



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 20, 2017 REPORT NO. PC-17-064

HEARING DATE: July 27, 2017

SUBJECT: DISCOVERY PLACE, Process Five Decision

PROJECT NUMBER: [396636](#)

OWNER/APPLICANT: Palmetto Hospitality of San Diego, LLC, Owner and Dan Loss, Pasco Laret Suiter & Associates, Applicant

SUMMARY

Issue: Should the Planning Commission recommend approval to the City Council to subdivide one parcel lot into three lots and summarily vacate portions of remnant public rights-of-way and public service easements east of Qualcomm Way and south of Camino Del Rio North in the Mission Valley Community Plan area?

Staff Recommendation: Recommend to City Council APPROVAL of Tentative Map No. 1384952 with summary vacations.

Community Planning Group Recommendation: On November 2, 2016, the Mission Valley Community Planning Group voted 11-0-2 to recommend approval with no conditions (Attachment 9).

Environmental Review: The project was determined to be categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15304 (Minor Alterations to Land). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 3, 2017, and the opportunity to appeal that determination ended March 17, 2017 (Attachment 7).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The project proposes the subdivision of an existing lot for individual commercial development ownership opportunities.

BACKGROUND

The Discovery Place Project (Project) site is located at 2315 Camino Del Rio North on an existing 3.29-acre parcel lot, east of Qualcomm Way, south of Camino Del Rio North, and north of the Interstate 8 westbound off ramp to Qualcomm Way, within the Mission Valley Planned District (MVPD) MV-CO Base Zone, Airport Land Use Compatibility Overlay Zone (Montgomery Field), Airport Influence Area - Review Area 2 (Montgomery Field and San Diego International Airport), FAA Part 77 Noticing Area (Montgomery Field and San Diego International Airport), Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone, within the Mission Valley Community Plan area. The site was developed in late 2014 through early 2016 with existing commercial uses to include a 1,800 square-foot Starbucks restaurant, a 6,000 square-foot iFly Indoor Skydiving venue, and a five-story, 81,475 square-foot Springhill Suites by Marriott Hotel, all consistent with the Base Zone regulations and the adopted community plan. The site is accessed by three driveways along Camino Del Rio North and the commercial development provides a total of 162 parking spaces.

DISCUSSION

Project Description:

The proposed Project will subdivide the existing 3.29-acre parcel lot into three commercial parcels for potential future separate ownership of the commercial uses on the site. As noted earlier, the existing development of the property consists of commercial uses comprised of retail restaurants, entertainment uses, and a hotel. Parcel Lot 1 will be 0.58 net acres and include the Starbucks restaurant with 15 parking spaces. Parcel Lot 2 will be 0.60 net acres and will include iFly Indoor Skydiving venue with 25 parking spaces. Parcel Lot 3 will be net 2.08 acres and will include the hotel with 122 parking spaces. The San Diego Municipal Code (SDMC) [Section 125.0410](#) requires that a tentative map be processed for the subdivision of land.

The Project also requests the vacation of remnant public rights-of-way and public service easements that no longer contain public utility services. With the Project site's completion of the commercial development and required public improvements, the remnant public rights-of-way of approximately 3,800 square feet (40 ft. x 95 ft.) between proposed Parcel Lots 1 and 2 is no longer required to provide future transportation access from the westbound Interstate 8 off-ramp to Qualcomm Way or Camino Del Rio North. Also, the completed development required the relocation of the public sewer utility services along the existing southerly property line, north of CALTRANS public right-of-way, to be constructed within the commercial development's internal driveway area and outside of the development's parking stall area. Upon the completion of relocating the sewer utility services, the property owner dedicated a new public service easement to the City across the services. The existing sewer has been abandoned and the existing easement, approximately 800 feet long and 15 feet wide, no longer serves the intended purpose.

The SDMC [Sections 125.0910\(a\)](#) and [125.1010\(b\)](#) allows the public right-of-way vacation and public service easement vacation by filing a tentative map and a parcel map or final map pursuant to the Subdivision Map Act Sections 66434(g), 66445(j), 66499.20 1/4 or 66499.20 1/2. Pursuant to SDMC [Section 125.0430](#), the tentative map with a public right-of-way vacation and public service

is a Process Five, City Council decision with a recommendation from the Planning Commission.

Community Plan Analysis:

The Project is designated as Commercial Employment, Retail, and Services in the City of San Diego's General Plan. Commercial Employment, Retail, and Services are areas that are comprised of uses that are evenly distributed throughout the City to access the commercial related needs of various community planning areas. The site is also located within Subarea I of the Mission Valley Community Plan and is designated as Commercial land use. The project site currently implements the General Plan and Mission Valley Community Plan by having a commercial development consisting of commercial retail uses and a hotel use on the existing site.

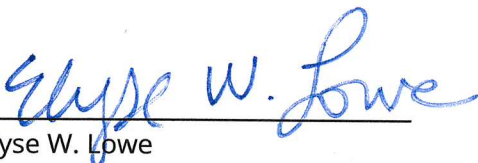
Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code and conforms to both the Mission Valley Community Plan and the General Plan. Staff has provided draft tentative map findings and conditions and therefore, is recommending the Planning Commission recommend to City Council the approval of this project.

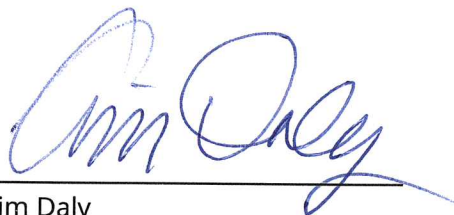
ALTERNATIVES

1. Recommend Approval of Tentative Map No. 1384952 with summary vacations, with modifications.
2. Recommend Denial of Tentative Map No. 1384952 with summary vacations, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



Tim Daly
Development Project Manager
Development Services Department

LOWE/TPD

Attachments:

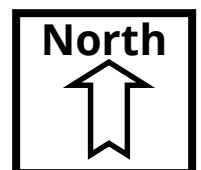
1. Aerial Photograph

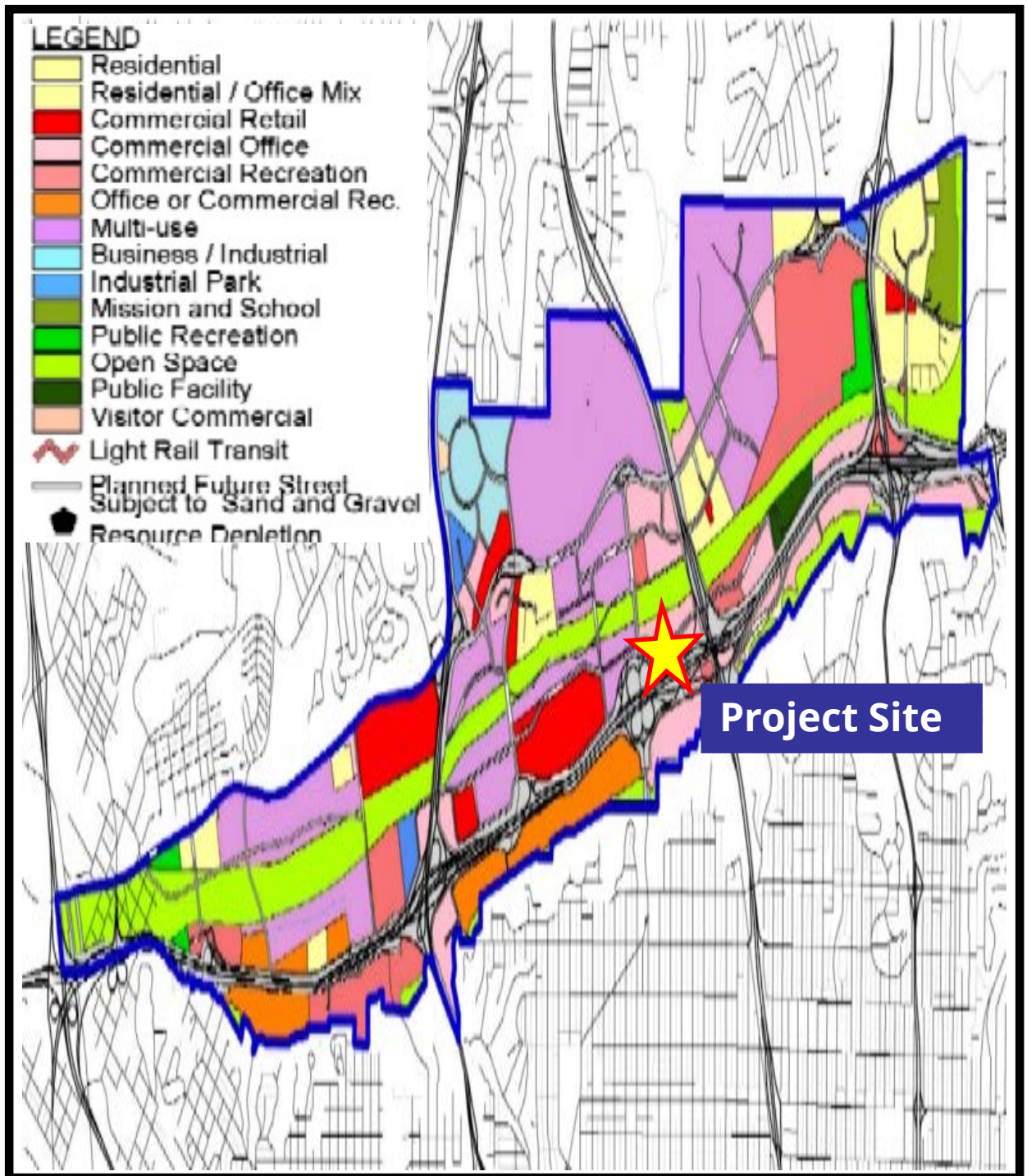
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Map Resolution with Findings
6. Draft Map Conditions
7. Environmental Exemption
8. Map Exhibit- Tentative Map
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement

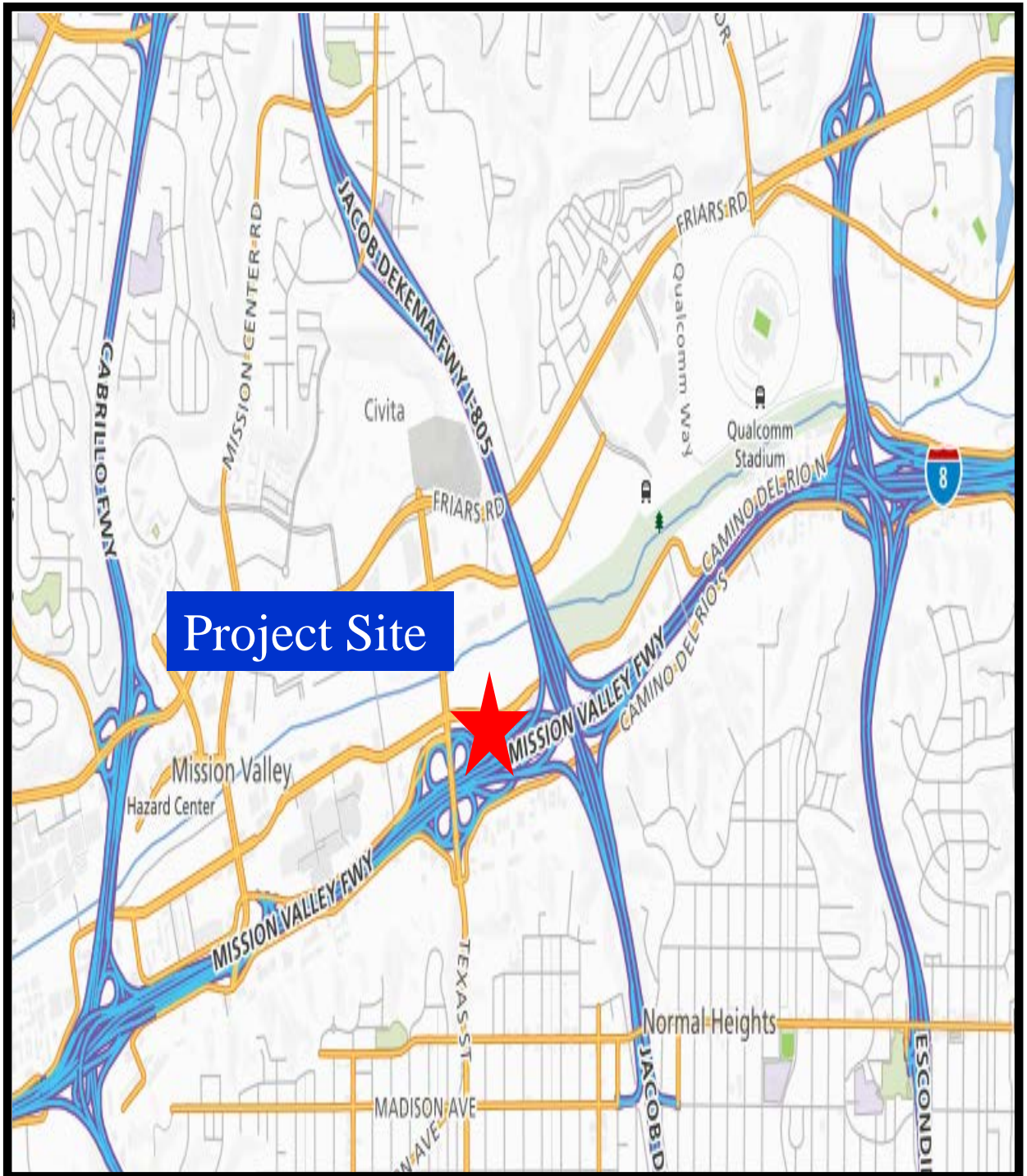


Aerial Photo

Discovery Place, Project No. 396636
2315 Camino Del Rio North, San Diego CA 92108

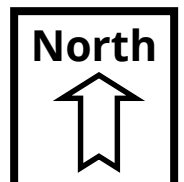






Project Location

Discovery Place, Project No. 396636
2315 Camino Del Rio North, San Diego CA 92108



PROJECT DATA SHEET

PROJECT NAME:	Discovery Place	
PROJECT DESCRIPTION:	Subdivide one parcel lot into three lots and summarily vacate portions of remnant public rights-of-way and public service easements at 2315 Camino Del Rio North.	
COMMUNITY PLAN AREA:	Mission Valley	
DISCRETIONARY ACTIONS:	Tentative Map	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial-Visitor	
<u>ZONING INFORMATION:</u>		
<p>ZONES: Mission Valley Planned District (MVPD)-MV-CO, Airport Land Use Compatibility Overlay Zone (Montgomery Field), Airport Influence Area - Review Area 2 (Montgomery Field and San Diego International Airport), FAA Part 77 Noticing Area (Montgomery Field and San Diego International Airport), Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zones</p> <p>HEIGHT LIMIT: 250 feet Max.</p> <p>LOT SIZE: Min. 5,000 s.f.; Min. 25,265 s.f. proposed</p> <p>LOT COVERAGE: 50% Max.; 19% Max. provided</p> <p>STREET YARD SETBACK: 15 feet required; 15 feet provided</p> <p>SIDE SETBACK: 10 feet required; 10 feet provided</p> <p>REAR SETBACK: 8 feet required; 8 feet provided</p> <p>PARKING: 162 off-street parking spaces provided</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial-Visitor; MVPD-MV-CO	Open Space
SOUTH:	Commercial-Visitor; MVPD-MV-CO	CALTRANS Right-of-Way
EAST:	Commercial-Visitor; MVPD-MV-CO	Undeveloped
WEST:	Commercial-Visitor; MVPD-MV-CO	Service Station
DEVIATIONS REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 2, 2016, the Mission Valley Community Planning Group voted 11-0-2 to recommend approval with no conditions.	

CITY COUNCIL RESOLUTION NUMBER R-_____

TENTATIVE MAP NO. 1384952, DISCOVERY PLACE TENTATIVE
MAP - PROJECT NO. 396636.

WHEREAS, Palmetto Hospitality of San Diego, LLC, Subdivider, and Pasco Laret Suiter and Associates, Engineer, submitted an application to the City of San Diego for a tentative map (Tentative Map No. 1384952) with summary public right-of-way and easement vacations for the Discovery Place Tentative Map, Project No. 396636. The project site is located at 2315 Camino Del Rio North, east of Qualcomm Way, south of Camino Del Rio North, and north of the Interstate 8 westbound off ramp to Qualcomm Way within the Mission Valley Planned District (MVPD) MV-CO Base Zone, Airport Land Use Compatibility Overlay Zone (Montgomery Field), Airport Influence Area - Review Area 2 (Montgomery Field and San Diego International Airport), FAA Part 77 Noticing Area (Montgomery Field and San Diego International Airport), Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone within the Mission Valley Community Plan. The property is legally described as Parcel 3 of Parcel Map 16900, in the City of San Diego, County of San Diego, State of California, according to Map thereof, filed in the Office of the County Recorder of San Diego County, July 10, 1992; and

WHEREAS, the Map proposes the Subdivision of a 3.29-acre site into three lots for commercial development; and

WHEREAS, on March 3, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15304, Minor Alterations to Land; and there

was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

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

WHEREAS, on July 27, 2017, the Planning Commission of the City of San Diego considered Tentative Map No. 1384952 with summary Public Right-of-Way and Easement Vacations, and pursuant to Resolution No. XXXX-PC, the Planning Commission voted to recommend City Council approval of the map; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on _____, the City Council of the City of San Diego considered Tentative Map No. 1384952 with summary Public Right-of-Way and Easement Vacations, and pursuant to San Diego Municipal Code section(s) 125.0440, 125.0430, 125.0941, 125.1040 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1384952:

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

The proposed Discovery Place project (Project) will subdivide the existing 3.29-acre lot into three commercial parcels. The existing development of the property consists of commercial uses comprised of retail restaurants, entertainment uses, and a hotel. The Project site is designated as Commercial Employment, Retail, & Services in the City of San Diego's General Plan. Commercial Employment, Retail, & Services are areas that are comprised of uses that are evenly distributed throughout the City to access the commercial related needs of various community planning areas. The Project site is also located within Subarea I of the Mission Valley Community Plan and is designated as Commercial land use. The Project site currently implements the General Plan and Mission Valley Community Plan by having a commercial development consisting of commercial retail uses and a hotel use on the existing site. The property was previously developed under a ministerial process. The Project implements the land uses and complies with the land use designations and policies of the Mission Valley Community Plan, therefore, the subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The Project proposes a commercial subdivision development that is consistent with the existing MVPD-MV-CO Zone, a base zone that provides for commercial development. Consistent with the Land Development Code requirements, the Project includes a Tentative Map to subdivide the property into three legal parcels and does not require any variances or deviations. The Project has already recorded shared parking agreements against the subject property for internal shared parking and circulation of the commercial center. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

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

The Project site was fully developed in late 2014 through early 2016 with existing commercial uses to include a 1,800 square-foot Starbucks restaurant, a 6,000 square-foot iFly Indoor Skydiving venue, and a five-story, 81,475 square-foot Springhill Suites by Marriott Hotel, all consistent with the Base Zone regulations and the adopted community plan. The parcel lot is accessed by three driveways along Camino Del Rio North and the commercial development provides a total of 162 parking spaces. Therefore, the Project site remains physically suitable for the type and density of development.

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

The Project site was fully developed in late 2014 through early 2016 with existing commercial uses to include a 1,800 square-foot Starbucks restaurant, a 6,000 square-foot iFly Indoor Skydiving venue, and a five-story, 81,475 square-foot Springhill Suites by Marriott Hotel, all consistent with the

Base Zone regulations and the adopted community plan. This subdivision was reviewed by the City of San Diego for conformance with the Land Development Regulations, California Building Code, and Land Use Policies. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304, Minor Alterations to Land, of the State CEQA Guidelines which determined that the subdivision will have no substantial impact to the environment. The project is located within an urbanized and built-out environment where there are no watercourses or environmentally sensitive lands harboring fish or wildlife on the site. Therefore, the subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

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

The Project proposes to subdivide the existing 3.29-acre lot into three commercial parcels for opportunities of separate private ownership. The Project site was fully developed in late 2014 through early 2016 with existing commercial uses to include a 1,800 square-foot Starbucks restaurant, a 6,000 square-foot iFly Indoor Skydiving venue, and a five-story, 81,475 square-foot Springhill Suites by Marriott Hotel, all consistent with the Base Zone regulations, adopted community plan, and building code regulations. The proposed subdivision will not change access, internal, or external circulation, or utilities of the previously developed project. Therefore, the subdivision will not be detrimental to the public health, safety, and welfare.

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

The proposed subdivision proposes to vacate two public right-of-way easements and two public utility easements. The public right-of-way easements currently lie underneath an existing private parking lot. The existing public right-of-way easements are proposed to be vacated since no prospective use for the easement that is identified in the community plan or current zoning that could be reasonably anticipated. In addition, two public utility easements will be vacated. The existing public utility easements are currently located under an existing private parking lot. The public sewer main which previously resided in the easements has been relocated on the site and a new public utility easement has been dedicated to the City of San Diego. Therefore, the design of the subdivision will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed subdivision of a 3.29-acre parcel into three lots with existing development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserving resources. With the independent design of the proposed subdivision each structure will continue to have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for continued future passive or natural heating and cooling opportunities.

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

The decision maker has reviewed the administrative record, including project plans, technical studies, environmental documentation, and public testimony, in considering the effects of the proposed subdivision. The Project site was fully developed in late 2014 through early 2016 with existing commercial uses to include a 1,800 square-foot Starbucks restaurant, a 6,000 square-foot iFly Indoor Skydiving venue, and a five-story, 81,475 square-foot Springhill Suites by Marriott Hotel, all consistent with the building code regulations. Public services and utilities exist and are available to continue serving the site. The Project proposes to subdivide the existing 3.29-acre lot into three commercial parcels for opportunities of separate private ownership. Although the proposed subdivision does not include development of housing, it does provide for further development of what the General Plan identifies in its Land Use and Community Planning Element with Commercial Employment, Retail, and Services that serves to support jobs that are most beneficial to the local economy and local residents. Therefore, the decision maker has reviewed the administrative record including the Project plans, environmental documentation and public testimony in order to consider and balance the effects of the proposed subdivision on the housing needs of the region, the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that portions of Right-of-Way Easement recorded September 21, 1990, as Instrument No. 90-0518597; Road Right-of-Way Easement recorded September 21, 1990, as Instrument No. 90-0518599; Sanitary Sewer Easement recorded September 21, 1990, as Instrument No. 90-518599; and Sewer Facilities Easement recorded January 5, 1993, as Instrument No. 1993-0004034, all located within the project boundaries as shown in Tentative Map No. 1384952, shall be vacated, contingent upon the recordation of the approved Parcel Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

9. There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The existing public utility services within the existing easements have been previously relocated on site in order to permit the existing parking lot to be constructed over the existing public utility easement. Since construction and the public utility relocation is complete, the intended purpose of the existing easements is no longer necessary in their current configuration or are they required in the future since a new easement accompanying the relocated public sewer main has been granted to the City of San Diego as Instrument No. 2014-0344801. Therefore, there is no present or prospective use for the easements, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

10. The public will benefit from the action through improved utilization of the land made available by the vacation.

There will no longer be any use for the easements as the utility services within the existing easements have been relocated; therefore, the abandonment of the easements and removal of the utility services eliminates any physical and legal restraints for future improvements. The vacated area is currently be used as a private parking lot which currently supports the existing commercial uses on site. Therefore, the public will benefit from the abandonment through improved utilization of the land made available by the abandonment.

11. The vacation is consistent with any applicable land use plan.

The Project site is zoned MVPD-MV-CO and designated as Commercial Employment, Retail, & Services in the City of San Diego's General Plan. The site is also located within Subarea I of the Mission Valley Community Plan and is designated as Commercial land use. Since the public sewer main has already been relocated on site and a public utility easement has been dedicated to the City of San Diego for the relocated utility, there will no longer be any use for the existing easements. The proposed public utility easement abandonment has no effect on and is consistent with the applicable land use plan.

12. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this vacation or the purpose for which the easement was acquired no longer exists.

The existing utility services which relied on the original acquired easements have already been relocated on site. Therefore, the purpose for which the utility easements were acquired no longer exist. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment and the purpose no longer will exist.

13. There is no present or prospective use for the public right-of-way, either for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

The Project proposes to vacate two public right-of-way easements which bisect the project site near the westerly end of the subject property. The existing right-of-way was granted to the City of San Diego by grant deeds as Instrument Numbers 90-0518597 and 90-0518599. The existing right-of-way easement area has been developed as a private parking lot which supports the existing, adjacent commercial development. The proposed right-of-way vacations would remove the existing

easements from underneath the existing private parking lot. The existing public rights-of-way abutting the Project site would continue to maintain external and internal circulation consistent with the community plan's transportation element while simultaneously continuing to provide pedestrian and driveway access needs to the Project site. Therefore, there is no present or prospective use for the public rights-of-way, either for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

14. The public will benefit from the vacation through improved use of the land made available by the vacation.

The Project proposes to vacate the two public right-of-way easements which bisect the project site near the westerly end of the subject property. The existing right-of-way easement area has been developed as a private parking lot which supports the existing, adjacent commercial development. The right-of-way vacations would continue to maintain external and internal circulation consistent with the community plan's transportation element while simultaneously meeting the needs of the proposed project. The right-of-way vacations would provide the land to be unburdened by the public right-of-way easements and continue to function as a private parking lot and provide internal project circulation which supports the existing commercial development on site. The existing commercial project serves the commercial retail needs of the community, provides employment opportunities, sales tax revenue, and hotel tax revenue benefitting the City of San Diego and the public. Therefore, the public will benefit from the vacation through improved use of the land made available by the vacation.

15. The vacation does not adversely affect any applicable land use plan.

The Project site is zoned MVPD-MV-CO and designated as Commercial Employment, Retail, & Services in the City of San Diego's General Plan. The site is also located within Subarea I of the Mission Valley Community Plan and is designated as Commercial land use. The Project proposes to vacate two public right-of-way easements which bisect the project site near the westerly end of the subject property. The existing rights-of-way was granted to the City of San Diego by grant deeds as Instrument Numbers 90-0518597 and 90-0518599. The existing right-of-way easement areas have been developed as a private parking lot which supports the existing, adjacent commercial development. The right-of-way vacations would continue to maintain external and internal circulation consistent with the community plan's Transportation Element while simultaneously meeting the needs of the proposed project. Therefore, the proposed subdivision will not adversely affect the applicable land use plan.

16. The public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation.

The Project proposes to vacate two public right-of-way easements which bisect the project site near the westerly end of the subject property. The existing right-of-way was granted to the City of San Diego by grant deeds as Instrument Numbers 90-0518597 and 90-0518599. The existing right-of-way easement areas have been developed as a private parking lot which supports the existing, adjacent commercial development. The right-of-way vacations would continue to maintain external and internal circulation consistent with the community plan's transportation element while

ATTACHMENT 5

(R-[Reso Code])

simultaneously meeting the needs of the proposed project. Therefore, the public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Tentative Map No. 1384952 with summary Public Right-of-Way and Easement Vacations is hereby granted to Palmetto Hospitality of San Diego, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: Mara W. Elliott, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
R-R-[Reso Code]

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24005383

CITY COUNCIL
CONDITIONS FOR TENTATIVE PARCEL MAP NO. 1384952, DISCOVERY PLACE TENTATIVE
MAP - PROJECT NO. 396636

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

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

ENGINEERING

5. Prior to the recording of the Parcel Map, the Subdivider shall assure, by permit and bond, to reconstruct the existing curb ramp at the southeast corner of Camino Del Rio North and Qualcomm Way, with current City standard curb ramp, satisfactory to the City Engineer.
6. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
7. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

8. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

9. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide lots shall be recorded in the office of the County Recorder.
10. The four existing public easements as shown on the Tentative Map Exhibit "A" are proposed to be vacated; two public right-of-way and two sewer utility easements will be Subdivision Map Act Vacations on the Parcel Map pursuant to Subdivision Map Act Section No. 66445 (j).
11. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
12. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
13. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

PUBLIC UTILITIES

14. The Subdivider shall grant sewer easement, as shown on the approved Tentative Map Exhibit "A", satisfactory to the Public Utilities Director and the City Engineer.
15. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreements, for all acceptable encroachments into the sewer easement, including but not limited to structures, enhanced paving, or landscaping, satisfactory to the Public Utilities Director and the City

Engineer. No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.

INFORMATION:

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

Internal Order No. 24005383

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

☐ Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name: Discovery Place

Project No. / SCH No.: 396636 / N.A.

Project Location-Specific: The project is located at 2315 Camino Del Rio North, San Diego, California 92108.

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: This project proposes a Tentative Map with summary public right-of-way and public service easement vacations to subdivide one parcel with existing commercial development into three lots and vacate portions of remnant public rights-of-way and public service easements. There is no new development proposed. The 3.29-acre project site is located within the Mission Valley Planned District (MVPD)-MV-CO, Airport Land Use Compatibility Overlay Zone (Montgomery Field), Airport Influence Area Review Area 2 (Montgomery Field and San Diego International Airport), FAA Part 77 Noticing Area (Montgomery Field and San Diego International Airport), Residential Tandem Parking, and Transit Area Overlay Zones in the Mission Valley Community Plan area.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Dan Loss, Pascoe Laret Suiter and Associates, Inc. (Agent)
 535 N. Highway 101, Ste. A, Solana Beach, CA 2075; (858) 259-8212

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ☒ Categorical Exemption: CEQA Exemption 15304 (Minor Alterations to Land)

Reasons why project is exempt: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15304 which allows for minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Furthermore, the exceptions listed in 15300.2 would not apply.

Lead Agency Contact Person: Morgan Dresser

Telephone: (619) 446-5404

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

ATTACHMENT 7

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Signature/Title

Date

Check One:

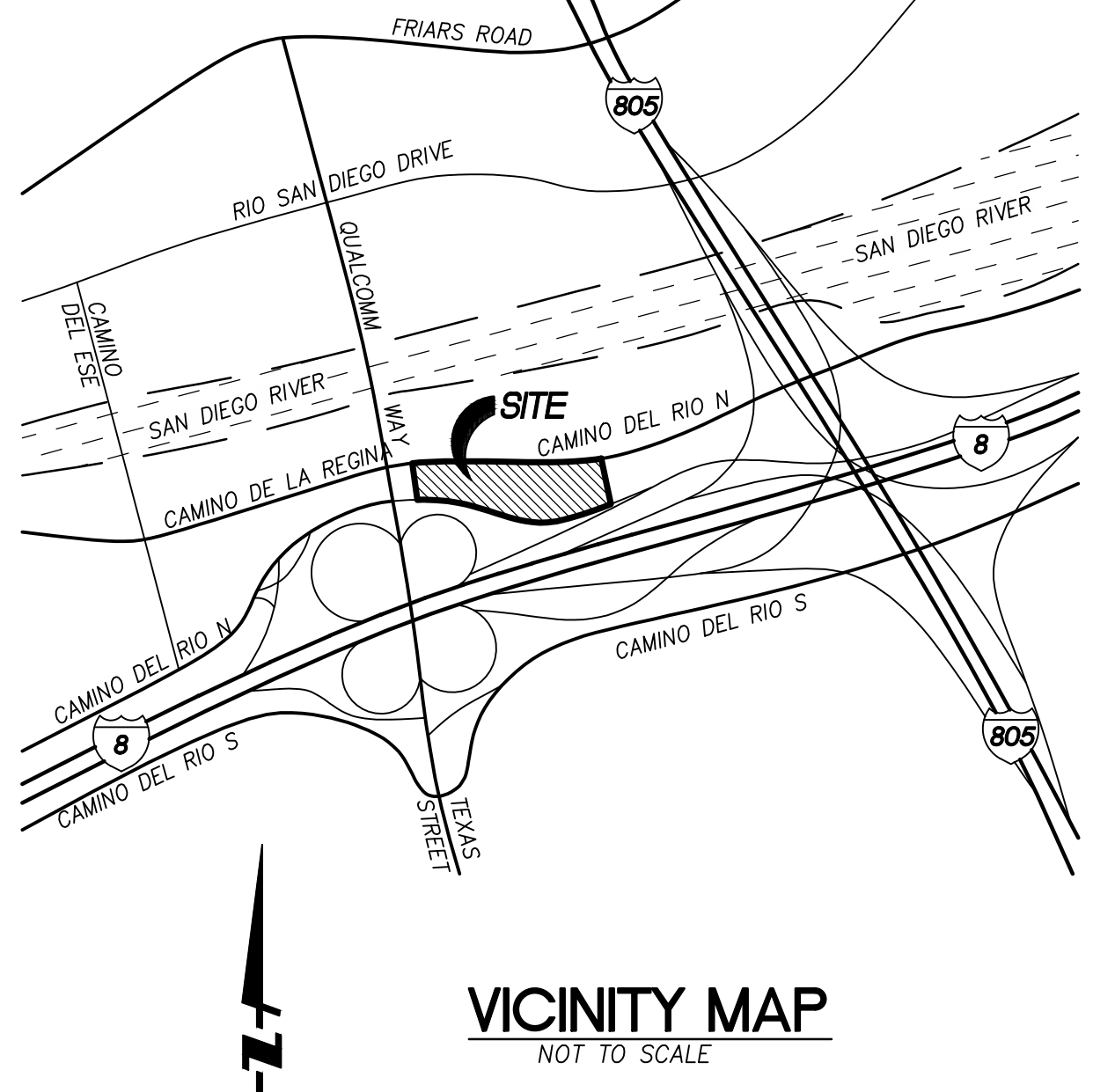
☒ Signed By Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:

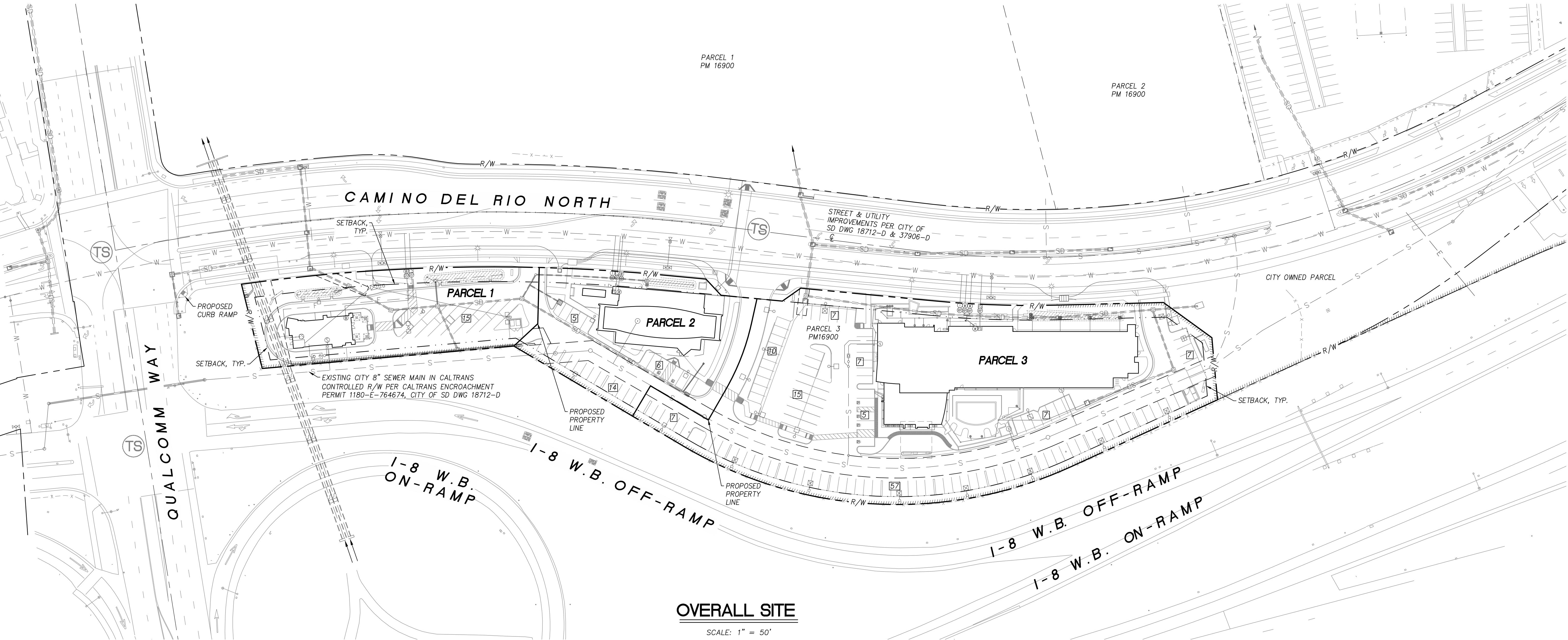
TENTATIVE MAP 1384952
DISCOVERY PLACE
CITY OF SAN DIEGO

ATTACHMENT 8



ITEM	SYMBOL
PROPERTY LINE / TM BOUNDARY	---
RIGHT-OF-WAY	---
PROPOSED LOT LINE	---
SETBACK LINE	---
EASEMENT	---
CONTROLLED ACCESS	---
EXISTING CONTOUR	58
PROPOSED CONTOUR	58
CUT/FILL SLOPE (2:1 MAX)	---
DAYLIGHT LINE	---
EXISTING ELEVATION	(58.00)
FLOW DIRECTION AND SLOPE	2.0%
6" CONC. CURB	---
6" CONC. CURB & GUTTER	---
EXISTING SIGNALIZED INTERSECTION	TS
PED RAMP TYPE A	---
PARKING COUNT	10
EXISTING PUBLIC WATER MAIN	---
EXISTING PUBLIC SANITARY SEWER MAIN	---
EXISTING PUBLIC STORM DRAIN	---
EXISTING FIRE HYDRANT ASSEMBLY	---
EXISTING SEWER MANHOLE	---
EXISTING PRIVATE BIOTRETENTION AREA	---
EXISTING PRIVATE TRASH ENCLOSURE	---

LOT COVERAGE CALCULATIONS			
	LOT SIZE (AC)	STRUCTURE AREA (SF)	COVERAGE %
PARCEL 1	0.58	1,800	7%
PARCEL 2	0.60	4,967	19%
PARCEL 3	2.08	17,575	19%



ABBREVIATIONS

AB	AGGREGATE BASE	NO	NUMBER
AC	ASPHALT CONCRETE	NTS	NOT TO SCALE
CF	CURB FACE	PA	PLANTING AREA
CL	CENTERLINE	PE	PEDESTRIAN
CONC	CONCRETE	RW	RECYCLED WATER
C&G	CURB AND GUTTER	R/W	RIGHT-OF-WAY
DWG	DRAWING	STD	STANDARD
EA	EACH	SMH	SEWER MANHOLE
EX	EXISTING	SW	SIDEWALK
FF	FINISH FLOOR	TB	THRUST BLOCK
FL	FLOWLINE	TBV	TO BE VACATED
FS	FINISHED SURFACE	TC	TOP OF CURB
FG	FINISHED GRADE	TD	TOP OF DITCH
FTG	FOOTING	TO	TOP OF GRATE
GB	GRADE BREAK	TOB	TOP OF BASIN
HP	HIGH POINT	TOE	TOP OF SLOPE
IE	INVERT ELEVATION	TS	TOP OF WALL
MAX	MAXIMUM	TW	TOP OF WALL
MIN	MINIMUM	TYP	TYPICAL

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP 16900, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1992.

ZONING

EXISTING - 3.29 ACRES MUPD-MV-CO
PROPOSED - 3.29 ACRES MUPD-MV-CO

MAPPING AND MONUMENTATION

ALL PROPERTY CORNERS WILL BE SET AND A PARCEL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP.
EXISTING NUMBER OF PARCELS = 1
PROPOSED NUMBER OF PARCELS = 3

UTILITY COMPANIES

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

GRADING AND IMPROVEMENT PLANS

STREET IMPROVEMENT, GRADING, DRAINAGE, UTILITY, PAVING, TRAFFIC AND LANDSCAPE PLANS PER CITY OF SAN DIEGO
DRAWING No. 37906-D, CONSTRUCTION CHANGE B APPROVED DECEMBER 8, 2015, ENGINEERING PERMIT 1254291.

REFERENCE DRAWINGS

- CITY OF SAN DIEGO DWG 37906-D (GRADING & IMPROVEMENT, 2014)
- CITY OF SAN DIEGO PTS 375134 (WALL PLANS, 2014)
- CITY OF SAN DIEGO DWG 18712 (IMPROVEMENT PLANS, 1980)
- CITY OF SAN DIEGO DWG 19648 (RESUBDIVISION OF LOTS, 1981)
- CITY OF SAN DIEGO DWG 23662 (STREET DEDICATION, VACATION, SLOPE AND DRAINAGE EASEMENTS, 1987)
- CITY OF SAN DIEGO DWG 23248 (IMPROVEMENT PLANS, 1988)
- PARCEL MAP 16900 (1992)
- CITY OF SAN DIEGO DWG 31094 (IMPROVEMENT PLANS RELATED TO U.S.P.S. SITE, 2007)

OWNER/PERMIT HOLDER

PALMETTO HOSPITALITY OF SAN DIEGO, LLC
100 DUNBAR STREET, SUITE 402
SPARTANBURG, SC 29306
CONTACT: CHARLES T. KING, ASSISTANT TREASURER
PH: (864) 596-8930

APPLICANT

SUDBERRY PROPERTIES, INC.
5465 MOREHOUSE DR., SUITE 260
SAN DIEGO, CA 92121
CONTACT: JEFF ROGERS
PH: (658) 546-3000

ENGINEER OF WORK

PASCO LARET SUITER & ASSOCIATES, INC.
535 NORTH HIGHWAY 101, SUITE A
SOLANA BEACH, CA 92075
(858) 259-8212

SCOPE OF WORK

SUBDIVIDE ONE PARCEL INTO 3 PARCELS, AND VACATE PORTIONS OF A REMNANT PUBLIC RIGHT-OF-WAY AND DRAINAGE EASEMENTS LOCATED AT 2315 CAMINO DEL RIO NORTH, EAST OF QUALCOMM WAY AND SOUTH OF CAMINO DEL RION NORTH.

DECLARATION OF RESPONSIBLE CHARGE

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

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

Gregory W. Lang
GREGORY W. LANG, P.E.
RCE 68075
EXPIRES 6-30-17

TITLE REPORT

PREPARED BY: CHICAGO TITLE COMPANY
PHONE: (619) 521-3500 & (619) 521-3555
AS ORDER NO. 12207199-993-SD2
DATED FEBRUARY 24, 2016

SETBACKS

STREET	REQUIRED
REAR	15'-0"
SIDE	8'-0"
	10'-0"

INCREMENTAL BUILDING SETBACK - PARKING IS PERMITTED IN THE INCREMENTAL SETBACK AREAS. THE MINIMUM STREET SETBACK AND STREET YARD FACTOR SHALL BE INCREASED BY 0.2 FEET FOR EACH FOOT OF BUILDING ELEVATION OVER 24 FEET.

SHEET INDEX

- TITLE SHEET
- EXISTING CONDITIONS PLAN
- EXISTING/PERMITTED UTILITY PLAN
- PROPOSED PARCEL PLAN

COORDINATES

CCS83 COORDINATES: 1860-6287
L.C. COORDINATES: 220-1727

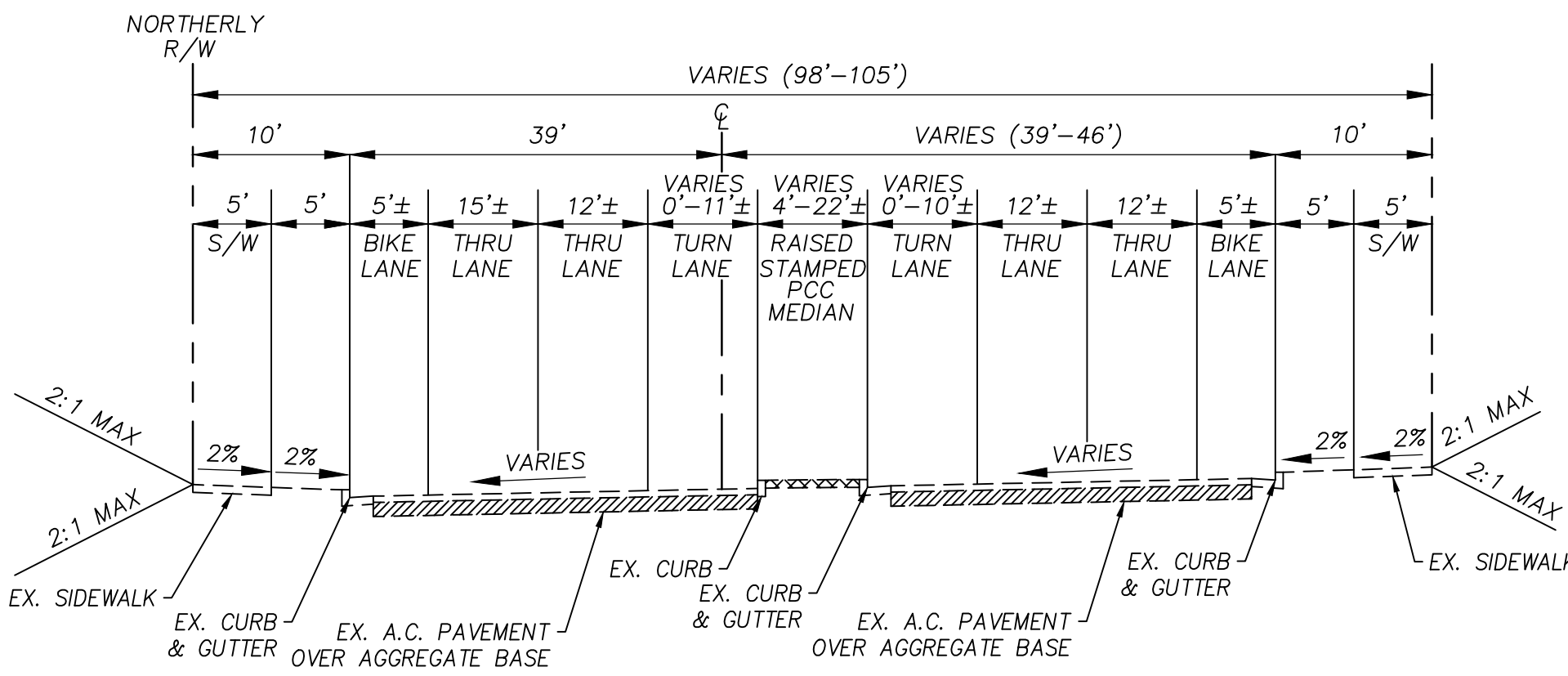
PM 16900 ADT ALLOCATION

PARCEL 3, PM 16900 ADT ALLOCATION = 2250.
PER MUPDO DOC 2014-0143980 DATED 4-11-2014

PARKING SPACE ALLOCATION

	STANDARD	STD. ADA	VAN ADA	TOTAL
PARCEL 1	14	1	1	15
PARCEL 2	23	1	1	25
PARCEL 3	118	2	2	122
TOTAL	155	3	4	162

SEE SHARED PARKING AGREEMENTS PER RECORDED INSTRUMENT NUMBERS 2016-0041183, 2016-0041184, BOTH RECORDED ON JANUARY 29, 2016.

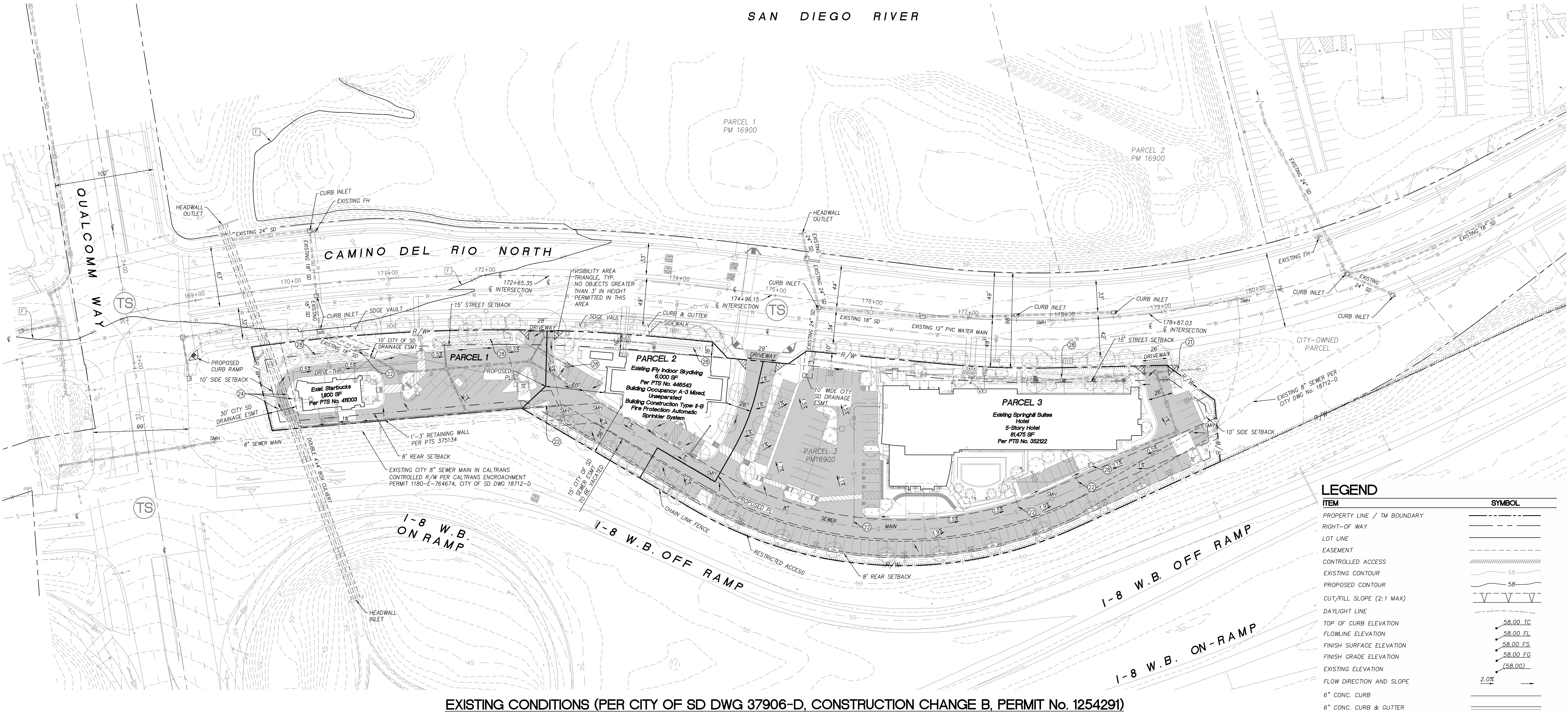


CAMINO DEL RIO NORTH - EXISTING TYPICAL SECTION

LAMBERT COORDINATES: 220-1727	CCS83 COORDINATES 1860-6287	PTS NO. 396636
TENTATIVE MAP FOR: DISCOVERY PLACE CITY OF SAN DIEGO THIS IS A PLANNED COMMERCIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE	PREPARED BY: PASCO LARET SUITER & ASSOCIATES CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING 535 North Highway 101, Ste A, Solana Beach, CA 92075 ph 858.259.8212 fx 858.259.4812 plsengineering.com	PREPARED FOR: Sudberry Development
	REVISION 10: REVISION 9: REVISION 8: REVISION 7: REVISION 6: REVISION 5: REVISION 4: REVISION 3: REVISION 2: REVISION 1:	01-20-17 09-19-16 05-02-16 12-18-14
	SHEET 1 OF 4	ORIGINAL DATE: 11-07-14

TENTATIVE MAP 1384952
DISCOVERY PLACE
CITY OF SAN DIEGO

SAN DIEGO RIVER



EXISTING CONDITIONS (PER CITY OF SD DWG 37906-D, CONSTRUCTION CHANGE B, PERMIT No. 1254291)

SCALE: 1"=40'

RECORDED CITY AGREEMENTS

- (21) SEE AGREEMENT TO HOLD THE CITY HARMLESS PER APPROVAL NUMBER 1325403, RECORDED PER INSTRUMENT 2014-0451176, ON OCTOBER 17, 2014.
- (22) SEE ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) APPROVAL NUMBER 1284927, RECORDED PER INSTRUMENT 2014-0451199, ON OCTOBER 17, 2014.
- (24) SEE ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) APPROVAL NUMBER 1449628, RECORDED PER INSTRUMENT 2015-0207830, ON APRIL 29, 2015.
- (28) SEE STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWDMCA) APPROVAL NUMBER 1581866, RECORDED PER INSTRUMENT 2015-0647006, ON DECEMBER 18, 2015.

GRADING AND IMPROVEMENT PLANS

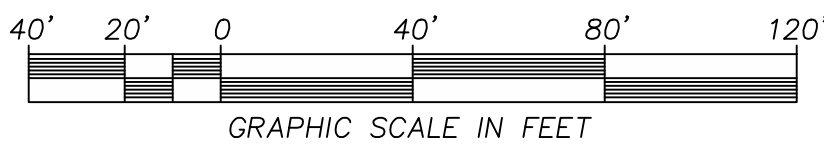
STREET IMPROVEMENT, GRADING, DRAINAGE, UTILITY, PAVING, TRAFFIC AND LANDSCAPE PLANS PER CITY OF SAN DIEGO DRAWING No. 37906-D, CONSTRUCTION CHANGE B APPROVED DECEMBER 8, 2015, ENGINEERING PERMIT 1254291.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF SAN DIEGO BRASS PLUG IN THE TOP OF A STORM DRAIN INLET AT THE NORTHWEST CORNER OF THE INTERSECTION OF RIO SAN DIEGO DRIVE AND RIO BONITO WAY.
ELEV. = 58.066' M.S.L. (NGVD 29)

FEMA FLOOD ELEVATION NOTE

PORTIONS OF PARCEL 3 ARE SHOWN AS FLOOD HAZARD ZONE AE. BASE FLOOD ELEVATION: 47 FEET PER FEMA FIRM MAP NUMBER:06-09-BF17V-060295. FEMA MAP BASED ON NAVD 88 DATUM. SITE BASED ON NGVD 29 DATUM. THEREFORE ACTUAL CONDITIONS RELATED TO THIS SITE TOPO AND DATUM SETS FEMA FLOOD FRINGE @ ELEVATION 45.00.
ACTUAL 100 YEAR FLOODPLAIN PER BASE FLOOD NGVD 29 ELEVATION = 45. ELEVATION TRANSLATED FROM NAVD88 TO NGVD29 TO CORRESPOND TO CITY BENCHMARK. ALL AREAS LOWER THAN BASE FLOOD ELEVATION 45 ARE SUBJECT TO INUNDATION.



LAMBERT COORDINATES: 220-1727 CC583 COORDINATES 1860-6287 PTS No. 396636

PREPARED BY:
PASCO LARET SUTER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | pascosengineering.com

PREPARED FOR:

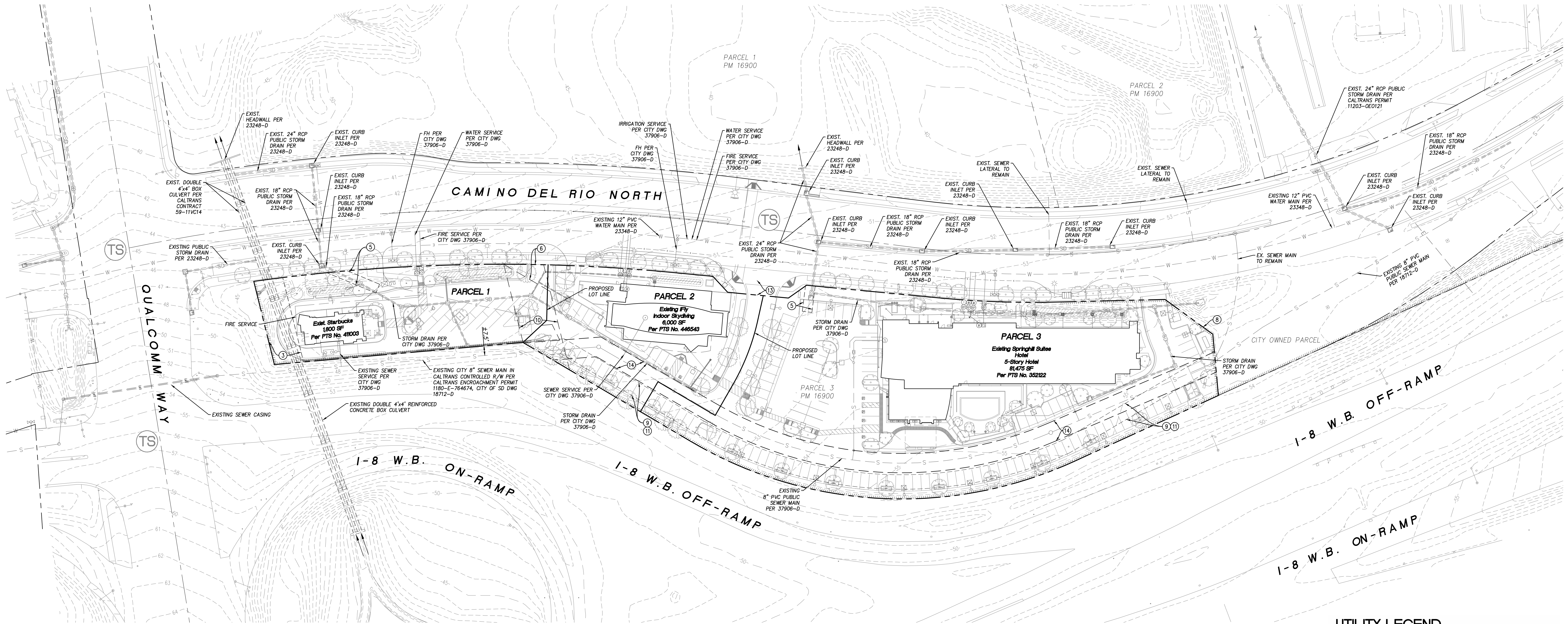
TENTATIVE MAP FOR:
DISCOVERY PLACE
CITY OF SAN DIEGO
THIS IS A PLANNED COMMERCIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE

PROJECT ADDRESS:
CAMINO DEL RIO NORTH
SAN DIEGO, CA 92108

SHEET No. / TITLE:
EXISTING SITE
SHEET 2 OF 4

REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1:
ORIGINAL DATE: 11-07-14

TENTATIVE MAP 1384952
DISCOVERY PLACE
CITY OF SAN DIEGO



EXISTING UTILITIES (PER CITY OF SD DWG 37906-D, CONSTRUCTION CHANGE B, PERMIT No. 1254291)

SCALE: 1"=40'

EASEMENT TABLE					
NO.	PURPOSE	OWNER	REFERENCE	DATE	DISPOSITION
③	DRAINAGE EASEMENT	CITY OF SAN DIEGO	STATE HIGHWAY MAP 124	RELINQUISHMENT No. 21766	TO REMAIN
⑤	DRAINAGE EASEMENT	CITY OF SAN DIEGO	INSTRUMENT NO. 90-0518597	SEPTEMBER 21, 1990	TO REMAIN
⑥	RIGHT-OF-WAY	CITY OF SAN DIEGO	INSTRUMENT NO. 90-0518597	SEPTEMBER 21, 1990	TO BE VACATED
⑧	INGRESS & EGRESS	CITY OF SAN DIEGO	INSTRUMENT NO. 90-0518599	SEPTEMBER 21, 1990	TO REMAIN
⑨	SEWER EASEMENT	CITY OF SAN DIEGO	INSTRUMENT NO. 90-518599	SEPTEMBER 12, 1990	TO BE VACATED
⑩	ROAD RIGHT-OF-WAY	CITY OF SAN DIEGO	INSTRUMENT NO. 90-0518599	SEPTEMBER 12, 1990	TO BE VACATED
⑪	SEWER EASEMENT	CITY OF SAN DIEGO	INSTRUMENT NO. 1993-0004034	JANUARY 5, 1993	TO BE VACATED
⑬	RIGHT-OF-WAY DEDICATION	CITY OF SAN DIEGO	INSTRUMENT NO. 2014-0344800	AUGUST 12, 2014	TO REMAIN
⑭	PUBLIC SEWER EASEMENT	CITY OF SAN DIEGO	INSTRUMENT NO. 2014-0344801	AUGUST 12, 2014	TO REMAIN

PUBLIC AND PRIVATE UTILITY

STREET IMPROVEMENT, GRADING, DRAINAGE, UTILITY, PAVING, TRAFFIC, AND LANDSCAPE PLANS PER CITY OF SAN DIEGO DRAWING No. 37906-D, CONSTRUCTION CHANGE B APPROVED DECEMBER 8, 2015, ENGINEERING PERMIT 1254291.

UTILITY LEGEND

ITEM	SYMBOL
PROPERTY LINE/TM BOUNDARY	---
FLOW DIRECTION	→
EXISTING FIRE MAIN	F
EXISTING 12" WATER MAIN	W
EXISTING SANITARY SEWER MAIN	S
EXISTING WATER MAIN	W
EXISTING PUBLIC SANITARY SEWER MAIN	---
EXISTING STORM DRAIN	---
EXISTING STORM DRAIN	---
EXISTING FIRE HYDRANT ASSEMBLY	⊕
EXISTING STORM DRAIN CLEANOUT	⊕
EXISTING SIGNALIZED INTERSECTION	TS

LAMBERT COORDINATES: 220-1727 CC583 COORDINATES 1860-6287

PTS No. 396636



PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | pleaseengineering.com



TENTATIVE MAP FOR:
DISCOVERY PLACE
CITY OF SAN DIEGO

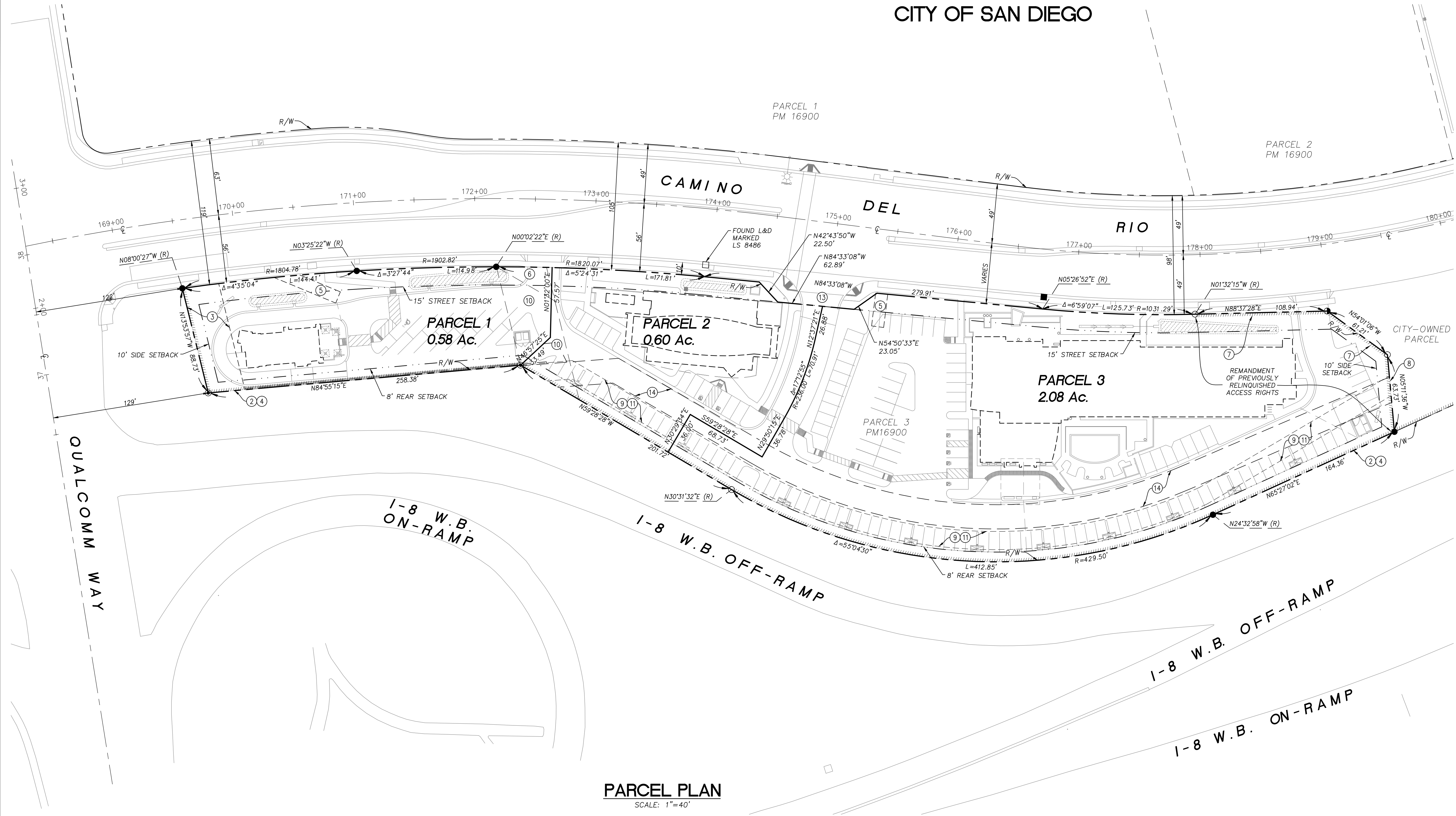
PROJECT ADDRESS:
CAMINO DEL RIO NORTH
SAN DIEGO, CA 92108

SHEET No. / TITLE:
UTILITY PLAN
SHEET 3 OF 4

REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	01-20-17
REVISION 4:	09-19-16
REVISION 3:	05-02-16
REVISION 2:	12-18-14
REVISION 1:	

ORIGINAL DATE: 11-07-14

TENTATIVE MAP 1384952
DISCOVERY PLACE
CITY OF SAN DIEGO



PARCEL PLAN
SCALE: 1"=40'

LEGEND

- INDICATES FOUND 3/4" IRON PIPE W/BRASS DISC STAMPED "RCE 25293" PER PM 16900
 - INDICATES FOUND LEAD & DISC STAMPED "RCE 25293" PER PM 16900
 - INDICATES FOUND 1" IRON PIPE W/BRASS DISC STAMPED "DIV OF HWY" PER MS 730
 - INDICATES FOUND 3/4" IRON PIPE MARKED "LS 8486" PER CORNER RECORD
 - INDICATES FOUND L&D MARKED "LS 8486" PER CORNER RECORD
 - INDICATES FOUND COTTON GIN SPIKE W/ DISK MARKED "LS 8486" PER CORNER RECORD
 - INDICATES BOUNDARY OF SUBJECT PROPERTY
 - INDICATES PUBLICLY DEDICATED RIGHT-OF-WAY
 - INDICATES CENTERLINE OF PUBLICLY DEDICATED STREET
 - INDICATES ACCESS RIGHTS RELINQUISHED TO STATE OF CALIFORNIA
 - INDICATES ACCESS RIGHTS RELINQUISHED TO CITY OF SAN DIEGO
 - INDICATES PROPOSED PUBLIC SEWER EASEMENT
 - INDICATES PROPOSED PUBLIC RIGHT-OF-WAY DEDICATION
- NOTE: ALL DISTANCES AND CURVE DATA ARE RECORD PER PM 16900 AND MEASURED THIS SURVEY. ALL BEARINGS HAVE BEEN ROTATED TO THE NEW BASIS OF BEARINGS.

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP 16900, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1992.

MAPPING AND MONUMENTATION

ALL PROPERTY CORNERS WILL BE SET AND A PARCEL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP. EXISTING NUMBER OF PARCELS = 1
PROPOSED NUMBER OF PARCELS = 3

BASIS OF BEARINGS

THE BEARINGS USED IN THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM GRID BEARING (NAD 83, EPOCH 1991.35) BETWEEN STATIONS 253 AND 222 AS SHOWN ON RECORD OF SURVEY NO. 14492, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER MARCH 31, 1994.
I.E. N 67°56'28" E

TITLE REPORT

PREPARED BY: CHICAGO TITLE COMPANY
PHONE: (619) 521-3555 & (619) 521-3500
AS ORDER NO. 12207199-993-S02
DATED FEBRUARY 24, 2016

COORDINATES

CCS83 COORDINATES: 1860-6287
CCL COORDINATES: 220-1727

PRELIMINARY TITLE REPORT

- PREPARED BY: CHICAGO TITLE COMPANY
PHONE: (619) 521-3555 & (619) 521-3500
AS ORDER NO. 12207199-993-S02
DATED FEBRUARY 24, 2016
- LEGAL DESCRIPTION:
PARCEL 3 OF PARCEL MAP 16900, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1992.
- EXCEPTIONS:
A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2016-2017.
B. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 438-052-18-00
FISCAL YEAR: 2015-2016
1ST INSTALLMENT: \$26,465.77, PAID.
2ND INSTALLMENT: \$26,465.77, OPEN (DELINQUENT AFTER 4/10)
PENALTY AND COST: \$2,656.57
HOMEOWNERS EXEMPTION: NONE
CODE AREA: 08001
C. SUPPLEMENTAL TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 438-052-18-00
FISCAL YEAR: 2015-2016
1ST INSTALLMENT: \$16,333.06, PAID
2ND INSTALLMENT: \$16,333.06, OPEN
PENALTY: \$1,643.30, DELINQUENT: APRIL 10, 2016
CODE AREA: 08001
SUPPLEMENTAL BILL NO.: 849-098-66-64
- D. THE LIEN FOR SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE 6 OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
1. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
PURPOSE: INGRESS AND EGRESS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED.
NOTICE: QUILTAM DEED RECORDED APRIL 1, 1981, AS INSTRUMENT NO. 81-099349 OF OFFICIAL RECORDS PURPORTS TO ELIMINATE A PORTION OF SAID EASEMENT.
AFFECTS: INTERSTATE 8
SAID DOCUMENT RECITES IN PART AS FOLLOWS: "THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND ADJACENT FRONTAGE ROAD AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE OF CALIFORNIA AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SAID FREEWAY. PROVIDED, HOWEVER, THAT SUCH REMAINING PROPERTY SHALL ABUT UPON AND HAVE ACCESS TO SAID FRONTAGE ROAD WHICH WILL BE CONNECTED TO THE FREEWAY ONLY AT SUCH POINTS AS MAY BE ESTABLISHED BY PUBLIC AUTHORITY."
2. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT.
RECORDED: SEPTEMBER 30, 1968 AS INSTRUMENT NO. 168599 OF OFFICIAL RECORDS
AFFECTS: INTERSTATE 8
SAID DOCUMENT RECITES IN PART AS FOLLOWS: "THIS CONVEYANCE IS MADE FOR THE PURPOSE OF A FREEWAY AND ADJACENT FRONTAGE ROAD AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE STATE OF CALIFORNIA AND ALL ABUTTER'S RIGHTS INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY IN AND TO SAID FREEWAY. PROVIDED, HOWEVER, THAT SUCH REMAINING PROPERTY SHALL ABUT UPON AND HAVE ACCESS TO SAID FRONTAGE ROAD WHICH WILL BE CONNECTED TO THE FREEWAY ONLY AT SUCH POINTS AS MAY BE ESTABLISHED BY PUBLIC AUTHORITY."
3. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: THE STATE OF CALIFORNIA
PURPOSE: HIGHWAY DRAINAGE PURPOSES
RECORDED: SEPTEMBER 30, 1968 AS INSTRUMENT NO. 168599 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
4. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT.
RECORDED: JUNE 29, 1972 AS FILE NO. 167394 OF OFFICIAL RECORDS AFFECTS: INTERSTATE 8
5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: DRAINAGE
RECORDED: SEPTEMBER 21, 1990 AS INSTRUMENT NO. 90-0518597 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: THE CITY OF SAN DIEGO, A MUNICIPAL CORP.
PURPOSE: RIGHT OF WAY
RECORDED: SEPTEMBER 21, 1990 AS INSTRUMENT NO. 90-0518597 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
7. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT.
RECORDED: SEPTEMBER 21, 1990 AS FILE NO. 90-518598, OFFICIAL RECORDS
AFFECTS: INTERSTATE 8
8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: THE CITY OF SAN DIEGO, A MUNICIPAL CORP.
PURPOSE: INGRESS AND EGRESS
RECORDED: SEPTEMBER 21, 1990 AS INSTRUMENT NO. 90-518599 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: THE CITY OF SAN DIEGO, A MUNICIPAL CORP.
PURPOSE: SANITARY SEWER
RECORDED: SEPTEMBER 21, 1990 AS INSTRUMENT NO. 90-518599 OF OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: THE CITY OF SAN DIEGO
PURPOSE: SEWER FACILITIES
RECORDED: JANUARY 5, 1993 AS INSTRUMENT NO. 1993-0004034 OF OFFICIAL RECORDS
AFFECTS: PORTION OF CAMINO DEL RIO NORTH VACATED IN PARCEL 3 OF PARCEL MAP NO. 16900
11. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: CITY OF SAN DIEGO
PURPOSE: SEWER FACILITIES
RECORDED: JANUARY 5, 1993 AS INSTRUMENT NO. 1993-0004034 OF OFFICIAL RECORDS
AFFECTS: PORTION OF CAMINO DEL RIO NORTH VACATED IN PARCEL 3 OF PARCEL MAP NO. 16900
12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MISSION VALLEY DEVELOPMENT PERMIT NO. 1275627" RECORDED APRIL 11, 2014 AS INSTRUMENT NO. 2014-0143980 OF OFFICIAL RECORDS
13. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
IN FAVOR OF: THE CITY OF SAN DIEGO
PURPOSE: PUBLIC STREET EASEMENT
RECORDING DATE: AUGUST 12, 2014, RECORDING NO: 2014-0344549 OF OFFICIAL RECORDS
AFFECTS: SAID LAND
14. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
IN FAVOR OF: THE CITY OF SAN DIEGO
PURPOSE: SEWER EASEMENT
RECORDING DATE: AUGUST 12, 2014, RECORDING NO: 2014-0344801 OF OFFICIAL RECORDS
AFFECTS: SAID LAND
15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTATEMENT OF DECLARATION OF RECIPROCAL EASEMENT AND COST SHARING AGREEMENT", DATED, OCTOBER 14, 2014, EXECUTED BY LITTLE RUSSELL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND LITTLE RUSSELL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED OCTOBER 14, 2014, AS INSTRUMENT NO. 2014-0445866 OF OFFICIAL RECORDS.
16. A DOCUMENT ENTITLED "MEMORANDUM OF POST-CLOSING DEVELOPMENT AGREEMENT AND RIGHT OF REPURCHASE (WITH DESIGNATION OF STATUS UNDER DECLARATION OF RECIPROCAL EASEMENT AND COST SHARING AGREEMENT)", DATED, OCTOBER 14, 2014, EXECUTED BY PALMETTO HOSPITALITY OF SAN DIEGO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND PALMETTO HOSPITALITY OF SAN DIEGO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED OCTOBER 14, 2014, AS INSTRUMENT NO. 2014-0445866 OF OFFICIAL RECORDS.
17. A DOCUMENT ENTITLED "AGREEMENT AFFECTING REAL PROPERTY - JOINDER AND CONSENT TO DEVELOPMENT AGREEMENT", DATED, OCTOBER 14, 2014, EXECUTED BY PALMETTO HOSPITALITY OF SAN DIEGO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND PALMETTO HOSPITALITY OF SAN DIEGO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED OCTOBER 14, 2014, AS INSTRUMENT NO. 2014-0445866 OF OFFICIAL RECORDS.
18. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW.
AMOUNT: \$16,658,871.00
DATED: OCTOBER 14, 2014
TRUSTOR: PALMETTO HOSPITALITY OF SAN DIEGO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: CHICAGO TITLE COMPANY
BENEFICIARY: REGIONS BANK, AN ALABAMA BANKING CORP.
RECORDED: OCTOBER 14, 2014 AS INSTRUMENT NO. 2014-0445866 OF OFFICIAL RECORDS
19. A DOCUMENT ENTITLED "COLLATERAL ASSIGNMENT OF LEASES, RENTS AND CONTRACT RIGHTS", DATED OCTOBER 14, 2014, EXECUTED BY PALMETTO HOSPITALITY OF SAN DIEGO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN FAVOR OF REGIONS BANK, AN ALABAMA BANKING CORPORATION, SUBJECT TO ALL THE TERMS, PROVISIONS(S) AND CONDITIONS THEREIN CONTAINED, RECORDED OCTOBER 14, 2014, AS INSTRUMENT NO. 2014-0445866 OF OFFICIAL RECORDS.
20. A FINANCING STATEMENT FILED WITH THE OFFICE OF THE COUNTY RECORDER, SHOWING DEBTOR: PALMETTO HOSPITALITY OF SAN DIEGO, LLC, SECURED PARTY: REGIONS BANK
RECORDED: OCTOBER 14, 2014, AS INSTRUMENT NO. 2014-0445866 OF OFFICIAL RECORDS
21. AGREEMENT TO HOLD THE CITY HARMLESS
RECORDING DATE: OCTOBER 17, 2014
RECORDING NO: 2014-0451176 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
22. AGREEMENT RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF PRIVATE IMPROVEMENTS IN CITY STORM DRAIN AND SEWER AND STREET EASEMENTS AS SET FORTH BELOW:
BETWEEN: CITY OF SAN DIEGO
AND: LITTLE RUSSELL, OWNER
RECORDING DATE: OCTOBER 17, 2014
RECORDING NO: 2014-0451199 OF OFFICIAL RECORDS
23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC CO.
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: MARCH 6, 2015
RECORDING NO: 2015-0103562 OF OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
24. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT EXECUTED BY: THE CITY OF SAN DIEGO
RECORDING DATE: APRIL 29, 2015, RECORDING NO: 2015-0207830 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
25. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED MEMORANDUM OF LEASE AND OPTION TO PURCHASE (WITH DESIGNATION OF STATUS UNDER RESTATED DECLARATION OF RECIPROCAL EASEMENT AND COST SHARING AGREEMENT)
LESSOR: LITTLE RUSSELL, LLC
LESSEE: LITTLE RUSSELL, LLC
RECORDING DATE: JUNE 3, 2015, RECORDING NO: 2015-0285160 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
26. ANY CLAIMS FOR MECHANICS' OR MATERIALMAN'S LIENS ON SAID LAND THAT MAY BE RECORDED, BY REASON OF A RECENT WORK OF IMPROVEMENT THAT IS DISCLOSED BY THE DOCUMENT SHOWN BELOW:
ENTITLED: NOTICE OF NON-RESPONSIBILITY PALMETTO HOSPITALITY OF SAN DIEGO, LLC
RECORDING DATE: JUNE 24, 2015, RECORDING NO: 2015-0329625 OF OFFICIAL RECORDS
27. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: NOTICE OF NON-RESPONSIBILITY LESSOR: PALMETTO HOSPITALITY OF SAN DIEGO, LLC, LESSEE: SKYGROUP INVESTMENTS, LLC
RECORDING DATE: JUNE 24, 2015, RECORDING NO: 2015-0329625 OF OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
28. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT
EXECUTED BY: THE CITY OF SAN DIEGO
RECORDING DATE: DECEMBER 18, 2015, RECORDING NO: 2015-0647008 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
29. A COVENANT AND AGREEMENT ENTITLED: SHARED PARKING AGREEMENT
EXECUTED BY: LITTLE RUSSELL, PALMETTO HOSPITALITY OF SAN DIEGO, LLC
IN FAVOR OF: CITY OF SAN DIEGO
RECORDING DATE: JANUARY 29, 2016, RECORDING NO: 2016-0041184 OF OFFICIAL RECORDS
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
30. A COVENANT AND AGREEMENT ENTITLED: SHARED PARKING AGREEMENT
EXECUTED BY: LITTLE RUSSELL, PALMETTO HOSPITALITY OF SAN DIEGO, LLC
IN FAVOR OF: CITY OF SAN DIEGO
RECORDING DATE: JANUARY 29, 2016, RECORDING NO: 2016-0041184 OF OFFICIAL RECORDS
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
31. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
32. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
33. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

EASEMENT TABLE					
NO.	PURPOSE	OWNER	REFERENCE	DATE	DISPOSITION
③	DRAINAGE EASEMENT	CITY OF SAN DIEGO	STATE HIGHWAY MAP 124	RELINQUISHMENT No. 21766	TO REMAIN
⑥	DRAINAGE EASEMENT	CITY OF SAN DIEGO	INSTRUMENT NO. 90-0518597	SEPTEMBER 21, 1990	TO REMAIN
⑥	RIGHT-OF-WAY	CITY OF SAN DIEGO	INSTRUMENT NO. 90-0518597	SEPTEMBER 21, 1990	TO BE VACATED
⑥	INGRESS & EGRESS	CITY OF SAN DIEGO	INSTRUMENT NO. 90-0518599	SEPTEMBER 21, 1990	TO REMAIN
⑥	SEWER EASEMENT	CITY OF SAN DIEGO	INSTRUMENT NO. 90-518599	SEPTEMBER 21, 1990	TO BE VACATED
⑩	ROAD RIGHT-OF-WAY	CITY OF SAN DIEGO	INSTRUMENT NO. 90-0518599	SEPTEMBER 21, 1990	TO BE VACATED
⑩	SEWER EASEMENT	CITY OF SAN DIEGO	INSTRUMENT NO. 1993-0004034	JANUARY 5, 1993	TO BE VACATED
⑩	RIGHT-OF-WAY DEDICATION	CITY OF SAN DIEGO	INSTRUMENT NO. 2014-0344800	AUGUST 12, 2014	TO REMAIN
⑭	PUBLIC SEWER EASEMENT	CITY OF SAN DIEGO	INSTRUMENT NO. 2014-0344801	AUGUST 12, 2014	TO REMAIN

LAMBERT COORDINATES: 220-1727 CCS83 COORDINATES 1860-6287 PTS No. 396636

PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | plsengineering.com

PREPARED FOR:

REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: 01-20-17
REVISION 3: 09-19-16
REVISION 2: 05-02-16
REVISION 1: 12-18-14

TENTATIVE MAP FOR:
DISCOVERY PLACE
CITY OF SAN DIEGO
THIS IS A PLANNED COMMERCIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE

PROJECT ADDRESS:
CAMINO DEL RIO NORTH
SAN DIEGO, CA 92108

SHEET NO. / TITLE:
PARCEL PLAN
SHEET 4 OF 4

ORIGINAL DATE: 11-07-14

J:\ARCHIVE\0853\1384952\DISCOVERY PLACE\DRAWING\TPM\1384-4_TPM_0325.DWG (01-20-17 12:16:49PM) Plotted by: mrmorris

**MINUTES OF THE REGULAR MEETING OF THE
MISSION VALLEY PLANNING GROUP**

November 2, 2016

MEMBERS PRESENT

Paul Brown
Robert Doherty
Randall Dolph
Alan Grant
Derek Hulse
Rob Hutsel
John La Raia
Elizabeth Leventhal
Kathy McSherry
Jim Penner
Marco Sessa
Dottie Surdi
Josh Weiselberg

MEMBERS ABSENT

Steve Abbo
Michaela Fortunato
Matthew Guillory
Keith Pittsford
Rick Tarbell
Larry Wenell
Andrew Michajlenko
Bob Cummings
Deborah Bossmeyer

CITY STAFF

Nancy Graham
Liz Saidkhanian

A. CALL TO ORDER

Quorum was not yet achieved when the meeting was informally called to order. Chairman Dotti Surdi began the regular meeting of the Mission Valley Planning Group (MVPG) informally at 12:15 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

B. PLEDGE OF ALLEGIANCE – led by Kathy McSherry.

C. INTRODUCTIONS / OPENING REMARKS

Dottie Surdi welcomed everyone to the meeting and reminded those present to sign the sign in sheets. Guests introduced themselves.

D. PUBLIC INPUT – NON-AGENDA ITEMS BUT WITHIN THE SCOPE OF AUTHORITY OF THE PLANNING GROUP.

“The Mission Valley Planning Group has been formed and recognized by the City Council to make recommendations to the City Council, Planning Commission, City staff, and other governmental agencies on land use matters, specifically concerning the preparation of, adoption of, implementation of, or amendment to, the General Plan or a land use plan when a plan relates to the Mission Valley community boundaries. The planning group also advises on other land use matters as requested by the City or other governmental agency.” Mission Valley Planning Group Bylaws as Amended and approved July 2015.

E. MEMBERSHIP COMMITTEE:

Dottie Surdi announced there are 2 openings on the Mission Valley Planning Group Board; 1 Resident and 1 Property Owner.

F. TREASURER’S REPORT

Bob Doherty reported that the balance is unchanged at \$1,357.06.

G. GOVERNMENTAL STAFF REPORTS**1) City Planning Update-Nancy Graham**

Nancy Graham reported on the Mission Valley Community Plan Update. Community Plan Update Committee meets 2nd Friday of every month at 3pm at the Mission Valley Library. (Minutes attached).

H. CALL TO ORDER – Quorum:

Quorum was achieved and Chairman Dotti Surdi officially called the meeting of the Mission Valley Planning Group (MVPG) to order at 12:25 p.m. at the Mission Valley Library Community Room located at 2123 Fenton Parkway, San Diego, CA.

I. NEW BUSINESS – Action Items:**1) Discovery Place – Marco Sessa Presenting – Action Item (10 min)**

Processing a tentative map subdividing a single parcel into three parcels (iFly, SpringHill Suites Hotel, Starbucks).

Motion: Jim Penner made the motion to approve the subdivision parcel as presented. Josh Weiselberg seconded the motion. The vote was 11-0-2. Marco Sessa and Alan Grant recused themselves from the vote.

J. NEW BUSINESS – Information Items:**1) Housing Our Heroes - Erica Snyder - Information Item (20 min)**

Melissa Peterman, Vice President Homeless Housing Innovations, and Erica Snyder Project Manager Homeless Housing Innovations introduced the MVPG members to the Housing Our Heroes Program within the San Diego Housing Commission. The program was created to provides housing opportunities for up to 1,000 homeless Veterans in the City of San Diego within one year (March 2017). For detailed information on the program members of the MVPG and public were invited to the program's website at: <http://www.sdhc.org/Homeless-Solutions/HousingFirst-SanDiego/1000-Homeless-Veterans-Initiative/>

- To date 390 Veterans have been housed.
- Actively working with an additional 260 veterans.
- 238 unique landlords are a part of the program.
- Questions included:
 - o Q. With our low vacancy rates in San Diego will this program displace non-veterans. A. Erica stated this had not happened yet, but they have discussed programs to offset this affect should it become an issue.
 - o Q. How many unsheltered veterans are there? A. approximately 1,000 sheltered and unsheltered.
 - o How do veterans find out about the program if they are homeless and absent regular news sources. A. They are working with multiple groups, Police/Fire/Volunteer Organizations to spread the word. Also word of mouth as information spreads rather freely among the homeless community.
 - o Q. Are there any fair housing laws compliance issues with a landlord providing preferential treatment to a singular group of people. A. No issue if the program is given uniformly across all people within that group.
 - o Q. Are there any partnerships with employing veterans in addition to housing them? A. Yes, the program has job readiness and job training programs in place.

2) San Diego River Survey Results – Rob Hutsel Presenting - Information Item (20 min)

Rob Hutel presented the results of the San Diego River blitz, an assessment of the conditions along the river with respect to concentrations of homeless camps, and assessment of debris that has collected along the river. The San Diego River Park Foundation has a vision to protect and enhance the River's valuable natural and cultural resources and to encourage communities to embrace and celebrate the creation of a river long park system. The River Park Foundation does the official homeless count for the "We all Count" program each January. The Foundation also brings together a vast group of volunteers to clean trash along the river.

- The October river blitz was staffed by 107 people contributing 494 volunteer hours to conduct a 20 miles survey.
- The survey found 169,820 pounds of trash concentrated between Qualcomm Stadium and the I-5 freeway.
- 91% of all trash was the result of active homeless camps and not debris washing down from upstream as those areas had previously been cleaned by the volunteer clean up teams.
- The assessment found 56 active homeless camps
- Volunteer clean up efforts over the years have removed 2,015,872 pounds of trash, with 200,000 removed in 2016 alone.

Rob did mention that of the 8,500 total homeless population in San Diego, approximately 3,700 are non-sheltered.

For more information on the River assessment please visit the website:

<http://www.immappler.com/sandiego16/>

Or the River Park Foundation Website at:

<http://www.sandiegoriver.org/index.html>

K. APPROVAL OF MINUTES:

Dotti Surdi asked for a motion to approve the October 5, 2016 minutes. Rob Hutsel made a motion to approve the minutes. Alan Grant seconded the motion. Minutes were approved 12-0-1 with John LaRaia abstaining.

L. OLD BUSINESS**1. Subcommittee Reports:****1) Design Advisory Board – Randy Dolph**

DAB did not meet in November 2016.

2) MV Community Plan Update Committee – Elizabeth Leventhal/Andrew Michajlenko and Nancy Graham.

Discussed how the current buildout of the community is and what roads and bike lanes or other infrastructure could or should be in the new plan. No conclusions have been reached at this point. The Community Plan Update Committee meets 2nd Friday of every month at 3pm at the Mission Valley Library and the public is welcome and encouraged to attend.

3) River Coalition – Alan Grant

Alan reported that there was no meeting last month.

The committee meets the third Friday of each month from 3:00-4:30 at the Mission Valley Library.

More info at: <http://www.sandiegoriver.org>

4) Parks – Rob Hutsel

Rob reported that they did not meet.

5) Public Health, Safety and Welfare – Elizabeth Leventhal

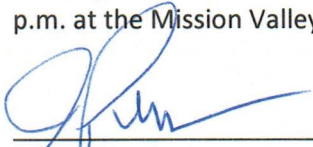
Elizabeth thanked Erica Snyder and Rob Hutsel for their presentations. Elizabeth also stated that the San Diego Mayor's office has hired Stacie Specter to help the City assess and deal with homeless issues. (See related article in the Union Tribune).

<http://www.sandiegouniontribune.com/news/homelessness/sd-me-homeless-spector-20161006-story.html>

6) Riverwalk:

Rob Hutsel stated that the Riverwalk Golf Course development sub-committee would be meeting on December 9, 2016 at the Mission Valley Library from 11:00am to 1:00pm. Dottie Surdi mentioned that there is an opening on the committee for an additional MVPG member to replace John Nugent. Dottie asked for volunteers to contact her directly.

M. ADJOURNMENT – There being no further business to be brought before the Committee, the meeting was adjourned at 1:05P.M. The next regular meeting will be on Wednesday, December 7, 2016 at 12:00 p.m. at the Mission Valley Library, Community Room.



Jim Penner
MVPG Secretary



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

Discovery Place

Project No. For City Use Only

396636

Project Address:

SE Corner Qualcomm Way and Camino Del Rio North

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: Discovery Place

Project No. (For City Use Only)

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

Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General) What State? CA Corporate Identification No. 30-0743924
☐ 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):
 Palmetto Hospitality San Diego, LLC

☒ Owner ☐ Tenant/Lessee

Street Address:
 3130 Bonita Road, Suite 200 C

City/State/Zip:
 Chula Vista, CA, 91910

Phone No: (619) 708-2308 Fax No:

Name of Corporate Officer/Partner (type or print):
 Mike Haslett

Title (type or print):

Signature: DEVELOPMENT MANAGER
Mike Haslett Date: 11-17-2014

Corporate/Partnership Name (type or print):

☐ Owner ☐ 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):

☐ Owner ☐ 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):

☐ Owner ☐ 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):

☐ Owner ☐ 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):

☐ Owner ☐ 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: