



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 25, 2023 REPORT NO. HO-23-052

HEARING DATE: November 1, 2023

SUBJECT: 2080 SANYO AVENUE, Process Three Decision

PROJECT NUMBER: [PRJ-1079425](#)

OWNER/APPLICANT: Sanyo Logistics, LLC, Owner / Sunshine Permit Service, Inc., Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Tentative Parcel Map to subdivide an existing lot into two parcels for two Multi-tenant industrial distribution buildings currently under construction located at 2080 Sanyo Ave within the Otay Mesa Community Plan area?

Proposed Actions:

1. **APPROVE** Tentative Parcel Map No. PMT-3200081 for the subdivision of a lot to create two parcels.

Fiscal Considerations: None, all costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Community Planning Group Recommendation: On September 20, 2023, the Otay Mesa Community Planning Group voted 9-0, with 3 abstentions to recommend approval of the proposed project without conditions or recommendations.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 11, 2023, and the opportunity to appeal that determination ended August 25, 2023 (Attachment 6).

BACKGROUND

The project site is located at 2080 Sanyo Avenue (Attachments 1 and 2). The site is located north of Airway Road and west of Sanyo Avenue and is surrounded by industrial development to the east and south, a power plant immediately to the north, and State Route (SR) 905 to the west. The 14.19-

acre site is zoned IL-2-1 (Industrial – Light) providing for a wide range of manufacturing and distribution activities including, light industrial uses, office uses, and commercial uses, additionally the project site is in the Airport Influence Area (AIA) Review Area Two for Brown Field, Airport Land Use Compatibility Overlay Zone for Brown Field, Federal Aviation Administration (FAA) Part 77 Noticing Area for Brown Field, Transit Priority Area, and Community Plan Implementation Overlay Zone Type A (CPIOZ-A), within [the Otay Mesa Community Plan area](#).

The General Plan designates the site for Industrial Employment. The project is a subdivision only and does not propose any additional development. Two Multi-tenant industrial distribution buildings are currently under construction at the project site per building permits issued under Project No. [PRJ-1061352 issued on March 15, 2023](#). The project site is governed by Site Development Permit (SDP) No. [2462994](#) (Project No. PTS [668005](#) – Sanyo Logistics SDP), recorded May 5, 2022 which included the construction of two Multi-tenant industrial distribution buildings and associated office space totaling 242,969 square feet with proposed site improvements.

DISCUSSION

The project is a subdivision of a 14.19-acre site for the creation of two lots, and no further development is proposed. The project requires a Tentative Parcel Map per San Diego Municipal Code (SDMC) Section [§125.0410](#) decided in accordance a Process Three, Hearing Officer decision with appeal rights to the Planning Commission. According to SDMC section [§125.0440](#), Findings for Tentative Map, the decision maker may approve a Tentative Map if the decision maker finds that the proposed subdivision complies with the requirements of the Subdivision Map Act and the Land Development Code. Staff has reviewed the proposed subdivision and determined that it complies with both the Subdivision Map Act and the requirements of the Land Development Code.

Project Description:

The Project proposes a subdivision for parcel ownership only and no further development is proposed. The proposed subdivision complies with all applicable development regulations and proposes no deviations. Any future development will be required to adhere to the development regulations of the IL-2-1 Zone.

Conclusion:

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 Land Development Code regulations. Staff supports a determination that the proposed subdivision is consistent with the requirements of the Subdivision Map Act and the Land Development Code. Staff has provided draft findings and conditions in support of approval (Attachments 4 and 5) and recommends the Hearing Officer **APPROVE** Tentative Map No. PMT-3200081.

ALTERNATIVES

1. Approve Tentative Parcel Map No. PMT-3200081, with modifications.

2. Deny Tentative Map Parcel No. PMT-3200081 if the findings required to approve the project cannot be affirmed.

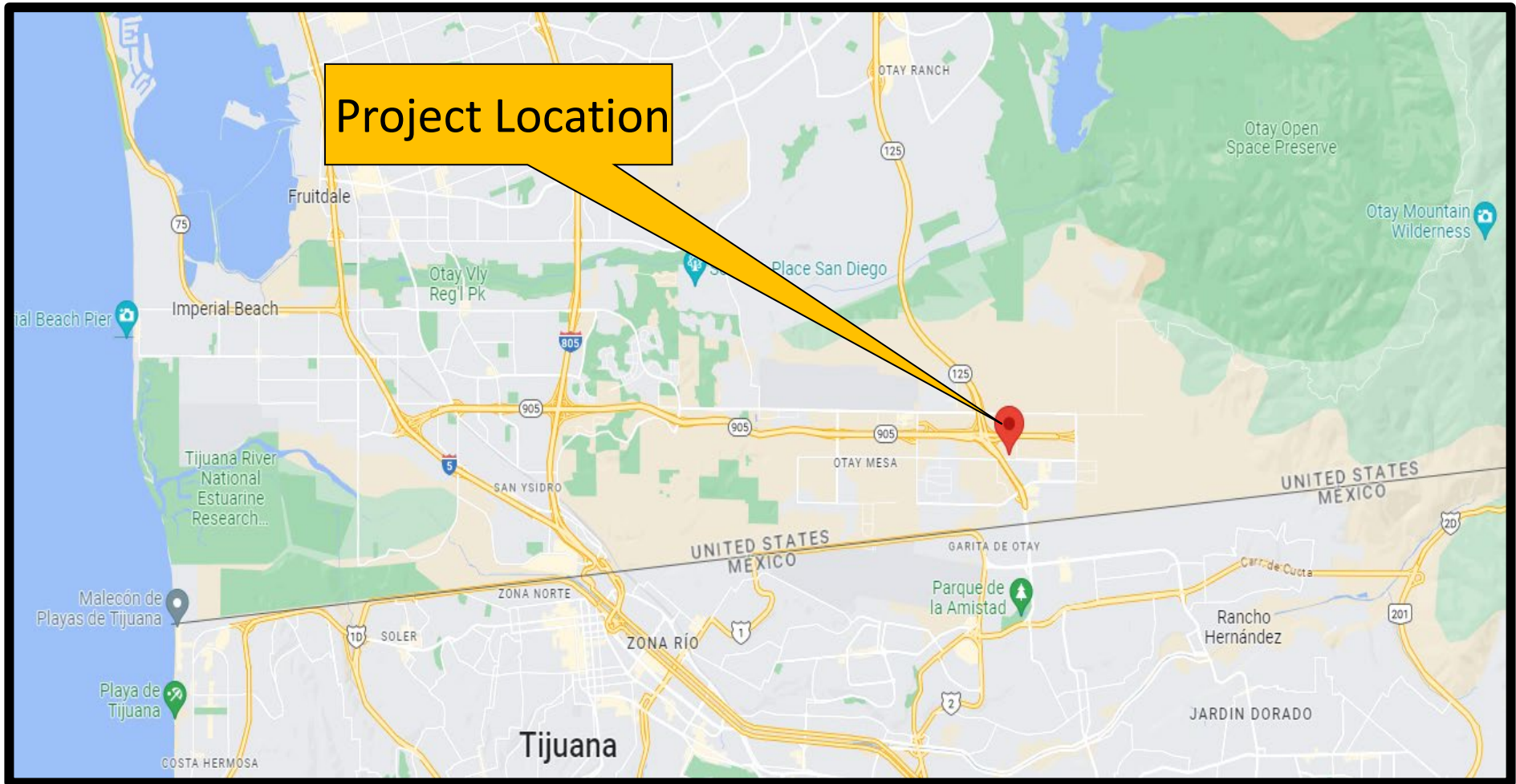
Respectfully submitted,



May Rollin
Development Project Manager

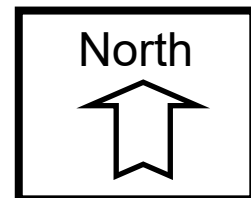
Attachments:

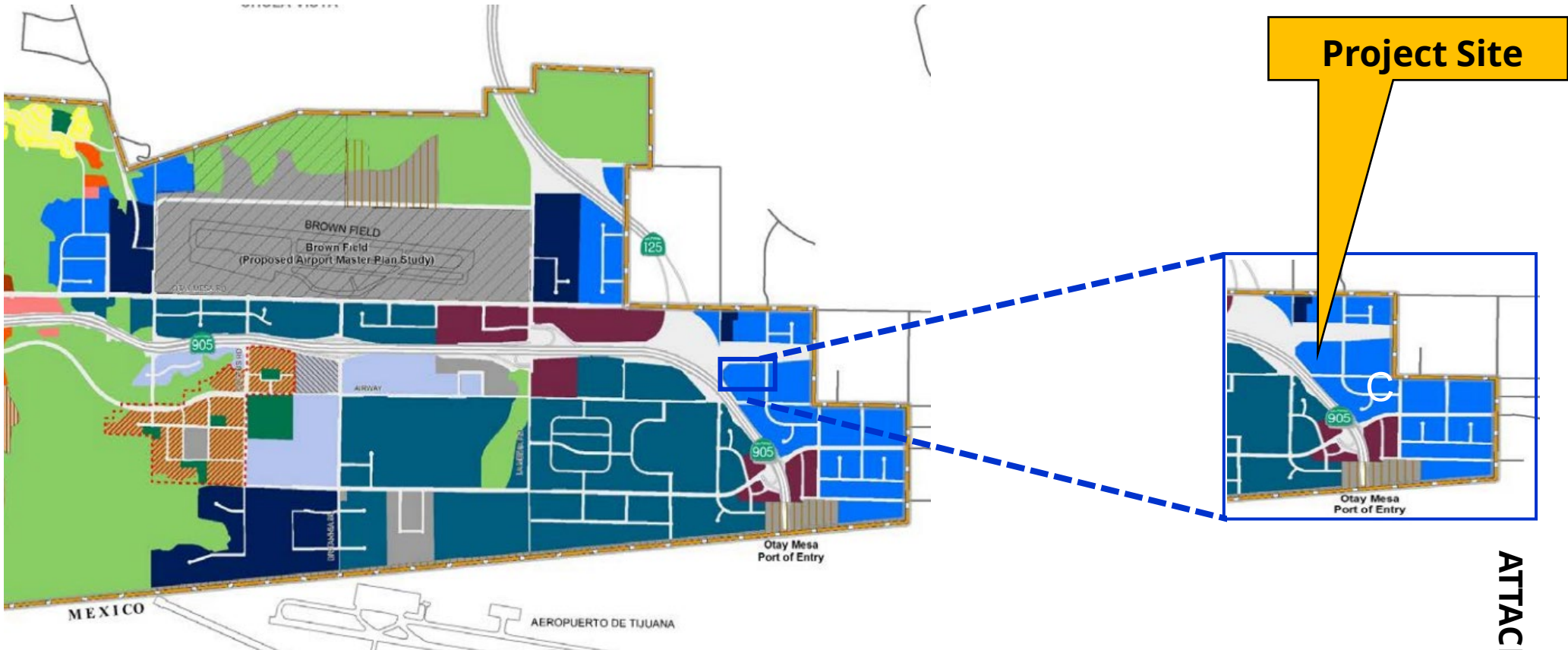
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Tentative Map Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Tentative Map Exhibit



Project Location Map

2080 Sanyo Avenue
Project No. PRJ-1079425



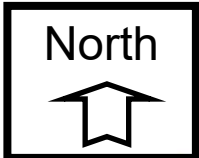


OTAY MESA COMMUNITY PLAN UPDATE - Figure 2-1

Legend		Residential		Commercial - Residential Prohibited		Industrial		Overlays		Other	
Open Space	Residential - Low 5-9 du/ac	Community Commercial	Business Park - Office Permitted	U.S. Government Facility	Right-Of-Way						
Parks	Residential - Low Medium 10-14 du/ac	Regional Commercial	Light Industrial	Brown Field Boundary							
Institutional	Residential - Medium 15-29 du/ac	Heavy Commercial	Heavy Industrial	Planning Areas							
Village Centers	Residential Medium High 30-44 du/ac	Neighborhood Commercial	Business Park - Residential Permitted 15 - 44 du/ac	Central Village Specific Plan							
Neighborhood Village 15-25 du/ac	Potential Residential Site if Park Relocated *		Business and International Trade								
Community Village 10-44 du/ac											

Land Use Map

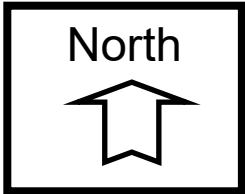
2080 Sanyo Avenue
Project No. PRJ-1079425





Aerial Photograph

Project No. PRJ-1079425 - 2080 Sanyo Avenue



RESOLUTION NUMBER R-_____

A RESOLUTION OF THE HEARING OFFICER
ADOPTING THE FINDINGS AND APPROVING
TENTATIVE PARCEL MAP NO. PMT-3200081
2080 SANYO AVENUE - PROJECT NO. PRJ-1079425

WHEREAS, SANYO LOGISTICS, LLC, a California Limited Liability Company, Subdivider, and SCOTT W. VANSLYKE, Surveyor, submitted an application to the City of San Diego for a Tentative Parcel Map (Tentative Map No. PMT-3200081) to subdivide a 14.19-acre site for the creation of two parcels;

WHEREAS, the project site is located at 2080 Sanyo Avenue; and is legally described as, PARCEL 1: THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF. EXCEPTING THEREFROM ALL THAT PORTION LYING WESTERLY AND SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF OTAY MESA ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 88°45'28" EAST, ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 237.63 FEET TO A POINT IN THE ARC OF A 1,960 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, A RADIAL BEARS SOUTH 64°54'57" WEST TO SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°11'48", A DISTANCE OF 690.90 FEET TO THE NORTHERLY LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°12'29" WEST ALONG SAID NORTHERLY LINE, TO THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID SOUTH HALF, A DISTANCE OF 294.49 FEET; THENCE EASTERLY,

ATTACHMENT 4

AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 20.00 FEET TO THE EASTERLY LINE OF HARVEST ROAD AS LOCATED AND ESTABLISHED ON THE DATE OF THIS INSTRUMENT, SAID POINT BEING ALSO A POINT IN THE ARC OF A 2,040.00-FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, A RADIAL BEARS SOUTH 76°56'23" WEST TO SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°44'44", A DISTANCE OF 311.38 FEET TO THE BEGINNING OF A 20.00-FOOT RADIUS REVERSE CURVE, CONCAVE NORTHWESTERLY, A RADIAL BEARS NORTH 68°11'39" EAST TO SAID POINT; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°16'32", A DISTANCE OF 31.16 FEET TO A POINT IN THE ARC OF A COMPOUND 170.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, A RADIAL BEARS SOUTH 22°31'49" EAST TO SAID POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°46'21", A DISTANCE OF 70.53 FEET; THENCE TANGENT TO SAID CURVE, NORTH 88°45'28" WEST, 38.56 FEET TO THE WESTERLY LINE OF SAID SECTION 36; THENCE SOUTH 00°52'13" WEST, ALONG SAID WESTERLY LINE, RETURNING TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA THROUGH DEED RECORDED MARCH 13, 2006, AND PARCEL 2: AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS, ROAD PURPOSES, SEWER, WATER, GAS, POWER AND TELEPHONE LINES AND APPURTENANCES THERETO TO BE USED IN COMMON WITH THE GRANTORS AND OTHERS OVER, UPON AND UNDER THE NORTHERLY 30 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF; and

WHEREAS, the project site is in the IL-2-1 Base Zone, Airport Influence Area (AIA) Review Area Two for Brown Field, Airport Land Use Compatibility Overlay Zone (ALUCPOZ) for Brown Field,

ATTACHMENT 4

Community Plan Implementation Overlay Zone Type A (CPIOZ-A), Transit Priority Area, and Federal Aviation Administration (FAA) Part 77 Noticing Area for Brown Field, within the Otay Mesa Community Plan (Community Plan) and Council District 8. Additionally, the site is designated as Light Industrial land use within the Community Plan and designated as Industrial Employment land use within the City of San Diego General Plan (General Plan); and

WHEREAS, the Tentative Map proposes the subdivision of a 14.19-acre site into two parcels which would consist of a 6.18-acre lot for a 123,925-square-foot commercial warehouse and a 8.014-acre lot for a 119,044-square-foot commercial warehouse; and

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

WHEREAS, on August 11, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guidelines Section 15315 (Minor Land Divisions); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on November 1, 2023, the Hearing Officer of the City of San Diego considered Tentative Parcel Map No. PMT-3200081, in accordance with San Diego Municipal Code (SDMC) Section 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all

interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Parcel Map No. PMT-3200081:

1. Findings for a Tentative Map [SDMC Section 125.0440]:

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

The 2080 Sanyo Avenue project is a subdivision only and does not propose any additional development. The 14.19-acre project site is located at 2080 Sanyo Avenue, north of Airway Road and west of Sanyo Avenue and is surrounded by industrial development to the east and south, a power plant immediately to the north, State Route (SR) 905 to the west and is located approximately a mile north of the Otay Mesa Port of Entry. The project site is located in the IL-2-1 (Light Industrial) Base Zone within the Community Plan Implementation Overlay Zone Type A (CPIOZ-A), Airport Influence Area (AIA) Review Area Two for Brown Field, Airport Land Use Compatibility Overlay Zone (ALCUOZ) for Brown Field, Transit Priority Area, and Federal Aviation Administration (FAA) Part 77 Noticing Area for Brown Field within the Otay Mesa Community Plan (OMCP) area and Council District 8. Two Multi-tenant industrial distribution buildings are currently under construction at the project site per building permits issued under Project No. [PRJ-1061352 issued on March 15, 2023](#).

The OMCP designates the site for Light Industrial uses and the General Plan designates the site for Industrial Employment. The proposed subdivision would be consistent with the OMCP and General Plan land use designation by providing an industrial business park development that includes warehouse, industrial, and office uses with truck loading docks and vehicle parking. The subdivision is conditioned to provide public right-of-way improvements under approved Permit No. 3122013, therefore the subdivision would further support OMCP Land Use Policy No. 3.1-1 to provide a sidewalk system and improved street scape through the provision of new sidewalks along Airway Road and Sanyo Avenue frontage which are separated from travel lanes and includes substantial landscaping with street trees, shrubs, and ground cover. Project site access is provided via two driveways on Airway Road and one driveway on Sanyo Avenue. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed subdivision is described in Finding 1.(a) above, incorporated herein by reference. As proposed, the subdivision meets all applicable zoning and development

regulations, including lot size and dimensions. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, pursuant to the Land Development Code.

(c) The site is physically suitable for the type and density of development.

The project site is described in Finding 1.(a) above, incorporated herein by reference. The site is gently sloping with onsite elevations ranging from approximately 561 feet above mean sea level (AMSL) on the east to approximately 527 AMSL on the northwest side. The project would not be subject to undue geologic risk as no known active faults traverse the project site.

The 14.19-acre project site is located north of Airway Road and west of Sanyo Avenue and is surrounded by existing industrial development to the south and east, with a power plant to the north and SR-905 to the west. The site is zoned IL-2-1 (Industrial – Light). The purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities including warehouse, industrial, and office uses with truck loading docks and vehicle parking.

The proposed project is for a subdivision only and does not propose any new development. Development currently under construction at the site per ministerial construction permits issued on March 15, 2023, under project number PRJ-1061352 is for the development of two multi-tenant industrial distribution buildings, under Permit Nos. PMT-3161267 and PMT-3161200. The building permits were issued in conformance with the requirements of the previously approved site development permit (SDP) No. 2462994 and the base zone regulations and policies of the Land Development Code. The new proposed subdivision is consistent with the Otay Mesa Community Plan, the base zone density, the regulations of the Land Development Code and development regulations of the SDMC, including but not limited to height, setbacks, parking, landscape and floor area ratio. Therefore, the site of the proposed subdivision is physically suitable for the type and density of development.

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

The project is described in Findings 1.(a) and 1.(c) above, incorporated herein by reference. The proposed subdivision of the 14.19-acre site is exempt from the California Environmental Quality ACT (CEQA) pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions) as a division of property in urbanized areas zoned for residential, commercial, or industrial use into four (4) or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope greater than twenty (20) percent. Therefore, the proposed subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site is governed by Site Development Permit No. 2462994 (PTS #668005 – Sanyo Logistics SDP, recorded May 5, 2022) which included the construction of two Multi-tenant industrial distribution buildings and associated site improvements. Additionally, Addendum No. 668005, addendum to the Otay Mesa Community Plan Final Program Environmental Impact Report (PEIR) No. 30330/304032 was prepared and included a Mitigation, Monitoring, and Reporting Program (MMRP) to address environmental impacts associated with the proposed development under SDP No. 2462994 in accordance with California Environmental Quality Act (CEQA) Guidelines.

Addendum No. 668005 associated with SDP No. 2462994 included environmental analysis that identified project level mitigation for impacts to biological resources, historical resources, paleontological resources, and transportation/circulation. The SDP included conditions related to the mitigation of said impacts.

The project site is surrounded by existing commercial development to the east and south, and industrial development to the north. Therefore, the design of the subdivision or proposed improvements, with implementation of the mitigation measures from the Mitigation, Monitoring, and Reporting Program (MMRP) associated with SDP No. 2462994, are not likely to result in additional impacts that would result in substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The design of the subdivision project is described in Finding 1.(a), 1.(c) and 1.(d) above, incorporated herein by reference. The proposed subdivision of the 14.19-acre site will create two lots for individual ownership each to contain one of the two multi-tenant industrial distribution buildings currently under construction per previously issued building permits, (PMT-3161267 and PMT-3161200). The proposed subdivision has been reviewed and as proposed will be in compliance with the Municipal Code and the Subdivision Map Act.

As previously described in Finding 1.(c) above, this subdivision is associated with SDP No. 2462994 and Addendum No. 668005 to the Otay Mesa Community Plan Final Program Environmental Impact Report (PEIR) No. 30330/304032 prepared in accordance with California Environmental Quality Act (CEQA) Guidelines. A MMRP was required with Project No. 668005 to mitigate impacts related to Air Quality, Biological Resources, Historical Resources, Paleontological Resources and Transportation/Circulation. The proposed subdivision would not result in any additional significant impacts, nor would it result in an increase in the severity of impacts from that described in the previous addendum or certified PEIR. Therefore, the design of the subdivision or type of improvement, with implementation of the mitigation measures from the MMRP associated with SDP No. 2462994, are not likely to result in additional impacts that would be detrimental to public health, safety, and welfare.

(f) The design of the subdivision or type of improvement 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 does not propose any additional improvements beyond the improvements associated with SDP No. 2462994, and will not conflict with any easements. The proposed subdivision includes conditions for the recordation of a shared access easement access agreement. No other easement will be impacted or proposed with this subdivision.

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

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

The proposed subdivision is for the creation of two lots and does not propose any additional development beyond that of the associated previously issued SDP No. 2462994. The design of the tentative parcel map is for the subdivision of the project site in conformance with all applicable zoning and development regulations, including lot size and dimensions. Therefore, the design of the proposed subdivision provides, to the extent feasible, for passive or natural heating and cooling opportunities.

(h) 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 proposed Subdivision is consistent with the Otay Mesa Community Plan land use designation and the underlying IL-2-1 zoning and any impact to the region's housing needs would be from the provision of employment opportunities from the multi-tenant industrial distribution buildings currently under construction. Impacts related to the needs for public services and the available fiscal and environmental resources were previously analyzed with the approval of SDP No. 2462994. The proposed subdivision does not propose any additional development beyond what has been previously approved under SDP No. 2462994. Therefore, the decision-maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

BE IT FURTHER RESOLVED, that based on these Findings adopted by the Hearing Officer, Tentative Map No. PMT-3200081, is hereby granted to SANYO LOGISTICS, LLC subject to the attached conditions which are made a part of this resolutions by this reference.

By _____
May Rollin
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 11004543

DRAFT

ATTACHMENT 5

HEARING OFFICER
CONDITIONS FOR TENTATIVE PARCEL MAP NO. PMT-3200081
2080 SANYO AVENUE – PROJECT NO. PRJ-1079425
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Tentative Parcel Map will expire November 1, 2026.
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. The Tentative Map shall conform to the provisions of Site Development Permit (SDP) No. 2462994.
4. The project site is governed by SDP No. 2462994 (PTS #668005 – Sanyo Logistics SDP, recorded May 5, 2022) and is required to comply with all conditions of SDP No. 2462994, including the construction of public improvements.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, “Indemnified Parties”]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City’s approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney’s fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. The Subdivider shall construct the required Public Improvements per approved Right-of-Way Permit No. 3122013.
7. The Subdivider shall prepare Covenants, Conditions, and Restrictions (CC&Rs) for the operation and maintenance of all private facilities that serve or traverse more than a single lot.

MAPPING

8. Subdivision
 - A. Prior to expiration of the Tentative Map, a Parcel Map to subdivide the 14.19-acre property into two parcels shall be recorded in the San Diego County Recorder's Office.
9. Tax Certificate
 - A. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the Office of the San Diego County Recorder, must be provided to satisfy this condition.
 - B. Please note if a tax bond is required as indicated in the tax certificate, it must be paid or posted, and evidence submitted (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.
10. Field Survey and Monuments
 - A. The Parcel Map shall be based on a field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Code and Subdivision Map Act Section 66495.
 - B. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Code.
11. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

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 meridian (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.

TRANSPORTATION

12. Prior to the issuance of any building permit, the Owner/Permittee shall record an access easement in favor of all affected parcels within the project site, satisfactory to the City Engineer.
13. Prior to first occupancy, the Owner/Permittee shall record a Joint Driveway/Mutual Access agreement (San Diego Development Services Department Form DS-3248) in favor of all affected parcels within the project site, satisfactory to the City Engineer.

WATER AND SEWER

14. The Subdivider will be required to provide evidence, satisfactory to the Public Utilities Department, indicating that each lot will have its own sewer lateral or provide CC&Rs for the operation and maintenance of on-site private sewer facilities that serve more than one lot.

INFORMATION:

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

ATTACHMENT 5

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. 11004543

DRAFT

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/Number: 2080 Sanyo Avenue / 1079425

SCH No.: Not Applicable

Project Location-Specific: 2080 Sanyo Avenue, San Diego, California 92154

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

Description of nature and purpose of the Project: A request for a TENTATIVE MAP WAIVER for the subdivision of one lot to create two separate lots. Additionally, a reciprocal access easement is proposed. The two multi-tenant industrial buildings are currently under construction and approved under PTS No. 668005. No construction is proposed with this project. The 14.19-acre project site is located at 2080 Sanyo Avenue. The land use designation is Light Industrial and zoned IL-2-1 within the Otay Mesa Community Plan. Additionally, the project site is located within the Airport Land Use Compatibility Overlay Zone (Brown Field), the Airport Influence Area (Brown Field, Review Area 2), the Federal Aviation Administration Part 77 Noticing Area (Brown Field the Community Plan Implementation Overlay Zone (CPIOZ-A), Prime Industrial Lands, the Very High Fire Hazard Severity Zone, Parking Standards Transit Priority Area, and Transit Priority Area. Council District 8. (Assessor's Parcel Number: 646-130-5500)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Ben Badiee, Baide Development Inc., 1261 Prospect Street Suite 9, San Diego, California 92037, (619) 885-4458.

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: Section 15315 (Minor Land Divisions)
 Statutory Exemptions:
 Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15315 (Minor Land Divisions), which allows for the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.; and where the exceptions listed in Section 15300.2 would not apply.

ATTACHMENT 6


Lead Agency Contact Person: M. 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

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



Signature/Title

Senior Planner


August 28, 2023


Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Page 3		City of San Diego · Information Bulletin 620		August 2018	
		City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1 style="text-align: center;">Community Planning Committee Distribution Form</h1>	
Project Name: b) 2080 Sanyo Avenue			Project Number: 107945		
Community: Otay Mesa					
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO . Select "Search for Project Status" and input the Project Number to access project information.					
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				Date of Vote: September 20,	
# of Members Yes 9		# of Members No 0		# of Members Abstain 3	
Conditions or Recommendations: None					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Rob Hixson III					
TITLE: Otay Mesa Planning Group, Chair				DATE: September 21, 2023	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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: Sanyo Logistics Center **Project No. For City Use Only:** _____
Project Address: 2080 Sanyo Ave & 7133 Airway Road, San Diego, CA 92154

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? Delaware Corporate Identification No. 202033910089
 Partnership Individual

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

Property Owner
 Name of Individual: Sanyo Logistics Owner LLC, a Delaware limited liability company Owner Tenant/Lessee Successor Agency
 Street Address: c/o Badiee Development, Inc., 1261 Prospect Street, Suite 9
 City: La Jolla State: CA Zip: 92037
 Phone No.: 888.815.8886 Fax No.: _____ Email: scott@badieedevelopment.com
 Signature: _____ Date: 12-07-2022
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Sanyo Logistics Owner LLC, a Delaware limited liability company Owner Tenant/Lessee Successor Agency
 Street Address: c/o Badiee Development, Inc., 1261 Prospect Street, Suite 9
 City: La Jolla State: CA Zip: 92037
 Phone No.: 888.815.8886 Fax No.: _____ Email: scott@badieedevelopment.com
 Signature: _____ Date: 12-07-2022
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: Behnam Badiee Owner Tenant/Lessee Successor Agency
 Street Address: 1261 Prospect Street, Suite 9
 City: La Jolla State: CA Zip: 92037
 Phone No.: 888.815.8886 Fax No.: _____ Email: ben@badieedevelopment.com
 Signature: _____ Date: 12-07-2022
 Additional pages Attached: Yes No

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

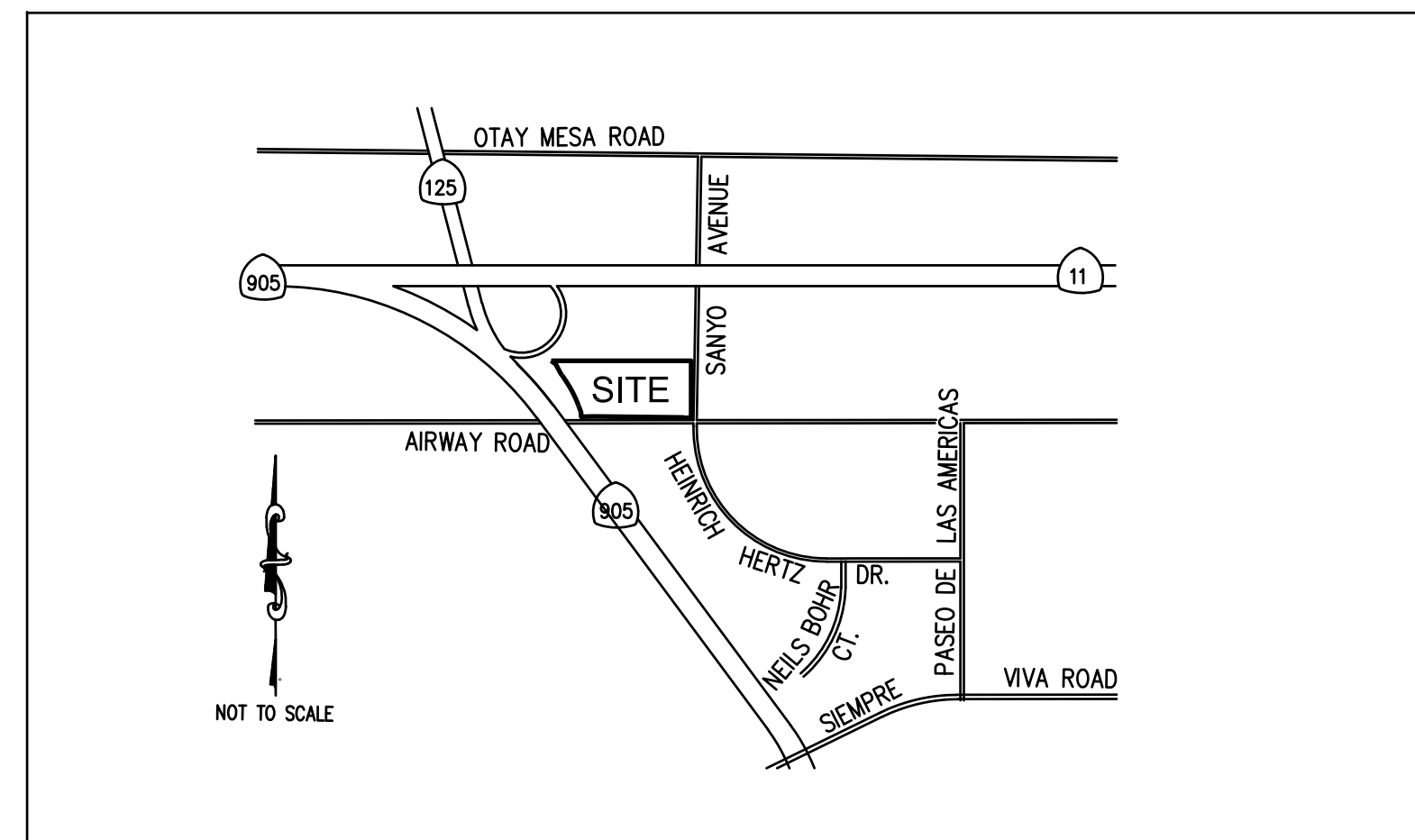
TENTATIVE PARCEL MAP

GENERAL NOTES:

1. THIS IS AN APPLICATION FOR A TENTATIVE PARCEL MAP TO CREATE 2 PARCELS.
2. PUBLIC IMPROVEMENTS ARE PER PRJ # 1042571 & BUILDING PLANS PER PRJ # 1061352.
3. NEW ELECTRICAL UTILITY SERVICES SHALL BE UNDERGROUND.
4. THE SUBDIVIDER SHALL PREPARE CC&RS FOR THE OPERATION AND MAINTENANCE OF ACCESS AND ALL CROSSLOT FACILITIES.

LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY	--- --
CENTERLINE	-----
EXISTING LANDSCAPE SURFACE	[Stippled Pattern]
EXISTING CONCRETE SURFACE	[Cross-hatched Pattern]
EXISTING DIRECTION OF DRAINAGE	--->---
EXISTING RETAINING WALL	--- ---



VICINITY MAP

OWNER / APPLICANT

SANYO LOGISTICS OWNER, LLC
 1261 PROSPECT STREET, SUITE 9
 LA JOLLA, CA 92037
 TELEPHONE: (888) 815-8886
 CONTACT NAME: SCOTT MERRY

11/28/2022

SCOTT MERRY

TOTAL GROSS AREA:

618,135 S.F. (14.190 ACRES)

SITE DESIGN DATA:

EXISTING NUMBER OF LOTS IS: 1 PARKING REQUIRED: 264
 PROPOSED NUMBER OF LOTS IS: 2 PARKING PROVIDED: 270
 TOTAL NUMBER OF BUILDINGS: 2
 TOTAL NUMBER OF STORIES: 1 ABOVE GROUND

YEAR BUILT: UNDER CONSTRUCTION IN 2022 BUILDING PERMIT APPROVAL PRJ # 1061352

COORDINATES:

NAD 27 COORDINATES: 142-1785
 NAD 83 COORDINATES: 1782-6345

EXISTING & PROPOSED USE:

INDUSTRIAL DISTRIBUTION

EXISTING & PROPOSED ZONING:

IL-2-1 LIGHT INDUSTRIAL

LEGAL DESCRIPTION:

PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 36, T 18 S, R 1 W, S.B.M.

ASSESSOR'S PARCEL NUMBER:

646-130-55-00

PLANNING AREA

COMMUNITY PLAN AREA (CPA): OTAY MESA

OVERLAY ZONES

AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ): BROWN FIELD
 COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE (CPIOZ): CPIOZ-A

ZONING SETBACKS

FRONT (MIN.)	15 FEET
FRONT (STD.)	20 FEET
SIDE (MIN.)	10 FEET
STREET SIDE (MIN.)	15 FEET
STREET SIDE (STD.)	20 FEET
READ (MIN.)	0 FEET
READ (STD.)	15 FEET

SITE ADDRESS:

2080 SANYO AVENUE
 SAN DIEGO, CA 92154

GRADING NOTE:

NO GRADING IS BEING PROPOSED. BUILDING CURRENTLY UNDER CONSTRUCTION PER PRJ # 1042565

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM NAD 83, ZONE 6 EPOCH 1991.35 BEARING BETWEEN CITY OF SAN DIEGO FIRST ORDER HORIZONTAL CONTROL STATIONS "1490" AND "1472" AS SHOWN ON RECORD OF SURVEY MAP NO. 14492. I.E. NORTH 87°46'36" WEST SAID BEARING AND THE BEARINGS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM NAD 83, ZONE 6. QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION "1490" IS 1.0000289
 GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.
 DISTANCES SHOWN HEREON ARE GROUND LEVEL DISTANCES.

BENCH MARK

BENCHMARK LOCATED AT THE INTERSECTION OF AIRWAY ROAD AND SANYO AVENUE
 EL=560.576 (M.S.L.) NORTH EAST BRASS PLUG TOP INLET

TOPOGRAPHY:

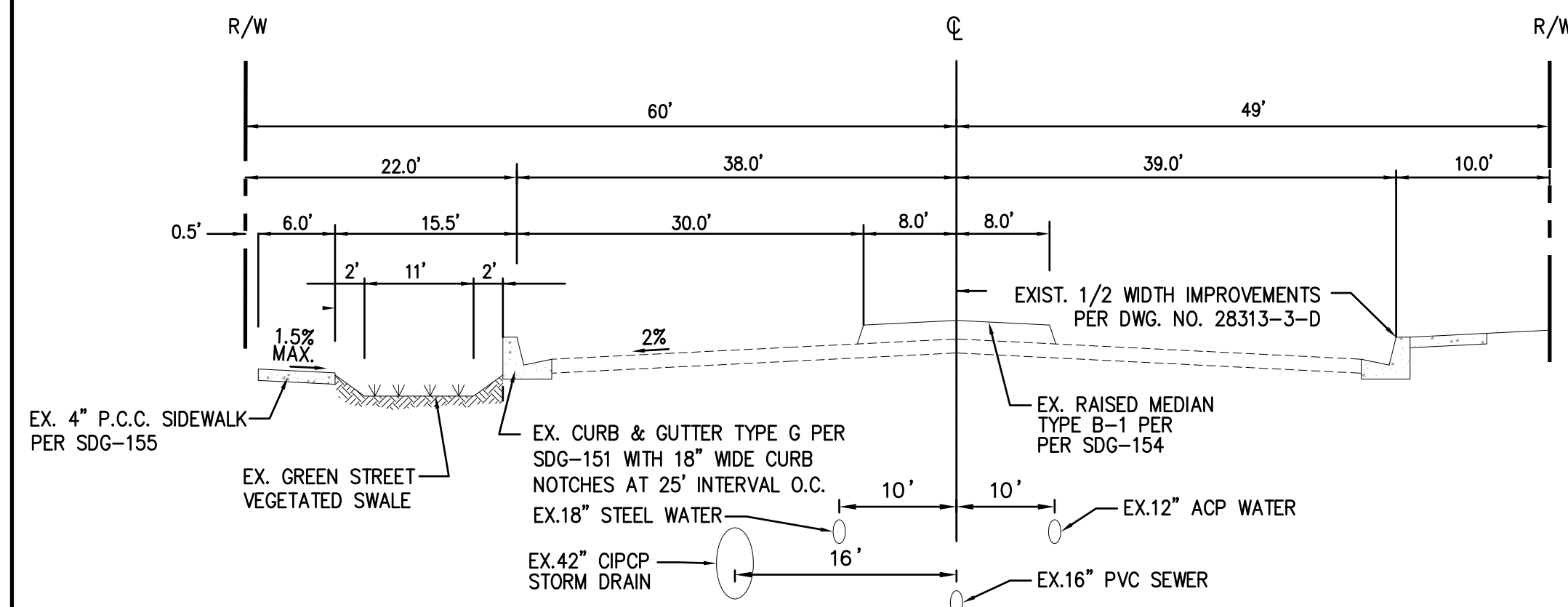
EXISTING TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY AERIAL AND FIELD METHODS FROM INFORMATION GATHERED ON 3/19/2020 BY: K&S ENGINEERING
 7801 MISSION CENTER COURT
 SAN DIEGO, CA 92108
 (619) 296-5565

UTILITIES:

WATER:	OTAY WATER DISTRICT	UNDERGROUND
SEWER:	CITY OF SAN DIEGO	UNDERGROUND
ELECTRIC:	SAN DIEGO GAS & ELECTRIC	UNDERGROUND
GAS:	SAN DIEGO GAS & ELECTRIC	UNDERGROUND
TELEPHONE:	PACIFIC BELL	UNDERGROUND
CABLE:	COX CABLE	UNDERGROUND

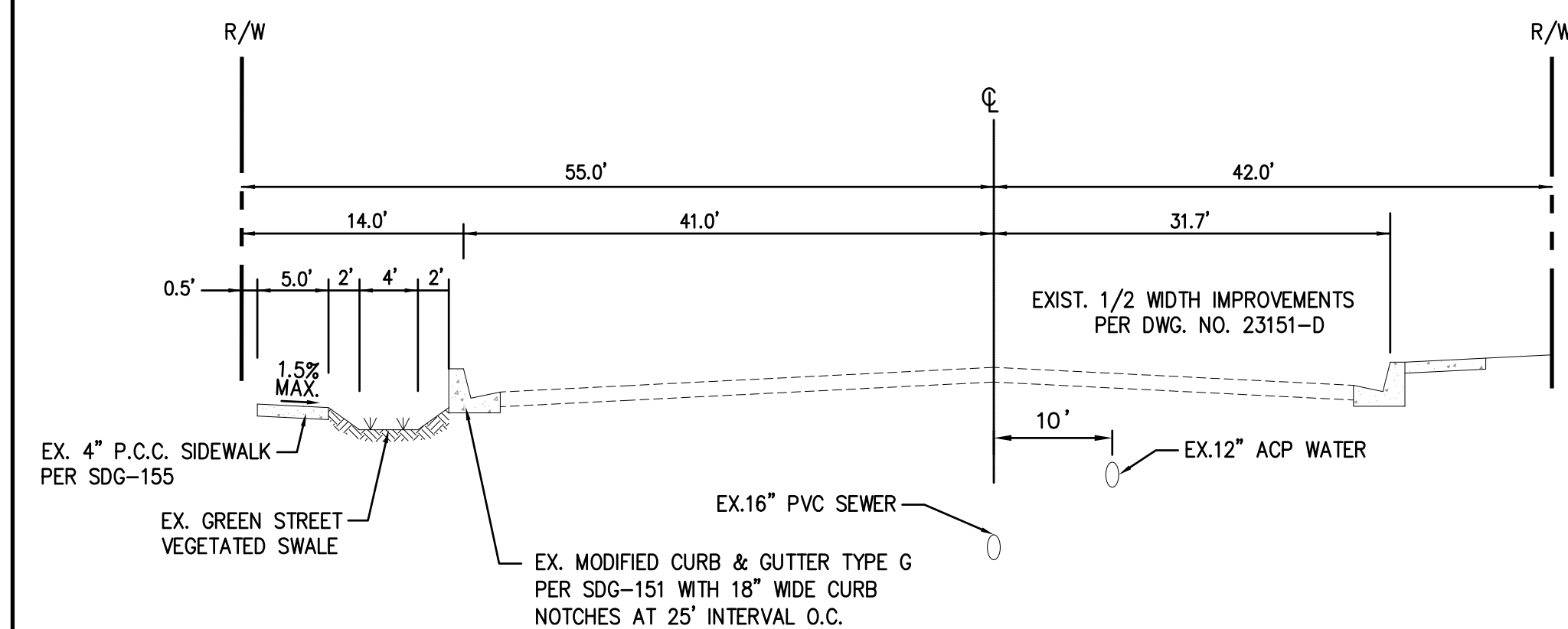
PRIOR PERMITS:

BUILDING PERMIT: PRJ # 1061352
 GRADING PERMIT: PRJ # 1042565
 ROW PERMIT: PRJ # 1042571



TYPICAL SECTION ~ AIRWAY ROAD

NO SCALE



TYPICAL SECTION ~ SANYO AVENUE

NO SCALE

K & S ENGINEERING, INC.
 Planning . Engineering . Surveying
 7801 Mission Center Court, Suite 100 San Diego, CA 92108
 (619) 296-5565 Fax: (619) 296-5564

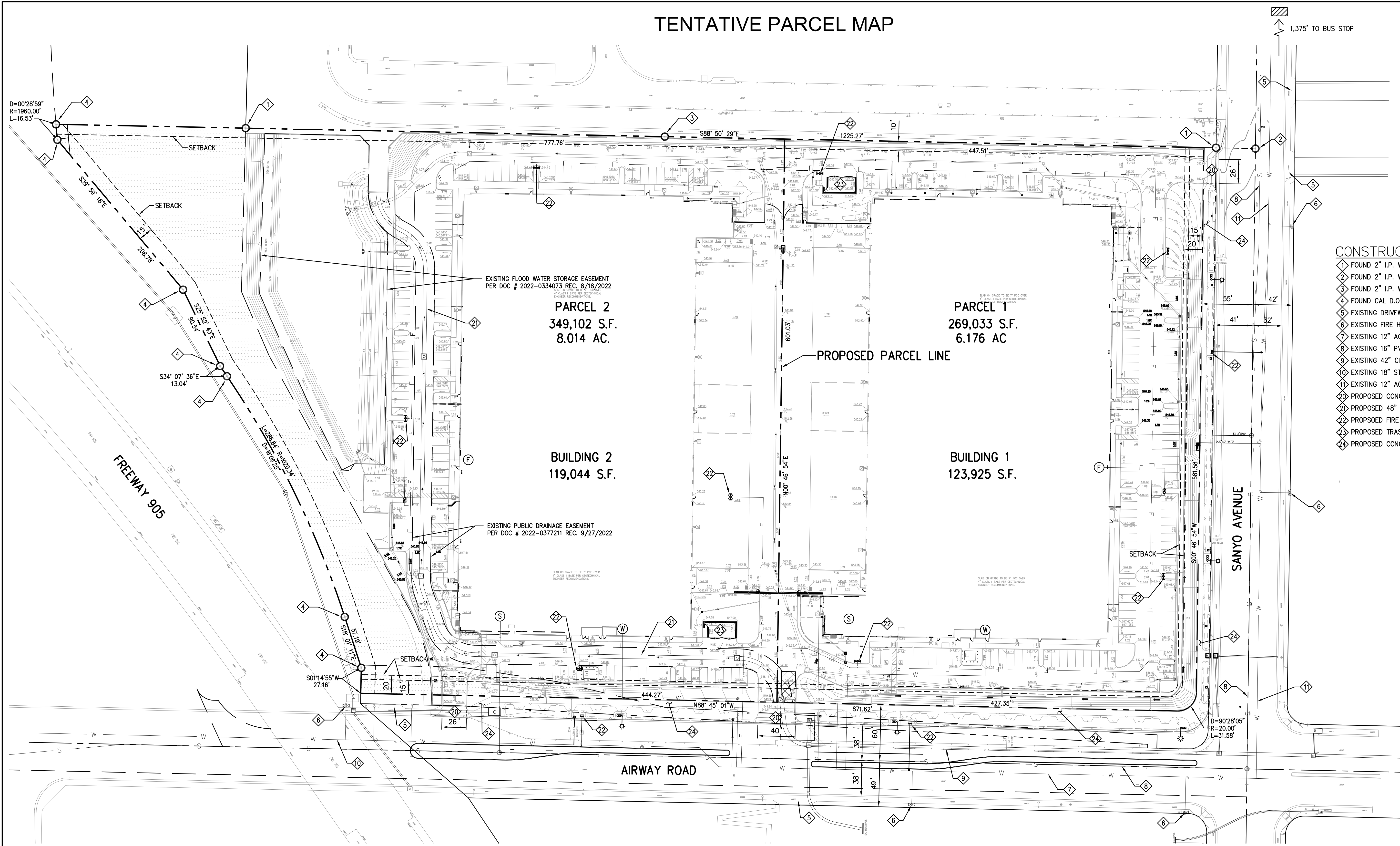


SCOTT W. VANSLYKE, LS 7661

1/16/2023

Prepared By:	K & S ENGINEERING	Revision 14	_____
Name		Revision 13	_____
		Revision 12	_____
		Revision 11	_____
Address	7801 MISSION CENTER CT. SUITE 100	Revision 10	_____
	SAN DIEGO, CA 92108	Revision 9	_____
		Revision 8	_____
Phone	(619) 296-5565	Revision 7	_____
		Revision 6	_____
		Revision 5	_____
		Revision 4	_____
Project Address:	3776 32ND STREET	Revision 3	_____
	SAN DIEGO, CA 92104	Revision 2	_____
		Revision 1	_____
Project Name:	SANYO LOGISTICS CENTER	Original Date:	11/28/2022
Sheet Title:	TENTATIVE PARCEL MAP	Sheet	1 of 2
		PROJ. NO	-

TENTATIVE PARCEL MAP

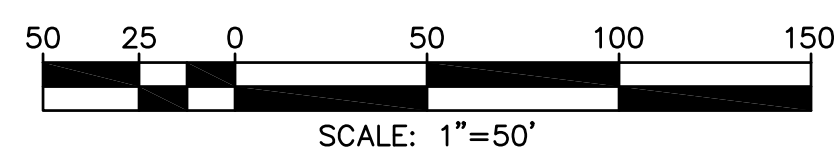


CONSTRUCTION NOTES

- 1 FOUND 2" I.P. WITH DISK "LS 5562"
- 2 FOUND 2" I.P. WITH DISK
- 3 FOUND 2" I.P. WITH DISK "PLS 7172"
- 4 FOUND CAL D.O.T. MONUMENT
- 5 EXISTING DRIVEWAY
- 6 EXISTING FIRE HYDRANT
- 7 EXISTING 12" ACP WATER MAIN PER DWG. 24033-D
- 8 EXISTING 16" PVC SEWER MAIN PER DWG. 23151-D
- 9 EXISTING 42" CIPCP STORM DRAIN PER DWG. 22990-D
- 10 EXISTING 18" STEEL WATER MAIN PER CALTRANS 11-091824
- 11 EXISTING 12" ACP WATER MAIN PER DWG. 23151-D
- 12 PROPOSED CONCRETE DRIVEWAY, SIZE PER PLAN
- 13 PROPOSED 48" RCP PUBLIC STORM DRAIN
- 14 PROPOSED FIRE HYDRANT
- 15 PROPOSED TRASH ENCLOSURES
- 16 PROPOSED CONCRETE SIDEWALK

EASEMENT NOTE

- EX. SLOPE AND PUBLIC UTILITY EASEMENT IN FAVOR OF STATE OF CALIFORNIA REC. 3-13-2006 AS INSTRUMENT 2006-0173299.
- EX. PUBLIC STORM DRAIN EASEMENT IN FAVOR OF CITY OF SAN DIEGO REC. 10-23-1986 AS INSTRUMENT 86-479701.



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 Planning · Engineering · Surveying
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SCOTT W. VANSLYKE, LS 7661

1/16/2023