



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 8, 2017 REPORT NO. HO-17-016

HEARING DATE: March 15, 2017

SUBJECT: FEDEX GROUND PARKING SDP. Process Three Decision

PROJECT NUMBER: [490718](#)

OWNER/APPLICANT: Mr. Christian P. Tresize, Olson Business Park LLC, Owner
Mr. Joe F. Buerk, FedEx Ground Package Systems. Permittee
Mr. Carl Fiorica, Civil Engineer/Agent

SUMMARY:

Issue: Should the Hearing Officer approve a Site Development Permit Amendment to allow a change in use on a property located in the IL-2-1 and AR-1-1 Zones containing Environmentally Sensitive Lands, located at 9905 Olson Drive in the University Community Planning area?

Staff Recommendation: APPROVE Site Development Permit No. 1728647.

Community Planning Group Recommendation: On October 11, 2016, the University Community Planning Group voted 12-0-1 to recommend approval of this project without conditions.

Environmental Review: Mitigated Negative Declaration (MND) No. 40-0495 was prepared for the original Olson Industrial Storage Lot Facility project and presented to the City Council on May 14, 2002. The City Council adopted the Mitigation, Monitoring and Reporting Program (MMRP) by Resolution No. R-296493. The FedEx Ground Parking Lot Facility was reviewed by the Environmental Analysis Section and determined, that it was in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): 1) No substantial changes are proposed in the project which would require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (3) There is no new information of substantial importance, which was

not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified, that shows any of the circumstances described in CEQA Guidelines 15162(3)(A) - (D). Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in the previously certified MND No. 40-0495.

BACKGROUND

The project site is located at 9905 Olson Drive, south of Carroll Canyon Road, East of Interstate 805 and north Eastgate Mall within the University Community Plan area (Attachments 1 and 2). The property is within the IL-2-1 and AR-1-1 Zones, University Community Plan Implementation Overlay Zone - Type B (CPIOZ-B), Prime Industrial Lands, Residential Tandem Parking Overlay Zone, Airport Influence Area (MCAS-Miramar, Review Area 1), ALUCP Noise Contour (MCAS-Miramar, 65-70 CNEL), Airport Safety Zone (MCAS-Miramar, Accident Potential Zone 2), and the FAA Part 77 Notification Area (MCAS-Miramar). The project site is fairly flat and disturbed in the in the southern portion of the property with steep hillsides and sensitive vegetation along the western, norther and eastern edges of the property. The University Community Plan designates this site for Industrial Land Use for the flat portion of the property and Open Space Land Use for the steep hillsides portion.

The site is vacant with the exception that an approximate a 4.4-acre portion of the 13.61-acre project site contains a decomposed granite covered storage yard in a flat area on the site located in the south central portion of the property. The project site contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources along the northwest, northern and northeastern portions of the property. The ESL portion is within the Multi Habitat Planning Area (MHPA). The existing storage yard was approved under Site Development Permit No. 2468, and Public Right-of-Way Use Permit No. 5500, Project No. 1384, by the City Council on May 14, 2002 (Attachment 7).

The proposed project to change the use of the existing storage yard to a private parking facility for the adjacent Fed Ex Ground Building requires a Site Development Permit (SDP) to amend SDP 2468 (Project No. 1384), per Section 126.0113(c) for Industrial property containing Environmentally Sensitive Lands.

DISCUSSION

The project would regrade and pave the lot adding striping and required landscaping. In addition, new drainage facilities will be installed in the form of a bio-filtration basin to be located just east of the proposed parking lot in a flat, previously graded area. No building is proposed and a parking lot would provide 373 parking spaces, consisting of 274 standard spaces, 75 heavy truck spaces, 20 bicycle spaces and 4 motorcycle spaces. This proposal does not propose any physical changes to the property outside of the existing storage yard and does not propose to encroach into the existing ESL or MHPA area on the property. A Covenant of Easement (COE) for the protection of the remaining Environmentally Sensitive Lands (ESL) is required to be recorded over that portion of the site containing ESL as a permit condition (Condition No. 32, Attachment 6). The grading plan proposes 11,300 cubic yards of cut, 600 cubic yards of fill and 10,700 cubic yards of export. All the proposed grading and development conforms to the applicable IL-2-1 development regulations, such as

setbacks, drainage, landscaping and off-street parking. No deviations are proposed. The proposed parking area was also designed to be consistent with the MHPA adjacency guidelines for drainage and lighting. The design directs drainage and lighting away from the MHPA area. The landscape plan proposes no invasive plant species adjacent MHPA area.

The project site is in Community Plan Implementation Overlay Zone (CPIOZ) Type B, which requires discretionary review to assure the project's design consistency with the Community Plan's Urban Design Element. This element has recommendations regarding architecture, grading, lot coverage, height, bulk and orientation of buildings to be compatible with surrounding development. The proposed level and sensitive grading design was found to be compatible with surrounding development. The location and orientation of the proposed parking lot behind the existing Fed Ex Distribution Center building was also found consistent with surrounding development.

The project site is located within the Airport Influence Area for Marine Corps Air Station (MCAS)-Miramar, Land Use Compatibility Plan Noise Contour, 65-70 CNEL, Airport Safety Zone, Accident Potential Zone 2, and the FAA Part 77 Notification Area. Both City Staff and the Liaison Office for Marine Corps Station Miramar determined that the proposed parking lot facility project is consistent with these overlay zones, noise and safety compatibility guidelines, and the proposed height of no structure does not penetrate the Federal Aviation Administration (FAA) Part 77 Outer Horizontal Surface.

A portion of the site is also identified as Prime Industrial Lands in the General Plan Economic Prosperity Element. The proposed parking facility for the adjacent distribution center, an industrial use, along with the preservation of the steep slope area is consistent with the Prime Industrial Lands, the Community Plans Industrial and Open Space Land Use designations and will not adversely affect the goals and objectives of the University Community Plan.

ALTERNATIVES

1. Approve Site Development Permit No. 1728647, with modifications.
2. Deny Site Development Permit No. 1728647, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Glenn R. Gargas, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings

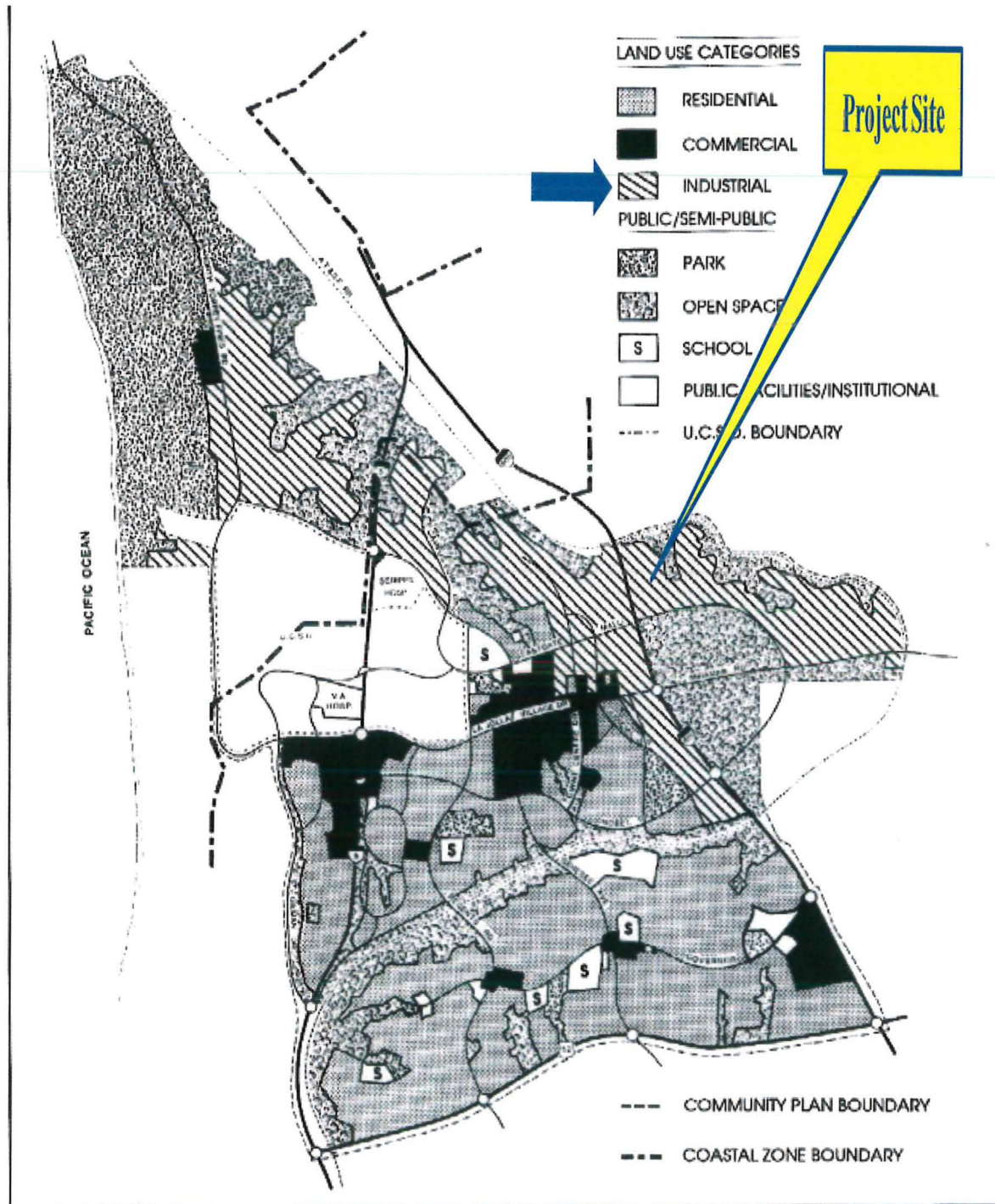
6. Draft Permit with Conditions
 7. Copy of Recorded SDP & Right-of-Way Use Permit
 8. Community Planning Group Recommendation
 9. Ownership Disclosure Statement
 10. Project Plans
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Aerial Photo

FED EX GROUND PARKING SDP - 9905 OLSON DRIVE
PROJECT NO. 490718

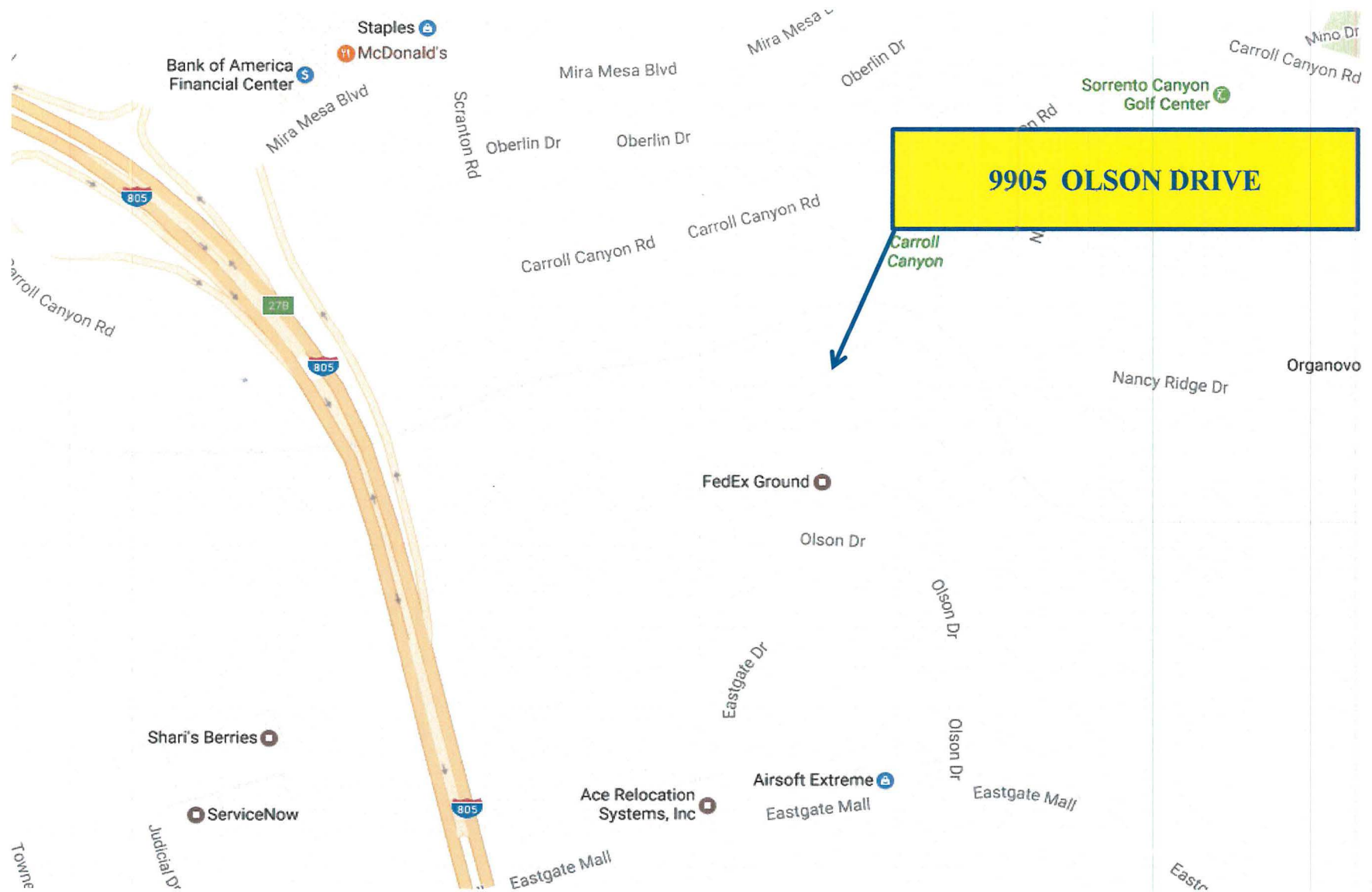




Land Use Map

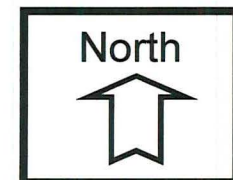
FED EX GROUND PARKING SDP - 9905 OLSON DRIVE
PROJECT NO. 490718





Project Location Map

FED EX GROUND PARKING SDP - 9905 OLSON DRIVE
PROJECT NO. 490718



PROJECT DATA SHEET

PROJECT NAME:	FedEx Ground Parking SDP – Project No. 490718	
PROJECT DESCRIPTION:	SDP (site containing Environmentally Sensitive Lands) for development of a parking lot facility for an adjacent FedEx Ground distribution center providing a total of 373 spaces on a 4.4-acre portion of a 13.61-acre project site.	
COMMUNITY PLAN AREA:	University	
DISCRETIONARY ACTIONS:	Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial and Open Space	
<u>ZONING INFORMATION:</u> ZONE: IL-2-1 and AR-1-1 HEIGHT LIMIT: NA – no proposed building. LOT SIZE: 15,000 square-foot minimum lot size – existing lot 13.61-acres. FLOOR AREA RATIO: NA – 2.0 maximum FRONT SETBACK: 20 feet minimum SIDE SETBACK: 10 feet STREETSIDE SETBACK: NA REAR SETBACK: 15 feet minimum PARKING: 373 total parking spaces proposed.		
<u>ADJACENT</u> PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space; AR-1-1	Vacant
SOUTH:	Industrial; IL-2-1	Industrial
EAST:	Open Space; AR-1-1	Vacant
WEST:	Open Space; AR-1-1	Vacant
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The University Community Planning Group voted 12-0-1 to recommended approval the project at their October 11, 2016 meeting.	

HEARING OFFICER RESOLUTION NO. ____

SITE DEVELOPMENT PERMIT NO. 1728647

FED EX GROUND PARKING - PROJECT NO. 490718 MMRP

AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 2468

WHEREAS, Olson Drive Business Park, LLC, a California Limited Liability Corporation, Owner, and Fed Ex Ground, a Pennsylvania Corporation, Permittee, filed an application with the City of San Diego for a permit to change the use from an existing equipment and materials storage facility to a private parking facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1728647), on portions of a 13.61-acre property;

WHEREAS, the project site is located at 9905 Olson Drive in the IL-2-1 and AR-1-1 Zones, Community Plan Implementation Overlay Zone - Type B (CPIOZ-B), Prime Industrial Lands, Residential Tandem Parking Overlay Zone, Airport Influence Area (MCAS-Miramar, Review Area 1), ALUCP Noise Contour (MCAS-Miramar, 65-70 CNEL), Airport Safety Zone (MCAS-Miramar, Accident Potential Zone 2), and the FAA Part 77 Notification Area (MCAS-Miramar), and within the University Community Planning area;

WHEREAS, the project site is legally described as; all those portions of Lot 1, the northeast quarter of the northwest quarter and the north half of the northeast quarter in section 9, Township 15 south, Range 3 west, San Bernardino Meridian, lying southerly of the southerly line of the 200-foot right of way of the Atchison, Topeka and Santa Fe Railway Company, as granted under the provisions to the United State Government Survey, approved February 19, 1883;

WHEREAS, on March 15, 2017, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1728647 pursuant to the Land Development Code of the City of San Diego;

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

That the Hearing Officer adopts the following written Findings, dated March 15, 2017.

FINDINGS:

Site Development Permit - Municipal Code Section 126.0504(a)

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

The proposed private parking facility for an adjacent distribution center, a light industrial use, will not adversely affect the University Community Plan. The project site is in Community Plan Implementation Overlay Zone (CPIOZ) Type B, which requires discretionary review to assure the project's design consistency with the Community Plan's Urban Design Element. This element has recommendations regarding architecture, grading, lot coverage, height, bulk and orientation of buildings to be compatible with surrounding development. The proposed level and sensitive grading design, preserving the adjacent steep slopes with sensitive biological resources, was found to be compatible with surrounding development.

Also the location or orientation of the proposed parking lot behind the existing Fed Ex Distribution Center building was also found consistent with surrounding development.

The project site is designated Industrial for the flat portion of the site and Open Space for the steep slope areas by the University Community Plan (UCP). A portion of the site is also identified as Prime Industrial Lands in the General Plan Economic Prosperity Element. The proposed project for heavy truck storage and parking for the adjacent distribution center, an industrial use, is located within the Industrial designated portion of the site. The steep slope area being preserved with the required recording of the Convenient of Easement is located in the Open Space designated portion of the property. This design location of the parking facility and preservation of the steep slope area is consistent with the Community Plans Industrial and Open Space Land Use designations and will not adversely affect the goals and objectives of the University Community Plan.

The proposed private parking facility was also found in conformance with the Plan's Community Plan Implementation Overlay Zone - Type B (CPIOZ-B), and the Prime Industrial Lands. The proposed parking facility is located within the previously disturbed portion of the site and will not encroach into Environmentally Sensitive Lands or the Multi Habitat Planning Area (MHPA). Thus, this change in use to a private parking facility will not adversely affect the University Community land use plan.

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

The private parking facility has been designed to comply with all of the applicable development regulations, including those of the IL-2-1 and AR-1-1 Zones, the Environmentally Sensitive Lands Regulations, and the Community Plan Implementation Overlay Zone - Type B (CPIOZ-B). The project was reviewed by the Environmental Analysis Section and determined, that it was in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): 1) No substantial changes are proposed in the project which would require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (3) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified, that shows any of the circumstances described in CEQA Guidelines 15162(3)(A) - (D). Therefore, no subsequent environmental document was required, in that no new additional impacts and/or mitigation measures were required beyond those that were analyzed in the original environmental document. The environmental analysis 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 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 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.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The private parking facility, will comply with the development regulations of the IL-2-1 and AR-1-1 Zones, the Community Plan Implementation Overlay Zone - Type B (CPIOZ-B) and the Environmentally Sensitive Lands. There are no proposed variances or deviations to the development regulations of the Land Development Code. City staff reviewed the potential encroachment into environmentally sensitive lands, setbacks, screening, drainage, off-street parking, landscaping and found that the project will comply with all of the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Supplemental Findings--Environmentally Sensitive Lands – Municipal Code Section 126.0504(b)

1. 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 proposes a private parking facility. The site is located at 9905 Olson Drive in the IL-2-1 and AR-1-1 Zones, Community Plan Implementation Overlay Zone - Type B (CPIOZ-B), Prime Industrial Lands, Residential Tandem Parking Overlay Zone, Airport Influence Area (MCAS-Miramar, Review Area 1), ALUCP Noise Contour (MCAS-Miramar, 65-70 CNEL), Airport Safety Zone (MCAS-Miramar, Accident Potential Zone 2), and the FAA Part 77 Notification Area (MCAS-Miramar).

The project site contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological resources. The proposed new parking facility will be located, in approximately the same location of the existing storage facility, outside of the steep hillside area and sensitive biological resource area. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse effects to those persons or other properties in the vicinity. The project is adding a new drainage facility that will be installed in the form of a bio-filtration basin to be located just east of the proposed parking lot in a flat previously graded area. The area of proposed development on the project site is relatively flat and grading operations would entail 11,300 cubic yards of cut, 600 cubic yards of fill and

10,700 cubic yards of export. All the proposed grading and development conforms to the applicable IL-2-1 development regulations, such as setbacks, drainage, landscaping and off-street parking. No deviations are proposed. The proposed parking area was also designed to be consistent with the MHPA adjacency guidelines for drainage and lighting. The drainage design directs drainage away from the MHPA area and lighting is also directed away as well. The landscape plan was designed with no invasive plant species to help assure that invasive species do not invade the adjacent MHPA area. A Covenant of Easement (COE) for the protection of the remaining Environmentally Sensitive Lands (ESL) is required to be recorded over that portion of the site containing ESL as a permit condition. 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.

2. 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 proposes a private parking facility. The site is located at 9905 Olson Drive in the IL-2-1 and AR-1-1 Zones, Community Plan Implementation Overlay Zone - Type B (CPIOZ-B), Prime Industrial Lands, Residential Tandem Parking Overlay Zone, Airport Influence Area (MCAS-Miramar, Review Area 1), ALUCP Noise Contour (MCAS-Miramar, 65-70 CNEL), Airport Safety Zone (MCAS-Miramar, Accident Potential Zone 2), and the FAA Part 77 Notification Area (MCAS-Miramar).

Three geotechnical reports for the project site were reviewed, including Pavement Design Recommendations, Site Infiltration Study, and report of Grading Observation and Testing, Mass Grading and Site Improvements. The reports show that the new facility would be constructed to reduce the potential for geologic impacts from regional hazards. The project is not within a flood overlay zone or a potentially sensitive area for fire hazards. Therefore, 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.

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

The project proposes a private parking facility. The site is located at 9905 Olson Drive in the IL-2-1 and AR-1-1 Zones, Community Plan Implementation Overlay Zone - Type B (CPIOZ-B), Prime Industrial Lands, Residential Tandem Parking Overlay Zone, Airport Influence Area (MCAS-Miramar, Review Area 1), ALUCP Noise Contour (MCAS-Miramar, 65-70 CNEL), Airport Safety Zone (MCAS-Miramar, Accident Potential Zone 2), and the FAA Part 77 Notification Area (MCAS-Miramar).

The project site contains Environmentally Sensitive Lands in the form of steep hillsides and sensitive biological resources. The proposed development of the parking facility takes place entirely within the same fully graded and disturbed area currently developed as a storage yard and does not encroach on to the environmentally sensitive lands. The previous environmental review determined that this project and the prior storage project may have a significant environmental effect on Biological Resources, Paleontological Resources,

Hydrology/Water Quality, Archaeological Resources and Land Use and the City prepared a Mitigated Negative Declaration (MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP), which will remain in effect with this project, incorporates mitigation measures into the project for potential impacts to Biological Resources, Paleontological Resources, Hydrology/Water Quality, Archaeological Resources and Land Use, to reduce the potential impacts to a level below significance. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse effects to those persons or other properties in the vicinity. The project is adding a new drainage facility that will be installed in the form of a bio-filtration basin to be located just east of the proposed parking lot in a flat previously graded area to avoid any potential drainage from spilling on to the ESL portions of the site and public areas from private improvements. A Covenant of Easement (COE) for the protection of the remaining Environmentally Sensitive Lands (ESL) is required to be recorded over that portion of the site containing ESL as a permit condition. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;

The project proposes a private parking facility. The site is located at 9905 Olson Drive in the IL-2-1 and AR-1-1 Zones, Community Plan Implementation Overlay Zone - Type B (CPIOZ-B), Prime Industrial Lands, Residential Tandem Parking Overlay Zone, Airport Influence Area (MCAS-Miramar, Review Area 1), ALUCP Noise Contour (MCAS-Miramar, 65-70 CNEL), Airport Safety Zone (MCAS-Miramar, Accident Potential Zone 2), and the FAA Part 77 Notification Area (MCAS-Miramar).

The project site contains Environmentally Sensitive Lands (ESL) in the form of steep hillsides and sensitive biological resources. This same ESL area is also mapped as being within the Multi Habitat Planning Area (MHPA). This proposal does not propose any physical changes to the property outside of the fully graded, disturbed portion of the property currently containing the existing storage yard and does not propose to encroach into the existing ESL or MHPA area on the property. . The previous environmental review determined that this project and the prior storage project may have a significant environmental effect on Biological Resources, Paleontological Resources, Hydrology/Water Quality, Archaeological Resources and Land Use and the City prepared a Mitigated Negative Declaration (MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP), which will remain in effect with this project, incorporates mitigation measures into the project for potential impacts to Biological Resources, Paleontological Resources, Hydrology/Water Quality, Archaeological Resources and Land Use, to reduce the potential impacts to a level below significance. A Covenant of Easement (COE) for the protection of the remaining Environmentally Sensitive Lands (ESL) is required to be recorded over that portion of the site containing ESL as a permit condition.

The proposed parking area was designed to be consistent with the MHPA adjacency guidelines for drainage and lighting. The drainage design directs drainage and lighting away from the MHPA area. The landscape plan was designed with no invasive plant species to help assure that invasive species do not invade the adjacent MHPA area. Therefore, as currently designed and with COE condition, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The project proposes a private parking facility. The site is located at 9905 Olson Drive in the IL-2-1 and AR-1-1 Zones, Community Plan Implementation Overlay Zone - Type B (CPIOZ-B), Prime Industrial Lands, Residential Tandem Parking Overlay Zone, Airport Influence Area (MCAS-Miramar, Review Area 1), ALUCP Noise Contour (MCAS-Miramar, 65-70 CNEL), Airport Safety Zone (MCAS-Miramar, Accident Potential Zone 2), and the FAA Part 77 Notification Area (MCAS-Miramar).

The proposed development takes place entirely within private property and stays within the area of existing development. The project site is located inland approximately four miles from public beaches. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse effects to those persons or other properties in the vicinity. The project is adding a new drainage facility that will be installed in the form of a bio-filtration basin to be located just east of the proposed parking lot in a flat previously graded area. The area of proposed development on the project site is relatively flat and grading operations would entail 11,300 cubic yards of cut, 600 cubic yards of fill and 10,700 cubic yards of export. Compliance with engineering standards would ensure that new facility would be constructed to reduce the potential for drainage and erosion impacts by conforming to all of the current drainage and storm water standards. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply

6. 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 proposes a private parking facility. The site is located at 9905 Olson Drive in the IL-2-1 and AR-1-1 Zones, Community Plan Implementation Overlay Zone - Type B (CPIOZ-B), Prime Industrial Lands, Residential Tandem Parking Overlay Zone, Airport Influence Area (MCAS-Miramar, Review Area 1), ALUCP Noise Contour (MCAS-Miramar, 65-70 CNEL), Airport Safety Zone (MCAS-Miramar, Accident Potential Zone 2), and the FAA Part 77 Notification Area (MCAS-Miramar).

Mitigated Negative Declaration (MND) No. 40-0495 was prepared for the original Olson Industrial Storage Lot Facility project and presented to the City Council on May 14, 2002. The City Council adopted the Mitigation, Monitoring and Reporting Program (MMRP) by Resolution No. R-296493. The project was reviewed by the Environmental Analysis Section and determined, that it was in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a), no new environmental document was necessary and the original MND and MMRP covered this project. The MND determined that the proposed development could have a significant impact following areas:

Biological Resources, Paleontological Resources, Hydrology/Water Quality, Archaeological Resources and Land Use

Because mitigation measures are required to be applied to the project in accordance with Section V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to biological resources, paleontological resources, hydrology/water quality, archaeological resources and land use in accordance with the California Environmental Quality Act. 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.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1728647, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1728647, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas, AICP
Development Project Manager
Development Services

Adopted on: March 15, 2017

IO#: 24006715

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

WHEN RECORDED MAIL TO
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006715

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1728647
FED EX GROUND PARKING - PROJECT NO. 490718 MMRP
AMENDMENT TO SITE DEVELOPMENT PERMIT NO. 2468
HEARING OFFICER

This Site Development Permit No. 1728647, Amendment to Site Development No. 2468, for a property containing Environmentally Sensitive Lands, is granted by the Hearing Officer of the City of San Diego to Olson Drive Business Park, LLC, a California Limited Liability Corporation, Owner, and Fed Ex Ground, a Pennsylvania Corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0113(c). The 13.61-acre site is located at 9905 Olson Drive in the IL-2-1 and AR-1-1 zones, Community Plan Implementation Overlay Zone - Type B (CPIOZ-B), Prime Industrial Lands, Residential Tandem Parking Overlay Zone, Airport Influence Area (MCAS-Miramar, Review Area 1), ALUCP Noise Contour (MCAS-Miramar, 65-70 CNEL), Airport Safety Zone (MCAS-Miramar, Accident Potential Zone 2), and the FAA Part 77 Notification Area (MCAS-Miramar), and within the University Community Planning area. The project site is legally described as: all those portions of Lot 1, the northeast quarter of the northwest quarter and the north half of the northeast quarter in section 9, Township 15 south, Range 3 west, San Bernardino Meridian, lying southerly of the southerly line of the 200-foot right of way of the Atchison, Topeka and Santa Fe Railway Company, as granted under the provisions to the United State Government Survey, approved February 19, 1883.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a change in use from an existing equipment and materials storage facility to a private parking facility on a property containing Environmentally Sensitive Lands described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 15, 2017, on file in the Development Services Department.

The project shall include:

- a. Develop and maintain a private parking facility for 373 parking spaces, consisting of 274 standard spaces, 75 heavy truck spaces, 20 bicycle spaces and 4 motorcycle spaces on a vacant 13.61-acre property for an adjacent and existing Fed Ex Ground Distribution Center;
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. Off-street parking facilities;
- d. Existing private driveway and off-site grading on adjacent property to the south; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 29, 2020.
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 Wildlife 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program as specified in Mitigated Negative Declaration, LDR. No. 40-0495 [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.
13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, LDR. No. 40-0495, 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, LDR. No. 40-0495, 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:

Biological Resources, Paleontological Resources, Hydrology/Water Quality, Archaeological Resources and Land Use

ENGINEERING REQUIREMENTS:

15. The project proposes to export 10,700 cubic yards of material from the project site. All excavated material listed to be 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.
16. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
17. 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 the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct the three driveways with current City Standard commercial concrete driveways as shown on the Approved Exhibit "A", adjacent to the site on Olson Drive, satisfactory to the City Engineer.
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 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.
21. 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.
22. 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.
23. 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:

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 City of San Diego Landscape Standards, Stormwater Design Manual, 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. 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.

26. Prior to issuance of any construction permits for structures (including shell), 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 Office of 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 LDC 142.0403(b)5.

27. 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 Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

28. 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.

29. 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 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.

PLANNING/DESIGN REQUIREMENTS:

31. Owner/Permittee shall maintain a minimum of 373 off-street parking spaces (made up of 274 standard spaces, 75 heavy truck spaces, 20 bicycle spaces and 4 motorcycle spaces) on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

32. 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, 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."

33. The use of the project site for a parking facility shall be for the exclusive use of the distribution facility located at 9939 Olson Drive, APN 343-010-37, and regulated by PID 91-0428.

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

35. 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

36. Prior to any work starting in the City street right-of-way, the applicant shall apply for a "Public Right-of-Way Permit for Traffic Control."

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 Hearing Officer of the City of San Diego on March 15, 2017, by Resolution No.

_____.

Permit Type/PTS Approval No.: SDP No. 1728647

Date of Approval: March 15, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Glenn R. Gargas
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.

Olson Drive Business Park, LLC
Owner

By _____
Christian P. Tresize, Vice President
Olson Drive Business Park, LLC

Fed Ex Ground
Permittee

By _____
Joseph F. Buerk
Project Manager for Fed Ex Ground
Package Systems

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

DOC 1. 2002-0730165 ATTACHMENT 7

AUG 28, 2002 9:48 AM

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

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 64.00

FB
20P
AND WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

Job Order No. 40-0495

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2468
PUBLIC RIGHT-OF-WAY USE PERMIT NO. 5500
PROJECT NO. 1384
OLSON INDUSTRIAL LOT [MMRP]
CITY COUNCIL

This Permit is granted by the City Council of the City of San Diego to Maymom Limited Partnership, Dacon Development, General Partner, Owner/Permittee, pursuant to the San Diego Municipal Code [SDMC]. The 13.6 acre site is located on a site north of Olson Drive and south of the BN&SF Railroad Right-of-Way and accessed through a proposed private driveway through a street reservation, in the AR-1-1 (proposed IL-2-1) zone of the University Community Plan. The project site is legally described as a Portion of Lot 1, of the Northeast Quarter of the Northwest Quarter and the North Half of the Northeast Quarter, Section 9, Township 15 South, Range 3 West, San Bernardino Base Meridian.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to develop a vacant 13.6 acre parcel for an equipment and materials storage yard with no buildings or employees permanently on site, described as, and identified by size, dimension, quantity, type and location on the approved Exhibit "A," dated May 14, 2002, on file in the Development Services Department. The facility shall include:

- a. Two graded pad areas with fence/wall screening for storage of equipment and materials with no buildings or employees on site;
- b. Landscaping and Brush Management (planting, irrigation and landscape related improvements);
- c. Off-street parking facilities;
- d. A private driveway constructed off site within an existing street reservation, from Olson Drive to the project site as a Public Right-of-Way Use Permit;

ORIGINAL

- e. 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 Land Development Code in effect for this site.
-
- 1. Construction, grading or demolition must commence and be pursued in a diligent manner within 36 months after the effective date of final approval by the City, following all appeals. Failure to utilize the Permit within 36 months will automatically void the Permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the San Diego Municipal/Land Development Code requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
 - 1. 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 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.
 - 2. 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.
 - 3. This Permit is a covenant running with the subject property and shall be binding upon the 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.
 - 4. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agencies.
 - 5. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and/or site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.
 - 6. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," dated May 14, 2002, on file in the Development Services Department.

No changes, modifications or alterations shall be made unless appropriate applications or amendment of this permit shall have been granted.

7. 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 discretionary permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Owner complies with all the conditions of the 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 new 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.

8. Rezoning of the subject property shall become effective 30 days after adoption by the City Council.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

9. The issuance of this permit by The City of San Diego does not authorize the applicant 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.).

11. 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 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 Permittee by the City: (1) to grant 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 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 Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this permit and of full satisfaction by Permittee of mitigation obligations required by this permit, as described in accordance with Section 17.1D of the IA.

12. Prior to the issuance of the grading permit, the application shall place a conservation easement over the area within the on-site Multiple Habitat Planning Area [MHPA] which shall then be recorded on the property. Other equivalent options include dedication in fee title to the City or placement of a covenant of easement over the on-site MHPA.

13. The area of this site within the boundaries of the MHPA, is required to be dedicated in fee title to the City of San Diego, or placed in a conservation easement or, covenant of easement which is then recorded on the property.

14. The applicant shall comply with the Mitigation, Monitoring and Reporting Program [MMRP] as specified in Mitigated Negative Declaration, LDR No. 40-0495, satisfactory to the City Manager and the City Engineer. Prior to issuance of any grading permits and/or building permits, mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Biological Resources
- Paleontological Resources
- Hydrology/Water Quality
- Archaeological Resources
- Land Use

PLANNING/DESIGN REQUIREMENTS:

15. No designated parking spaces on site are required as long as the permitted use of the site does not change. Should an amendment of this Permit be considered, parking requirements would be re-evaluated.

16. 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 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.

17. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
18. No buildings shall be permitted unless approved through an amendment to this Permit.
19. No signage has been proposed with this Permit. Any requests for future signage will be reviewed for compliance with Citywide sign regulations.
20. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.
21. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
22. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.
23. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (Land Development Code) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked "Exhibit A," dated May 14, 2002, on file in the Development Services Department.

LANDSCAPE REQUIREMENTS:

24. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City.
25. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Concept Plan, dated May 14, 2002, 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."
26. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards

(including planting and irrigation plans, details and specifications) shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated May 14, 2002, on file in the Development Services Department.

27. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way and median (if applicable) improvements shall be submitted to the City Manager for approval. Improvement plans shall include a Street Tree Location Plan, which identifies a station point for each street tree location that takes into account a forty square feet 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. Location of street trees shall be identified and reserved during improvement activities and on all site plans prepared for subsequent building permit applications with actual installation taking place prior to issuance of a certificate of occupancy for a specific building permit. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Concept Plan, dated May 14, 2002, on file in the Development Services Department.

28. Prior to issuance of any engineering permits for grading, construction documents for slope planting or revegetation and hydroseeding of all disturbed land including irrigation shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. All plans shall be in substantial conformance to Permit 0000 (including environmental conditions) and Exhibit "A," Landscape Concept Plan, dated May 14, 2002, on file in the Development Services Department.

29. 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 has been accomplished. 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 Landscape Standards.

30. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A No Fee Street Tree Permit, if applicable, shall be obtained for the installation, establishment and on-going maintenance of all street trees.

31. 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.

32. The Permittee or subsequent Owner shall be responsible for the maintenance of all street trees and landscape improvements (right-of-way and median landscaping) consistent with the Landscape Standards unless long-term maintenance of street trees, right-of-way and median

landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

33. 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, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within thirty days of damage or Certificate of Occupancy.

34. Prior to the issuance of any grading permit, a detailed landscape plan shall be submitted for review and approval. The landscape plan shall include landscaping around the outside of the perimeter wall that is appropriate in size and type to soften the appearance of the screen wall.

BRUSH MANAGEMENT PROGRAM:

35. The Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A," Brush Management Program/Landscape Concept Plan, dated May 14, 2002, on file in the Office of the Development Services Department.

a. Prior to issuance of any engineering permits for grading, 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," dated May 14, 2002, on file in the Development Services Department.

b. Prior to issuance of any building permits, 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," dated May 14, 2002, on file in the Development Services Department, and shall comply with the Uniform Fire Code, SDMC section 55.0889.0201, the Landscape Standards and the Land Development Code section 142.0412 (Ordinance - 18451).

c. 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:

Lots East of I-805

Zone One
35'Zone Two
40'

d. The construction documents shall conform to the architectural features as described in SDMC section 142.0412(d).

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

f. Provide the following note 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."

g. In Zones One and Two 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 Section and the Environmental Analysis Section.

36. Prior to final inspection and issuance of any Certificate of Occupancy for any building, the approved Brush Management Program shall be implemented.

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

ENGINEERING REQUIREMENTS:

38. Prior to the issuance of any permits, the applicant shall obtain a bonded grading permit from the City Engineer [referred to as an engineering 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.

39. The drainage system proposed with this development is subject to approval by the City Engineer.

40. This project proposes to export 5,000 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow processing and sale of the material. All such activities require a separate Conditional Use Permit.

41. Development of this project shall comply with all requirements of State Water Resources Control Board [SWRCB] Order No. 99-08-DWQ and the Municipal Storm Water Permit, Order

No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), 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 SWRCB Order No. 99-08-DWQ.

42. Prior to building occupancy, the applicant shall conform to the SDMC, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the permit-issuing authority.

43. Please show the type and location of all post development Best Management Practices [BMP]. Either by a separate report or notes on the plans addressing the BMP's maintenance schedule, maintenance costs and who will be responsible for the future maintenance and associated cost for such facilities. The report also needs to address water quality. Describe the type of pollutants currently being generated from the site, the type of pollutants that will be generated post development, the pollutants to be captured by the BMP devise(s) and the quality of the resultant discharge.

44. Additional geological review and an updated report will be required as final improvement and grading plans are developed for the project. This grading plan review report will also need to address design details for any existing or proposed subdrains.

WATER REQUIREMENTS:

45. Prior to the issuance of any grading permits, the Permittee shall assure, by permit and bond, the design and construction of water services (domestic, irrigation and fire) and meters within or adjacent to the fully improved Olson Drive right-of-way in a manner satisfactory to the Water Department Director and the City Engineer. All on-site water facilities shall be private, including fire hydrants.

46. The 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. Proposed facilities that do not meet the current standards shall be private or redesigned.

47. The Permittee shall install fire hydrants at locations satisfactory to the Fire Department, Water Department Director and City Engineer.

WASTEWATER REQUIREMENTS:

49. No structures or landscaping that would inhibit vehicular access shall be installed in or over any sewer access easement.

59. No structures or landscaping, including private sewer facilities and enhanced paving, shall be installed in or over any easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.

50. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

INFORMATION ONLY

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit/tentative map, may protest the imposition within ninety days of the approval of this development permit/tentative map by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

APPROVED by the City Council of the City of San Diego on May 14, 2002, by Resolution No. R-296494.

AUTHENTICATED BY THE CITY MANAGER

By Edward S. Oliva

Edward S. Oliva, Development Services Manager

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

MAYMOM LIMITED PARTNERSHIP,
DACON DEVELOPMENT, GENERAL
PARTNER

Owner/Permittee

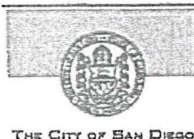
By L. C. Beum

By _____

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

40-0495

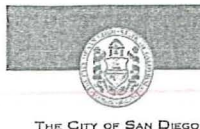
ORIGINAL



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: FedEx Ground Parking - SDP		Project Number: 490718	Distribution Date: 06/23/2016
Project Scope/Location: Use Permit for a change in use from an existing equipment and materials storage facility for the development of a private parking facility for utilization by the adjacent FedEx Building site. The 13.61 acre site is located off of a private driveway at 9905 Olson Dr and is in the IL-2-1 zone within the University Community Plan Area. Council District 1.			
Applicant Name:		Applicant Phone Number:	
Project Manager: Glenn Gargas	Phone Number: (619) 446-5142	Fax Number: (619) 446-5245	E-mail Address: GGargas@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 12	Members No 0	Members Abstain 1 Chair
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: <i>None</i>			
NAME: <i>Janay Krueger</i>		TITLE: <i>Chair</i>	
SIGNATURE: <i>Janay Krueger</i>		DATE: <i>10/11/16</i>	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
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.			



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

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

Project No. For City Use Only

FedEx Ground Parking Lot

Project Address:

9905 Olson Drive, San Diego CA

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: <u>Fed Ex Ground Parking Lot</u>	Project No. (For City Use Only)
---	---------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached ☐ Yes ☒ No

Corporate/Partnership Name (type or print): <u>Olson Drive Business Park, LLC</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>PO Box 910064</u> City/State/Zip: <u>San Diego, CA 92191</u> Phone No: <u>858-945-8335</u> Fax No: _____ Name of Corporate Officer/Partner (type or print): <u>CHRISTIAN J. RESIZE</u> Title (type or print): <u>V.P.</u> Signature: <u>[Signature]</u> Date: <u>5/25/10</u>	Corporate/Partnership Name (type or print): <u>FedEx Ground</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: <u>1000 FedEx Drive</u> City/State/Zip: <u>Moon Township, PA 15108</u> Phone No: <u>412-859-2383</u> Fax No: <u>412-859-2654</u> Name of Corporate Officer/Partner (type or print): <u>JOSEPH E. BUECK</u> Title (type or print): <u>Mgr Project Inv Fed Ex Logistics</u> Signature: <u>[Signature]</u> Date: <u>6/1/10</u>
--	--

Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:
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Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature: Date:
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FEDEX GROUND PARKING/GRADING CUP&SDP

APPLICANT:
FEDEX GROUND PACKAGE SYSTEM
1000 FEDEX DRIVE
MOON TOWNSHIP, PA 15108

OWNER:
OLSON DRIVE BUSINESS PARK LLC
PO BOX 910064
SAN DIEGO, CA 92191-0064
APH. 343-010-20

ASSESSOR'S PARCEL NO:
343-010-20

TOTAL DISTURBED AREA:
4.4 ACRES

SITE ADDRESS:
FEDEX GROUND- SAN DIEGO

9999 OLSON DRIVE
SAN DIEGO, CA 92103

REFERENCE DRAWINGS:
27728-D GRADING PLAN EASTGATE

DISTRIBUTION
32195-D OLSON INDUSTRIAL PARK

TOPOGRAPHY SOURCE:

SITE CONDITIONS SHOWN ON THIS SURVEY
ARE THE RESULT OF A GROUND AND AERIAL
SURVEY BY REG CONSULTANTS, INC.
TOPOGRAPHIC SURVEY FIELD VERIFIED BY
BURKETT AND WONG ENGINEERS ON 02/01

LEGAL DESCRIPTION:

ALL THOSE PORTIONS OF LOT 1, THE
NORTHWEST QUARTER OF THE NORTHWEST
QUARTER AND THE NORTH HALF OF THE
NORTHWEST QUARTER IN SECTION 9, TOWNSHIP
15 SOUTH, RANGE 3 WEST, SAN BERNARDINO
MERIDIAN, LYING SOUTHERLY OF THE
SOUTHERLY LINE OF THE 200-FOOT RIGHT OF
WAY OF THE ATCHISON, TOPEKA AND SANTA FE
RAILWAY COMPANY, AS GRANTED UNDER THE
PROVISIONS TO THE UNITED STATES
GOVERNMENT SURVEY, APPROVED FEBRUARY 19,
1883.

BENCH MARK:

THE BENCH MARK USED FOR THIS SURVEY IS THE
CITY OF SAN DIEGO BENCHMARK (INDEX 2617
17108), DESCRIBED AS "BM" LOCATED AT THE
NORTHWEST CORNER OF THE INTERSECTION OF
OLSON DRIVE AND EASTGATE MALL, AS
PUBLISHED IN THE CITY OF SAN DIEGO
VERTICAL CONTROL BOOK.

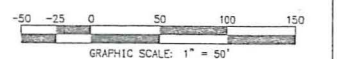
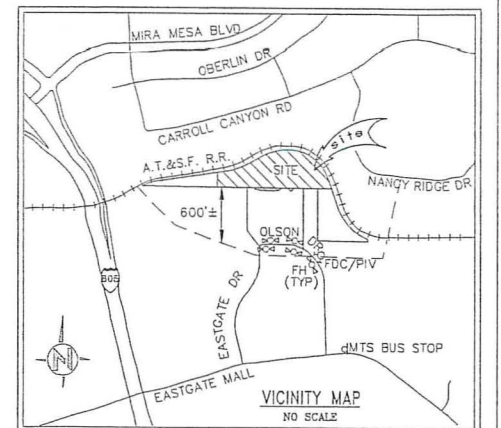
ELEV. = 379.794' M.S.L.

LEGEND	STD. DWG.	REVISION
EXISTING CONTOUR		
EXISTING WATER LINE		
EXISTING SEWER LINE		
EXISTING CATCH BASIN		
EXISTING STORM DRAIN		
EXISTING PRIVATE SITE LIGHTING		
EXISTING ELECTRIC LINE		
EXISTING WATER VALVE		
EXISTING SEWER MANHOLE		
EXISTING VARIOUS TREE		
EXISTING SPOT ELEVATIONS		
EXISTING FIRE HYDRANT		
NEW CONTOUR		
PROPERTY LINE		
NEW 6" CURB & GUTTER	SDG-100, G-2 TYPE "H"	
NEW 6" CURB	SDG-100, G-1	
NEW TRUCK PARKING LOT AC PAVEMENT	DETAIL B, SHEET 3	
NEW AUTO PARKING LOT AC PAVEMENT	DETAIL A, SHEET 3	
NEW CONCRETE PAVEMENT FOR DRIVEWAYS AND PARKING AREAS		
NEW SPOT ELEVATION	739.651C 739.181P	
DIRECTION OF DRAINAGE RUN-OFF (TYP)		
NEW PVC STORM DRAIN	SIZE PER PLAN	
NEW SD CLEANOUT TYPE B	D-3, D-11, M-3	
NEW STORM DRAIN/SEWER CLEANOUT		
NEW AREA DRAIN		
PARKING STALL COUNT		

NOTES:	GROSS:	NET DISTURBED
PARKING LOT:	13.61 AC	4.4 AC
FEDEX BUILDING:	10.54 AC	0.0 AC
TOTAL FEDEX BUILDING AND SITE:	24.15 AC	4.4 AC
ZONING IL-2-1/CP102-TYPE "B"		
EXISTING USE: UNPAVED STORAGE YARD.		
PROPOSED USE: STORAGE AND PARKING FOR THE ADJACENT WAREHOUSE/DISTRIBUTION CENTER.		
YEAR CONSTRUCTED: FEDEX BUILDING IN 1995		
GEOLOGIC HAZARD CATEGORY: 53-LOW TO MODERATE RISK		

SHEET INDEX

SHEET NO.	SHEET CONTENT
1	GRADING PLAN
2	SITE PLAN
3	EXISTING CONDITIONS
4	CROSS SECTIONS
L-1 TO L-4	LANDSCAPE PLANS



GRADING QUANTITIES:

GRADED AREA	4.0 ACRES
PERCENT OF TOTAL AREA	16.8%
CUT QUANTITIES	11,300 CY
FILL QUANTITIES	600 CY
EXPORT	10,700 CY

MAX. CUT DEPTH 3' (FT)

MAX. CUT SLOPE RATIO 2:1

MAX. FILL DEPTH 2' (FT)

MAX. FILL SLOPE RATIO 2:1

THIS PROJECT PROPOSES TO EXPORT 10,000 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

AN AS-GRADED GEOTECHNICAL REPORT SHALL BE SUBMITTED TO BOOTH 12 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN IS CALENDAR DAYS OF COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE FIELD INSPECTION DIVISION.

EARTHWORK QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY AND THE CONTRACTOR SHALL NOT USE THESE NUMBERS TO DETERMINE EARTHWORK QUANTITIES.

CONTRACTOR NOTES

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL.

PROJECT TEAM

BWE
619-299-5550
CARL FLORICA
CIVIL ENGINEER

DELORENZO INTERNATIONAL
619-295-5115
NICHOLAS DELORENZO
LANDSCAPE ARCHITECT

AIRPORT INFLUENCE AREA

REVIEW AREA 1

EASEMENTS

1. OPEN SPACE EASEMENT OVER PARCEL 4 GRANTED PER MAP NO. 12010 (3.550 ACRES)
2. EASEMENT FOR INGRESS & EGRESS OF PEDESTRIANS AND MOTOR VEHICLES AND FOR ROAD PURPOSES OVER PARCEL 4 (NOT PLOTTABLE)

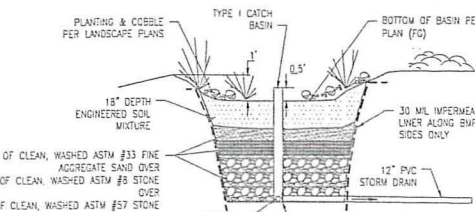
PREPARED BY:

NAME:	BWE, INC.
ADDRESS:	8449 BAYVIEW AVE., STE 270 SAN DIEGO, CA 92123
PHONE NO.:	(619) 299-5550
PROJECT ADDRESS:	9999 OLSON DRIVE SAN DIEGO, CA 92121
PROJECT NAME:	FEDEX GROUND PARKING LOT
SHEET TITLE:	SITE AND GRADING 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:	
ORIGINAL DATE:	05-16-18
SHEET 1 OF 4	
DEP NO	

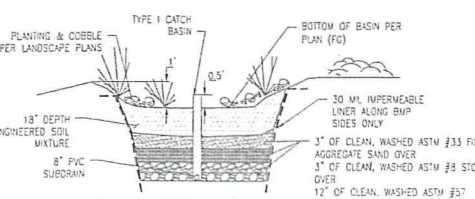
ENGINEERING NOTES:

- 1. THE PROJECT DOES NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ON THE EXISTING HILLSIDE AREAS.
- 2. RIP RAP ENERGY DISSIPATORS ARE INSTALLED AT ALL STORM WATER DISCHARGE LOCATIONS TO REDUCE 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 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.
- 5. 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 REQUIREMENTS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS AND SPECIFICATIONS.
- 6. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2008-000000, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. RS-2013-0001, OR SUBSEQUENT ORDER, IN ACCORDANCE WITH ORDER NO. 2009-000000, 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 COMMENCEMENT OF GRADING ACTIVITIES.
- 7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE FINAL CONSTRUCTION DRAWINGS CONSISTENT WITH THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP).
- 8. SITE LIGHTING SHALL BE DIRECTED AWAY FROM THE MHFA.



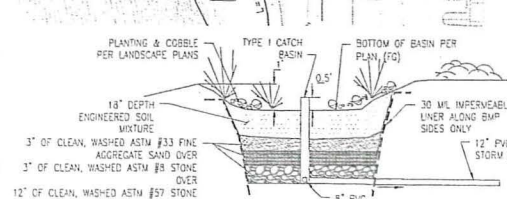
BIO-FILTRATION BMP#5

SEE WORK FOR SPECIFIC BMP DESIGN



BIO-FILTRATION BMP#1, 3, & 4

SEE WORK FOR SPECIFIC BMP DESIGN



BIO-FILTRATION BMP#2

SEE WORK FOR SPECIFIC BMP DESIGN

NOTE:

DEVELOPER SHALL REPAIR UPLIFTED PORTIONS OF SIDEWALK ALONG THE PROJECT FRONTAGE OF OLSON DRIVE.

SIGHT VISIBILITY NOTE:

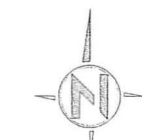
NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY TRIANGLE SHALL EXCEED 3' IN HEIGHT. ALL LANDSCAPING NOT ADHERING SHALL BE REDUCED IN HEIGHT OR REMOVED.

UTILITY NOTE:

THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.

DEVELOPMENT SUMMARY:

THIS IS A REQUEST TO AMEND SDP NO. 2468 TO INCORPORATE AN EXISTING STORAGE YARD INTO THE EXISTING FEDEX GROUND DISTRIBUTION CENTER LOCATED AT 9999 OLSON DRIVE, IN THE CITY OF SAN DIEGO. THE EXISTING FEDEX GROUND DISTRIBUTION CENTER IS LOCATED ON A SEPARATE PARCEL FROM THE EXISTING STORAGE YARD. THE FEDEX CENTER IS FULLY IMPROVED AND NO IMPROVEMENTS OR CHANGES ARE PROPOSED (PID 911-0420). THE EXISTING STORAGE AND PARKING LOT IS LOCATED AT 9999 OLSON DRIVE AND PERMITTED BY SDP NO. 2468. THE STORAGE AND PARKING LOT PARCEL CONTAINS ENVIRONMENTALLY SENSITIVE LANDS. THE EXISTING MULTI-HABITAT PLANNING AREA (MHFA) BOUNDARY WILL NOT BE ENDOCHAINED UPON. THE PROPOSED PROJECT WILL RE-GRADE, PAVE, STRIPE AND LANDSCAPE THE EXISTING UNIMPROVED GRANITE COVERED STORAGE YARD. IN ADDITION, NEW DRAINAGE FACILITIES WILL BE INSTALLED TO DETAIN AND TREAT ALL STORMWATER RUN-OFF.



FEDEX GROUND PARKING CUP&SDP - SITE PLAN

APPLICANT:
FEDEX GROUND PACKAGE SYSTEM
1000 FEDEX DRIVE
MOON TOWNSHIP, PA 15108

OWNER:
OLSON DRIVE BUSINESS PARK LLC
PO BOX 910064
SAN DIEGO, CA 92191-0064
APN: 343-010-20

ASSESSOR'S PARCEL NO:
343-010-20

TOTAL DISTURBED AREA:
4.4 ACRES

SITE ADDRESS:
FEDEX GROUND - SAN DIEGO

9999 OLSON DRIVE
SAN DIEGO, CA 92103

REFERENCE DRAWINGS:
27723-D: GRADING PLAN EASTGATE DISTRIBUTION

32195-D OLSON INDUSTRIAL PARK

LEGAL DESCRIPTION:

ALL THOSE PORTIONS OF LOT 1, THE NORTH-EAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTH-EAST QUARTER IN SECTION 9, TOWNSHIP 15 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE 200-FOOT RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, AS GRANTED UNDER THE PROVISIONS TO THE UNITED STATES GOVERNMENT SURVEY, APPROVED FEBRUARY 19, 1883.

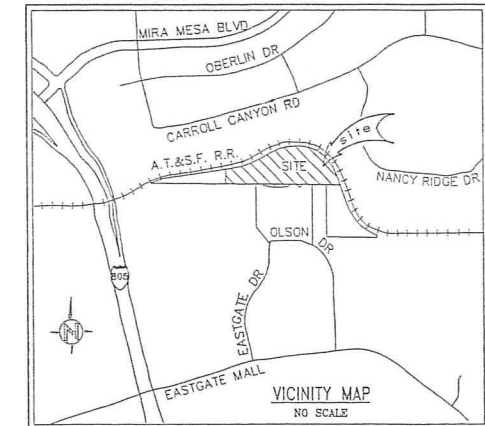
BENCH MARK:

THE BENCH MARK USED FOR THIS SURVEY IS THE CITY OF SAN DIEGO BENCHMARK (INDEX 2617 17106), DESCRIBED AS "NWEP" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF OLSON DRIVE AND EASTGATE MALL, AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK.

ELEV. = 379.794' M.S.L.

DESCRIPTION	STD. DWG.	SYMBOL
EXISTING CONTOUR		
EXISTING WATER LINE		
EXISTING SEWER LINE		
EXISTING CATCH BASIN		
EXISTING STORM DRAIN		
EXISTING PRIVATE SITE LIGHTING		
EXISTING ELECTRIC LINE		
EXISTING WATER METER		
EXISTING WATER VALVE		
EXISTING SEWER MANHOLE		
EXISTING VARIOUS TREE		
EXISTING SPOT ELEVATIONS		
EXISTING FIRE HYDRANT		
NEW CONTOUR		
PROPERTY LINE		
NEW 6" CURB & GUTTER SDG-100, G-2 TYPE "H"		
NEW 6" CURB SDG-100, G-1		
NEW TRUCK PARKING LOT AC PAVEMENT, DETAIL B, SHEET 3		
NEW AUTO PARKING LOT AC PAVEMENT, DETAIL A, SHEET 3		
NEW CONCRETE PAVEMENT FOR DRIVEWAYS AND PARKING AREAS		
NEW SPOT ELEVATION		
DIRECTION OF DRAINAGE RUN-OFF (TYP)		
NEW PVC STORM DRAIN SIZE PER PLAN		
NEW SD CLEANOUT TYPE B D-9, D-11, M-3		
NEW STORM DRAIN/SEWER CLEANOUT		
NEW AREA DRAIN		
PARKING STALL COUNT		

NOTES:	GROSS:	NET DISTURBED
PARKING LOT:	13.61 AC	4.4 AC
FEDEX BUILDING:	10.54 AC	0.0 AC
TOTAL FEDEX BUILDING AND SITE	24.15 AC	4.4 AC
ZONING IL-2-1/CP102-TYPE "B"		
EXISTING USE: UNPAVED STORAGE YARD.		
PROPOSED USE: STORAGE AND PARKING FOR THE ADJACENT WAREHOUSE/DISTRIBUTION CENTER.		
YEAR CONSTRUCTED: FEDEX BUILDING IN 1996		
GEOLOGIC HAZARD CATEGORY: 53-LOW TO MODERATE RISK		



GRAPHIC SCALE: 1" = 50'

EXISTING PARKING (TO REMAIN)

1. EXISTING PARKING SPACES	191
2. EXISTING HANDICAP SPACES	12
3. EXISTING LOADING SPACES	68
TOTAL PARKING	241

PROPOSED PARKING

1. STANDARD PARKING	274
2. HEAVY TRUCK (STORAGE) PARKING	75
3. BICYCLE PARKING SPACES	20
4. MOTORCYCLE PARKING SPACES	4
TOTAL PARKING	373
LANDSCAPE AREA SQUARE FOOTAGE:	28,182

PARKING CALCULATIONS

199,920 SF x 1.0 SPACE/1,000 SF = 200 AUTOMOBILE PARKING SPACES (MINIMUM)
199,920 SF x 0.1 SPACES/1,000 SF = 20 BICYCLE PARKING SPACES (MINIMUM)
2% (OF 200 AUTOMOBILE SPACES) = 4 MOTORCYCLE SPACES (MINIMUM)

TOTAL PARKING COUNT

1. STANDARD PARKING	471
2. HEAVY TRUCK (STORAGE) PARKING	143
TOTAL PARKING	614

PREPARED BY:

NAME: BWE, INC.
ADDRESS: 3449 BALBOA AVE
SAN DIEGO, CA 92121
PHONE NO: (619) 293-5550
PROJECT ADDRESS: 9999 OLSON DRIVE
SAN DIEGO, CA 92121
PROJECT NAME: FEDEX GROUND PARKING LOT
SHEET TITLE: SITE AND GRADING 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: _____
ORIGINAL DATE: 05-16-15
SHEET 2 OF 4
DEP. NO. _____

DEVELOPMENT SUMMARY:

THIS IS A REQUEST TO AVOID SDP NO. 2468 TO INCORPORATE AN EXISTING STORAGE YARD INTO THE EXISTING FEDEX GROUND DISTRIBUTION CENTER LOCATED AT 9999 OLSON DRIVE, IN THE CITY OF SAN DIEGO. THE EXISTING FEDEX GROUND DISTRIBUTION CENTER IS LOCATED ON A SEPARATE PARCEL FROM THE EXISTING STORAGE YARD. THE FEDEX CENTER IS FULLY IMPROVED AND NO IMPROVEMENTS OR CHANGES ARE PROPOSED (PID 91-0428). THE EXISTING STORAGE AND PARKING LOT IS LOCATED AT 9905 OLSON DRIVE AND PERMITTED BY SDP NO. 2468. THE STORAGE AND PARKING LOT PARCELS CONTAIN ENVIRONMENTALLY SENSITIVE LANDS. THE EXISTING MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY WILL NOT BE ENCLOSED UPON. THE PROPOSED PROJECT WILL RE-GRADE, PAVE, STRIPE AND LANDSCAPE THE EXISTING DECOMPOSED GRANITE COVERED STORAGE YARD. IN ADDITION, NEW DRAINAGE FACILITIES WILL BE INSTALLED TO DETAIN AND TREAT ALL STORMWATER RUNOFF.

NOTE:

DEVELOPER SHALL REPAIR UPLIFTED PORTIONS OF SIDEWALK ALONG THE PROJECT FRONTAGE OF OLSON DRIVE.

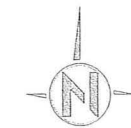
SIGHT VISIBILITY NOTE:

NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY TRIANGLE SHALL EXCEED 2' IN HEIGHT. ALL LANDSCAPING NOT ADHERING SHALL BE REDUCED IN HEIGHT OR REMOVED.

UTILITY NOTE:

THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.

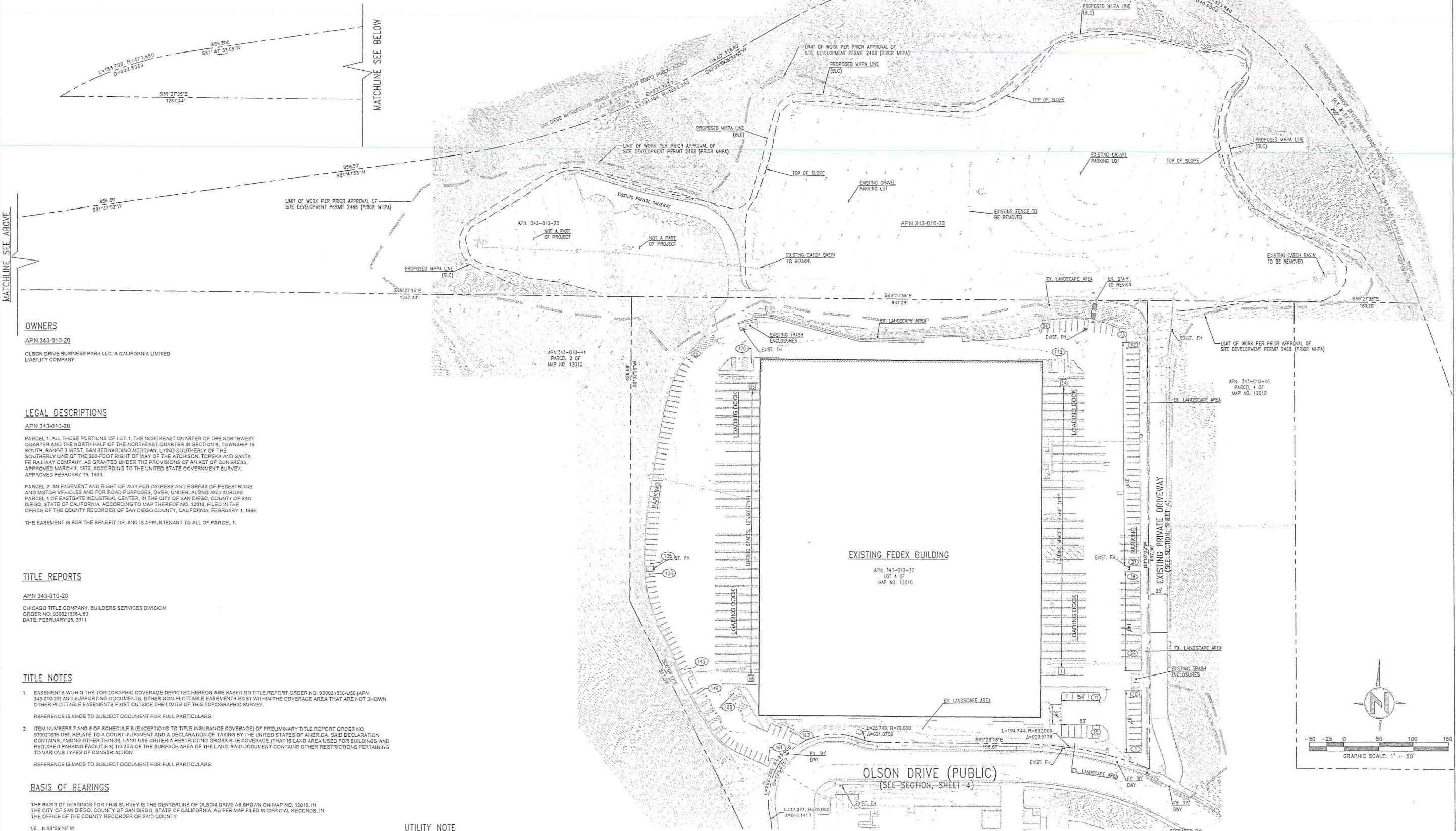
- NOTES:
- NO EXISTING BUS STOPS ON OLSON DRIVE OR EASTGATE DRIVE. NO BUS STOPS PROPOSED.
 - FEDEX GROUND DISTRIBUTION BUILDING IS ADDRESSED AS 9999 OLSON DRIVE, SAN DIEGO, CA 92121.
 - NO NEW BUILDINGS ARE PROPOSED.



BWE
WWW.BWESD.COM 619.293.5550



FEDEX GROUND PARKING EXISTING CONDITIONS



OWNERS

APN 343-010-20
CLSON DRIVE BUSINESS PARK LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTIONS

APN 343-010-20
PARCEL 1: ALL THOSE PORTIONS OF LOT 1, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER IN SECTION 3, TOWNSHIP 15 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE 260-FOOT RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, AS GRANTED UNDER THE PROVISIONS OF AN ACT OF CONGRESS, APPROVED MARCH 3, 1875, ACCORDING TO THE UNITED STATE GOVERNMENT SURVEY, APPROVED FEBRUARY 19, 1883.
PARCEL 2: AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS OF PEDESTRIANS AND MOTOR VEHICLES AND FOR ROAD PURPOSES, OVER, UNDER, ALONG AND ACROSS PARCEL 4 OF EASTGATE INDUSTRIAL CENTER, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12010, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, FEBRUARY 4, 1998.
THE EASEMENT IS FOR THE BENEFIT OF, AND IS APPURTENANT TO ALL OF PARCEL 1.

TITLE REPORTS

APN 343-010-20
CHICAGO TITLE COMPANY, BUILDERS SERVICES DIVISION
ORDER NO. 230021338-450
DATE: FEBRUARY 25, 2011

TITLE NOTES

- EASEMENTS WITHIN THE TOPOGRAPHIC COVERAGE DEPICTED HEREON ARE BASED ON TITLE REPORT ORDER NO. 930021838-US0 (APN 343-010-20) AND SUPPORTING DOCUMENTS. OTHER NON-PLOTTABLE EASEMENTS EXIST WITHIN THE COVERAGE AREA THAT ARE NOT SHOWN. OTHER PLOTTABLE EASEMENTS EXIST OUTSIDE THE LIMITS OF THIS TOPOGRAPHIC SURVEY.
REFERENCE IS MADE TO SUBJECT DOCUMENT FOR FULL PARTICULARS.
- ITEM NUMBERS 7 AND 8 OF SCHEDULE B (EXCEPTIONS TO TITLE INSURANCE COVERAGE) OF PRELIMINARY TITLE REPORT ORDER NO. 930021838-US0, RELATE TO A COURT JUDGMENT AND A DECLARATION OF TAKING BY THE UNITED STATES OF AMERICA. SAID DECLARATION CONTAINS, AMONG OTHER THINGS, LAND USE CRITERIA RESTRICTING GROSS SITE COVERAGE (THAT IS LAND AREA USED FOR BUILDINGS AND REQUIRED PARKING FACILITIES) TO 25% OF THE SURFACE AREA OF THE LAND. SAID DOCUMENT CONTAINS OTHER RESTRICTIONS PERTAINING TO VARIOUS TYPES OF CONSTRUCTION.
REFERENCE IS MADE TO SUBJECT DOCUMENT FOR FULL PARTICULARS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF OLSON DRIVE AS SHOWN ON MAP NO. 12010, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP FILED IN OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
I.E. N 89°29'13\"/>

BENCH MARK

THE BENCH MARK USED FOR THIS SURVEY IS THE CITY OF SAN DIEGO BENCHMARK (INDEX 2317 17105), DESCRIBED AS "NWBP" LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF CLSON DRIVE AND EASTGATE MALL, AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK.
ELEV. = 373.794' M.S.L.

AERIAL TOPOGRAPHY

AERIAL TOPOGRAPHY SHOWN HEREON WAS COMPILED UNDER THE DIRECTION OF THE UNDERSIGNED SURVEYOR BY COOPER AERIAL SURVEYS, DATED 2/21/2011.

UTILITY NOTE

THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON VISUAL OBSERVATION OF ABOVE GROUND STRUCTURES AND RESEARCH OF RECORD UTILITIES. NO EXCAVATIONS WERE MADE DURING THE PREPARATION OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.

BURKETT & WONG ENGINEERS MAKES NO CLAIM AS TO THE ACCURACY OF UNDERGROUND UTILITIES

GENERAL NOTES

- EASEMENT AND OTHER TITLE DATA SHOWN HEREON CORRESPOND TO THE PRELIMINARY TITLE REPORT NO. 930021838-US0, PREPARED BY CHICAGO TITLE COMPANY, BUILDERS SERVICES, DATED FEBRUARY 25, 2011.
- BUILDING ADDRESS: 9999 OLSON DRIVE, SAN DIEGO, CALIFORNIA

EXISTING PARKING

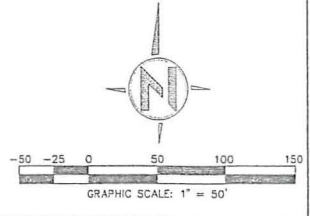
- EXISTING PARKING SPACES 154
- EXISTING HANDICAP SPACES 12

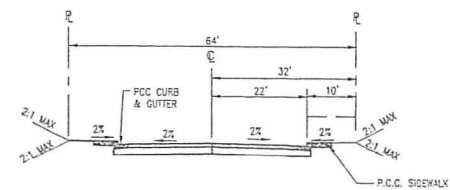
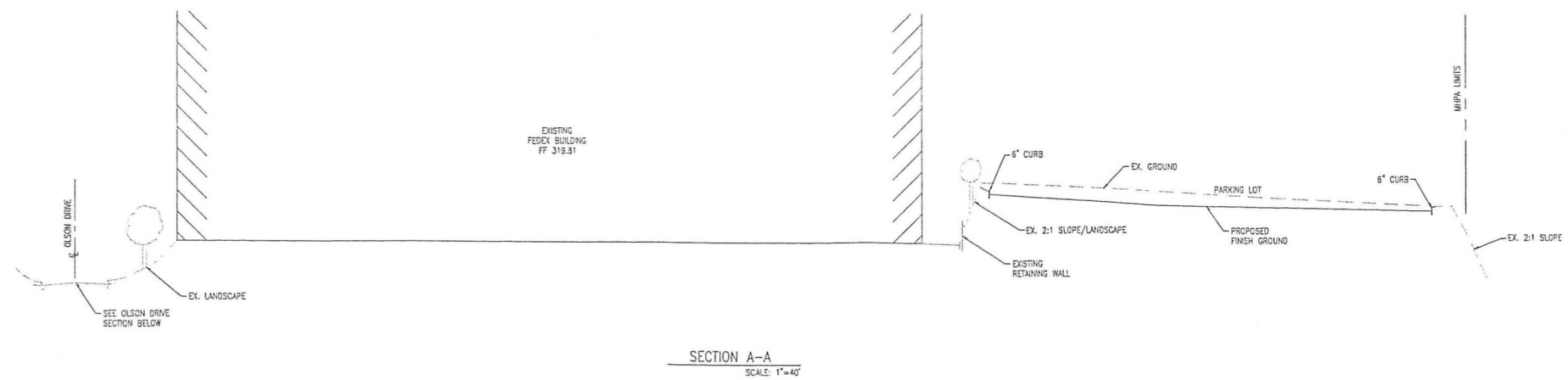
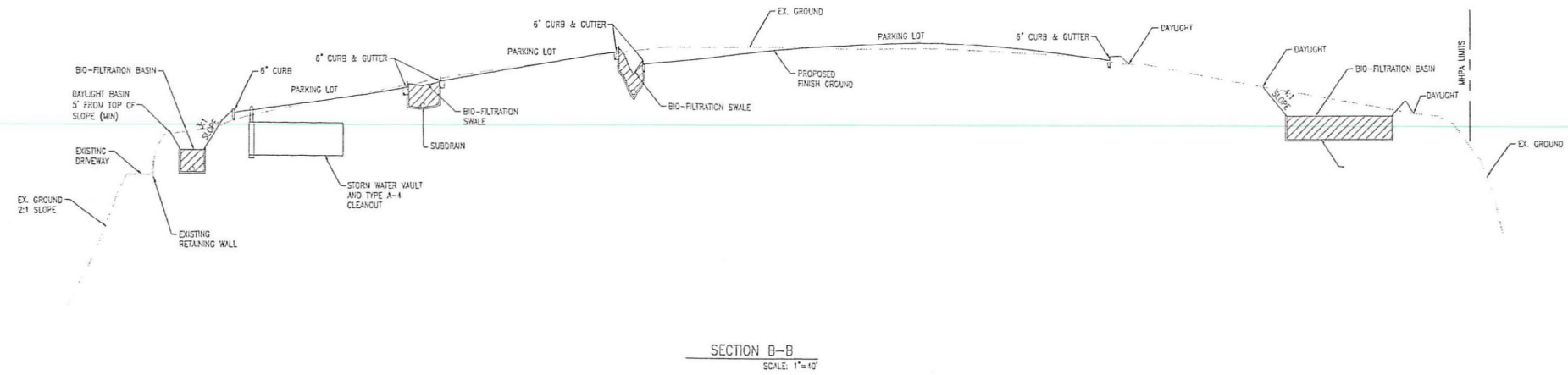
EXISTING PARKING (TO REMAIN)

- EXISTING PARKING SPACES 161
- EXISTING HANDICAP SPACES 12
- EXISTING LOADING SPACES 68
- TOTAL PARKING 241

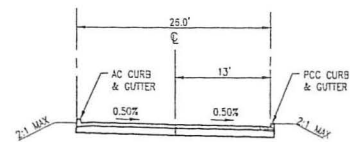
PREPARED BY: BWE, INC.
NAME: _____
ADDRESS: 9419 BALBOA AVE, STE 270
SAN DIEGO, CA 92123
PHONE NO. (619) 299-5550
PROJECT ADDRESS: 9999 OLSON DRIVE
SAN DIEGO, CA 92121
PROJECT NAME: FEDEX GROUND PARKING LOT
SHEET TITLE: EXISTING CONDITIONS
SHEET 3 OF 4
DEP NO. _____

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: _____
ORIGINAL DATE: 05-16-15
SHEET 3 OF 4
DEP NO. _____





OLSON DRIVE EXISTING (PUBLIC) - SECTION
NO SCALE



EXISTING DRIVE (PRIVATE) - SECTION
NO SCALE



PREPARED BY:

NAME: BWE, INC.
ADDRESS: 8449 BALBOA AVE., STE. 270
SAN DIEGO, CA 92123
PHONE NO: (619) 299-5553
PROJECT ADDRESS: 3905 OLSON DRIVE
SAN DIEGO, CA 92121
PROJECT NAME: FEDEX GROUND PARKING LOT
SHEET TITLE: DETAIL 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: _____
ORIGINAL DATE: 05-18-16
SHEET 4 OF 4
DEP. NO. _____

Delorenzo
International
Landscape
Architecture
+
Landscape
Planning
3990 Old Town Ave.
Suite A-204
San Diego, CA 92110
619.235.5115

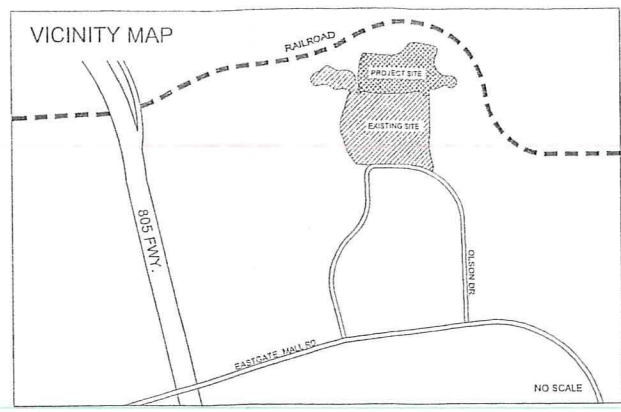


LANDSCAPE DEVELOPMENT PLAN
ULTIMATE BUILD-OUT PLAN

FEDERAL EXPRESS GROUND SYSTEM
EXISTING PARKING LOT RENOVATION

Revisions / Description	Date
△	
△	
△	
△	
△	
△	
Drawn By: JG	05/05
Reviewed By: JG	
Project Mgr.: JG	
Job No: 14-000-02	
Date: 8/25/2016	
Scale: As Shown	
Sheet: 1 of 4	

L-1

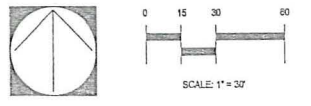


LANDSCAPE PLANTING LEGEND

PLANTS SHALL BE SELECTED FROM THE FOLLOWING LIST:

Symbol	Botanical Name / Common Name	Mature Height / Spread	Percentage / Size / Spacing	WUCOLS Category
PARKING LOT SHADE TREES:				
+	HYMENOSPORUM FLAVUM / SWEETSHADE	20'/40'	100%/24" BOX	MEDIUM
	GEUERA PARVIFLORA / AUSTRALIAN WILLOW	35'/25'	100%/24" BOX	MEDIUM
	KOELREUTERIA PANICULATA / GOLDENRAIN TREE	35'/40'	100%/24" BOX	MEDIUM
PERIMETER EVERGREEN SCREEN TREES:				
⊙	QUERCUS AGRIFOLIA / COAST LIVE OAK	60'/80'	100%/24" BOX	VERY LOW
	PINUS TORREYANA / TORREY PINE	60'/50'	100%/24" BOX	LOW
	QUERCUS ILEX / HOLLY OAK	50'/50'	100%/24" BOX	LOW
SMALL ACCENT TREE:				
⊙	CHILOPSIS LINEARIS 'BURGUNDY' / DESERT WILLOW	25'/15'	100%/15 GAL	VERY LOW
	X CHITALPA TASHKINTENSIS / CHITALPA	18'/12'	100%/15 GAL	LOW
	ARBUTUS 'MARINA' / ARBUTUS	30'/20'	100%/15 GAL	LOW
SCREEN SHRUBS:				
⊙	CISTUS PURPUREUS / PURPLE ROCKROSE	4'/4'	100%/5 GAL/4" O.C.	LOW
	HETEROMELES ARBUTIFOLIA / TOYON	12'/8'	100%/5 GAL/6" O.C.	VERY LOW
	CEANOTHUS CONCHA / CONCHA CEANOTHUS	8'/8'	100%/5 GAL/4" O.C.	LOW
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' / TEXAS RANGER	5'/5'	100%/5 GAL/4" O.C.	VERY LOW
NATIVE SHRUB BORDER:				
⊙	ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT	3'/6'	100%/1 GAL/3" O.C.	VERY LOW
	BACCHARIS PILULARIS / CHAPARRAL BROOM	2'/6'	100%/1 GAL/3" O.C.	LOW
	ENCELIA CALIFORNICA / CALIFORNIA ENCELIA	3'/4'	100%/1 GAL/3" O.C.	VERY LOW
	MIMULUS PUNICEUS / RED MONKEYFLOWER	2'/2'	100%/1 GAL/3" O.C.	VERY LOW
ACCENT SHRUBS AND PERENNIALS:				
⊙	ACHILLEA MILLEFOLIUM / YARROW	2'/2'	100%/1 GAL/2" O.C.	LOW
	ALOE STRIATA / CORAL ALOE	2'/2'	100%/5 GAL/2" O.C.	VERY LOW
	DIETES BICOLOR / FORTNIGHT LILY	3'/2'	100%/5 GAL/30" O.C.	LOW
	HESPERALOE PARVIFLORA / HESPERALOE	4'/4'	100%/5 GAL/3" O.C.	LOW
	FESTUCA MAIREI / ATLAS FESCUE	3'/3'	100%/5 GAL/2" O.C.	LOW
	IRIS DOUGLASIANA / DOUGLAS IRIS	2'/2'	100%/1 GAL/2" O.C.	LOW
	ERIOGONUM GRANDE RUBESCENS / ISLAND BUCKWHEAT	2'/3'	100%/1 GAL/3" O.C.	VERY LOW
	LAVATERA MARITIMA / SEA MALLOW	8'/8'	100%/5 GAL/5" O.C.	LOW
GROUND COVER:				
⊙	BACCHARIS PILULARIS 'TWIN PEAKS' / DWARF COYOTE BUSH	1'/9'	100%/1 GAL/5" O.C.	LOW
	CISTUS SALVIFOLIUS / SAGE LEAF ROCKROSE	2'/6'	100%/1 GAL/3" O.C.	LOW
	LANTANA MONTEVIDENSIS / TRAILING LANTANA	1.5'/8'	100%/1 GAL/5" O.C.	LOW
HYDRO-SEED MIX				
⊙	REFER TO HYDROSEED MIX LEGEND ON SHEET L-4.			

NOTE:
PLEASE REFER TO SHEET L-2 FOR MORE DEVELOPMENT INFORMATION AND SHEET L-3 FOR EXISTING CONDITION INFORMATION AND IMAGERY.



PRELIMINARY CONCEPT DESIGN
SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF SAN DIEGO AND THE PROPERTY OWNER.

MINIMUM TREE SEPARATION DISTANCES:	
IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE	
- TRAFFIC SIGNALS (STOP SIGN):	20 FEET
- UNDERGROUND UTILITY LINES:	5 FEET
- ABOVE GROUND UTILITY STRUCTURES:	10 FEET
- DRIVEWAY ENTRIES:	10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS):	25 FEET
- SEWER LINES:	10 FEET
* NO TREES SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER FACILITIES OR IN ANY WATER ACCESS EASEMENT. NO SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10 FEET OF ANY PUBLIC WATER MAIN OR WITHIN ACCESS EASEMENTS	

LANDSCAPE AND IRRIGATION NOTES

GENERAL NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS; THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS; AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
3. IRRIGATION: A PERMANENT, AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE IRRIGATION SYSTEM SHALL BE SPRAY AND BUBBLER.
4. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS.
5. A 40 SQUARE FOOT AIR AND WATER/PERMEABLE AREA SHALL BE PROVIDED WITH A MINIMUM WIDTH DIMENSION OF FIVE FEET FOR EACH PARKING LOT TREE.
6. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH. MULCH SHALL BE A 3-INCH MINIMUM LAYER OF MEDIUM GRIND BARK MULCH.
7. PROTECT EXISTING SLOPE PLANTING IN PLACE WHERE POSSIBLE. IN AREAS IMPACTED BY CONSTRUCTION ACTIVITY, REPLACED DAMAGED PLANTS IN KIND AND PER THE SPECIES LISTED IN THE NATIVE SHRUB BORDER SECTION OF THE PLANTING LEGEND.
8. REAR AND SIDE YARD SETBACKS THAT FALL WITHIN THE ESTABLISHED OPEN SPACE PRESERVE ARE COVERED WITH NATIVE/NATURALIZED VEGETATION. PROTECT NATIVE VEGETATION IN PLACE.

MAINTENANCE NOTES:

9. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

MAINTENANCE NOTES (CONT):

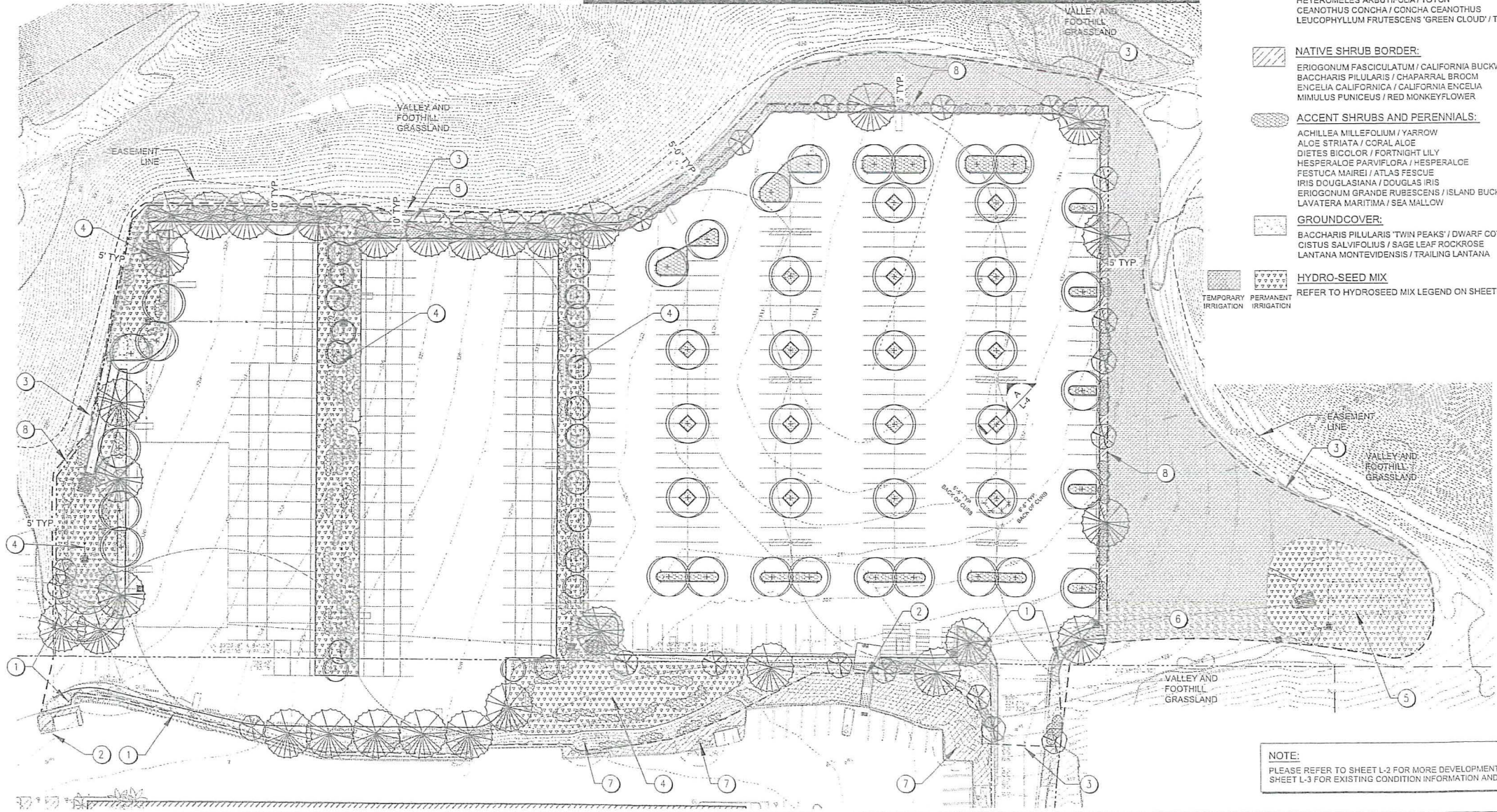
10. ALL LANDSCAPE AREAS AND PRIVATELY OWNED OPEN SPACE SHALL BE MAINTAINED BY A QUALIFIED LANDSCAPE COMPANY HIRED BY THE FUTURE HOA/PROPERTY MANAGEMENT COMPANY. THE PROPERTY DEVELOPER/FUTURE MANAGEMENT COMPANY SHALL ENSURE LANDSCAPE MAINTENANCE PROVIDERS USE INTEGRATED PEST MANAGEMENT PRACTICES TO PREVENT FERTILIZERS, PESTICIDES, YARD WASTE, AND OTHER POLLUTANTS FROM ENTERING STORM DRAINAGE.
- REVEGETATION, EROSION CONTROL, AND BRUSH MANAGEMENT NOTES:
11. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SDMC §142.0411. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
12. HYDRO-SEED SHALL BE PERMANENTLY IRRIGATED UNLESS OTHERWISE SHOWN ON THE PLAN. REFER TO THE LEGEND BELOW RIGHT. REAPPLY HYDROSEED AS NECESSARY TO ESTABLISH GROWTH.
13. ALL SLOPES REVEGETATED SHALL BE PLANTED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.
14. REVEGETATION & EROSION CONTROL PLAN SHALL BE LIMITED TO EXISTING SLOPES AND PLANTING AREAS AS INDICATED ON SHEET L-1. NO NEW SLOPES ARE PROPOSED FOR THIS PROJECT.
15. A BRUSH MANAGEMENT PLAN AND PROGRAM ARE NOT APPLICABLE TO THIS PROJECT.
- NOTE REGARDING TREE QUANTITY & SPACING:
16. SHRUBS AND GROUND COVER SHALL BE USED AS APPROPRIATE THROUGHOUT THE AREAS INDICATED ON THE PLAN TO REINFORCE THE TREE PLANTING CONCEPT AND TO ACHIEVE SCREENING, BUFFERING, AND SLOPE EROSION CONTROL. PLANT SPACING AND QUANTITIES SHALL BE AS REQUIRED TO MEET THE LANDSCAPE ORDINANCE AND SHALL BE INDICATED IN THE CONSTRUCTION DOCUMENTS.

LANDSCAPE CONCEPT STATEMENT

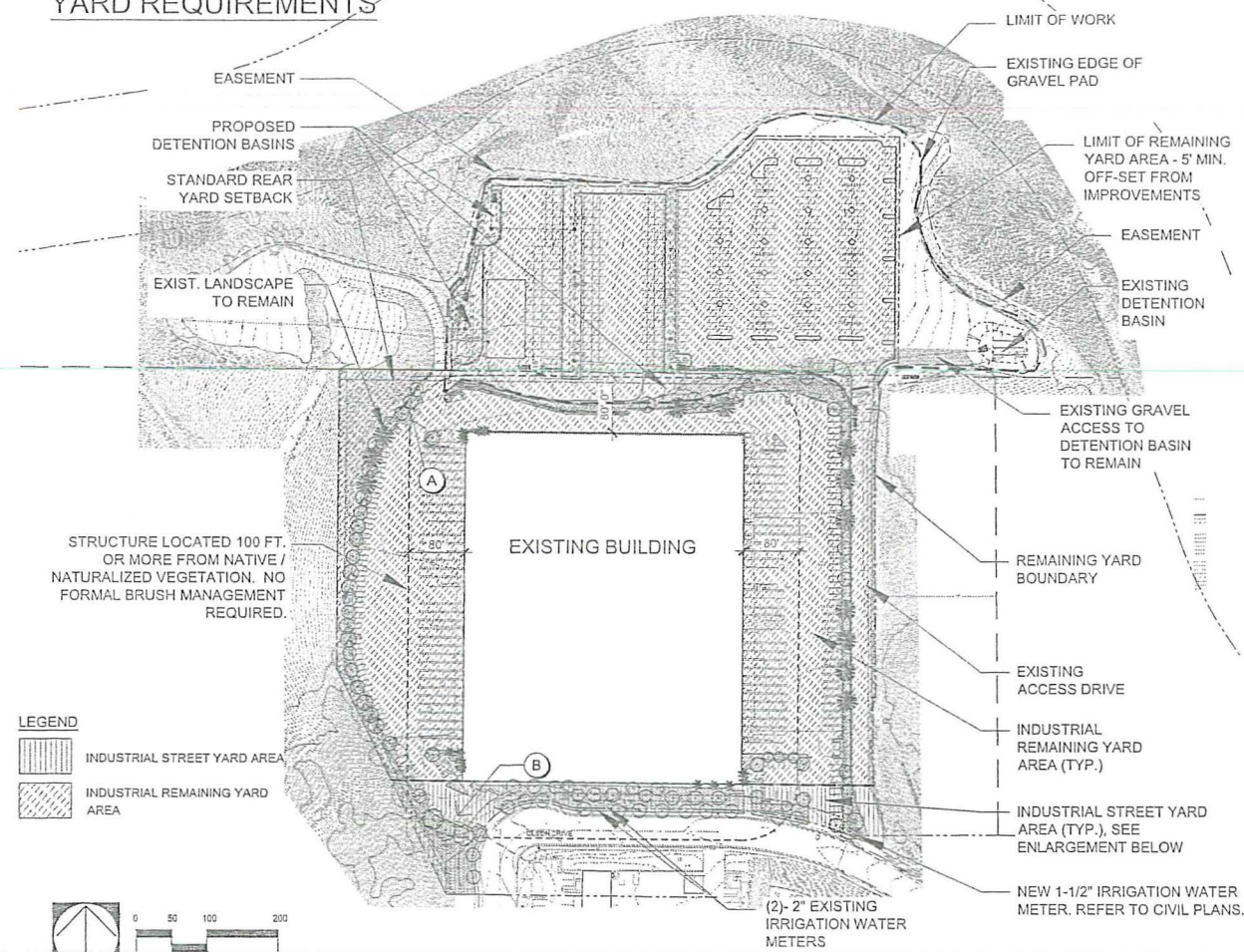
THIS PROJECT INCLUDES A PROPOSED RENOVATION OF THE CURRENTLY INSTALLED CRUSHED ROCK PARKING AREA LOCATED ON THE SITE. THIS IMPROVEMENT AREA IS LOCATED TO THE NORTH OF THE BUILDING PARCEL. THE PRIMARY USE OF THESE TWO PARCELS IS A SHIPPING AND DISTRIBUTION CENTER. THE OVERALL GOAL OF THIS TENANT DRIVEN PROJECT IS TO RELOCATE THE MAJORITY OF ALL SHORT TERM STAGING OPERATIONS AND SOME DELIVERY ACTIVITY AWAY FROM THE HIGH VISIBILITY STREET AREA. PLEASE REFER TO PAGE L-3 FOR A DESCRIPTION AND IMAGES OF THE EXISTING SITE CONDITIONS. THE LANDSCAPE CONCEPT FOR THIS PROJECT IS INTENDED TO UNITE THE VERY TRADITIONAL COMMERCIAL LANDSCAPE LOCATED ON THE BUILDING PARCEL WITH THE CANYON AND PRIMARILY NATIVE LANDSCAPE THAT IS LOCATED TO THE NORTH AND EAST OF THE PROJECT. THIS IS ACCOMPLISHED BY REPEATING SOME OF THE TRADITIONAL LANDSCAPE PLANT SPECIES USED, SUCH AS THE FLOWERING ACCENT TREES FOUND ON THE BUILDING PARCEL, AND COMBINING THEM WITH SOME OF OUR INTERESTING AND WELL PERFORMING NATIVE PLANT SPECIES LIKE THE TORREY PINE. IN ADDITION, LOW IMPACT DEVELOPMENT (LID) TECHNIQUES HAVE BEEN INCLUDED IN THE SITE PLAN THROUGH AN EXTENSIVE SYSTEM OF INFILTRATION SWALES AND BASINS TO CAPTURE AND TREAT STORMWATER. THESE FEATURES WILL BE LINED WITH NATIVE AND NON-INVASIVE PERENNIAL GRASSES AND ACCENT PLANTINGS TO FURTHER ENHANCE THE APPEARANCE OF THIS PARKING LOT DESIGN. AT THE SLOPE EDGES, RESPECT OF THE NATURAL HABITAT LOCATED NORTH AND EAST OF THE SITE IS MAINTAINED BY UTILIZING LOCALLY NATIVE PLANT SPECIES AND NON-INVASIVE PLANT SPECIES. THE CURRENT SITE INCLUDES A SELECTION OF THESE LOCALLY NATIVE SPECIES ALREADY INSTALLED ON THE SLOPES, AND THE INTENDED PALETTE UTILIZES THIS SAME PLANTING SCHEME TO PROTECT THE CURRENT PLANTING IN PLACE AND INFILL THE PROPERTY'S IMPACTED AREAS AS NEEDED.

GENERAL KEY NOTES:

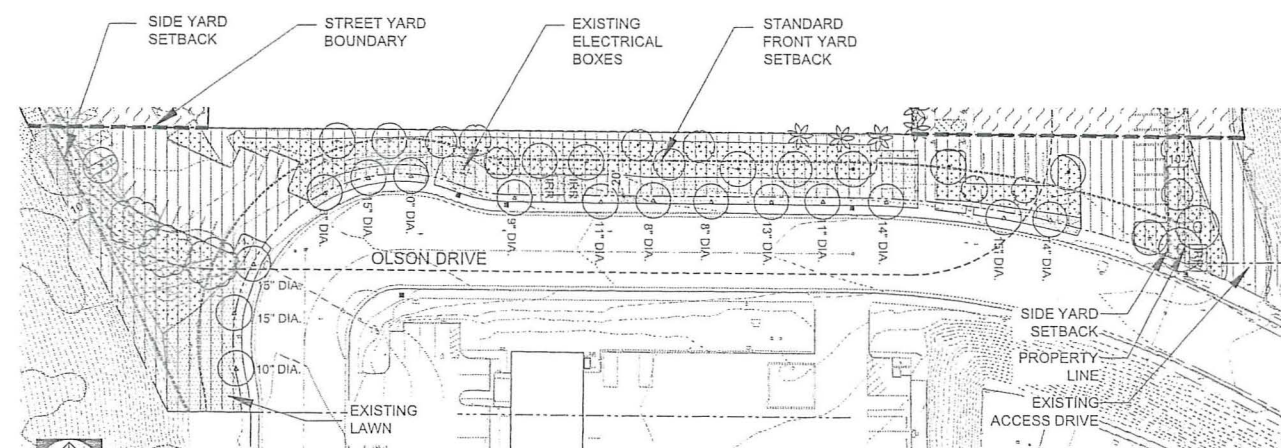
- 1 SIGHT TRIANGLE. NO LANDSCAPE OVER 3'
- 2 EXISTING STAIRCASE
- 3 LIMIT OF WORK / EDGE OF EXISTING PAD
- 4 NEW STORMWATER SWALE AND BASIN
- 5 EXISTING STORMWATER BASIN
- 6 EXISTING GRAVEL AREA, PROTECT IN PLACE
- 7 EXISTING TREE, PROTECT IN PLACE, TYP.
- 8 REMAINING YARD BOUNDARY



YARD REQUIREMENTS



YARD REQUIREMENTS - STREET YARD ENLARGEMENT PLAN



EXISTING TREES

- | | | |
|--|--|---|
| CINNAMOMUM CAMPHORA/
CAMPHOR | PINUS TORREYANA/
TORREY PINE | PYRUS CALLERYANA 'BRADFORD'/
BRADFORD PEAR |
| CUPANIOPSIS ANACARDIOIDES/
CARROTWOOD | POPULUS NIGRA/
ITALIAN POPULAR | QUERCUS SP.
OAK |
| ERYTHRINA CORALLOIDES/
NAKED CORAL TREE | PHOENIX ROEBELENI//
PYGMY DATE PALM (CLUSTER) | SCHINUS MOLLE/
CALIFORNIA PEPPER |
| | | TIPUANA TIPU/
TIPU |

EXISTING LANDSCAPE AREA

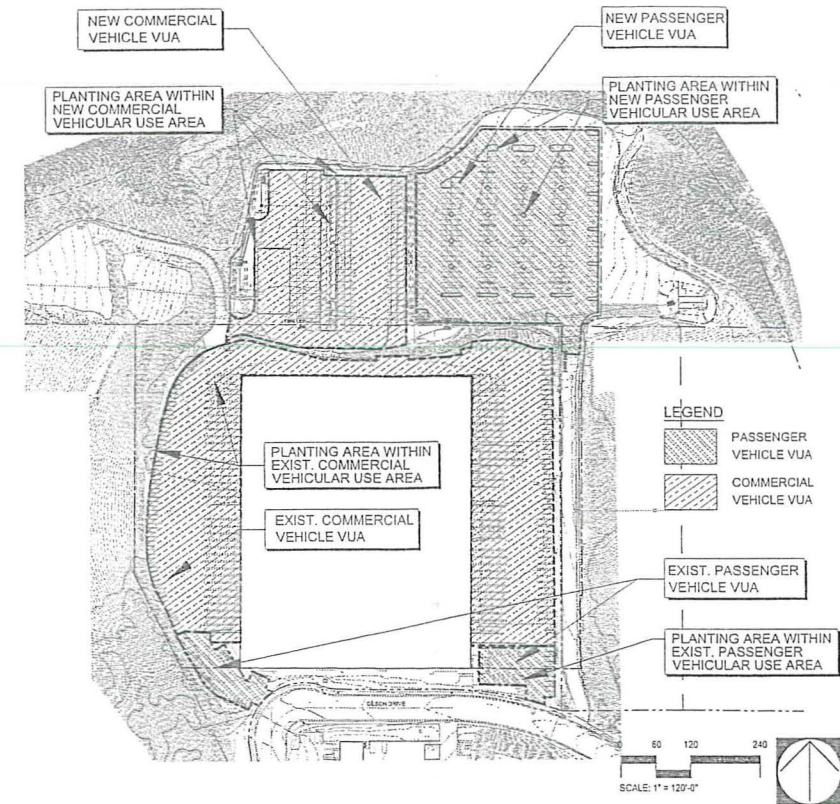
- | |
|--------------------------------------|
| EXISTING LAWN |
| EXISTING IRRIGATED LANDSCAPE
AREA |

REVEGETATION PLAN

THIS LANDSCAPE DEVELOPMENT PACKAGE SUPERSEDES PREVIOUS REVEGETATION PLAN. PLEASE REFER TO THE LANDSCAPE CONCEPT ON PAGE L-1 FOR FURTHER INFORMATION.

THE BUILDING PARCEL LOCATED TO THE SOUTH OF THE PROJECT INCLUDES MORE ACCESSIBLE PARKING THAN REQUIRED DIRECTLY ADJACENT TO THE BUILDING. PLEASE REFER TO THE CIVIL PLANS ON FILE FOR MORE INFORMATION RELATED TO ACCESSIBILITY.

VEHICLE USE AREAS (VUA) REQUIREMENTS



VEHICULAR USE AREA (VUA) REQUIREMENTS

PROJECT REQUIREMENTS: VEHICULAR USE AREA IS GREATER OR EQUAL TO 6,000 S.F.

- PLANTING AREA REQUIRED = 40 SQ. FT. PER TREE MINIMUM.
- TREE DISTRIBUTION = ONE 24" BOX CANOPY TREE WITHIN 30 FT. OF EACH PARKING SPACE.
- LANDSCAPED AREAS BOUNDED BY PARKING STALLS ON TWO OR MORE SIDES AND/OR AISLES ON THREE OR MORE SIDES SHALL BE CONSIDERED AS BEING LOCATED WITHIN THE VEHICULAR USE AREA.
- AT LEAST 50% OF THE REQUIRED PLANT POINTS SHALL BE ACHIEVED WITH TREES.
- A COMBINATION OF SHRUBS & GROUND COVER WITH DIFFERENT SIZES (5 GAL. AND 1 GAL.) SHALL BE USED WITHIN THE VUA AREAS TO ACHIEVE THE MINIMUM POINTS REQUIRED INDICATED BELOW.
- THE PROPOSED SITE PLAN EXCEEDS THE VUA REQUIREMENTS FOR BOTH THE PLANTING AREA AND POINTS.

COMMERCIAL VUA: TOTAL AREA: 230,951 S.F.

- A. TOTAL VEHICLE USE AREA: 155,790 SF (EXIST.) + 77,288 SF (NEW) = 233,078 SF SF
MIN. LANDSCAPE AREA (3%): 233,078 X .03 = 6,992 SF REQUIRED
PROVIDED LANDSCAPE AREA (10%): 8,895 SF (EXIST.) + 13,715 SF (NEW) = 22,610 SF PROVIDED
- B. MIN. LANDSCAPE POINTS (TOTAL VEHICLE USE AREA SF X .03): 6,992 POINTS REQUIRED
PROVIDED LANDSCAPE POINTS (LANDSCAPE AREAS WITHIN 5' OF VUA):
(12) EXIST. NATIVE TREES AT AVERAGE 14" CALIPER = 8,400 POINTS (1)
(30) EXIST. NON-NATIVE TREES AT AVERAGE 9" CALIPER = 6,750 POINTS (1)
NEW LANDSCAPE = 1,768 POINTS
16,918 POINTS PROVIDED

- C. MIN. LANDSCAPE TREE POINTS (50% OF REQUIRED POINTS): 3,496 TREE POINTS REQUIRED
PROVIDED LANDSCAPE TREE POINTS: 15,150 (EXIST.) + 960 (NEW) = 16,110 TREE POINTS PROVIDED

PASSENGER VUA: TOTAL AREA: 119,224 S.F.

- A. TOTAL VEHICLE USE AREA: 19,412 SF (EXIST.) + 100,054 SF (NEW) = 119,466 SF
MIN. LANDSCAPE AREA (3%): 3,584 SF REQUIRED WITHIN VUA
PROVIDED LANDSCAPE AREA (5%): 1,749 SF (EXIST.) + 4,431 SF (NEW) = 6,180 SF PROVIDED WITHIN VUA
- B. MIN. LANDSCAPE POINTS (TOTAL VEHICLE USE AREA SF X .03): 3,584 POINTS REQUIRED
PROVIDED LANDSCAPE POINTS:
(9) EXISTING TREES AT AVERAGE 9" CALIPER (1) = 2,025 POINTS
NEW LANDSCAPE = 2,080 POINTS
4,105 POINTS PROVIDED
- C. MIN. LANDSCAPE TREE POINTS (50% OF REQUIRED POINTS): 1,792 TREE POINTS REQUIRED
PROVIDED LANDSCAPE POINTS:
(9) EXISTING TREES AT AVERAGE 9" CALIPER (1) = 2,025 TREE POINTS
NEW LANDSCAPE = 840 TREE POINTS
2,865 TREE POINTS PROVIDED

- NOTES:
- THERE ARE EXISTING SHRUBS THAT ADD POINTS ALSO, THESE WERE NOT INCLUDED IN THE CALCULATIONS.
 - STREET YARD AND REMAINING YARD REQUIREMENTS HAVE BEEN MET WITH PREVIOUS CONSTRUCTION PERMITS. ALL SAID LANDSCAPING IS TO REMAIN, PROTECTED IN PLACE. NO ADDITIONAL STREET YARD OR REMAINING YARD REQUIREMENTS WITH THIS PROJECT.

STREET YARD REQUIREMENTS

A. PROJECT REQUIREMENTS:

- REQUIRED PLANTING AREA: 25%
33,667 SF X 0.25 = 9,667 SF
- REQUIRED PLANT POINTS: 0.05 POINTS PER SF OF TOTAL STREET YARD
38,667 SF X 0.05 = 1,933 POINTS REQUIRED

B. PROVIDED BY PROJECT:

- PROVIDED PLANTING AREA: 50%
23,379 SF / 38,667 SF = 0.60
- POINTS FROM EXISTING TREES:
(27) NON-NATIVE TREES AT AVERAGE 9" CALIPER = 6,075 POINTS PROVIDED

REMAINING YARD REQUIREMENTS

A. PROJECT REQUIREMENTS:

- REQUIRED PERIMETER PLANTING:
INCLUDE A 5' WIDE PLANTING AREA ADJACENT TO EACH PROPERTY LINE TO THE FULL DEPTH OF THE STREET YARD AND 0.2 POINTS FOR THAT AREA.
a. WESTERN EDGE AT STREET YARD: EXISTING NATIVE/NATURALIZED AREA
b. EASTERN EDGE AT STREET YARD: EXISTING NATIVE/NATURALIZED AREA
- REQUIRED PLANT POINTS: 0.05 POINTS PER SF OF TOTAL REMAINING YARD
429,546 SF X 0.05 = 21,482 POINTS REQUIRED

B. PROVIDED BY PROJECT:

- PLANTING AREA PROVIDED: 17%
30,013 SF (EXIST.) + 41,114 SF (NEW) = 71,127 SF / 429,546 SF = 0.17
a. WESTERN EDGE AT STREET YARD: EXISTING NATIVE/NATURALIZED AREA (2)
b. EASTERN EDGE AT STREET YARD: EXISTING NATIVE/NATURALIZED AREA (2)
- POINTS PROVIDED:
(37) EXIST. NON-NATIVE TREES AT AVERAGE 9" CALIPER = 8,325 POINTS (1)
(20) EXIST. NATIVE TREES AT AVERAGE 14" CALIPER = 14,000 POINTS (1)
NEW LANDSCAPE = 4,487 POINTS
26,812 PTS PROVIDED

- NOTES:
- THERE ARE EXISTING SHRUBS THAT ADD POINTS ALSO, THESE WERE NOT INCLUDED IN THE CALCULATIONS.
 - REAR AND SIDE YARD SETBACKS THAT FALL WITHIN THE ESTABLISHED OPEN SPACE PRESERVE ARE COVERED WITH NATIVE/NATURALIZED VEGETATION. NO ADDITIONAL LANDSCAPING REQUIRED IN THESE AREAS.

STREET TREE & PUBLIC RIGHT-OF-WAY REQUIREMENTS

- A. TOTAL STREET FRONTAGE: 627 LF.
REQUIRED STREET TREES (1 TREE/30 FEET): 21 TREES X 20 PTS = 420 PTS REQ.
EXISTING TREES: 15
POINTS FOR EXISTING STREET TREES (VAR. CALIPERS): 4,400 POINTS PROVIDED

NOTE: ALL STREET TREES ARE MATURE CINNAMOMUM CAMPHORA IN HEALTHY CONDITION WITH CALIPERS THAT RANGE BETWEEN 8" TO 15". PLEASE REFER TO LP-3 IMAGE "K" FOR STREETSCAPE VISUAL APPEARANCE.

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619.293.5115



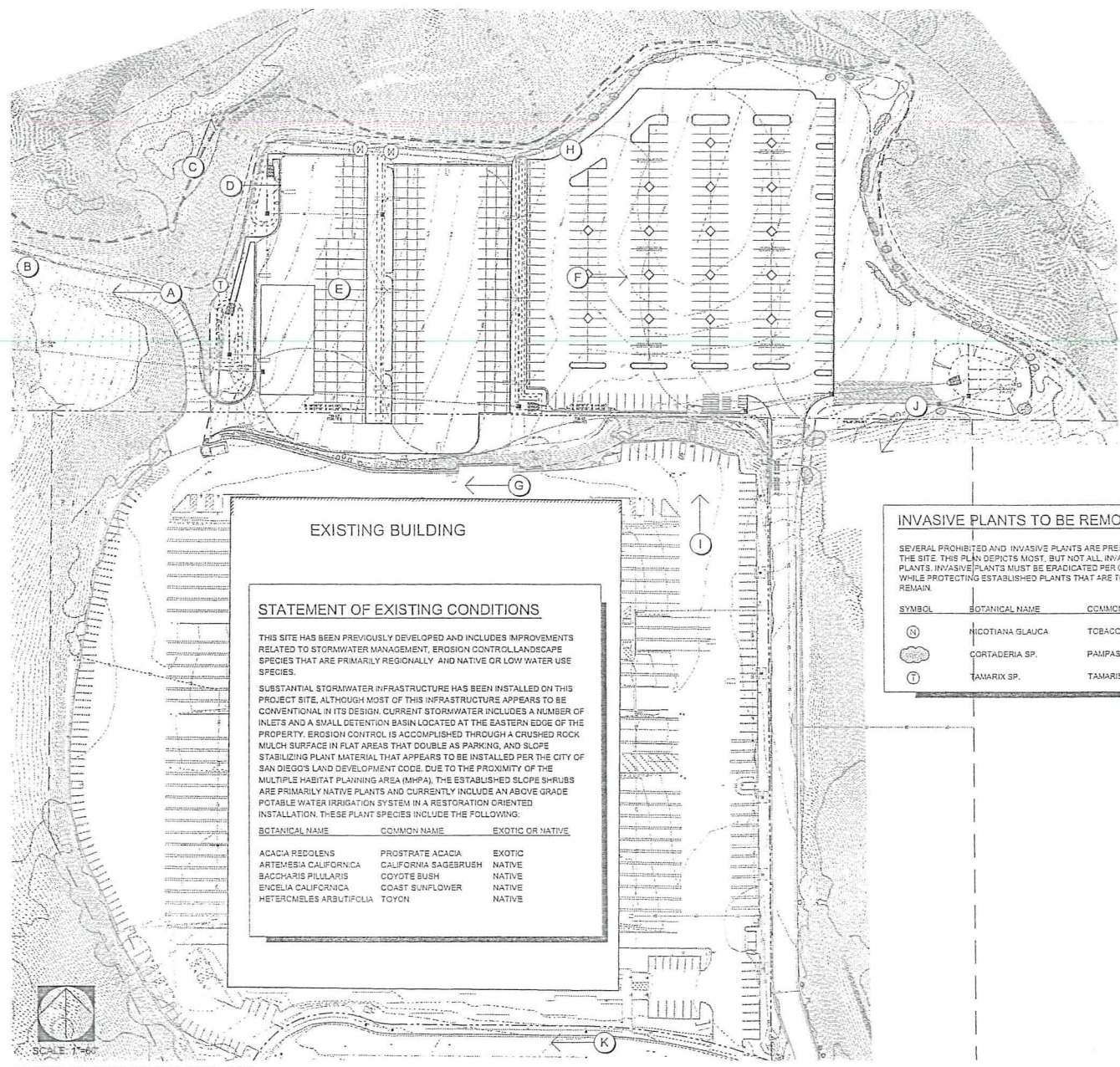
LANDSCAPE NOTES & CALCULATIONS

FEDERAL EXPRESS GROUND SYSTEM
EXISTING PARKING LOT RENOVATION

Revised By: [Signature]
Date: [Date]
Revised By: [Signature]
Date: [Date]
Revised By: [Signature]
Date: [Date]

Drawn By: [Signature]
Revised By: [Signature]
Project Mgr: [Signature]
Job No: [Number]
Date: [Date]
Scale: [Scale]
As Shown

PRELIMINARY CONCEPT DESIGN
SUBJECT TO REVIEW AND APPROVAL BY THE CITY
OF SAN DIEGO AND THE PROPERTY OWNER.



EXISTING BUILDING

STATEMENT OF EXISTING CONDITIONS

THIS SITE HAS BEEN PREVIOUSLY DEVELOPED AND INCLUDES IMPROVEMENTS RELATED TO STORMWATER MANAGEMENT, EROSION CONTROL/LANDSCAPE SPECIES THAT ARE PRIMARILY REGIONALLY AND NATIVE OR LOW WATER USE SPECIES.

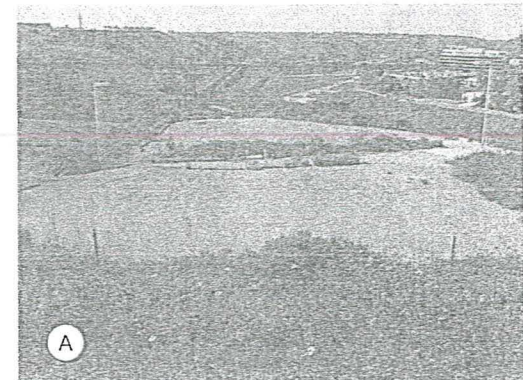
SUBSTANTIAL STORMWATER INFRASTRUCTURE HAS BEEN INSTALLED ON THIS PROJECT SITE, ALTHOUGH MOST OF THIS INFRASTRUCTURE APPEARS TO BE CONVENTIONAL IN ITS DESIGN. CURRENT STORMWATER INCLUDES A NUMBER OF INLETS AND A SMALL DETENTION BASIN LOCATED AT THE EASTERN EDGE OF THE PROPERTY. EROSION CONTROL IS ACCOMPLISHED THROUGH A CRUSHED ROCK MULCH SURFACE IN FLAT AREAS THAT DOUBLE AS PARKING, AND SLOPE STABILIZING PLANT MATERIAL THAT APPEARS TO BE INSTALLED PER THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE. DUE TO THE PROXIMITY OF THE MULTIPLE HABITAT PLANNING AREA (MHPA), THE ESTABLISHED SLOPE SHRUBS ARE PRIMARILY NATIVE PLANTS AND CURRENTLY INCLUDE AN ABOVE GRADE POTABLE WATER IRRIGATION SYSTEM IN A RESTORATION ORIENTED INSTALLATION. THESE PLANT SPECIES INCLUDE THE FOLLOWING:

BOTANICAL NAME	COMMON NAME	EXOTIC OR NATIVE
ACACIA REDOLENS	PROSTRATE ACACIA	EXOTIC
ARTEMESIA CALIFORNICA	CALIFORNIA SAGESHRUB	NATIVE
SACCHARIS PILULARIS	COYOTE BUSH	NATIVE
SYCELA CALIFORNICA	COAST SUNFLOWER	NATIVE
MYRTUS CALIFORNICA	TOYON	NATIVE

INVASIVE PLANTS TO BE REMOVED

SEVERAL PROHIBITED AND INVASIVE PLANTS ARE PRESENT ON THE SITE. THIS PLAN DEPICTS MOST, BUT NOT ALL, INVASIVE PLANTS. INVASIVE PLANTS MUST BE ERADICATED PER CODE WHILE PROTECTING ESTABLISHED PLANTS THAT ARE TO REMAIN.

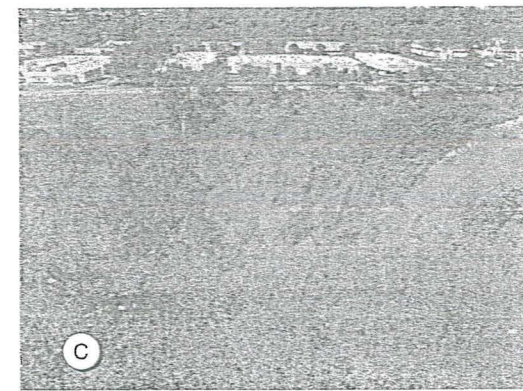
SYMBOL	BOTANICAL NAME	COMMON NAME
(N)	NICOTIANA GLAUCA	TOBACCO TREE
(C)	CORTADERIA SP.	PAMPAS GRASS
(T)	TAMARIX SP.	TAMARISK



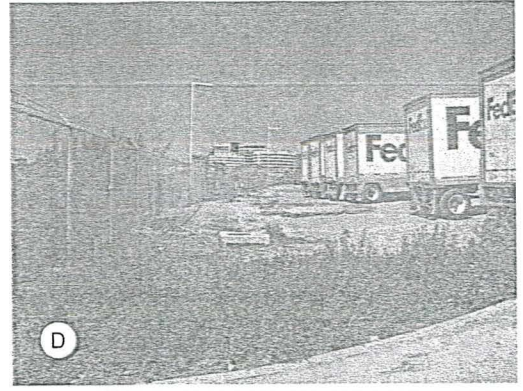
PROJECT CONTEXT TO THE WEST



EXISTING STORMWATER INFRASTRUCTURE



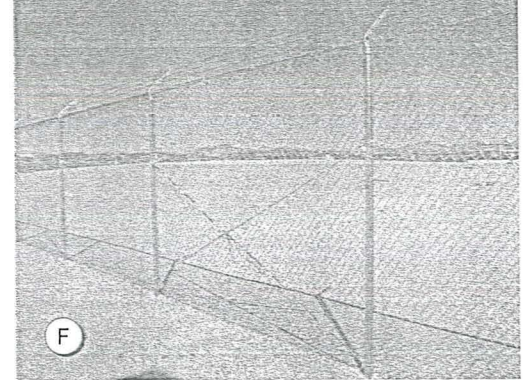
PROJECT CONTEXT TO THE NORTH



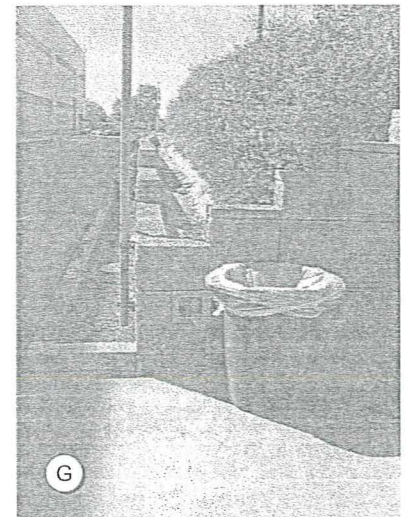
CURRENT SITE USE BY TENANT AND INFRASTRUCTURE



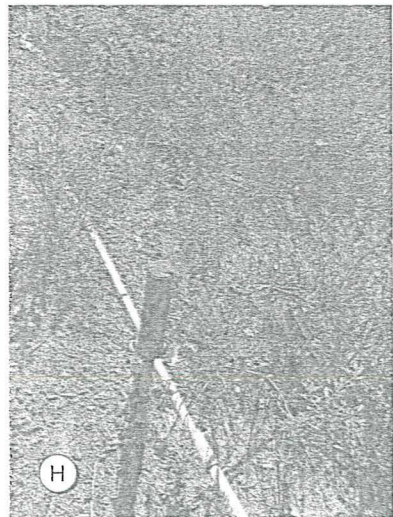
EXISTING GRAVEL PAD



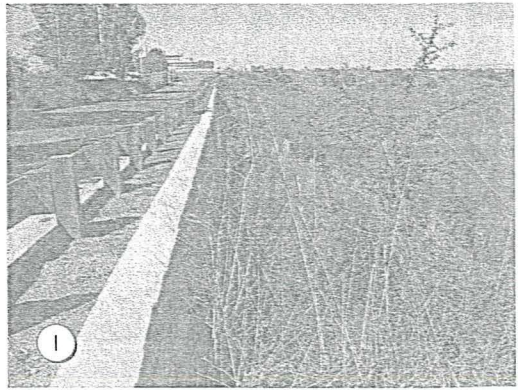
EXISTING SECURITY FENCING



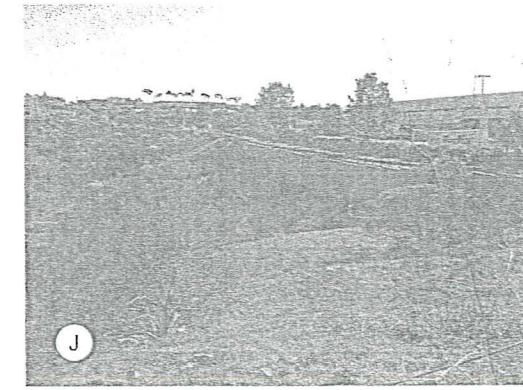
BASE OF SLOPE ADJACENT TO BUILDING PARCEL



EXISTING TEMPORARY IRRIGATION



EXISTING EAST ACCESS TO THE SITE AND EASTERN CONTEXT



OFF SITE AREA, VIEW TO THE SOUTHEAST



EXISTING STREET TREES

SITE EXISTING CONDITIONS

FEDERAL EXPRESS GROUND SYSTEM
EXISTING PARKING LOT RENOVATION

PRELIMINARY CONCEPT DESIGN
SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF SAN DIEGO AND THE PROPERTY OWNER

Revisions / Description	Date
△	
△	
△	
△	
△	

Drawn By:	MS/MS
Reviewed By:	MS
Project Mgr.:	MS
Job No.:	18-000-001
Date:	8/25/2016
Scale:	As Shown

L-3

Sheet 3 of 4

LANDSCAPE PLANTING LEGEND (CONT.)

HYDRO-SEED MIX - BIOSWALES AND BASINS					
			Bulk Lbs Per Acre	Min. % PLS*	
TEMPORARY IRRIGATION	PERMANENT IRRIGATION	Scientific Name	Common Name		
		Agrostis pallens	San Diego bentgrass	5.00	85
		Deschampsia danthonoides	Annual hairgrass	1.00	80
		Elymus triticoides 'Rio'	Creeping wild rye	4.00	75
		Eschscholzia californica	California poppy	2.00	80
		Festuca microstachys	Small fescue	8.00	80
		Festuca rubra 'Molate'	Red fescue	10.00	80
		Hordeum brachyantherum	Meadow barley	6.00	80
		Lupinus nanus	Sky lupine	2.00	80
		Sisyrinchium bellum	Blue-eyed grass	1.00	80
				39.00	

HYDRO-SEED MIX - REMAINING AREAS					
			Bulk Lbs Per Acre	Min. % PLS*	
TEMPORARY IRRIGATION	PERMANENT IRRIGATION	Scientific Name	Common Name		
		Melica frutescens	Woody Melic	1.00	60
		Nassella pulchra	Purple Needlegrass	4.00	60
		Eriophyllum confertiflorum	Golden Yarrow	2.00	30
		Encelia californica	Coast Sunflower	2.00	25
		Melica imperfecta	Coast Range Melic	3.00	60
		Mimulus aurantiacus puniceus	Mission Red Monkey flower	1.00	1.5
		Mimulus aurantiacus longiflorus	Stickey Monkey flower	1.00	1.5
		Lasthenia californica	Goldfields	0.50	50
		Isocoma menziesii	Coast Goldbush	1.00	8
		Acmispson heermanni	Heermann's Trefoil	1.50	25
		Acmispson glaber	Deerweed	3.00	70
		Clarkia amcana	Farewell to Spring	1.00	75
		Nemophila menziesii	Baby Blue Eyes	1.00	75
		Camissonia chairanthifolia	Beach Evening Primrose	2.00	60
		Eschscholzia californica	California Poppy	2.00	80
		Festuca microstachys	Small Fescue	6.00	80
				39.00	

* MIN % PLS (Pure Live Seed) = Seed Purity x Germination Rate

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER EFFICIENT LANDSCAPE WORKSHEET

Project: FEDEX GROUND PACKAGE SYSTEM
Address: 9999 Olson Drive, San Diego, CA 92121
Preparer: Mike Spahr, DeLorenzo International
Phone No.: (619) 295-5115 ext. 230
Date: August 24, 2016

Project No.: 490718

Project Reference Evapotranspiration (ET _{ref})		47		Inches/year		Irrigation Water: Potable	
Regular Landscape Area							
Hydrozone #/ Planting Description (a)	Plant Factor (PF)	Hydrozone Area (HA) (sq. ft.)	% Total Landscape Area	Irrigation Method (a)	Irrigation Efficiency (IE) (a)	ETAF (PF x IE)	Estimated Total Water Use (ETWU) (a)
East Street Yard Turf/Grass	0.7	9,063	9.53%	Spray	0.75	0.53	244,913
East Street Yard Med. Shrubs	0.3	7,021	7.39%	Spray	0.75	0.23	127,822
East Street Yard Low Shrubs	0.3	7,268	7.71%	Spray	0.75	0.23	84,323
East Rem. Yard Med. Shrubs	0.3	2,881	3.04%	Spray	0.75	0.23	52,277
East Rem. Yard Low Shrubs	0.3	27,324	28.91%	Spray	0.75	0.23	319,482
New Rem. Yard Med. Shrubs	0.4	4,431	4.68%	Drip	0.81	0.33	83,783
New Rem. Yard Low Shrubs	0.2	27,567	29.45%	Spray	0.75	0.15	212,542
New Rem. Yard L&V Shrubs	0.2	8,318	8.73%	Drip	0.81	0.16	83,472
TOTAL HA		84,329				ETWU Subtotal (Gal.)	1,182,916
Special Landscape Area							
Hydrozone #/ Planting Description	Plant Factor (PF)	Irrigation Method	% Total Landscape Area	Irrigation Efficiency (IE)	ETAF (PF x IE)	Landscape Area (sq. ft.)	Estimated Total Water Use (ETWU)
ETAF Calculations							
Totals					0	0	0
Maximum Allowed Water Allowance (MAWA) (Gal.) (a)							1,235,257

ETAF Calculations			
Regular Landscape Areas			
Total ETAF x Area	40.583		
Total Area	84,329		
Average ETAF	0.48		

Average ETAF for Regular Landscape Areas must be 0.55 or
or below for residential areas, and 0.45 or below for
non-residential areas.

All Landscape Areas			
Total ETAF x Area (Res + SA)	40.583		
Total Area (Res + SA)	94,508		
Site-wide ETAF	0.43		

Notes:
(a) Hydrozone #/Planting Description, e.g., 1.) front lawn, 2.) low water use plantings, 3.) medium water use plantings
(b) Irrigation Method: overhead spray or drip
(c) Irrigation Efficiency: 0.75 for spray heads, 0.81 for drip
(d) ETWU (Annual Gallons Required) = ET_{ref} x 0.62 x ETAF x Area, where 0.62 is a conversion factor
(e) Non-Residential MAWA (Annual Gallons Allowed) = (ET_{ref} x 0.52) x (0.45 x LA) + (0.45 x SLA)
(f) Per the Model Water Efficient Landscape Ordinance, revised July 2015, Section 492.14.c Recycled Water, areas irrigated
with recycled water are considered Special Landscape Areas.

PRELIMINARY CONCEPT DESIGN
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OF SAN DIEGO AND THE PROPERTY OWNER

ATTACHMENT 10

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LANDSCAPE NOTES & CALCULATIONS

FEDERAL EXPRESS GROUND SYSTEM
EXISTING PARKING LOT RENOVATION

Revisions / Description
1
2
3
4
5

Drawn By: MS/MS
Reviewed By: MS
Project Mgr: MS

Job No: 14033-02
Date: 8/25/16
Scale: As Shown