



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 21, 2020 REPORT NO. PC-20-027

HEARING DATE: May 28, 2020

SUBJECT: Meanley Drive, Process Four Decision

PROJECT NUMBER: [559289](#)

OWNER/APPLICANT: Mission Federal Credit Union, a non-profit credit union

SUMMARY

Issue: Should the Planning Commission approve of the subdivision of an 11.35-acre site into 3 parcels, with existing light industrial uses, where two of the parcels would not have 100 feet of street frontage on Meanley Drive within the Scripps Miramar Ranch Community Plan area?

Staff Recommendations:

1. APPROVE Vesting Tentative Map No.2193919 and Planned Development Permit No. 2420714.

Community Planning Group Recommendation: On October 5, 2017, the Scripps Miramar Ranch Planning Group considered the project and voted 15-0-0 to recommend approval with no conditions.

Environmental Review: On May 31, 2019, City staff determined that the project qualifies for an exemption from the State of California Environmental Quality Act (CEQA) Guidelines under section 15315, Minor Land Divisions.

Fiscal Impact Statement: None with this action; the costs of processing this project are paid by the applicant through a deposit account.

Code Enforcement Impact: None.

Housing Impact Statement: The Scripps Miramar Ranch Community Plan designates the 11.35-acre project site for Industrial use, and the proposed subdivision would not alter that designation. No housing is proposed, and the subdivision does not impact any existing housing or proposed housing developments, as none is planned at this location.

BACKGROUND

The 11.35-acre project site is located at located at 10301, 10325, and 10343 Meanley Drive, east of the end of Meanley Drive and south of Scripps Lake Drive, in the IP-2-1 Zone within the Scripps Miramar Ranch Community Plan area (Attachment 1). The site is designated for Industrial use and the zone is IP-2-1, which allows for Light Industrial and Office use. The site is developed with three office buildings, the development of which was covered by Planned Industrial Development Permit No. 85-0762 ("PID") and Substantial Conformance No. 480670. The existing development conforms to the approved permits.

The project site is located within an urbanized community and abuts residential development to the east, light industrial and office to the west, and a library and waste treatment plant are located north of the site. There is also a dog park to the southwest of the site. Access to the property is from a private driveway from the eastern terminus of Meanley Drive.

DISCUSSION

The project requires a requires a Process Four Planned Development Permit pursuant to [SDMC Section 126.0602](#) as the project does not comply with all of the underlying development regulation of the base zone. Specifically, two of the three proposed parcels will not have 60feet of street frontage as required by [SDMC Section 131.0642](#) . The project also requires a Process Three Vesting Tentative Map pursuant to [SDMC Section 125.0122](#) for the proposed three parcel subdivision. The City consolidates all those discretionary actions into the higher-level process, therefore the Vesting Tentative Map is also before the Planning Commission.

Project Description:

The project proposes to subdivide an 11.35-acre lot into three parcels. No construction is proposed as the three parcels are currently developed, and that development is consistent with the existing PID that allowed for the existing development and the Scripps Miramar Ranch Community plan. The proposed subdivision is also in conformance with the IP-2-1 zone, which requires a minimum lot size of 40,000 parcel. The new parcels would range in size from 145,839 square feet to 178,727 square feet, well in excess of the 40,000-square-foot minimum.

The proposed subdivisions will, however, create two parcels that do not comply with the IP-2-1 requirement to have 60 feet of street frontage. The SDMC does allow for a development to move forward that does not comply with all of the underlying development regulation with a Planned Development Permit, provided that the deviations from those regulation are appropriate for this location and will result in a more desirable project than if it was in strict conformance with the development regulations of the zone.

This project site is an existing developed site, at the end of a cul-du-sac street. The project site contains mature vegetation around the perimeter which will not be impacted by the proposed subdivision. The cul-du-sac includes a landscaped island in front of this property and two others that are accessed via this dead-end street. In order to provide 60 feet (or 100 on a straight right-

of-way) of street frontage to the two parcels (1 and 2), the public street would have to be extended on the property. That street extension would only serve the two new parcels, with potential opportunity to provide access to the property to the west of the project site. However, that site has access from the cul-du-sac, so it is not needed. An extension of the street would also impact existing mature landscaping, and may result in impacts to the existing island median as that portion of the street would no longer be the terminus. By allowing for a deviation from the street frontage requirements, the existing street conditions would be preserved and the City of San Diego would not take on maintenance of additional public right-of-way that has adequate access today. Reciprocal access easements across Parcels 2 and 3 will provide access to those parcels, using the existing private drive on site.

Project-Related Issues:

Tentative Map – A Tentative Map is required for each subdivision of land, except for parcel maps that do not create new lots. The purpose of the City’s Tentative Map Procedures is “to implement the provisions of the Subdivision Map Act to provide for the orderly division of land” (SDMC 125.0401). As noted above, the proposed parcels are all in conformance with the minimum lot size of 40,000 square feet for the IP-2-1 zone.

Planned Development Permit – A Planned Development Permit is required to allow for the parcels to be created to deviate from the requirement of [SDMC 131.0642](#) of the IP-2-1 that each lot or parcel has 60 feet of street frontage for lots the front principally on a turnaround or curving street with a centerline radius of less than 100 feet.

Community Planning Group:

On October 5, 2017, the Scripps Miramar Ranch Planning group considered the project and voted unanimously to recommend approval with no conditions.

Community Plan Analysis:

The 11.35-acre site is located within Scripps Miramar Ranch Community Plan area. The proposed project site has a land use designation of Industrial in the SMRCP, with a focus on light industrial to be governed by a Planned Industrial Development Permit.

The primary goal of the SMRCP’s for the industrial lands uses is to “encourage the development of a prestigious industrial park which minimizes pollution and provides desirable employment opportunities.” Objectives that support that overall goal include, but are not limited to:

- Encourage the use of eucalyptus trees in landscaping to maintain and enhance the forested character of the Scripps Miramar Ranch community
- Encourage the development of industries, which would provide desirable employment opportunities within Scripps Miramar Ranch
- Protect areas designated for industrial use from encroachment by incompatible land uses

- Encourage the development of landscaped buffers, which provide effective visual screening between disparate land uses and around parking areas
- Encourage cooperative use of recreational facilities in the industrial parks by local residents.
- Urge the coordination in design of open spaces within the industrial park with open space.

The proposed Tentative Map creates parcels that exceed the minimum required lot size for the zone, and that maintains the existing development pattern, as no construction is proposed. The project would not be expected to disrupt the existing character of the community.

Conclusion:

The project would benefit the community by continuing the existing use and development pattern on the project site. It may allow for new ownership opportunities for smaller light industrial or office uses. The proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the project and draft conditions of approval. Staff recommends the Planning Commission approve the project as proposed.

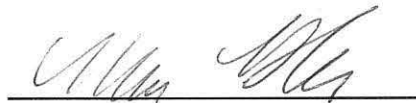
ALTERNATIVES

1. APPROVE Vesting Tentative Map No.2193919 and Planned Development Permit No. 2420714 with modifications.
2. DENY Vesting Tentative Map No.2193919 and Planned Development Permit No. 2420714 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



P.J. Fitzgerald
Assistant Deputy Director
Development Services Department

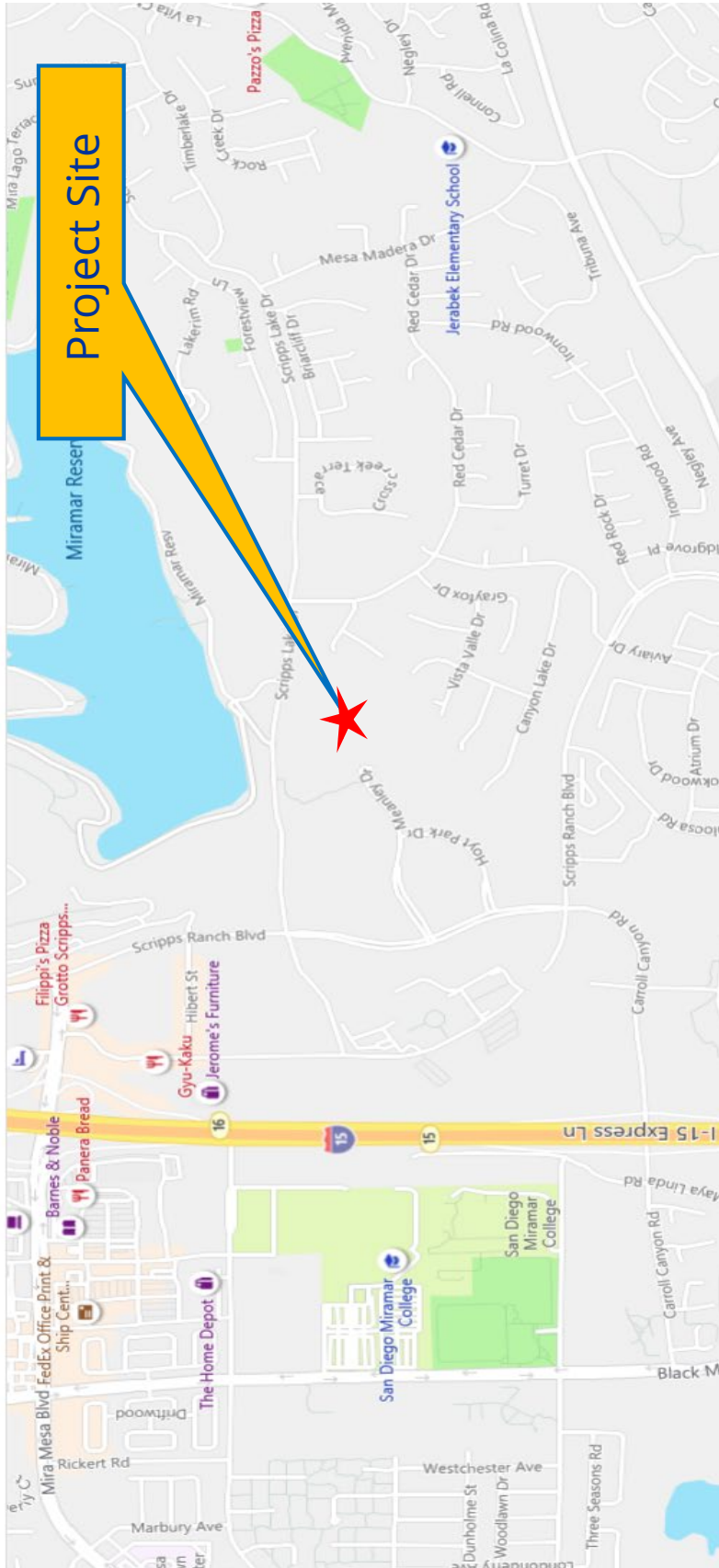
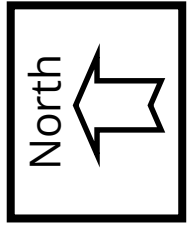


Martha Blake
Development Project Manager
Development Services Department

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Environmental Exemption
5. Draft Map Resolution with Findings
6. Draft Map Conditions
7. Draft PDP Resolution with Findings

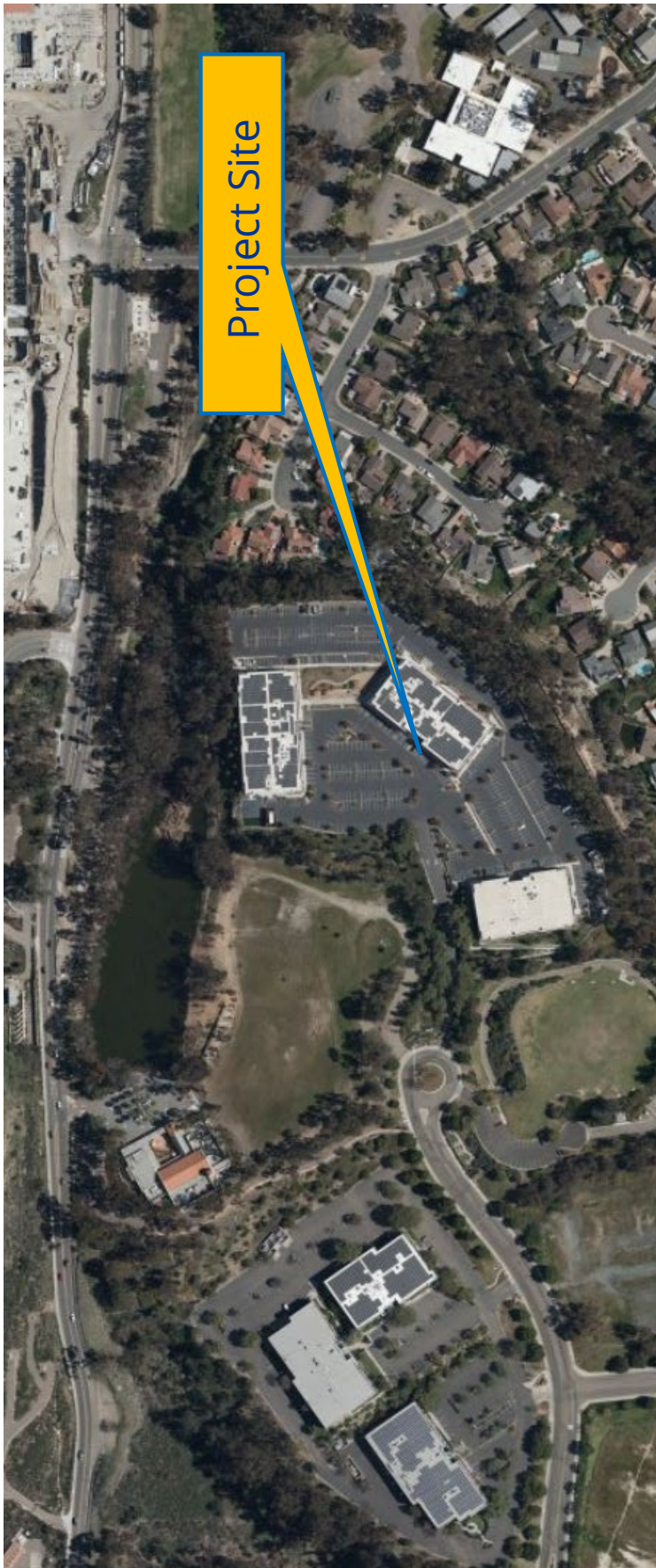
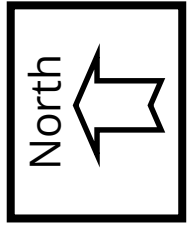
8. Draft PDP Conditions
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Plans/Map



Project Location Map

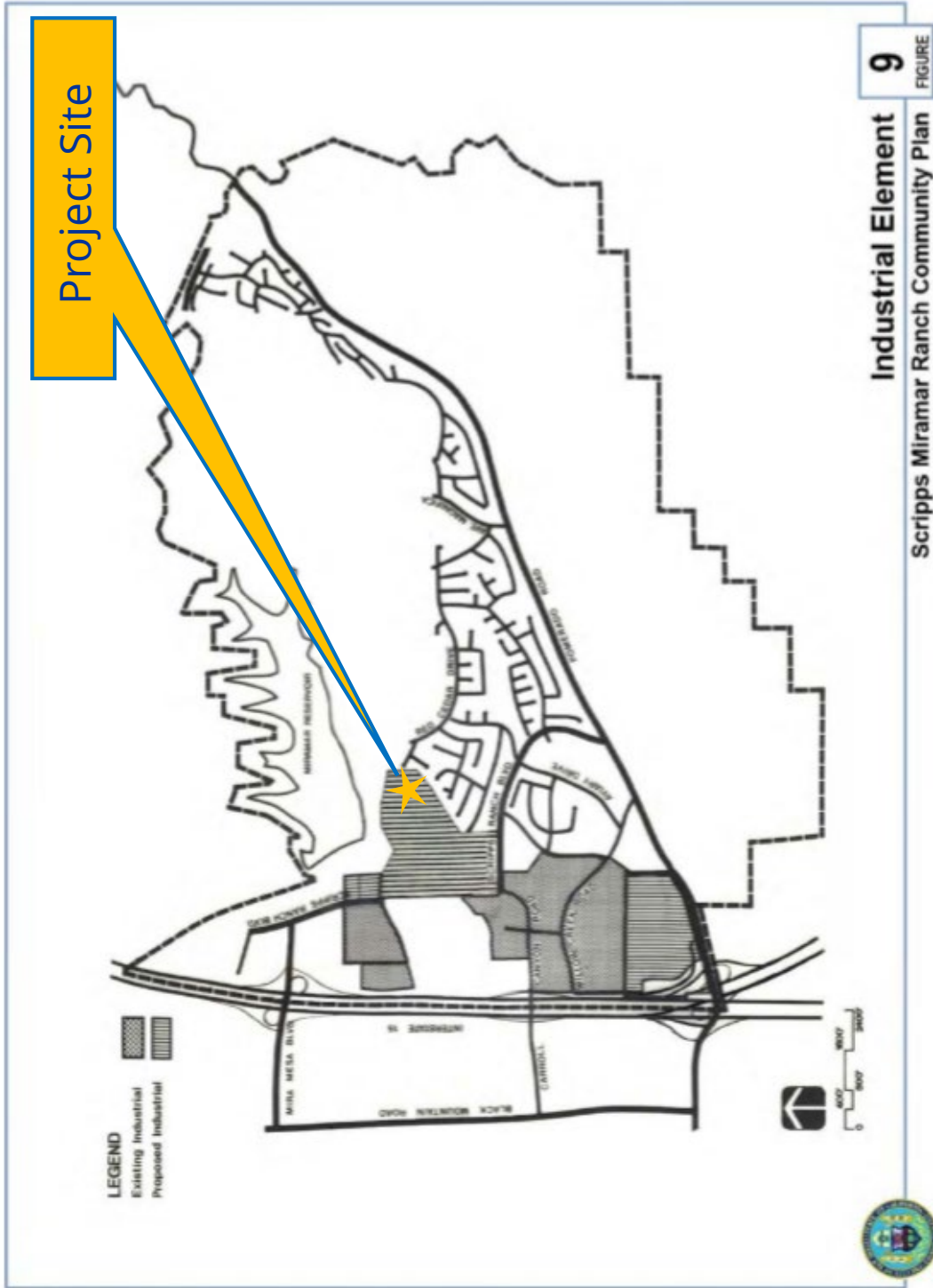
Meanley Drive
PROJECT NO. 559289





Aerial Photo
Meanley Drive
PROJECT NO. 559289





Land Use Map
Meanley Drive
PROJECT NO. 559289





THE CITY OF SAN DIEGO

Date of Notice: May 31, 2019

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24007354

PROJECT NAME / NUMBER: Meanley Drive – VTM/PDP / 559289**COMMUNITY PLAN AREA:** Scripps Miramar Ranch**COUNCIL DISTRICT:** 5**LOCATION:** 10301 Meanley Drive, San Diego, CA 92131

PROJECT DESCRIPTION: The project is a request for a Vesting Tentative Map (VTM) and a Planned Development Permit (PDP) to subdivide one lot with existing commercial and industrial development into three separate lots located at 10301 - 10343 Meanley Drive. The project does not propose any physical development in conjunction with this action. The 11.35-acre site is designated Light Industrial pursuant to the adopted Scripps Miramar Ranch Community Plan and is subject to the IP-2-1 zoning requirements. The project is also subject to the Airport Land Use Compatibility Overlay Zone, Airport Influence Area (MCAS-Miramar, Review Area 2), FAA Part 77 Notification Area, Prime Industrial Lands, and Council District 5.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Planning Commission

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15315, *Minor Land Divisions*.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City conducted an environmental review which determined that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15315, which allows for the division of property in urbanized areas into four or fewer parcels. The project was found to be in conformance with the General Plan and zoning, no variances or exceptions are proposed, and all services and access to the proposed parcels are provided. The project was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER:

Martha Blake

MAILING ADDRESS:

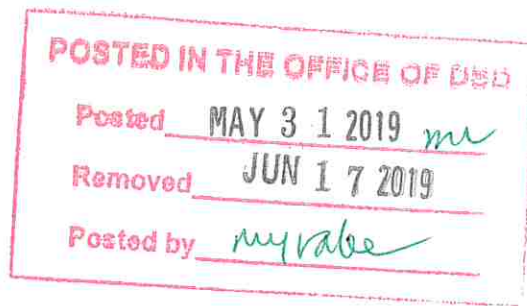
1222 First Avenue, MS 501, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL:(619) 446-5375 / MBlake@sandiego.gov

On May 31, 2019 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (June 14, 2019). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



RESOLUTION NO. _____
DATE OF FINAL PASSAGE MAY 28, 2020

A RESOLUTION OF THE PLANNING COMMISSION ADOPTING THE
FINDINGS AND APPROVING VESTING TENTATIVE MAP NO. 1979390
FOR MEANLEY DRIVE – PROJECT NO. 559289

WHEREAS, Mission Federal Credit Union, Subdivider, and Fuscoe Engineering, Engineer, submitted an application with the City of San Diego for Vesting Tentative Map No. 1979390, which involves the subdivision of a developed, 11.35-acre lot into three separate parcels that do not all front a public street. The project site is located at 10301, 10325, and 10343 Meanley Drive, east of the end of Meanley Drive and south of Scripps Lake Drive, in the IP-2-1 Zone within the Scripps Miramar Ranch Community Plan area. The property is legally described as Lot 4 of Scripps Ranch Business Park Phase III, in the City of San Diego, County of San Diego, State of California, According to Map No. 12130, filed in the Office of the County Recorder of San Diego County, July 27, 1988; and

WHEREAS, the Map proposes the subdivision of an 11.35-acre site into three parcels for commercial use; and

WHEREAS, on May 31, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15315; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, the project complies with the requirements 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 May 28, 2020, the Planning Commission of the City of San Diego considered Map Waiver No. 1979390, and, pursuant to the San Diego Municipal Code 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 1979390:

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

The 11.35-acre site is located at the eastern terminus of Meanley Drive, south of Scripps Lake Drive, in the IP-2-1 zone within the Scripps Miramar Ranch Community Plan (SMRCP) area. The SMRCP designates the site as Industrial, and the zone allows for Light Industrial and Office use, with a minimum lot area of 40,000 square feet. The project proposes a Vesting Tentative Map for the subdivision of the site to create 3 parcels. The site is currently developed with three office buildings and surface parking. No construction or changes to the existing development or change in use is proposed with this action. The existing use and site design is consistent with the policies, goals and objectives of the applicable land use plan, and the existing improvements will remain. Therefore, the proposed subdivision is consistent with the policies, goals, and objectives of the Scripps Miramar Ranch Community 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 proposed subdivision would create three parcels from one existing lot. The new parcels would range in size from 145,839 square feet to 178,727 square feet, where the minimum lot size is 40,000 square feet. A Planned Development Permit No. 2420714 is required to allow for the creation of parcels (Parcels 1 and 2) without 100 feet of street frontage required in the IP-2-1 zone. A reciprocal access easement is provided across Parcel 3 to provide access to Parcels 1 and 2 from the street. The Land Development Code allows for this method to ensure access to those parcels lacking full street frontage, therefore the proposed subdivision is in compliance with all applicable zoning and development regulations of the Land Development Code.

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

No development is proposed with this action. The site is fully developed. Therefore, the site is suitable for the existing development and proposed map action.

- 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 project proposes the subdivision of an existing, developed, 11.35-acre site into three smaller parcels of 3.9, 3.35, and 4.1 acres. The site is fully developed, and the only proposed improvements are to the existing driveway and sidewalk along Meanley Drive to be consistent with current engineering standards. Those are all within existing hardscaped areas. No other physical modifications are proposed, therefore the design of the subdivision and minor curb and driveway update are not likely to cause any substantial environmental damage or injure any fish or wildlife, as the areas of work are already developed.

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

The Vesting Tentative Map was reviewed and determined to be in compliance with the Land Development Code and Subdivision Map Act. The Vesting Tentative Map includes conditions and corresponding exhibits of approvals, installation of public improvements, and payment of applicable taxes in order to achieve compliance with the regulations of the Land Development Code. Parcel 3 has direct access to a public right-of-way, and Parcels 1 and 2 would have access to and from Meanley Drive via a reciprocal access easement recorded on portions of Parcels 2 and 3. The development as proposed is consistent with Land Development Code Regulations and requirements, which would ensure that the project is not 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.**

There are no existing access easements through the property. Therefore, the design of the subdivision and proposed improvements would 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 an 11.35-acre parcel into 3 parcels that are currently developed and with no construction proposed will not impede or inhibit passive or natural heating and cooling opportunities. The existing development is and will continue to be separated via surface parking lots, which ensures adequate natural light and air movement between the existing structures. Therefore, the design of the proposed subdivision provides, 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 subdivision creates 3 parcels for existing light industrial development on a site designated and zoned for such. The site is surrounded by a mix of other light industrial development, residential development, a public library, dog park, and other uses. The SMRCP designates this site for the existing use, which is intended to provide employment opportunities for the community. The subdivision would not result in any changes in the housing needs or opportunities, nor would it impact environmental resources, as no development is proposed.

The decision maker has reviewed the administrative record including the project plans, technical studies, environmental documentation and heard public testimony to determine 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 and found that the subdivision of the lot into three parcels and maintaining the existing use, consistent with the housing needs anticipated for the Scripps Miramar Ranch community.

That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Map Waiver No. 1979390 is hereby granted to Mission Federal Credit Union, Owner, and Fuscoe Engineer, Engineer, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Martha Blake
Development Project Manager
Development Services Department

ATTACHMENT: Vesting Tentative Map Conditions
Internal Order No. 24007354

ATTACHMENT 6

PLANNING COMMISSION
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1979390

MEANLEY DRIVE – PROJECT NO. 2420714

ADOPTED BY RESOLUTION NO. _____ ON May 28, 2020

GENERAL

1. This Vesting Tentative Map will expire June 11, 2023.
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 Final Map, unless otherwise noted.
3. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the existing 11.35-acre lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for 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.

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 along with the associated compliance fee to avoid delaying the recordation of the Parcel Map.

5. The Parcel Map shall conform to the provisions of Planned Development Permit No. 2420714 and Planned Industrial Development (PID) Permit No. 85-0762.
6. 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 the Subdivider of any claim, action, or proceeding, or if the 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 bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

7. Prior to the issuance of any Certificate of Compliance or recordation of the Map, the Subdivider shall provide CC&Rs for the operation and maintenance of all private water and sewer facilities, in a manner satisfactory to the Public Utilities Director and the City Engineer.

ATTACHMENT 6

8. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
9. 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.
10. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver 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.

PUBLIC UTILITIES

11. Prior to the recordation of the Parcel Map, the Subdivider shall provide CC&Rs for private water and sewer utilities.
12. Prior to the recordation of the Parcel Map, the Subdivider shall provide private water and sewer easements for Parcels 1 and 2.
13. Prior to the recordation of the Parcel Map, the Subdivider shall privatize the sewer lateral within the Meanley Drive right-of-way.

GEOLOGY

14. 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.

INFORMATION:

- The approval of this Map Waiver by the Planning Commission 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 U.S.C. § 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

ATTACHMENT 6

adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Map Waiver 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 Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver 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. 24007354

PLANNING COMMISSION RESOLUTION NO. [REDACTED]
PLANNED DEVELOPMENT PERMIT NO. 2420714
MEANLEY DRIVE PROJECT NO.559289

WHEREAS, Mission Federal Credit Union, Owner/Permittee, filed an application with the City of San Diego for a Planned Development Permit for the subdivision of a developed, lot into three separate parcels that do not all front a public street (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2420714), on portions of a 11.35-acre site;

WHEREAS, the project site is located at 10301, 10325, and 10343 Meanley Drive, east of the end of Meanley Drive and south of Scripps Lake Drive, in the IP-2-1 Zone within the Scripps Miramar Ranch Community Plan area;

WHEREAS, the project site is legally described as Lot 4 of Scripps Ranch Business Park Phase III, in the City of San Diego, County of San Diego, State of California, According to Map No. 12130, filed in the Office of the County Recorder of San Diego County, July 27, 1988;

WHEREAS, on May 31, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15315; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, on May 28, 2020, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2420714 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 2420714:

A. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

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

The 11.35-acre site is located at the eastern terminus of Meanley Drive, south of Scripps Lake Drive, in the IP-2-1 zone within the Scripps Miramar Ranch Community Plan (SMRCP) area. The SMRCP designates the site as Industrial, and the zone allows for Light Industrial and Office use, with a minimum lot area of 40,000 square feet.

The project proposes a Vesting Tentative Map and Planned Development for the subdivision of the site to create 3 parcels. The site is currently developed with three office buildings and surface parking. No construction or changes to the existing development or change in use is proposed with this action. The existing use and site design is consistent with the policies, goals and objectives of the applicable land use plan, and the existing improvements will remain. Therefore, the proposed subdivision is consistent with the policies, goals, and objectives of the Scripps Miramar Ranch Community Plan.

2. The proposed development will not be detrimental to the public health.

The Planned Development Permit includes conditions and corresponding exhibits of approvals, installation of public improvements, and payment of applicable fees in order to achieve compliance with the regulations of the Land Development Code. No construction is proposed, and the project is conditioned to bring the existing driveway and sidewalk into current standards, which will improve pedestrian and vehicle circulation. The development as proposed is consistent with Land Development Code Regulations and requirements, which would ensure that the project is not detrimental to the public health, safety, and 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

This Planned Development Permit is required for development that does not comply with all base zone regulations of the IP-2-1 zone. Specifically, that zone requires that each parcel have a minimum of 60 feet of street frontage on a lot with principal frontage on a turnaround or curving street with a centerline radius of less than 100 feet. Proposed Parcels 1 and 2 would not meet that requirement. Access to Parcels 1 and 2 would have access to Meanley Drive via a reciprocal access easement recorded on portions of Parcels 2 and 3. The areas proposed for the easement currently serve as a drive aisle, providing accessing to the existing buildings and parking on those two proposed parcels.

This is appropriate for this site, where Meanley Drive is a dead end/cul-du-sac, including a landscaped center island. The existing lot is a "pork chop" lot, with its narrowest point at the Meanley Drive. This is consistent with the undeveloped lot immediately west of the subject property. In order to provide 100 feet of street frontage, Meanley Drive would have to be lengthened across the property. The lengthening of Meanley Drive would serve the existing buildings. It could serve the property to the west, but since that already has frontage on Meanley Drive, it is not necessary.

Additionally, a new road to serve the properties may result in impacts to mature vegetation and drainage areas in a community plan area that includes objectives of maintaining trees. The current private drive through the property is adequate to meet the needs of the existing development, and therefore modification a to provide street frontage to the new parcels is not needed. Therefore, the PDP to allow for the project without the required street frontage for each parcel is a more desirable project than one that would be in strict conformance with the base zone regulations.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 2420714 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2420714, a copy of which is attached hereto and made a part hereof.

Martha Blake
Development Project Manager
Development Services

Adopted on: May 28, 2020

IO#: 24007354

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: 24007354

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2420714
MEANLEY DRIVE PROJECT NO. 559589
PLANNING COMMISSION

This Planned Development Permit No. 2420714 is granted by the Planning Commission of the City of San Diego to Mission Federal Credit Union, Owner, and Fuscoe Engineering, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0605. The 11.35 -acre site is located at 10301, 10325, and 10343 Meanley Drive in the IP-2-1 zone(s) of the Scripps Miramar Ranch Community Plan area. The project site is legally described as: Lot 4 of Scripps Ranch Business Park Phase III, in the City of San Diego, County of San Diego, State of California, According to Map No. 12130, filed in the Office of the County Recorder of San Diego County, July 27, 1988

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and/or Permittee to subdivide the lot into 3 parcels and subject to the City's land use regulations] described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 28, 2020, on file in the Development Services Department. The project shall include:

- a. The subdivision of an 11.35-acre site into three new parcels: Parcel 1 would be approximately 3.9 acres; Parcel 2, approximately 3.35 acres; and Parcel 3, approximately 4.1 acres;
- b. Parcels 1 & 2 shall not have 100 feet of street frontage; and
- c. 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 June 11, 2023.

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.

ENGINEERING REQUIREMENTS:

11. The Subdivider shall reconstruct the damaged sidewalk with a City Standards sidewalk, adjacent to the site on Meanley Drive, satisfactory to the City Engineer.

12. The Subdivider shall reconstruct the existing non-ADA compliant driveway with current City Standards driveway, adjacent to the site on Meanley Drive, satisfactory to the City Engineer.

13. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), 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

PLANNING/DESIGN REQUIREMENTS:

14. 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.

15. A reciprocal access easement shall be recorded and maintained across portions of Parcels 2 & 3, providing access to Parcels 1 & 2, as shown on Exhibit A.

TRANSPORTATION REQUIREMENTS

16. 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 authorized by the appropriate City decision maker in accordance with the SDMC.

GEOLOGY REQUIREMENTS

17. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed 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.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on May 28, 2020 and [Approved Resolution Number].

ATTACHMENT 8

Planned Development Permit No.: 2420714

Date of Approval: May 28, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Martha Blake
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.

Mission Federal Credit Union
Owner/Permittee

By _____
NAME
TITLE

[NAME OF COMPANY]
Owner/Permittee

By _____
NAME
TITLE

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

From: [Wally Wulfeck](#)
To: [Blake, Martha](#); [Kempton, Tony](#)
Subject: [EXTERNAL] Fwd: Project 559289
Date: Thursday, May 14, 2020 1:44:50 PM

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

----- Forwarded message -----

From: Wally Wulfeck [REDACTED]
Date: Fri, Oct 6, 2017 at 8:45 AM
Subject: Project 559289
To: Mendoza, Francisco <Fmendoza@san Diego.gov>, [REDACTED], Bob Chase
[REDACTED]

Dear Mr. Mendoza,

At our regular meeting on October 5, 2017,
the Scripps Ranch Planning Group voted unanimously
(15-0-0) to recommend approval of the proposed
subdivision.

Wallace H. Wulfeck
Chair, Scripps Ranch Planning Group



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 Subdivision Permit

Project Title: Meanley Drive Subdivision **Project No. For City Use Only:** 559289

Project Address: 10301-10343 Meanley Drive, San Diego, CA 92131

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☐ Partnership ☐ Individual ☒ Mission Federal Credit Union is a federally chartered, non-profit credit union

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: Mission Federal Credit Union ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 10325 Meanley Drive
 City: San Diego State: CA Zip: 92131
 Phone No.: 858-546-2019 Fax No.: _____ Email: dougw@missionfed.com
 Signature: [Signature] Doug Wright, Chief Financial Officer Date: 06/04/2019
 Additional pages Attached: ☒ Yes ☐ No

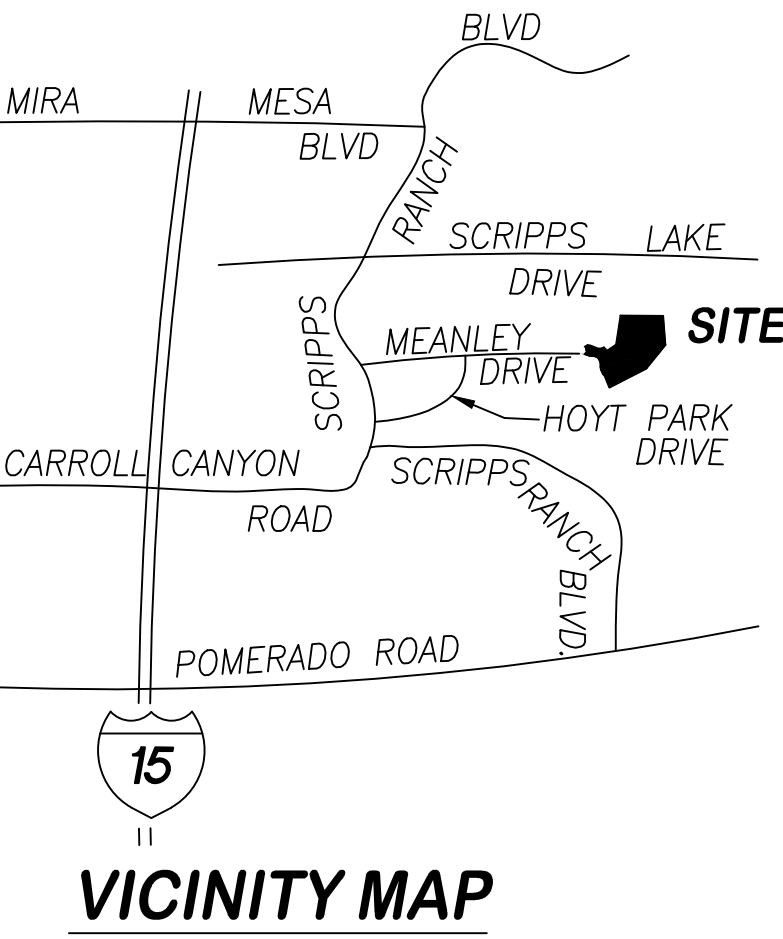
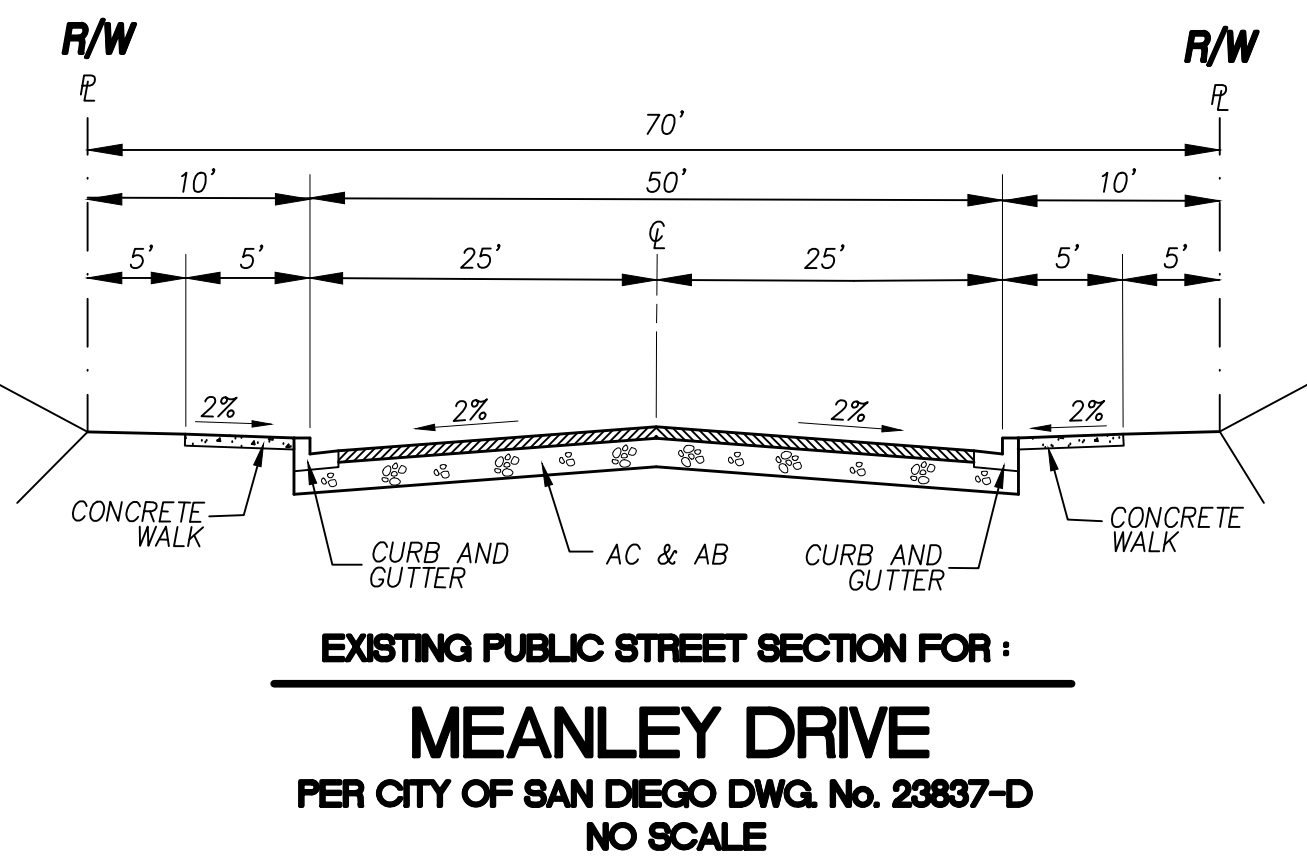
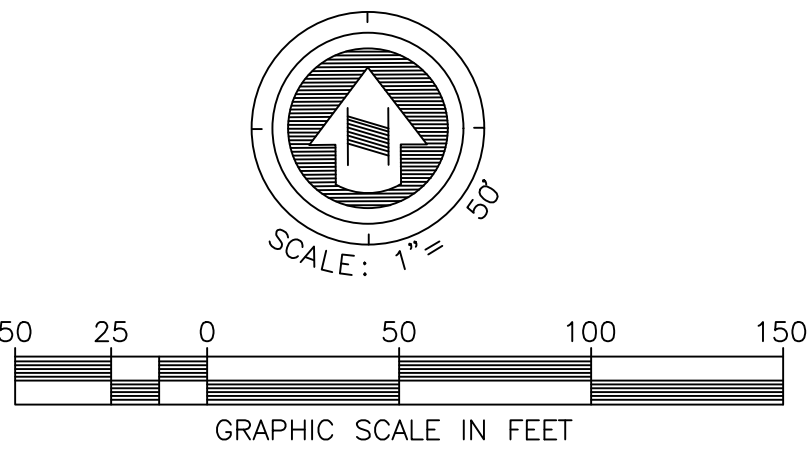
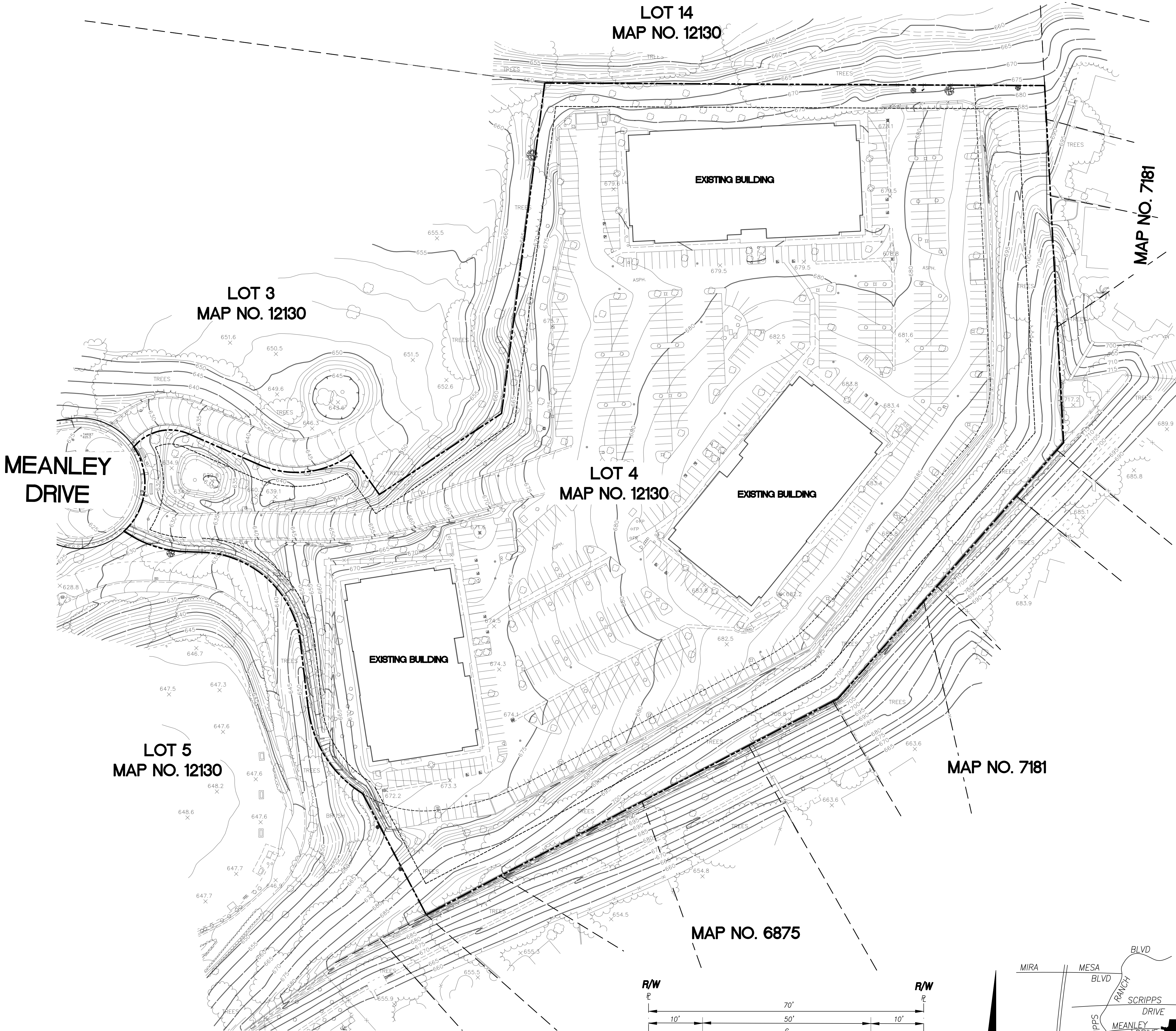
Applicant

Name of Individual: Mission Federal Credit Union ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 10325 Meanley Drive
 City: San Diego State: CA Zip: 92131
 Phone No.: 858-546-2019 Fax No.: _____ Email: dougw@missionfed.com
 Signature: [Signature] Doug Wright, Chief Financial Officer Date: 06/04/2019
 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

TENTATIVE MAP NO. 1979390
MEANLEY DRIVE
CITY OF SAN DIEGO



ABBREVIATIONS

AB	AGGREGATE BASE	NO	NUMBER
AC	ASPHALT CONCRETE	NTS	NOT TO SCALE
AD	AREA DRAIN	PA	PLANTING AREA
CB	CATCH BASIN	PED	PEDESTRIAN
CF	CURB FACE	PUB	PUBLIC
CI	CURB INLET	PVT	PRIVATE
CL	CENTERLINE	RW	RECYCLED WATER
CO	CLEANOUT	R/W	RIGHT-OF-WAY
CONC	CONCRETE	STD	STANDARD
C&G	CURB AND GUTTER	SW	SIDEWALK
DWG	DRAWING	TB	THRUST BLOCK
EA	EACH	TBV	TO BE VACATED
EX	EXISTING	TC	TOP OF CURB
FF	FINISH FLOOR	TD	TOP OF DITCH
FL	FLOWLINE	TG	TOP OF GRATE
FS	FINISHED SURFACE	TOP	TOP OF BASIN
FG	FINISHED GRADE	TOE	TOE OF SLOPE
FTG	FOOTING	TS	TOP OF SLOPE
GB	GRADE BREAK	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
IE	INVERT ELEVATION		
MAX	MAXIMUM	Ⓐ	PLOTTED EASEMENT
MIN	MINIMUM	①	PROPOSED EASEMENT

TOPOGRAPHY SOURCE

TOPOGRAPHIC INFORMATION SHOWN HEREON IS A COMPILATION OF INFORMATION PROVIDED BY ADAMS STREETER CIVIL ENGINEERS INC, DATED APRIL 2010, WITH SUPPLEMENTAL FIELD DATA PER FUSCOE ENGINEERING, DATED DECEMBER 2016.

SHEET INDEX

1. TITLE SHEET
2. EXISTING CONDITIONS
3. EXISTING LOTS AND EASEMENTS
4. PROPOSED PARCELS

MAPPING AND MONUMENTATION

A PARCEL MAP WILL BE FILED PRIOR TO EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING NUMBER OF LOTS = 1
PROPOSED NUMBER OF PARCELS = 3

DEVELOPMENT SUMMARY

THERE ARE NO PROPOSED IMPROVEMENT CHANGES PLANNED ON THIS SITE OR ON THIS PROJECT AT THIS TIME. THE PROPOSED USE IS TO REMAIN UNCHANGED, AS AN OFFICE PARK.

EXISTING EASEMENTS

SEE SHEET 3

PROPOSED EASEMENTS

SEE SHEET 4

PARKING SUMMARY

PER PLANNED INDUSTRIAL PERMIT NO. 85-0762, PLANNING COMMISSION RES. NO. 6598, DOC. NO. 86-467991 REC. 10-16-1986: "NOT LESS THAN ONE OFF-STREET PARKING SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA SHALL BE MAINTAINED ON THE P.I.D. PERMIT NO. 85-0762."

PROPOSED PARCEL NUMBER	ADDRESS	GROSS FLOOR AREA	MINIMUM PARKING RATIO	MINIMUM REQUIRED	PARKING PROVIDED
1	10343 MEANLEY DRIVE	58,157 SF	1/300	194	223
2	10325 MEANLEY DRIVE	53,621 SF	1/300	179	207
3	10301 MEANLEY DRIVE	45,825 SF	1/300	153	173
TOTAL:		157,603 SF		526	603

FLOOR AREA RATIOS

PROPOSED PARCEL NUMBER	ADDRESS	GROSS FLOOR AREA	PROPOSED PARCEL AREA (AC)	MAXIMUM F.A.R.	F.A.R. PROVIDED
1	10343 MEANLEY DRIVE	58,157 SF	3.898	2.0	0.34
2	10325 MEANLEY DRIVE	53,621 SF	3.348	2.0	0.37
3	10301 MEANLEY DRIVE	45,825 SF	4.103	2.0	0.26
COMPOSITE:		157,603 SF	11.349	2.0	0.32

LEGEND

ITEM	SYMBOL
PROPERTY LINE / VTM BOUNDARY	----
LOT LINE	----
EASEMENT	----
SETBACK LINE	----
EXISTING CONTOUR	48
FLOW DIRECTION AND SLOPE	2.0%
EXISTING SANITARY WATER LINE	EX SS
EXISTING DOMESTIC WATER LINE	EX W
EXISTING STORM DRAIN	EX SD
EXISTING FIRE HYDRANT	⊗
EXISTING LIGHT	⊗
EXISTING FLAG POLE	⊗
EXISTING SPOT ELEVATION	674.1
PROPOSED EASEMENT (SEE SHEET 4)	▨
FOUND SURVEY MONUMENT (SEE SHEET 3)	● ■ ⊙

OWNER

MISSION FEDERAL CREDIT UNION
5785 OBERLIN DRIVE
SAN DIEGO, CA 92121
(858) 546-2002

SIGNED

APPLICANT

MISSION FEDERAL CREDIT UNION
5785 OBERLIN DRIVE
SAN DIEGO, CA 92121
(858) 546-2002

LEGAL DESCRIPTION

LOT 4 OF SCRIPPS RANCH BUSINESS PARK PHASE III, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, ACCORDING TO MAP NO. 12130, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 27, 1988.

TITLE REPORT

PREPARED BY:
COMMONWEALTH LAND TITLE COMPANY
888 S. FIGUEROA STREET, SUITE 2100
LOS ANGELES, CA 90017
(800) 432-0706
REPORT: 08015545-919-DA
DATED: SEPTEMBER 25, 2017

BENCHMARK

SCRIPPS LAKE DRIVE & RED CEDAR DRIVE ELEV. = 702.269 M.S.L. (NGVD29)
1970 CITY OF SAN DIEGO DATUM

* SEBP = SOUTHEAST BRASS PLUMB

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD 83 CALIFORNIA COORDINATE SYSTEM, ZONE 6, GRID BEARING BETWEEN POINT #126 AND POINT #654 AS SAID COORDINATES ARE PUBLISHED IN THE RECORD OF SURVEY NO. 14492 AND ARE IN THE CITY OF SAN DIEGO HORIZONTAL CONTROL NETWORK. (I.E. N10°21'24"W).

ZONING

EXISTING - 11.35 ACRES OF IP-2-1

PROPOSED - 3 PARCELS OF IP-2-1

REFERENCE DRAWINGS

PRIVATE SEWER AND WATER: CITY OF SAN DIEGO DWG. 34596-D
PRIVATE GRADING AND STORM DRAIN: CITY OF SAN DIEGO DWG. 34596-D
MEANLEY DRIVE PUBLIC IMPROVEMENTS: CITY OF SAN DIEGO DWG. 23837-D

NOTES: 1. ALL ON-SITE UTILITIES ARE PRIVATE
2. EACH BUILDING HAS A PRIVATE SUB-METER FOR WATER SERVICE.
3. THERE ARE NO OVERHEAD UTILITIES.

UTILITY COMPANIES

WATER: CITY OF SAN DIEGO
SEWER: CITY OF SAN DIEGO
FIRE: CITY OF SAN DIEGO
GAS & ELECTRIC: SDG&E
TELEPHONE: AT&T

ENGINEER OF WORK

FUSCOE ENGINEERING INC
6390 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CA 92122
(858) 554-1500

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS & PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO AND THE SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN."

ERIC ARMSTRONG

DATE



SITE/PROJECT DATA:

PROJECT TEAM:
CIVIL ENGINEER: FUSCOE ENGINEERING INC,
(858) 554-1500

EXISTING LEGAL DESCRIPTION:

LOT 4 OF SCRIPPS RANCH BUSINESS PARK PHASE III, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12130 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 27, 1988.

ASSESSOR'S PARCEL NUMBERS:

APN NO. 319-170-23

CALIFORNIA COORDINATE SYSTEM:

NAD83 (1910-6297)
NAD27 (270-1737)

PREPARED BY:

FUSCOE ENGINEERING
6390 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CA 92122
(858) 554-1500

PROJECT ADDRESS:
10301-43 MEANLEY DRIVE
SAN DIEGO, CA

SHEET TITLE:

TITLE SHEET

PROJECT NAME:
MEANLEY DRIVE PARCEL MAP

SITE AND PROPOSED PARCELS:

EXISTING CONDITIONS
THREE (3) OFFICE BUILDINGS AND ASPHALT PARKING LOT

PROPOSED USE:

NO CHANGES PROPOSED, EXCEPT FOR CHANGES AS REQUIRED FOR PARCEL MAP RECORDATION.

DEVELOPER

MISSION FEDERAL CREDIT UNION

ZONING DESIGNATION

EXISTING ZONE IS IP-2-1,
INDUSTRIAL PARK ZONE

REVISION 1: 10/25/2017

REVISION 2:

REVISION 3:

REVISION 4:

ORIGINAL DATE: 08/15/2017

SHEET 1 OF 4

I.O. = 24007354

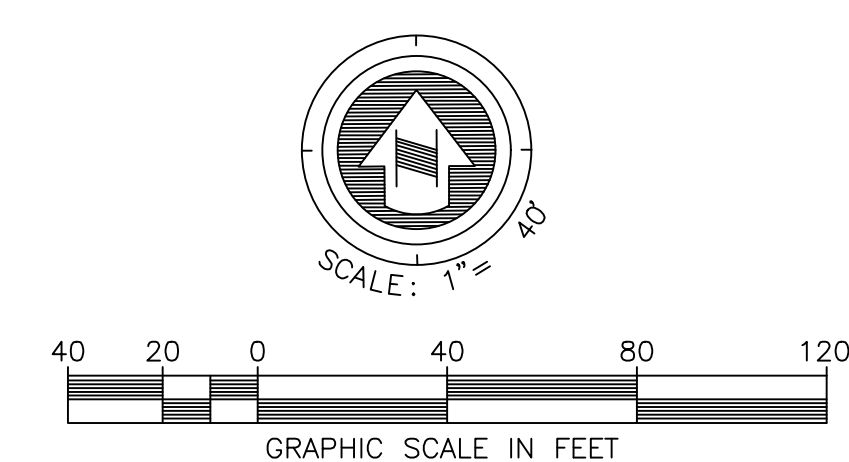
P.T.S. No. = 559289

CCS83 COORDINATES = 1910-6297

L.C. COORDINATES = 270-1737

DEP#:

P:\Projects\1562\001\Plan\Titleblock Parcel Map\1562-001TMO256.dwg 01/25/19 11:28am bbsas



MEANLEY DRIVE

SCRIPPS RANCH BUSINESS PARK PHASE III

SCRIPPS RANCH BUSINESS PARK PHASE III, MAP NO. 12130

LOT 4
MAP NO. 12130
PARCEL 1, PER TITLE REPORT

EXISTING UTILITIES TABLE

EXISTING UTILITY	UNDERGROUND	OVERHEAD
SEWER	X	
WATER	X	
STORM DRAIN	X	
GAS	X	
ELECTRICITY	X	
CABLE	X	
TELEPHONE	X	

REFERENCE DRAWINGS

PRIVATE SEWER AND WATER: CITY OF SAN DIEGO DWG. 34596-D
PRIVATE GRADING AND STORM DRAIN: CITY OF SAN DIEGO DWG. 34596-D
MEANLEY DRIVE PUBLIC IMPROVEMENTS: CITY OF SAN DIEGO DWG. 23837-D

NOTES: 1. ALL ON-SITE UTILITIES ARE PRIVATE.
2. EACH BUILDING HAS A PRIVATE SUB-METER FOR WATER SERVICE.
3. THERE ARE NO EXISTING OR PROPOSED OVERHEAD UTILITIES.

CONSTRUCTION NOTES:

- 1 REMOVE AND REPLACE DAMAGED SIDEWALK TO NEAREST CLEAN SCORE JOINT.
- 2 REMOVE AND REPLACE EXISTING DRIVEWAY AS REQUIRED TO MEET CURRENT ACCESSIBILITY STANDARDS.

SITE/PROJECT DATA:

PROJECT TEAM:
CIVIL ENGINEER: FUSCOE ENGINEERING INC,
(858) 554-1500

EXISTING LEGAL DESCRIPTION:

LOT 4 OF SCRIPPS RANCH BUSINESS PARK PHASE III, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12130 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 27, 1988.

ASSESSOR'S PARCEL NUMBERS:

APN NO. 319-170-23

CALIFORNIA COORDINATE SYSTEM:

NAD83 (1910-6297)
NAD27 (270-1737)

PREPARED BY:

FUSCOE ENGINEERING
6390 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CA 92122
(858) 554-1500

PROJECT ADDRESS:

10301-43 MEANLEY DRIVE
SAN DIEGO, CA

SHEET TITLE:

EXISTING CONDITIONS

PROJECT NAME:

MEANLEY DRIVE PARCEL MAP

SITE AND PROPOSED PARCELS:

EXISTING CONDITIONS
THREE (3) OFFICE BUILDINGS AND ASPHALT PARKING LOT

PROPOSED USE:

NO CHANGES PROPOSED, EXCEPT FOR CHANGES AS REQUIRED FOR PARCEL MAP RECORDATION.

DEVELOPER:

MISSION FEDERAL CREDIT UNION

ZONING DESIGNATION

EXISTING ZONE IS IF-2-1,
INDUSTRIAL PARK ZONE

REVISION 1:

10/25/2017

REVISION 2:

REVISION 3:

REVISION 4:

ORIGINAL DATE:

08/15/2017

SHEET

2 OF 4

I.O. =

24007354

P.T.S. No. =

559289

COSB3 COORDINATES =

1910-6297

L.C. COORDINATES =

270-1737

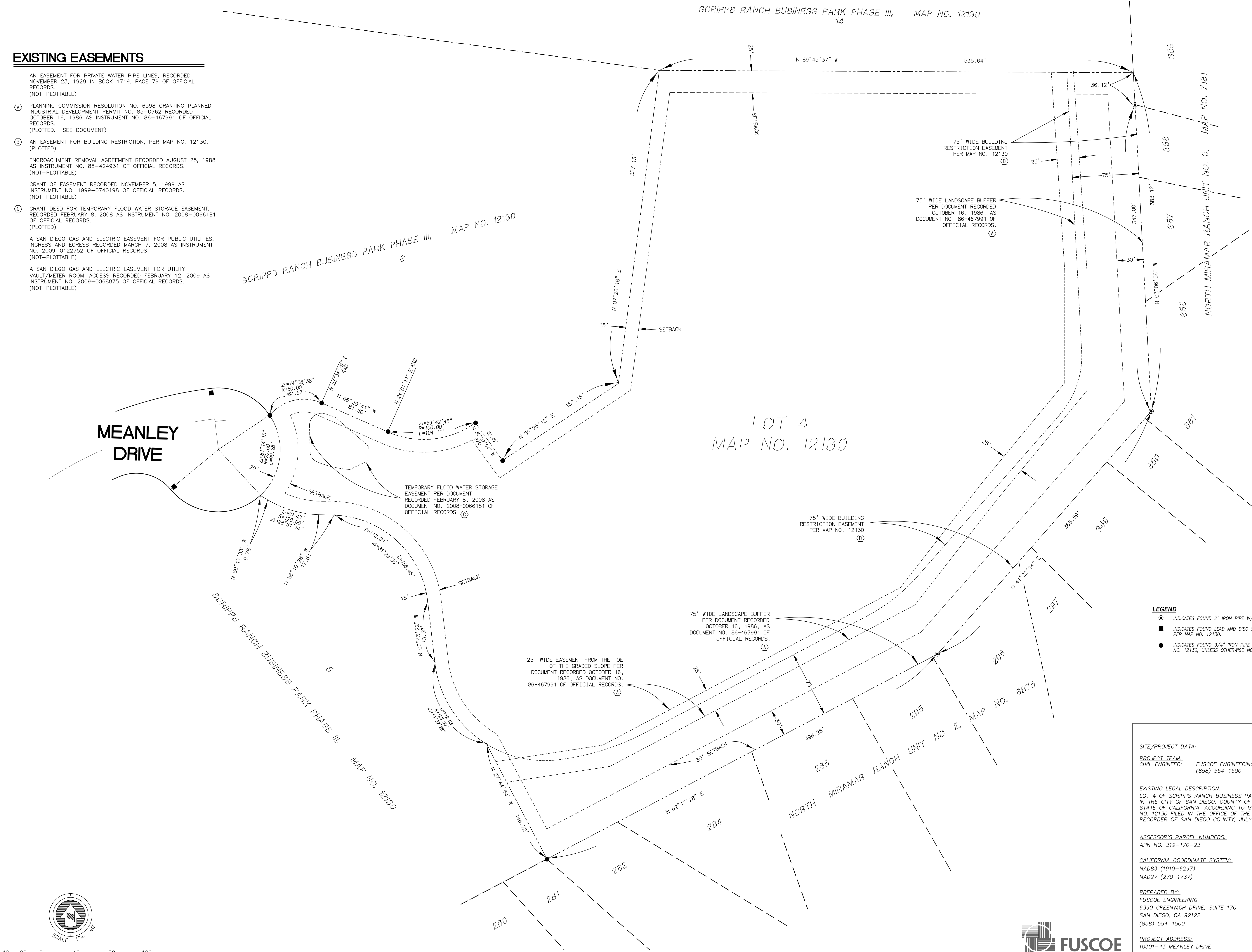
DEP#:



6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 fax 858.597.0335
www.fuscoe.com

EXISTING EASEMENTS

- AN EASEMENT FOR PRIVATE WATER PIPE LINES, RECORDED NOVEMBER 23, 1929 IN BOOK 1719, PAGE 79 OF OFFICIAL RECORDS.
(NOT-PLOTTABLE)
- (A) PLANNING COMMISSION RESOLUTION NO. 6598 GRANTING PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 85-0762 RECORDED OCTOBER 16, 1986 AS INSTRUMENT NO. 86-467991 OF OFFICIAL RECORDS.
(PLOTTED. SEE DOCUMENT)
- (B) AN EASEMENT FOR BUILDING RESTRICTION, PER MAP NO. 12130.
(PLOTTED)
- ENCROACHMENT REMOVAL AGREEMENT RECORDED AUGUST 25, 1988 AS INSTRUMENT NO. 88-424931 OF OFFICIAL RECORDS.
(NOT-PLOTTABLE)
- GRANT OF EASEMENT RECORDED NOVEMBER 5, 1999 AS INSTRUMENT NO. 1999-0740198 OF OFFICIAL RECORDS.
(NOT-PLOTTABLE)
- (C) GRANT DEED FOR TEMPORARY FLOOD WATER STORAGE EASEMENT, RECORDED FEBRUARY 8, 2008 AS INSTRUMENT NO. 2008-0066181 OF OFFICIAL RECORDS.
(PLOTTED)
- A SAN DIEGO GAS AND ELECTRIC EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED MARCH 7, 2008 AS INSTRUMENT NO. 2009-0122752 OF OFFICIAL RECORDS.
(NOT-PLOTTABLE)
- A SAN DIEGO GAS AND ELECTRIC EASEMENT FOR UTILITY, VAULT/METER ROOM, ACCESS RECORDED FEBRUARY 12, 2009 AS INSTRUMENT NO. 2009-0068875 OF OFFICIAL RECORDS.
(NOT-PLOTTABLE)



- LEGEND**
- INDICATES FOUND 2" IRON PIPE W/DISC STAMPED "RCE 9416"
 - INDICATES FOUND LEAD AND DISC STAMPED "LS 4324" AT A 7.00' OFFSET PER MAP NO. 12130.
 - INDICATES FOUND 3/4" IRON PIPE WITH DISC STAMPED "LS 4324" PER MAP NO. 12130, UNLESS OTHERWISE NOTED.

SITE/PROJECT DATA:		PROJECT NAME: MEANLEY DRIVE PARCEL MAP	
PROJECT TEAM: CIVIL ENGINEER: FUSCOE ENGINEERING INC, (858) 554-1500		SITE AND PROPOSED PARCELS:	
EXISTING LEGAL DESCRIPTION: LOT 4 OF SCRIPPS RANCH BUSINESS PARK PHASE III, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12130 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 27, 1988.		EXISTING CONDITIONS THREE (3) OFFICE BUILDINGS AND ASPHALT PARKING LOT	
ASSESSOR'S PARCEL NUMBERS: APN NO. 319-170-23		PROPOSED USE: NO CHANGES PROPOSED, EXCEPT FOR CHANGES AS REQUIRED FOR PARCEL MAP RECDATION.	
CALIFORNIA COORDINATE SYSTEM: NAD83 (1910-6297) NAD27 (270-1737)		DEVELOPER MISSION FEDERAL CREDIT UNION	
PREPARED BY: FUSCOE ENGINEERING 6390 GREENWICH DRIVE, SUITE 170 SAN DIEGO, CA 92122 (858) 554-1500		ZONING DESIGNATION EXISTING ZONE IS IP-2-1, INDUSTRIAL PARK ZONE	
PROJECT ADDRESS: 10301-43 MEANLEY DRIVE SAN DIEGO, CA.		REVISION 1: 10/25/2017 REVISION 2: REVISION 3: REVISION 4:	
SHEET TITLE: EXISTING LOTS AND EASEMENTS		ORIGINAL DATE: 08/15/2017 SHEET 3 OF 4 I.O. = 24007354 P.T.S. No. = 559289 CCS83 COORDINATES = 1910-6297 L.C. COORDINATES = 270-1737 DEP#:	



SCRIPPS RANCH BUSINESS PARK PHASE III, MAP NO. 12130
14

PROPOSED EASEMENT

① RECIPROCAL ACCESS EASEMENT

SCRIPPS RANCH BUSINESS PARK PHASE III,
MAP NO. 12130
3

PARCEL 1
3.898 ACRES

PARCEL 2
3.348 ACRES

PARCEL 3
4.103 ACRES

MEANLEY
DRIVE

SCRIPPS RANCH BUSINESS PARK PHASE III,
MAP NO. 12130
5

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N66°13'32"W	19.34'
L2	N85°36'41"E	30.59'
L3	N80°25'10"E	18.20'
L4	N85°36'41"E	30.59'
L5	N66°13'32"W	21.03'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	9°08'53"	215.00'	34.33'
C2	55°35'59"	25.00'	24.26'
C3	22°14'42"	25.00'	9.71'
C4	5°22'21"	135.00'	12.66'
C5	28°09'47"	115.00'	56.53'
C6	24°47'14"	70.00'	30.28'
C7	48°34'02"	70.00'	59.34'



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www.fuscoec.com

SITE/PROJECT DATA:		PROJECT NAME: MEANLEY DRIVE PARCEL MAP	
PROJECT TEAM: CIVIL ENGINEER: FUSCOE ENGINEERING INC, (858) 554-1500		SITE AND PROPOSED PARCELS: EXISTING CONDITIONS THREE (3) OFFICE BUILDINGS AND ASPHALT PARKING LOT	
EXISTING LEGAL DESCRIPTION: LOT 4 OF SCRIPPS RANCH BUSINESS PARK PHASE III, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12130 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 27, 1988.		PROPOSED USE: NO CHANGES PROPOSED, EXCEPT FOR CHANGES AS REQUIRED FOR PARCEL MAP RECORDATION.	
ASSESSOR'S PARCEL NUMBERS: APN NO. 319-170-23		DEVELOPER: MISSION FEDERAL CREDIT UNION	
CALIFORNIA COORDINATE SYSTEM: NAD83 (1910-6297) NAD27 (270-1737)		ZONING DESIGNATION EXISTING ZONE IS IP-2-1, INDUSTRIAL PARK ZONE	
PREPARED BY: FUSCOE ENGINEERING 6390 GREENWICH DRIVE, SUITE 170 SAN DIEGO, CA 92122 (858) 554-1500		REVISION 1: 10/25/2017 REVISION 2: _____ REVISION 3: _____ REVISION 4: _____	
PROJECT ADDRESS: 10301-43 MEANLEY DRIVE SAN DIEGO, CA.		ORIGINAL DATE: 08/15/2017	
SHEET TITLE: PROPOSED PARCEL LINES		SHEET 4 OF 4	
		I.O. = 24007354 P.T.S. No. = 559289 CCS83 COORDINATES = 1910-6297 L.C. COORDINATES = 270-1737	
		DEP#: _____	

