



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: February 25, 2015

REPORT NO. HO 15-017

ATTENTION: Hearing Officer

SUBJECT: USMS SEIZED VEHICLE LOT  
PROJECT NUMBER: 99733

LOCATION: 9020 Airway Road

APPLICANT: Toby Hallal

### SUMMARY

Issue(s): Should the Hearing Officer approve a proposal to maintain the operation of a 5,000 space vehicle storage and auction facility for the U. S. Marshall's Service within the Otay Mesa Community Planning area?

Staff Recommendation(s) – APPROVE Site Development Permit No. 328852.

Community Planning Group Recommendation - On October 16, 2013, the Otay Mesa Community Planning Board voted 10-0-1 to recommend denial of the project (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 24, 2014 and the opportunity to appeal that determination ended January 9, 2015.

### BACKGROUND

The project proposes a Site Development Permit (SDP) to maintain the existing operation of a seized vehicle storage and auction facility for the U.S. Marshall Service. The 30-acre site is located at 9020 Airway Road in the IBT-1-1 of the Otay Mesa Community Plan. In 1998 the project originally proposed a temporary (ten years) CUP (CUP No. 96-7579) to develop, operate and maintain a 5,000 space vehicle storage and auction facility for the U.S. Marshall's Service. The project requires a Otay Mesa Development District Permit processed as a Site Development Permit pursuant to San Diego Municipal Code (SDMC) 103.1102 for any project for which a

tentative map has not been approved subsequent to March 14, 1985. Located to the west and south are existing light industrial uses and to the north is I-905 and to the east is vacant land.

CUP No. 96-7579 (Attachment 7) was approved by the Planning Commission on February 13, 1998. The project features included a total of 5,000 seized vehicle parking spaces which would be paved with a four-inch thick decomposed granite surface. The component of the project included a vehicle sales area, salvage area and a 550-space vehicle disposal area in the central portion of the site. Additionally a maximum 200 space vehicle "receiving" area would be provided along the easternmost portion of the site; a 4,000 square-foot office/administration building was included along with a 355 space parking lot for staff and customers. The facility receives approximately 800 seized vehicles a month which would be sold via a maximum of three auctions per month. Two of the auctions are salvage auctions for vehicles valued below a certain amount, including inoperable vehicles. One auction per month would be open to the public for the sale of up to 400 vehicles per day. Other amenities included two 30-foot driveways, 20 security light poles, a 10-foot high vinyl-coated chain link fence with dark green shade cloth material for visual screening, and 20-foot perimeter landscaping. These requirements were satisfied in accordance to CUP No. 96-7579. The current application will limit one auction a month or twelve a year. Six public auctions would be open to approximately 200 customers for the sale of up to 400 vehicles. Six non-public scrap auctions would be held once a month opposite of the public auctions. Hours of operation are 7:00 a.m. -12:00 p.m. on auction days (1<sup>st</sup> Wednesday of every month), and 8:00 a.m. – 5:00 p.m. non-auction operating business hours, closed on weekends and federal holidays.

Project issues at the February 13, 1998 Planning Commission hearing included the requirement for improvements on Airway Road and the payment of the Development Impact Fees (DIF). Because the applicant was not proposing a permanent use in 1998 and the projects relatively low traffic generation rate as a temporary use, it was determined that a full build out of Airway Road was not appropriate and the requirement to submit an Irrevocable Offer to Dedicate (IOD) was required. Additionally the DIF was calculated at an interim fee rate which was half the rate that would be required of a permanent use. Both the IOD and DIF conditions have been satisfied for CUP 96-7579. Additionally it was determined that if the use extends beyond 15 years it would be considered permanent use.

#### Processing Chronology:

The proposed project, to maintain the U.S. Marshal's vehicle storage and auction facility, was deemed complete and submitted on April 6, 2006. Originally the submitted request was to extend the temporary use an additional ten years. However, at the time of submittal, it was determined that projects of this nature could no longer be processed as an interim use and therefore the project will be reviewed as a permanent use. Additionally, at the 2006 submittal it was determined the project use, is a Process 3 Hearing Officer decision.

At the time of the submittal the project was within the Otay Mesa Planned District and zoned OMDD-I (Industrial) and designated Light Industrial within the Otay Mesa Community Plan. In January 2014, the site was rezoned to city-wide IBT-1-1 zone and re-designated from Light Industrial to Business and International Trade which does not allow the use. Because the project was submitted and deemed complete prior to the rezone, the subject project was processed as

proposed and has been reviewed in accordance with the OMDD-I zone and Light Industrial designation of the Otay Mesa Planned District.

### DISCUSSION

The project proposes a permanent Conditional Use Permit (CUP) and Site Development Permit (SDP) to maintain the existing operation as a seized vehicle storage and auction facility for the U.S. Marshall Service. The existing U.S. Marshalls seized vehicles impound/storage and auction facility has been in existence at the current site for over 17 years. Improvements required from the original permit (CUP/OMDD No. 96-7579) have been memorialized for a temporary use. Conditions with the new permit will require improvements on Airway and Piper Ranch Road to include new half width paving, curb, gutter, and sidewalk with a center median along Airway Road and half improvements of a cul-de-sac at the end of Piper Ranch Road. Additionally, the project requires new city standard driveways, truncated domes, and street lights bringing the project up to current city standards. Additionally the project will be required to pay the balance of its Facility Benefit Assessment/Development Impact fee (FBA/DIF).

### CONCLUSION

Staff has determined that the project complies with the development regulations of all applicable sections of the Land Development Code. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

### ALTERNATIVES

1. Approve Site Development Permit No. 328852, with modifications or;
2. Deny Site Development Permit No. 328852, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
William Zounes,  
Development Project Manager

### Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map

4. Project Data Sheet
5. Draft Permit with Conditions
6. Draft Resolution with Findings
7. CUP/OMD No. 96-7579
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Chronology
11. Project Site Plan



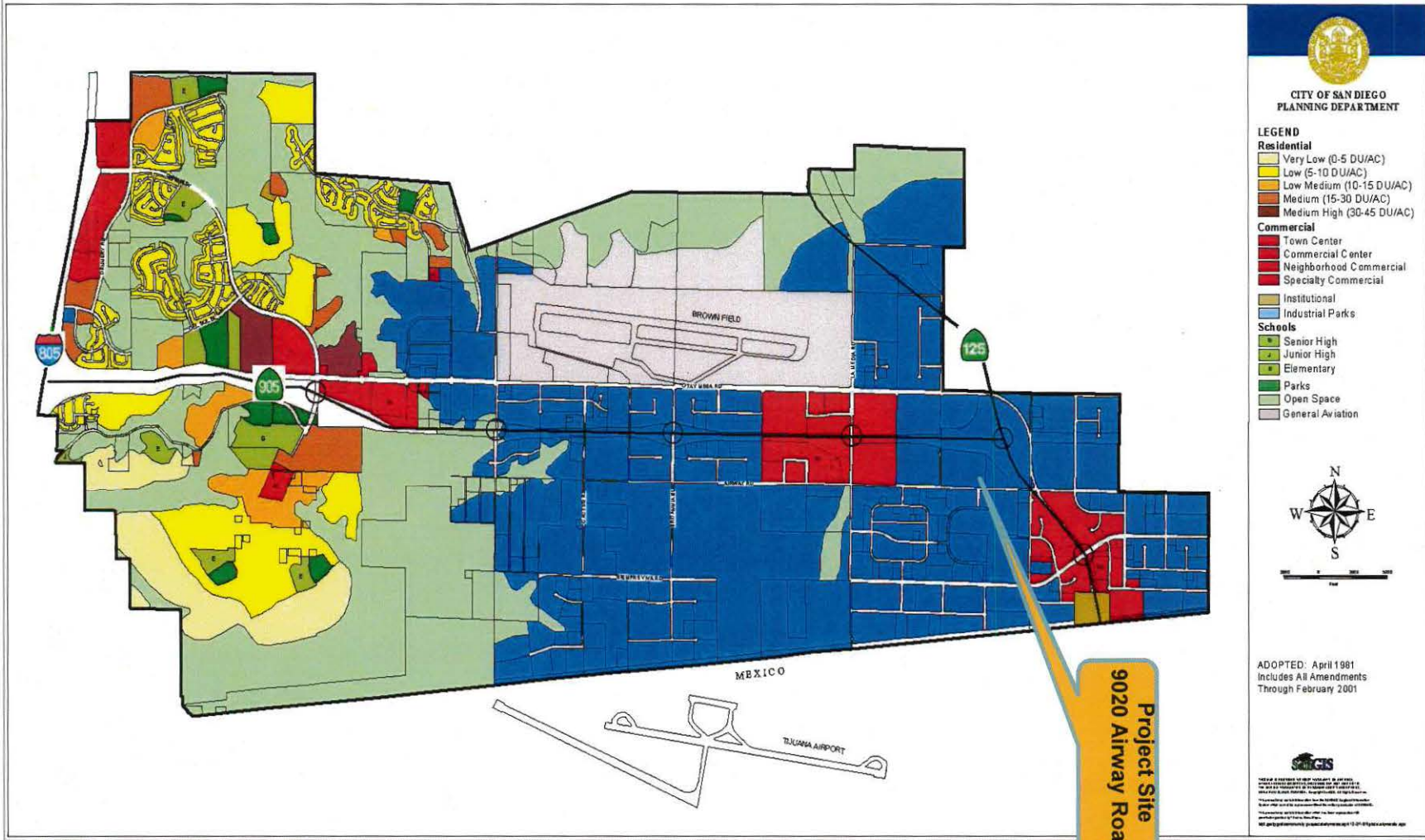
## Aerial Photograph (Birds Eye)

USMS Seized Vehicle Lot Project No. 99733  
9020 Airway Road



Attachment 1  
Aerial Photograph of Site

OTAY MESA COMMUNITY PLAN LAND USE



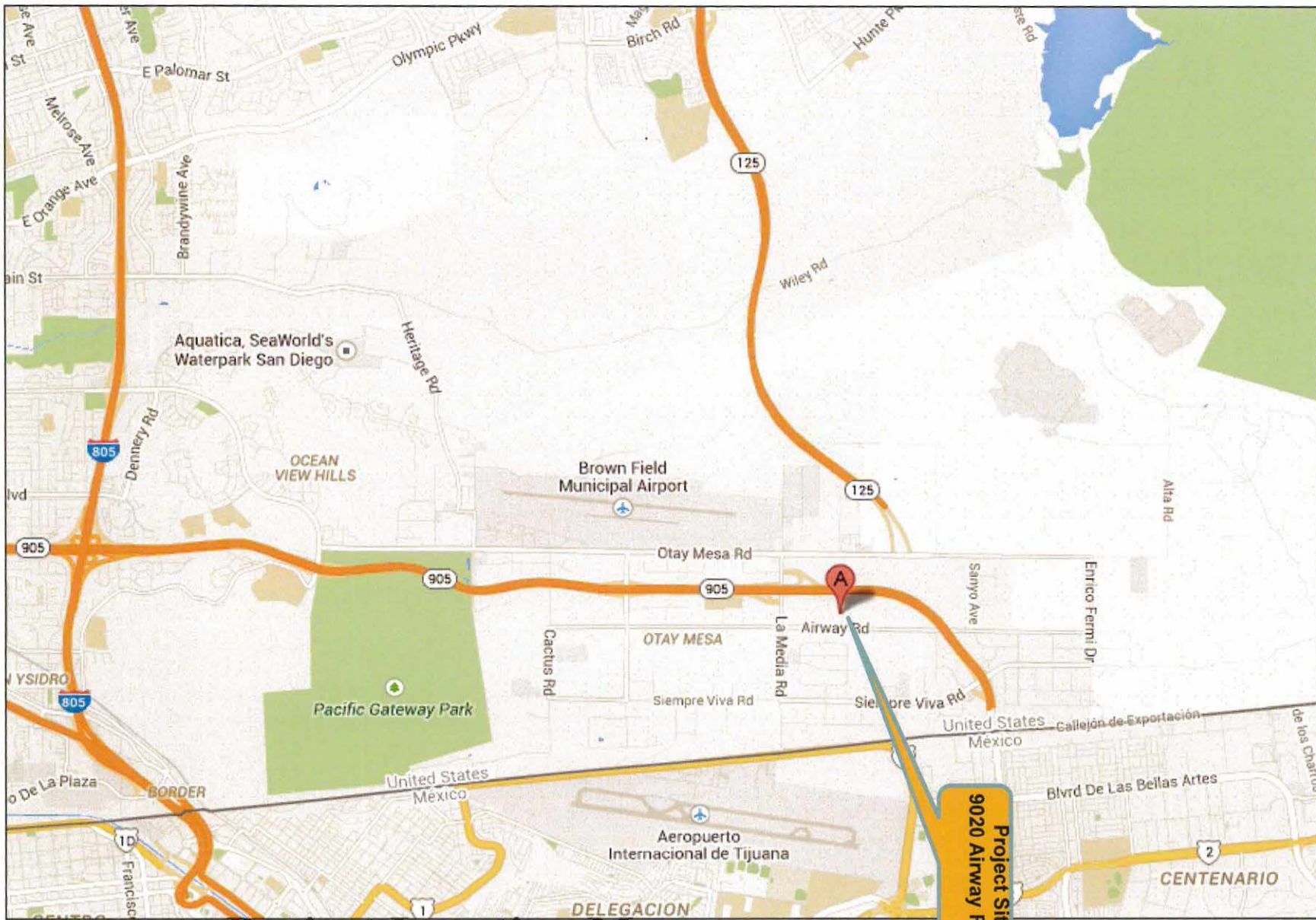
Attachment 2  
Community Plan Land Use Map



# Otay Mesa Land Use Plan (Pre-2014)

USMS Seized Vehicle Lot Project No. 99733

9020 Airway Road



# Project Location Map

**USMS Seized Vehicle Lot Project No. 99733**  
**9020 Airway Road**



**Attachment 3**  
**Project Location Map**

**Project Site**  
**9020 Airway Road**

## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	USMS Seized Vehicles		
<b>PROJECT DESCRIPTION:</b>	Site Development Permit to continue the permanent operation of a 5,000 space vehicle storage and auction facility for the U.S. Marshall's Service		
<b>COMMUNITY PLAN AREA:</b>	Otay Mesa		
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit		
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Light Industrial		
<b><u>ZONING INFORMATION (at Deemed Compete date):</u></b> <b>ZONE:</b> OMDD-I (Industrial) <b>HEIGHT LIMIT:</b> N/A <b>LOT SIZE:</b> 30,000 square-foot minimum lot size. <b>FLOOR AREA RATIO:</b> 2.0 maximum <b>FRONT SETBACK:</b> 20- feet <b>SIDE SETBACK:</b> 15-foot min <b>STREETSIDE SETBACK:</b> 20-foot <b>REAR SETBACK:</b> 25-feet. <b>PARKING:</b> 327 parking spaces provided			
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>	
	<b>NORTH:</b>	Light Industrial /OMDD-I	Vacant
	<b>SOUTH:</b>	Light Industrial /OMDD-I	Light Industrial
	<b>EAST:</b>	Light Industrial /OMDD-I	Vacant
	<b>WEST:</b>	Light Industrial /OMDD-I	Light Industrial
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None		
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On October 16, 2013, the Otay Mesa Community Planning Board voted 10-0-1 to recommend denial of the project.		



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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23426281

**SITE DEVELOPMENT PERMIT NO. 328852**  
**USMS SEIZED VEHICLE LOT PROJECT NO. 99733**  
**HEARING OFFICER**

This Conditional Use Permit No. 326673 and Site Development Permit No. 328852 granted by the Hearing officer of the City of San Diego to IMPERIAL INDUSTRIAL GROUP, LTD, Owner, and, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0303 and 1517.0202. The 30-acre site is located at 9020 Airway Road in the IBT-1-1 zone of the Otay Mesa Community Plan. The project site is legally described as Parcel 2 of recorded Parcel Map No. 17908;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to continue the permanent operation of a 5,000 space vehicle storage and auction facility for the U.S. Marshall's Service described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 25, 2015, on file in the Development Services Department.

The project shall include:

- a. A maximum 5,000 seized vehicle storage/parking spaces, including a sales area (i.e. vehicle auction area), salvage area and a 542 space vehicle disposal area in the central part of the site. This area will remain paved with permeable decomposed granite at a minimum thickness of four inches;
- b. Finished site grading of approximately 250 cubic yards. No export/import material or retaining/crib walls will be required to implement the project design;
- c. A maximum 200 space vehicle receiving area along the east side of the site. This area shall be paved with permeable decomposed granite at a minimum depth of four inches;

- d. A maximum 327 space (asphalt paved) surface parking area (approximately 3.9 acres) for customers and staff of the facility;
- e. A maximum 4,000 square-foot (maximum 14-foot high) office/administration building with paved foundation;
- f. Two (30-foot wide) commercial driveway entrances and on (20-foot wide) right turn "exit only" driveway along the project frontage on Airway Road;
- g. Perimeter site landscaping and permanent irrigation systems;
- h. A storm water detention basin in the southwest corner of the site;
- i. A 10-foot high vinyl coated chain link security fence with dark green shade cloth for visual screening (minimum 85-percent impervious to light and guaranteed for five years) along the west, north, and east property line. A eight-foot high wrought iron fence along Airway Road.
- j. Monthly auctions;
- k. Hours of Operations: 7:00 a.m. -12:00 p.m. on auction days (1<sup>st</sup> Wednesday of every month), and 8:00 a.m. – 5:00 p.m. non-auction operating business hours, closed on weekends and federal holidays;
- l. Public right-of-way improvements to include new curb, gutter, sidewalk, street paving, and truncated domes along Airway Road and Piper Ranch Road;
- m. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 11, 2018.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder. This permit shall be recorded with the Office of the San Diego County Recorder within 60-days from the approval of the Site Development Permit.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by

that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

**ENGINEERING REQUIREMENTS:**

10. Within 12 months from the approval of the Site Development Permit, the Owner/Permittee shall assure by permit and bond the construction of two 30-foot wide City standard driveways, on Airway Road, per Standard Drawing G-14B, G-16 and SDG-100, satisfactory to the City Engineer.

11. Within 12 months from the approval of the Site Development Permit, the Owner/Permittee shall assure by permit and bond the construction of a City standard curb ramps with truncated domes, at the northwest and at the northeast corner of Airway Road and Piper Ranch Road, satisfactory to the City Engineer.

12. Within 12 months from the approval of the Site Development Permit the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

13. Within 12 months from the approval of the Site Development Permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

14. Within 12 months from the approval of the Site Development Permit, the Owner/Permittee shall incorporate and show the type and location of all post construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

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

16. Within 12 months from the approval of the Site Development Permit, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

17. Within 12 months from the approval of the Site Development Permit, the Owner/Permittee shall assure by permit and bond the installation of eight (8) City standard street lights, satisfactory to the City Engineer.

18. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009-DWQ and the Municipal Storm

Water Permit, Order No. R9-2007-0001 in accordance with Order No. 2009-0009DWQ, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

19. Within 12 months from the approval of the Site Development Permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

20. Within 12 months from the approval of the Site Development Permit, the Owner/Permittee shall assure by permit and bond the construction of two 30-foot wide City standard driveways, on Airway Road, satisfactory to the City Engineer.

21. Prior to the issuance of any construction permit, the Water Quality Technical Report will be subject to final review and approval by the City Engineer.

22. Applicant/owner shall provide proof of the aforementioned Engineering requirements to the Development Services Department within 12 months of the public hearing approval of the SDP No. 328852. If this work is not completed within 36 months of the public hearing approval SDP No. 328852 then the project shall be deemed to be out of compliance with the approval and is subject to rescission by the Development Services Director.

**LANDSCAPE REQUIREMENTS:**

23. If any proposed landscaping on site (including pavement, hardscape, landscape features, etc.) as indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size by the Permittee per the approved plans within 30 days. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available and/or an increased number) to the satisfaction of the City Manager.

24. All approved landscape shall be maintained in a disease, weed and litter free conditions at all times and shall be modified or altered, unless otherwise approved by Development Services. The Permittee, or subsequent Owner shall be responsible for maintaining all street trees and landscape improvements consistent with the standards of the Landscape Manual.

25. An automatic irrigation system shall be provided as required for proper irrigation, development and maintenance of the vegetation. The design of the system shall provide adequate support for the vegetation selected.

26. Prior to the issuance of any construction permit, complete landscape construction documents, including plans, details and specifications, shall be submitted to Development

Services for approval. The plans shall be in substantial conformance to the approved Exhibit "A" approved for the project as determined by the City Manager.

**PLANNING/DESIGN REQUIREMENTS:**

27. A minimum of 284 off -street automobile parking spaces (284 required) including 2 van accessible (2 required), 6 accessible (6 required), 26 carpool and zero emissions vehicles (26 required), 7 motorcycle (7 required), 16 long term bicycle (16 required) and 17 short term bicycle parking spaces (18 required), 3 showers (1 required) and 2 loading areas (2 required) shall be permanently maintained on the property within the approximate location shown on the Exhibit "A." All parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Director of Development Services Department.
28. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
29. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.
30. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
31. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
32. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
33. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.
34. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or

enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.

35. All signs associated with this development shall be consistent with sign criteria established by either of the following: An approved project sign plan (Exhibit "A," on file in the Development Services Department); or Citywide sign regulations.

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

### **TRANSPORTATION REQUIREMENTS**

37. Within 12 months from the approval of the Site Development Permit, the Owner/Permittee shall dedicate 33 feet along the project frontage with Airway Road, satisfactory to the City Engineer.

38. Airway Road is classified as a 4 lane major. Within 12 months from the approval of the Site Development Permit, the Owner/Permittee shall assure by permit and bond the construction of the northern half of Airway Road adjacent to the project site to provide 78 feet curb to curb, with off site transitions, within a 102 foot right-of-way, with a 14 foot wide raised center median; and, with new curb, gutter, and minimum 5 foot wide non-contiguous sidewalk within a 14 foot parkway on the north side, satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

39. Within 12 months from the approval of the Site Development Permit, the Owner/Permittee shall dedicate 35 feet along the project frontage with Piper Ranch Road and shall dedicate up to 65 feet for a cul-de-sac with a center point to curb radius of 55 feet at the northern terminus of Piper Ranch Road, satisfactory to the City Engineer.

40. Within 12 months from the approval of the Site Development Permit, the Owner/Permittee shall assure by permit and bond the construction of the eastern half of Piper Ranch Road to provide 50 feet curb to curb within a 70 foot right-of-way, with a minimum 5 foot wide noncontiguous sidewalk and including a 55 foot radius cul-de-sac within 65 foot right of way at its northern terminus, satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

41. All sidewalks shall be a minimum of 5 foot wide and shall be noncontiguous to the curb and gutter, satisfactory to the City Engineer.

42. Applicant/owner shall provide proof of the aforementioned Transportation Requirements to the Development Services Department within 12 months of the public hearing approval of the SDP No. 328852. If this work is not completed within 36 months of the public hearing approval of SDP No. 328852 then the project shall be deemed to be out of compliance with the approval and is subject to rescission by the Development Services Director.

**FACILITY FINANCING REQUIREMENTS:**

43. Prior to recordation of SDP No. 328852, a Facility Benefit Assessment/Development Impact fee (FBA/DIF) shall be paid to the Facility Financing Division of the City of San Diego Planning Department. The fee shall be the amount in effect at the time of payment minus a credit of \$76,367.87 (credit from May 1998). Staff from the Facility Financing Division shall confirm payment to the Development Project Manager.

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on February 25, 2015.



Permit Type/PTS Approval No.: SDP No. 328852  
Date of Approval: February 25, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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William Zounes  
Development Project Manager

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

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

Owner/Permittee

By \_\_\_\_\_  
Imperial Industrial Group, LTD

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

**HEARING OFFICER  
RESOLUTION NO.  
SITE DEVELOPMENT PERMIT NO. 328852  
U.S.M.S. SEIZED VEHICLE LOT PROJECT NO. 99733**

WHEREAS, IMPERIAL INDUSTRIAL GROUP, LTD, Owner/Permittee, filed an application with the City of San Diego for a permit to continue the permanent operation of a 5,000 space vehicle storage and auction facility for the U.S. Marshall's Service (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.328852), on portions of a 30-acre site;

WHEREAS, the project site is located at 9020 Airway Road in the IBT-1-1 zone of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel 2 of recorded Parcel Map No. 17908;

WHEREAS, on February 25, 2015, the Hearing Officer of the City of San Diego considered Site Development Permit No. 328852 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on December 24, 2014 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 15301 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Hearing Officer adopts the following written Findings, dated February 25, 2015.

FINDINGS:

SITE DEVELOPMENT PERMIT

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

The project proposes a Site Development Permit (SDP) to maintain the existing operation as a seized vehicle storage and auction facility for the U.S. Marshall Service. The 30-acre site is located at 9020 Airway Road in the IBT-1-1 of the Otay Mesa Community Plan. In 1998 the project originally proposed a temporary (ten years) Conditional Use Permit/Otay Mesa Development District permit (CUP/OMDD No. 96-7579) to develop, operate and maintain a 5,000 space vehicle storage and auction facility for the U.S. Marshall's Service. The proposed SDP was deemed complete and submitted on April 6, 2006. During the 2006 submittal the project was within the Otay Mesa Planned District and zoned OMDD-I (Industrial) and designated Light Industrial within the Otay Mesa Community Plan. In January 2014, the site was rezoned to IBT-1-1 and re-designated from Light Industrial to Business and International Trade. The project is subject to the OMDD-I zone and Light Industrial designation of the Otay Mesa Planned District.

**Attachment 6**  
**Draft Resolutions with Findings**

The proposed facility, with the associated site improvements and corresponding development intensity, comply with the development regulations, standards, and policies in effect for the project site per the Otay Mesa Development District Ordinance, the Otay Mesa Community Plan, the underlying OMDD-I Zone, and all other City regulations, policies, guidelines, design standards and adopted land use plans applicable to this site. Both the preexisting Otay Mesa Development District and the Otay Mesa Community Plan designate the entire project site for light industrial development consistent with development requirements and standards of the underlying OMDD-I Zone.

Surrounding properties to the east and north consist of undeveloped lots while adjacent property to the west and south is developed with light industrial uses. The existing facility and use with the associated improvements are consistent with the permitted uses in the OMDD-I subdistrict of the Otay Mesa Development district, subject to approval of a Site Development Permit (SDP). Therefore, the proposed project and its associated site improvements fully satisfy the general intent of the adopted Land Use Plan.

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

The project proposes a Site Development Permit (SDP) to maintain the existing operation as a seized vehicle storage and auction facility for the U.S. Marshall Service. The 30-acre site is located at 9020 Airway Road in the IBT-1-1 of the Otay Mesa Community Plan. In 1998 the project originally proposed a temporary (ten years) Conditional Use Permit/Otay Mesa Development District permit (CUP/OMDD No. 96-7579) to develop, operate and maintain a 5,000 space vehicle storage and auction facility for the U.S. Marshall's Service. The proposed SDP was deemed complete and submitted on April 6, 2006. During the 2006 submittal the project was within the Otay Mesa Planned District and zoned OMDD-I (Industrial) and designated Light Industrial within the Otay Mesa Community Plan. In January 2014, the site was rezoned to IBT-1-1 and re-designated from Light Industrial to Business and International Trade. The project is subject to the OMDD-I zone and Light Industrial designation of the Otay Mesa Planned District.

The permit for this project includes a number of conditions of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code in effect for this site to assure that the project will not adversely affect the health, safety, and general welfare of persons residing or working in the area. These conditions include improvements on Airway and Piper Ranch Road to include new curb, gutter, and sidewalk along with a center median along Airway Road and half improvements of a cul-de-sac at the end of Piper Ranch Road. Additionally, new city standard driveways, truncated domes, and street lights.

The use of this site for a seized vehicle impound/storage and auction facility is consistent with the existing industrial character of the surrounding area and is in accordance with land use designations of the Otay Mesa Development District and the Otay Mesa Community Plan (via approval of a Site Development Permit therefore, the project will not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The project proposes a Site Development Permit (SDP) to maintain the existing operation as a seized vehicle storage and auction facility for the U.S. Marshall Service. The 30-acre site is located at 9020 Airway Road in the IBT-1-1 of the Otay Mesa Community Plan. In 1998 the project originally proposed

a temporary (ten years) Conditional Use Permit/Otay Mesa Development District permit (CUP/OMDD No. 96-7579) to develop, operate and maintain a 5,000 space vehicle storage and auction facility for the U.S. Marshall's Service. The proposed SDP was deemed complete and submitted on April 6, 2006. During the 2006 submittal the project was within the Otay Mesa Planned District and zoned OMDD-I (Industrial) and designated Light Industrial within the Otay Mesa Community Plan. In January 2014, the site was rezoned to IBT-1-1 and re-designated from Light Industrial to Business and International Trade. The project is subject to the OMDD-I zone and Light Industrial designation of the Otay Mesa Planned District.

The project proposes to maintain the existing operation of a seized vehicle impound/storage and auction facility. The design and use of the site for seized vehicle storage and auctions, with the associated site improvements and corresponding development intensity, comply with the development regulations, standards, and policies in effect for the project site per the Otay Mesa Development District Ordinance, the pre-2014 Otay Mesa Community Plan, the OMDD-1 Zone, and all other City regulations, and policies. Therefore, The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

FINDINGS FOR OTAY MESA DEVELOPMENT DISTRICT PERMIT  
(SECTION 103.1102(B)(3)):

**1. The application is complete and conforms to all city regulations, policies, guidelines, design standards and density.**

The project proposes a Site Development Permit (SDP) to maintain the existing operation as a seized vehicle storage and auction facility for the U.S. Marshall Service. The 30-acre site is located at 9020 Airway Road in the IBT-1-1 of the Otay Mesa Community Plan. In 1998 the project originally proposed a temporary (ten years) Conditional Use Permit/Otay Mesa Development District permit (CUP/OMDD No. 96-7579) to develop, operate and maintain a 5,000 space vehicle storage and auction facility for the U.S. Marshall's Service. The proposed SDP was deemed complete and submitted on April 6, 2006. During the 2006 submittal the project was within the Otay Mesa Planned District and zoned OMDD-I (Industrial) and designated Light Industrial within the Otay Mesa Community Plan. In January 2014, the site was rezoned to IBT-1-1 and re-designated from Light Industrial to Business and International Trade. The project is subject to the OMDD-I zone and Light Industrial designation of the Otay Mesa Planned District.

The current use, site design, and corresponding development intensity comply with the 2006 development regulations, standards and policies in effect for the project site per the Otay Mesa Planned District Ordinance, the 2006 Otay Mesa Community Plan, the OMDD-I Zone, and all other City regulations, policies, and guidelines for the site.

**2. The proposed use and project design meet the purpose and intent of the Otay Mesa development district and the Otay Mesa community plan.**

The project proposes a Site Development Permit (SDP) to maintain the existing operation as a seized vehicle storage and auction facility for the U.S. Marshall Service. The 30-acre site is located at 9020 Airway Road in the IBT-1-1 of the Otay Mesa Community Plan. In 1998 the project originally proposed a temporary (ten years) Conditional Use Permit/Otay Mesa Development District permit (CUP/OMDD

No. 96-7579) to develop, operate and maintain a 5,000 space vehicle storage and auction facility for the U.S. Marshall's Service. The proposed SDP was deemed complete and submitted on April 6, 2006. During the 2006 submittal the project was within the Otay Mesa Planned District and zoned OMDD-I (Industrial) and designated Light Industrial within the Otay Mesa Community Plan. In January 2014, the site was rezoned to IBT-1-1 and re-designated from Light Industrial to Business and International Trade. The project is subject to the OMDD-I zone and Light Industrial designation of the Otay Mesa Planned District.

The 2006 Otay Mesa Development District (Otay Mesa Planned District Ordinance) and the Otay Mesa Community Plan designated the site for light industrial development consistent with the development requirements and standards of the OMDD-I Zone. The proposed street improvements along Airway Road and Piper Ranch Road along with the use of the project site and associated improvements are consistent with the permitted uses in the 2006 industrial (OMDD-I) zone of the Otay Mesa Development District, subject to the approval of on Otay Mesa Development Permit. The proposed use, accompanying site plan and associated improvements fully satisfy the general intent of the Otay Mesa Development District (Otay Mesa Planned District) and the adopted Otay Mesa Community Plan relevant to land use intensity and site design.

- 3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other properties in the vicinity.**

The project proposes a Site Development Permit (SDP) to maintain the existing operation as a seized vehicle storage and auction facility for the U.S. Marshall Service. The 30-acre site is located at 9020 Airway Road in the IBT-1-1 of the Otay Mesa Community Plan. In 1998 the project originally proposed a temporary (ten years) Conditional Use Permit/Otay Mesa Development District permit (CUP/OMDD No. 96-7579) to develop, operate and maintain a 5,000 space vehicle storage and auction facility for the U.S. Marshall's Service. The proposed SDP was deemed complete and submitted on April 6, 2006. During the 2006 submittal the project was within the Otay Mesa Planned District and zoned OMDD-I (Industrial) and designated Light Industrial within the Otay Mesa Community Plan. In January 2014, the site was rezoned to IBT-1-1 and re-designated from Light Industrial to Business and International Trade. The project is subject to the OMDD-I zone and Light Industrial designation of the Otay Mesa Planned District.

The permit for this project includes a number of conditions of approval relevant to achieving project compliance with the applicable regulations of the Land Development Code in effect for this site to assure that the project will not adversely affect the health, safety, and general welfare of persons residing or working in the area. These conditions consist of improvements on Airway and Piper Ranch Road to include new curb, gutter, and sidewalk along with a center median along Airway Road and half improvements of a cul-de-sac at the end of Piper Ranch Road. Additionally, new city standard driveways, truncated domes, and street lights.

The use of this site for a seized vehicle impound/storage and auction facility is consistent with the existing industrial character of the surrounding area and is in accordance with land use designations of the Otay Mesa Development District and the Otay Mesa Community Plan (via approval of a Site Development Permit therefore, the proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other properties in the vicinity

**4. The proposed use will comply with the relevant regulations in the land development code.**

The project proposes a Site Development Permit (SDP) to maintain the existing operation as a seized vehicle storage and auction facility for the U.S. Marshall Service. The 30-acre site is located at 9020 Airway Road in the IBT-1-1 of the Otay Mesa Community Plan. In 1998 the project originally proposed a temporary (ten years) Conditional Use Permit/Otay Mesa Development District permit (CUP/OMDD No. 96-7579) to develop, operate and maintain a 5,000 space vehicle storage and auction facility for the U.S. Marshall's Service. The proposed SDP was deemed complete and submitted on April 6, 2006. During the 2006 submittal the project was within the Otay Mesa Planned District and zoned OMDD-I (Industrial) and designated Light Industrial within the Otay Mesa Community Plan. In January 2014, the site was rezoned to IBT-1-1 and re-designated from Light Industrial to Business and International Trade. The project is subject to the OMDD-I zone and Light Industrial designation of the Otay Mesa Planned District.

The project proposes to maintain the existing operation of a seized vehicle impound/storage and auction facility. The design and use of the site for seized vehicle storage and auctions, with the associated site improvements and corresponding development intensity, comply with the development regulations, standards, and policies in effect for the project site per the Otay Mesa Development District Ordinance, the Otay Mesa Community Plan, the OMDD-1 Zone, and all other City regulations, and policies in 2006. Therefore, the proposed use will comply with the relevant regulations in the land development code.

**5. A plan for the financing of public facilities as provided in section 103.1102.b. of this district has been approved by the city Engineer.**

The project proposes a Site Development Permit (SDP) to maintain the existing operation as a seized vehicle storage and auction facility for the U.S. Marshall Service. The 30-acre site is located at 9020 Airway Road in the IBT-1-1 of the Otay Mesa Community Plan. In 1998 the project originally proposed a temporary (ten years) Conditional Use Permit/Otay Mesa Development District permit (CUP/OMDD No. 96-7579) to develop, operate and maintain a 5,000 space vehicle storage and auction facility for the U.S. Marshall's Service. The proposed SDP was deemed complete and submitted on April 6, 2006. During the 2006 submittal the project was within the Otay Mesa Planned District and zoned OMDD-I (Industrial) and designated Light Industrial within the Otay Mesa Community Plan. In January 2014, the site was rezoned to IBT-1-1 and re-designated from Light Industrial to Business and International Trade. The project is subject to the OMDD-I zone and Light Industrial designation of the Otay Mesa Planned District.

A public facilities financing plan was approved by the City Council concurrent with previous maps within the project area of the Otay Mesa Development District.

The Facilities Benefits Assessment for this area is based upon an estimate of project-induced impacts to the Otay Mesa Community requiring additional transportation, fire and/or police facilities. Additional fees to cover public facilities as provide in section 103.1102(b) will be calculated and due prior to the recordation of this Development Permit (CUP 326673/SDP No. 328852).

**Attachment 6**  
**Draft Resolutions with Findings**

Therefore; in accordance with Resolution No. R-308901 and R-308902, adopted by the City Council on April 22, 2014, the project/use has been conditioned in the associated permit to fully comply with the applicable Development Impact Fees in effect for this portion of the Otay Mesa Community.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 328852 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 326673/ 328852 a copy of which is attached hereto and made a part hereof.

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William Zounes  
Development Project Manager  
Development Services

Adopted on: February 25, 2015

SAP Number: 23426281

RECORDING REQUESTED BY  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES

AND WHEN RECORDED MAIL TO  
PERMIT INTAKE  
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT AND OTAY MESA DEVELOPMENT  
PERMIT NO. 96-7579  
PLANNING COMMISSION  
**U.S. MARSHALL SERVICE SEIZED VEHICLE AND AUCTION FACILITY**

This Conditional Use Permit and Otay Mesa Development Permit is hereby granted by the Planning Commission of the City of San Diego on February 19, 1998 to IMPERIAL INDUSTRIAL GROUP, LTD, Permittee/Owner, under conditions specified in Sections 103.1100 and 101.0510 of the Municipal Code of the City of San Diego.

Permission is hereby granted by the Planning Commission of the City of San Diego to the referenced Owner/Permittee to implement various site improvements (as described herein condition No. 1 of this permit) as necessary to temporarily (ten years) develop, operate and maintain a seized vehicle storage and limited auction facility for the U.S. Marshall Service on a vacant, previously graded 31-acre site located on the north side of Airway Road, approximately 1,400 feet west of (future) State Route 905, within the OMDD-I (General Industrial Subdistrict) Zone of the Otay Mesa Community Plan Area (Otay Mesa Planned District). The project site is legally described as Parcel 2 of Parcel Map No. 17908.

1. This permit shall consist of the following facilities and site improvements as identified by size, dimension, quantity and location on the associated approved Exhibits "A," dated February 19, 1998, on file in the Office of Development Services:
  - a. Finished site grading of approximately 25,000 cubic yards of balanced cut/fill material. No export/import material or retaining/crib walls will be required to implement the project design; and
  - b. A maximum 5,000 seized vehicle storage/parking spaces, including a sales area (i.e. vehicle auction area), salvage area and a 550 space vehicle disposal area in the central portion of the site. This area shall be paved with decomposed granite (minimum 3/4 inch) at a minimum thickness of four inches upon initial dispersement; and

*ee*



- c. A maximum 200 space vehicle receiving area along the east side of the site. This area shall also be paved with decomposed granite at a size and thickness consistent with preceding item 1.b; and
  - d. A maximum 355 space (asphalt paved) surface parking area (approximately 3.9 acres) for customers and staff of the facility; and
  - e. A maximum 4,000-square-foot (maximum 14-foot-high) office/administration building with a paved foundation; and
  - f. Twenty security pole light stands within the parking area of the facility (1,000 watt high pressure sodium lamps); and
  - g. Monument signage along the project frontage on Airway Road; and
  - h. Two (30-foot-wide) commercial driveway entrances and one (20-foot-wide) right turn "exit-only" driveway along the project frontage on Airway Road; and
  - i. Perimeter site landscaping and permanent irrigation systems; and
  - j. A stormwater detention basin in the southwest corner of the site; and
  - k. A 10-foot-high vinyl-coated chain link security fence with dark green shade cloth for visual screening (minimum 85 percent impervious to light and guaranteed for five years) around the entire site perimeter; and
  - l. A series of six-foot-high vinyl-coated chain link fences along various portions of the site interior to separate vehicle sales, salvage, disposal and customer/staff parking areas; and
  - m. Monthly auction activities (Refer also to Condition No. 30 of this permit; and
  - n. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted Otay Mesa Community Plan, the Otay Mesa Planned District Ordinance, the underlying Zone, State CEQA guidelines, the City's Landscape Technical Manual, public and private improvement standards of the City Engineer, conditions of this permit, and any other applicable regulations of the Municipal Code in effect for this site at the time the accessory improvement(s) are submitted.
2. All improvement plans shall be fully implemented by the Permittee in substantial conformance to the approved Exhibits "A" for this project, as determined by the City Manager. No change, modifications or alterations of the approved plans for this project shall be made unless appropriate application(s) for either Substantial Conformance Review (SCR) to the approved Exhibits "A" for this project or an

amendment(s) of this permit shall have been granted by the appropriate decisionmaker.

3. If any proposed landscaping on site (including pavement, hardscape, landscape features, etc.) as indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size by the Permittee per the approved plans within 30 days. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available and/or an increased number) to the satisfaction of the City Manager.
4. All approved landscape shall be maintained in a disease, weed and litter free condition at all times and shall not be modified or altered, unless otherwise approved by Development Services. The Permittee, or subsequent Owner shall be responsible for maintaining all street trees and landscape improvements consistent with the standards of the *Landscape Technical Manual*.
5. Prior to the issuance of any building permits, complete landscape construction documents, including plans, details and specifications, shall be submitted to Development Services for approval. The plans shall be in substantial conformance to the approved Exhibit "A" approved for the project as determined by the City Manager.
6. All outdoor lighting on the property shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.
7. Operation of the approved use of this site shall comply at all times with the regulations of this or any other governmental agencies.
- ~~8. The property described herein this permit shall not be used for any other purposes than those described herein, unless:~~
  - a. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or
  - b. The permit has been revoked by the City.
9. This Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.
10. Prior to the issuance of any building permits, the Permittee shall:
  - a. Sign and return the permit to Development Services; and
  - b. Record the permit in the Office of the County Recorder.

- \* 11. This Permit is a covenant running with the lands and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out.
12. The issuance of this permit by the City of San Diego does not authorize the permittee for said permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Federal endangered species act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et. seq.).
- \* 13. <sup>No</sup> This permit and corresponding interim use of this site for a seized vehicle storage and auction facility shall expire on February 19, 2008. Upon expiration of this permit, all on-site facilities and above grade improvements shall be removed from the site. In addition, the site shall be certified by a licensed environmental consulting agency to be free of contaminants that may result from the temporary use of the site, in a manner satisfactory to Development Services. Prior to the expiration date of this permit, the Permittee may submit to Development Services for an Extension of Time (EOT) permit to allow the uses and improvements described herein to continue operating on this site for an extended period of time to be determined by the Planning Commission. Any request for an EOT shall require the permittee to prepare a new traffic study to evaluate project related impacts on the surrounding roadway system, including the possible need to implement improvements on Airway Road along the project frontage.
- \* 14. <sup>No</sup> Upon expiration and prior to renewal of this Permit via an Extension of Time, the Permittee shall pay a subsequent portion of the Otay Mesa Development Impact Fee applicable to this project per Resolution No. R-284392, to the satisfaction of Community Planning and Development.
15. Prior to occupancy of the site for any of the uses and facilities approved herein ~~this permit, the Permittee shall demonstrate compliance with the following requirements, in a manner satisfactory to the City Manager:~~
- Provide a surety bond, in the amount equal to the landscaping contract for the site (plus ten percent administrative costs) to Development Services. The bond will be released to the Permittee on a date no later than the expiration date of this permit or subsequent to a determination by Development Services (via field inspection) that all landscape and irrigation improvements have been completed in accordance with the approved Exhibits "A" for the project.
  - Complete payment to the City's Community Planning Division of all Development Impact Fees, Water and Sewer fees and any other municipal development fees applicable to this project.
  - Complete the dispersement of all decomposed gravel paving on site at a minimum thickness of four-inches upon initial dispersement;

- d. Provide written confirmation indicating that approval has been obtained from the Otay Water District for this project.
  - e. Install perimeter chain link fencing, landscaping features and permanent irrigation systems in accordance with the approved Exhibits "A".
16. Prior to occupancy of the site for any of the uses and facilities approved herein this permit, the Permittee shall demonstrate compliance with the following requirements, in a manner satisfactory to the City Manager:
- a. Obtain final inspection(s) and approval(s) from Development Services for all required site landscaping and permanent irrigation improvements as indicated on the approved Exhibits "A".
  - b. Obtain final inspection(s) and approval(s) from the City Engineer, as required, to indicate the completion of all construction activities necessary to connect with the existing public sewer system located in the adjacent public right-of-way.
  - X c. Install fire hydrants at locations satisfactory to the Fire Department and the City Engineer. A looped system shall be installed by the developer if more than two fire hydrants are located on a dead-end main.
  - d. *OK* Provide fire access roadways on site in accordance with BFLS Policy A-96-1 (UFC 902.1).
  - e. *OK* Ensure that a sliding security gate to each driveway along Airway Road will be provided (including a "Knox" padlock or a non-tempered metal lock capable of being cut with bolt cutters).
  - f. *OK* Install visible pole signage along the project frontage on Airway Road (within the public right-of-way) indicating the prohibition of vehicle parking along the streetside.
  - f g. *OK* Submit proof that the permittee has assured, by permit and bond, the construction of the three driveways to the site and corresponding concrete apron(s) along the public right-of-way along Airway Road (in accordance with San Diego Regional Standard drawings G-16 and SDG-114), in a manner satisfactory to the City Engineer. The most westerly driveway (20 feet wide) shall be designated and properly signed as a right-turn "exit-only" driveway..
  - h. *OK* Provide building address numbers, visible and legible from the project frontage along Airway Road (UFC 901.4.4).
17. If the permittee for this project fails to comply with any one of the conditions contained herein, as determined by the City Manager, then the entire permit shall be deemed void and the permittee will be instructed to immediately cease all activities on the project site.

18. Prior to the issuance of any building permits, the Permittee shall obtain a grading permit from the City Engineer (referred to as an "engineering permit") for all grading proposed for this project. All grading shall conform to requirements in Section 62.0401 - 62.0423 of the City's Municipal Code, in a manner satisfactory to the City Engineer.
19. The drainage system proposed for this development, as shown on the plans, is subject to approval by the City Engineer.
20. The permittee shall construct a stormwater detention basin in the southwest corner of the site (see Exhibit "A"), the design, location, and size of which is subject to approval by the City Engineer. The design shall be such that the discharge from the improved area will be no more than the discharge would have been from the land in the unimproved state.
21. Prior to building occupancy, the Permittee shall conform to Section 62.0203 of the Municipal Code, "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public improvements is required, the owner shall obtain the permits for work in the public right-of-way, satisfactory to the permit-issuing authority.
22. Prior to the issuance of building permits, the Permittee shall complete the payment of school fees, pursuant to California Government Code 53080. The purpose of said fees is to assist in the funding of school construction activities in the Sweetwater Union High School District.
- + 23. <sup>OK</sup> Prior to the issuance of any building permits, the permittee shall assure (by permit and bond) the installation of 100 feet of left turn pocket with appropriate transition for the southbound to eastbound traffic at the intersection of La Media Road and Airway Road, in a manner satisfactory to the City Engineer.
- + 24. <sup>OK</sup> Prior to the issuance of any building permits, the permittee shall assure (by permit and bond) the installation of 100 feet of left turn pocket with appropriate transitions on Airway Road at the project driveways, in a manner satisfactory to the City Engineer.
- X 25. Prior to issuance of any certificate of occupancy for this facility, the Permittee shall provide an irrevocable offer of dedication (IOD) of 29-feet of additional right-of-way along the north side of Airway Road along the project frontage in order to provide 49 feet of right-of-way from centerline to property line for the future widening of Airway Road as a 4-lane major (78'98') roadway, in a manner satisfactory to the City Engineer.
26. The preceding transportation mitigation measures (conditions 23-25) may require additional fees/deposits to be collected by Development Services prior to the issuance of any grading or building permits to ensure successful implementation of the project's monitoring program.

27. The City of San Diego Engineering and Capital Projects Department will be making a drainage study of the Otay Mesa Border area. The extent of the area to be studied shall be determined by the City Engineer. The study shall propose a method to control runoff across the international border. A method of financing the design, construction and maintenance of these facilities shall be established, and this Permittee may be required to contribute money for this purpose, either through a development agreement or other means as determined by the City Engineer. In order to accomplish this, the Permittee shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for these flood control improvements.
28. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 92-08-DWQ (NPDES General Permit No. CAS000002), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed by the Permittee and implemented concurrently with the commencement of grading activities on site and a complete and accurate Notice of Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgment from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received.  
  
In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this permit and by SWRCB Order No. 92-08-DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in Section C.7 of SWRCB Order No. 92-08-DWQ.
29. The proposed office/administration building on site shall include restrooms that shall be available to the general public during vehicle auction activities on site. ~~Restrooms shall be connected to existing water and sewer mains in the adjacent public right-of-way on Airway Road.~~ No temporary restroom facilities (i.e. portable restrooms) shall be permitted on site.
30. A maximum of three vehicle auctions per month shall be permitted on site. Two of the auctions shall consist of salvage auctions for vehicles valued below a certain amount (to be determined by the U.S. Marshall Service), including inoperable vehicles. One auction per month may be open to the public for the sale of up to a maximum of 400 seized vehicles over the course of the day. All vehicles purchased during this auction period must be removed from the premises before the end of the day on which the vehicle was purchased. All three auctions shall be held only on weekday mornings and shall conclude prior to 12:00 p.m.
31. All of the conditions contained in this Permit have been considered and have been determined by the Planning Commission to be necessary in order to make the findings required to approve this permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded special rights which the holder of the Permit is obtaining as a result of this Permit. It is the intent of the City that the Owner of the property which is the subject

of this Permit either utilize the property for any use allowed under the zoning and other restrictions which apply to the property or, in the alternative, that the Owner of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the owner complies with all the conditions of this Permit.

32. The project shall comply with Section 101.0216 (Topographical Survey Requirements) of the Municipal Code and all building plans shall be predicted upon said concurrently submitted topographical survey. Said topographical survey (and accompanying grading plan) shall accurately depict both pre-existing grade and finished grade as set forth in Section 101.0101.24 of the Municipal Code.
33. All parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A." Parking spaces shall comply at all times with Division 8 of the Municipal Code and shall not be converted for any other use unless otherwise authorized by the City Manager.
34. There shall be compliance with the regulations of the underlying zone on the property. Where there is a conflict between a provision of this permit (including exhibits) and a regulation of the underlying zone, the regulation shall prevail unless the provision was specifically approved as part of this permit.
35. All signs proposed for this project shall conform to the City-wide Sign Regulations and be administered by Development Services.
36. A minimum of 338 paved parking spaces (including 321 visitor and 17 employee spaces) shall be maintained on the property at all times and shall not be converted for any other use, unless otherwise authorized by the City Manager (or designated representative).

Passed and adopted by the Planning Commission of the City of San Diego on February 19, 1998.

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PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_-P  
GRANTING OTAY MESA DEVELOPMENT AND CONDITIONAL USE  
PERMIT NO. 96-7579  
**U.S. MARSHALL SERVICE SEIZED VEHICLE AND AUCTION FACILITY**

WHEREAS, IMPERIAL INDUSTRIAL GROUP, LTD, Permittee/Owner, filed an application with Development Services for an Otay Mesa Development and Conditional Use Permit to implement various site improvements as necessary to allow the Owner/Permittee to temporarily (10 years) develop, operate and maintain a seized vehicle storage and limited auction facility for the U.S. Marshall Service, including finished site grading activities, 5,000 vehicle storage parking spaces, a 200 space vehicle receiving area, a 4,000-square-foot (one-story) office/administrative building and other corresponding site features (as described in and by reference to exhibits and conditions of approval contained within the associated Otay Mesa Development and Conditional Use Permit No. 96-7579); and

WHEREAS, the vacant, previously graded 31-acre project site is located on the north side of Airway Road, approximately 1,400 feet west of (future) State Route 905, within the OMDD-I (General Industrial Subdistrict) Zone of the Otay Mesa Community Planning Area (Otay Mesa Planned District); and

WHEREAS, the project site is legally described as Parcel 2 of recorded Parcel Map No. 17908; and

WHEREAS, on February 19, 1998, the Planning Commission of the City of San Diego considered Otay Mesa Development and Conditional Use Permit No. 96-7579, pursuant to Sections 103.1100 and 101.0510 of the Municipal Code of the City of San Diego and;  
NOW, THEREFORE,

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

1. That the Planning Commission adopts the following Findings of Approval, dated February 19, 1998:

**OTAY MESA DEVELOPMENT (OMD) PERMIT FINDINGS:**

- A. **THE APPLICATION IS COMPLETE AND CONFORMS WITH ALL CITY REGULATIONS, POLICIES, GUIDELINES, DESIGN STANDARDS AND DENSITY.**

The temporary land use (i.e. creation of a seized vehicle storage and limited auction facility for the U.S. Marshall Service), site improvements and project intensity comply with the adopted development regulations, standards and policies in effect for this site per the Otay Mesa Planned District Ordinance, the Otay Mesa Community Plan, and all other City regulations, policies and guidelines, applicable to this site, with the exception of the proposed use of



decomposed granite (DG) within the vehicle storage area in lieu of permanent paving.

The use of the facility for vehicle storage is on considered a permitted use within the Industrial Subdistrict zone of the Otay Mesa Development District Ordinance. The corresponding accessory use of the facility for vehicle auction activities is permitted via a Conditional Use Permit.

Conditions contained within CUP/OMDD Permit will ensure that the project will not adversely affect surrounding properties, which are also zoned for light industrial development.

**B. THE PROPOSED USE AND PROJECT DESIGN MEET THE PURPOSE AND INTENT OF THE OTAY MESA DEVELOPMENT DISTRICT AND THE OTAY MESA COMMUNITY PLAN.**

Both the Otay Mesa Development District (Otay Mesa PDO) and the adopted Otay Mesa Community Plan designate the project site for light industrial development consistent with development requirements and standards of the underlying OMDD-I Zone. Although the proposed vehicle auction use is not specifically addressed by the community plan, the use of the site for vehicle storage with an accessory auction component, is considered to be generally consistent with the industrial designation on the property.

The size and location of the project site would contribute significantly to achieving the goal of accommodating seized vehicle storage and sales facilities in this area of the City. Therefore, the seized vehicle and auction use of this site (and associated improvements) is considered to be consistent with the light industrial character of this portion of the Otay Mesa Development District.

The proposed vehicle storage and auction use accompanying site plan and associated improvements fully satisfy the general intent of the Otay Mesa Development District (Otay Mesa Planned District Ordinance) and the adopted Otay Mesa Community Plan relevant to land use intensity and site design.

**C. THE PROPOSED USE, BECAUSE OF CONDITIONS THAT HAVE BEEN APPLIED TO IT, WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA, AND WILL NOT ADVERSELY AFFECT OTHER PROPERTY IN THE VICINITY.**

The draft CUP/OMD permit for this project includes a number of conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Municipal Code in effect for this site to assure that the project will not adversely affect the health, safety and general welfare of persons residing or working in the area. These conditions include limitations placed upon the type and intensity of land use, maximum allowed hours of operation (i.e. auction), minimum standards for site landscaping,

vehicle access, building setbacks, customer and staff parking facilities, lighting, security fencing, public improvements along Airway Road, and the provision of adequate on-site drainage facilities (i.e. stormwater detention basin in the southwest corner of the site).

Additionally, the use of this site for a seized vehicle storage and limited auction facility would be compatible with the existing and planned light industrial character of the surrounding area per land use designations of the Otay Mesa PDO and the adopted Otay Mesa Community Plan and therefore, it is concluded that the project would not adversely affect other property in the vicinity.

**D. THE PROPOSED USE WILL COMPLY WITH THE RELEVANT REGULATIONS IN THE MUNICIPAL CODE.**

The proposed project design and interim use of this site for a government operated seized vehicle storage and limited auction facility is consistent with the relevant use and development design regulations of the Municipal Code in effect for this site, including various requirements as specified by the adopted Otay Mesa Planned District Ordinance (Otay Mesa Development District), the Otay Mesa Community Plan, applicable State CEQA guidelines and the City of San Diego Progress Guide and General Plan.

The use of decomposed granite (DG) for the vehicle storage area, in conjunction with paved transitions to the public right-of-way at the project access points along Airway Road, will provide sufficient protection and dust control while allowing future development options for the applicant at the end of this 10 year use permit. The project design would comply with applicable requirements of the City's Landscape Technical Manual (LTM) and public/private improvement standards of the City Engineer.

**E. A PLAN FOR THE FINANCING OF PUBLIC FACILITIES AS PROVIDED IN SECTION 103.1102.B. OF THIS DISTRICT HAS BEEN APPROVED BY THE CITY ENGINEER.**

A public facilities financing plan was approved by the City Engineer concurrent with previously recorded final maps within this area. However, to implement the subject project, certain improvements are required, including perimeter site landscaping, chain-link security fencing, paving, and security lighting. These improvements comprise development activities for which Development Impact Fees (DIF) may be charged.

The DIF for this area are based upon an estimate of project induced impacts to the Otay Mesa Community requiring additional transportation, fire and/or police facilities. The impacts (and therefore the fees) for this specific project have been determined to be equivalent to 30 percent of those per industrial acre for the community. The DIF fees are further prorated to accommodate the length of the permit as a portion of 15 years at which point such uses are considered permanent.

Therefore, in accordance with Resolution No. R-284392, adopted by the City Council on August 2, 1994, the project/use has been conditioned in the associated OMD/CUP permit to fully comply with the applicable Development Impact Fees in effect for this portion of the Otay Mesa Community.

**CONDITIONAL USE PERMIT (CUP) FINDINGS:**

- A. THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE NEIGHBORHOOD, THE CITY'S GENERAL PLAN OR THE COMMUNITY PLAN AND, IF CONDUCTED IN CONFORMITY WITH THE CONDITIONS PROVIDED BY THE CORRESPONDING PERMIT, WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE AREA.**

The draft OMD/CUP permit prepared for this project includes a number of conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the Municipal Code in effect for this site and to assure the health, safety and general welfare of persons residing or working in the area. These conditions include limitations upon the type and intensity of land use permitted, maximum floor area ratio (square-footage), maximum building height, permitted hours of operation, minimum standards for site-landscaping, parking, building setbacks and signage, and limitations on site grading.

The overall design and siting of the proposed vehicle storage/auction facility (and corresponding site improvements) would be compatible with existing and planned light-industrial development within this portion of the Otay Mesa Community.

Therefore, it is concluded that (with adoption of the draft OMD/CUP permit conditions and corresponding Exhibits "A" prepared for the development) the proposed project will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other properties in the immediate vicinity.

- B. THE PROPOSED USE WILL COMPLY WITH THE RELEVANT REGULATIONS OF THE MUNICIPAL CODE IN EFFECT FOR THIS SITE.**

The proposed project design and interim use of this site for a government operated seized vehicle storage and limited auction facility is consistent with the relevant use and development design regulations of the Municipal Code in effect for this site, including various requirements as specified by the adopted Otay Mesa Planned District Ordinance (Otay Mesa Development District), the Otay Mesa Community Plan, applicable State CEQA guidelines and the City of San Diego Progress Guide and General Plan.

The project design would also comply with applicable requirements of the City's Landscape Technical Manual (LTM) and public/private improvement standards of the City Engineer. No variances or deviations of the existing

zone on the property will be necessary in order to implement the project design. Therefore, it is concluded that the project will fully comply with the relevant regulations of the Municipal Code in effect for this site.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Conditional use and Otay Mesa Development Permit No. 96-7579 is hereby granted by the Planning Commission to the referenced Owner/Permittee in the form and with the terms and conditions as set forth in Permit No. 96-7579, a copy of which is attached hereto and made a part hereof.

\_\_\_\_\_  
Kevin Sullivan  
Development Project Manager

\_\_\_\_\_  
Linda Lugano  
Planning Commission Secretary

Adopted by the Planning Commission of the City of San Diego on: February 19, 1998

By a Vote of:

I:\ALL\BIB\DPM\SKZS\967579PR.WPD

**CITY OF SAN DIEGO  
OTAY MESA PLANNING GROUP (OMPG) MEETING MINUTES  
OF  
WEDNESDAY, OCTOBER 16, 2013  
AT 3:00 PM  
AT OTAY MESA NESTOR BRANCH LIBRARY  
3003 Coronado Avenue, San Diego, CA 92154**

Members Present	Members Absent	Member Affiliation
	Jimmy Ayala	Property Owner
Nici Boon		Brown Field
	Wayne Dickey	Otay Mesa / Nestor Planning Group
	Hector Espinoza	Business Representative
	Erin Gnat	Business Representative
Lisa Golden		Resident
	Steve Gross	Business Representative
Shane Harmon		Property Owner
<b>Rob Hixson, Chair</b>		Property Owner
	Chris Holder	Property Owner
Mel Ingalls, Vice Chair		Property Owner
Rita Mahoney		Property Owner
Alejandra Mier y Teran	Left today's meeting after the Border Transportation Report	Otay Mesa Chamber of Commerce & Border Transportation Representative
Kaitlin Murphy		Property Owner
Felipe Nuno		Property Owner
	Manuel Paul	San Ysidro Planning Group
Tom Ricotta		Business Representative
Sarah Street		Resident
Janet Vadakkumcherry		Resident
	<b>Property Owner</b>	<b>Vacant Seat</b>

Public Present: Fabiola Amarillas, Lindsay Arobone (SD Commercial, LLC), Brice Bossler (Bossler Group, LLC), Toby Halal, Jerry Devon, Carlos Lacarra (San Diego Police Department), Phillip Lowe, April Massarene, Walter Schwerin, Ken Smith, Joe Street, Albert Velasquez, David Wick (National Enterprises),

Agenda Item	Discussion	Action Item
	<p>C. <u>Tentative Map Candlelight</u> - Walter Warran presented Candlelight Property site plans and discussed why this project is going through a full EIR. Materials were distributed and discussed with Q&amp;A. Most of the PG questions were concerning traffic impacts to the area, especially to the 905 and Oceanview Boulevard. Walter said he anticipates that it will be nine (9) months before it goes to the Planning Commission for initial screening. Nici Boon thanked Walter for his consideration but suggested that it might be a bit premature for Walter to seek planning group support at this time and invited Walter come back after traffic and technical studies are complete and with the EIR.</p> <p>* D. <u>US Marshal Yard Landscaping</u> – Toby Hallal presented a copy of the general application made to the City of San Diego to renew the existing CUP/OMPD (96-7529) for the storage and auction of seized vehicles at 9020 Airway Road. The city is looking for it to be a permanent use facility and OMPG previously approved the landscaping with trees surrounding the property Kaitlin made a motion to approve. Rob Hixson abstained from the discussion and vote. The remaining 10 OMPG Board members unanimously agreed to approve.</p> <p>E. Water Purification Demonstration Project – not discussed. Megan Drummy not in attendance.</p> <p>F. Continental Commerce Center OMDD Permit – Ken Smith presented and would like the OMPG to re-approve the multi-tenant industrial building that OMPG previously approved since some time has passed during the permit process. Rob Hixson abstained from discussion and vote. Rita made a motion to approve which was seconded by Felipe. All remaining OMPG Board members unanimously agreed to approve. The motion passed with 10 votes in favor</p>	<p>A motion was made and passed to support the landscaping of the US Marshal Yard property.</p> <p>A motion was made and passed to reaffirm support for the Continental Commerce Center OMDD Permit.</p>
8.	Information Items None	
9.	Old Business None.	
10.	Adjournment The meeting adjourned at 4:50 p.m.	

Chairperson: Rob Hixson, Chair  
Recorded by: Janet Vadakkumcherry



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

Ownership Disclosure  
**Statement**

**Approval Type:** Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title**

**Project No. For City Use Only**

U.S. MARSHAL SERVICE C.U.P.

99733

**Project Address:**

9020 Airway Road, San Diego CA 92154

**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):

Name of individual (type or print):

Owner  Tenant/Lessee  Redevelopment Agency

Owner  Tenant/Lessee  Redevelopment Agency

Street Address:  
7825 Fay Avenue, Suite 250  
City/State/Zip:

Street Address:  
City/State/Zip:

Phone No: (858) 454-5290 Fax No: (858) 456-6577  
Signature : Date:

Phone No: Fax No:  
Signature : Date:

Name of individual (type or print):

Name of individual (type or print):

Owner  Tenant/Lessee  Redevelopment Agency

Owner  Tenant/Lessee  Redevelopment Agency

Street Address:  
City/State/Zip:

Street Address:  
City/State/Zip:

Phone No: Fax No:  
Signature : Date:

Phone No: Fax No:  
Signature : Date:

**ATTACHMENT 10  
Project Chronology**

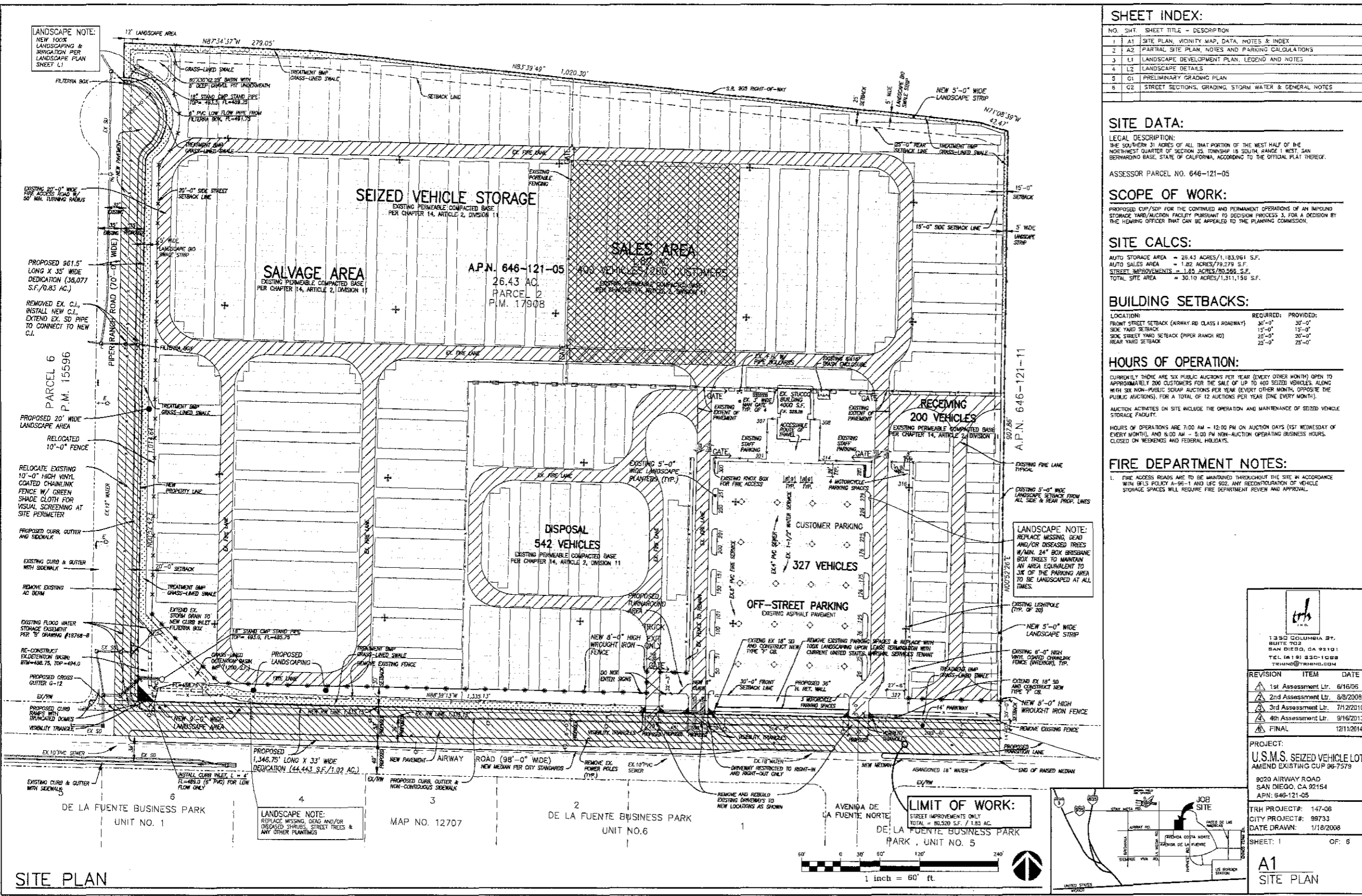
**Project Chronology  
USMS Seized Vehicles  
PROJECT NO. 99733**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
4/20/06	First Submittal	Normal Submittal		
6/15/06	First Submittal Assessment Letter out		56 days	
5/13/08	Second submittal In	Normal Submittal		698 days from First Assessment Letter
8/7/08	Second Submittal Assessment Letter out		86 days	
5/27/10	Third submittal In	Normal Submittal		658 days from second Assessment Letter
7/12/10	Third Submittal Assessment Letter out		46 days	
6/20/11	Fourth submittal In	Normal Submittal		343 days from third Assessment Letter
8/3/11	fourth Submittal Assessment Letter out		44 Days	
10/1/13	Firth submittal In	Normal Submittal		790 days from fourth Assessment Letter
11/21/13	Fifth Submittal Assessment Letter out		51 days	
4/17/14	sixth submittal In	Normal Submittal		147 days from fifth Assessment Letter
5/15/14	sixth Submittal Assessment Letter out		31 Days	
8/28/14	seventh submittal In	Normal Submittal		105 days from sixth Assessment Letter



9/25/14	seventh Submittal Assessment Letter out		28 days	
11/10/14	eight submittal In	Normal Submittal		46 days from seventh Assessment Letter
1/13/15	eight Submittal Assessment Letter out		64 days	
Hearing Officer hearing	2/25/15		43 days	
<b>TOTAL STAFF TIME**</b>			<b>13 month 16 days</b>	
<b>TOTAL APPLICANT TIME**</b>				<b>92 months 27 days</b>
<b>TOTAL PROJECT RUNNING TIME**</b>		From Deemed Complete to HO Hearing	<b>106 months 13days</b>	

\*\*Based on 30 days equals to one month.



**SHEET INDEX:**

NO.	SHT.	TITLE - DESCRIPTION
1	A1	SITE PLAN, VIGNETTE MAP, DATA, NOTES & INDEX
2	A2	PARTIAL SITE PLAN, NOTES AND PARKING CALCULATIONS
3	L1	LANDSCAPE DEVELOPMENT PLAN, LEGEND AND NOTES
4	L2	LANDSCAPE DETAILS
5	G1	PRELIMINARY GRADING PLAN
6	G2	STREET SECTIONS, GRADING, STORM WATER & GENERAL NOTES

**SITE DATA:**

**LEGAL DESCRIPTION:**  
THE SOUTHERN 31 ACRES OF ALL THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ASSESSOR PARCEL NO. 646-121-05

**SCOPE OF WORK:**

PROPOSED CUP/SDP FOR THE CONTINUED AND PERMANENT OPERATIONS OF AN IMPOUND STORAGE YARD/AUCTION FACILITY PURSUANT TO DECISION PROCESS 3, FOR A DECISION BY THE HEARING OFFICER THAT CAN BE APPEALED TO THE PLANNING COMMISSION.

**SITE CALCS:**

AUTO STORAGE AREA = 26.43 ACRES/1,183,961 S.F.  
 AUTO SALES AREA = 1.82 ACRES/79,279 S.F.  
 STREET IMPROVEMENTS = 1.85 ACRES/80,320 S.F.  
 TOTAL SITE AREA = 30.10 ACRES/1,311,190 S.F.

**BUILDING SETBACKS:**

LOCATION:	REQUIRED:	PROVIDED:
FRONT STREET SETBACK (AIRWAY RD CLASS 1 ROADWAY)	30'-0"	30'-0"
SIDE YARD SETBACK	15'-0"	15'-0"
SIDE STREET YARD SETBACK (PIPER RANGI RD)	20'-0"	20'-0"
REAR YARD SETBACK	25'-0"	25'-0"

**HOURS OF OPERATION:**

CURRENTLY THERE ARE SIX PUBLIC AUCTIONS PER YEAR (EVERY OTHER MONTH) OPEN TO APPROXIMATELY 200 CUSTOMERS FOR THE SALE OF UP TO 400 SEIZED VEHICLES, ALONG WITH SIX NON-PUBLIC SCRAP AUCTIONS PER YEAR (EVERY OTHER MONTH), OPPOSITE THE PUBLIC AUCTIONS, FOR A TOTAL OF 12 AUCTIONS PER YEAR (ONE EVERY MONTH).

AUCTION ACTIVITIES ON SITE INCLUDE THE OPERATION AND MAINTENANCE OF SEIZED VEHICLE STORAGE FACILITY.

HOURS OF OPERATIONS ARE 7:00 AM - 12:00 PM ON AUCTION DAYS (1ST WEDNESDAY OF EVERY MONTH), AND 8:00 AM - 5:00 PM NON-AUCTION OPERATING BUSINESS HOURS. CLOSED ON WEEKENDS AND FEDERAL HOLIDAYS.

**FIRE DEPARTMENT NOTES:**

1. FIRE ACCESS ROADS ARE TO BE MAINTAINED THROUGHOUT THE SITE IN ACCORDANCE WITH DELS POLICY A-96-1 AND LFC 902. ANY RECONFIGURATION OF VEHICLE STORAGE SPACES WILL REQUIRE FIRE DEPARTMENT REVIEW AND APPROVAL.

**1350 COLUMBIA ST.**  
SUITE 702  
SAN DIEGO, CA 92101  
TEL: (619) 530-1028  
TRH@TRHINC.COM

REVISION	ITEM	DATE
1	1st Assessment Ltr.	6/16/06
2	2nd Assessment Ltr.	8/8/2008
3	3rd Assessment Ltr.	7/12/2010
4	4th Assessment Ltr.	9/16/2013
	FINAL	12/11/2014

**PROJECT:**  
U.S.M.S. SEIZED VEHICLE LOT  
AMEND EXISTING CUP 96-7579

9020 AIRWAY ROAD  
SAN DIEGO, CA 92154  
APN: 646-121-05

TRH PROJECT#: 147-06  
CITY PROJECT#: 99733  
DATE DRAWN: 1/18/2008

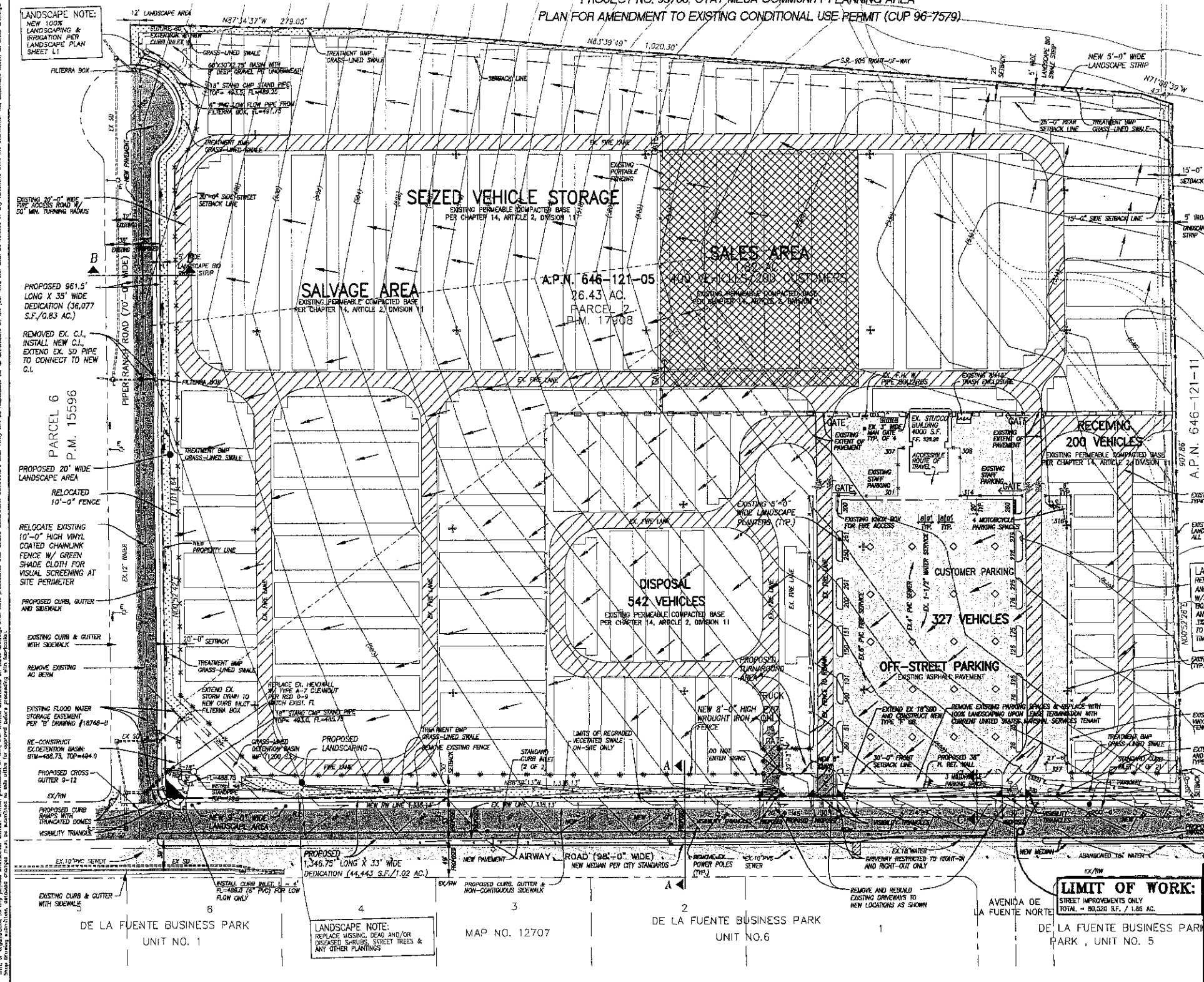
SHEET: 1 OF: 6

**A1**  
SITE PLAN

All drawings are for informational purposes only and do not constitute a contract. The user shall be responsible for obtaining all information necessary to understand the drawings and for the accuracy of the information provided. The user shall be responsible for obtaining all information necessary to understand the drawings and for the accuracy of the information provided. The user shall be responsible for obtaining all information necessary to understand the drawings and for the accuracy of the information provided.



**USMS SEIZED VEHICLE LOT - 9020 AIRWAY ROAD**  
**PROJECT NO. 99733, OTAY MESA COMMUNITY PLANNING AREA**  
**PLAN FOR AMENDMENT TO EXISTING CONDITIONAL USE PERMIT (CUP 96-7579)**



**PROPOSED IMPROVEMENTS**

- DESCRIPTION**
- PROPOSED TYPE 'C' CURB AND GUTTER PER STANDARD DRAWING 0-1, 500-100
  - PROPOSED SIDEWALK PER STANDARD DRAWING 0-7.0-9, 500-100
  - PROPOSED CURB RAMP PER STANDARD DRAWING 0-27.0-30, 500-100, 500-132
  - PROPOSED TYPE 2 MASONRY RETAINING WALL PER STANDARD DRAWING C-2
  - EXISTING SCHEDULE 'Y' PAVING
  - PROPOSED SCHEDULE 'Y' PAVING
  - PROPOSED RELOCATED DRIVEWAY PER STANDARD DRAWING C-144, 500-100
  - PROPOSED REGRADING OF THIS EXISTING VEGETATED SWALE
  - PROPOSED RELOCATION OF EXISTING SITE FENCING PER ARCHITECTURAL SITE PLAN
  - PROPOSED CONTOUR
  - PROPOSED EXTENSION OF EX. SD PIPE AND CONSTRUCT NEW TYPE 'Y' INLET
  - PROPOSED RELOCATION OR REMOVAL OF EXISTING POWER POLES
  - PROPOSED RELOCATION OF EXISTING STREET LIGHT
  - PROPOSED NEW STREET LIGHT
  - DIRECTION OF RUNOFF FLOW



**LEGEND**

- SITE BOUNDARY
- EXISTING FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN INLETS
- EXISTING HEADWALL
- EXISTING POWER POLE
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT

**GRADING QUANTITIES**

GRADED AREA	27.8 [ACRES]	MAX. CUT DEPTH	_____ [FT]
CUT QUANTITIES	250 [CYD]	MAX. CUT SLOPE RATIO (2:1 MAX)	2:1
FILL QUANTITIES	250 [CYD]	MAX. FILL DEPTH	0.50 [FT]
IMPORT/EXPORT	0 [CYD]	MAX. FILL SLOPE RATIO (2:1 MAX)	2:1

THIS PROJECT PROPOSES TO EXPORT 0.00 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

**TOPOGRAPHY SOURCE**

KIMLEY-HORN & ASSOCIATES, INC.

**TOTAL DISTURBED AREA**

TOTAL SITE DISTURBED AREA = 27.18 ACRES

**DETENTION BASIN VOLUME**

EXISTING CAPACITY = 18600  
 PROPOSED CAPACITY = 23290

**LANDSCAPE NOTE:**  
 RETAIN EXISTING DEAD AND/OR DISEASED TREES W/IN 24" BOX BRISBANE BOX TREES TO MAINTAIN AN AREA EQUIVALENT TO 1% OF THE PARKING AREA TO BE LANDSCAPED AT ALL TIMES.

SCALE: 1"=60'

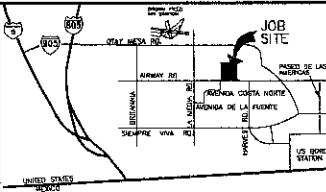


REVISION	ITEM	DATE
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**PROJECT:**  
 U.S.M.S. SEIZED VEHICLE LOT  
 AMEND EXISTING CUP 96-7579  
 9020 AIRWAY ROAD  
 SAN DIEGO, CA 92154  
 APN: 646-121-05

TRH PROJECT#: 147-06  
 CITY PROJECT#: 99733  
 DATE DRAWN: 1/18/2008

SHEET: 5 OF: 6  
**G1**  
 GRADING PLAN



All notes, drawings, arrangements, and plans indicated or referenced by these drawings are hereby accepted by the applicant, and shall be used by the applicant in connection with the application for a permit. The applicant shall be responsible for the accuracy of the information on this plan. The applicant shall be responsible for the accuracy of the information on this plan. The applicant shall be responsible for the accuracy of the information on this plan.

**USMS SEIZED VEHICLE LOT - 9020 AIRWAY ROAD**  
**PROJECT NO. 99733, OTAY MESA COMMUNITY PLANNING AREA**  
**STREET SECTIONS FOR**  
**AMENDMENT TO EXISTING CONDITIONAL USE PERMIT (CUP 96-7579)**

**GENERAL NOTES**

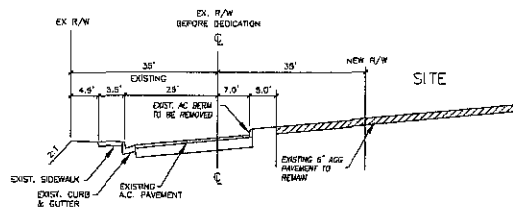
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET. SEQ.).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
- "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
- ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
- AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
- AN AS-GRADED GEOTECHNICAL REPORT AND A SET OF THE REDLINE GRADING PLANS SHALL BE SUBMITTED AT AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE FIELD ENGINEERING DIVISION AT 9485 AERO DR.
- THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR >= 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

**GRADING NOTES**

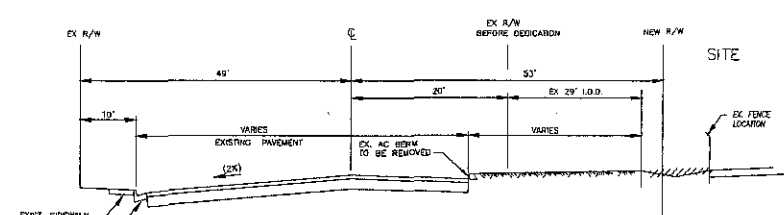
- GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
- PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYBRIDIZED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET 9 FOR MIX AND SPECIFICATIONS.

**STORM WATER PROTECTION NOTES**

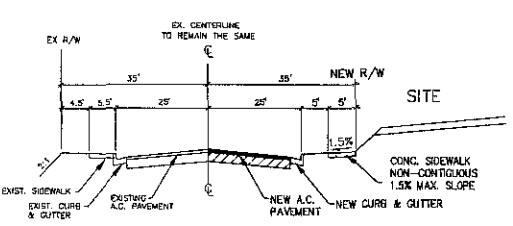
- THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO. RB2007-0001, AND RISK LEVEL/TYPE: CHECK ONE BELOW
  - WPCP
  - COP RISK LEVEL 1
  - COP RISK LEVEL 2
  - COP RISK LEVEL 3
  - COP LUP TYPE 1
  - COP LUP TYPE 2
  - COP LUP TYPE 3
- CHECK ONE
  - THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED AREA LIMIT, THEREFORE A WEATHER TRIGGERED ACTION PLAN (WTAP) IS REQUIRED.
  - THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED FIVE (5) ACRES PER PHASE.
  - NOT APPLICABLE
- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCP OR SWPPP AS APPLICABLE.



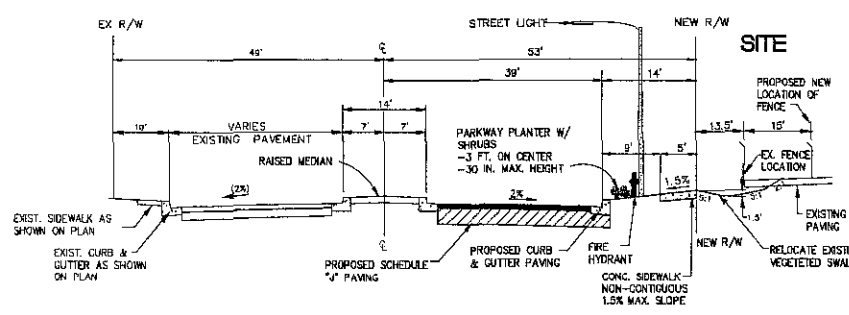
**EXISTING PIPER RANCH ROAD - SECTION B-B**



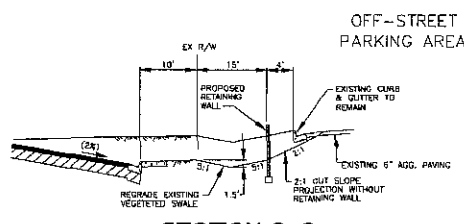
**EXISTING AIRWAY ROAD - SECTION A-A**



**PROPOSED PIPER RANCH ROAD - SECTION B-B**

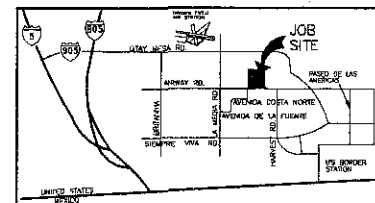


**PROPOSED AIRWAY ROAD - SECTION A-A**



**SECTION C-C**  
RETAINING WALL SECTION

POST-CONSTRUCTION PERMANENT BMP OPERATION AND MAINTENANCE PROCEDURE DETAILS					
STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.: 1155284					
O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER: HOA					
BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	SHEET NUMBER(S)
SITE DESIGN	1/MONTH	1/MONTH	CLEAN ACCUMULATED DEBRIS	1 LUMP SUM	3
SOURCE CONTROL	1/MONTH	1/MONTH	GOOD HOUSE KEEPING	1 LUMP SUM	3
BIO-SWALES & DETENTION BASIN	1/2-MONTHS	1/2-MONTHS	CLEAN ACCUMULATED DEBRIS AND SEDIMENT FILL BARE SPOTS, REPLACE BROKEN PAVEMENTS	1 LUMP SUM	3



**trh**

1350 COLUMBIA ST.  
SUITE 705  
SAN DIEGO, CA 92101  
TEL (619) 230-1088  
TRHSD@TRHSD.COM

REVISION	ITEM	DATE
1	1st Assessment Ltr.	6/16/08
2	2nd Assessment Ltr.	8/8/2008
3	3rd Assessment Ltr.	7/12/2010
4	4th Assessment Ltr.	9/16/2013
5	FINAL	12/11/2014

PROJECT:  
**U.S.M.S. SEIZED VEHICLE LOT**  
AMEND EXISTING CUP 96-7579

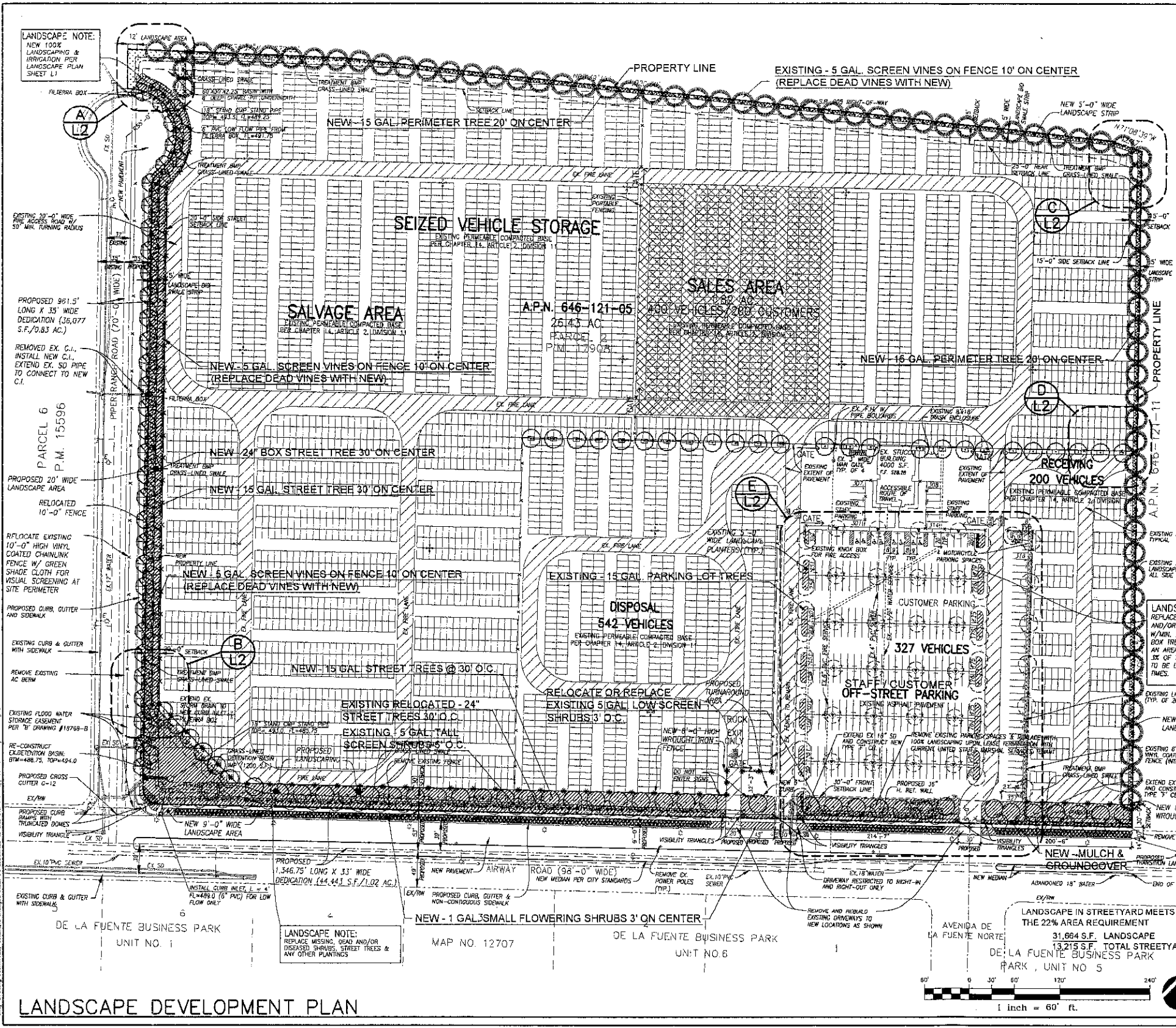
9020 AIRWAY ROAD  
SAN DIEGO, CA 92154  
APN: 646-121-05

TRH PROJECT#: 147-06  
CITY PROJECT#: 99733  
DATE DRAWN: 1/18/2008

SHEET: 6 OF: 6

**G2**  
STREET SECTIONS

All notes, drawings, specifications, and other information shall be read in conjunction with the project description, and shall be used to determine the project requirements. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.



**PLANTING LEGEND**

EXISTING TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
⊙	RHUS LANCEA	AFRICAN SUMAC	48" BOX	EXISTING PARKING LOT TREES TO REMAIN
⊙	TRISTANIA CONFERTA	BRISBANE BOX	48" BOX	EXISTING TO BE RELOCATED
⊙	ACACIA BAILEYANA	BAILEY ACACIA	48" BOX	EXISTING TO BE RELOCATED
EXISTING SHRUBS				
⊙	PHOTINIA FRASERI	PHOTINIA HENKLIIF	15 GAL	EXISTING TO REMAIN - TALL SCREEN SHRUBS - 5' ON CENTER
⊙	LIGUTRUM TEXANUM	TEXAS PRIVET	15 GAL	EXISTING TO REMAIN - LOW SCREEN SHRUBS - 3' ON CENTER
⊙	PITTOSPORUM TOBIIRA	MOCK ORANGE	15 GAL	EXISTING TO REMAIN - LOW SCREEN SHRUBS - 3' ON CENTER
EXISTING VINES				
⊙	DISTICTUS BOCCINATORIA	BLOOD RED TRUMPET VINE	5 GAL	10'-0" O.C.
NEW TREES				
⊙	PINUS CANARIENSIS	CANARY ISLAND PINE	15 GAL	NEW PERIMETER TREES - 20' O.C.
⊙	RHUS LANCEA	AFRICAN SUMAC	24" BOX 15 GAL	NEW STREET TREES - 30' O.C.
⊙	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	15 GAL	NEW STREET TREES - 30' O.C.
NEW SHRUBS				
⊙	LANTANA SPP.	LANTANA	1 GAL	SMALL FLOWERING SHRUB (1'-2' HT.) (3' O.C.)
⊙	RAPHIOLEPSIS	BALLERINA	1 GAL	(1) EVERY 100 S.F. AT SLOPES
NEW VINES				
⊙	DISTICTUS BOCCINATORIA	BLOOD RED TRUMPET VINE	5 GAL	10'-0" O.C.
NEW GROUND COVER				
⊙	MULCH	MULCH		2" MULCH

**FRONT SETBACK (AIRWAY ROAD)**  
 25,100 S.F. X 0.25 = 628 POINTS REQUIRED

**42 - 24" BOX TREES (30 PTS./EA.)** 840 POINTS (57% OF REQUIRED POINTS ARE TREES)  
**460 - 5 GAL. SHRUBS/VINES (2 PTS./EA.)** 920 POINTS  
**1,760 POINTS PROPOSED**

**STREET SIDE SETBACK (PIPER RANCH ROAD)**  
 15,900 S.F. X 0.25 = 400 POINTS REQUIRED

**54 - 5 GAL. VINES (4 PTS./EA.)** 216 POINTS  
**31 - 24" BOX TREES (30 PTS./EA.)** 930 POINTS  
**1,146 POINTS PROPOSED**

**PARKING AREA:**  
 121,115 S.F. X 3% = 3,634 POINTS REQUIRED

**EXIST 55 - 36" BOX TREES (55 PTS./EA.)** 3,025 POINTS  
**25 - 15 GAL. TREES (10 PTS./EA.)** 250 POINTS  
**115 - 5 GAL. SHRUBS/VINES (4 PTS./EA.)** 460 POINTS  
**3,747 POINTS PROPOSED**

**INTERIOR SIDE & REAR YARD:**  
 4,390 + 6756 = 11,146 S.F. X 0.25 = 279 POINTS REQUIRED  
 30 + 45 = 75 - 15 GAL. TREES (10 PTS./EA.) 750 POINTS PROPOSED

**SUMMARY**

REQUIREMENT	REQUIRED	PROPOSED
FRONT & SIDE STREET SETBACKS	1,128	2,680
PARKING AREAS	3,634	3,747 > 3% of Parking Areas
INTERIOR SIDE & REAR YARD	279	324
POINTS TOTAL	1,118	3,144

- LANDSCAPE NOTE:**
- FRONT AND STREET-SIDE YARD SETBACKS SHALL BE 100 PERCENT LANDSCAPED (SDMC 1517.0402)
  - NO OBJECTS HIGHER THAN 36" SHALL BE PLACED IN THE VISIBILITY TRIANGLE AREAS.
  - ALL TREE PLANTING AREAS SHALL HAVE A MINIMUM OF 30" OF INSIDE DIMENSION. ALL OTHER PLANTING AREAS SHALL HAVE 3'-0" MIN. INSIDE DIMENSION. PARKING AREAS - 3% OF PARKING AREAS SHALL BE LANDSCAPED PER SDMC 1517.0402(c).
  - IRRIGATION NOTE: ALL PLANTING AREAS TO BE IRRIGATED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE SHALL RECEIVE UNIFORM IRRIGATION COVERAGE BY MEANS OF AN AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTIVATED UNDERGROUND PIPED IRRIGATION SYSTEM FOR WATER CONSERVATION AND TO MINIMIZE EROSION. STATE OF THE ART AUTOMATIC CONTROLLER WITH MASTER VALVE CAPABILITIES AND LOW PRECIPITATION RATE EQUIPMENT SHALL BE USED. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE USED TO PROTECT THE SOURCE WATER FROM POSSIBLE BACKFLOW CONTAMINATION. ALL PRESSURIZED MAINLINE AND LATERAL LINES WILL BE PVC INSTALLED BELOW GRADE. ALL IRRIGATION SHALL BE INSTALLED PER LOCAL AND REGIONAL STANDARDS.

**REVISION**

REVISION	ITEM	DATE
1	1st Assessment Ltr.	6/16/06
2	2nd Assessment Ltr.	8/8/2008
3	3rd Assessment Ltr.	7/12/2010
4	4th Assessment Ltr.	9/19/2013
5	FINAL	12/11/2014

**PROJECT:**  
 U.S.M.S. SEIZED VEHICLE LOT  
 AMEND EXISTING CUP 98-7579

9020 AIRWAY ROAD  
 SAN DIEGO, CA 92154  
 APN: 646-121-05

TRH PROJECT#: 147-06  
 CITY PROJECT#: 99733  
 DATE DRAWN: 11/18/2008

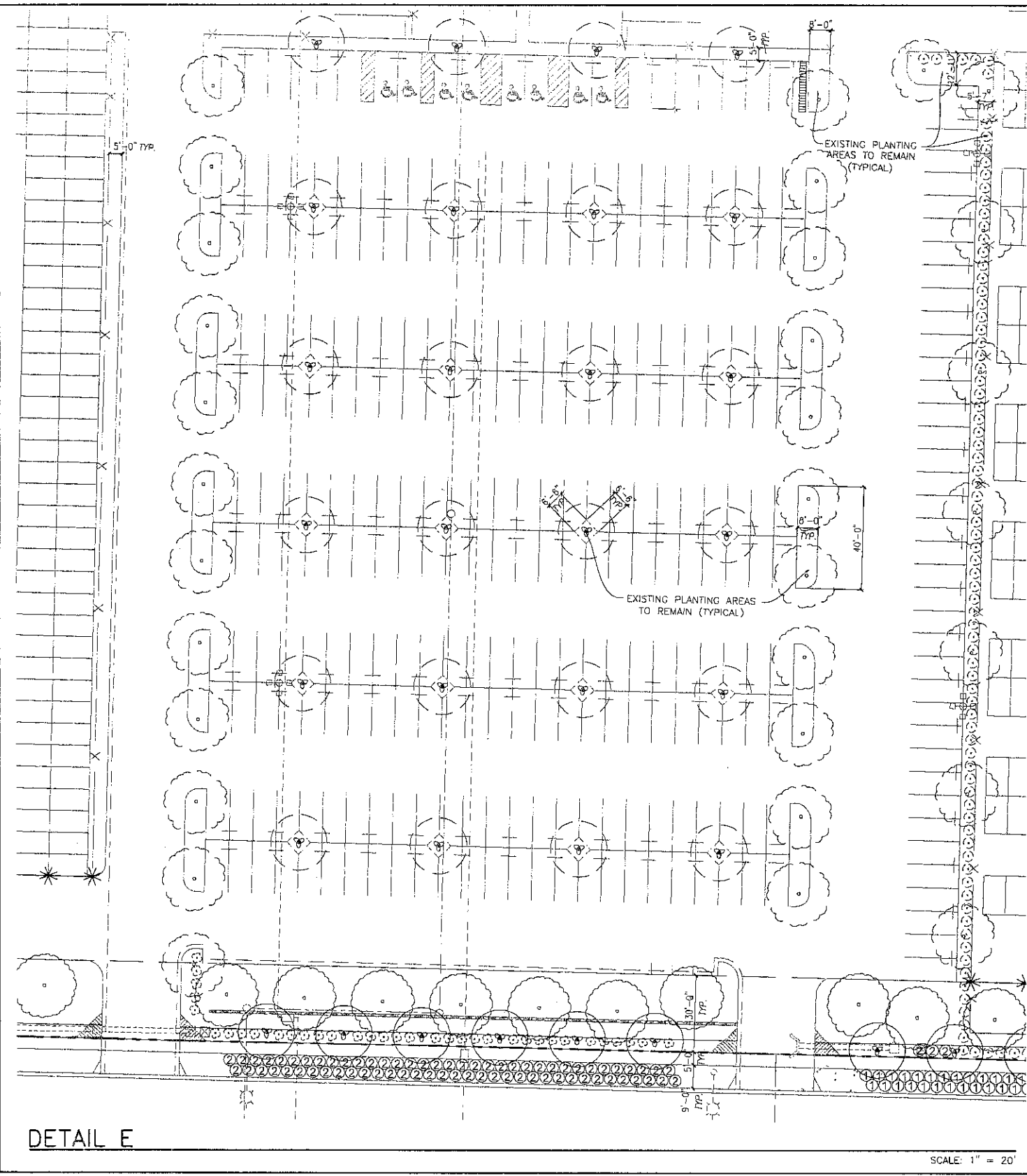
SHEET: 3 OF: 6

**L1**  
 LANDSCAPE DEVELOPMENT PLAN

**trh**  
 1350 COLUMBIA ST.  
 SUITE 700  
 SAN DIEGO, CA 92101  
 TEL: (619) 233-1088  
 TRH@TRHINC.COM

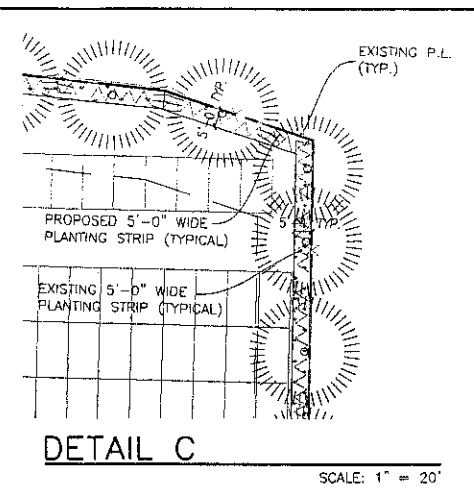
**LANDSCAPE DEVELOPMENT PLAN**

All ideas, designs, recommendations and other information are provided for informational purposes only. The user shall be responsible for the design and construction of any project. The user shall be responsible for the design and construction of any project. The user shall be responsible for the design and construction of any project.



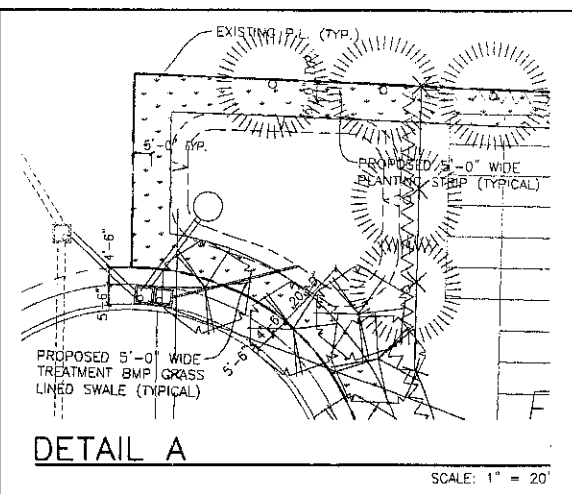
DETAIL E

SCALE: 1" = 20'



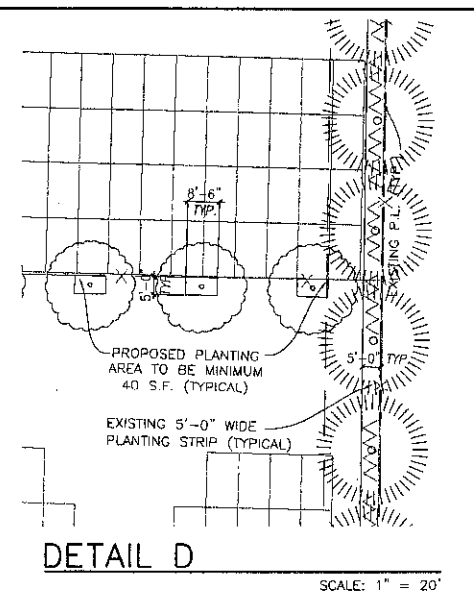
DETAIL C

SCALE: 1" = 20'



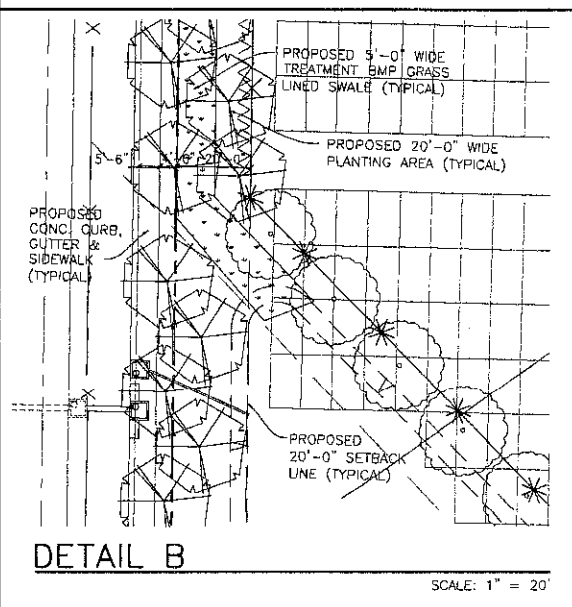
DETAIL A

SCALE: 1" = 20'




DETAIL D

SCALE: 1" = 20'



DETAIL B

SCALE: 1" = 20'



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REVISION	ITEM	DATE
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SHEET: 4 OF: 8

**L2**  
LANDSCAPE DETAILS

