previously approved project and the level of impact remains unchanged.

The previously approved project includes approximately 2,800 feet of keystone retaining walls with a maximum height of 31 feet to stabilize the stepped-down flat pads. The retaining walls

would be 80% screened by vegetation within two years of development. The landscape screening would be adequately achieved through the use of wall plantings within the retaining walls and shrubs and trees located directly in front of the walls. All landscaping would consist of native, non-invasive plant species, and would be required to conform to the City's Landscape Technical Manual Landscaping. The keystone retaining walls would be of an earth tone/sandstone color similar to the surrounding environment. Thus, based upon the design features, the project will have no significant aesthetics or visual impacts.

The project is located within the Airport Land Use Compatibility Overlay Zone, Airport Influence Area (MCAS Miramar), and Airports: Safety Zone (APZ2). The project shall be "Warehouse" or "Wholesale Distribution." Per SDMC Table 132-15G and Footnote 10, both of these uses shall be limited to a maximum lot coverage of 40% which the project meets. MCAS Miramar reviewed the project and determined it to be consistent with the MCAS Miramar 2020 Air Installations Compatible Use Zones (AICUZ) noise and safety criteria and that the project also complies with the restrictions of the federally-owned easement located on the parcel.

The subdivision and construction of four industrial buildings are consistent with these policies because they will preserve industrial land and they will not result in any adverse impacts to any public views or public access as identified in the Community Plan. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The subject site is located at 5909 & 5955 1/3 Nancy Ridge Drive in Mira Mesa. The 25.79-acre site contains two vacant parcels. The development proposes to subdivide the 25.79-acre site with two existing lots into three lots, and to construct four two-story industrial buildings totaling 89,750 square feet on a newly created parcel totaling approximately 5.32-acres. The Community Plan designates the site for Open Space and Industrial use and is zoned IL-2-1. The project is consistent with the land use designation of Light Industrial in the Community Plan. There are no view corridors, vantage points, or physical access routes from the project site.

The project is consistent with the recommended land use designation and development standards in effect for the site. The project complies with the development standards required by the underlying IL-2-1 Zone and subdivision regulations including height, density, building setbacks (standard – 10-20 feet; project – 67-85 feet), floor area ratio (standard – 2.0; project - 0.39), lot coverage (standard – 40%; project – 36%), and parking (standard – 79 spaces – project 95 spaces). Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development.

The subject site is located at 5909 & 5955 1/3 Nancy Ridge Drive in Mira Mesa. The 25.79-acre site contains two vacant parcels. The development proposes to subdivide the 25.79-acre site with two existing parcels into three parcels, and to construct four two-story industrial buildings

totaling 89,750 square feet on a newly created lot totaling approximately 5.32-acres. The project proposes a land use that is compliant with the Land Development Code and is supported by the Community Plan. The Community Plan designates the site for Light Industrial and is zoned IL-2-1. The project is consistent with the land use designation of Light Industrial in the Community Plan. The 25.79-acre site can accommodate the four industrial buildings and the newly created parcel. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site is located at 5909 & 5955 1/3 Nancy Ridge Drive in Mira Mesa. The 25.79-acre site contains two vacant parcels. The development proposes to subdivide the 25.79-acre site with two lots into three lots, and to construct four two-story industrial buildings totaling 89,750 square feet on a newly created lot totaling approximately 5.32-acres.

The project site is within an urbanized community. The project site is located near the Multiple Habitat Planning Area and contains Environmentally Sensitive Lands (ESL) in the form of Sensitive Biological Resources, Steep Hillside, and Special Hazard Floodplains (Flood Zone A and AE). A small portion of the site at the South is within the Multiple Habitat Protection Area (Subarea 114). The project site has a prior Site Development Permit and Planned Development Permit (PTS 419154) for development within ESL for two level pads for outdoor storage yard, site retaining walls and an access road.

The project is conditioned to comply with the City's Land Use Adjacency Guidelines to protect any habitat within and outside the MHPA that may be indirectly impacted by the project. The project will not adversely impact any environmentally sensitive lands or wildlife habitat. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The subject site is located at 5909 & 5955 1/3 Nancy Ridge Drive in Mira Mesa. The 25.79-acre site contains two vacant parcels. The development proposes to subdivide the 25.79-acre site with two lots into three lots, and to construct four two-story industrial buildings totaling 89,750 square feet on a newly created lot totaling approximately 5.32-acres.

The project will not be detrimental to the public health, safety, and welfare. The environmental analysis in the Addendum to MND No. 114358 did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The project will not be detrimental to public health, safety, and welfare in that the permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations, and other regional state, and federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine if the construction of

the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The subject site is located at 5909 & 5955 1/3 Nancy Ridge Drive in Mira Mesa. The 25.79-acre site contains two vacant parcels. The development proposes to subdivide the 25.79-acre site with two lots into three lots, and to construct four two-story industrial buildings totaling 89,750 square feet on a newly created lot totaling approximately 5.32-acres. The project site does not contain any easements acquired by the public at large for access or use of property within the subdivision. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The proposed subdivision of a 25.79-acre site from two lots into three lots for non-residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. With the independent design of the proposed subdivision, each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The subject non-residential subdivision is located at 5909 & 5955 1/3 Nancy Ridge Drive in Mira Mesa on a site designated for Industrial use and zoned IL-2-1. The site is not proposed, designated or zoned for residential development and the Addendum and MND No. 114358 found impacts to public services were less than significant.

Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

ATTACHMENT 7

BE IT FURTHER RESOLVED, that based on these Findings adopted by the Hearing Officer, Tentative Map No. 2322996 is hereby granted to CRPF IV NANCY RIDGE, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Benjamin Hafertepe
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008264

DRAFT

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 2322996
NANCY RIDGE TM NDP - PROJECT NO. 637151 [MMRP]
ADOPTED BY RESOLUTION NO. _____ ON JULY 20, 2022

GENERAL

1. This Tentative Map will expire July 20, 2025.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the provisions of Neighborhood Development Permit No. 2501702.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
7. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
8. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in

these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

9. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 25.8-acre properties into 3 Parcels shall be recorded with the County Recorder's office.
10. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map.

11. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

12. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
13. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
14. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
15. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

GEOLOGY

16. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

PLANNING

17. Prior to the recordation of the Parcel Map, the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources, Steep Hillside, and Special Flood Hazard Areas (Flood Zone A and AE), in accordance with San Diego Municipal Code section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

LANDSCAPE/BRUSH MANAGEMENT

18. Prior to recordation of the Parcel Map, the Owner/Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit "A." These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the 'Non-Title Sheet' to identify the hatched areas: "Indicates fire hazard zone(s) per §142.0412 of the Land Development Code."

MULTIPLE SPECIES CONSERVATION PROGRAM

19. Prior to the recordation of the Parcel Map, the Subdivider shall grant the on-site Multiple Habitat Planning Area (MHPA) to the City's Multiple Species Conservation Program (MSCP) preserve through either fee title to the City, or a covenant of easement granted in favor of the City and the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW), as shown on Exhibit "A." Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other stormwater control facilities, brush management areas, landscape/revegetation areas, and graded slopes. The Subdivider shall ensure all property approved for conveyance in fee title to the City for MHPA purposes shall be free and clear of all private easements, private encroachments, private agreement and/or liens. Any on-site MHPA lands that are not dedicated in fee title to the City shall grant a covenant of easement in favor of the City and USFWS and CDFW. The Subdivider shall

maintain in perpetuity any MHPA lands granted by covenant of easement unless otherwise agreed to by the City.

20. Prior to the recordation of the Parcel Map, the Subdivider shall schedule an inspection with the Park & Recreation Department, Open Space Division for all property approved for conveyance in fee title to the City for MHPA purposes. All trash, illegal use and associated structures on the lot(s) shall be removed prior to the City acceptance.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24008264

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 Canyon 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

R-304221

- 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.

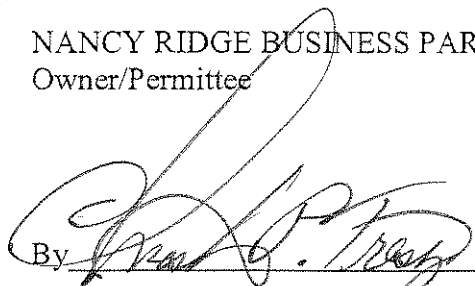
APPROVED by the Council of the City of San Diego on OCT 07 2008, by
Resolution No. R- 304221.

AUTHENTICATED BY THE CITY MANAGER

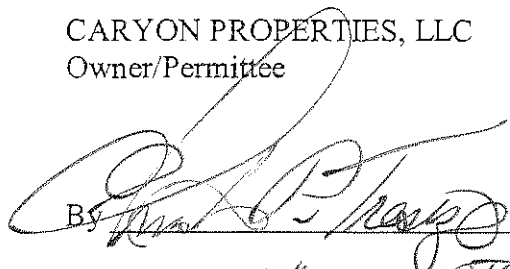
By 
MIKE WESTLAKE, PROGRAM MANAGER
DEVELOPMENT SERVICES

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 P. RESKE

CARYON PROPERTIES, LLC
 Owner/Permittee

By 
 PRINT NAME: CHRISTIAN P. RESKE

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San DiegoOn Sept. 7, 2011

Date

before me,

Stacie L. Maxwell Notary Public

Here Insert Name And Title of the Officer

personally appeared

Mike Westlake

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

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 Ridge Business Park - 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: _____

Signer Is Representing: _____

**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: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**

Top of thumb here

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

SAN DIEGO

On

11/26/08

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

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:

Signer Is Representing:

Signer's Name:

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

Signer Is Representing:

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OF SIGNER
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RESOLUTION NUMBER R- 304221
DATE OF FINAL PASSAGE OCT 21 2008

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO GRANTING SITE DEVELOPMENT PERMIT NO. 385300, PLANNED DEVELOPMENT PERMIT NO. 395298, AND MULTI-HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT FOR THE NANCY RIDGE BUSINESS PARK PROJECT NO. 114358.

WHEREAS, Nancy Ridge Business Park, LLC, and Caryon Properties, LLC, Owners/Permittees, filed an application with the City of San Diego for a Site Development Permit [SDP], Planned Development Permit [PDP] , and a Multi-Habitat Planning Area [MHPA] boundary line adjustment to construct two step-down, flat pads for outdoor storage use to be known as the Nancy Ridge Business Park project [Project], located at 5909 Nancy Ridge Drive, and 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), in the Mira Mesa Community Plan area, in the AR-1-1 zone, which is proposed to be rezoned to the IL-2-1 zone; and

WHEREAS, on July 17, 2008, the Planning Commission of the City of San Diego considered SDP No. 385300, PDP No. 385298, and the MHPA boundary line adjustment, and pursuant to Resolution No. 4426-PC voted to recommend City Council approval of the permits and boundary line adjustment; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter required the City Council to act as a quasi-judicial body, a public

hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on OCT 07 2008, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to SDP No. 385300, PDP No. 385298, and the MHPA boundary line adjustment:

A. **SITE DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE [SDMC]
SECTION 126.0504**

1. **Findings For All Site Development Permits**

a. **The proposed development will not adversely affect the applicable land use plan.** The Mira Mesa Community Plan [MMCP] designates the Project site for Open Space and Light Industrial uses. The area to be graded for the proposed storage use is entirely within the portion of the site designated for Light Industrial use and does not encroach into the area designated for Open Space. The Light Industrial area allows for manufacturing, storage, warehousing, distribution, and similar uses under the MMCP. The proposed use and the rezone from AR-1-1 to IL-2-1 to allow the open storage area is consistent with the MMCP's Light Industrial land use designation; 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 site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the 25.79-acre site. The Project permits include conditions to assure compliance with City, regional, state, and federal regulations that prevent detrimental impacts to public health, safety, and welfare. The proposed development meets or exceeds all established guidelines or requirements for fire safety access, storm water runoff control, driveway and grading configurations, and all other requirements for public health, safety, or welfare.

c. **The proposed development will comply with the applicable regulations of the Land Development Code.** The proposed on-site grading would create outdoor storage pads and an access driveway and would comply with the applicable regulations of the proposed IL-2-1 zone, with the exception of retaining wall height. The SDMC limits retaining wall height to 12 feet and the Project proposes a 31 foot plantable, keystone retaining wall. Development of the property shall meet all development regulations and criteria of the IL-2-1 zone, except as specifically allowed and modified by the PDP No. 385298 which permits flexibility from strict adherence to base zone regulations where it will result in a more desirable project. Specific conditions written into PDP No. 385298 would require continued compliance with all relevant City regulations in effect for this site. All relevant regulations shall be complied with at all times for the life of the project, except as allowed through specific deviations.

2. Supplemental Findings – Environmentally Sensitive Lands

a. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The Project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the 25.79-acre site. The project site consists of two parcels located below Nancy Ridge Drive on south and west facing slopes. Both parcels contain moderate to steep slopes with elevations ranging from approximately 200 feet to approximately 280 feet Above Mean Sea Level. The northern parcel (APN 343-010-31) totals approximately 11.8 acres, and fronts a portion of Nancy Ridge Drive which extends from a point approximately 150 feet south of the Carroll Canyon Road/Nancy Ridge Drive intersection and continues south around a bend turning eastward for a total of approximately 0.48 miles. The southern parcel (APN 343-010-21) totals approximately 13.99 acres, and has no street frontage. Both parcels contain Environmentally Sensitive Lands due to Steep Hillsides and Sensitive Biological Resources, are located partially within the City's Multiple Species Conservation Plan [MSCP] Subarea Plan Multi-Habitat Planning Area [MHPA], and contain wetlands.

Based upon the site topography and the location of the parcels, the Project was designed to limit overall grading quantities so that only 23.8 percent of the site would be developed where 25 percent is allowable. The Project design would also limit impacts to sensitive biological resources and result in a net gain of 4.36 acres of MHPA lands through the proposed MHPA boundary line adjustment.

b. **The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.** The Project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the

25.79-acre site. The proposed project, by utilizing plantable, keystone type retaining walls, will minimize the alteration of the natural land forms that might otherwise be reconfigured if fill slopes were to be utilized in lieu of the keystone walls. Additionally, by utilizing plantable retaining walls in lieu of fill slopes, the project improvements will not encroach into the flood plain and thus will minimize the effects of erosional forces and flood hazards. There will be no structures on site thereby minimizing any potential for a fire hazard.

c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. The Project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the 25.79-acre site. Based upon the site topography and the location of the parcels, the Project was designed to limit overall grading quantities so that only 23.8 percent of the site would be developed where 25 percent is allowable. The Project design would also limit impacts to sensitive biological resources and result in a net gain of 4.36 acres of MHPA lands through the proposed MHPA boundary line adjustment. Additionally, all proposed development would occur outside of wetland areas and maintain a minimum 100-foot buffer. Potential indirect impacts occurring from drainage and sedimentation during construction would be mitigated through compliance with the MSCP Land Use Adjacency Guidelines and construction, post-construction and permanent Best Management Practices [BMP] maintenance consistent with the approved Water Quality Technical Report. All wetland areas would be protected on-site.

The proposed development would use plantable keystone type retaining walls in lieu of fill slopes. There will be substantially less encroachment into environmentally sensitive lands by the proposed development on this site or adjacent environmentally sensitive lands.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program [MSCP] Subarea Plan. The Project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the 25.79-acre site. The proposed development would be consistent with the MHPA preserve boundary and result in a net increase of 4.36 acres of MHPA lands through the MHPA boundary line adjustment. By minimizing that portion of the site to be developed and restricting the remaining portion of the site's use as open space only, the proposed development conforms to the MSCP Subarea plan.

e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The Project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the 25.79-acre site. The proposed project is located

several miles inland and, therefore, would not contribute to the erosion of public beaches nor would it impact the local shoreline sand supply. Runoff from the site would be directed to the graded pad areas, and primary filtering of storm water runoff would be achieved through catch basins on each pad level equipped with Kristar filter inserts, which would be discharged through rip rap dissipaters to the canyon area below the site. In addition, the site is designed with the use of keystone type retaining walls which will keep the development footprint out of that portion of the site subject to erosive conditions.

f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. The Project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the 25.79-acre site. A Mitigated Negative Declaration [MND] was prepared for the proposed Project and the associated Mitigation, Monitoring and Reporting Program has been incorporated into the development permit conditions to fully mitigate all potentially significant negative environmental impacts that may result from the proposed development.

B. PLANNED DEVELOPMENT PERMIT – SDMC SECTION 126.0604

1. The proposed development will not adversely affect the applicable land use plan. The project site is designated for Open Space and Light Industrial uses by the MMCP. The area to be graded for the proposed storage use occurs entirely within the portion of the site designated Light Industrial and does not encroach into the area designated Open Space. The Light Industrial designation is intended for manufacturing, storage, warehousing, distribution and similar uses. The proposed use and the rezone from AR-1-1 to IL-2-1 to allow the open storage area is consistent with the MMCP's Light Industrial land use designation and therefore, the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The Project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the 25.79-acre site. The Project permits contain conditions for compliance City, regional, state, and federal regulations to prevent detrimental impacts to public health, safety and welfare. The proposed Project meets or exceeds all established guidelines or requirements concerning fire safety access, storm water runoff control, driveway and grading configurations, and all other requirements for public health, safety, or welfare.

3. The proposed development will comply with the regulations of the Land Development Code. The proposed on-site grading to create an access

driveway and graded pads for outdoor storage use complies with the applicable regulations of the proposed IL-2-1 zone, with the exception of retaining wall height. The project is proposing a maximum 31-foot high retaining wall where the maximum height is 12-feet.

Specific conditions of approval require the continued compliance with all relevant regulations of the City of San Diego effective for this site and have been incorporated as conditions into PDP No. 385298. Development of the property shall meet all requirements of the regulations and development criteria of the IL-2-1 zone, except as specifically allowed and modified by PDP No. 385298 which allows for flexibility from the strict application of the regulations because this Project achieves the purpose and intent of the land use plan and is preferable to what would be achieved by strict conformance with the regulations. Therefore, with the approval of the PDP No. 385298 all relevant regulations would be complied with at all times for the life of the project, and as allowed through the deviation for the 31-foot height of the retaining wall.

4. The proposed development, when considered as a whole, will be beneficial to the community The Project site located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the 25.79-acre site. The proposed development will be beneficial to the community because it will provide local businesses in the area a nearby place to store their products, equipment, and/or inventory in lieu of more remote locations thereby lessening the impact to the environment resulting from trucks and vehicles on congested roadways in the area and the increased savings of non-renewable resources such as gasoline.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. Development of the property shall meet all requirements of the regulations and development criteria of the IL-2-1 zone, except as specifically allowed and modified by Planned Development Permit No. 385298 which provides flexibility from the strict adherence to the maximum retaining wall height limit because the higher plantable key stone design will result in a more desirable project.

The Planned Development Permit regulations allow for deviations from the base zone or development regulations that exceed limited deviations allowed under Chapter 14 of the SDMC if the proposed design is an imaginative and creative solution that is preferable to the design that would result from the strict application of the regulations. The Project would include an outdoor storage facility which minimizes impacts to environmentally sensitive lands and steep hillsides resulting from grading by constructing a series of plantable keystone retaining walls that are sensitive to adjacent properties. Therefore, the proposed Project design would be a preferable creative and imaginative design and the deviation in retaining wall height is allowable through the Planned

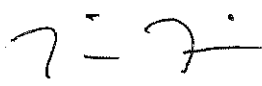
Development Permit regulations. The development's concept plans for the Project comply with all other development criteria in effect for the site.

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

BE IT FURTHER RESOLVED, that SDP No.385300, PDP No.385298, and the MHPA boundary line adjustment is granted to Nancy Ridge Business Park, LLC, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Nina M. Fain
Deputy City Attorney

NMF:mm
10/03/08
Or.Dept:DSD
R-2009-294
MMS#6764

Passed by the Council of The City of San Diego on October 7, 2008 by the following vote:

YEAS: PETERS, FAULCONER, ATKINS, YOUNG, MAIENSCHIN,
FRYE, MADAFFER, HUESO.
NAYS: NONE.
NOT PRESENT: NONE.
VACANT: NONE.
RECUSED: NONE.

AUTHENTICATED BY:

JERRY SANDERS

Mayor of The City of San Diego, California

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(Seal)

By: Mary Zumaya, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. R-304221 approved by the Council of the City of San Diego, California
on October 7, 2008.

ELIZABETH S. MALAND

City Clerk of The City of San Diego, California

(SEAL)

By: , Deputy

ORIGINAL



Ernest J. Dronenburg, Jr.

ATTACHMENT 9



COUNTY OF SAN DIEGO
ASSESSOR/RECORDER/COUNTY CLERK

RECORDER/COUNTY CLERK'S OFFICE

1600 Pacific Highway, Suite 260
P.O. Box 121750 * San Diego, CA 92112-1750
Tel. (619) 238-8158 * Fax (619) 557-4155

www.sdarcc.com

ASSESSOR'S OFFICE

1600 Pacific Highway, Suite 103
San Diego, CA 92101-2480
Tel. (619) 236-3771 * Fax (619) 557-4056

BATCH #: 318261020110907

BILLED TO: CITY OF SAN DIEGO-DSD

DOCUMENT #'S: 2011-0462116

RECORDING DATE: SEP 07, 2011 10:53 AM

RECORDING:	31.00
ADD'L RECORDING:	21.00
MICROGRAPHICS:	1.00
TRIAL COURT:	20.00
CONF. COPY:	1.00
REDACTION:	1.00
ERECORDING:	1.00

TOTAL DUE: 76.00

BALANCE DUE: 76.00
TOTAL CHARGED: 76.00

**SERVICES AVAILABLE AT
OFFICE LOCATIONS**

- * Tax Bill Address Changes
- * Records and Certified Copies:
 - Birth/ Marriage/ Death/ Real Estate
- * Fictitious Business Names (DBAs)
- * Marriage Licenses and Ceremonies
- * Assessor Parcel Maps
- * Property Ownership
- * Property Records
- * Property Values
- * Document Recordings

**SERVICES AVAILABLE ON-LINE AT
www.sdarcc.com**

- * Forms and Applications
- * Frequently Asked Questions (FAQs)
- * Grantor/ Grantee Index
- * Fictitious Business Names Index (DBAs)
- * Property Sales
- * On-Line Purchases
 - Assessor Parcel Maps
 - Property Characteristics
 - Recorded Documents

DOC# 2017-0572302



Dec 08, 2017 11:14 AM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$117.00

PAGES: 35

RECORDING REQUESTED BY:

**Development Services Dept.
City of San Diego**

Return Recorded Document to:

CITY OF SAN DIEGO
DEVELOPMENT SERVICES
1222 First Ave M.S. 301
San Diego, CA 92101

Attention: Morris E. Dye

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Internal Order Number: 12002028

**SITE DEVELOPMENT PERMIT NO. 1472180/PLANNED DEVELOPMENT PERMIT NO.
1472181
NANCY RIDGE BUSINESS PARK – PROJECT NO. 419154**

Document Number 2017-0157651 recorded on April 7, 2017 is being re-recorded as the Landscaping conditions for the permit approved at Planning Commission were inadvertently not included in the permit to be recorded.

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005775

SITE DEVELOPMENT PERMIT NO. 1472180/PLANNED DEVELOPMENT PERMIT NO. 1472181
NANCY RIDGE BUSINESS PARK, PROJECT NO. 419154, MMRP
PLANNING COMMISSION

This Site Development Permit No. 1472180/Planned Development Permit No. 1472181 is granted by the Planning Commission of the City of San Diego to NANCY RIDGE BUSINESS PARK, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0604. The 25.79-acre site is located 5909 Nancy Ridge Drive in the IL-2-1 Zone, Airport Environs, Accident Potential Zone I, MCAS Airport Influence Area, Brush Management, 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 of Lusk Industrial Park Unit No. 4, Map 10819 (APN343-010-31).

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 parcels described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 25, 2016, 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 grade pads with four-inch thick Class 2 base cap for an outdoor storage area;
- b. A deviation is granted to allow a retaining wall ranging in height from 12 feet, zero inches, to a maximum of 31 feet, zero inches outside of required setbacks, as shown on Exhibit "A,"
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. 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 September 8, 2019.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. 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.

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

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

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration NO. 114358 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Land Use
Paleontological Resources

14. Prior to the issuance of any construction permits, 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:

15. Prior to the issuance of any construction permit, the Owner/Permittee shall ensure, by permit and bond, the construction a 30-foot wide City standard commercial driveway, on Nancy Ridge Drive, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

19. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

20. Prior to the issuance of any construction permit, 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 storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2007-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

22. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

23. Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad must be compacted to 95% 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 must have adequate protection for a minimum flood water velocity of five feet per second.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

25. 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.

26. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

27. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

28. 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 Two and in the MHPA, as

defined on Exhibit "A," Landscape Development Plan, shall be planted by hand, without use of machinery. No mechanical or vehicular equipment shall be permitted.

29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. Trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

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

31. The Owner/Permittee shall ensure that proposed landscaping is appropriate for the site conditions. Any natives proposed in areas with permanent irrigation shall be selected due to their ability to withstand frequent watering.

32. The Owner/Permittee shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall be sensitive to the existing habitats. Plant palette 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. The Owner/Permittee shall ensure that proposed temporary irrigation for the plantable walls shall be a drip/microspray or equivalent water efficient system to prevent runoff on the adjacent sensitive habitats to the satisfaction of the Development Services Department. Species proposed for the plantable walls shall be drought tolerant and provide 80% screening within two years.

34. 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.

35. Construction Documents for grading shall include the following note: "Installation of landscaping is associated with these construction documents shall require a minimum short-term establishment period of 120 days for all native/naturalized slope restoration. Then following, 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 REQUIREMENTS:

36. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Plan shown on Exhibit "A" on file in the Office of the Development Services Department.
37. Prior to issuance of any construction permit for grading, retaining walls, or buildings, a complete Brush Management Plan consistent with the Landscape Standards shall be submitted to the Development Services Department for approval.
38. The Brush Management Plan shall be implemented where the gravel covered pad (as shown on the Exhibit "A") is adjacent to the native/naturalized vegetation. Brush management shall not be required on the north side of the site parallel to Nancy Ridge Drive where permanently irrigated vegetation is proposed.
39. The Brush Management Plan shall consist of two zones consistent with the Brush Management Regulations of the Land Development Code Section 142.0412. However, where the site allows for it, an expanded Zone One shall be implemented in order to decrease the width of Zone Two due to the site's proximity to MHPA. For every foot added to Zone One, Zone Two shall be decreased by 1.5 feet.
40. 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 approval from the Fire Marshall and the Development Services Department.
41. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as determined by the Development Services Department.
42. 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.
43. The following note shall be provided on the Brush Management Plan: "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."
44. Prior to final inspection, the approved Brush Management Plan shall be implemented. The Brush Management Program shall be maintained at all times in accordance with the Land Development Manual, Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

45. 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.
46. 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.
47. No storage of hazardous waste chemicals or material, petroleum products, or motor vehicles shall be allowed on the site.
48. 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 six (6) feet, zero (0) inches in height and not greater than 12 feet, zero (0) inches 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 six (6) feet, zero (0) inches shall obtain a building permit as required by the Municipal and Uniform Building Codes.
49. The Owner/Permittee shall take measures to ensure that water quality is not adversely affected by runoff containing fuel and lubricants or other pollutants.
50. Prior to the 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.
51. 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 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).
52. 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.
53. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

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

TRANSPORTATION REQUIREMENTS

55. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction a 30-foot wide City standard commercial driveway, on Nancy Ridge Drive, satisfactory to the City Engineer.

56. The applicant shall provide and maintain a 10-foot by 10-foot visibility triangle area along the property line on both sides of the driveway on Nancy Ridge Drive. No obstacles higher than 36 inches shall be located within this area e.g. landscape, signs, walls, columns, shrubs etc.

57. Prior to issuance of any grading or building permit, the owner/permittee shall assure the striping of Nancy Ridge Drive in the project area to provide 8-foot wide shoulder striping on each side, 12-foot travel lanes and 4-foot striped median, satisfactory to the City Engineer. Restriping shall be completed and accepted by the City Engineer prior to first occupancy and use of the site.

58. Prior to issuance of any grading or building permit, the owner/permittee shall assure the replacement of the existing W2-2 driveway ahead sign with W2-1 driveway ahead sign on Nancy Ridge Drive facing southbound traffic, satisfactory to the City Engineer. Restriping shall be completed and accepted by the City Engineer prior to first occupancy and use of the site.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

59. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within a structure.

60. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

61. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

62. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

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

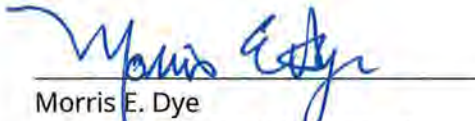
INFORMATION ONLY:

- 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 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 Planning Commission of the City of San Diego on August 25, 2016 and Resolution No. 4803-PC.

Site Development Permit No. 1472180
Planned Development Permit No. 1472181
Date of Approval: August 25, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT



Morris E. Dye
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.

NANCY RIDGE BUSINESS PARK, LLC
Owner/Permittee

By


Christian Tresize
Vice President

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On December 1, 2017 before me, Stacie L. Maxwell, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared ---- Morris E. Dye and Christian 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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Nancy Ridge Business Park – Project No. 419154

Document Date: August 25, 2016 Number of Pages: 11

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

ORIGINAL

PLANNING COMMISSION
RESOLUTION NO. 4803-PC
SITE DEVELOPMENT PERMIT NO. 1472180/PLANNED DEVELOPMENT PERMIT NO. 1472181
NANCY RIDGE BUSINESS PARK, PROJECT NO. 419154, MMRP

WHEREAS, NANCY RIDGE BUSINESS PARK, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to construct two level pads for an outdoor storage yard, site retaining walls, and an access road within Environmentally Sensitive Lands (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval) for the associated SITE DEVELOPMENT PERMIT NO. 1472180/PLANNED DEVELOPMENT PERMIT NO. 1472181, on portions of a 25.79-acre site;

WHEREAS, the project site is located at 5909 Nancy Ridge Drive in the IL-2-1 Zone within the Mira Mesa Community Plan area;

WHEREAS, 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 of Lusk Industrial Park Unit No. 4, Map 10819 (APN343-010-31);

WHEREAS, on August 25, 2016 the Planning Commission of the City of San Diego considered Site Development Permit No. 1472180/Planned Development Permit No. 1472181 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission of the City of San Diego adopts the following written Findings, dated August 25, 2016.

FINDINGS:

A. SITE DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 126.0504

1. Findings For All Site Development Permits

- a. The proposed development will not adversely affect the applicable land use plan.**
The Mira Mesa Community Plan (Plan) designates the project site for Open Space and Light Industrial uses. The area to be graded for the proposed storage use is entirely within the portion of the site designated for Light Industrial use and does not encroach into the area designated for Open Space. The Light Industrial area allows for manufacturing, storage, warehousing, distribution and similar uses under the Plan. Therefore, the proposed storage use is consistent with the Plan and 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 site is located at 5909 Nancy Ridge Drive and the adjacent

parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the 25.79-acre site. The project permit includes conditions to assure compliance with City, regional, state, and federal regulations that prevent detrimental impacts to public health, safety and welfare. The proposed development will meet or exceed all established guidelines or requirements for fire safety access, storm water runoff control, driveway and grading configurations and all other requirements for public health, safety or welfare.

- c. **The proposed development will comply with the applicable regulations of the Land Development Code.** The proposed on-site grading would create outdoor storage pads and an access driveway, and would comply with all regulations of the IL-2-1 Zone, with the exception of retaining wall height. The SDMC limits retaining wall height to 12 feet and the project proposes a deviation for a maximum 31-foot plantable, keystone wall. Development of the property shall meet all development regulations and criteria of the IL-2-1 Zone, except as specifically allowed and modified by PDP No. 1472181 which permits flexibility from strict adherence to base zone regulations where it will result in a more desirable project. Specific conditions written into PDP No. 1472181 would require continued compliance with all relevant City regulations in effect for this site. All relevant regulations shall be complied with at all times for the life of the project, except as allowed through specific deviations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

2. Supplemental Findings – Environmental Sensitive Lands

- a. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the 25.79-acre site. The project consists of two parcels located at a lower elevation from Nancy Ridge Drive on south and west facing slopes. Both parcels contain moderate to steep slopes with elevations ranging from approximately 200 feet to approximately 280 feet Above Mean Sea Level. The northern parcel (APN 343-010-31) totals approximately 11.8 acres, and fronts a portion of Nancy Ridge Drive which extends from a point approximately 150 feet south of Carroll Canyon Road/Nancy Ridge Drive intersections and continues south around a bend turning eastward for a total of approximately 0.48 miles. The southern parcel (APN 343-010-21) totals 13.99 acres, and has no street frontage. Both parcels contain Environmentally Sensitive Lands due to Steep Hillsides. Based upon the site topography and the location of the parcels, the project is designed to limit overall grading quantities so that only 23.8 percent of the site would be developed where 25 percent is allowable. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.
- b. **The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.** The project site is located at 5909 Nancy Ridge Drive and the adjacent

parcel to the south. The proposed on-site grading would create pads of outdoor storage and access driveway on portions of the 25.79-acre site. By utilizing plantable, keystone type retaining walls, the proposed project will minimize the alteration of the natural land forms that might otherwise be reconfigured if fill slopes were to be utilized in lieu of the keystone walls. Additionally, by using plantable retaining walls in lieu of fill slopes, the project improvements will not encroach into the flood plain and thus, will minimize the effects of erosional forces and flood hazards. There will be no structures on site, thereby minimizing any potential for fire hazard. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic or erosional forces, flood hazards, or fire hazards.

- c. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** The project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads of outdoor storage and access driveway on portions of the 25.79-acre site. Based upon the site topography and the location of the parcels, the project is designed to limit overall grading quantities so that only 23.8 percent of the site would be developed where 25 percent is allowable. All proposed development would occur outside of any wetland areas and maintain a 100-foot buffer. Potential indirect impacts from drainage and sedimentation during construction would be mitigated through compliance with the Multiple Species Conservation Program Land Use Adjacency Guidelines and construction, post-construction and permanent Best Management Practices (BMP) maintenance consistent with the approved storm water Technical Report. All wetland areas would be protected on site. The proposed development would use plantable keystone type retaining walls in lieu of fill slopes and would, therefore, encroach substantially less into adjacent environmentally sensitive lands than if fill slopes were used. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.
- d. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.** The project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads of outdoor storage and access driveway on portions of the 25.79-acre site. The project also includes a covenant of easement for the Multi-Habitat Planning Area (MHPA) for all areas outside the development. The proposed development would be consistent with the MHPA preserve boundary. By minimizing that portion of the site to be developed and restricting the remaining portion of the site's use as open space only, the proposed development conforms to the MSCP Subarea Plan.
- e. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** The project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads of outdoor storage and access driveway on portions of the 25.79-acre site. The proposed site is located several miles inland and, therefore, would not contribute to the erosion of public beaches nor would it impact the local shoreline sand supply. Runoff from the site would be directed to the graded pad areas, and primary

filtering of storm water runoff would be achieved through catch basins on each pad level equipped with Kristar filter inserts, which would be discharged through rip rap dissipaters to the canyon area below the site. In addition, the site is designed with the use of keystone type retaining walls which will keep the development footprint out of that portion of the site subject to erosive conditions.

- f. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.** The project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads of outdoor storage and access driveway on portions of the 25.79-acre site. A Mitigated Negative Declaration (MND) was prepared for the proposed project and associated Mitigation Monitoring and Reporting Program has been incorporated into the development permit conditions to fully mitigate all potentially significant negative environmental impacts that may result from the proposed development.

B. PLANNED DEVELOPMENT PERMIT – SDMC SECTION 126.0604

1. **The proposed development will not adversely affect the applicable land use plan.** The Mira Mesa Community Plan (Plan) designates the project site for Open Space and Light Industrial uses. The area to be graded for the proposed storage use is entirely within the portion of the site designated for Light Industrial use and does not encroach into the area designated for Open Space. The Light Industrial area allows for manufacturing, storage, warehousing, distribution and similar uses under the Plan. Therefore, the proposed storage use is consistent with the Plan and will not adversely affect the applicable land use plan.
2. **The proposed development will not be detrimental to the public health, safety, and welfare.** The project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the 25.79-acre site. The project permit includes conditions to assure compliance with City, regional, state, and federal regulations that prevent detrimental impacts to public health, safety and welfare. The proposed development will meet or exceed all established guidelines or requirements for fire safety access, storm water runoff control, driveway and grading configurations and all other requirements for public health, safety or welfare.
3. **The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.** The proposed on-site grading would create outdoor storage pads and an access driveway, and would comply with all regulations of the IL-2-1 Zone, with the exception of retaining wall height. The SDMC limits retaining wall height to 12 feet and the project proposes a 31-foot plantable, keystone wall. Development of the property shall meet all

development regulations and criteria of the IL-2-1 Zone, except as specifically allowed and modified by PDP No. 1472181 which permits flexibility from strict adherence to base zone regulations where it will result in a more desirable project. The project would include an outdoor storage facility which minimizes impacts to environmentally sensitive lands and steep hillsides resulting from grading by constructing a series of plantable keystone retaining walls that are sensitive to adjacent properties. Specific conditions written into PDP No. 1472181 would require continued compliance with all relevant City regulations in effect for this site. All relevant regulations shall be complied with at all times for the life of the project, except as allowed through specific deviations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission of the City of San Diego, Site Development Permit No. 1472180/Planned Development Permit No. 1472181 is hereby GRANTED by the Planning Commission of the City of San Diego to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1472180/Planned Development Permit No. 1472181, a copy of which is attached hereto and made a part hereof.



Morris E. Dye
Development Project Manager
Development Services

Adopted on: August 25, 2016

IO#: 24005775

3-3-16

x17

ATTACHMENT 10
DOC# 2017-0157651



Apr 07, 2017 12:18 PM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$83.00

PAGES: 17

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005775

SITE DEVELOPMENT PERMIT NO. 1472180/PLANNED DEVELOPMENT PERMIT NO. 1472181
NANCY RIDGE BUSINESS PARK, PROJECT NO. 419154, MMRP
PLANNING COMMISSION

This Site Development Permit No. 1472180/Planned Development Permit No. 1472181 is granted by the Planning Commission of the City of San Diego to NANCY RIDGE BUSINESS PARK, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0604. The 25.79-acre site is located 5909 Nancy Ridge Drive in the IL-2-1 Zone, Airport Environs, Accident Potential Zone I, MCAS Airport Influence Area, Brush Management, 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 of Lusk Industrial Park Unit No. 4, Map 10819 (APN343-010-31).

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 parcels described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 25, 2016, 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 grade pads with four-inch thick Class 2 base cap for an outdoor storage area;
- b. A deviation is granted to allow a retaining wall ranging in height from 12 feet, zero inches, to a maximum of 31 feet, zero inches outside of required setbacks, as shown on Exhibit "A;"
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. 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 September 8, 2019.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. 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.

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

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

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration NO. 114358 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Land Use
Paleontological Resources

14. Prior to the issuance of any construction permits, 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:

15. Prior to the issuance of any construction permit, the Owner/Permittee shall ensure, by permit and bond, the construction a 30-foot wide City standard commercial driveway, on Nancy Ridge Drive, satisfactory to the City Engineer.

16. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

19. The drainage system for this project shall be private and will be subject to approval by the City Engineer.

20. Prior to the issuance of any construction permit, 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 storm water construction requirements of the State Construction General Permit, Order No. 2009-00090DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2007-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

22. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

23. Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad must be compacted to 95% 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 must have adequate protection for a minimum flood water velocity of five feet per second.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

25. 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.

26. Prior to issuance of any construction permits for grading, the Owner/Permittee shall submit complete Landscape Construction Documents showing the brush management zones on the property in substantial conformance with Exhibit "A" in accordance with the Landscape Standards and to the satisfaction of the Development Services Department.

27. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

28. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

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

31. The Owner/Permittee shall ensure that proposed landscaping is appropriate for the site conditions. Any natives proposed in areas with permanent irrigation shall be selected due to their ability to withstand frequent watering.

32. The Owner/Permittee shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall be sensitive to the existing habitats. Plant palette 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. 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.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

34. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Office of the Development Services Department.

35. 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 Two and in the MHPA, as defined on Exhibit "A," Landscape Development Plan, shall be planted by hand, without use of machinery. No mechanical or vehicular equipment shall be permitted.

36. 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 Two and in the MHPA, as defined on Exhibit "A," Landscape Development Plan, shall be planted by hand, without use of machinery. No mechanical or vehicular equipment shall be permitted.

37. The Brush Management Program shall be implemented where the gravel covered pad (as shown on the Exhibit "A") is adjacent to the native/naturalized vegetation. Brush management is not required on the north side of the site where permanently irrigated vegetation is proposed.

38. The Brush Management Program shall consist of two zones consistent with the Brush Management Regulations of the Land Development Code Section 142.0412. However, where the site allows for it, an expanded Zone One shall be implemented in order to decrease the width of Zone Two due to the site's proximity to MHPA. For every foot added to Zone One, Zone Two shall be decreased by 1.5 feet.

PLANNING/DESIGN REQUIREMENTS:

39. 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.

40. 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.

41. No storage of hazardous waste chemicals or material, petroleum products, or motor vehicles shall be allowed on the site.

42. 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 six (6) feet, zero (0) inches in height and not greater than 12 feet, zero (0) inches 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 six (6) feet, zero (0) inches shall obtain a building permit as required by the Municipal and Uniform Building Codes.

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

44. Prior to the 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.

45. 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 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).

46. 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.

47. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

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

TRANSPORTATION REQUIREMENTS

49. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction a 30-foot wide City standard commercial driveway, on Nancy Ridge Drive, satisfactory to the City Engineer.

50. The applicant shall provide and maintain a 10-foot by 10-foot visibility triangle area along the property line on both sides of the driveway on Nancy Ridge Drive. No obstacles higher than 36 inches shall be located within this area e.g landscape, signs, walls, columns, shrubs etc..

51. Prior to issuance of any grading or building permit, the owner/permittee shall assure the striping of Nancy Ridge Drive in the project area to provide 8-foot wide shoulder striping on each side, 12-foot travel lanes and 4-foot striped median, satisfactory to the City Engineer. Restriping shall be completed and accepted by the City Engineer prior to first occupancy and use of the site.

52. Prior to issuance of any grading or building permit, the owner/permittee shall assure the replacement of the existing W2-2 driveway ahead sign with W2-1 driveway ahead sign on Nancy Ridge Drive facing southbound traffic, satisfactory to the City Engineer. Restriping shall be completed and accepted by the City Engineer prior to first occupancy and use of the site.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

53. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within a structure.

54. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

55. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

56. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

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

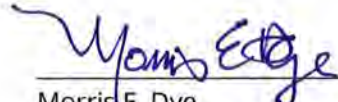
INFORMATION ONLY:

- 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 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 Planning Commission of the City of San Diego on August 25, 2016, and Approved Resolution No. 4803-PC.

Site Development Permit No.
1472180/Planned Development Permit No. 1472181
Date of Approval: August 25, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT



Morris E. Dye
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.

NANCY RIDGE BUSINESS PARK, LLC
Owner/Permittee

By 

Christian Tresize
Vice President

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)On 9/29/2016 before me, Kamara Kuznicki, Notary Public,

Date

Here Insert Name and Title of the Officer

personally appeared Morris Dye

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 Kamara Kuznicki
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Site Development Permit and Plan Development PermitTitle or Type of Document: Project # 419154 Document Date: 8/25/2016Number of Pages: 12 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Morris Dye☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☒ Other: DPM
Signer Is Representing: City of San Diego
Development Services Dept

Signer's Name: _____

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

Signer Is Representing: _____

ORIGINAL

PLANNING COMMISSION
RESOLUTION NO. 4803-PC
SITE DEVELOPMENT PERMIT NO. 1472180/PLANNED DEVELOPMENT PERMIT NO. 1472181
NANCY RIDGE BUSINESS PARK, PROJECT NO. 419154, MMRP

WHEREAS, NANCY RIDGE BUSINESS PARK, LLC, Owner/Permittee, filed an application with the City of San Diego for a permit to construct two level pads for an outdoor storage yard, site retaining walls, and an access road within Environmentally Sensitive Lands (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval) for the associated SITE DEVELOPMENT PERMIT NO. 1472180/PLANNED DEVELOPMENT PERMIT NO. 1472181, on portions of a 25.79-acre site;

WHEREAS, the project site is located at 5909 Nancy Ridge Drive in the IL-2-1 Zone within the Mira Mesa Community Plan area;

WHEREAS, 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 of Lusk Industrial Park Unit No. 4, Map 10819 (APN343-010-31);

WHEREAS, on August 25, 2016 the Planning Commission of the City of San Diego considered Site Development Permit No. 1472180/Planned Development Permit No. 1472181 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission of the City of San Diego adopts the following written Findings, dated August 25, 2016.

FINDINGS:

A. SITE DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 126.0504

1. Findings For All Site Development Permits

- a. The proposed development will not adversely affect the applicable land use plan.**
The Mira Mesa Community Plan (Plan) designates the project site for Open Space and Light Industrial uses. The area to be graded for the proposed storage use is entirely within the portion of the site designated for Light Industrial use and does not encroach into the area designated for Open Space. The Light Industrial area allows for manufacturing, storage, warehousing, distribution and similar uses under the Plan. Therefore, the proposed storage use is consistent with the Plan and 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 site is located at 5909 Nancy Ridge Drive and the adjacent

parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the 25.79-acre site. The project permit includes conditions to assure compliance with City, regional, state, and federal regulations that prevent detrimental impacts to public health, safety and welfare. The proposed development will meet or exceed all established guidelines or requirements for fire safety access, storm water runoff control, driveway and grading configurations and all other requirements for public health, safety or welfare.

- c. **The proposed development will comply with the applicable regulations of the Land Development Code.** The proposed on-site grading would create outdoor storage pads and an access driveway, and would comply with all regulations of the IL-2-1 Zone, with the exception of retaining wall height. The SDMC limits retaining wall height to 12 feet and the project proposes a deviation for a maximum 31-foot plantable, keystone wall. Development of the property shall meet all development regulations and criteria of the IL-2-1 Zone, except as specifically allowed and modified by PDP No. 1472181 which permits flexibility from strict adherence to base zone regulations where it will result in a more desirable project. Specific conditions written into PDP No. 1472181 would require continued compliance with all relevant City regulations in effect for this site. All relevant regulations shall be complied with at all times for the life of the project, except as allowed through specific deviations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

2. Supplemental Findings – Environmental Sensitive Lands

- a. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the 25.79-acre site. The project consists of two parcels located at a lower elevation from Nancy Ridge Drive on south and west facing slopes. Both parcels contain moderate to steep slopes with elevations ranging from approximately 200 feet to approximately 280 feet Above Mean Sea Level. The northern parcel (APN 343-010-31) totals approximately 11.8 acres, and fronts a portion of Nancy Ridge Drive which extends from a point approximately 150 feet south of Carroll Canyon Road/Nancy Ridge Drive intersections and continues south around a bend turning eastward for a total of approximately 0.48 miles. The southern parcel (APN 343-010-21) totals 13.99 acres, and has no street frontage. Both parcels contain Environmentally Sensitive Lands due to Steep Hillsides. Based upon the site topography and the location of the parcels, the project is designed to limit overall grading quantities so that only 23.8 percent of the site would be developed where 25 percent is allowable. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.
- b. **The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.** The project site is located at 5909 Nancy Ridge Drive and the adjacent

parcel to the south. The proposed on-site grading would create pads of outdoor storage and access driveway on portions of the 25.79-acre site. By utilizing plantable, keystone type retaining walls, the proposed project will minimize the alteration of the natural land forms that might otherwise be reconfigured if fill slopes were to be utilized in lieu of the keystone walls. Additionally, by using plantable retaining walls in lieu of fill slopes, the project improvements will not encroach into the flood plain and thus, will minimize the effects of erosional forces and flood hazards. There will be no structures on site, thereby minimizing any potential for fire hazard. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic or erosional forces, flood hazards, or fire hazards.

- c. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** The project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads of outdoor storage and access driveway on portions of the 25.79-acre site. Based upon the site topography and the location of the parcels, the project is designed to limit overall grading quantities so that only 23.8 percent of the site would be developed where 25 percent is allowable. All proposed development would occur outside of any wetland areas and maintain a 100-foot buffer. Potential indirect impacts from drainage and sedimentation during construction would be mitigated through compliance with the Multiple Species Conservation Program Land Use Adjacency Guidelines and construction, post-construction and permanent Best Management Practices (BMP) maintenance consistent with the approved storm water Technical Report. All wetland areas would be protected on site. The proposed development would use plantable keystone type retaining walls in lieu of fill slopes and would, therefore, encroach substantially less into adjacent environmentally sensitive lands than if fill slopes were used. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.
- d. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.** The project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads of outdoor storage and access driveway on portions of the 25.79-acre site. The project also includes a covenant of easement for the Multi-Habitat Planning Area (MHPA) for all areas outside the development. The proposed development would be consistent with the MHPA preserve boundary. By minimizing that portion of the site to be developed and restricting the remaining portion of the site's use as open space only, the proposed development conforms to the MSCP Subarea Plan.
- e. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** The project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads of outdoor storage and access driveway on portions of the 25.79-acre site. The proposed site is located several miles inland and, therefore, would not contribute to the erosion of public beaches nor would it impact the local shoreline sand supply. Runoff from the site would be directed to the graded pad areas, and primary

filtering of storm water runoff would be achieved through catch basins on each pad level equipped with Kristar filter inserts, which would be discharged through rip rap dissipaters to the canyon area below the site. In addition, the site is designed with the use of keystone type retaining walls which will keep the development footprint out of that portion of the site subject to erosive conditions.

- f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.** The project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads of outdoor storage and access driveway on portions of the 25.79-acre site. A Mitigated Negative Declaration (MND) was prepared for the proposed project and associated Mitigation Monitoring and Reporting Program has been incorporated into the development permit conditions to fully mitigate all potentially significant negative environmental impacts that may result from the proposed development.

B. PLANNED DEVELOPMENT PERMIT – SDMC SECTION 126.0604

- 1. The proposed development will not adversely affect the applicable land use plan.** The Mira Mesa Community Plan (Plan) designates the project site for Open Space and Light Industrial uses. The area to be graded for the proposed storage use is entirely within the portion of the site designated for Light Industrial use and does not encroach into the area designated for Open Space. The Light Industrial area allows for manufacturing, storage, warehousing, distribution and similar uses under the Plan. Therefore, the proposed storage use is consistent with the Plan and will not adversely affect the applicable land use plan.
- 2. The proposed development will not be detrimental to the public health, safety, and welfare.** The project site is located at 5909 Nancy Ridge Drive and the adjacent parcel to the south. The proposed on-site grading would create pads for outdoor storage and an access driveway on portions of the 25.79-acre site. The project permit includes conditions to assure compliance with City, regional, state, and federal regulations that prevent detrimental impacts to public health, safety and welfare. The proposed development will meet or exceed all established guidelines or requirements for fire safety access, storm water runoff control, driveway and grading configurations and all other requirements for public health, safety or welfare.
- 3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.** The proposed on-site grading would create outdoor storage pads and an access driveway, and would comply with all regulations of the IL-2-1 Zone, with the exception of retaining wall height. The SDMC limits retaining wall height to 12 feet and the project proposes a 31-foot plantable, keystone wall. Development of the property shall meet all

development regulations and criteria of the IL-2-1 Zone, except as specifically allowed and modified by PDP No. 1472181 which permits flexibility from strict adherence to base zone regulations where it will result in a more desirable project. The project would include an outdoor storage facility which minimizes impacts to environmentally sensitive lands and steep hillsides resulting from grading by constructing a series of plantable keystone retaining walls that are sensitive to adjacent properties. Specific conditions written into PDP No. 1472181 would require continued compliance with all relevant City regulations in effect for this site. All relevant regulations shall be complied with at all times for the life of the project, except as allowed through specific deviations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission of the City of San Diego, Site Development Permit No. 1472180/Planned Development Permit No. 1472181 is hereby GRANTED by the Planning Commission of the City of San Diego to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 1472180/Planned Development Permit No. 1472181, a copy of which is attached hereto and made a part hereof.

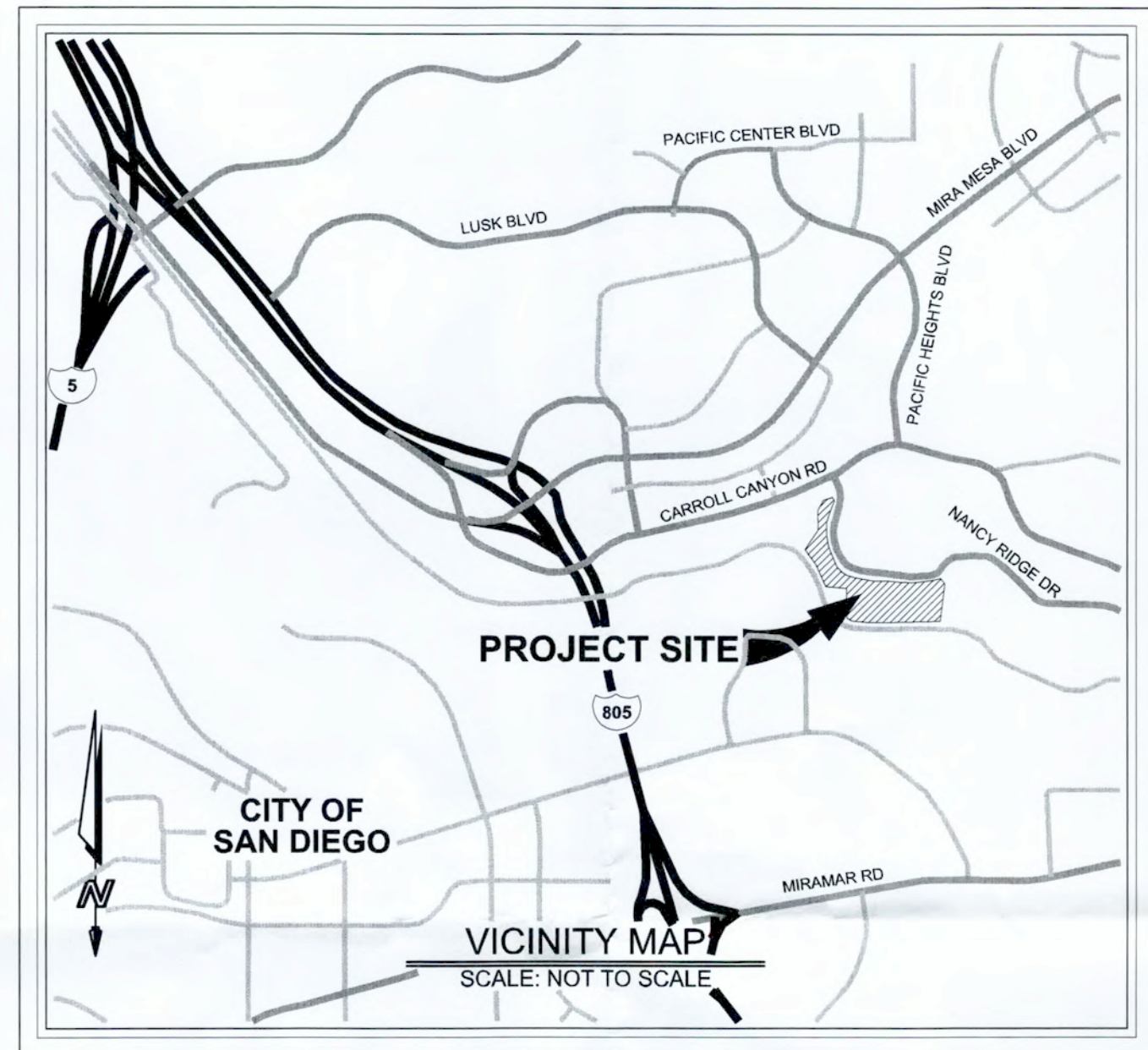


Morris E. Dye
Development Project Manager
Development Services

Adopted on: August 25, 2016

IO#: 24005775

3-3-16



BASIS OF BEARINGS

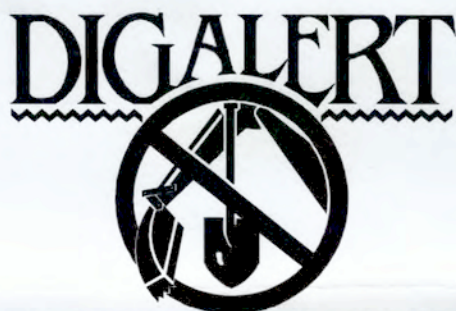
BEING THE CENTERLINE OF NANCY RIDGE DRIVE, PER MAP NO. 10819, COUNTY OF SAN DIEGO, A BEARING OF N84°14'40"W.

BASIS OF ELEVATION

THE OFF-SITE BENCHMARK IS BASED ON MEAN SEA LEVEL DATUM, BENCHMARK USED IS CITY OF SAN DIEGO BENCHMARK, BEING A BRASS PLUG IN NORTH CURB, INTERSECTION OF AUTOPORT MAPF & EASTGATE COURT, ELEVATION 392.846 FEET

UTILITY NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Underground Service Alert of Southern California

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FOOT
AC	ASPHALT CONCRETE	LP	LOW POINT
APN	ASSESSOR PARCEL NUMBER	LS	LUMP SUM
BB	ELEVATION AT BOTTOM OF BASIN	LM	MANHOLE
BCR	BACK OF CURB	MOC	MIDDLE OF CURVE
BOP	BEGINNING OF CURB RETURN	NLY	NORTHERLY
BU	BOTTOM OF PIPE	N	NORTH
CB	CATCH BASIN	NTS	NOT TO SCALE
CL	CURB FACE	ON C	ON CURVE / ON CENTER
CLC	CENTERLINE	PC	PORTLAND CEMENT CONCRETE
CONC	CONSTRUCT, CONSTRUCTION	PUE	PUBLIC UTILITY EASEMENT
CYC	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DRAIN INLET	R	RADIUS
DWG	DRAWING	RD	ROOF DRAIN
EC	END OF CURVE	R/W	RECLAIMED WATER
E	EAST	RT	RIGHT-OF-WAY
EA	EACH	SD	SEWER OR SOUTH STORM DRAIN
EL	EASTERLY	SLY	SOUTHERLY
EP	EDGE OF PAVEMENT	STD	STANDARD
ESMT	EASEMENT	TAN	TANGENT
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE	TOP	TOP OF PIPE
FL	FLOW LINE	TS	TOP OF SLOPE
FS	FINISHED SURFACE	TU	ELEVATION AT TOP OF UNIT
GB	GRADE BREAK	W	WATER OR WEST
HDR	HEADER	W.Y.	WESTERLY
HP	HIGH POINT	XXX.XX	PROPOSED ELEVATION
INV	INVERT	(XXX.XX)	EXISTING ELEVATION
JS	JUNCTION STRUCTURE		DRAINAGE FLOW DIRECTION

LEGEND

---	PROPERTY BOUNDARY LINE
---	PROPOSED LEASE AREA
---	CENTERLINE
---	INDETERMINATE BOUNDARY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	CHAIN LINK FENCE
---	WROUGHT IRON FENCE
---	BLOCK WALL
---	SANITARY SEWER
---	STORM DRAIN
---	WATER MAIN
---	FIRE WATER MAIN
---	PROPOSED CONCRETE
---	HEAVY DUTY AC PAVEMENT
---	LIGHT DUTY AC PAVEMENT
---	PROPOSED LANDSCAPE
---	FIRE HYDRANT
---	WATER VALVE
---	STORM DRAIN MANHOLE
---	SANITARY SEWER MANHOLE
---	GREASE INTERCEPTOR MANHOLE
---	SEWER CLEANOUT
---	STREET SIGN
---	LIGHT
---	BOLLARD

PROJECT INFORMATION

OWNER	CRF IV NANCY RIDGE, LLC	SITE ADDRESS	5909 NANCY RIDGE DRIVE
	1300 DOVE STREET SUITE 200		SAN DIEGO, CA
	NEWPORT BEACH, CA 92660	APN:	343-010-21-00

ENGINEER
ATLAS CIVIL DESIGN, INC.
2191 EL CAMINO REAL, STE. 208K
OCEANSIDE, CA 92054
TEL: (888) 364-1973

EARTHWORK QUANTITIES

FILL:	87,100 CY
CUT:	18,400 CY
NET:	31,700 CY (FILL)

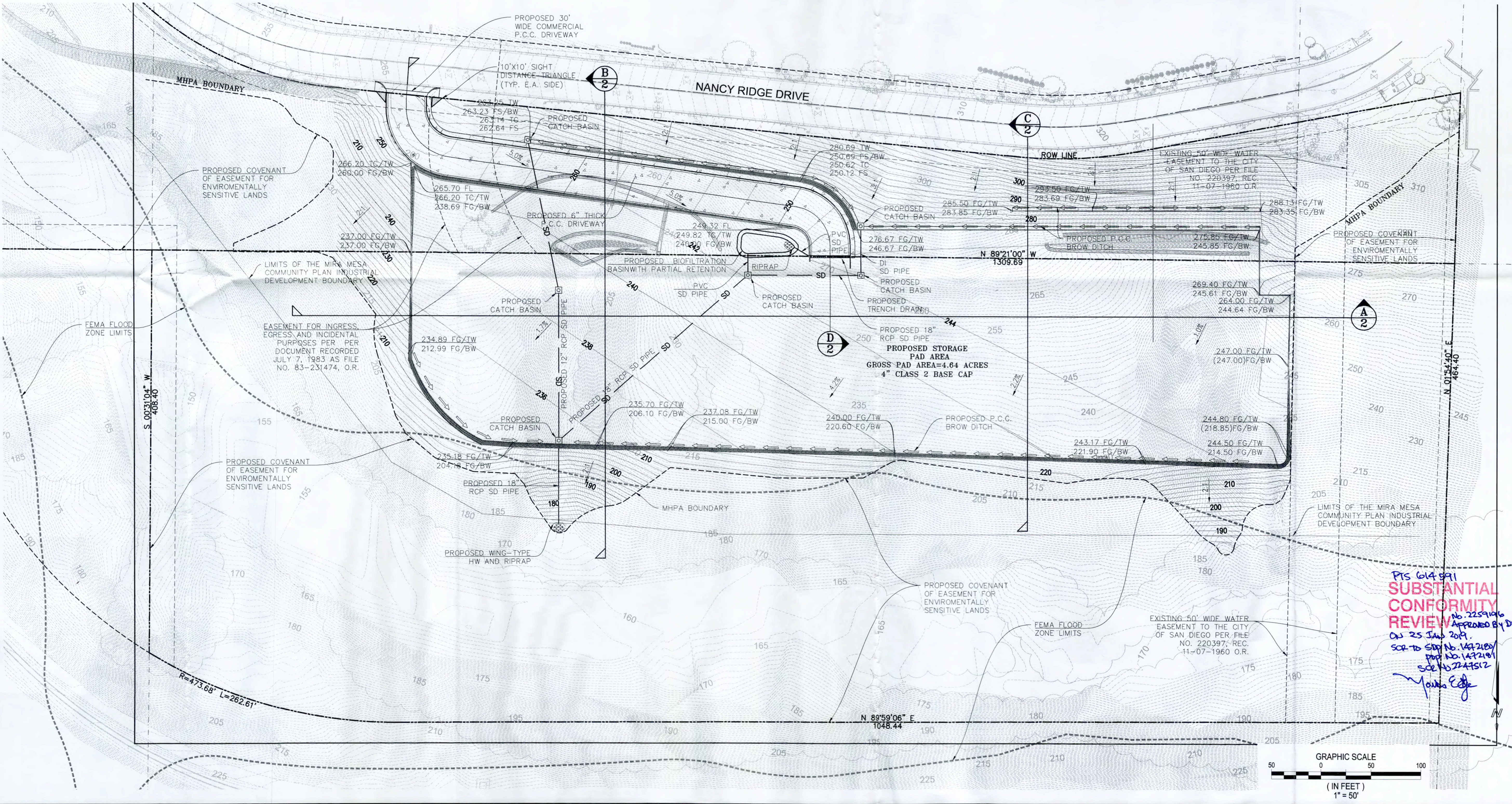
NOTE: EARTH WORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SUBSIDENCE, OR ANY MATERIAL GENERATED BY UTILITY TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING COVERING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRE TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SHEET INDEX

SHEET 1	PRELIMINARY GRADING PLAN
SHEET 2	SITE SECTIONS
SHEET 3	SITE LAYOUT COMPARISON

FLOOD PLAIN NOTE

THE FLOOD PLAIN LINE WAS LOCATED BASED ON FEMA FLOOD PLAIN MAP DATA. THE LIMIT SHOWN IS APPROXIMATE AND NOT BASED ON A FLOOD PLAIN ANALYSIS, FOR REFERENCE ONLY.



Civil Engineering • Site Optimization
www.ATLAScivilDesign.com
2191 El Camino Real, Suite 208K
Oceanside, CA 92054
Tel: 1-888-364-1973
Fax: 1-760-400-3032

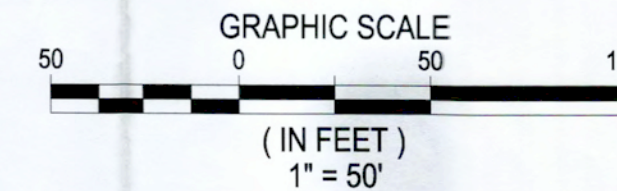
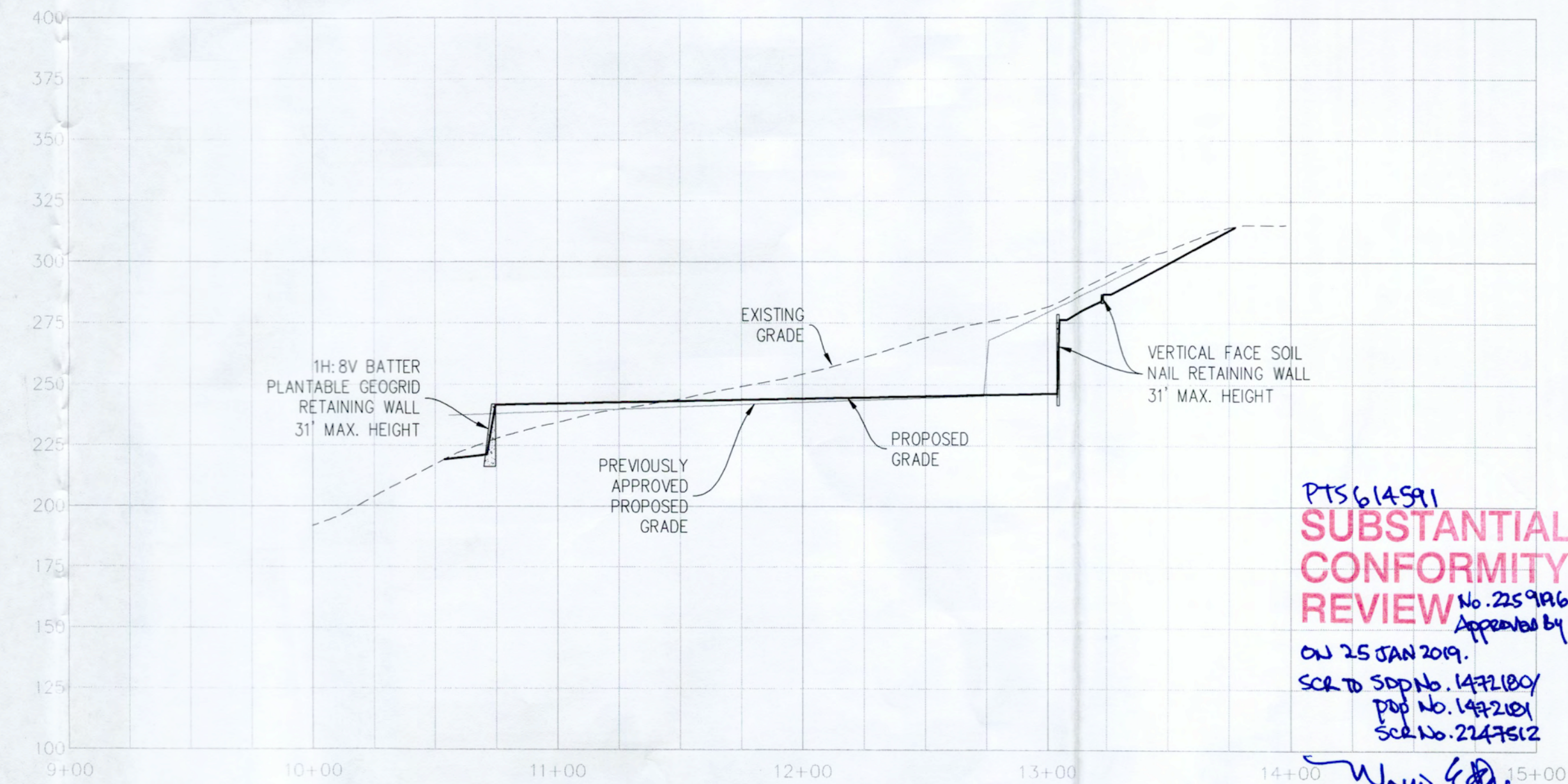
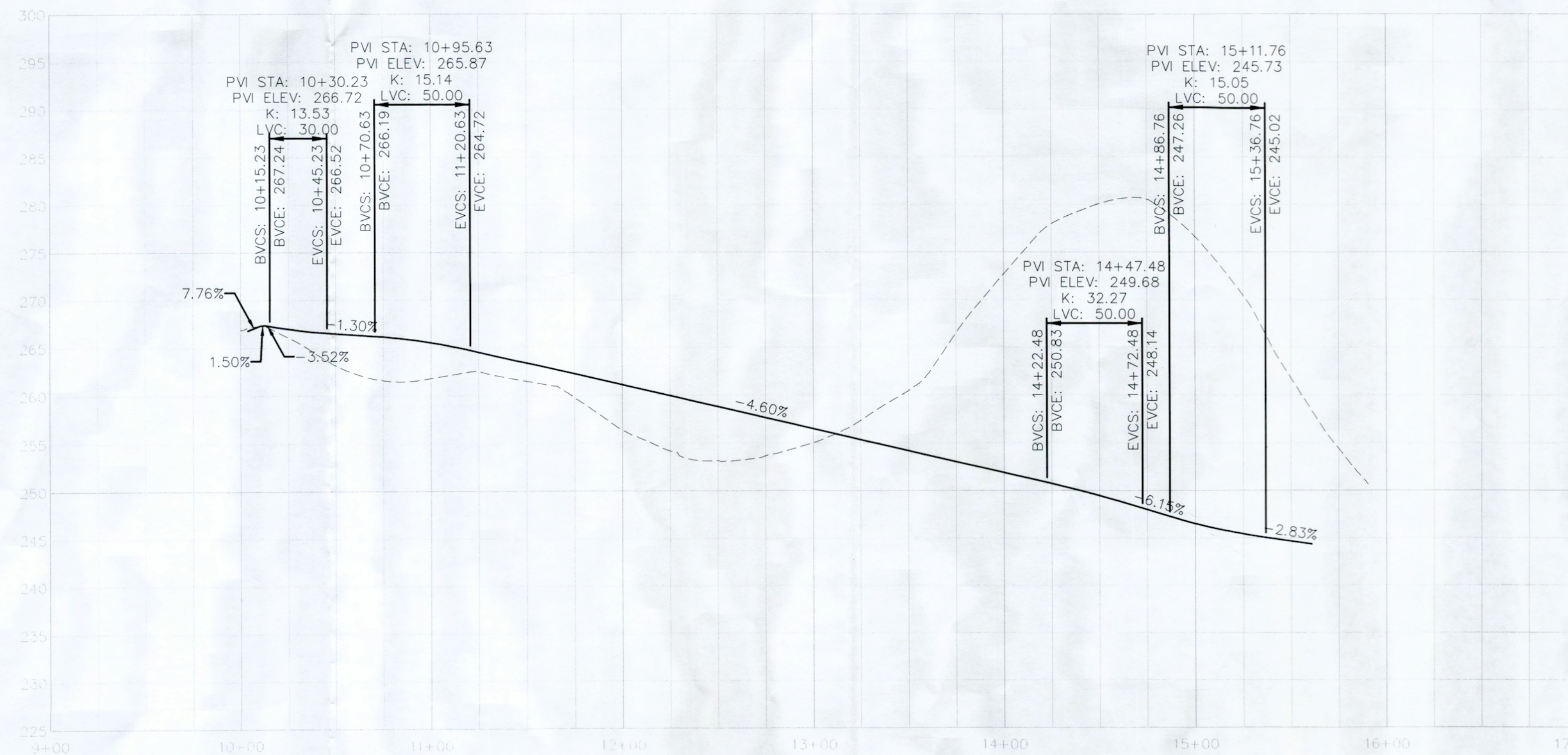
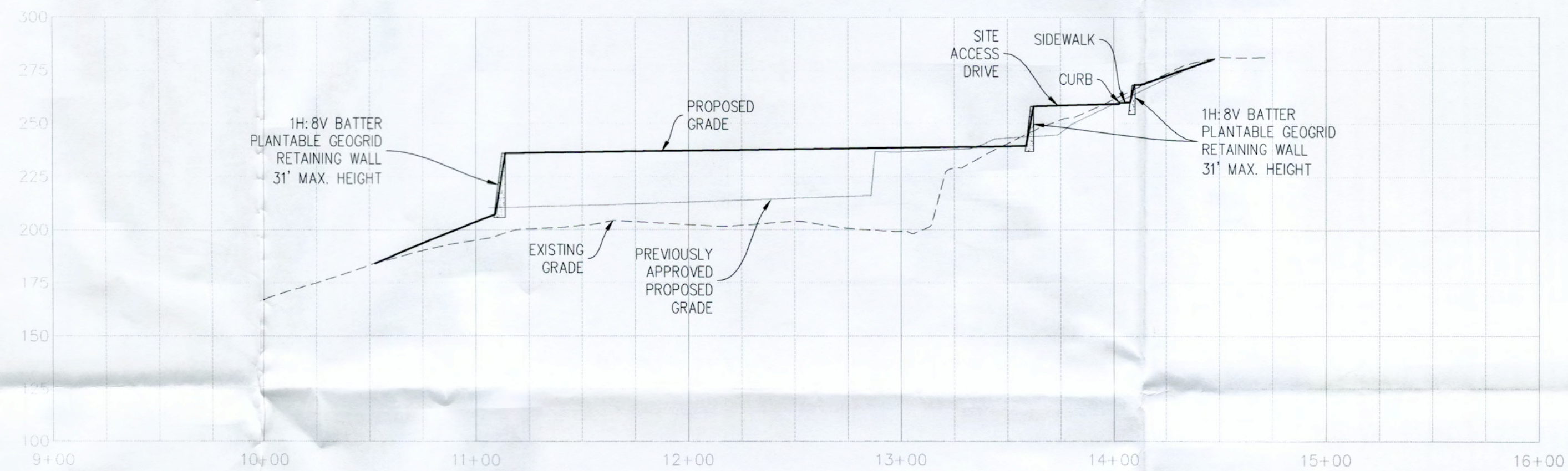
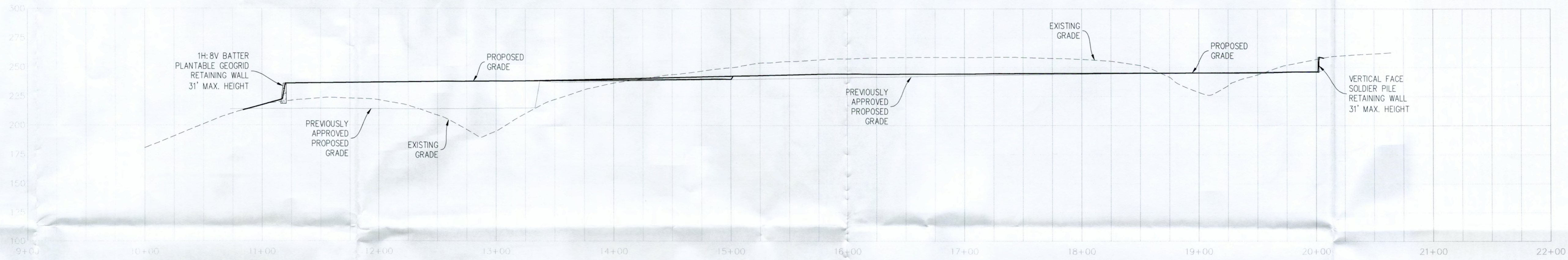


DATE	REVISIONS	BY
8/14/2018	SITE PLAN REVISION	TJ

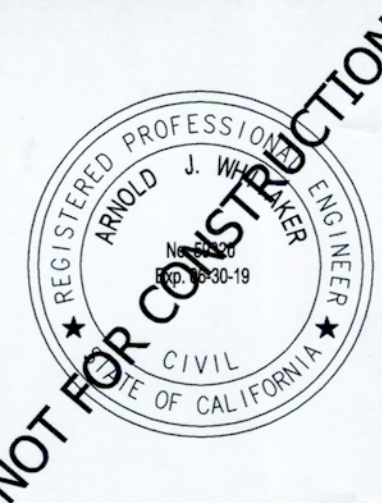
NANCY RIDGE BUSINESS PARK
5909 NANCY RIDGE DRIVE
SAN DIEGO, CA 92121

PRELIMINARY GRADING PLAN

PROJECT NUMBER:	18-003
PREPARED ON:	3/6/2018
REVISED ON:	12/14/2018
PREPARED BY:	T.H.J./D.A.C.
CHECKED BY:	A.J.W.
SHEET	3



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2191 El Camino Real, Suite 208K
Oceanside, CA 92054
Tel: 1-888-364-1973
Fax: 1-760-400-3032



DATE	REVISIONS	BY
8/14/2018	TJ	

NANCY RIDGE BUSINESS PARK
5909 NANCY RIDGE DRIVE
SAN DIEGO, CA 92121

SITE SECTIONS

PROJECT NUMBER: 18-003
PREPARED ON: 3/6/2018
REVISED ON: 12/14/2018
PREPARED BY: T.H.J./D.A.C.
CHECKED BY: A.J.W.











4001 Westerly Place, Suite 108
Newport Beach, CA 92660
(949) 553-0525

REVISIONS	
CITY SUBMITTAL	12-19-18

5909 Nancy Ridge Drive
San Diego, California 92121

PERIMETER OFF SITE SLOPE AREAS

1.2

	VERTICAL ACCENT TREE PINUS TORREYANA, TORREY PINE 24" BOX SIZE.	60" X 35"	4	L
	BROADLEAF CANOPY TREE PLATANUS RACEMOSA, CALIFORNIA SYCAMORE 24" BOX SIZE.	65" X 30"	14	L
	BROADLEAF CANOPY TREE QUERCUS AGRIFOLIA, COAST LIVE OAK 24" BOX SIZE.	65" X 30"	3	L
	NATIVE EROSION CONTROL TREE ARBOVITUS MENZIESII, MADROÑE 15 GAL. SIZE.	45" X 35"	15	L
	NATIVE BROADLEAF SLOPE TREE CERCIS OCCIDENTALIS, WESTERN REDBUD 15 GAL. SIZE.	20" X 20"	26	L
	NATIVE EROSION CONTROL TREE UMBELLULARIA CALIFORNICA, CALIFORNIA LAUREL 15 GAL. SIZE.	25" X 25"	39	L
	EROSION CONTROL TREE CAJOCERUS DECCURENS, INCENSE CEDAR 15 GAL. SIZE.	60" X 35"	14	L
	EROSION CONTROL TREE QUERCUS KELLOGGII, CALIFORNIA BLACK OAK 15 GAL. SIZE.	60" X 35"	23	L

6	AGAVE PARRYI, AGAVE 1 GAL. SIZE	18" X 18"	24	L
7	CEANOTHTUS TOMENTOSUS, WILD LILAC 5 GAL. SIZE	18" X 18"	11	L
8	SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE	24" X 24"	25	L
9	BACCHARIS PILULARIS, DWARF COYOTE BRUSH 5 GAL. SIZE	18" X 18"	18	L
10	ARTEMISIA CALIFORNICA, CALIFORNIA SAGEBRUSH 1 GAL. SIZE	18" X 18"	72	L
11	RHAMNUS CALIFORNICA, COFFEEBERRY 5 GAL. SIZE	18" X 18"	69	L
12	OENOTHERA SPECIOSA, MEXICAN EVENING PRIMROSE 5 GAL. SIZE	24" X 24"	112	L
13	MIMULUS SPP., MONKEY FLOWER 1 GAL. SIZE.	24" X 24"	49	L
14	ROMNEYA COLUTERI, MATTLIA POPPY 5 GAL. SIZE.	36" X 36"	90	L
15	ZAUSCHNERIA CALIFORNICA, CALIFORNIA FUCHSIA 5 GAL. SIZE	24" X 24"	100	L
16	DODONAEA VISCOSA, HOPSEED BUSH 5 GAL. SIZE	48" X 30"	188	L
17	HETEROMELES ARBUTIFOLIA, TOYON 5 GAL. SIZE	36" X 36"	15	L
18	RHUS INTEGRIFOLIA, LEMONADE BERRY 3 GAL. SIZE	36" X 36"	44	L


A	<p>MACCHARIS PULILLAS, DWARF COYOTE BRUSH FROM FLATS @ 12" O.C., TRIANGULAR SPACING.</p>																				
B	<p>NATIVE HYDROSEED PLANTING (IRRIGATE UNTIL ESTABLISHED) DEVELOPED AREAS AND ADJACENT TO NMPP AREAS:</p> <table border="0"> <tr> <td>ARTESIA CALIFORNICA</td><td>20 LBS. PER ACRE</td></tr> <tr> <td>ENCINO CALIFORNICA</td><td>5.0 LBS. PER ACRE</td></tr> <tr> <td>MIMULUS LAURENTINUS VAR. PUNICEUS</td><td>20 LBS. PER ACRE</td></tr> <tr> <td>EROPHYLLUM CONFERTIFOLIUM</td><td>20 LBS. PER ACRE</td></tr> <tr> <td>ESCHOLZIA CALIFORNICA</td><td>40 LBS. PER ACRE</td></tr> <tr> <td>LOTUS SCOPARIUS</td><td>5.0 LBS. PER ACRE</td></tr> <tr> <td>PLANTAGINE ERRECTA</td><td>8.0 LBS. PER ACRE</td></tr> <tr> <td>VULPIA MICROSTACHYS</td><td>40 LBS. PER ACRE</td></tr> <tr> <td></td><td>36 LBS. PER ACRE</td></tr> <tr> <td></td><td>HYDROSEED MIX TOTAL.</td></tr> </table>	ARTESIA CALIFORNICA	20 LBS. PER ACRE	ENCINO CALIFORNICA	5.0 LBS. PER ACRE	MIMULUS LAURENTINUS VAR. PUNICEUS	20 LBS. PER ACRE	EROPHYLLUM CONFERTIFOLIUM	20 LBS. PER ACRE	ESCHOLZIA CALIFORNICA	40 LBS. PER ACRE	LOTUS SCOPARIUS	5.0 LBS. PER ACRE	PLANTAGINE ERRECTA	8.0 LBS. PER ACRE	VULPIA MICROSTACHYS	40 LBS. PER ACRE		36 LBS. PER ACRE		HYDROSEED MIX TOTAL.
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	36 LBS. PER ACRE																				
	HYDROSEED MIX TOTAL.																				
C	<p>BIO-RETENTION BASIN PLANTING (IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM) PLANT ENTIRE BIO-RETENTION BASIN WITH JUNCUS ACUTUS, NATIVE RUSH AT 1 GAL. SIZE @ 30" O.C. SPACING, MULCH TO BE 4" - 6" CORBLESTONE.</p>																				

BRUSH MANAGEMENT SPECIAL


142-04E CHAPTER 14 -GENERAL REGULATIONS.

THIS PROJECT IS LOCATED IN WOODS REGION '3-SOUTH COASTAL'.

VL= VERY LOW WATER NEEDS



OWNER. LANDSCAPE
LANDSCAPE AREAS



LANDSCAPE AREAS
MAINTAINED IN A

ACTORILY TREATED

MS.

NORTH INNER STOCK PLANT

EQUIPMENT OR

ALLATION WILL BE

PLANS.

Mira Mesa Community Planning Group Meeting Minutes

1.		6.	Jeff Stevens	11.	Julia Schriber	16.	Bari Vaz
2.	Craig Radke	7.	Ted Brengel	12.	Wayne Cox	17.	Albert Lee
3.	Bruce Brown	8.	Marv Miles	13.	Tom Derr	18.	Chris Morrow
4.	Joe Frichtel	9.	Jon Labaw	14.	Craig Jackson	19.	Justin Mandelbaum
5.	Kent Lee	10.	Ralph Carolin	15.	Michael Linton	20.	

(HIGHLIGHTED INDICATES ATTENDANCE)

Mira Mesa Community Planning Group Minutes

Date/Time: Monday, August 19, 2019, 7:00pm

Location: Mira Mesa Public Library, 8405 New Salem Street, San Diego CA 92126

Call to Order/Confirm quorum: quorum present

- 1) Non-Agenda Public Comments: 3 Minutes per speaker.
 - a) Joann Nguyen – US Census B. 2020 census coming up. Online response available. \$675 Billion gets allocated, filling out the census will help in allocation with this budget. April 1st, 2020.
 - b) Resident – Complaint about Michaels sign on Reagan Road.
 - i) Ted – Write a letter to Michael’s – Talk to the mall manager
- 2) Modifications to the Agenda.
 - a) Move 6a up the agenda
 - b) MCAS Miramar commander Col. Charles Dockery – Introduction
 - i) F35 coming Jan 2020
 - ii) Redo traffic patterns on and off base
- 3) Adopt Previous Meeting Minutes (Action).
 - a) None
- 4) Report of the Chair
 - a) NORA MM Street Fair
 - b) Approved - Sunny Meadow Companion unit
 - c) Approved - Mira Mesa Sign permit
 - d) Received - Nancy Ridge assessment letter
- 5) Old Business
 - a) 3Roots – Allegra Parisi (Action)
 - i) Can the overlook (as proposed in the presentation) be west facing? (AP) explained that due to site conditions there is no current plan to develop an overlook that faces the west.

Mira Mesa Community Planning Group Meeting Minutes

- ii) Motion – Modify motion in November.
 - (1) Motion to approve project – with the following comments
 - (a) The new master plan is a significant improvement over the master plan approved in 1994.
 - (b) The GDP for the “Seed” Community Park is a good design that has had considerable community review and been approved by the Mira Mesa Recreation Advisory Group.
 - (c) The GDP for the “Seed” Community Park leaves a space for a future recreation center. The new recreation center currently planned for Mira Mesa Community Park should be moved to this location.
 - (d) Completion of Carroll Canyon Road from I-805 to Camino Ruiz is essential to avoid traffic impacts on the existing community.
 - (e) The City must work with the developer as early as possible to ensure that the section of Carroll Canyon Road through El Camino Memorial Park, which is funded by the FBA, is developed concurrent with the section of Carroll Canyon Road through the project.
 - (f) A financing plan should be developed to ensure that Carroll Canyon Road, Seed Park and the Recreation Center at Seed park are all developed concurrent with the residential development.
 - (g) The project proposes to reallocate money currently in the FBA for acquisition and construction of Parkdale Park to construction of Seed Park, and to only build a trailhead at the southern end of Parkdale.
 - (i) FBA credits used for Seed Park should be limited to the funds currently allocated for Parkdale park.
 - (ii) A small overlook park should be developed together with the trailhead at the southern end of Parkdale.
 - (h) This project includes right of way for an LRT or BRT transit line as well as a transit stop, but MTS has not included any rapid transit for this project in its master plan. The City, MTS and the developer must ensure that quality transit support is available for the residents of this project.
 - (2) Motion voted: Jeff Stevens/Ted Brengel, Passed 14 - 0 – 2; Recusals (Chris Morrow, Michael Linton)

6) New Business

- a) Nancy Ridge Business Park Project No. 637151 – Brent Caldwell (Action)
 - i) Existing SCR for a new pad
 - ii) Proposing – 3 new buildings
 - iii) Motion to approve Jon Labaw/Ted Brengel – 16-1-1
- b) Marijuana Outlet 7625 Carroll Road, Project 632038 – Jason Law (Action)
 - i) David Demian – Legal Counsel
 - ii) Not subject to 40 MPFs. It is a dispensary
 - iii) 3 current outlets operating. This is the 4th and final
 - iv) Motion to approve – Marv Miles/Ralph Carolin 16 -1-0 (Craig Jackson opposed)

Mira Mesa Community Planning Group Meeting Minutes


7) Elected Officials/Government Agencies

- a) San Diego County – Board of Supervisors District 3
 - i) Anthony P George (Anthony.george@sdcounty.ca.gov)
 - ii) Kristen Gaspar – representative
 - iii) Gaspar wants to re-allocate \$1 tax not to SANDAG new plan but to update existing eye sores
- b) San Diego – City Council District 6
 - i) Free school supplies to Walker Elementary
 - ii) Joe Frichtel – audit for Mira Mesa Park Budget
- c) Tony Atkins Office – Diana Lara
 - i) Oct 1st, Homeland security required REAL ID to enter federal buildings or travel on airplanes.

8) Reports

- a) Stone Creek Subcommittee – no report
- b) Community Park Subcommittee
 - i) Salk park start construction in Jan
 - ii) Park at Wangenheim to start fall 2019
 - iii) Park expansion -Pool/plaza – revise design for final approval
 - iv) Rec Center – needed at 3 Roots, not at current location at Mira Mesa
- c) Community Planners Committee – Wayne Cox reported on previous meeting
- d) Los Peñasquitos Canyon Preserve Citizens Advisory Committee – Craig Radke attended last meeting. No quorum, but report on mountain lions and discussion of The Preserve development

9) Adjourn

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

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

Project Title: Nancy Ridge Business Park **Project No. For City Use Only:** 637151
Project Address: 5909 Nancy Ridge Drive, San Diego

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

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? DE Corporate Identification No. 6970913
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Patrick Daniels CAPROCK IV NANCY RIDGE LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 1300 Dove Street, Suite 200

City: Newport Beach State: CA Zip: 926602

Phone No.: 949-842-8000

Fax No.: _____

Email: pdaniels@caprock-partners.com

Signature: _____

Date: _____

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

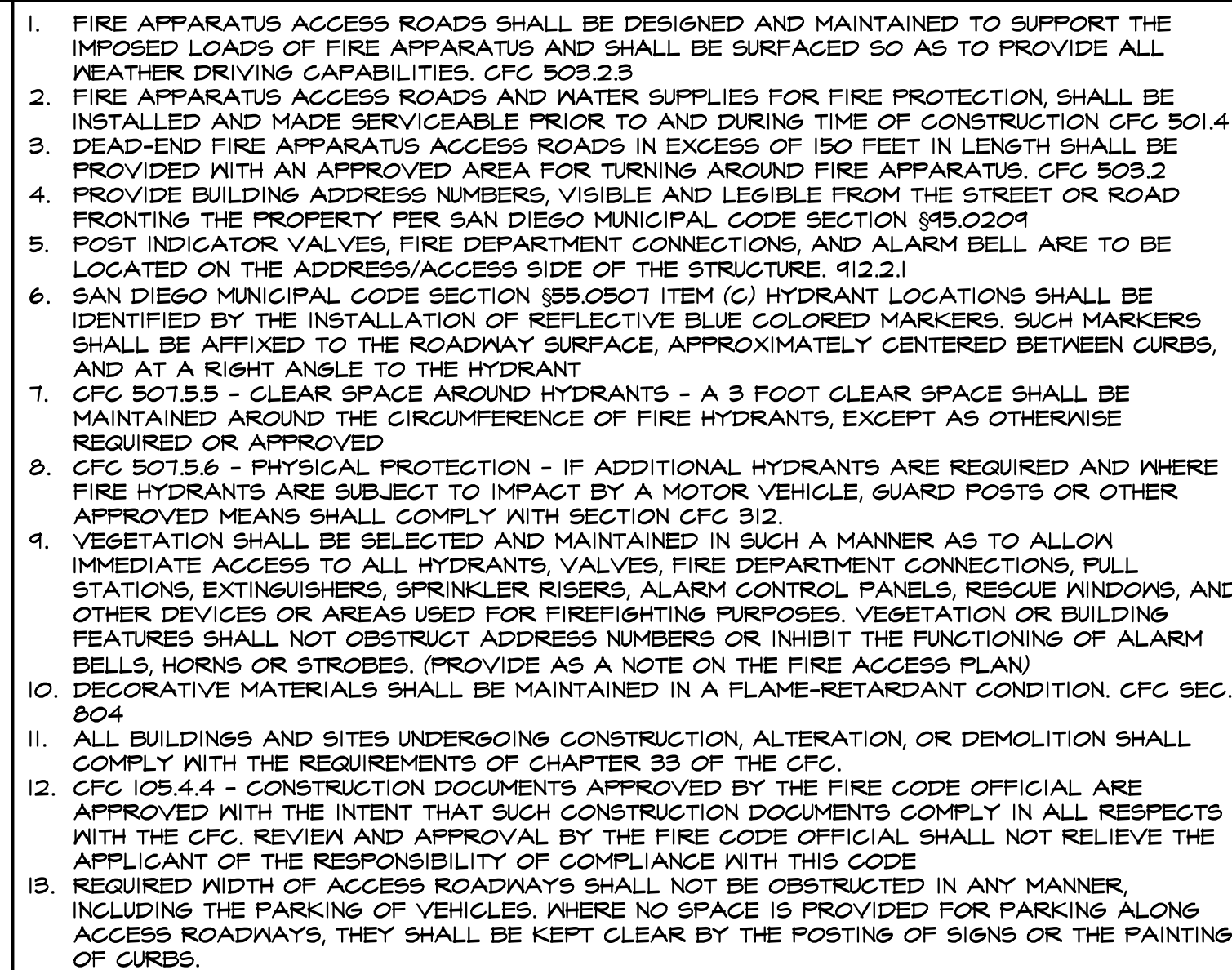
City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.



4. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX KEY SWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL, SHALL BE PROVIDED ON ALL VEHICLE MAIN EXITS.

5. FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:

AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-BC, SHALL BE PROVIDED WITHIN 15 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FOOT OF AREA ON THE GROUND.

6. STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH 1906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD (2A10BC) AS FOLLOWS:

- AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS ARE AVAILABLE
- IN EVERY STORAGE AND CONSTRUCTION SHED
- ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS ARE ENCOUNTERED, BUT NOT LIMITED TO THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS, CFC 3915

7. EXTERIOR DOORS AND OPENINGS REQUIRED BY THIS CODE OR THE CBC SHALL BE MAINTAINED AND READILY ACCESSIBLE TO THE PUBLIC.

8. APPROVED ACCESS WALKWAY LEADING FROM THE FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL.

9. SEVERAL TYPES OF FIRE ALARM SYSTEMS, FIRE EXERCISE & PROGRAMS, POLICIES (KNOX BOX REQUIREMENTS) FOR APPROVED KNOX BOX REQUIREMENTS AND LOCATION STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS, TEMPORARY OR PERMANENTLY IDENTIFIED BY EACH AGENCY.

10. NEW ROADWAYS ALLOW PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

11. ALL DETECTION CONTROLS FOR A/C SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE FIRE DEPARTMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS PERMANENTLY INSTALLED AND READILY VISIBLE.

12. SECURITY PERSONNEL SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION, THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE AVAILABLE, SHALL BE INSTALLED IN ACCORDANCE WITH THE FIRE PROTECTOR. AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. CFC, 303.6

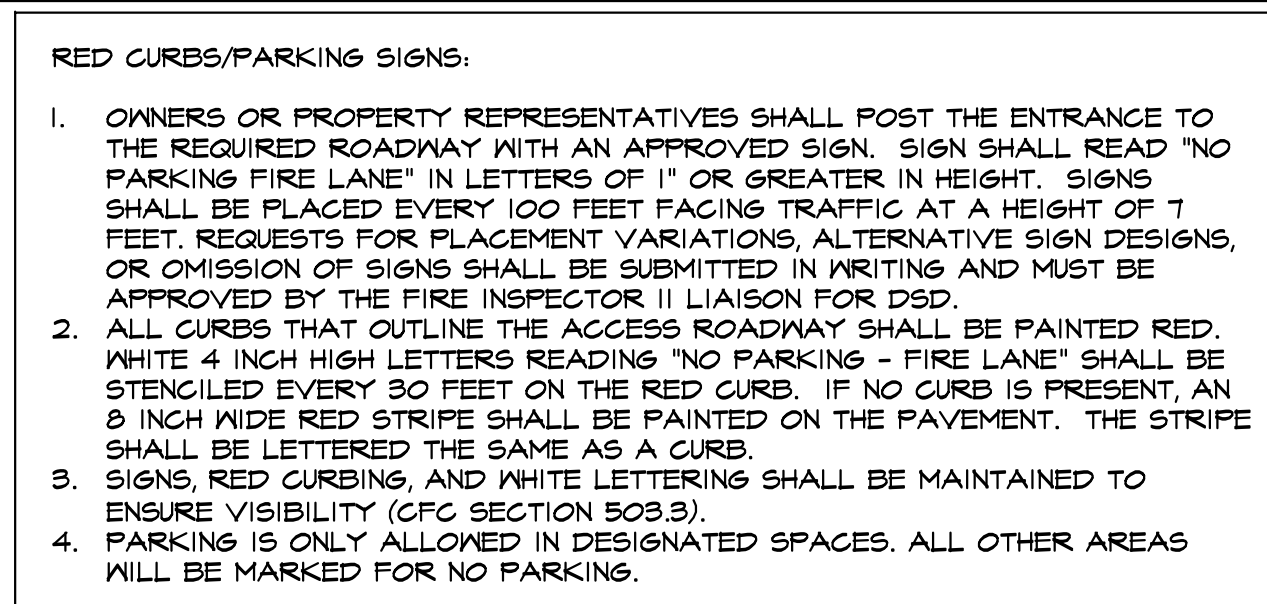
df douglasfranz architects inc.
4001 Westerly Place, Suite 108
Newport Beach, CA 92660

3

FIRE ACCESS PLAN NOTES

SCALE: NTS

1



REVISIONS	
6/6/2019	LPR 4 PLANNING REVISION
2/24/2020	CLIENT REVISION
1/14/2021	CLIENT REVISION

Nancy Ridge
A Project for Cap Rock Partners

City of San Diego #PTS 637151
San Diego, California 92121

FIRE ACCESS PLAN	
DATE:	05-03-2019
SCALE:	1" = 30'-0"
DRAWN BY:	DFA
PROJECT NO:	18004.00

A.11

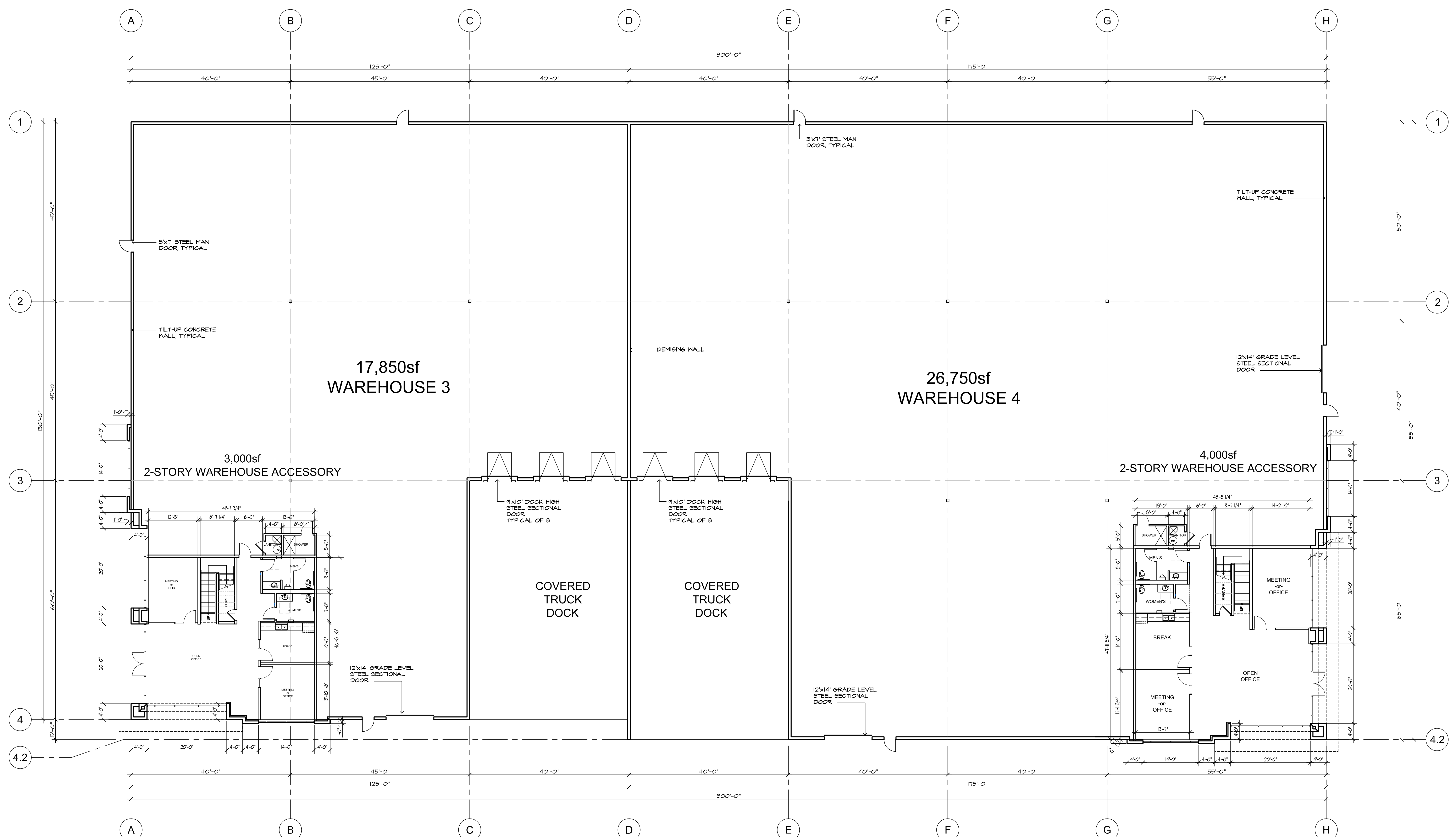


REVISIONS		L&P PLANNING	REVISION
0/0/2019			
2/24/2020			

Nancy Ridge
A Project for Cap Rock Partners

City of San Diego #PTS 637151
San Diego, California 92121

FLOOR PLANS	DATE:	05-03-2019
	SCALE:	1" = 10'-0"
	DRAWN BY:	DFA
	PROJECT NO:	18004.00



Prepared By:	DOUGLAS FRANZ ARCHITECTS	Revision 14:	
Name:		Revision 13:	
Address:	4001 WESTERN PLACE #108	Revision 12:	
Phone/Fax:	NEWPORT BEACH, CA 92660	Revision 11:	
	(949) 553-5525	Revision 10:	
		Revision 9:	
		Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	6/8/2019
		Original Date:	6/8/2019
Project Address:	5895 NANCY RIDGE DRIVE		
	SAN DIEGO, CA 92121		
Project Name:	NANCY RIDGE		
	BUSINESS PARK		
Project Number:	18004.00		
Sheet Title:	FLOOR PLAN	SHEET	4 OF 9
		DEPR	



REVISIONS

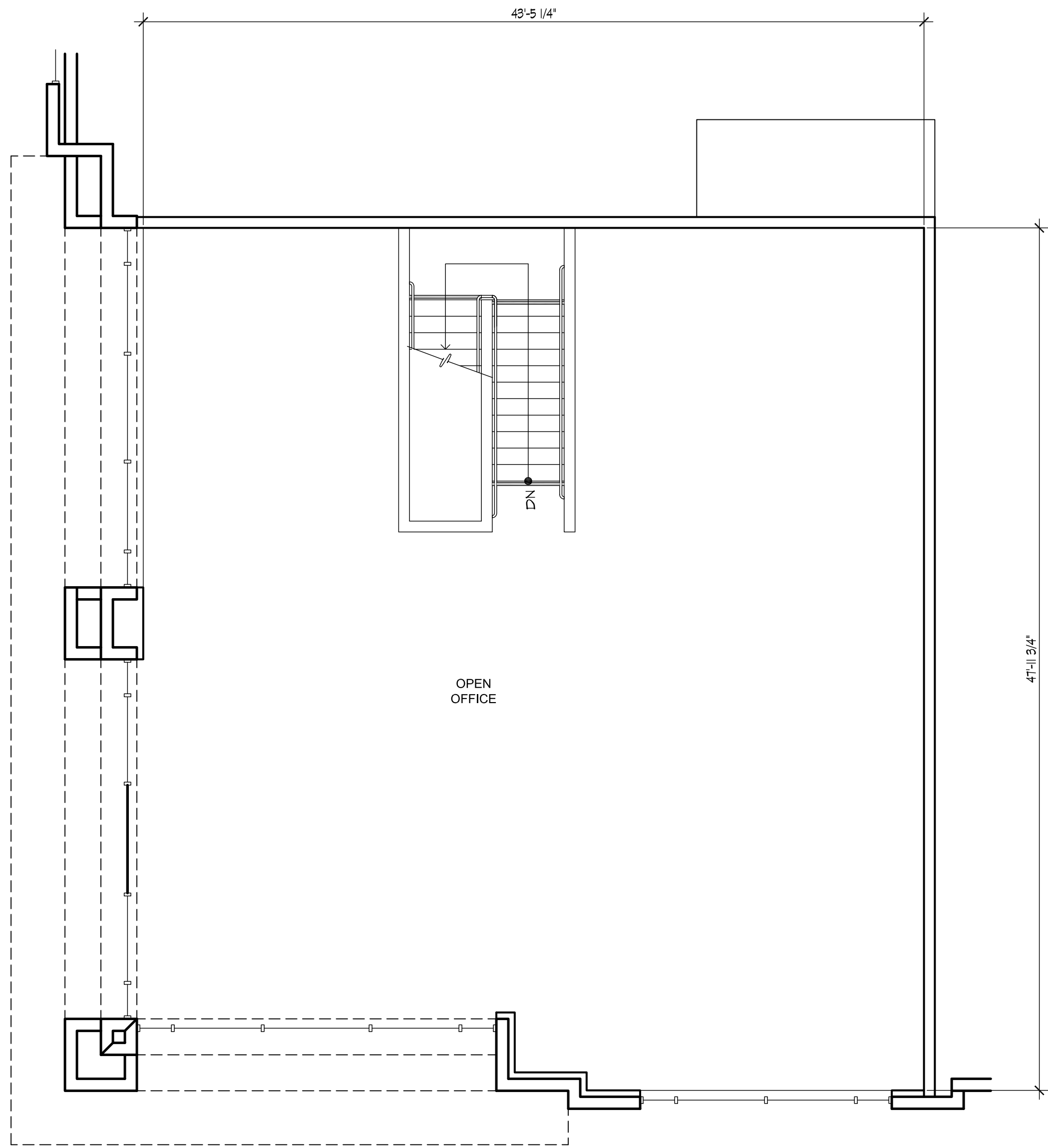
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6/8/2018		
2/24/2020		

Nancy Ridge
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City of San Diego #PTS 637151
San Diego, California 92121

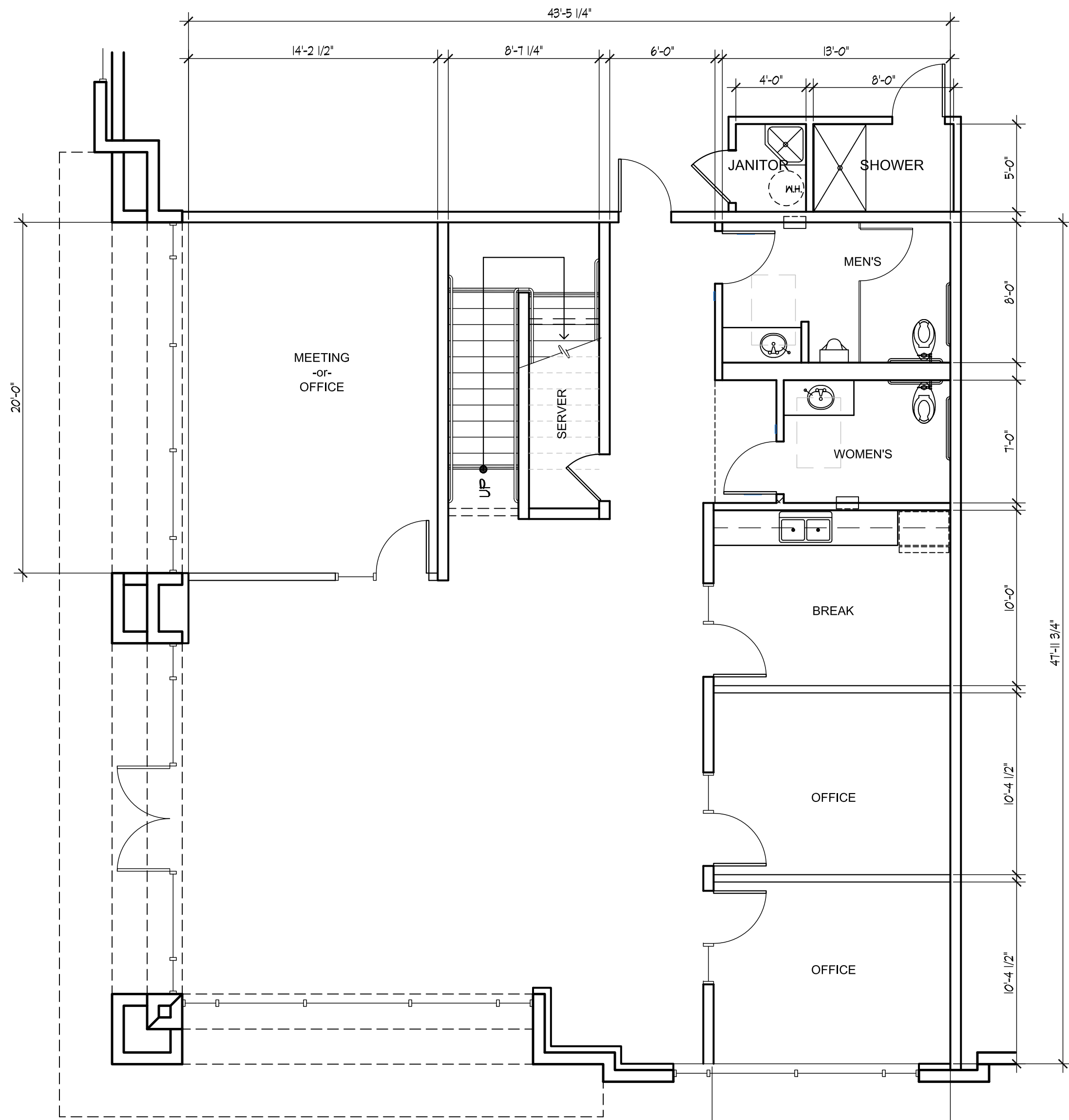
WAREHOUSE ACCESSORY
FLOOR PLANS

DATE:	05-03-2019
SCALE:	3/16" = 1'-0"
DRAWN BY:	DFA
PROJECT NO:	18004.00

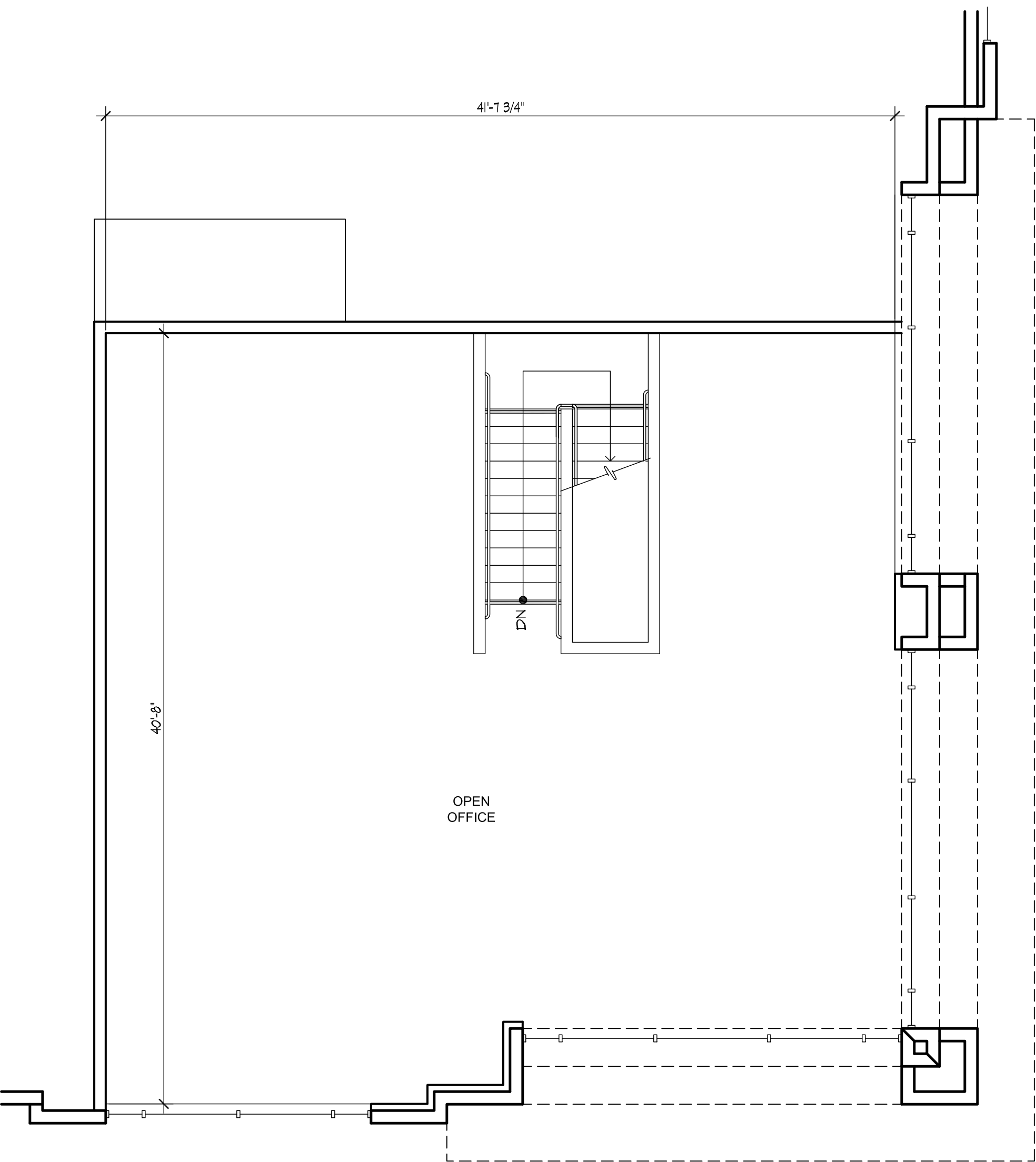
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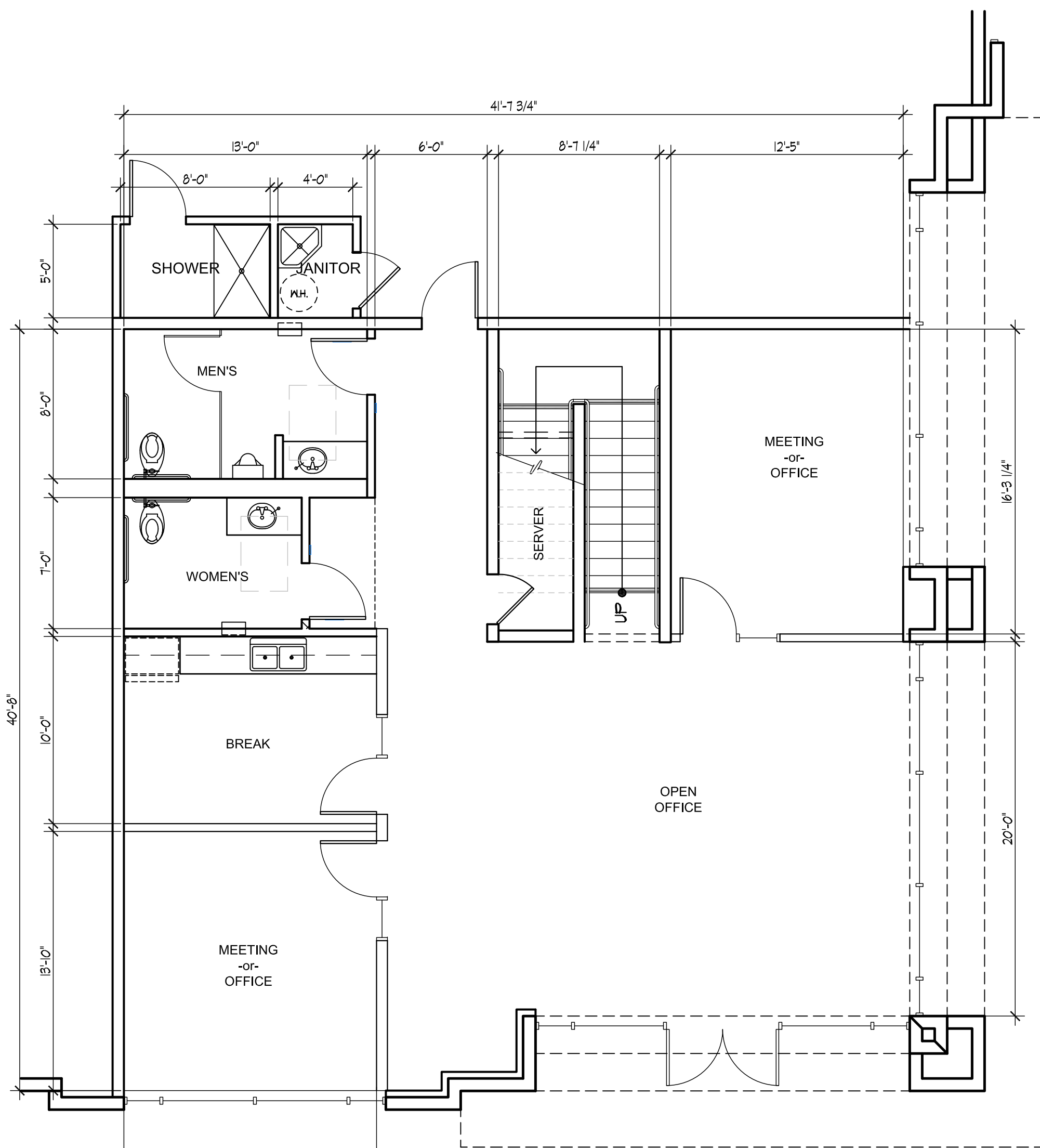
1,892 sf
2nd FLOOR WAREHOUSE
ACCESSORY 1 AND
4(MIRRORED)



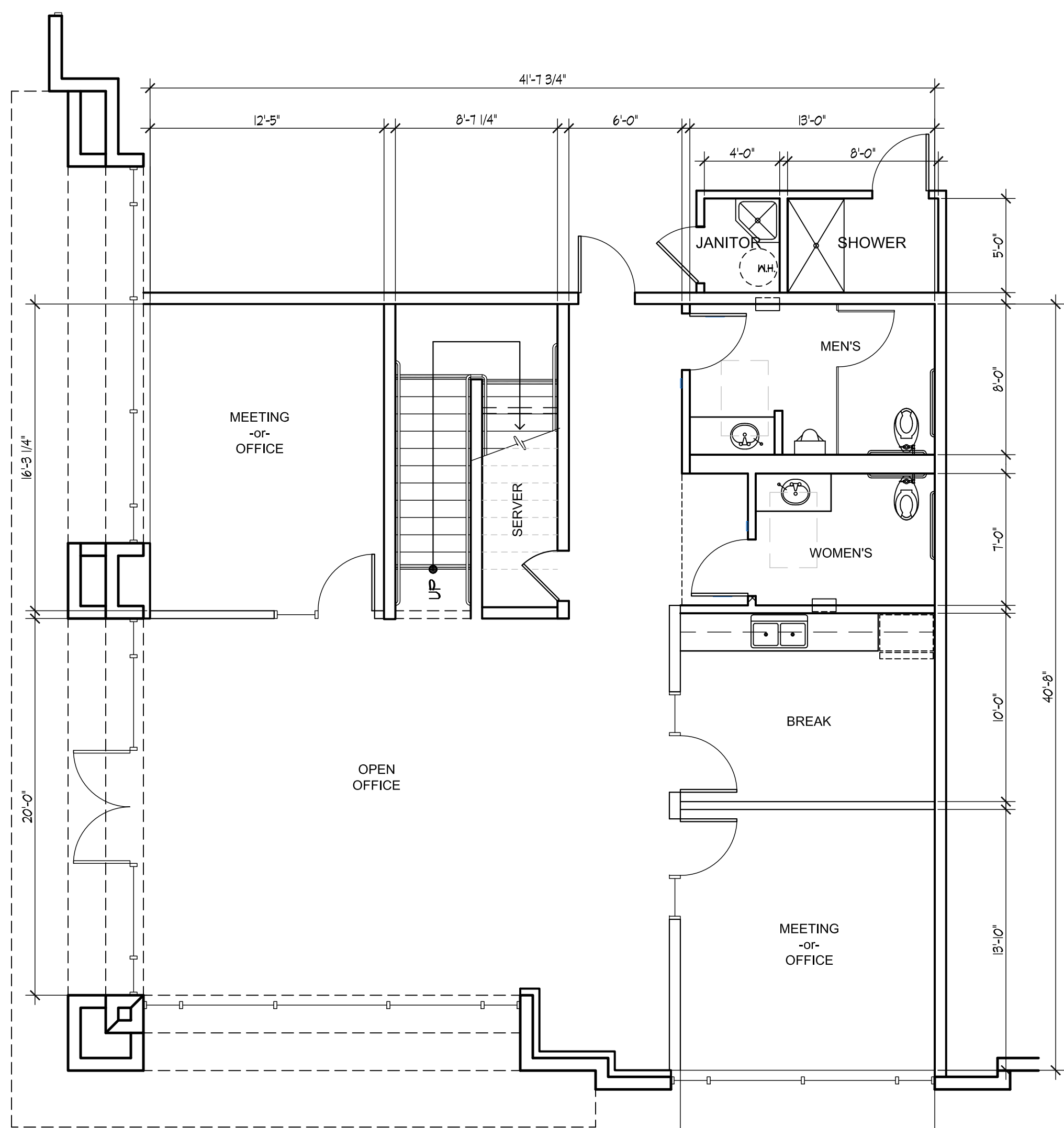
2,023 sf
1st FLOOR WAREHOUSE
ACCESSORY 1 AND
4(MIRRORED)



1,500 sf
2nd FLOOR WAREHOUSE
ACCESSORY 2 AND
3(MIRRORED)



1,630 sf
1st FLOOR WAREHOUSE
ACCESSORY 2



1,630 sf
1st FLOOR WAREHOUSE
ACCESSORY 3

Prepared By:
Name: DOUGLAS FRANZ ARCHITECTS
Address: 4001 WESTERN PLACE #108
NEWPORT BEACH, CA 92660
Phone/Fax: 949-553-5525
Project Address:
5895 NANCY RIDGE DRIVE
SAN DIEGO, CA 92121
Project Name:
NANCY RIDGE
BUSINESS PARK
Project Number:
18004.00
Sheet Title:
OFFICE FLOOR PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	6/8/2018
Original Date:	6/8/2018
DEPR	



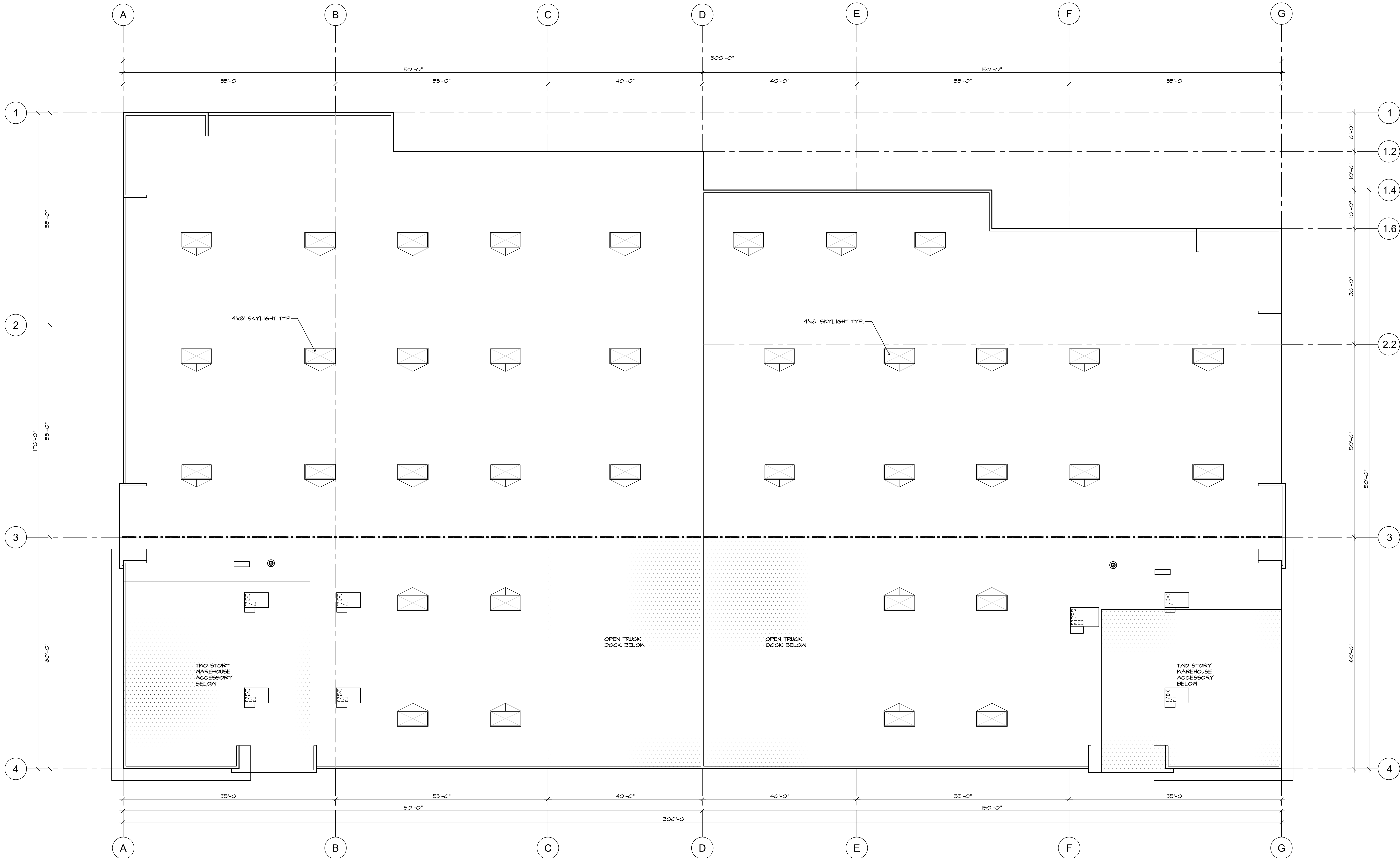
Nancy Ridge
A Project for Cap Rock Partners

City of San Diego #PTS 637151
San Diego, California 92121

ROOF PLANS

DATE: 05-03-2019
SCALE: 1" = 10'-0"
DRAWN BY: DFA
PROJECT NO: 18004.00

A.23



NOTE:
THE SIZE AND PLACEMENT OF MECHANICAL EQUIPMENT SHOWN WITHIN THE ROOF PLAN IS DESIGNED TO MINIMIZE VISUAL EFFECTS AND WILL NOT RESULT IN ADDITIONAL HEIGHT GREATER THAN 6 FEET. EQUIPMENT OR EQUIPMENT ARRANGEMENTS THAT SIGNIFICANTLY INCREASE THE VISUAL VOLUME SHOWN SHALL INCORPORATE DECORATIVE SCREENS. BUILDING PARAPET WALLS ARE INTENDED TO VISUALLY SCREEN THE OFFICE AREA ROOFTOP MECHANICAL EQUIPMENT FROM GROUND LEVEL ADJACENT TO THE BUILDING ENTRY. NOTE THAT ALL BUILDING ROOFS WILL BE VISIBLE FROM NANCY RIDGE ROAD, AS THE ROAD IS ABOVE THE ROOF HEIGHT.

WAREHOUSE 1:
AREA: 20030 S.F. x 3% FOR SKYLIGHT AREA = 600.9 S.F.
SKYLIGHT UNIT @ 32 S.F.
600.9/32 = 18.77~19 SKYLIGHTS REQUIRED
SKYLIGHT PROVIDED: 19

WAREHOUSE 2:
AREA: 17504 S.F. x 3% FOR SKYLIGHT AREA = 525.12 S.F.
SKYLIGHT UNIT @ 32 S.F.
525.12/32 = 16.41~17 SKYLIGHTS REQUIRED
SKYLIGHT PROVIDED: 17

Prepared By: DOUGLAS FRANZ ARCHITECTS
Name: DOUGLAS FRANZ ARCHITECTS
Address: 4001 WESTERN PLACE #108
NEWPORT BEACH, CA 92660
Phone: 949-553-5555

Project Address: 5895 NANCY RIDGE DRIVE
SAN DIEGO, CA 92121

Project Name: NANCY RIDGE BUSINESS PARK
Project Number: 18004.00
Sheet Title: FLOOR PLAN

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 05/03/2019
Original Date: 05/03/2019

SHEET 6 OF 9
DPR

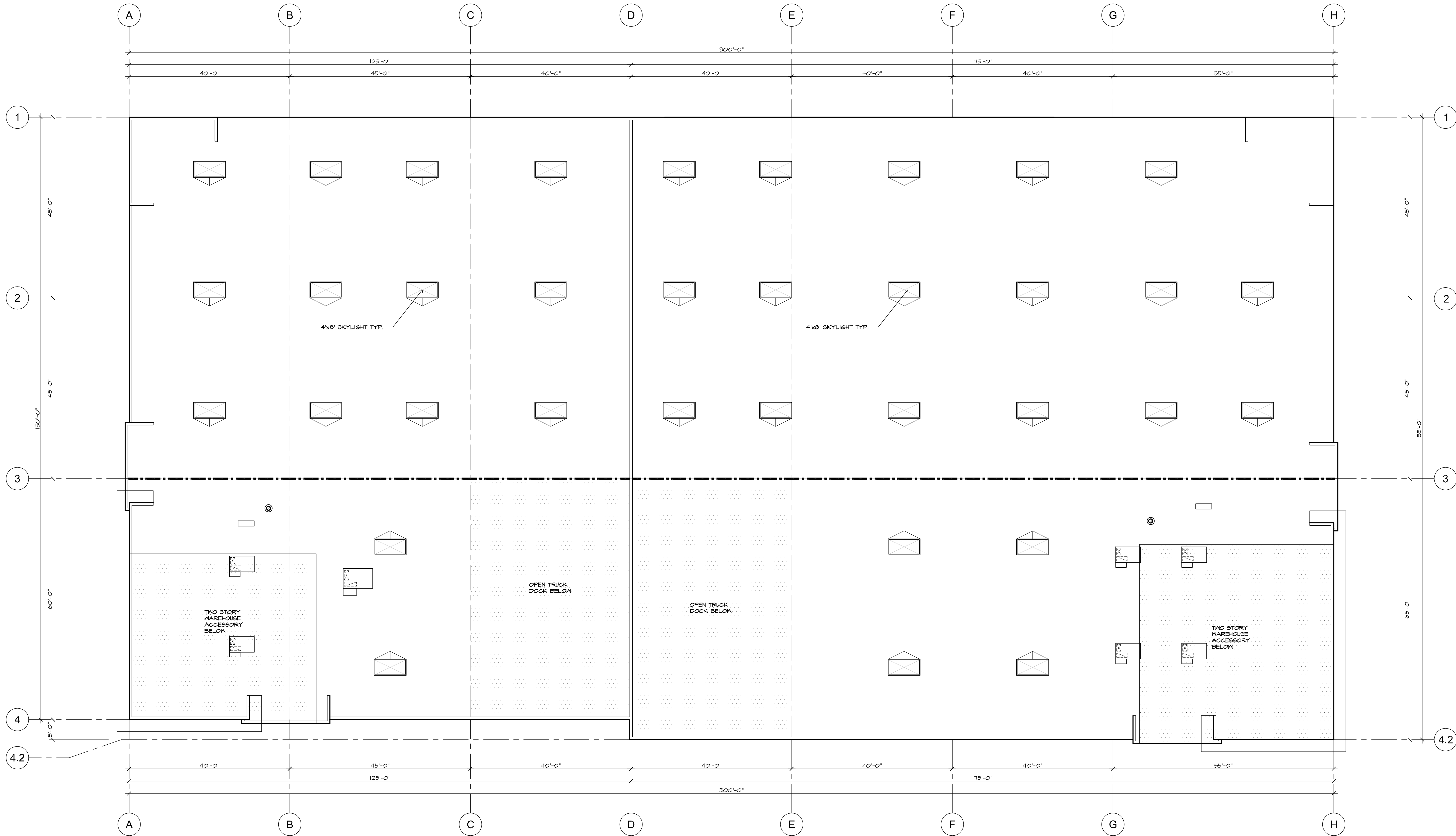


REVISIONS	LPR / PLANNING REVISION	CLIENT REVISION	CLIENT REVISION
0/0/2019	2/24/2020	1/14/2021	

Nancy Ridge
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City of San Diego #PTS 637151
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A.24



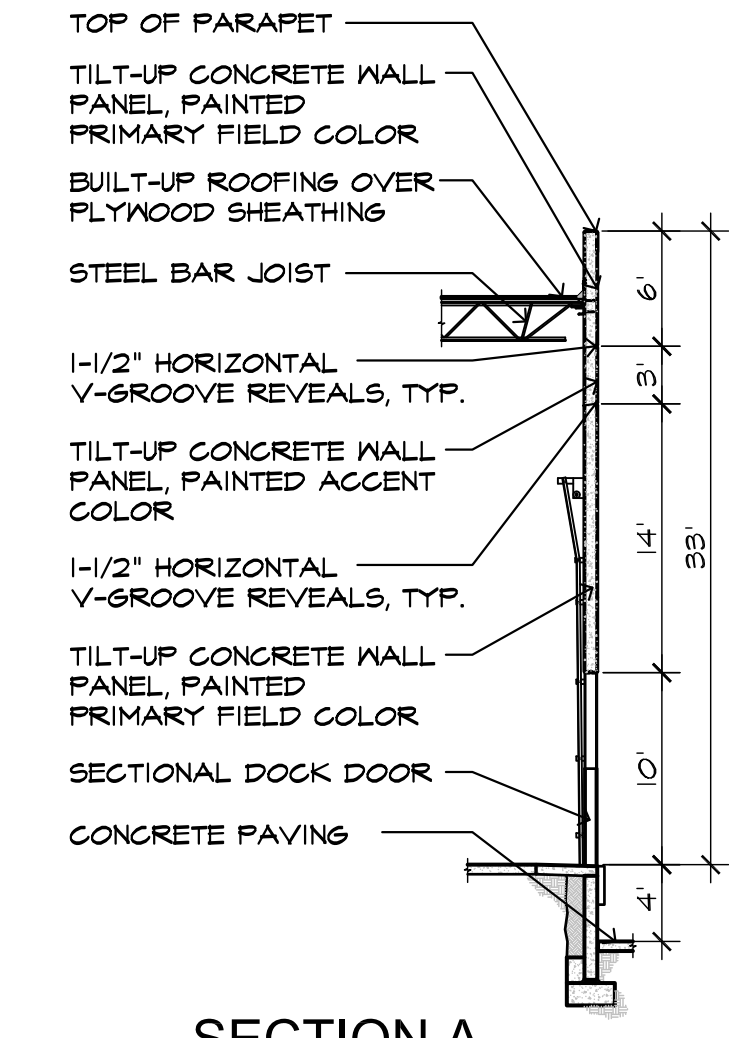
NOTE:
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WAREHOUSE 3:
AREA: 14475 S.F. x 3% FOR SKYLIGHT AREA = 434.3 S.F.
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422.4/32 = 13.2=14 SKYLIGHTS REQUIRED
SKYLIGHT PROVIDED: 14

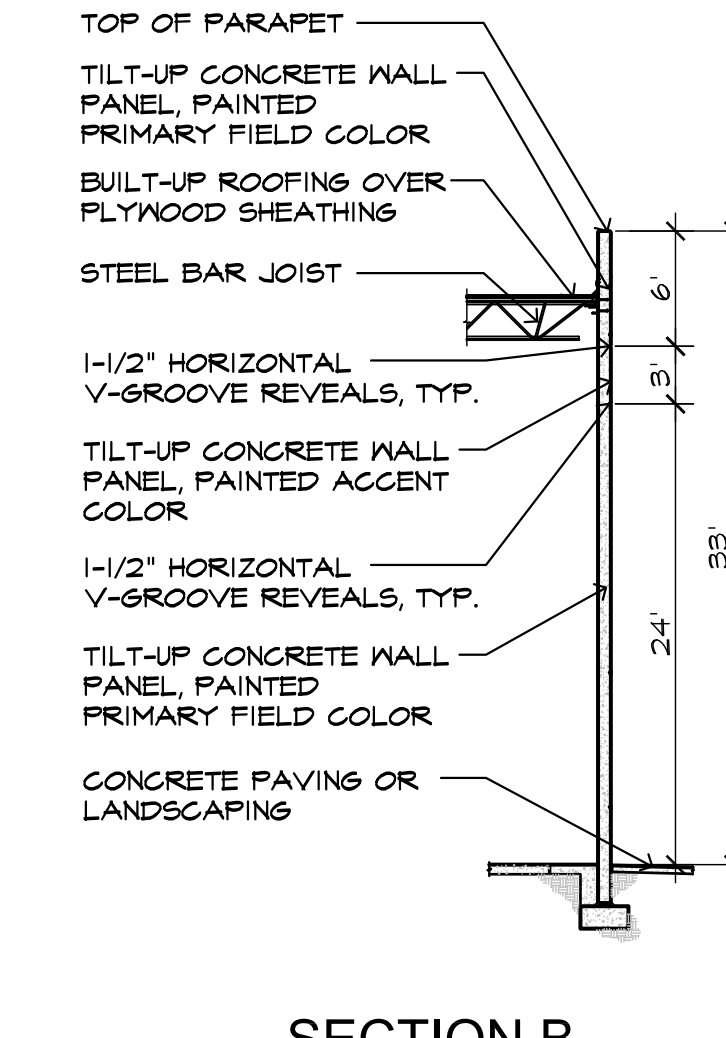
WAREHOUSE 4:
AREA: 22255 S.F. x 3% FOR SKYLIGHT AREA = 667.65 S.F.
SKYLIGHT UNIT @ 32 S.F.
667.65/32 = 20.86=21 SKYLIGHTS REQUIRED
SKYLIGHT PROVIDED: 21

Prepared By:	DOUGLAS FRANZ ARCHITECTS	Revision 14:	
Name:		Revision 13:	
Address:	4001 WESTERN PLACE #108	Revision 11:	
Telephone:	NEWPORT BEACH, CA 92660	Revision 10:	
	949-553-5525	Revision 9:	
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		Revision 3:	
		Revision 2:	
		Revision 1:	6/8/2019
Project Address:	5895 NANCY RIDGE DRIVE	Original Date:	6/8/2019
	SAN DIEGO, CA 92121		
Project Name:	NANCY RIDGE BUSINESS PARK		
Project Number:	18004.00		
Sheet Title:	FLOOR PLAN		
		SHEET	7 OF 9
		DEPR	

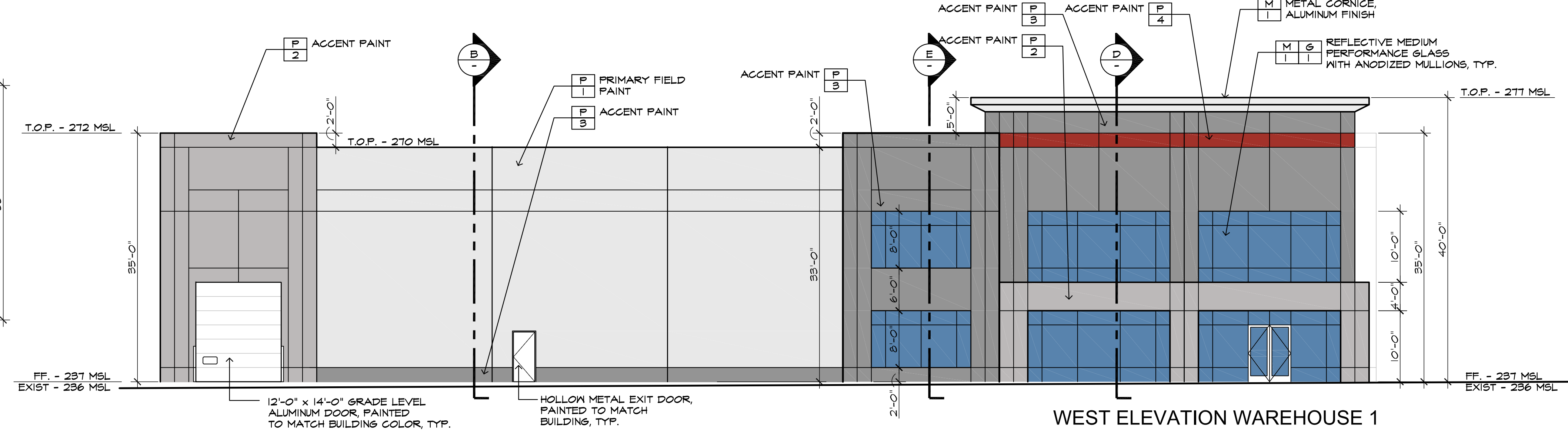
MATERIAL & FINISH LEGEND	
P 1	TILT-UP CONCRETE WALL PANEL, ONE COAT PRIMER, ONE COAT FIELD PAINT COLOR, SHERWIN WILLIAMS PAINT SN 1014 EIDER WHITE
P 2	TILT-UP CONCRETE WALL PANEL, ONE COAT PRIMER, ONE COAT ACCENT PAINT COLOR, SHERWIN WILLIAMS PAINT SN 9170 AGIER
P 3	TILT-UP CONCRETE WALL PANEL, ONE COAT PRIMER, ONE COAT ACCENT PAINT COLOR, SHERWIN WILLIAMS PAINT SN 1019 SAINTLET GRAY
G 1	DUAL PANE 1/4" THICK MEDIUM PERFORMANCE GLASS BY FPS INDUSTRIES, VISTAGL (2) PACIFICA GLASS (BLUE) + CLEAR INTERIOR PANE
M 1	2" X 4-1/2" CLEAR ANODIZED ALUMINUM FRAMING BY ARCADIA, 'CLEAR AC-2'
M 2	METAL CORNICE WITH REYNOLBOND CLADDING, CLEAR ANODIZED ALUMINUM FINISH



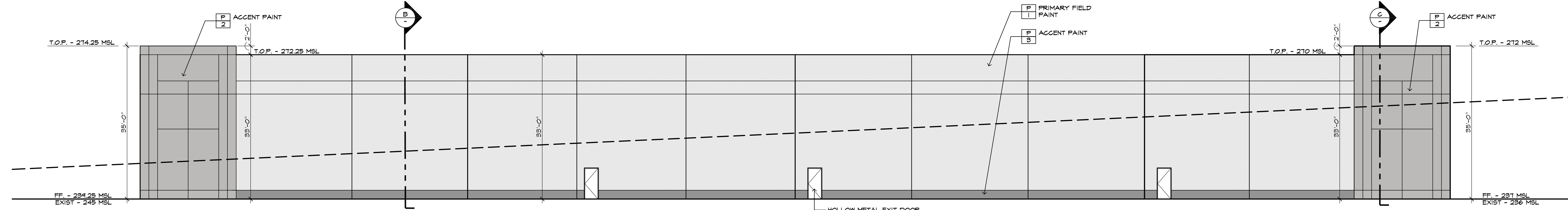
SECTION A



SECTION B

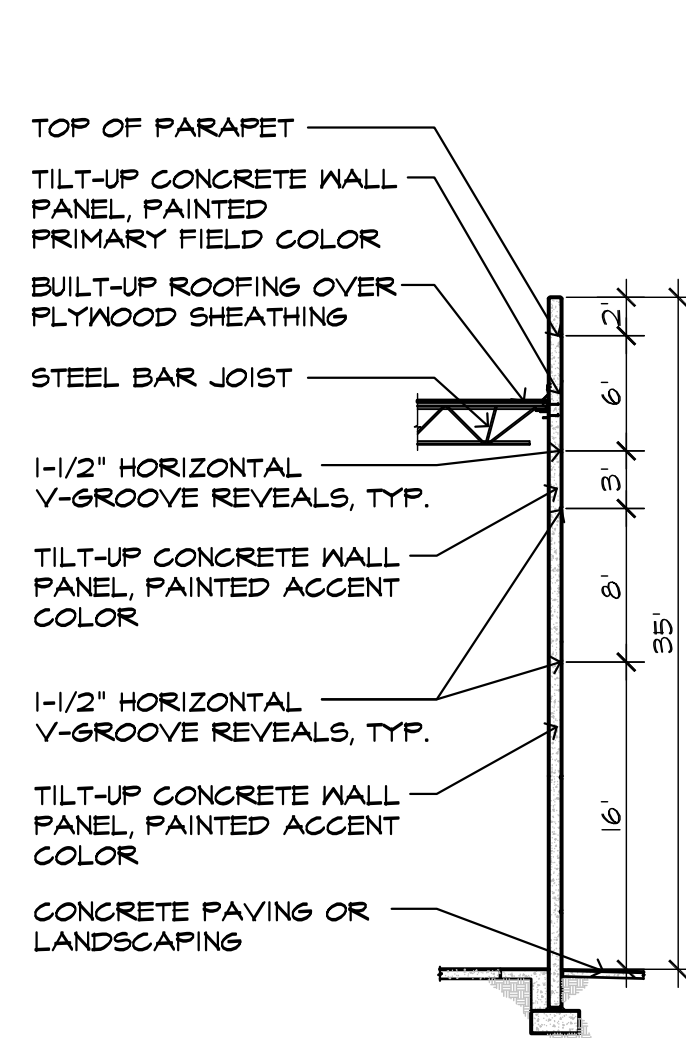


WEST ELEVATION WAREHOUSE 1

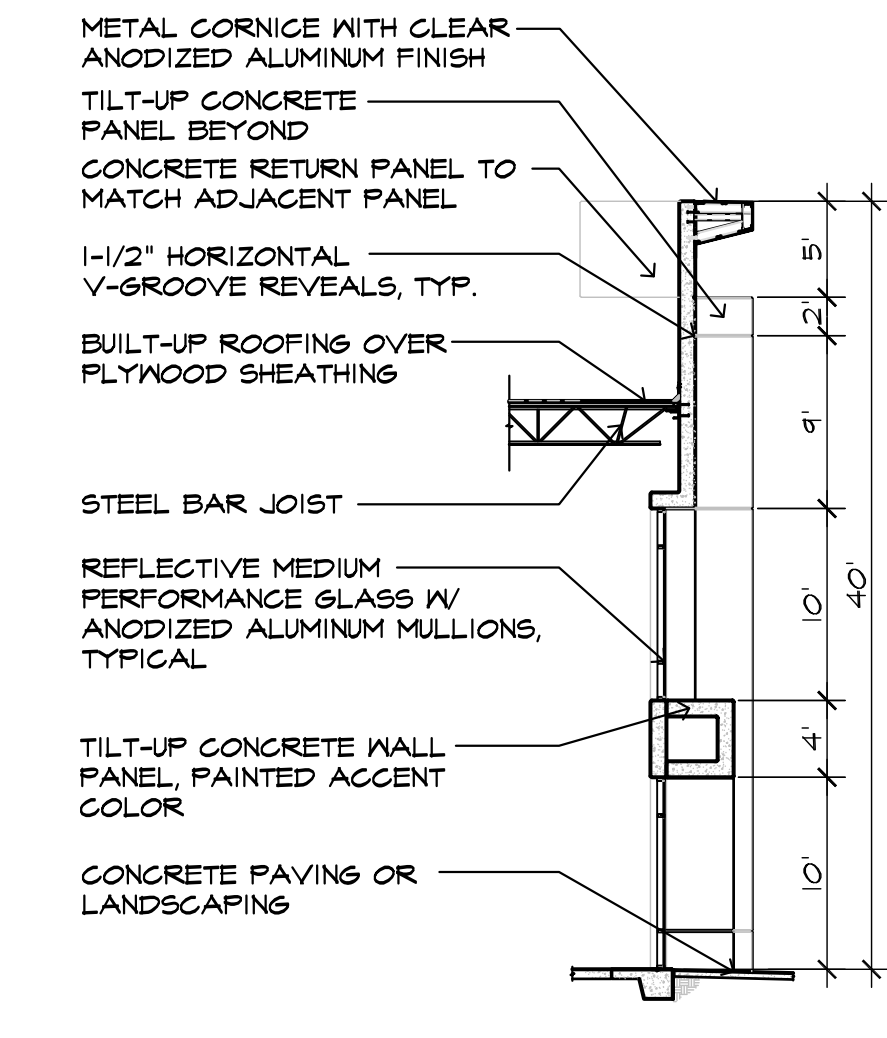


NORTH ELEVATION WAREHOUSE 2

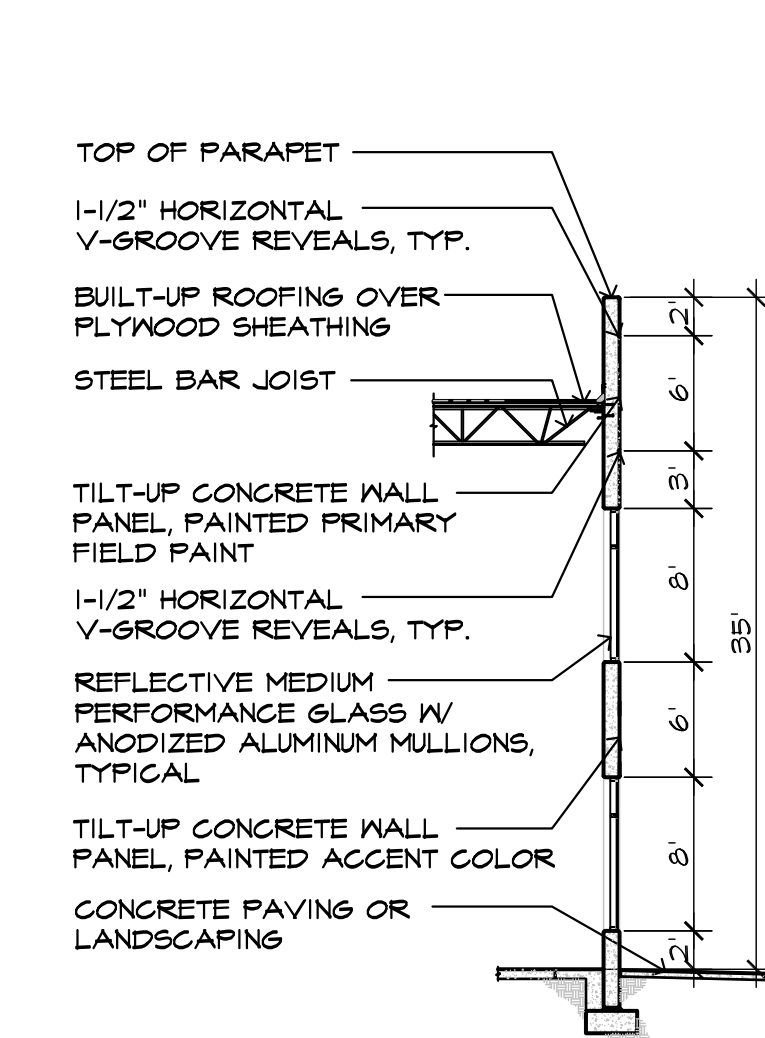
NORTH ELEVATION WAREHOUSE 1



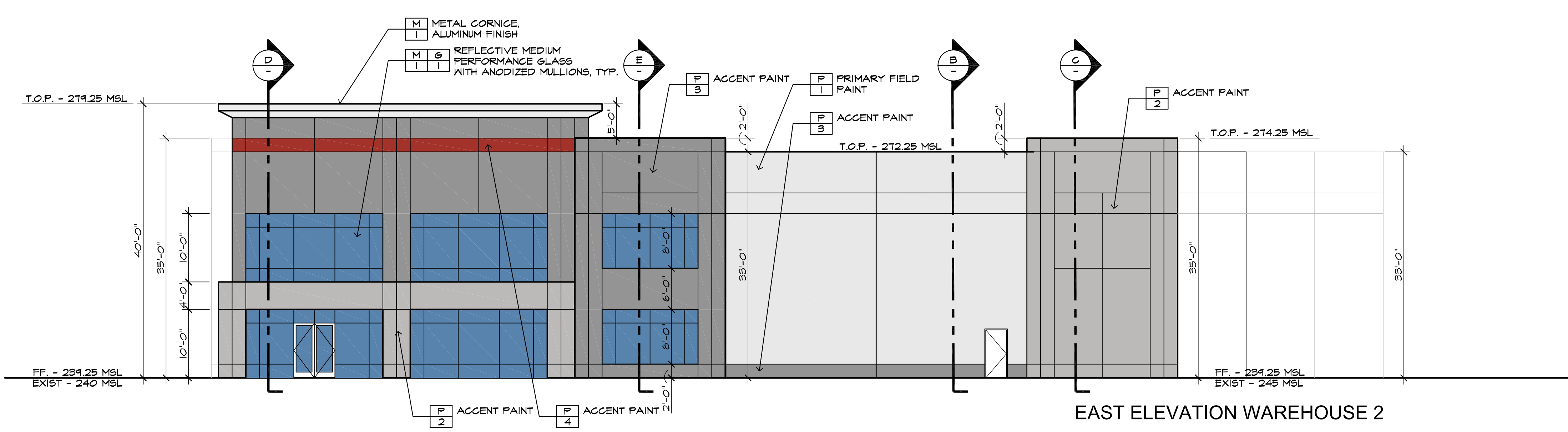
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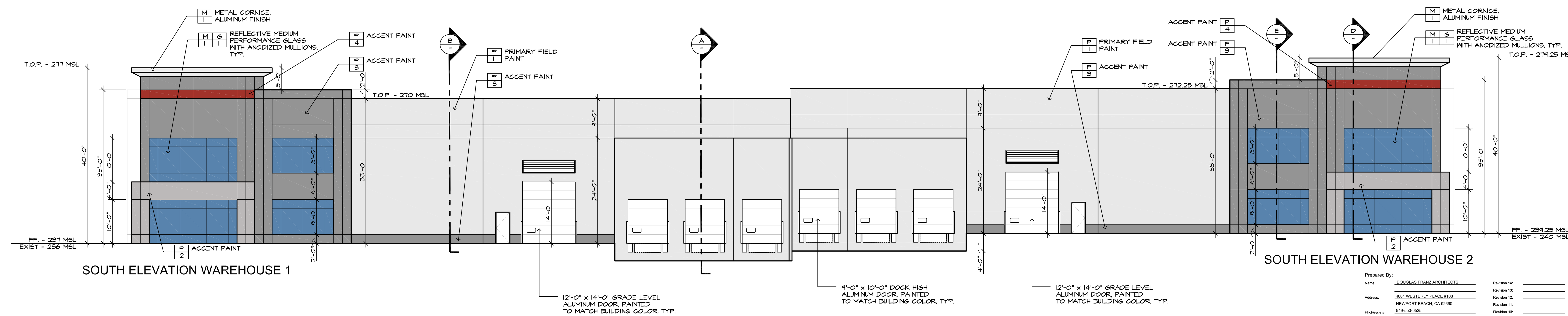
SECTION D



SECTION E



EAST ELEVATION WAREHOUSE 2



SOUTH ELEVATION WAREHOUSE 1

SOUTH ELEVATION WAREHOUSE 2

Prepared By:		Revision 14:	
Name:	DOUGLAS FRANZ ARCHITECTS	Revision 13:	
Address:	4001 WESTERN PLACE #108	Revision 11:	
Telephone:	949-553-5525	Revision 10:	
Project Address:		Revision 9:	
5855 NANCY RIDGE DRIVE		Revision 7:	
SAN DIEGO, CA 92121		Revision 6:	
Project Name:		Revision 5:	
NANCY RIDGE		Revision 4:	
BUSINESS PARK		Revision 3:	
Project Number:		Revision 2:	
18004.00		Revision 1:	
Sheet Title:		Original Date:	6/6/2019
ELEVATIONS		SHEET 8 OF 9	
		DEPR	

Nancy Ridge
A Project for Cap Rock Partners

City of San Diego #PTS 637151
San Diego, California 92121

DATE: 05-03-2019
SCALE: 1" = 10'-0"
DRAWN BY: DFA
PROJECT NO: 18004.00

EXTERIOR ELEVATIONS

A.30



REVISIONS	LDR / PLANNING REVISION	CLIENT REVISION	CLIENT REV/SION
	8/8/2018	2/24/2020	1/14/2021

Nancy Ridge
A Project for Cap Rock Partners

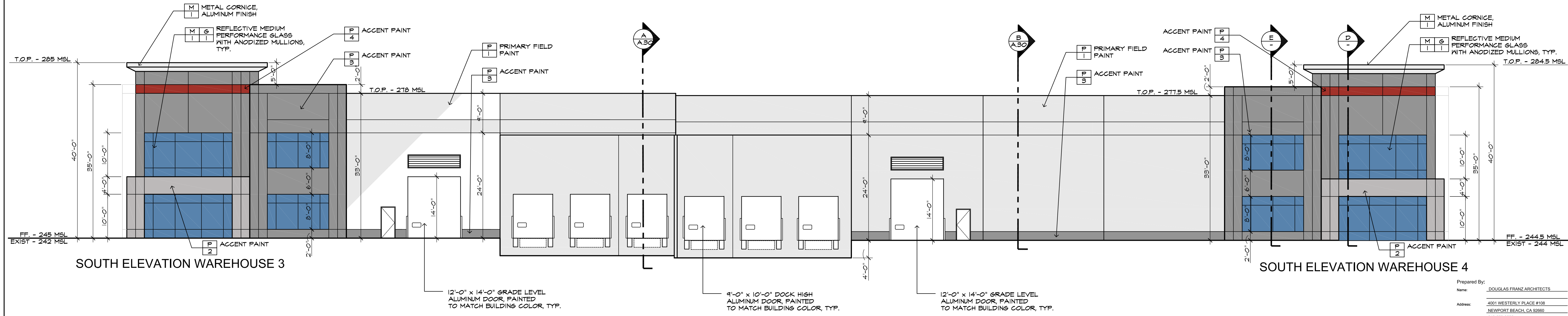
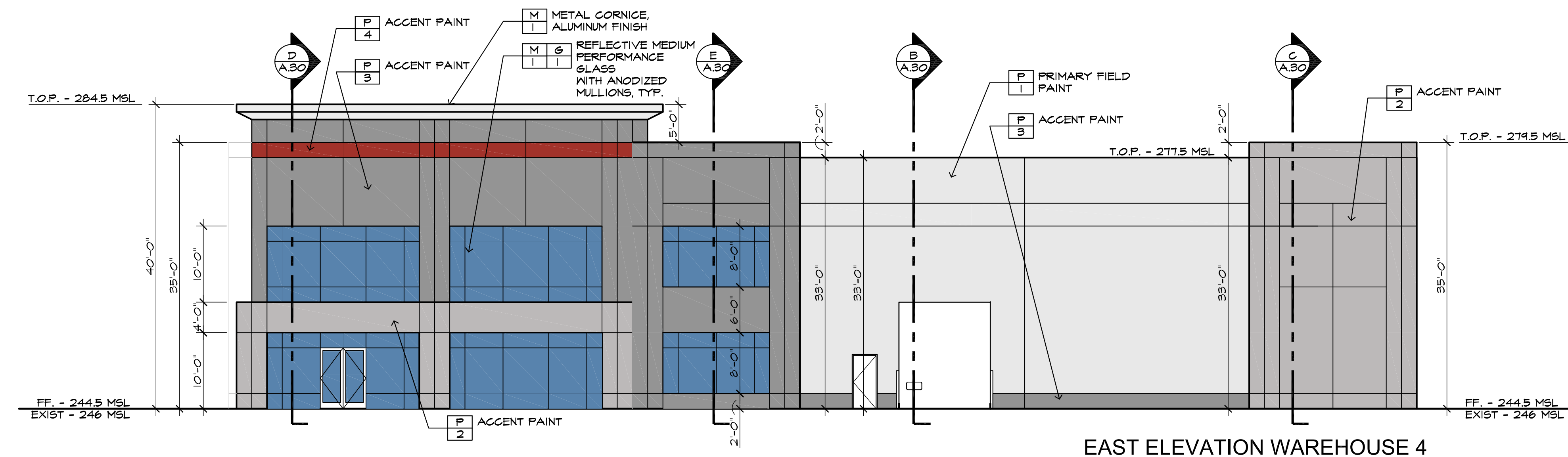
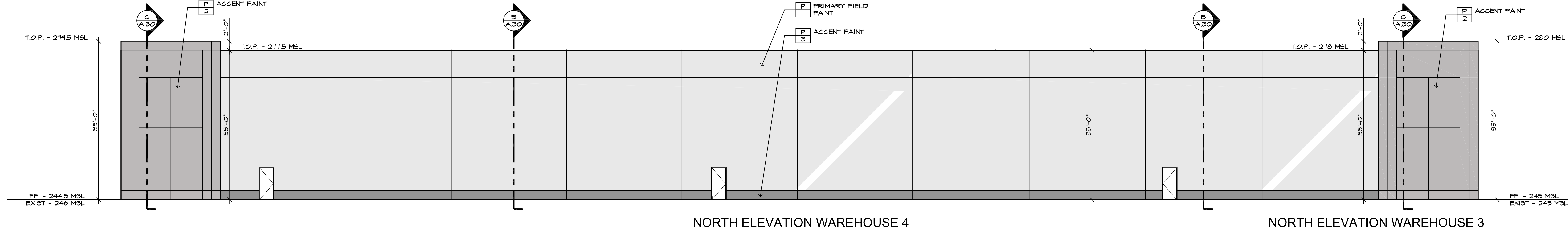
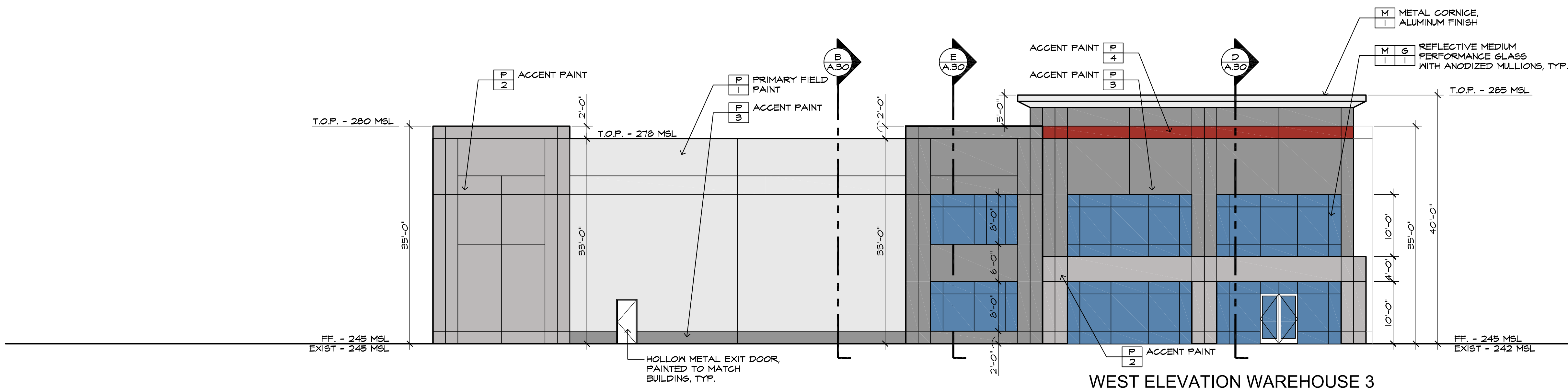
City of San Diego #PTS 637151
San Diego, California 92121

EXTERIOR ELEVATIONS

DATE:	05-03-2019
SCALE:	1" = 10'-0"
DRAWN BY:	DFA
PROJECT NO:	18004.00

A.31

MATERIAL & FINISH LEGEND	
P 1	TILT-UP CONCRETE WALL PANEL, ONE COAT PRIMER, ONE COAT FIELD PAINT COLOR: SHERWIN WILLIAMS PAINT SN 1014 EIDER WHITE
P 2	TILT-UP CONCRETE WALL PANEL, ONE COAT PRIMER, ONE COAT ACCENT PAINT COLOR: SHERWIN WILLIAMS PAINT SN 9170 AGIER
P 3	TILT-UP CONCRETE WALL PANEL, ONE COAT PRIMER, ONE COAT ACCENT PAINT COLOR: SHERWIN WILLIAMS PAINT SN 1019 SAINTLET GRAY
G 1	DUAL PANE 1/4" THICK MEDIUM PERFORMANCE GLASS BY FPS INDUSTRIES, VISTAGL (2) PACIFICA GLASS (BLUE) + CLEAR INTERIOR PANE
M 1	2" X 4-1/2" CLEAR ANODIZED ALUMINUM FRAMING BY ARCADIA, 'CLEAR AC-2'
M 2	METAL CORNICE WITH REYNOLBOND CLADDING, CLEAR ANODIZED ALUMINUM FINISH.



Prepared By:	DOUGLAS FRANZ ARCHITECTS	Revision 14:	
Name:	DOUGLAS FRANZ ARCHITECTS	Revision 13:	
Address:	4001 WESTERN PLACE #108	Revision 12:	
	NEWPORT BEACH, CA 92660	Revision 11:	
Phone/Fax:	949-553-5555	Revision 10:	
		Revision 9:	
		Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	6/8/2018
		Revision 1:	6/8/2018
Project Address:	5959 NANCY RIDGE DRIVE	Original Date:	
	SAN DIEGO, CA 92121		
Project Name:	NANCY RIDGE BUSINESS PARK		
Project Number:	18004.00		
Sheet Title:	ELEVATIONS		
		SHEET	9 OF 9
		DEPR	

NANCY RIDGE BUSINESS PARK
TENTATIVE MAP (TM) # 2322996
NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) # 2501702
5905 NANCY RIDGE DRIVE

SURVEY MONUMENTS NOTES

- 1 FOUND 2" IRON PIPE & TAG MARKED "RCE 9416" PER R4, HELD TO ESTABLISH WEST LINE OF PARCEL 3.
- 2 FOUND 2" IRON PIPE & TAG MARKED "RCE 22606" PER R4, NOT ACCEPTED, FOUND N59°25'19"E 0.36' FROM ESTABLISHED LOCATION.
- 3 FOUND 2" IRON PIPE & TAG MARKED "RCE 11057" PER R1, HELD TO ESTABLISH RAILROAD RIGHT OF WAY.
- 4 FOUND 2" IRON PIPE & TAG MARKED "RCE 11057" PER R1, HELD TO ESTABLISH RAILROAD RIGHT OF WAY.
- 5 FOUND 2" IRON PIPE & TAG MARKED "RCE 9416" MONUMENT TO BE PROTECTED.
- 6 FOUND 2" IRON PIPE & TAG MARKED "RCE 9416" MONUMENT NOT ACCEPTED AND DOCUMENTED PER PRE-CONSTRUCTION CORNER RECORD. FILE NO. 45024
- 7 FOUND 2" IRON PIPE & TAG MARKED "RCE 9416" PRE-CONSTRUCTION CORNER RECORD COMPLETED WITH GRADING PLAN PTS 635841 FILE NO. 45024
- 8 FOUND 2" IRON PIPE & TAG MARKED "RCE 9416" PER R4, ACCEPTED AS PROPERTY CORNER.
- 9 FOUND BRASS CAP IN MONUMENT WELL STAMPED "LS 4323" PER R4. ACCEPTED TO ESTABLISH CENTERLINE.

RECORD LEGEND

R1 INDICATES A DIMENSION PER RECORD OF SURVEY MAP NO. 8724
R2 INDICATES A DIMENSION PER MAP NO. 12010
R3 INDICATES A DIMENSION PER MAP NO. 10602
R4 INDICATES A DIMENSION PER MAP NO. 10819

NON-PLOTTABLE EASEMENTS

NOTE: INFORMATION BASED ON TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, DATED: OCTOBER 2, 2020, ORDER NUMBER: NCS-1005986-SD.

1. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED NOVEMBER 18, 1983 AS FILE NO. 83-420554 OF OFFICIAL RECORDS.

AFFECTS: PARCEL 2 (NOT A SURVEY MATTER)

2. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED FEBRUARY 23, 1984 AS FILE NO. 84-066029 OF OFFICIAL RECORDS.

AFFECTS: PARCEL 2 (NOT A SURVEY MATTER)

3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SITE DEVELOPMENT PERMIT NO. 1472180/PLANNED DEVELOPMENT PERMIT NO. 1472181 NANCY RIDGE BUSINESS PARK, PROJECT NO. 419154, MMRP PLANNING COMMISSION" RECORDED APRIL 07, 2017 AS INSTRUMENT NO. 2017-0157651 OF OFFICIAL RECORDS.

SAID DOCUMENT WAS RE-RECORDED DECEMBER 8, 22017 AS INSTRUMENT NO. 2017-0572302, OFFICIAL RECORDS.

AFFECTS: ALL PARCELS (NOT A SURVEY MATTER)

4. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET AND/OR HIGHWAY.

AFFECTS: PARCEL 1 (AFFECTS, NOT A SURVEY MATTER)

5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

AFFECTS: ALL PARCELS (NOT A SURVEY MATTER)

6. ADDITIONAL MATTERS, IF ANY, FOLLOWING REVIEW BY THE COMPANY'S WATERWAYS AND BOUNDARIES UNDERWRITERS.

AFFECTS: ALL PARCELS (NOT A SURVEY MATTER)

7. RIGHTS OF PARTIES IN POSSESSION.

PLOTTABLE EASEMENTS

NOTE: INFORMATION BASED ON TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, DATED: OCTOBER 2, 2020, ORDER NUMBER: NCS-1005986-SD.

- A AN EASEMENT FOR WATER MAIN OR WATER MAINS AND INCIDENTAL PURPOSES, GRANTED TO THE CITY OF SAN DIEGO, RECORDED NOVEMBER 07, 1960 AS INSTRUMENT NO. 1960-220392 OF OFFICIAL RECORDS.

AFFECTS: PARCEL 1

- C AN EASEMENT FOR: SEWER, DRAINAGE, OPEN SPACE, FLOWAGE AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF SAN DIEGO, SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED JANUARY 13, 1984 AS MAP NO. 10819 OF TRACT MAPS.

AFFECTS: PARCEL 2

- D THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" GRANTED TO NANCY RIDGE BUSINESS PARK, A LIMITED LIABILITY COMPANY, RECORDED MAY 23, 2007 AS INSTRUMENT NO. 2007-0348936 OF OFFICIAL RECORDS.

AFFECTS: PARCEL 2

- E THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "COVENANT OF EASEMENT FOR PROTECTION OF ENVIRONMENTALLY SENSITIVE LANDS WITHIN THE MULTIPLE SPECIES CONSERVATION PROGRAM MULTI-HABITAT PLANNING AREA AND OTHER ENVIRONMENTALLY SENSITIVE LANDS" RECORDED APRIL 22, 2020 AS INSTRUMENT NO. 2020-0204549 OF OFFICIAL RECORDS.

PREPARED BY: NAME: ATLAS CIVIL DESIGN

ADDRESS: 872 HIGUERA STREET

SAN LUIS OBISPO, CA 93401

PHONE #: (619) 307-2749

PROJECT ADDRESS:

5909 NANCY RIDGE DRIVE

SAN DIEGO, CA 92121

PROJECT NAME:

NANCY RIDGE BUSINESS PARK

PROJECT NUMBER: 637151

SHEET TITLE:

EXISTING CONDITIONS

REVISION 14:

REVISION 13:

REVISION 12:

REVISION 11:

REVISION 10:

REVISION 9:

REVISION 8:

REVISION 7: 06/13/22

REVISION 6: 04/23/21

REVISION 5: 02/24/21

REVISION 4: 01/08/21

REVISION 3: 10/27/20

REVISION 2: 02/24/19

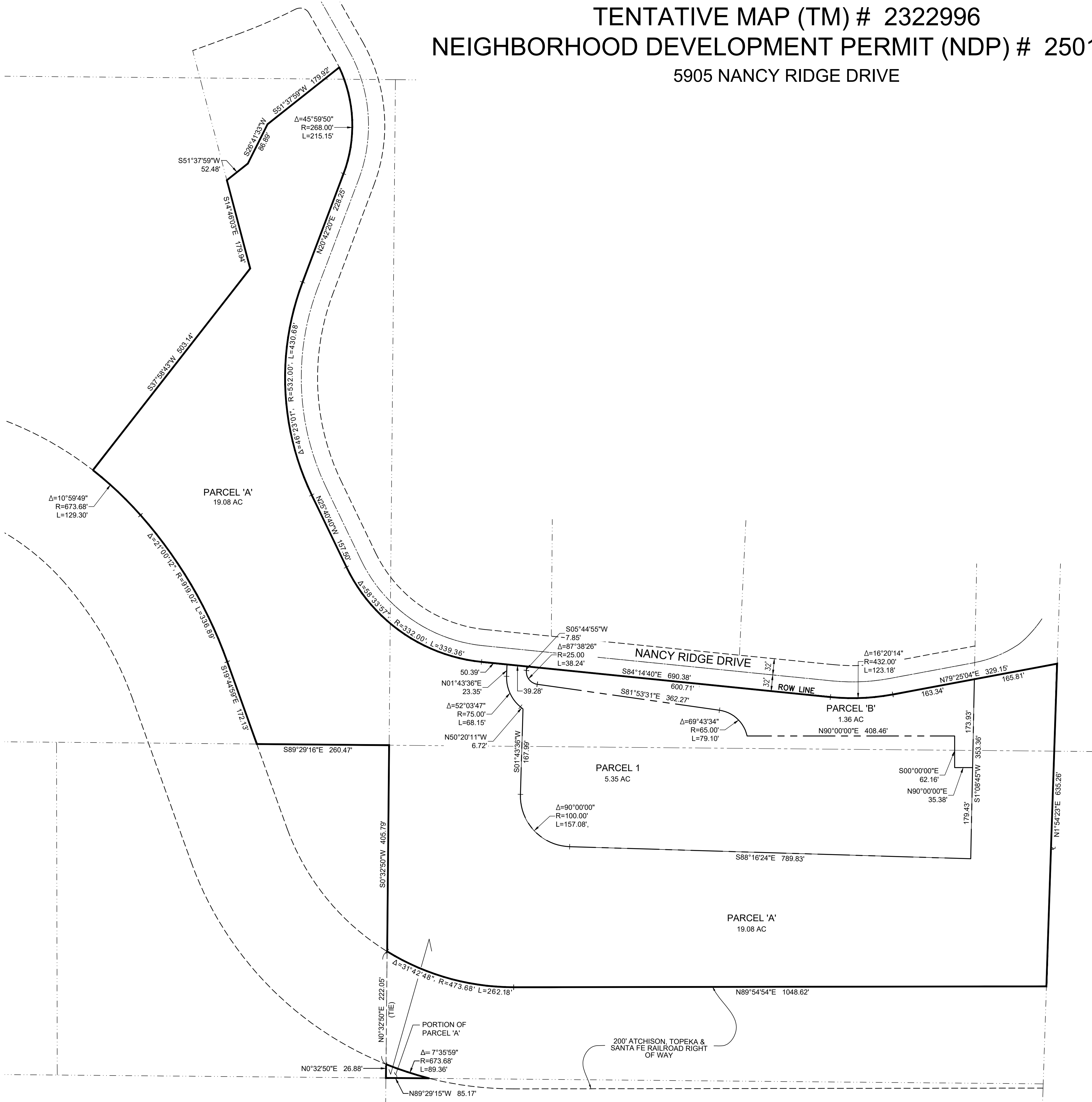
REVISION 1: 08/09/19

ORIGINAL DATE: 06/12/19

SHEET 2 OF 5

DEP#

NANCY RIDGE BUSINESS PARK
TENTATIVE MAP (TM) # 2322996
NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) # 2501702
5905 NANCY RIDGE DRIVE



LEGEND	
PROPOSED SUBDIVISION BOUNDARY	———
PROPOSED PARCEL LINE	———
EXISTING SECTION LINE	———
EXISTING MID-SECTION LINE	———
EXISTING RIGHT-OF-WAY	———



Arnold J. Whitaker
ARNOLD J. WHITAKER
PLS 7883

4/23/2021
EXP. 03-31-23

PREPARED BY: NAME: ATLAS CIVIL DESIGN
ADDRESS: 872 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
PHONE #: (619) 307-2749

PROJECT ADDRESS:
5909 NANCY RIDGE DRIVE
SAN DIEGO, CA 92121

PROJECT NAME:
NANCY RIDGE BUSINESS PARK

PROJECT NUMBER: 637151

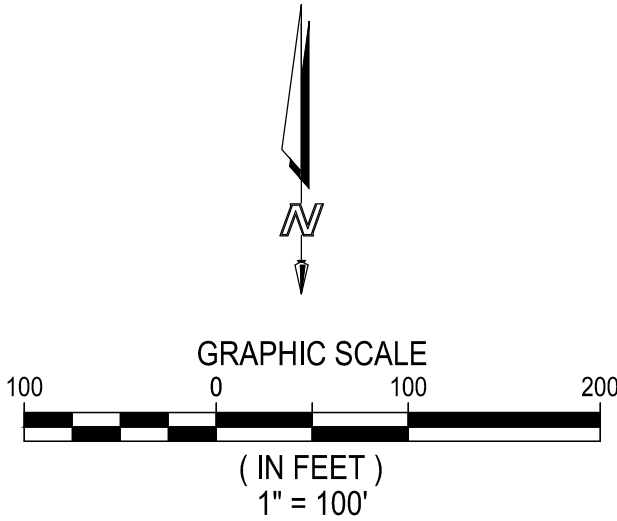
SHEET TITLE:
PROPOSED PARCEL MAP

REVISION 14:	_____
REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	<u>06/13/22</u>
REVISION 6:	<u>04/23/21</u>
REVISION 5:	<u>02/24/21</u>
REVISION 4:	<u>01/08/21</u>
REVISION 3:	<u>10/27/20</u>
REVISION 2:	<u>02/24/19</u>
REVISION 1:	<u>08/09/19</u>

ORIGINAL DATE: 06/12/19

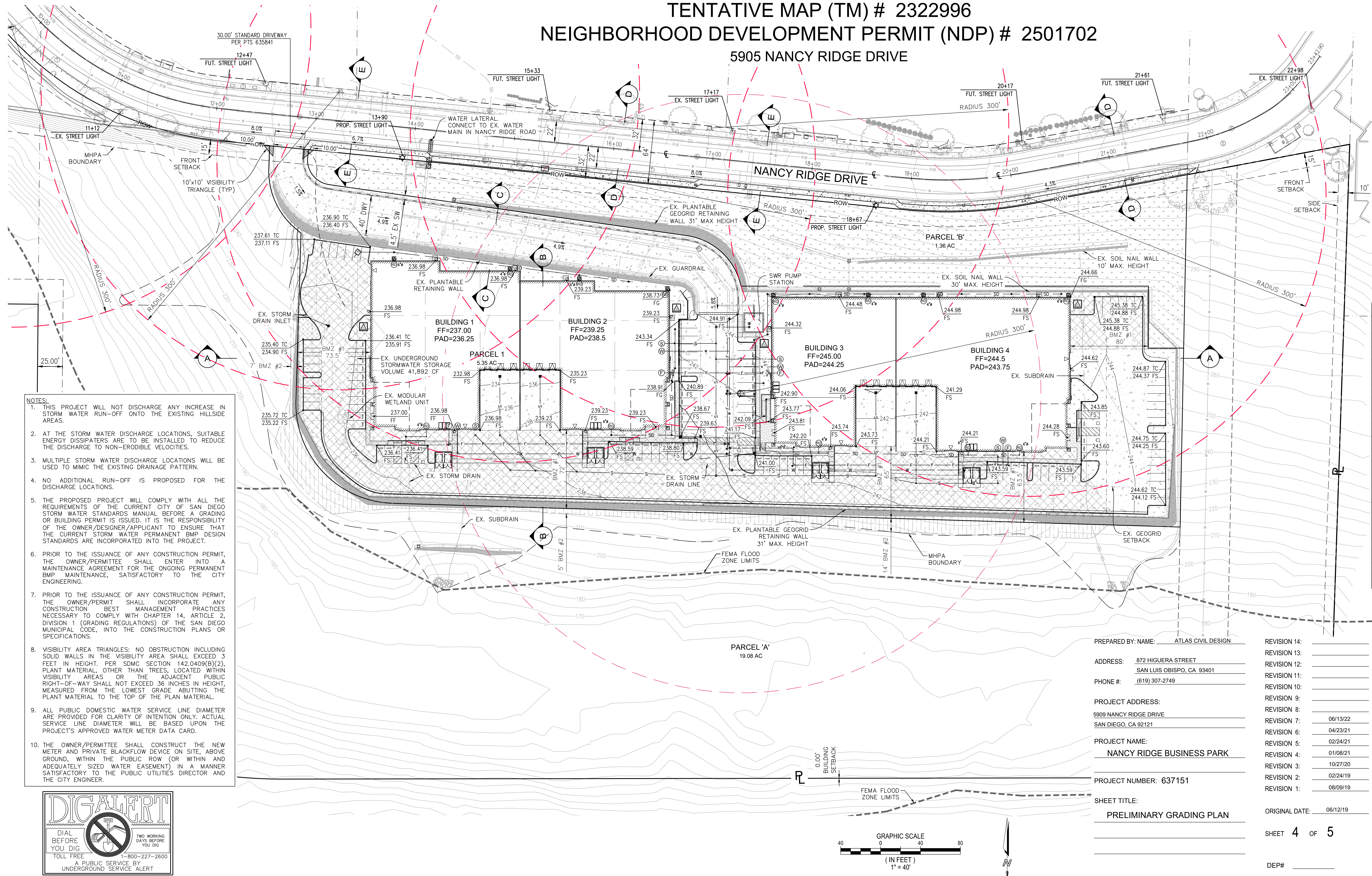
SHEET **3** OF **5**

DEP# _____

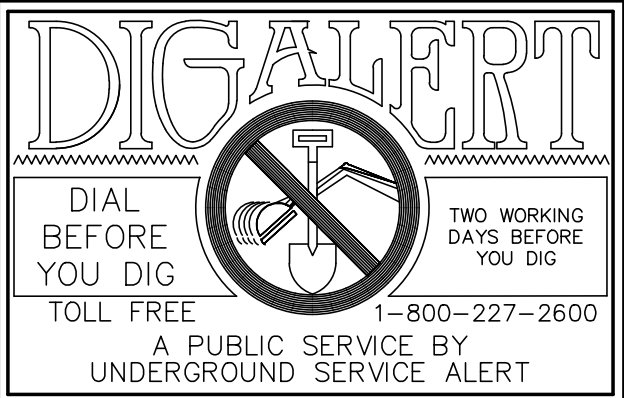


NANCY RIDGE BUSINESS PARK
TENTATIVE MAP (TM) # 2322996
NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) # 2501702

5905 NANCY RIDGE DRIVE



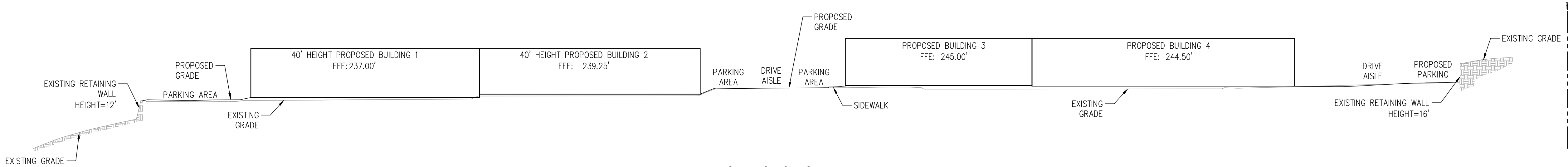
- NOTES:
1. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.
 2. AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
 3. MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
 4. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.
 5. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
 6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEERING.
 7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMIT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 8. VISIBILITY AREA TRIANGLES: NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409(B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
 9. ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETER ARE PROVIDED FOR CLARITY OF INTENTION ONLY. ACTUAL SERVICE LINE DIAMETER WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.
 10. THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN THE PUBLIC ROW (OR WITHIN AND ADEQUATELY SIZED WATER EASEMENT) IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.



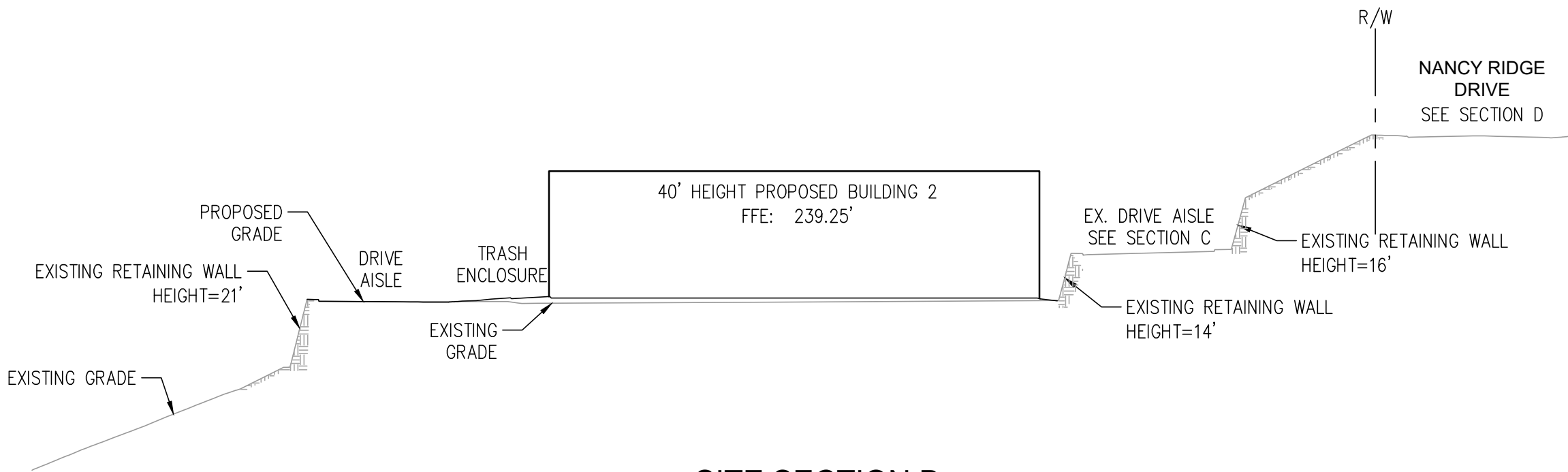
PREPARED BY: NAME: ATLAS CIVIL DESIGN
ADDRESS: 872 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
PHONE #: (619) 307-2749
PROJECT ADDRESS:
5909 NANCY RIDGE DRIVE
SAN DIEGO, CA 92121
PROJECT NAME:
NANCY RIDGE BUSINESS PARK
PROJECT NUMBER: 637151
SHEET TITLE:
PRELIMINARY GRADING PLAN

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	06/13/22
REVISION 6:	04/23/21
REVISION 5:	02/24/21
REVISION 4:	01/08/21
REVISION 3:	10/27/20
REVISION 2:	02/24/19
REVISION 1:	08/09/19
ORIGINAL DATE:	06/12/19
SHEET 4 OF 5	
DEP#	

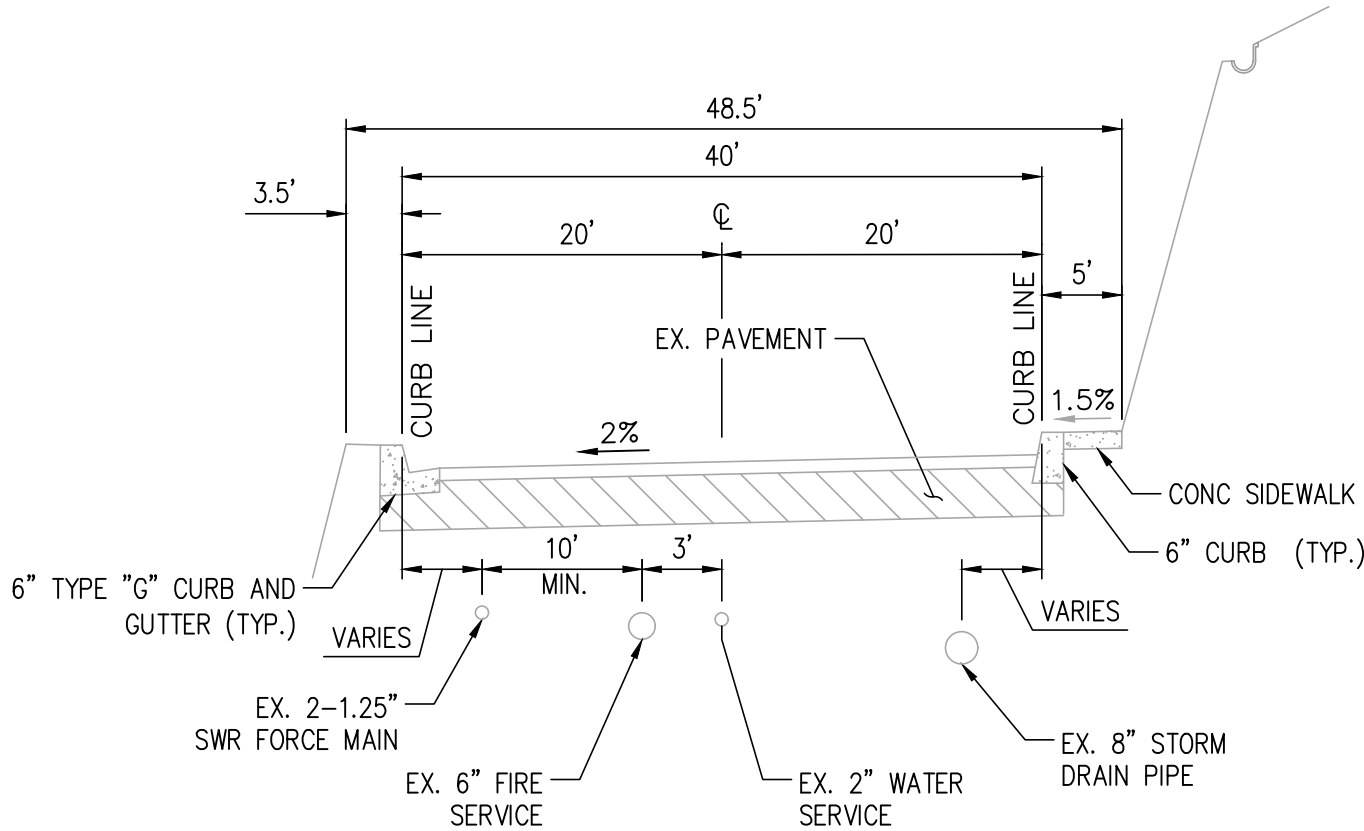
NANCY RIDGE BUSINESS PARK
TENTATIVE MAP (TM) # 2322996
NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) # 2501702
5905 NANCY RIDGE DRIVE



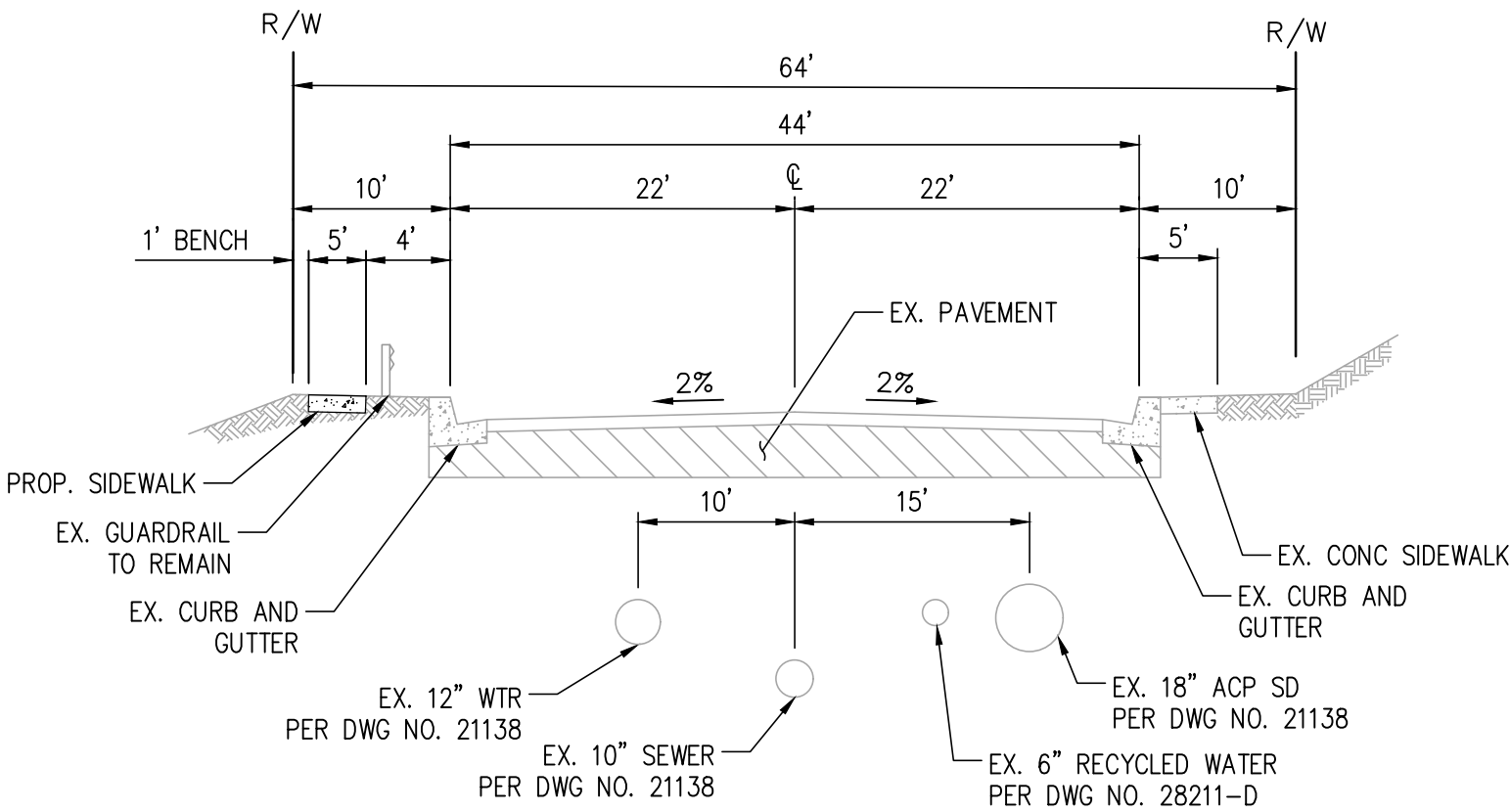
SITE SECTION A
HOR SCALE: 1"=40'
VERT SCALE: 1"=40'



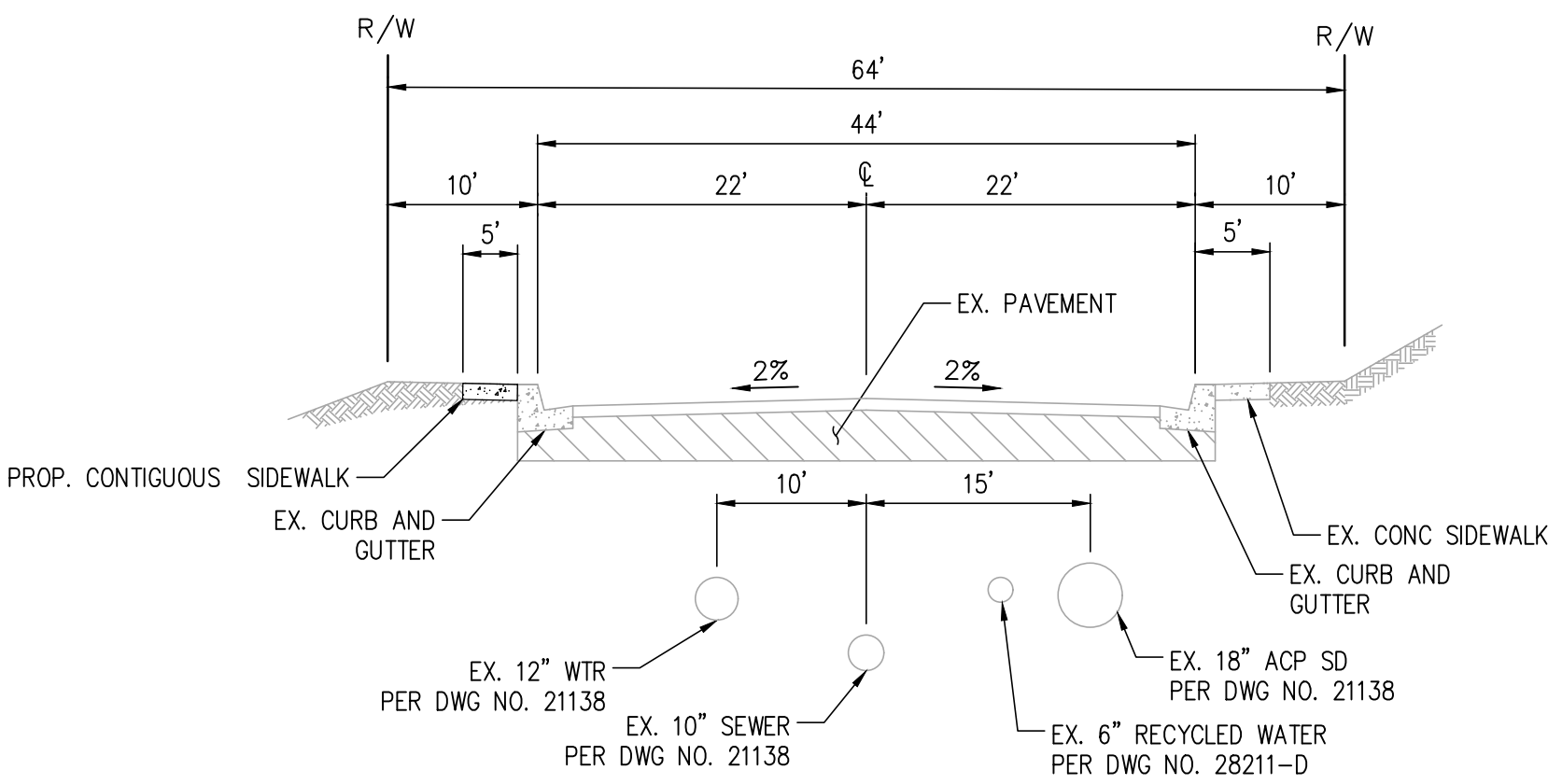
SITE SECTION B
HOR SCALE: 1"=40'
VERT SCALE: 1"=40'



SECTION C
PRIVATE DRIVEWAY (EXISTING)
NOT TO SCALE
PER DWG NO. 21138



SECTION D
NANCY RIDGE DRIVE (EXISTING)
NOT TO SCALE
PER DWG NO. 21138



SECTION E
NANCY RIDGE DRIVE (EXISTING)
NOT TO SCALE
PER DWG NO. 21138

PREPARED BY: NAME: ATLAS CIVIL DESIGN
ADDRESS: 872 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
PHONE #: (619) 307-2749

PROJECT ADDRESS:
5909 NANCY RIDGE DRIVE
SAN DIEGO, CA 92121

PROJECT NAME:
NANCY RIDGE BUSINESS PARK

PROJECT NUMBER: 637151

SHEET TITLE:
SECTIONS AND DETAILS

REVISION 14:	
REVISION 13:	
REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	06/13/22
REVISION 6:	04/23/21
REVISION 5:	02/24/21
REVISION 4:	01/08/21
REVISION 3:	10/27/20
REVISION 2:	02/24/19
REVISION 1:	08/09/19

ORIGINAL DATE: 06/12/19

SHEET 5 OF 5

DEP#