



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 18, 2016 REPORT NO. PC-16-072

HEARING DATE: August 25, 2016

SUBJECT: NANCY RIDGE BUSINESS PARK. Process Four Decision

PROJECT NUMBER: [419154](#)

REFERENCES: [Prior Permit, PDP No. 385298, SDP No. 385300](#) [Prior MND No. 114358](#)

OWNER/APPLICANT: CHRISTIAN TRESIZE

SUMMARY:

Issue: Should the Planning Commission approve construction of two level pads for an outdoor storage yard, site retaining walls, and an access road within Environmentally Sensitive Lands at 5909 Nancy Ridge Drive within the Mira Mesa Community Planning area?

Staff Recommendation: Approve Site Development Permit No. 1472180/Planned Development Permit No. 1472181.

Community Planning Group Recommendation: On April 20, 2015, the Mira Mesa Community Planning Group voted 17-0-0 to recommend approval of the project with no suggested conditions.

Environmental Review:

Mitigated Negative Declaration (MND) No. 114358 and associated Mitigation, Monitoring and Report Program (MMRP) was prepared for the Nancy Ridge Business Park project, which was before the City of San Diego City Council and adopted on October 7, 2008, by Resolution No. 304221. The prior application has since expired and the current project proposes substantially the same development. In accordance with California Environmental Quality Act (CEQA) Section 15162(a): (1) No substantial changes are proposed in the project that 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 will be undertaken that would have required 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

that was not known and could not have been known 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 previously certified Mitigated Negative Declaration No. 114358.

Housing Impact Statement: The proposed project is identified as light industrial and open space within the Mira Mesa Community Plan. No residential units are proposed as part of this project.

BACKGROUND

The Nancy Ridge Business Park project is located across two undeveloped parcel lots totaling 25.79 acres at 5909 Nancy Ridge Drive, within the Mira Mesa Community Plan (Attachments 1, 2 and 9). The northern parcel totals approximately 11.80 acres, and fronts a portion of Nancy Ridge Drive which extends from a point approximately 150 feet south of the Carroll Canyon Road/Nancy Ridge Drive intersection and continues south around a bend turning eastward for a total of approximately 0.48 miles. The southern parcel totals approximately 13.99 acres, and has no street frontage. A portion of the proposed project is located within the Miramar Subarea of the Mira Mesa Community Plan (MMCP), and designated for Light Industrial use. The Light Industrial designation is intended for manufacturing, storage, warehousing, distribution, and similar uses.

A Site Development Permit and a Planned Development Permit are requested to construct two step-down, flat pad areas, and a driveway totaling approximately 6.17 acres within Environmentally Sensitive Lands for Steep Hillides and Sensitive Biological Resources on-site. The project site is zoned IL-2-1 (Industrial Light) which allows the proposed outdoor storage use.

The project site is bounded to the north/northeast by existing industrial and scientific research development on a mesa up slope from the project site. The project site is down slope of Nancy Ridge Drive on south and west facing slopes north of the Atchison, Topeka & Santa Fe (AT&SF) Railroad. Both parcels contain moderate to steep slopes with elevations ranging from approximately 200 feet to approximately 280 feet above Mean Sea Level. Heading south/southwest and down slope of the site is a canyon and creek bed area. Continuing south, up the slope, are undisturbed areas and the AT&SF railway benched into the slope area.

Both parcels contain Environmentally Sensitive Lands due to Steep Hillides and Sensitive Biological Resources on-site. Vegetation on-site consists of Diegan Coastal Sage Scrub, Southern Willow Scrub, Coast Live Oak Woodland, Southern Mixed Chaparral, non-native grasslands, San Diego barrel cactus, and drought-tolerant ornamental vegetation. Both parcels are located partially within the City of San Diego Multiple Species Subarea Plan's Multi-Habitat Planning Area and contain wetlands.

The project site is within the Floodplain and Floodway areas, noted as Special Flood Hazard Areas. However, the project does not propose to alter any flood areas or construct any habitable structures within the Special Flood Hazard Areas or flood fringe. The only encroachment into the floodplain allowed would be the construction of a storm drain pipeline and structure to discharge runoff from the site into the creek bed. The placement of fill material as part of the drainage structure within the Special Flood Area has been conditioned in the draft permit to minimize development effects to the area.

DISCUSSION

Project Description:

The project proposes the construction of a paved, non-standard access driveway from Nancy Ridge Drive to an outdoor storage area, with keystone retaining walls. The outdoor storage area would consist of two graded pad areas for a total of 4.2 acres. Both pads would be covered with Class 2 base gravel material. The project also includes a Multi-Habitat Planning Area (MHPA) conservation easement for all areas outside the development footprint.

Grading calculations for the project site (both parcels) would require a total cut quantity of approximately 58,000 cubic yards with a maximum cut height of 34 feet, and a maximum cut slope height of 34 feet with a maximum cut slope ratio of 2:1. The project would require a total fill quantity of approximately 58,000 cubic yards with a maximum fill depth of 36 feet and a maximum fill slope height of 30 feet with a maximum fill slope ratio of 2:1. No export material would result, as the cut materials would be used for fill.

The drainage pattern would continue to drain south towards the bottom of Soledad Canyon. Increased runoff would result from a minor increase to impervious surfaces and land form alteration. However, the increase would be minimal, and would not be considered significant. The placement of fill material as part of the drainage structure within the Special Flood Area has been conditioned in the draft permit to minimize development effects to the area.

The project also proposes a series of keystone retaining walls around the perimeter of the two pad areas in order to stabilize the proposed step-down, flat pad areas and non-standard driveway. Without the retaining walls, the project's development footprint would increase with graded slopes and decrease in available pad area for storage use. Therefore, approximately 2,800 linear feet of retaining walls will be constructed with an average height of 10 to 16 feet, and a maximum height of 31 feet located at the southeast corner of the development. Pursuant to the Land Development Code, the maximum retaining wall height outside of required yards is 12 feet, and the applicant has requested a deviation as part of the Planned Development Permit application to exceed that height up to a 31-foot maximum. In addition to planting new trees at the base of the southerly retaining wall, all of the plantable retaining walls would be screened with drought-tolerant, native plant species. All retaining walls would be required to provide 80 percent screening within two years consistent with the requirements of

the Land Development Code. Considering the site is located well down slope of adjacent development and street thoroughfare, there are little to no visual impacts of the retaining walls from the north, east, and west. Any possible views from the AT&SF railway and existing industrial buildings, setback from the south side of the canyon area looking north, would be adequately screened with the aforementioned landscaping.

Community Plan Analysis:

The project site is designated Open Space and Light Industrial by the Mira Mesa Community Plan (MMCP). The area to be graded for the proposed storage use occurs entirely within the portion of the site designated Light Industrial and does not encroach into the area designated Open Space. The Light Industrial designation is intended for manufacturing, storage, warehousing, distribution and similar uses. The proposed use is consistent with the MMCP's Light Industrial land use designation.

The project site is also located within the Airport Overlay designation in the MMCP, which is intended to ensure that development of properties that are subject to high noise levels or accident potential from aircraft operations at MCAS Miramar are reviewed for conformance with the Airport Land Use Compatibility Plan for MCAS Miramar (ALUCP). The site is within Accident Potential Zone 1 and within the 70 Community Noise Equivalent Level (CNEL) contour of the ALUCP where storage uses are considered a compatible use.

Due to the project's adjacency to designated Open Space, it was reviewed for conformance with all applicable policies in the MMCP's Sensitive Resources and Open Space Element. This Element seeks to preserve and/or enhance natural open space and habitat for rare, threatened, endangered or candidate species. Compliance with the City's Environmentally Sensitive Lands (ESL) regulations ensures that the proposed project will implement all the applicable policies and recommendations of the MMCP regarding Sensitive Resources and Open Space.

Environmental Analysis:

Mitigated Negative Declaration (MND) No. 114358 was prepared for the Nancy Ridge Business Park project, which was before the City of San Diego City Council and adopted on October 7, 2008, by Resolution No. 304221. The prior application has since expired and the current project proposes substantially the same development. In accordance with California Environmental Quality Act (CEQA) Section 15162(a): (1) No substantial changes are proposed in the project that 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 will be undertaken that would have required 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 that was not known and could not have been known 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 previously certified Mitigated Negative Declaration No. 114358.

Project-Related Issues:

- The project proposes an outdoor storage facility only.
- No storage of hazardous waste chemicals or materials, petroleum products, or motor vehicles shall be allowed on site.
- The facility will not include any habitable structures and the draft permit includes conditions that will restrict the development and use of the project site to only an outdoor storage facility. Any other uses on the site would require an application to the City to amend the proposed permit unless allowed by right.
- The open storage facility shall be required to provide a screening fence of no less than 6 feet in height and no greater than 12 feet in height.
- The height of any materials stored shall not exceed the height of the screening fence, which is a maximum of 12 feet.
- The project site encompasses 25.79 acres and the development footprint for the outdoor storage facility will be 6.17 acres. Not including the conveyance of 8.02 acres for the MHPA conservation easement, and consistent with SDMC Section 143.0140(a), the draft permit also requires the applicant to record a covenant of easement on approximately 11.6 acres, the remainder of the site's environmentally sensitive lands that are outside of the allowable development area, to be left in a natural state.

Conclusion:

Staff has determined that with the adoption of permit conditions for the outdoor storage use, the proposed Nancy Ridge Business Park project, would comply with the applicable sections of the Municipal Code and adopted City Council policies. Staff has determined the required findings can be made to support the decision to approve the proposed project. No substantial changes are proposed in the current project that 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. Therefore, staff recommends the Planning Commission approve the resolutions granting the Site Development Permit and Planned Development Permit.

ALTERNATIVES

1. Approve Site Development Permit No. 1472180/Planned Development Permit No. 1472181, with modifications.
2. Deny Site Development Permit No. 1472180/Planned Development Permit No. 1472181, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



Morris E. Dye
Development Project Manager
Development Services Department

RV:MED

Attachments:

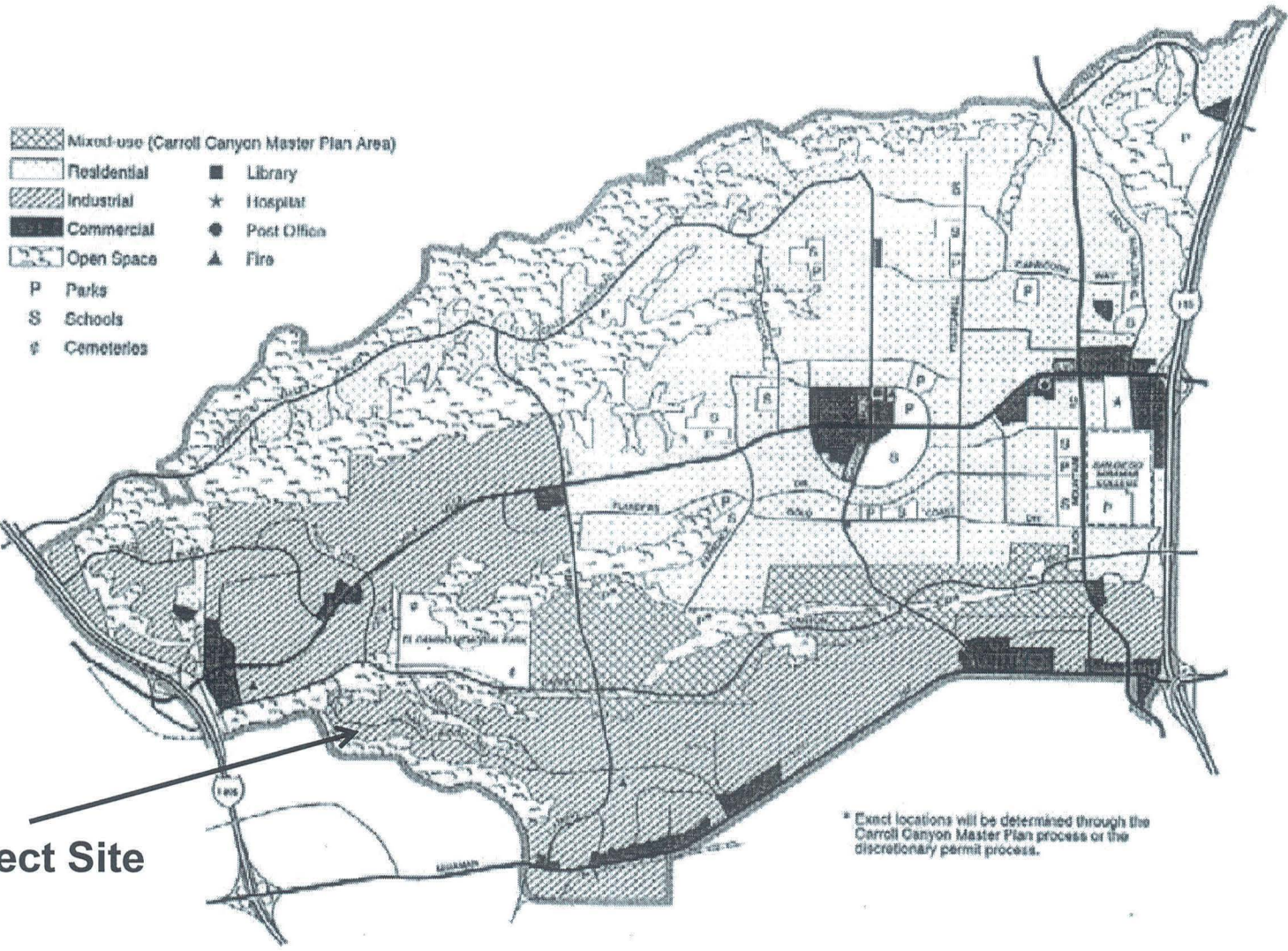
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Location Aerial Photo

NANCY RIDGE BUSINESS PARK-5909 Nancy Ridge Drive
 PROJECT NO. 419154





Project Site

* Exact locations will be determined through the Carroll Canyon Master Plan process or the discretionary permit process.



Land Use Map

NANCY RIDGE BUSINESS PARK - 5909 Nancy Ridge Drive

PROJECT NO. 419154





Project Location Map

NANCY RIDGE BUSINESS PARK– 5909 Nancy Ridge Drive
PROJECT NO. 419154



PROJECT DATA SHEET

PROJECT NAME:	NANCY RIDGE BUSINESS PARK	
PROJECT DESCRIPTION:	Construct two level pads for an outdoor storage yard and an access road on a 25.79-acre site at 5909 Nancy Ridge Drive.	
COMMUNITY PLAN AREA:	Mira Mesa	
DISCRETIONARY ACTIONS:	Site Development Permit/Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Light Industrial	
ZONING INFORMATION:		
ZONE:	IL-2-1.	
HEIGHT LIMIT:	No maximum.	
LOT SIZE:	15,000 square-foot minimum (Min); 607,662 SF existing.	
FLOOR AREA RATIO:	2.0 maximum (Max); no structures proposed.	
FRONT SETBACK:	15-foot Min; 20-foot Standard (STD) – NA, No structures proposed.	
SIDE SETBACK:	10-foot – NA.	
STREETSIDE SETBACK:	15-foot; 20-foot STD – NA, No street side yard.	
REAR SETBACK:	0-foot; 15-foot STD – NA.	
PARKING:	None required, none proposed.	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial Light; IL-2-1	Industrial Park
SOUTH:	Agricultural-Residential (AG/Res)	Open Space
EAST:	Industrial-Light; IL-2-1 AG/Res; AR-1-1.	Industrial Park and Open Space
WEST:	AG/Res; AR-1-1	Open Space
DEVIATION REQUESTED:	Deviation to allow retaining walls to observe a maximum of 31 feet in height where 12 feet is the maximum height allowed outside of setbacks.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 20, 2015, the Mira Mesa Community Planning Group voted 17-0-0 to recommend approval of the project without conditions.	

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

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

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

WHEREAS, the project site is legally described as the north half of the southeast quarter of the northeast quarter, in Section 9, Township 15 South, Range 3 West, San Bernardino Base Meridian, in the City of San Diego, County of San Diego, State of California (APN 343-010-21; and Lot of Lusk Industrial Park Unit No. 4, Map 10819 (APN343-010-31);

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

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

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

FINDINGS:

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

1. Findings For All Site Development Permits

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

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

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

2. Supplemental Findings – Environmental Sensitive Lands

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

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

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

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

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

B. PLANNED DEVELOPMENT PERMIT – SDMC SECTION 126.0604

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

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

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

Morris E. Dye
Development Project Manager
Development Services

Adopted on: August 25, 2016

IO#: 24005775

3-3-16

Morris E. Dye
Development Project Manager
Development Services

Adopted on: August 25, 2016

IO#: 24005775

3-3-16

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005775

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

This Site Development Permit No. 1472180/Planned Development Permit No. 1472181 is granted by the Planning Commission of the City of San Diego to NANCY RIDGE BUSINESS PARK, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504 and 126.0604. The 25.79-acre site is located 5909 Nancy Ridge Drive in the IL-2-1 Zone, Airport Environs, Accident Potential Zone I, MCAS Airport Influence Area, Brush Management, Floodplain Zone "A," Community Plan Implementation Zone "B," and Residential Tandem Parking zones of the Mira Mesa Community Plan area. The project site is legally described as: the north half of the southeast quarter of the northeast quarter, in Section 9, Township 15 South, Range 3 West, San Bernardino Base Meridian, in the City of San Diego, County of San Diego, State of California (APN 343-010-21; and Lot of Lusk Industrial Park Unit No. 4, Map 10819 (APN343-010-31).

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct two graded level pads for outdoor storage use only and an access road on two parcels described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 25, 2016, on file in the Development Services Department.

The project shall include:

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

A deviation is granted to allow a retaining wall ranging in height from 12 feet, zero inches, to a maximum of 31 feet, zero inches outside of required setbacks, as shown on Exhibit "A;"

- b. Landscaping (planting, irrigation and landscape related improvements);

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 8, 2019.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

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

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

Land Use
Paleontological Resources

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

ENGINEERING REQUIREMENTS:

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

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

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

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

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

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

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

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

23. Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad must be compacted to 95% of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five feet per second.

LANDSCAPE REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

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

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

TRANSPORTATION REQUIREMENTS

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

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

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

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

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

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

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

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

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

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

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on August 25, 2016 and [Approved Resolution Number].

Site Development Permit No.
1472180/Planned Development Permit No. 1472181
Date of Approval:

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Morris E. Dye
Development Project Manager

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

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

NANCY RIDGE BUSINESS PARK, LLC

Owner/Permittee

By _____

Christian Tresize

Vice President

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

Mira Mesa Community Planning Group Meeting Minutes

Date/Time: April 20, 2015 7:00 pm

Location: Mira Mesa Library, San Diego, CA 92121 Call to Order – John Horst

Members In attendance:

1.	Jon Labaw	6.	Tom Derr	11.	Ted Brengel	16.	Joe Punsalan
2.	Bob Mixon	7.	John Horst	12.	Ken Kaplan	17.	Craig Radke
3.	Vik Chaudhry	8.	Julia Schriber	13.	Kent Lee		
4.	Craig Jackson	9.	Ralph Carolin	14.	Joe Frichtel		
5.	Jeff Stevens	10.	Walt Kanzler	15. 15	Michael Linton		

1) Non-Agenda Public Comments:

Bruce Brown - Mercy Road - Canyon Hills Park

2) Adopt Draft Agenda –requires a majority vote.

3) Add

- a) First Ken Second Jeff
- b) Approved 16-0-0

4) Adopt Previous Meeting Minutes – Approved

5) Minutes adopted Approved 16-0-0

6) Old Business

None

7) New Business

a) CPG Officer Elections

- i) Chair, Vice Chair, and Secretary
- ii) Jeff Stevens, Julia Schriber Vice Chair
- iii) Chair 1st Ted 2nd Bob John Horst –
- iv) Chair to be impartial-

Julia commented that Chair has not been impartial on Sorrento Valley Signage Comments by others- disagree with impartial stance

Does anyone else want to run for Chair? No.

John Horst comments. Participates fully in all discussion, leads group

Ted Brengel- Community plan- John has done spectacular job in supporting Vote

16-1-0 John Horst – Chair.

Mira Mesa Community Planning Group Meeting Minutes

Walt Kanzler - Secretary
 First Ken Second Jeff
 Vote
 17-0-0 Unanimous

Vice Chair - Julia Schriber
 Concern about conflict of interest- at minimum would need Secretary to address any conflicts of interest, between Chair and Vice Chair.
 Balance with Sorrento Valley – Mira Mesa
 Vice Chair – Jeff Stevens
 Has served all positions
 Longstanding experience.
 Vote
 Jeff – 10
 Julia – 7
 Jeff elected Vice Chair

- b) "What Price Main Street"
- i) Presentation Jeff Powers
 - (1) Protect San Diego Neighborhoods,
 - (2) Presented letter from Joe LaCava CPC Chair
 - (3) Not asking MMCPG to take a position on ONE PASEO but consider impact to all CPG
 - ii) Rachel Laing- Kilroy
 - (1) 29th amendment of community plan.
 - (2) 2009 Kilroy purchased property- original approval for office towers
 - (3) Asked for retail and housing to be added. 6 ½ years
 - (4) SF reduced by 30 %
 - (5) Added millions of \$\$ of community benefits
 - (6) Offered Shuttle for next 18-20 years. Peak time shuttle service to Coaster Station in Sorrento Valley and Solana Beach
 - (7) BRT not planned until 2035
 - (8) Mixed use concept was incorporated
 - (9) Open space, bike trails, streetscape
 - (10) City Council has listened and reviewed all issues over several years.
 - (11) Comment: Opposition funded by commercial interests adjacent
 - (12) CPG was not ignored
 - (13) Kilroy Funded adaptive traffic lights in adjacent Mira Mesa Community
 - (14) Introduces Walkable community
 - (15) How is traffic impacting the development- comment by Rachel L. with adaptive traffic system traffic is reduced. Rebuffed by Jeff Powers in regards to emergency access.
 - (16) Referendum-
 - (17) Since 2013 state of California has had 4 referendums, San Diego has had 5.
 - (18) Kilroy develops for many tech leaders throughout California.
 - (19) Mike Stepner- Forum in 2011, adjust the project, worked together to reimagine the project.

Mira Mesa Community Planning Group Meeting Minutes

(20) Two issues- Ken Kaplan

- (a) Process
- (b) Growth- +1 million next 25 years. Where do we go.
- c) LOSSAN presentation Sorrento to Miramar ,Phase 2
- d) Presented by Bruce Smith PE SANDAG and Erich Lathers BRG Consulting
 - i) Reviewed Impacts to 4(f) resources
 - ii) Alternative 1 - .49 acre impact
 - iii) Alternative 2 – 10+ acre impact
- e) Nancy Ridge Business Park Dacon Development
 - i) Presented by Christian Tresize
 - ii) Reentitlement. Fully Compliant
 - iii) Previously approved in 2008. Put on hold in 2009
 - iv) Motion Jeff Second Ted promote to action item.
 - v) Motion to recommend approval - Bob Second Jeff
 - vi) Hydro modification facilities for Storm Water Catchment required by City of SD
 - vii) Recommend Approval- 17-0-0

8) Elected Officials/Government Agencies

- a) United States Congress – Scott Peters, California 52nd District: no info
- b) California Senate –Marty Block, District 39: No info
- c) California Assembly – Brian Maienschein, District 77: No Info
- d) San Diego County – Dave Roberts, Board of Supervisors District 3: No Info
- e) City of San Diego – Mayor’s Office: georgea@sandiego.gov, no info
- f) City of San Diego – Chris Kate, City Council District 6
 - i) Luis Pallera
 - (1) Flanders Drive - Slurry Seal 3-4 weeks in May
- g) MCAS Miramar – Kristen, Mountain Bikes on rifle range. Do not trespass!
 - i) Chick Fillet on Scranton Road. Dept of Navy- Guidelines on Density
 - ii) Applicant advised restaurants in APZ II not allowed. Scranton and Mira Mesa
- h) CalTrans: No Info
- i) City of San Diego – Planning department - no info
- j) San Diego Unified Schools - no info

9) Announcements:

- a) Joe Frichtel
 - i) Mira Mesa Community events:
 - ii) May 9 - Asian Cultural Festival
 - iii) May 30 – D6 Night market
- b) Craig- Labs and more.org - Dog rescue fundraiser May 16
- c) Pam - Mira Mesa’s got talent auditions 6 -8 PM at high school – Mira Mesa Theater Guild
 - i) Posters available
- d) May 9th Balboa Park Centennial Celebration

Mira Mesa Community Planning Group Meeting Minutes

e) Stone Creek Sub- committee

Developer not available for April meeting.

Full planning group presentation in May

Electronic copies request – not available.

Master plan and design documents available at Library

Community Plan amendment on website and in library

Pam- Los Penasquitos Canyon March meeting short- 45 minutes

March 26 Natural Resource Management plan approved

Next meeting May 21 ranger station almost complete

Walt Kanzler Noted Ecodistrict presentation at past April CPC meeting. Offered to bring presentation to MMCPG for consideration.

Salk Elementary Possible meeting location

Add Information item to agenda for Sprint Ice Skate Place antenna

Presented by Joanne Aguzar Sprint

Install 16 antennae, mounted and screened.

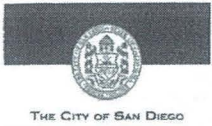
Equipment cabinet

Improve telecommunications

Under review by City of SD

Public Attendees: David Miller, John Malo, John M Murukis

Adjourn: Unanimous consent 8:58



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

Nancy Ridge Business Park

49154

Project Address:

5909 Nancy Ridge Drive San Diego, Ca. 92191

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:	Project No. (For City Use Only)
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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? Ca. Corporate Identification No. 88-0382538
 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): Nancy Ridge Business Park LLC	
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address: 5909 Nancy Ridge Dr	
City/State/Zip: San Diego, Ca. 92121	
Phone No: 8589458335	Fax No: 8587924052
Name of Corporate Officer/Partner (type or print): Christian Tresize	
Title (type or print): V.P.	
Signature : 	Date: <u>9/25/19</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:

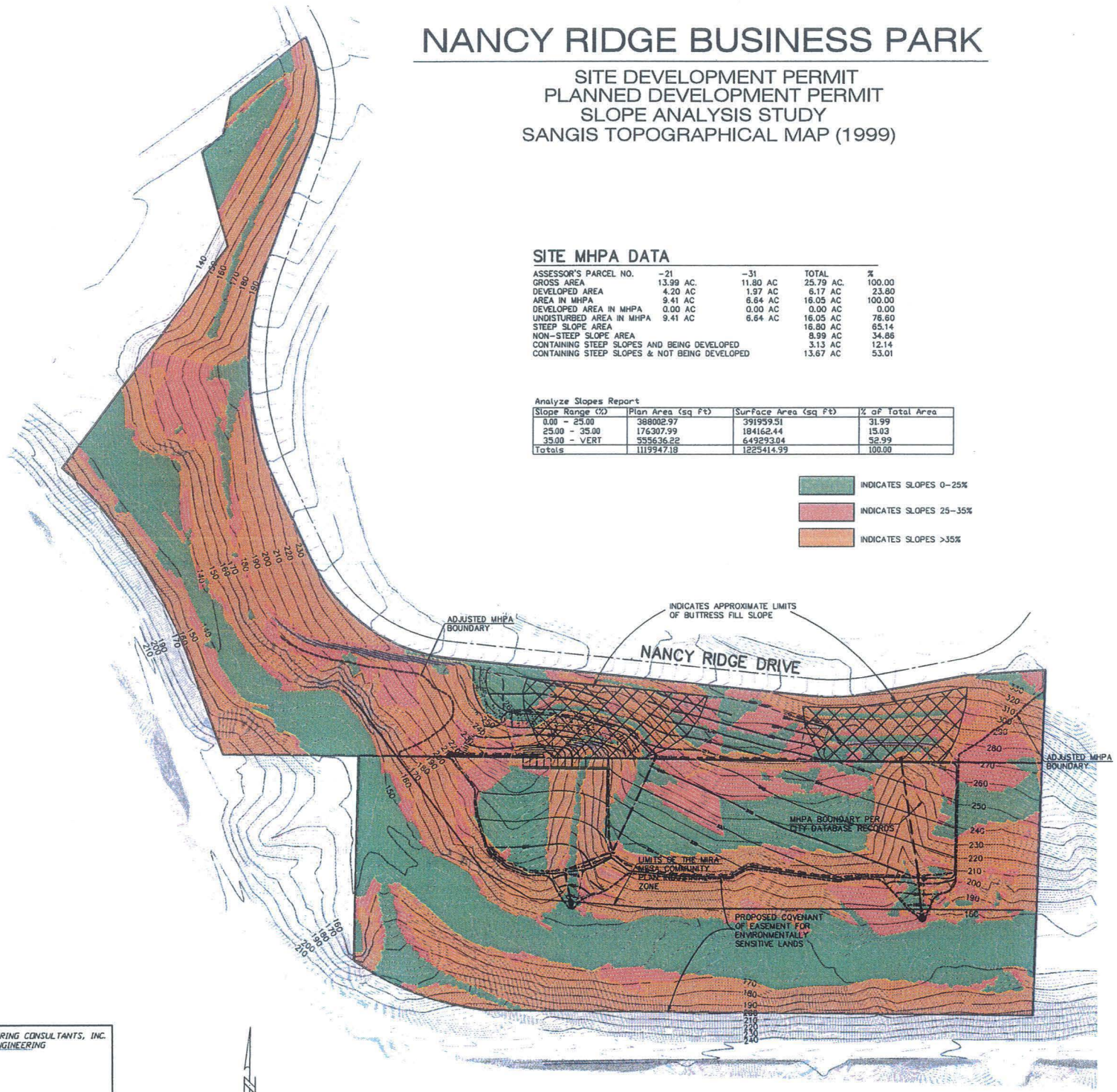
Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:	
City/State/Zip:	
Phone No:	Fax No:
Name of Corporate Officer/Partner (type or print):	
Title (type or print):	
Signature :	Date:

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:

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:

NANCY RIDGE BUSINESS PARK

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



SITE MHPA DATA

ASSESSOR'S PARCEL NO.	-21	-31	TOTAL	%
GROSS AREA	13.99 AC	11.80 AC	25.79 AC	100.00
DEVELOPED AREA	4.20 AC	1.97 AC	6.17 AC	23.80
AREA IN MHPA	9.41 AC	6.64 AC	16.05 AC	100.00
DEVELOPED AREA IN MHPA	0.00 AC	0.00 AC	0.00 AC	0.00
UNDISTURBED AREA IN MHPA	9.41 AC	6.64 AC	16.05 AC	76.60
STEEP SLOPE AREA			16.80 AC	65.14
NON-STEEP SLOPE AREA			8.99 AC	34.66
CONTAINING STEEP SLOPES AND BEING DEVELOPED			3.13 AC	12.14
CONTAINING STEEP SLOPES & NOT BEING DEVELOPED			13.67 AC	53.01

Analyze Slopes Report

Slope Range (%)	Plan Area (sq Ft)	Surface Area (sq Ft)	% of Total Area
0.00 - 25.00	388082.97	391939.51	31.99
25.00 - 35.00	176307.99	184162.44	15.03
35.00 - VERT	355636.22	649293.04	52.99
Totals	1119947.18	1225414.99	100.00

- INDICATES SLOPES 0-25%
- INDICATES SLOPES 25-35%
- INDICATES SLOPES >35%

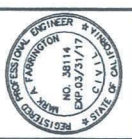
FARRINGTON ENGINEERING CONSULTANTS, INC.
 CONSULTING CIVIL ENGINEERING
 11679 VIA FIRUL
 SAN DIEGO, CA 92128
 (619) 675-9490

Scale 1" = 100'

MARK A. FARRINGTON RCE 38114 EXP. 3/31/17 DATE

PREPARED BY: FARRINGTON ENGINEERING	
NAME: 11679 VIA FIRUL	REVISION 1: 1-5-07
ADDRESS: SAN DIEGO, CA 92128	REVISION 2: 2-10-07
PHONE NO.: 619-675-9490	REVISION 3: 5-02-07
PROJECT ADDRESS: XXXXX NANCY RIDGE DR.	REVISION 4: 6-19-07
SAN DIEGO, CA 92111	REVISION 5: 8-22-07
PROJECT NAME: NANCY RIDGE BUSINESS PARK	REVISION 6: 1-07-08
	REVISION 7: 4-09-15
	REVISION 8: 10-05-15
	REVISION 9: _____
	REVISION 10: _____
ORIG. DATE: 10-04-08	
SHEET TITLE: SLOPE ANALYSIS	P.T.S. NO. 419154
SANGIS TOPO MAP (1999)	PERMIT NO. _____

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 SAN DIEGO, CA 92128
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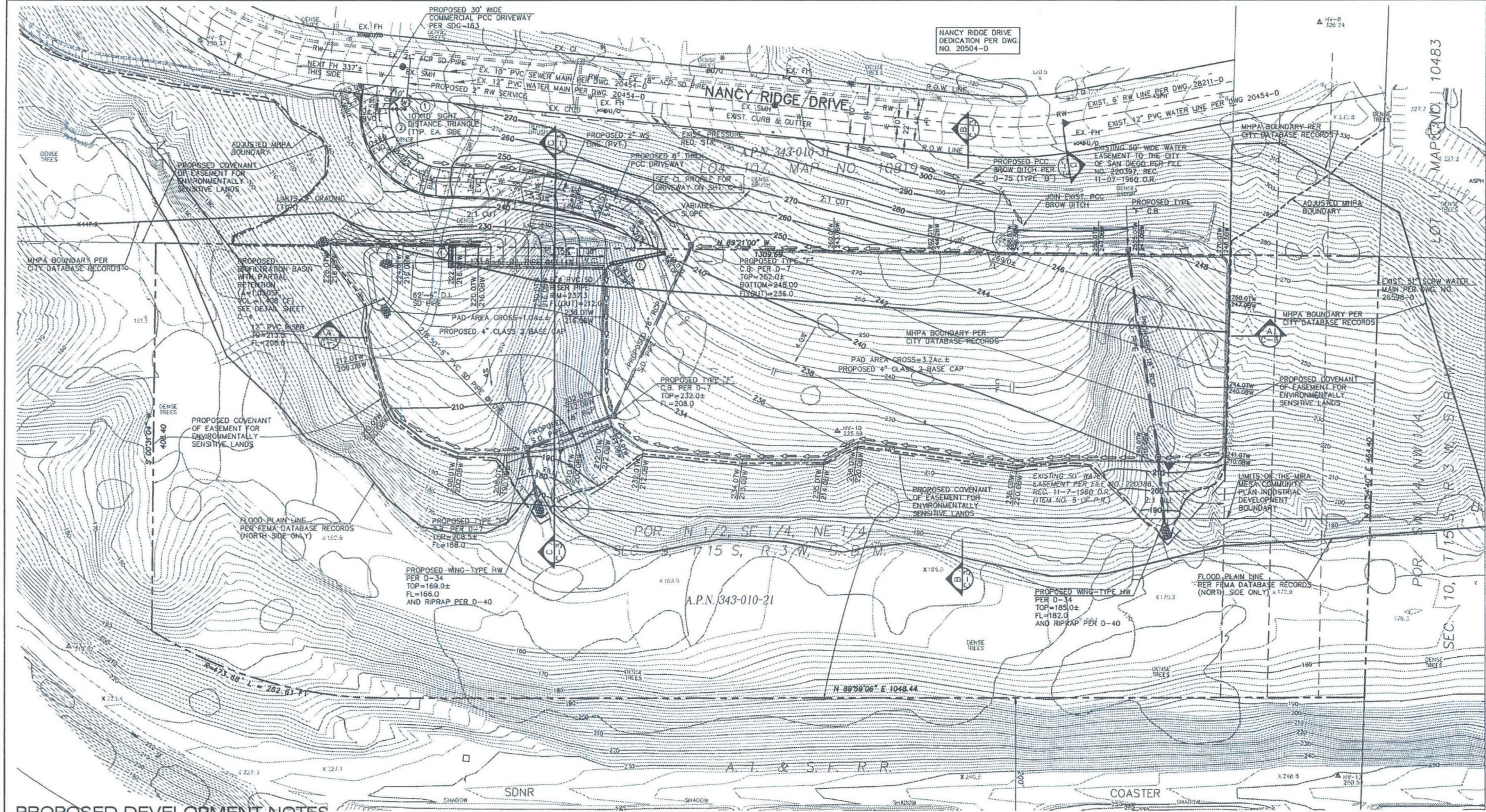
NANCY RIDGE BUSINESS PARK
 SLOPE ANALYSIS
 SANGIS TOPO MAP (1999)

ISSUE DATES

REVISION DATES

DRAWN BY
 M.F.
 PLOT SCALE
 1"=50'
 SHEET NUMBER

C-1
 SHEET 2 OF 8



PROPOSED DEVELOPMENT NOTES

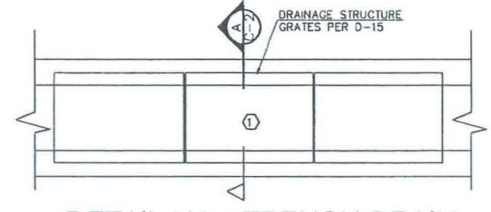
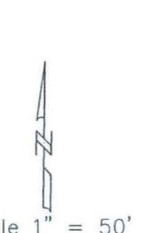
1. PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMIT, THE OWNER/PERMITEE SHALL ASSURE THE STRIPING OF NANCY RIDGE DRIVE IN THE PROJECT AREA TO PROVIDE 8-FOOT WIDE SHOULDER/STRIPING ON EACH SIDE, 12-FOOT TRAVEL LANES AND 4-FOOT MEDIAN, SATISFACTORY TO THE CITY ENGINEER. RESTRIPING SHALL BE COMPLETED AND ACCEPTED BY THE CITY ENGINEER PRIOR TO FIRST OCCUPANCY AND USE OF THE SITE.
2. PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMIT, THE OWNER/PERMITEE SHALL ASSURE THE REPLACEMENT OF THE EXISTING W2-2 DRIVEWAY AHEAD SIGN WITH W2-1 DRIVEWAY AHEAD SIGN ON NANCY RIDGE DRIVE FACING SOUTHBOUND TRAFFIC, SATISFACTORY TO THE CITY ENGINEER. RESTRIPING SHALL BE COMPLETED AND ACCEPTED BY THE CITY ENGINEER PRIOR TO FIRST OCCUPANCY AND USE OF THE SITE.

FARRINGTON ENGINEERING CONSULTANTS, INC.
CONSULTING CIVIL ENGINEERING
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SAN DIEGO, CA 92128
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MARK A. FARRINGTON RCE 38114 EXP. 3/31/17 DATE

PROPOSED CONSTRUCTION NOTES

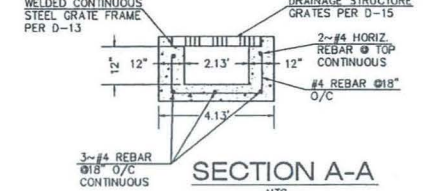
1. PROPOSED 2" RECLAIMED WATER SERVICE (RW)
2. PROPOSED 2" BACK FLOW PREVENTION DEVICE (BFPD)



DETAIL "A" ~ TRENCH DRAIN
NTS

NANCY RIDGE BUSINESS PARK

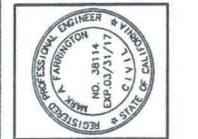
**SITE DEVELOPMENT PERMIT
PLANNED DEVELOPMENT PERMIT
PRELIMINARY GRADING PLAN**



SECTION A-A
NTS

PREPARED BY: NAME: FARRINGTON ENGINEERING	REVISION 1: 1-5-07
ADDRESS: 11679 VIA FIRUL SAN DIEGO, CA 92128	REVISION 2: 2-10-07
PHONE NO.: 658-675-9490	REVISION 3: 3-02-07
PROJECT ADDRESS: XXXXX NANCY RIDGE DR. SAN DIEGO, CA 92111	REVISION 4: 6-19-07
PROJECT NAME: NANCY RIDGE BUSINESS PARK	REVISION 5: 8-22-07
SHEET TITLE: PRELIMINARY GRADING PLAN	REVISION 6: 1-22-08
	REVISION 7: 4-09-15
	REVISION 8: 9-18-15
	REVISION 9: 11-17-15
	REVISION 10: 4-25-16
	REVISION 11: 8-27-16
ORIG. DATE: 10-04-06	
P.T.S. NO. 419154	
PERMIT NO.	

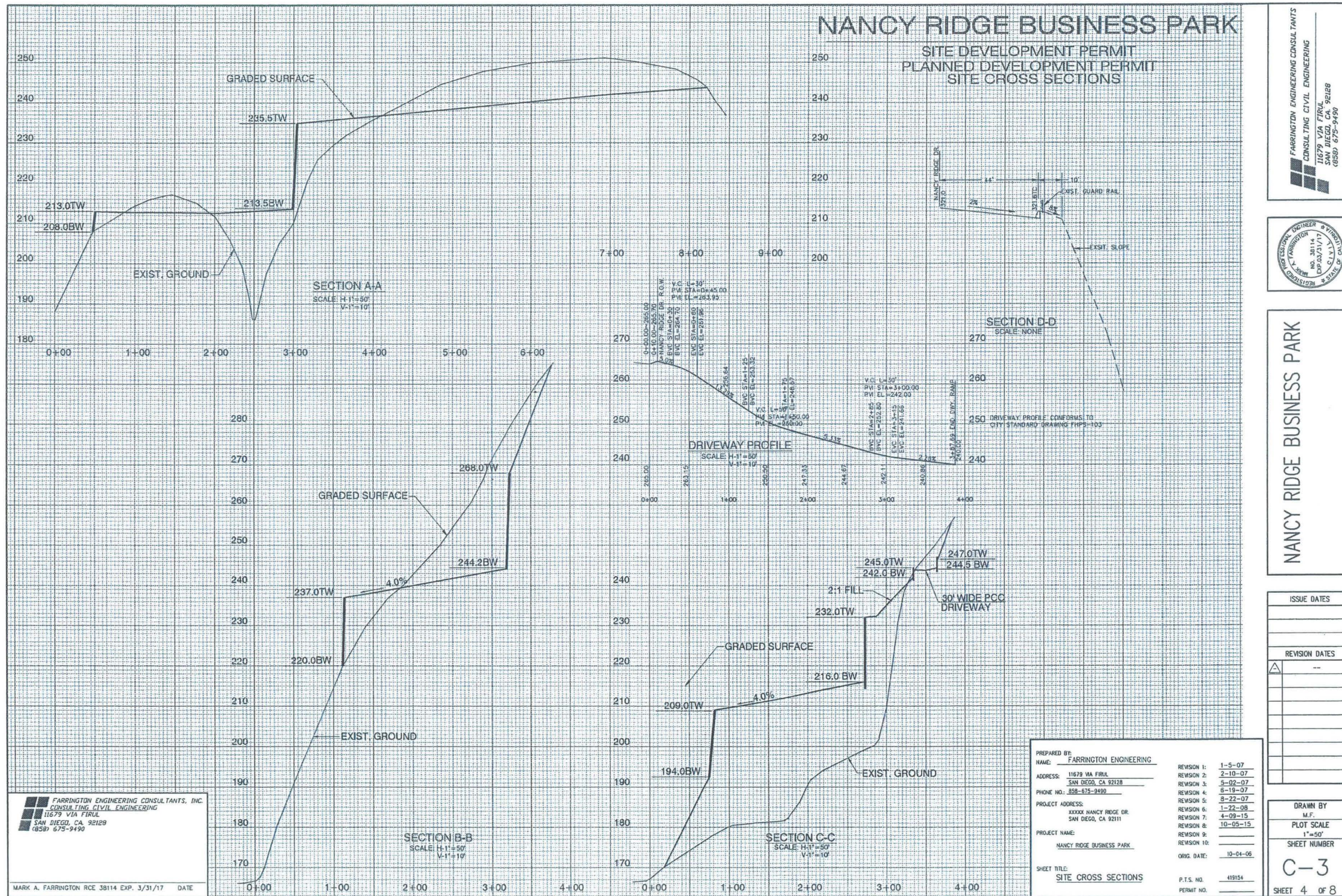
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CONSULTING CIVIL ENGINEERING
11679 VIA FIRUL
SAN DIEGO, CA 92128
(658) 675-9490



**NANCY RIDGE BUSINESS PARK
PRELIMINARY GRADING PLAN**

ISSUE DATES	
REVISION DATES	

DRAWN BY
M.F.
PLOT SCALE
1"=50'
SHEET NUMBER
C-2
SHEET 3 OF 8



FARRINGTON ENGINEERING CONSULTANTS
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 11679 VIA FIRUL
 SAN DIEGO, CA 92128
 (650) 675-9490



NANCY RIDGE BUSINESS PARK
 SHEET NUMBER
C-3
 SHEET 4 OF 8

ISSUE DATES	

REVISION DATES	

DRAWN BY
 M.F.
 PLOT SCALE
 1"=50'
 SHEET NUMBER
C-3
 SHEET 4 OF 8

FARRINGTON ENGINEERING CONSULTANTS, INC.
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MARK A. FARRINGTON RCE 38114 EXP. 3/31/17 DATE

PERMANENT POST-CONSTRUCTION BMP NOTES

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), COVENANTS CONDITIONS AND RESTRICTIONS (CC&R'S), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.

2. PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

EROSION AND SEDIMENT CONTROL NOTES

- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
- FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
- FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
- THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
- GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

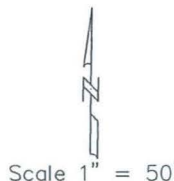
AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

- STABILIZATION:** ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/4 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.
- STRUCTURAL PRACTICES:** DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/4 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
- OPERATION AND MAINTENANCE:** FUNDING POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

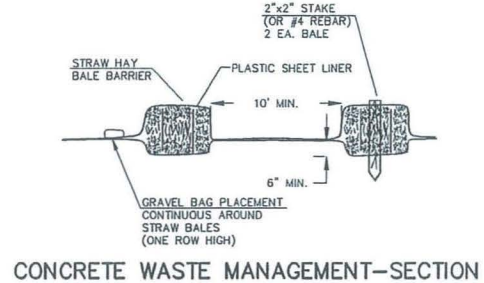
PROPOSED OPERATION AND MAINTENANCE PROCEDURE DETAILS

POST-CONSTRUCTION PERMANENT BMP'S	DMH RESPONSIBLE PARTY DESIGNER: PROPERTY OWNER				SHEET NO.
	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	SERVICE METHOD	
PROPOSED SITE DESIGN	DAILY	AS NEEDED	FIX BMP'S	AS NEEDED	CONTRACTOR EFFORT
PROPOSED TREATMENT CONTROL	CLEAN UP	AS NEEDED	AS REQ'D BY MANF.	AS NEEDED	CONTACT LOCAL REP.
PROPOSED SOURCE CONTROL	KEEP CLEAN	AS NEEDED	SWEEP, CLEAN FILTER	AS NEEDED	MAINT. CREW

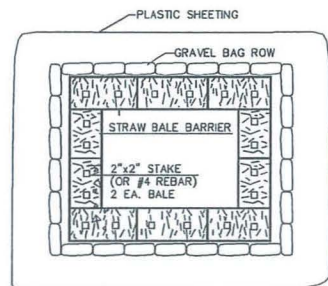
FARRINGTON ENGINEERING CONSULTANTS, INC.
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11679 VIA FIRUL
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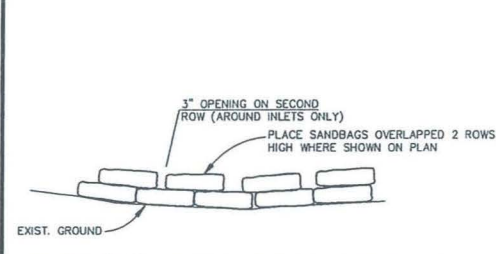


CONCRETE WASTE MANAGEMENT-SECTION

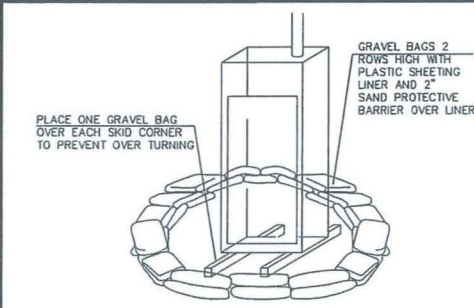


CONCRETE WASTE MANAGEMENT-PLAN WM-8

PLACE AN IDENTIFIABLE SIGN DESIGNATING THE CONCRETE WASH-OUT FACILITY.
CONCRETE WASTE WASH-OUT MATERIAL SHALL DRY BEFORE REMOVING TO A LEGAL DUMP SITE.
REPLACE PLASTIC SHEET LINER IMMEDIATELY AFTER EVERY WASTE REMOVAL.

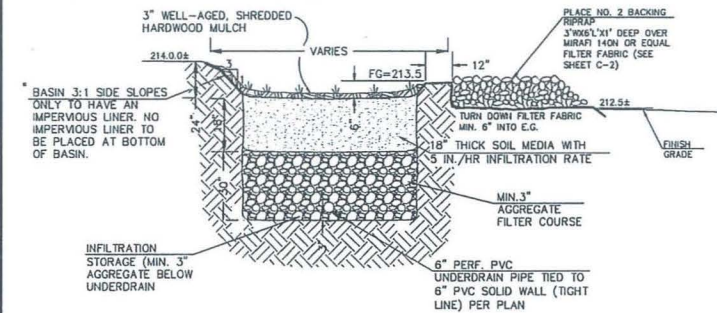


DETAIL "A"~GRAVEL BAG PLACEMENT



SANITARY/SEPTIC WASTE MANAGEMENT WM-9

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



BIOFILTRATION WITH PARTIAL RETENTION BASIN DETAIL

LEGEND

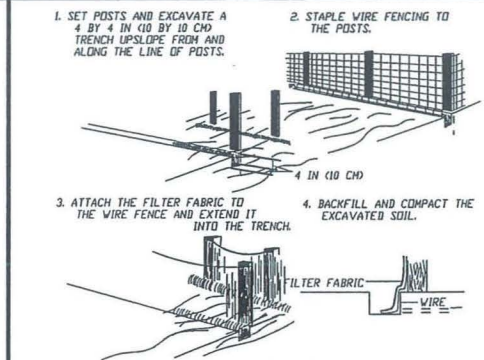
DESCRIPTION	SYMBOL
STABILIZED CONSTRUCTION ENTRANCE/EXIT	[Symbol]
SILT FENCE	CD36 OR ESC 50
UNLINED SWALE & BERM	[Symbol]
GRAVEL BAGS	CD38 OR ESC 52
MATERIAL DELIVER STORAGE	WM-1 MS
CONCRETE WASTE MANAGEMENT	WM-8 CWM
SANITARY/SEPTIC WASTE MANAGEMENT	WM-9 SS SS

WATER QUALITY NOTES

- POST CONSTRUCTION BMP'S WILL INCLUDE A BIO-RETENTION BASIN ON THE LOWER PAD.
- INFILTRATION INTO THE SURFACE OF EACH PAD WITH CLASS 2 BASE MATERIAL.
- MAINTENANCE CHECK OF THE BIO-RETENTION BASIN TO BE MADE ON A PER STORM EVENT OR MONTHLY, WHICHEVER IS A GREATER OCCURRENCE.
- MAINTENANCE RESPONSIBILITY SHALL BE BY OWNER.

CONSTRUCTION BMP'S

- BMP'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- STABILIZED CONSTRUCTION ENTRANCES
 - GRAVEL BAGS AROUND EACH CATCH BASIN ONCE INSTALLED AND VEGETATION NOT COMPLETED.
 - SILT FENCING COMPLETELY SURROUNDING PROJECT DISTURBANCE
 - STREET SWEEPING
 - CONCRETE WASH OUT AREA.
 - SANITATION WASTE CONTAINMENT.
 - MATERIAL WASTE CONTAINMENT.
 - MATERIAL STORAGE.
 - BMP GOOD HOUSEKEEPING INSTRUCTIONS TO ALL PARTIES ASSOCIATED WITH CONSTRUCTION.



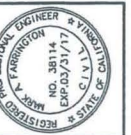
SILT FENCE
PREFABRICATED SILT FENCE MAYBE USED IN LIEU OF IN PLACE CONSTRUCTION.

NANCY RIDGE BUSINESS PARK

SITE DEVELOPMENT PERMIT
PLANNED DEVELOPMENT PERMIT
PRELIMINARY EROSION CONTROL PLAN

PREPARED BY: NAME: FARRINGTON ENGINEERING	REVISION 1: 1-5-07
ADDRESS: 11679 VIA FIRUL SAN DIEGO, CA 92128	REVISION 2: 2-10-07
PHONE NO.: 619-675-9490	REVISION 3: 5-02-07
PROJECT ADDRESS: XXXXX NANCY RIDGE DR. SAN DIEGO, CA 92111	REVISION 4: 6-19-07
PROJECT NAME: NANCY RIDGE BUSINESS PARK	REVISION 5: 8-22-07
SHEET TITLE: PRELIMINARY EROSION CONTROL PLAN	REVISION 6: 1-22-08
	REVISION 7: 4-09-10
	REVISION 8: 9-18-15
	REVISION 9: 6-28-16
	REVISION 10: 10-04-08
	P.T.S. NO. 419154
	PERMIT NO.

FARRINGTON ENGINEERING CONSULTANTS
CONSULTING CIVIL ENGINEERING
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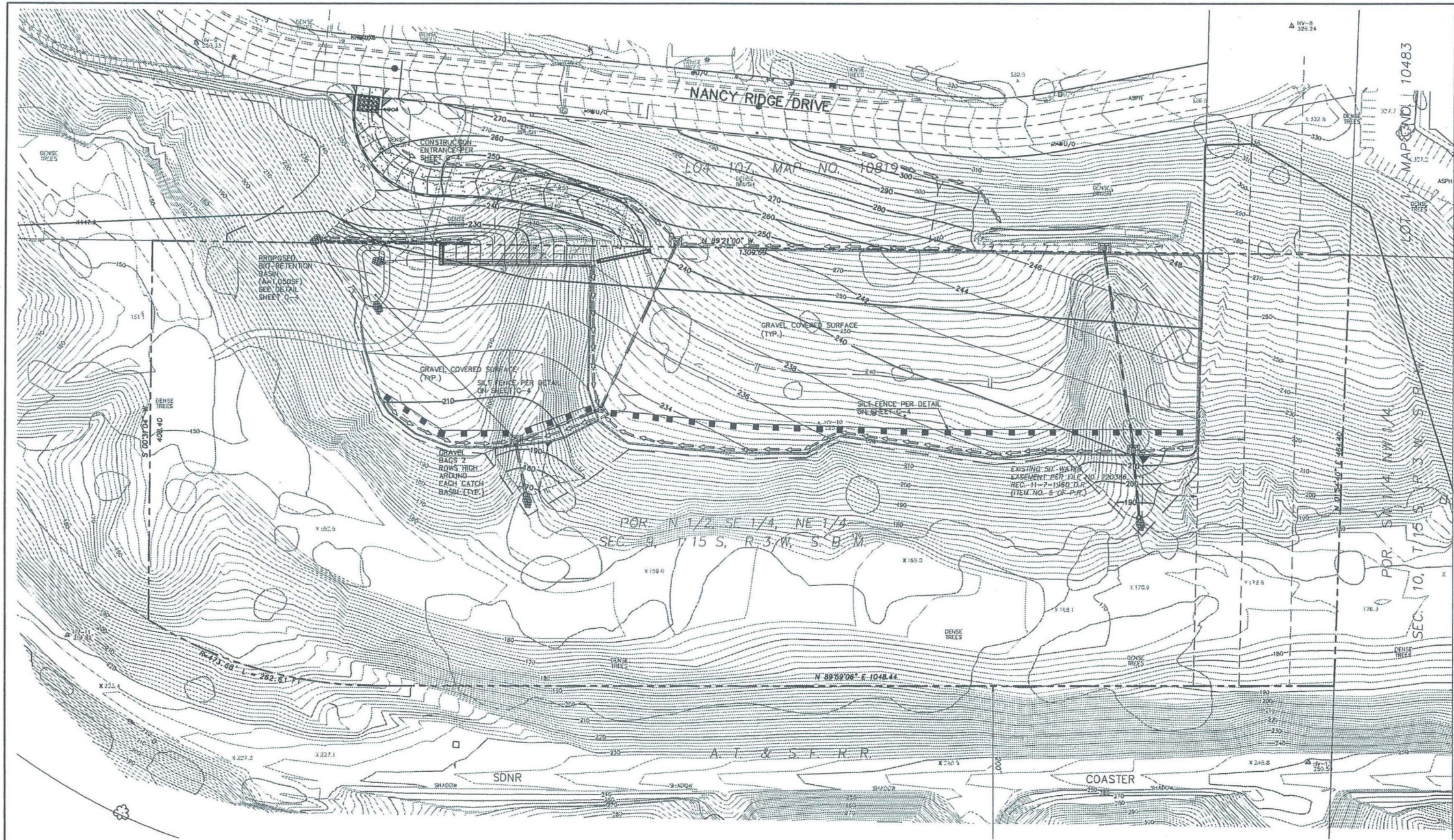


NANCY RIDGE BUSINESS PARK

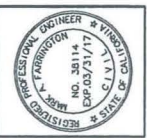
ISSUE DATES

REVISION DATES

DRAWN BY:
M.F.
PLOT SCALE:
1"=50'
SHEET NUMBER:
C-4
SHEET 5 OF 8



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NANCY RIDGE BUSINESS PARK
PRELIMINARY EROSION CONTROL PLAN

ISSUE DATES

REVISION DATES

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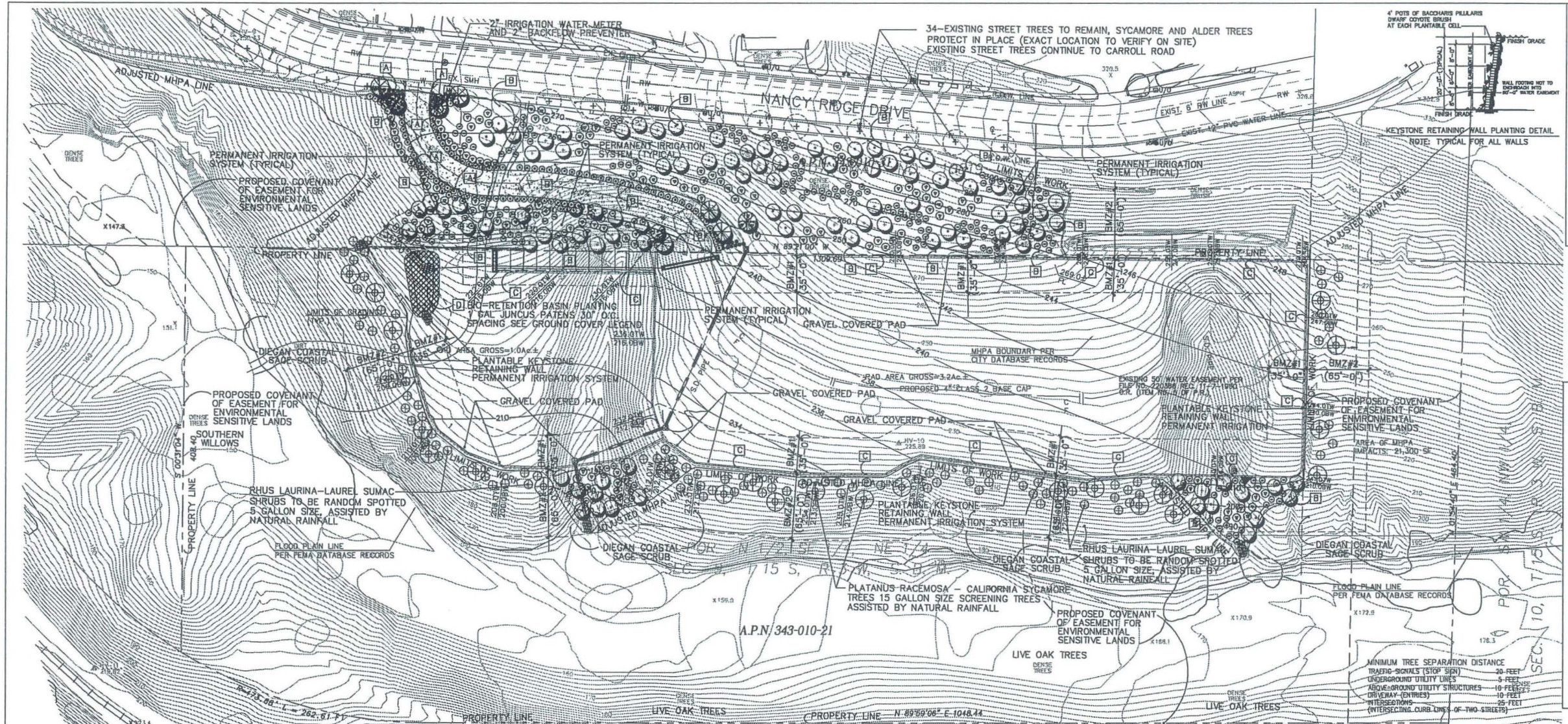
Scale 1" = 50'

NANCY RIDGE BUSINESS PARK

SITE DEVELOPMENT PERMIT
PLANNED DEVELOPMENT PERMIT
PRELIMINARY EROSION CONTROL PLAN

PREPARED BY: FARRINGTON ENGINEERING	REVISION 1: 1-5-07
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	REVISION 8: 10-05-15
	REVISION 9: 10-04-06
	REVISION 10:
P.T.S. NO. 419154	PERMIT NO.

DRAWN BY M.F.
PLOT SCALE 1"=50'
SHEET NUMBER C-5
SHEET 6 OF 8



PLANT LIST / LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PERCENTAGE/SIZE	FORM/FUNCTION	MATURE HEIGHT/SPREAD	A.Q.UAN.
TREES						
⊙	STANDARD PROJECT ENTRY TREE: CANOPY EVERGREEN (45'-65' HEIGHT X 30'-45' SPREAD) SUCH AS: PINUS TORREYANA, PLATANUS RACEMOSA, QUERCUS AGRIFOLIA	TORREY PINE, CALIFORNIA SYCAMORE, COAST LIVE OAK	100%(24"BOX)	VERTICAL ACCENT TREE	60'X35'	7
⊙	NATIVE SLOPE EROSION TREES: DEVELOPED AREAS AND ADJACENT TO MHPA AREAS SLOPE TREE (35'-45' HEIGHT X 25'-35' SPREAD) SUCH AS: ARBUTUS MENZESII, CERES OCCIDENTALIS, CALIFORNIA LAUREL	WESTERN REDBUD, CALIFORNIA LAUREL	100%(15GAL)	EROSION CONTROL TREE	45'X35'	90
⊙	CALOCEDRUS DECLARENENS, PLATANUS RACEMOSA, QUERCUS KELLOGGII	INCENSE CEDAR, CALIFORNIA SYCAMORE, CALIFORNIA BLACK OAK	100%(15GAL)	EROSION CONTROL TREE	60'X35'	75
SHRUBS						
○	SMALL FOREGROUND SHRUBS: FLOWERING MASSING (12"-24") SUCH AS: AGAVE PARVIFLORUS, PENSTEMON STRICTUS, SALVIA GREGGII	AGAVE, ROCKY MOUNTAIN PENSTEMON, AUTUMN SAGE	100%(1GAL)	HEDGE PLANTING	18"X18"	30
○	MEDIUM FOREGROUND SHRUBS: FLOWERING SHRUBS (18"-30") SUCH AS: BACCHARIS PILLULARIS, CEANOTHUS TOXICATUS, SALVIA CLEVELANDII	DWARF COYOTE BRUSH, WILD LILAC, CLEVELAND SAGE	100%(1GAL)	HEDGE PLANTING	18"X18"	80
○	BACKGROUND SCREENING SHRUBS: DEVELOPED AREAS AND ADJACENT TO MHPA AREAS FLOWERING SHRUBS (30"-60") SUCH AS: ARTEMISA CALIFORNICA, RHAMNUS CALIFORNICA, GONOTHERA SPECIOSA	CALIFORNIA SAGEBRUSH, COFFEESBERRY, MEXICAN EVENING PRIMROSE	100%(1GAL)	MASS PLANTING	18"X18"	115
○	NATIVE SLOPE EROSION SHRUBS: LOW GROWING SLOPE EROSION SHRUBS (18"-30") SUCH AS: MINULUS SPP., ROMNEYA COULTERI, ZAUSCHNERIA CALIFORNICA	MONKEY FLOWER, MATILDA POPPY, CALIFORNIA FUCHSIA	100%(1GAL)	COLOR MASSING	24"X24"	350

⊙	TALL BACKGROUND SLOPE EROSION SHRUBS (30"-60") SUCH AS: DODONAEA VISCOSA, HETEROMELES ARBUTIFOLIA, RHUS INTEGRIFOLIA	HOPSEED BUSH, TOYON, LEMONADE BERRY	100%(50GAL)	VERTICAL SCREEN	48"X30"	125
⊕	BRUSH MANAGEMENT ZONE #2 NATIVE SHRUBS (36"-60") ADJACENT TO MHPA AREAS, SUCH AS: HETEROMELES ARBUTIFOLIA, RHUS LAURINA, RHAMNUS CALIFORNICA	TOYON, LAUREL SUMAC, COFFEE BERRY	100%(50GAL)	MASSING SHRUBS	36"X36"	94
⊕	BRUSH MANAGEMENT ZONE #2 NATIVE TREES (15'-0" TO 40'-0") ADJACENT TO MHPA AREAS, SUCH AS: CERES OCCIDENTALIS, PLATANUS RACEMOSA, QUERCUS AGRIFOLIA	CALIFORNIA REDBUD, CALIFORNIA SYCAMORE, COAST LIVE OAK	100%(15GAL)	SCREENING TREES	15'X20'	27
GROUNDCOVERS						
A	BACCHARIS PILLULARIS	DWARF COYOTE BRUSH	FROM FLATS 12" O.C. TRIANGULAR SPACING			
K	KEYSTONE RETAINING WALL PLANTING	DWARF COYOTE BRUSH	FROM 4" POT AT EACH PLANTABLE OPEN CELL			
B	NATIVE HYDROSEED PLANTING (IRRIGATED TILL ESTABLISH) DEVELOPED AREAS AND ADJACENT TO MHPA AREAS	ARTEMISA CALIFORNICA, ERICHELIA CALIFORNICA, MINULUS ALBERTIANUS VARS. A. PUNICELUS, ERIOPHYLLUM CONFERTIFLORUM, ESCHSCHOLZIA CALIFORNICA, LOTUS SCOPARIUS, PLANTAIN ERECTA, WULPIA MICROSTACHYS	COAST SAGEBRUSH, BRUSH SUNFLOWER, MONKEYFLOWER, GOLDEN YARROW, CALIFORNIA POPPY, DEERWEED, PLANTAIN, FESCUE	2.0 LBS. PER ACRE, 2.0 LBS. PER ACRE, 4.0 LBS. PER ACRE, 3.0 LBS. PER ACRE, 6.0 LBS. PER ACRE, 8.0 LBS. PER ACRE, 4.0 LBS. PER ACRE		
G	BIO-RETENTION BASIN PLANTING (IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM) PLANT ENTIRE BIO-RETENTION BASIN WITH 1 GALLON CONTAINER OF JUNCUS ACUTUS. NATIVE RUSH AT 30" O.C. SPACING, MULCH TO BE 4"-6" COBBLE STONE.					

- PROJECT NOTES:**
- ALL EXISTING, INVASIVE PLANT SPECIES, INCLUDING VEGETATIVE PARTS AND ROOT SYSTEMS, SHALL BE COMPLETELY REMOVED FROM THE PREMISES WHEN THE COMBINATION OF SPECIES, TYPE, LOCATION AND SURROUNDING ENVIRONMENTAL CONDITIONS PROVIDES A MEANS FOR SPECIES TO INVADE OTHER AREAS OF NATIVE PLANT MATERIALS THAT ARE ON OR OFF OF THE PREMISES.
 - NON-BIODegradable ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES.
 - ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY VEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.04F AND IN ACCORDANCE WITH THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS. OTHER AREAS OF NATIVE PLANT MATERIALS THAT ARE ON OR OFF OF THE PREMISES.
 - ALL REQUIRED VEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE (LDC 142.0411(c)).
 - ALL SLOPE VEGETATION SHALL BE PLANTED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL-LANDSCAPE STANDARDS.

- PLANTS USED FOR EROSION CONTROL ON DISTURBED SOIL AND SLOPES SHALL ACHIEVE 100 PERCENT SOIL COVERAGE WITHIN TWO YEARS OF BEING INSTALLED.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- IRRIGATION: ALL AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- ALL PLANTING PROVIDED SHALL PROVIDE BOX SCREENING OF THE WALL WITHIN TWO YEARS.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY PROJECT OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE R.O.W. SHALL BE MAINTAINED BY PROJECT 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.
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED AS RECYCLED WATER IRRIGATION SYSTEMS.
- PROPOSED IRRIGATION SYSTEMS WILL INCORPORATE SEPARATE SYSTEMS FOR CONTAINER STOCK PLANT MATERIALS AND NATIVE HYDROSEED SLOPE EROSION CONTROL AREAS.
- NO MECHANICAL EQUIPMENT WILL BE USED TO PROVIDE INSTALLATION OF IRRIGATION EQUIPMENT OR LANDSCAPE PLANTING IN THE BRUSH MANAGEMENT ZONE #2. ONLY MANUAL HAND INSTALLATION WILL BE DONE. EVERY EFFORT WILL BE TAKEN TO PROTECT IN PLACE FOR ALL EXISTING NATIVE PLANTS.

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PHONE NO.: 619-594-2007	REVISION 3: 6-19-07
PROJECT ADDRESS: XXXXX NANCY RIDGE DR.	REVISION 4: 8-22-07
SAN DIEGO, CA 92111	REVISION 5: 1-07-08
PROJECT NAME: NANCY RIDGE BUSINESS PARK	REVISION 6: 4-06-15
	REVISION 7: 9-30-15R
	REVISION 8: _____
	REVISION 9: _____
	REVISION 10: _____
SHEET TITLE: LANDSCAPE DEVELOPMENT PLAN	ORG. DATE: 10-04-06
P.T.S. NO. 114358	
PERMIT NO. _____	

Scale 1" = 50'

Darsono Design Associates, Inc.
 LANDSCAPE ARCHITECTURE PLANNING
 5014 MOUNT LA PLATA DRIVE
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NANCY RIDGE BUSINESS PARK
 LANDSCAPE DEVELOPMENT PLAN

ISSUE DATES

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REVISION DATES

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DRAWN BY

DARSONO

PLOT SCALE

1"=50'

SHEET NUMBER

L-1.0

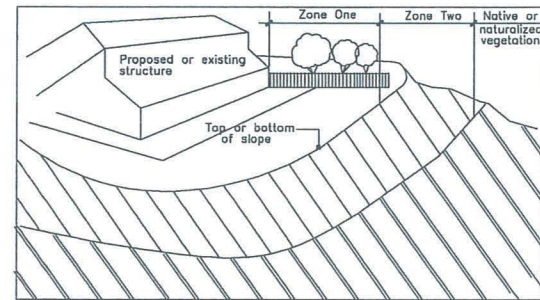
SHEET 7 OF 8

Brush Management:

Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation.

- (a) Brush management activity is permitted within environmental sensitive lands (except for wetlands) that are located within 100 feet of an existing structure in accordance with Section 143.0110(a)(7). Brush management in wetlands may be requested with a development permit in accordance with Section 143.0110 where Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.01(c)(7).
- (b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.

Diagram 142-04E
Brush Management Zones



- (1) Brush management Zone One is the area adjacent to the structure, shall be least flammable, and shall consist of pavement and permanently irrigated ornamental planting. Brush management Zone One shall not be allowed on slopes with a gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property that received tentative map approval before November 15, 1989. However, within the Coastal Overlay Zone coastal development shall be subject to the encroachment limitations set forth in Section 143.0142(a)(4) of the Environmentally Sensitive Lands Regulations.
- (2) Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized non-irrigated vegetation.
- (c) The width of Zone One and Zone Two shall not exceed 100 feet and shall meet the width requirements in Table 142.04H unless modified based on existing conditions pursuant to Section 142.0412(i) and the following:
 - (1) The establishment of brush management Zones One and Two for new development shall be addressed in a site-specific plan to include all creative site and/or structural design features to minimize impacts to undisturbed native vegetation. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zone(s) on the adjacent property in perpetuity.
 - (2) Where Zone Two is located within City-owned property, a Right-of-Entry shall be executed in accordance with Section 63.0103 prior to any brush management activity. Zone two brush management is not permitted in City-owned open space for new development proposals. For properties in the Coastal Overlay Zone, additional requirements for new subdivisions are found in Section 142.0412(n).

Diagram 142-04H
Brush Management Zone Width Requirements

Criteria	Zone Width
Minimum Zone One Width	35ft
Minimum Zone Two Width	65ft

- (d) Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- (e) Where Zone One width is required adjacent to the MHPA or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:
 - (1) The required front yard setback of the base zone may be reduced by 5 feet.
 - (2) A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 5 feet, or
 - (3) The overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standards of the Land Development Manual.
- (f) The Zone Two width may be decreased by 1 1/2 feet for each 1 foot increase in Zone One width up to a maximum reduction of 30 feet of Zone Two width.
- (g) Zone One Requirements
 - (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.

- (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, and nonhabitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
- (3) Plants within Zone One shall be primarily low growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire resistive.
- (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
 - (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
 - (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- (h) Zone Two Requirements
 - (1) The required Zone Two width shall be provided between Zone One and the undisturbed, flammable vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
 - (2) No structures shall be constructed in Zone Two.
 - (3) Within Zone Two, 50 percent of the plants over 18 inches in height shall be cut and cleared to a height of 8 inches.
 - (4) Within Zone Two, all plants remaining after 50 percent are cut and cleared shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
 - (5) The following standards shall be used where Zone Two area is in an area previously graded as part of legal development activity and is proposed to be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources:
 - (A) All new plant material for Zone Two shall be native or naturalized, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire-resistant native trees may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - (C) All new Zone Two plantings shall be temporarily irrigated until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
 - (D) Where Zone Two is being revegetated as requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
 - (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
 - (7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142.0411 cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.
- (i) An applicant may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:
 - (1) The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development.
 - (2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around structures and provide an effective fire break.
 - (3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
- (j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be with the approve permit conditions if approved as part of a development permit, or noted in the permit file if approved as part of a construction permit.
- (k) For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.
- (l) Brush management for existing structures shall be performed by the owner of the with this section for any area, independent of size, location, or condition if it is property that contains the flammable vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.
- (m) Where specifically authorized by the Fire Chief, goats may be used for brush management in accordance with the following:
 - (1) In order to prevent escapes, harassment from predators or humans, or over browsing, goats shall be managed and monitored 24-hours a day by contractor with at least two years experience in raising, handling, and controlling goats. The goat contractor shall maintain a minimum of \$1 million of liability insurance subject to approval by the Office of the City Attorney. The applicant shall:
 - (A) Obtain and submit written permission from the owner of any property through which the goats must gain access to the area to be browsed.
 - (B) Provide written notice to the Fire Chief and all owners and residence of property located immediately adjacent to the area to be browsed. This notice shall identify Section 44.0307 and 143.0412(m) as the authority for temporary use of goats.
 - (C) Provide photographs of the existing condition of the site, and a plan describing the methods to be employed and measures to retain existing vegetation in compliance with Section 142.041(h).
 - (2) The area to be browsed shall be measured, staked, and appropriately fenced with temporary electrically charged fencing to delineate the Zone Two brush management areas. Signs must be posted at 25-foot intervals along the fence warning of the possibility of mild electric shock.
 - (3) The timing of brush management activities shall comply with Section 142.0412(d).
 - (4) While goats are browsing:
 - (A) No more than 75 goats are permitted on a single acre of the premises.
 - (B) Goats shall be moved along periodically so that no more than 50 percent of the vegetation is thinned or reduced.
 - (C) The goats shall remain within a secure enclosure at all times.
 - (D) Goats shall be moved into a separate holding pen at night, which shall be located the maximum distance reasonably practicable from residence.
 - (E) Droppings in the holding pen, and to the extent reasonably possible within the brush management area, shall be removed and properly disposed of daily in accordance with Section 44.037.
 - (F) The goats shall be used for brush management only and shall be immediately removed when the brush management thinning has been accomplished.
 - (5) No later than 5 business days from the date of removal of the goats, the applicant shall notify Fire Chief in writing of the removal of the goats.
 - (6) The Fire Rescue Department shall not approve any permit under Section 142.0412(m) that will utilize a contractor determined by the City Manager to have negligently performed brush management services within the three prior calendar years. All facts supporting such a determination shall be provided to the applicant in writing, and shall constitute a final determination on the City's behalf.
- (n) Within the Coastal Overlay Zone, brush management for new subdivisions shall not be permitted to encroach into an environmentally sensitive habitat area (ESHA), except that encroachment may be permitted where necessary to achieve a maximum development area of 25 percent including Zones One and Two. For purpose of this Section, ESHA shall include southern fortunes, torrey pines forest, coastal bluff scrub, maritime succulent scrub, maritime chaparral, native grasslands, oak woodlands, coastal sage scrub, and coastal sage scrub/communities, and any vegetative communities that support threatened or endangered species.
- (o) Violations and Remedies
 - (1) The provisions of this divisions shall be enforced pursuant to Chapter 12, Article 1, Division 2 (Enforcement Authorities for the Land Development Code) and Chapter 12, Article 1, Division 3 (Violations of the Land Development Code and General Remedies).
 - (2) In accordance with Section 121.0312, the City Manager may order reasonable restoration of the premises and any adjacent affected site to its lawful condition or may require reasonable mitigation at the sole cost of the responsible person.

Brush Management Notes:

1. All brush management zones shall be planted or maintained in accordance to the standards referenced within the Land Development Manual - Landscape Standards LDC 142.0412.
2. Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique, establishing a precise maintenance schedule is not feasible. However, for effective fire and watershed management, property owners should expect to provide maintenance according to each brush management zone.
3. Zone One is the most critical area for the fire and watershed safety. All ornamental plantings should be kept well watered and all irrigation water should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
4. Zone Two should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this removes valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well-pruned healthy shrubs should typically requires several years to build up excessive live and dead fuel.
5. On slopes all drainage device must be kept clear. Pre-inspect after each major storm since minor soil slips can block drains. Various groundcovers (e.g. ivy) should be periodically sheared and thatch remove (including grasses and some ice plants). Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth. However, a light applications of balanced fertilizer may be beneficial in producing new growth when severely pruning old shrubs and wood groundcovers.
6. Deed restrictions, open space easements or Park and Recreation vested rights, must be taken care by the owner. All landscape areas is the responsibility of the to be maintained by the property owner.
7. All proposed native planting in the Brush Management Zone #2 will be irrigated with temporary automatic irrigation system utilizing low volume drip system for native shrubs / on grade piping. This temporary irrigation system will be remove after establishment period.
8. No mechanical equipment will be used to provide installation of irrigation equipment or landscape in the Brush Management Zone #2, only manual hand installation will be done. Every effort will be taken to protect in place for all existing native plants.

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PROJECT ADDRESS: 10000 NANCY RIDGE DR. SAN DIEGO, CA 92111		REVISION 4:	8-22-07
PROJECT NAME: NANCY RIDGE BUSINESS PARK		REVISION 5:	1-08-08
SHEET TITLE: LANDSCAPE DEVELOPMENT PLAN BRUSH MANAGEMENT PLAN		REVISION 6:	4-06-15
		REVISION 7:	9-30-15R
		REVISION 8:	1-25-16
		REVISION 9:	
		REVISION 10:	
		ORIG. DATE:	10-04-06
		P.T.S. NO.:	419154
		PERMIT NO.:	

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NANCY RIDGE BUSINESS PARK

ISSUE DATES

REVISION DATES

DRAWN BY
DARSONO
PLOT SCALE
1"=50'
SHEET NUMBER