



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: September 9, 2015

REPORT NO. HO 15-099

ATTENTION: Hearing Officer

SUBJECT: Continental Commerce, Project No. 334882

LOCATION: 7155 Camino Maquiladora

APPLICANT: Linda Richardson

SUMMARY

Issue: Should the Hearing Officer approve the construction of a new one-story industrial building located at 7155 Camino Maquiladora, in the Otay Mesa Community Plan area?

Staff Recommendations:

1. ADOPT Mitigated Negative Declaration No. 334882 and ADOPT the Mitigation Monitoring Reporting Program and;
2. APPROVE Site Development Permit No. 1175547.

Community Planning Group Recommendation - On October 16, 2013, the Otay Mesa Planning Group unanimously recommended approval of the project with no recommendations (Attachment 7).

Environmental Review: Mitigated Negative Declaration (MND) No. 334882 has been prepared for the project in accordance with the State of California Environmentally Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) (Attachment 5) has been prepared and will be implemented which will reduce, to a below a level of significance, any potential impacts indentified in the environmental review process and includes mitigation for Biological and Historical (Archaeology) resources.

BACKGROUND

The 5.5-acre vacant site is located at 7155 Camino Maquiladora at the eastern end of Camino Maquiladora in the IBT-1-1 (International-Business and Trade) Zone, the Community Plan Implementation Overlay Zone (CPIOZ)-A, the Federal Aviation Authority (FAA) and the Airport Influence Area (Brown Field) Overlay Zones within the Otay Mesa Community Plan area. The site is also outside of the Multi-Habitat Planning Area (MHPA). The site consists of gently sloping terrain, with an elevation range of 502 to 512 feet above mean sea level.

The site is south of Otay Mesa Road and Brown Field Airport and 1.3 miles north of the U.S.-Mexico border. The site is bordered by commercial/light industrial development to the west, an undeveloped parcel to the north and east and State Route 905 to the south. The surrounding parcels are all zoned IBT-1-1. The purpose of the IBT zone is to provide for a wide variety of base sector industrial and office uses. It is intended to apply in portions of communities adjacent to the international border, other ports of entry, and areas in transition to higher intensity industries.

DISCUSSION

Project Description

The project proposes the construction of a 44,000-square-foot, one-story, tilt-up concrete shell building with loading docks for industrial uses such as wholesale, distribution or storage areas. The windows would be dual glazed low-E glass on the southerly and westerly exposures. Approximately 0.52-acres of the eastern portion of the 5.5-acre site will remain undeveloped with hydroseeding and/or decomposed granite for brush management and storm water requirements. In addition, the project also proposes undergrounding utilities, landscaping, storm drains, a bioretention basin for storm water treatment and hardscape.

The community plan designates the site as light-industrial. The site is situated in an area of similar industrial uses and is currently served by existing public services and utilities. The proposed industrial concrete shell building would comply with the designated land use of the Otay Mesa Community Plan.

The project would require grading of approximately 4.98-acres of the site and excavation would include approximately 7,100 cubic yards of cut with a maximum depth of 4 feet.

The improved portion of Camino Maquiladora ends at the project site. The project is required to dedicate and improve the right-of-way for the extension of Camino Maquiladora along the northern parcel boundary. Ingress and egress from the site would be provided from two driveways off Camino Maquiladora. The proposed floor area ratio (FAR) is 0.20, where the maximum permitted FAR in the underlying zone is 2.0. The highest point of the building would be 35 feet and there is no maximum height limit in this zone.

The minimum parking requirement is 44 parking spaces and the applicant is providing 99 spaces, including 1 van accessible, 5 accessible, 9 carpool/zero emissions vehicles, 3 motorcycle spaces, 6 long term bicycle and 6 short term bicycle parking spaces.

The project is located approximately 0.2 miles from Brown Field Regional Airport, within the Airport Influence Area and Federal Aviation Authority (FAA) Part 77 Overlay Zones. The project received a determination of no hazard from the FAA on January 20, 2015.

Site Development Permit

The project requires a Process 3, Site Development Permit (SDP), for environmentally sensitive lands (sensitive biological resources) in accordance with SDMC Section 143.0110. The site is outside of the Multi-Habitat Planning Area (MHPA) with the closest MHPA land 0.3 miles southwest of the site and on the other side of State Route 905. The site is covered with agricultural/fallow and disturbed land which would not trigger the Environmentally Sensitive Lands regulations. The reason for the SDP is the potential for Burrowing Owls and as such protocol surveys for the owls were required. The Burrowing Owl is listed as a Multiple Species Conservation Program (MSCP) Covered Species and a Californian Species of Special Concern. The protocol surveys were conducted and the results were negative. Based on site history and survey observations, and the moderate potential for owls to occur onsite, the project would be required to implement the mitigation measures outlined in Mitigated Negative Declaration No. 334882. The implementation of the mitigation measures would be consistent with the City of San Diego's MSCP Subarea Plan and would reduce impacts to below a level of significance.

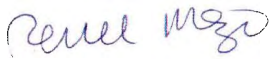
Conclusion

Staff has reviewed the request for a Site Development Permit for the construction of an industrial building, and has found that the project is in conformance with the applicable sections of the San Diego Municipal Code. Staff has determined that the development is consistent with the Otay Mesa Community Plan and believes the required findings can be supported. Therefore, staff recommends the Hearing Officer approve the project as presented, subject to the proposed conditions.

ALTERNATIVES

1. **Approve Site Development Permit No. 1175547, with modifications.**
2. **Deny Site Development Permit No. 1175547, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Renee Mezo
Development Project Manager

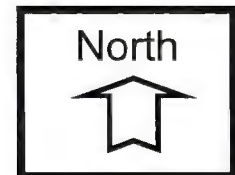
Attachments:

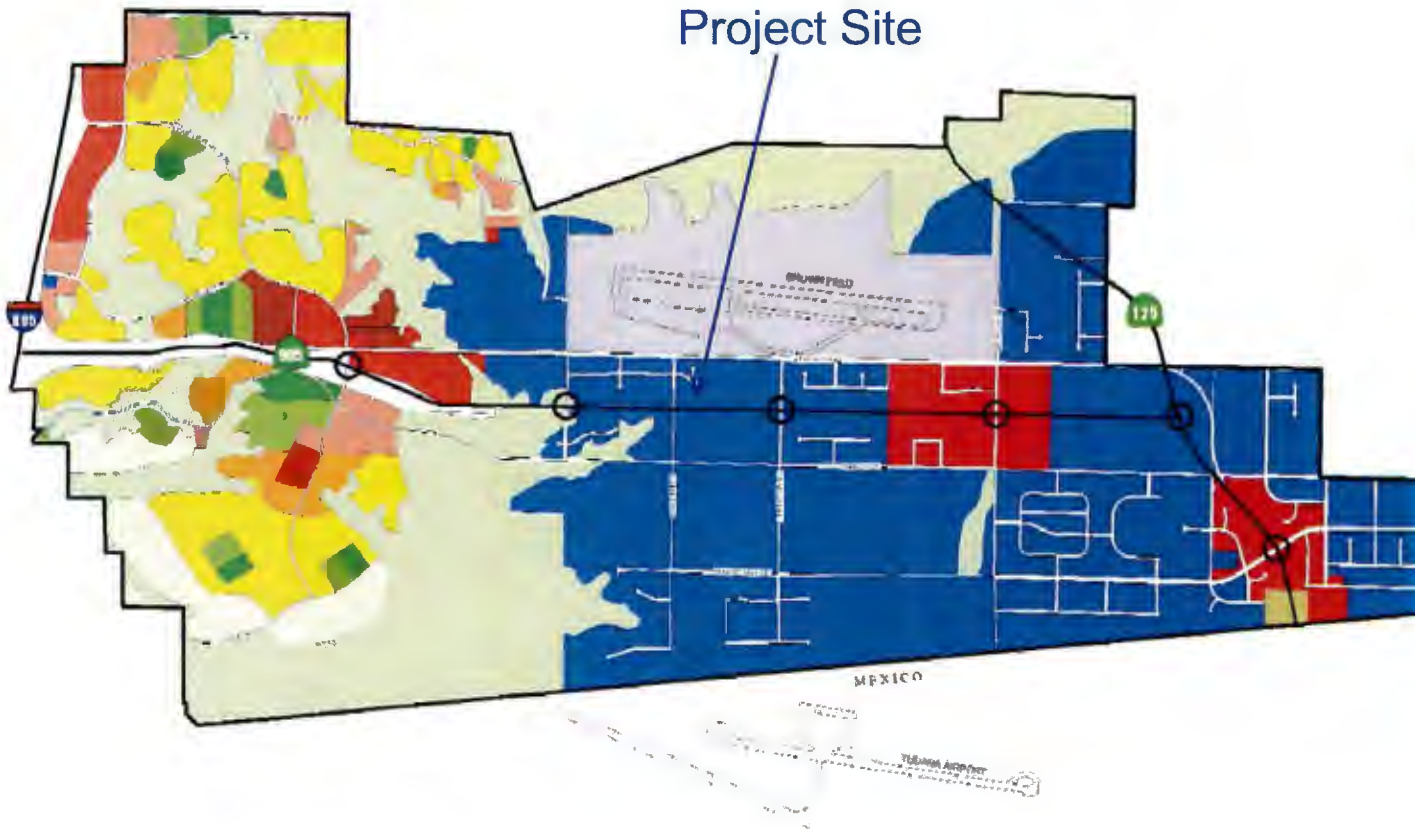
1. Project Location Map
2. Community Plan Land Use Map
3. Draft Permit Resolution with Findings
4. Draft Permit with Conditions
5. Draft Environmental Resolution with MMRP
6. Project Plans
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement



Location Aerial Photo

Continental Commerce Center – 7155 Camino Maquiladora
PROJECT NO. 334882





**CITY OF SAN DIEGO
PLANNING DEPARTMENT**

LEGEND

Residential

- Very Low (0-5 DU/AC)
- Low (5-10 DU/AC)
- Low Medium (10-15 DU/AC)
- Medium (15-30 DU/AC)
- Medium High (30-45 DU/AC)

Commercial

- Town Center
- Commercial Center
- Neighborhood Commercial
- Specialized Commercial

Industrial

- Industrial Park

Schools

- Senior High
- Junior High
- Elementary

Parks

- Parks

Open Space

- General Aviation

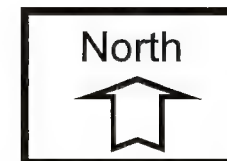
ADAPTED
April 1981 R-254077
Includes all Amendments
1989 Amendment 173180
R-300687



Land Use Map

CONTINENTAL COMMERCE CENTER – 7155 CAMINO MAQUILADORA

PROJECT NO. 334882



HEARING OFFICER RESOLUTION NO. XXXX (A)
SITE DEVELOPMENT PERMIT NO. 1175547
CONTINENTAL COMMERCE - PROJECT NO. 334882 (MMRP)
DRAFT

WHEREAS, VISTA SOUTH MELROSE, A CALIFORNIA LIMITED PARTNERSHIP, Owner/Permittee, filed an application with the City of San Diego to construct a 44,000-square-foot, one-story tilt-up concrete shell building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1175547), on portions of a 5.5-acre site;

WHEREAS, the project site is located at 7155 Camino Maquiladora in the IBT-1-1 (International-Business and Trade) Zone, the Community Plan Implementation Overlay Zone (CPIOZ)-A, the Federal Aviation Authority (FAA) and the Airport Influence Area (Brown Field) Overlay Zones, within the Otay Mesa Community Plan area;

WHEREAS, the project site is legally described as Parcel 3 of Map No. 6564, except that portion within Otay Heights Business Park Unit No. 1 of Map No. 13000;

WHEREAS, on September 9, 2015, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1175547 pursuant to the Land Development Code of the City of San Diego;

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

That the Hearing Officer adopts the following written Findings, dated September 9, 2015.

FINDINGS:

Site Development Permit - Section 126.0504

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

The project proposes the construction of a 44,000-square-foot, one-story, tilt-up concrete shell building with loading docks for industrial uses such as wholesale, distribution or storage areas on a 5.5-acre site located at 7155 Camino Maquiladora in the IBT-1-1 (International-Business and Trade) Zone, the Community Plan Implementation Overlay Zone (CPIOZ)-A, the Federal Aviation Authority (FAA) and the Airport Influence Area (Brown Field) Overlay Zones within the Otay Mesa Community Plan area.

The community plan designates the site as light-industrial. The site is situated in an area of similar industrial uses and is currently served by existing public services and utilities. The proposed industrial concrete shell building would comply with the designated land use of the Otay Mesa Community Plan.

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

The project proposes the construction of a 44,000-square-foot, one-story tilt-up concrete shell building with loading docks for industrial uses such as wholesale, distribution or storage areas on a 5.5-acre site. A Mitigated Negative Declaration was prepared for this project in accordance with the State of California Environmentally Quality Act (CEQA) Guidelines. The proposed project includes mitigation measures to offset impacts to the environment in the area of Biological Resources and Historical Resources (Archeology). Implementation of the Mitigation, Monitoring and Reporting Program would reduce impacts to below a level of significance.

The project is located approximately 0.2 miles from the Brown Field Regional Airport within the Airport Influence Area and Federal Aviation Authority (FAA) Part 77 Overlay Zones. The project received a determination of no hazard from the FAA on January 20, 2015.

Construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors. Therefore, as proposed, the project will not be detrimental to the public health, safety, or welfare.

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

The project proposes the construction of a 44,000-square-foot, one-story, tilt-up concrete shell building with loading docks for industrial uses such as wholesale, distribution or storage areas on a 5.5-acre site. The project is not requesting any deviations and will comply with all other applicable requirements of the IBT-1-1 zone including density, floor area ratio, parking, landscaping and other regulations.

Supplemental Findings-Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The 5.5-acre site is located at 7155 Camino Maquiladora at the eastern end of Camino Maquiladora, immediately north of State Route 905, south of Otay Mesa Road and 1.3 miles north of the U.S.-Mexico border. The site is bordered by commercial/light industrial development to the west, undeveloped parcels to the north and east and State Route 905 to the south. The site is also outside of the Multi-Habitat Planning Area (MHPA) with the closest MHPA land 0.3 miles southwest of the site and on the other side of State Route 905.

The project requires a Process 3, Site Development Permit (SDP), for environmentally sensitive lands (sensitive biological resources) in accordance with SDMC Section 143.0110. The site is outside of the Multi-Habitat Planning Area (MHPA) with the closest MHPA land 0.3 miles southwest of the site and on the other side of State Route 905. The site is covered with agricultural/fallow and disturbed land which would not trigger the Environmentally Sensitive Lands regulations. The reason for the SDP is the potential for Burrowing Owls and as such protocol surveys for the owls were required. The Burrowing Owl is listed as a Multiple Species

Conservation Program (MSCP) Covered Species and a Californian Species of Special Concern. The protocol surveys were conducted and the results were negative. Based on site history and survey observations, and the moderate potential for owls to occur onsite, the project would be required to implement the mitigation measures outlined in Mitigated Negative Declaration No. 334882. The implementation of the mitigation measures would be consistent with the City of San Diego's MSCP Subarea Plan and would reduce impacts to below a level of significance. Since the entire parcel is disturbed and the protocol surveys were negative, the siting of the building in the middle of the site is physically suitable for the design and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards because the discretionary permit controlling the development and continued use of this site contain specific regulatory conditions ensuring compliance with all local, regional, state and federal codes, rules and policies. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large. Conditions of approval include a broad spectrum of requirements from a variety of disciplines including planning, engineering, structural, environmental, geologic, fire, traffic, and landscaping to assure the project's compliance with adopted codes and policies. Construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors. Therefore, the project will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

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

The 5.5-acre site is located at 7155 Camino Maquiladora at the eastern end of Camino Maquiladora, immediately north of State Route 905, south of Otay Mesa Road and 1.3 miles north of the U.S.-Mexico border. The site is bordered by commercial/light industrial development to the west, undeveloped parcels to the north and east and State Route 905 to the south. The site is also outside of the Multi-Habitat Planning Area (MHPA) with the closest MHPA land 0.3 miles southwest of the site and on the other side of State Route 905.

The project will maintain the existing drainage along the site and will include onsite drainage improvements of new storm drain systems, two detention basins and a bioretention area to avoid impacts to adjacent development with regards to water quality. The improved portion of Camino Maquiladora ends at the project site. The project is required to dedicate and improve the right-of-way for the extension of Camino Maquiladora along the northern parcel boundary but no environmentally sensitive lands have been identified within that area.

The site consists of gently sloping terrain, with an elevation range of 502 to 512 feet above mean sea level. The site is covered with agricultural/fallow and disturbed land which would not trigger the Environmentally Sensitive Lands regulations. The reason for the SDP is the potential for

Burrowing Owls and as such protocol surveys for the owls were required. The Burrowing Owl is listed as a Multiple Species Conservation Program (MSCP) Covered Species and a Californian Species of Special Concern. The protocol surveys were conducted and the results were negative. Based on site history and survey observations, and the moderate potential for owls to occur onsite, the project would be required to implement the mitigation measures outlined in Mitigated Negative Declaration No. 334882. The implementation of the mitigation measures would be consistent with the City of San Diego's MSCP Subarea Plan and would reduce impacts to below a level of significance. Conditions of approval include a broad spectrum of requirements from a variety of disciplines including planning, engineering, structural, environmental, geologic, fire, traffic, and landscaping to assure the project's compliance with adopted codes and policies. Construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

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

The 5.5-acre site is located at 7155 Camino Maquiladora at the eastern end of Camino Maquiladora, immediately north of State Route 905, south of Otay Mesa Road and 1.3 miles north of the U.S.-Mexico border. The site is bordered by commercial/light industrial development to the west, undeveloped parcels to the north and east and State Route 905 to the south. The site is also outside of the Multi-Habitat Planning Area (MHPA) with the closest MHPA land 0.3 miles southwest of the site and on the other side of State Route 905.

The site is covered with agricultural/fallow and disturbed land which would not trigger the Environmentally Sensitive Lands regulations. The reason for the SDP is the potential for Burrowing Owls and as such protocol surveys for the owls were required. The Burrowing Owl is listed as a Multiple Species Conservation Program (MSCP) Covered Species and a Californian Species of Special Concern. The protocol surveys were conducted and the results were negative. Based on site history and survey observations, and the moderate potential for owls to occur onsite, the project would be required to implement the mitigation measures outlined in Mitigated Negative Declaration No. 334882. The implementation of the mitigation measures would be consistent with the City of San Diego's MSCP Subarea Plan and would reduce impacts to below a level of significance.

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

The 5.5-acre site is located at 7155 Camino Maquiladora, at the eastern end of Camino Maquiladora, immediately north of State Route 905, south of Otay Mesa Road and is over eight miles from the Pacific Ocean. Conditions of approval include a broad spectrum of requirements from a variety of disciplines including planning, engineering, structural, environmental, geologic, fire, traffic, and landscaping to assure the project's compliance with adopted codes and policies and therefore would not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The project proposes the construction of a 44,000-square-foot, one-story building, tilt-up concrete shell building on a 5.5-acre site. A Mitigated Negative Declaration was prepared for this project in accordance with the State of California Environmentally Quality Act (CEQA) Guidelines. The proposed project includes mitigation measures to offset impacts to the environments in the area of Biological Resources and Historical Resources (Archeology). Implementation of the Mitigation, Monitoring and Reporting Program in the areas of Biological and Historical (Archaeology) resources as well as permit conditions would reduce impacts to below a level of significance and are reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1175547 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. 1175547, a copy of which is attached hereto and made a part hereof.

Renee Mezo
Development Project Manager
Development Services

Adopted on: September 9, 2015

SAP or WBS Number: 24004005

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004005

SITE DEVELOPMENT PERMIT NO. 1175547
CONTINENTAL COMMERCE - PROJECT NO. 334882 (MMRP)
 HEARING OFFICER
DRAFT

This Site Development Permit No. 1175547 is granted by the Hearing Officer of the City of San Diego to VISTA SOUTH MELROSE, a California Limited Partnership, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) Section 143.0110. The 5.5-acre site is located at 7155 Camino Maquiladora in the IBT-1-1 (International-Business and Trade) Zone, the Community Plan Implementation Overlay Zone (CPIOZ)-A, the Federal Aviation Authority (FAA) and the Airport Influence Area (Brown Field) Overlay Zones within the Otay Mesa Community Plan area. The project site is legally described as: Parcel 3 of Map No. 6564, except that portion within Otay Heights Business Park Unit No. 1 of Map No. 13000.

Subject to the terms and conditions set forth in this Permit, permission is granted to VISTA SOUTH MELROSE, a California Limited Partnership, Owner/Permittee, to construct a one-story, tilt-up concrete shell building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 9, 2015, on file in the Development Services Department.

The project shall include:

- a. Construction of an approximately 44,000-square-foot, one-story, tilt-up concrete shell building;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 23, 2018.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but

not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

11. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 334882, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

12. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 334882, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources and Historical (Archeological Resources)

AIRPORT REQUIREMENTS:

13. Prior to issuance of a grading permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the installation of City standard curb, gutter and sidewalk, along the entire project site on Camino Maquiladora, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of two 28-foot wide City standard driveways, on Camino Maquiladora, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall grant to the City of San Diego the flood water storage easement. The Owner/Permittee shall construct drainage detention basins, the design, location, and size of which are subject to approval by the City Engineer. The Owner/Permittee shall provide for the maintenance of the drainage detention facilities within flood storage easement(s), satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practice (BMP) maintenance, satisfactory to the City Engineer.

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

19. 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. 2009-0009 DWQ, 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.

20. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID (WDID) number 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.
21. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
22. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
23. 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.

TRANSPORTATION REQUIREMENTS

24. Prior to the issuance of the first construction permit, the Owner/Permittee shall dedicate 35 feet and shall assure by permit and bond the construction of Camino Maquiladora along the project frontage as a two-lane collector with 31 feet of pavement including a 6-foot pavement and asphalt concrete berm on the north side of the centerline in the 70-foot right-of-way including 10-foot parkways with noncontiguous 5-foot sidewalk, curb and gutter project 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.
25. A minimum of 44 automobile (99 provided) including 1 van accessible, 5 accessible, 9 carpool/zero emissions vehicles, 3 motorcycle, 6 long term bicycle and 6 short term bicycle parking spaces and 1 loading space shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
26. The Owner/Permittee shall relinquish abutter's rights onto State Route 905 to the satisfaction of the City Engineer.

LANDSCAPE REQUIREMENTS:

27. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards, the San Diego Storm Water Standards Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial

conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

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

29. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)(5).

30. In the event that a foundation-only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as 'landscaping area.'

31. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

32. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

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

BRUSH MANGEMENT REQUIREMENTS:

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

35. The Brush Management Program shall consist of a modified Zone One ranging from 50 to 80 feet with corresponding Zone Two of 42.5 to 0 feet in width extending out from the structure towards the native/naturalized vegetation consistent with the Brush Management Regulations of the Land Development Code section 142.0412. Brush Management Zones shall be maintained until such a time as eastern portions of the site are developed and the fuel load no longer exists.
36. Prior to issuance of any grading permits, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A.'
37. Prior to issuance of any building permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.
38. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while non-combustible, one-hour fire-rated, and/or heavy timber accessory structures may be approved within the designated Zone One area subject to Fire Marshal's approval.
39. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

GEOLOGY REQUIREMENTS:

40. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.
41. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

PLANNING/DESIGN REQUIREMENTS:

42. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or 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 fully screened by: (a) The extension of the building side walls to a height no less than the highest piece of equipment or appurtenances; or (b) A structure whose walls or sides may include grillwork, louvers, and/or latticework.

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

44. Regulations governing fences and walls shall be the same as set forth in Land Development Code Chapter 14, Article 2, Division 3 (Fence Regulations). In addition to the above, the following regulations apply: (a) Chain link fences shall be vinyl coated and (b) Coiled, spiraled, or rolled fencing such as razor wire or concertina wire shall not be permitted.

45. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

46. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

47. The Owner/Permittee will be required to implement the next improvement phase of the Otay Mesa Sewer System as identified in the Otay Mesa Sewer Master Plan Revised December 2008.

48. Based upon our records the proposed offsite 15" PVC sewer per Drawing No. 33875-D has not been installed. In the event that the offsite sewer installation has not been completed by the time Permittee connects prior to the issuance of any building permits the Owner/Permittee will be required to install the entire offsite sewer all the way to the point of connection to the existing sewer system.

49. The proposed development is currently subject to the following reimbursement fees: The Otay Mesa Sewer Surcharge fee of \$1821.75 per living unit plus 6% simple interest from 3-12-08 (21351-D-O).

50. Prior to issuance of any engineering permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for proposed improvements of any kind, including utilities, landscaping, enriched paving, and electrical conduits to be installed within the public- right-of-way or public easement.

51. Prior to the issuance of any building or engineering permits, including grading, the Owner/Permittee shall provide evidence to the Development Project Manager indicating that approval has been obtained from the Otay Water District for water service to the site.

52. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.

53. All proposed public water and sewer facilities, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

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

55. No trees or shrubs exceeding 3 feet in height at maturity shall be installed within 5 feet of any water facilities and within 10 feet of any sewer facilities.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on September 9, 2015 and Resolution Number XXXX.

RESOLUTION NUMBER R-XXXX (B)

ADOPTED ON September 9, 2015

WHEREAS, on September 3, 2013, VISTA SOUTH MELROSE, a California Limited Partnership submitted an application to Development Services Department for a Site Development Permit for the Continental Commerce (Project); and

WHEREAS, the matter was set for a public hearing of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on September 9, 2015; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 344882 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Department is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego.

By: _____
Renee Mezo
Development Project Manager

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

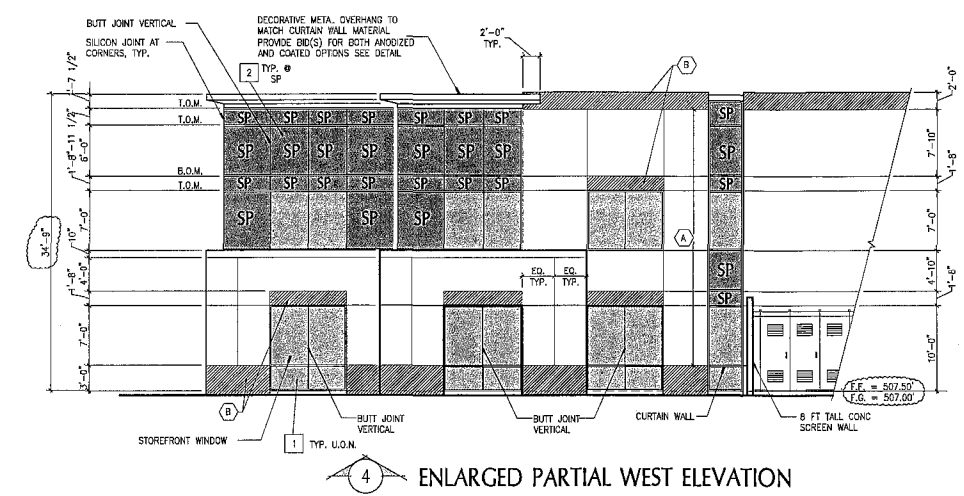
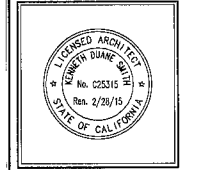
SITE DEVELOPMENT PERMIT NO. 1175547

PROJECT NO. 334882

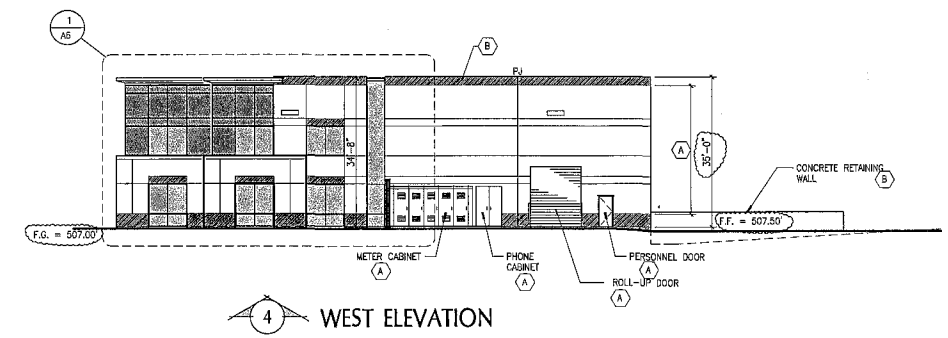
This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 334882 shall be made conditions of SITE DEVELOPMENT PERMIT NO. 1175547 as may be further described below.

[INSERT MMRP LANGUAGE]

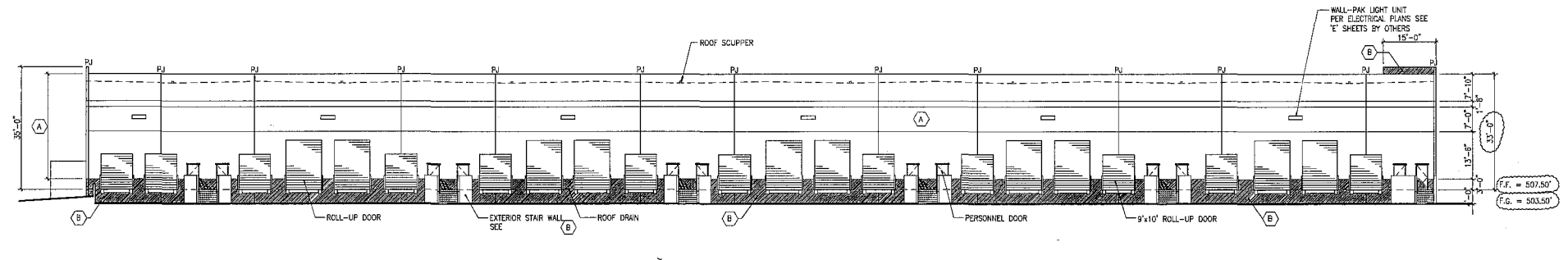
The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.



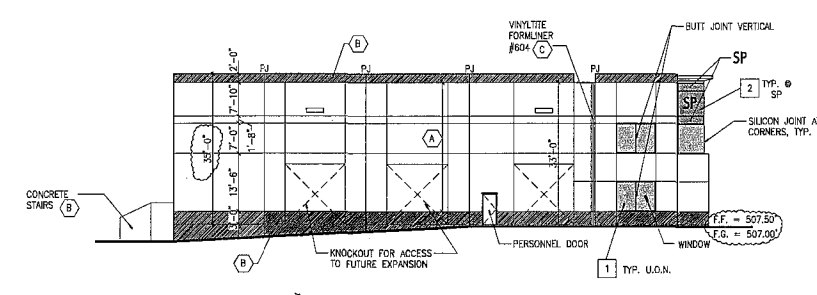
4 ENLARGED PARTIAL WEST ELEVATION



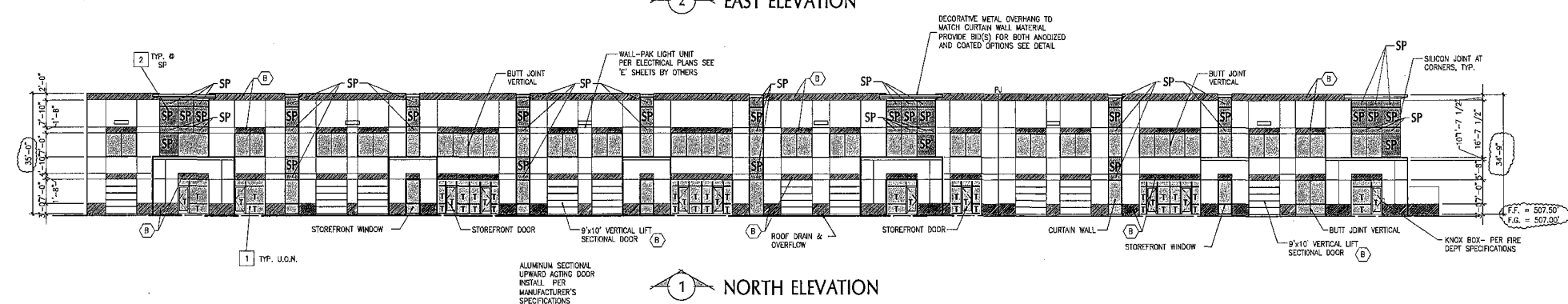
4 WEST ELEVATION



3 SOUTH ELEVATION



2 EAST ELEVATION



1 NORTH ELEVATION

LEGEND:

PAINT:
BY FRAZEE

- (A) DEW342 BABY'S BREATH
- (B) DE6192 INDIANIC TAUPE
- (C) DE8172 BUNGALOW TAUPE

ONE COAT 266 EPOILT AND TWO COATS 213 SUPER FLAT. SURFACE INSPECTION BY A REPRESENTATIVE OF THE PAINT MANUFACTURER IS RECOMMENDED PRIOR TO APPLICATION.

STOREFRONT MATERIALS
CLASS 1 CLEAR ANODIZED ALUMINUM
NOTE: PROVIDE ALTERNATE FOR "DURANAR SUNSTORM COATINGS" #UC70092F "SILVERSMITH", 70% KYNAR COATING

STOREFRONT TYPE:
FIRST FLOOR: CAPTURED VERT, HORIZ & PERIMETERS, U.O.N.
SECOND FLOOR: BUTT JOINT VERT, CAPTURED HORIZ, U.O.N.
PERIMETER SEALANT TO BE:
COLOR "LIMESTONE" BY "DOW CORNING" OR APP'VD EQUAL

EXTERIOR GLAZING

- 1 VISION GLASS:
1" I.G.U. (W/ CLEAR ANODIZED SPACER)
OUTBOARD PANE: 1/4" GLUARDIAN SUNGUARD SSK 51/23
INBOARD PANE: 1/4" CLEAR
- 2 SPANDREL GLASS:
1" I.G.U.
OUTBOARD PANE: 1/4" GLUARDIAN SUNGUARD SSK 51/23
INBOARD PANE: 1/4" CLEAR w/ 6mm WARM GRAY FRIT (#4)

SP INDICATES COATED SPANDREL PANE
T INDICATES TEMPERED PANE

GRADE ELEVATIONS
F.F. = 507.50' FINISHED FLOOR ELEVATIONS
F.G. = 503.50' FINISHED GRADE ELEVATIONS

NOTES:

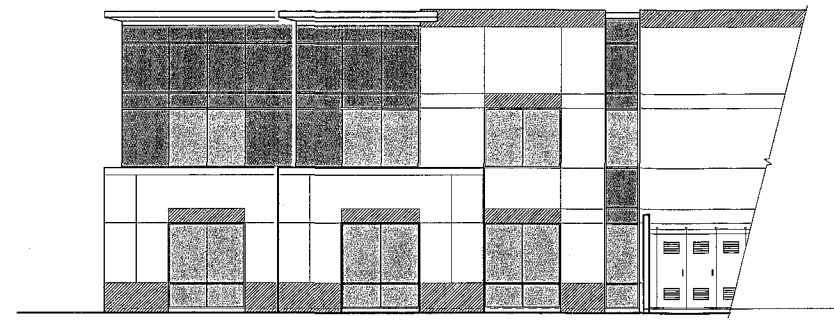
- OVERHEAD DOORS AND PERSONNEL DOORS TO MATCH ADJACENT WALL COLORS.
- EXTERIOR FACE OF ALL CONCRETE WALLS TO HAVE A SEALER COAT APPLIED AND PAINTED OVER.
- "HS" INDICATES HEAT-STRENGTHENED GLASS WITH NO SPANDREL COATING. MATERIAL BEHIND HEAT-STRENGTHENED GLASS SHALL BE PAINTED FLAT BLACK.
- "SP" INDICATES SPANDREL GLASS WITH OPAQUE SPANDREL COATING.
- "T" INDICATES TEMPERED GLASS. ALL SAFETY GLAZING SHALL BE PROVIDED w/ PERMANENT IDENTIFICATION AS SPECIFIED IN CBC, SECTION 2405.2
- ALUMINUM STOREFRONT SYSTEM - MULLIONS AND MUNTINS MUST BE DESIGNED PER CBC, CHAPTER 16, SECTION 1608 - WIND LOADS.
- ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING (CBC, SECTION 1403.2).
- EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF (CBC, SECTION 1403.3).
- PROVIDE PAINT "MOCK-UP" (20' x FULL HT. APPROX.) FOR APPROVAL BY THE OWNER PRIOR TO BULK PAINT ORDER.

DATE	8-21-13
JOB NO.	09008
DRAWN BY	ROM
CHECKED BY	ROM
REVISIONS	
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△	8-15-14
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project: A NEW SHELL BUILDING FOR:
Continental Commerce Ctr.
7155 CAMINO MAQUILADORA
OTAY MESA, CALIFORNIA

DD-4

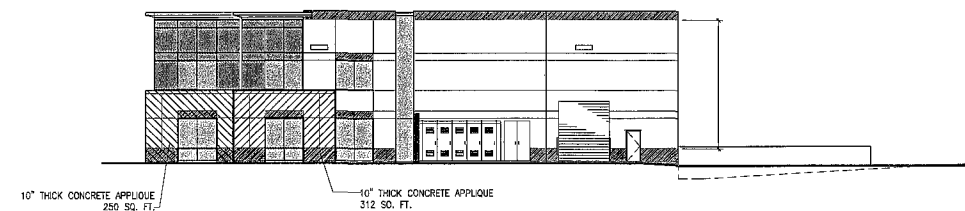
EXTERIOR ELEVATIONS
SCALE: 1/16" = 1'-0"



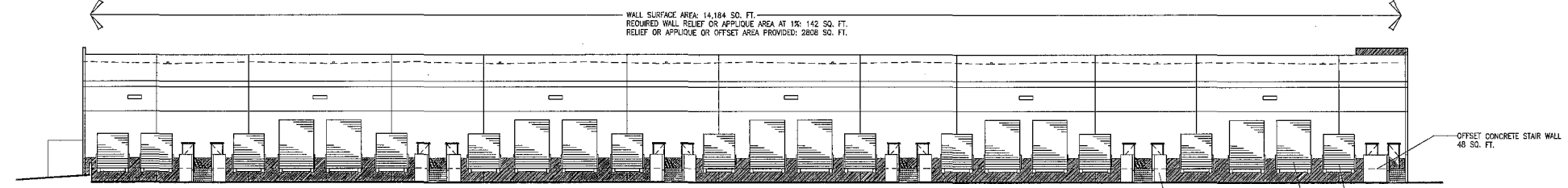
4 ENLARGED PARTIAL WEST ELEVATION

WALL SURFACE AREA: 714 SQ. FT.
REQUIRED WALL RELIEF OR APPLIQUE AREA AT 1%: 7 SQ. FT.
RELIEF OR APPLIQUE AREA PROVIDED: 250 SQ. FT.

WALL SURFACE AREA: 3520 SQ. FT.
REQUIRED WALL RELIEF OR APPLIQUE AREA AT 1%: 35 SQ. FT.
RELIEF OR APPLIQUE OR OFFSET AREA PROVIDED: 312 SQ. FT.

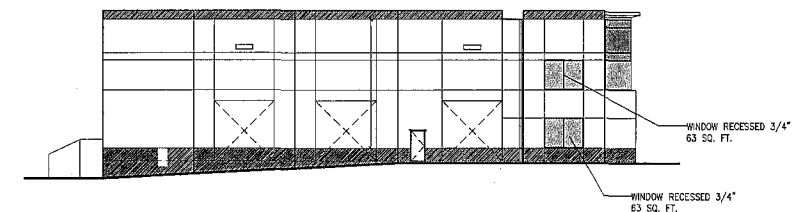


4 WEST ELEVATION



3 SOUTH ELEVATION

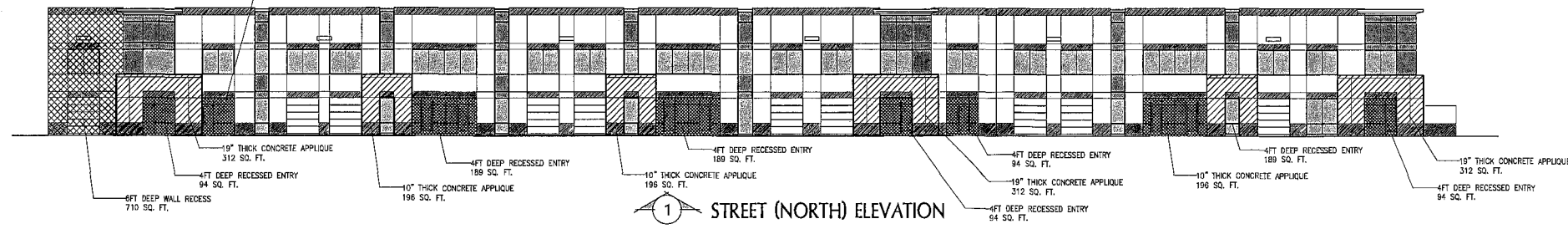
WALL SURFACE AREA: 14,184 SQ. FT.
REQUIRED WALL RELIEF OR APPLIQUE AREA AT 1%: 142 SQ. FT.
RELIEF OR APPLIQUE OR OFFSET AREA PROVIDED: 2808 SQ. FT.



2 EAST ELEVATION

WALL SURFACE AREA: 4304 SQ. FT.
REQUIRED WALL RELIEF OR APPLIQUE AREA AT 1%: 43 SQ. FT.
RELIEF OR APPLIQUE OR OFFSET AREA PROVIDED: 126 SQ. FT.

WALL SURFACE AREA: 4760 SQ. FT.
REQUIRED WALL RELIEF OR APPLIQUE AREA AT 1%: 48 SQ. FT.
RELIEF OR APPLIQUE OR OFFSET AREA PROVIDED: 885 SQ. FT.



1 STREET (NORTH) ELEVATION

BUILDING WALL
RELIEF
EXHIBIT

SCALE: 1/16" = 1'-0"

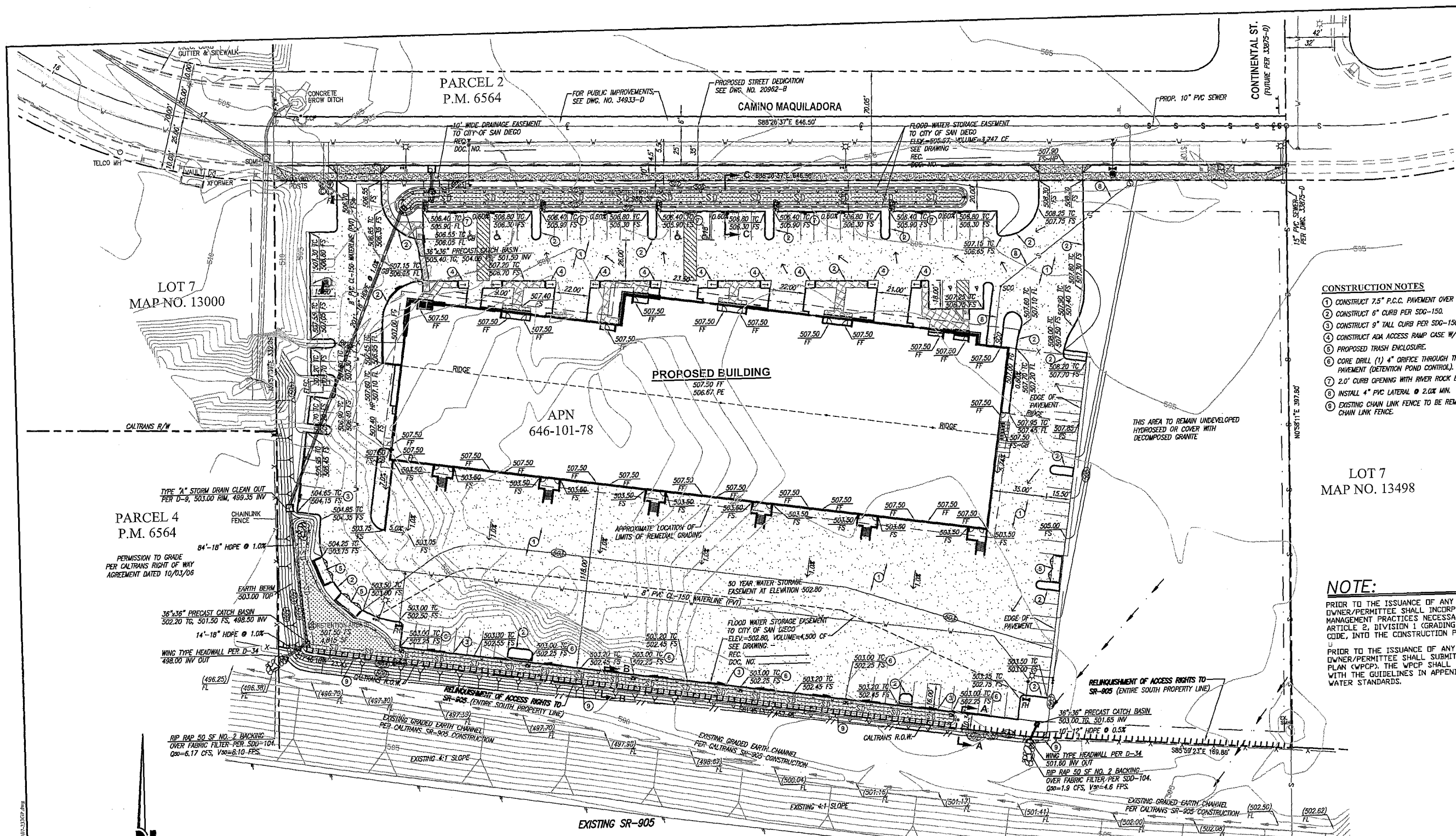
DATE	8-21-13
DWG No.	05008
DRAWN BY	RON
CHECKED BY	RON

REVISIONS:	
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A NEW SHELL BUILDING FOR:
Continental Commerce Ctr.
7655 CAMINO MAQUILADORA
OTAY MESA, CALIFORNIA

DD-4A

F:\Drawings\05008\05008.dwg Nov 12, 2014 © B4Team Plotted by RFL/ksm



- CONSTRUCTION NOTES**
1. CONSTRUCT 7.5" P.C.C. PAVEMENT OVER 6" CL-II A.B. (PER SOILS REPORT).
 2. CONSTRUCT 6" CURB PER SDG-150.
 3. CONSTRUCT 9" TALL CURB PER SDG-150 (SEE DETAIL 'C', HEREON).
 4. CONSTRUCT ADA ACCESS RAMP CASE W/TRUNCATED DOMES PER SDG-130.
 5. PROPOSED TRASH ENCLOSURE.
 6. CORE DRILL (1) 4" ORIFICE THROUGH THE 9" TALL CURB FACE, FLUSH WITH PAVEMENT (DETENTION POND CONTROL).
 7. 2.0' CURB OPENING WITH RIVER ROCK ENERGY DISSIPATER RIP-RAP.
 8. INSTALL 4" PVC LATERAL @ 2.0% MIN.
 9. EXISTING CHAIN LINK FENCE TO BE REMOVED AND REPLACED WITH VINYL CHAIN LINK FENCE.

LOT 7
MAP NO. 13498

NOTE:

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

PRIVATE CONTRACT

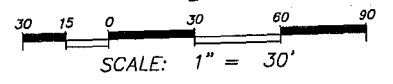
GRADING PLANS FOR:

**CONTINENTAL COMMERCE CENTER
POR. PARCEL 3 OF PARCEL MAP 6564**

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 3 OF 4 SHEETS

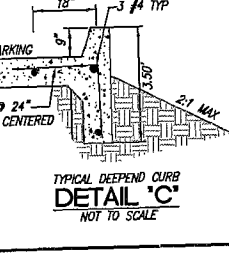
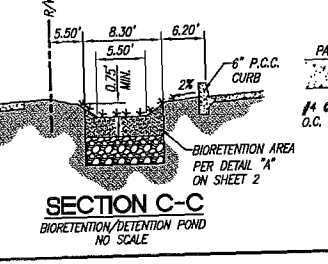
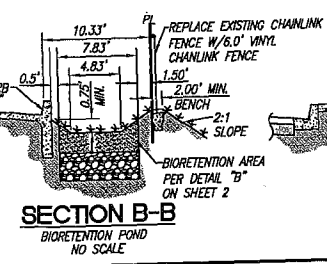
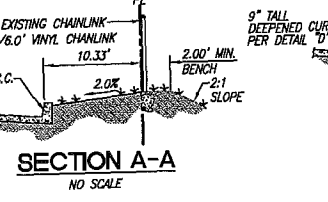
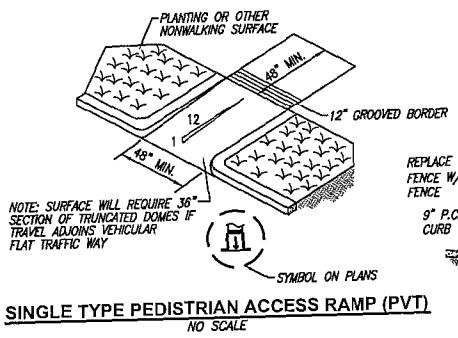
FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION	APPROVED	DATE
ORIGINAL	S&A	03/08/16
AS-BUILTS		
CONTRACTOR	DATE STARTED	DATE COMPLETED
INSPECTOR		

34932-3-D
LAST REVISED: 11/17/14



PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
475 PRODUCTION STREET, SAN MARCOS, CA. 92078
PHONE (760) 736-2040 FAX (760) 736-4866

DANNY ABADA R.C.E. NO. 45381 EXP. 9/30/16 DATE



CITY OF SAN DIEGO LANDSCAPE STANDARDS
SECTION III: BRUSH MANAGEMENT

- 3-1 BRUSH MANAGEMENT - DESCRIPTION
FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION, SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.
- 3-2 BRUSH MANAGEMENT - REQUIREMENTS
- 3.2-1 BASIC REQUIREMENTS - ALL ZONES
- 3.2-1.01 FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.
- 3.2-1.02 DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.
- 3.2-1.03 TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (FIGURE 3-1). DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.
- 3.2-1.04 ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS (FIGURE 3-1).
- 3.2-1.05 MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND FOPULUS).
- 3.2-2 ZONE 1 REQUIREMENTS - ALL STRUCTURES
- 3.2-2.01 DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX 'B').
- 3.2-2.02 TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREES MATURE SPREAD.
- 3.2-2.03 MAINTAIN ALL PLANTINGS IN A SUCULENT CONDITION.
- 3.2-2.04 NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.
- 3.2-3 ZONE 2 REQUIREMENTS - ALL STRUCTURES
- 3.2-3.01 INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 50 PERCENT OF THE TOTAL ZONE 2 AREA.

- BRUSH MANAGEMENT MAINTENANCE NOTES:
- GENERAL MAINTENANCE - REGULAR INSPECTIONS AND LANDSCAPE MAINTENANCE ARE NECESSARY TO MINIMIZE THE POTENTIAL DAMAGE OF LOSS OF PROPERTY FROM BRUSH FIRES AND OTHER NATURAL HAZARDS SUCH AS EROSION AND SLOPE FAILURES. BECAUSE EACH PROPERTY IS UNIQUE ESTABLISHING A PRECISE MAINTENANCE SCHEDULE IS NOT FEASIBLE. FOR EFFECTIVE FIRE AND WATERSHED MANAGEMENT, HOWEVER, PROPERTY OWNERS SHOULD EXPECT TO PROVIDE MAINTENANCE ACCORDING TO EACH BRUSH MANAGEMENT ZONE. ZONE 1 - YEAR-ROUND MAINTENANCE, ZONE 2 - SEASONAL MAINTENANCE. BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SUCULENT SCRUB AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH 1 THROUGH AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY MANAGER THAT THE THINNING WOULD BE CONSISTENT WITH CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUBAREA PLAN.
 - BRUSH MANAGEMENT ZONE 1 - THIS IS THE MOST CRITICAL AREA FOR FIRE AND WATERSHED SAFETY. ALL ORNAMENTAL PLANTINGS SHOULD BE KEPT WELL WATERED AND ANY IRRIGATION RUN-OFF SHOULD DRAIN TOWARD STREET, RAIN GUTTERS AND DRAINAGE PIPES SHOULD BE CLEANED REGULARLY AND ALL LEAVES REMOVED FROM THE ROOF BEFORE FIRE SEASON BEGINS. ALL PLANTINGS, PARTICULARLY NON-IRRIGATED NATIVES AND LARGE TREES SHOULD BE REGULARLY PRUNED TO ELIMINATE DEAD FUEL TO REDUCE EXCESSIVE FUEL AND TO PROVIDE ADEQUATE SPACE BETWEEN PLANTS AND STRUCTURES.
 - BRUSH MANAGEMENT ZONE 2 - SEASONAL MAINTENANCE IN THIS ZONE SHOULD INCLUDE REMOVAL OF DEAD WOODY PLANTS, ERADICATION OF WEEDY SPECIES AND PERIODIC PRUNING AND THINNING OF TREES AND SHRUBS. REMOVAL OF WEEDS SHOULD NOT BE DONE WITH HAND TOOLS SUCH AS HOES, AS THIS DISTURBS VALUABLE SOIL. THE USE OF WEED TRIMMERS OR OTHER TOOLS WHICH RETAIN SHORT STUBBLE THAT PROTECTS THE SOIL IS RECOMMENDED. NATIVE SHRUBS SHOULD BE PRUNED IN THE SUMMER AFTER THE MAJOR PLANT GROWTH OCCURS. WELL PRUNED HEALTHY SHRUBS SHOULD TYPICALLY REQUIRE SEVERAL YEARS TO BUILD UP EXCESSIVE LIVE AND DEAD FUEL. ON SLOPE ALL DRAINAGE DEVICES MUST BE KEPT CLEAR. RE-INSPECT AFTER EACH MAJOR STORM SINCE MINOR SOIL SLIPS CAN BLOCK DRAINS. VARIOUS GROUND COVERS SHOULD BE PERIODICALLY SHEARED AND THATCH REMOVED. DISEASED AND DEAD WOOD SHOULD BE PRUNED FROM TREES. FERTILIZING TREES AND SHRUBS IS NOT TYPICALLY RECOMMENDED AS THIS MAY STIMULATE EXCESSIVE GROWTH.
 - ALL REQUIRED LANDSCAPE AREAS AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE OWNER IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES, CONSISTENT WITH THE CITY'S NEA DEVELOPMENT DISTRICT ORDINANCE, AND THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS. ANY DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED, CONSISTENT WITH SECTION 142.0408 (b) (5) OF THE LAND DEVELOPMENT CODE.

NOTE:
ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A PERMANENT, BELOW GRADE, AUTOMATIC IRRIGATION SYSTEM UTILIZING LOW-FLOW ROTATOR HEADS AND SUBSURFACE DRIP LINES, AND A WEATHER-BASED AUTOMATIC IRRIGATION SMART CONTROLLER.

ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

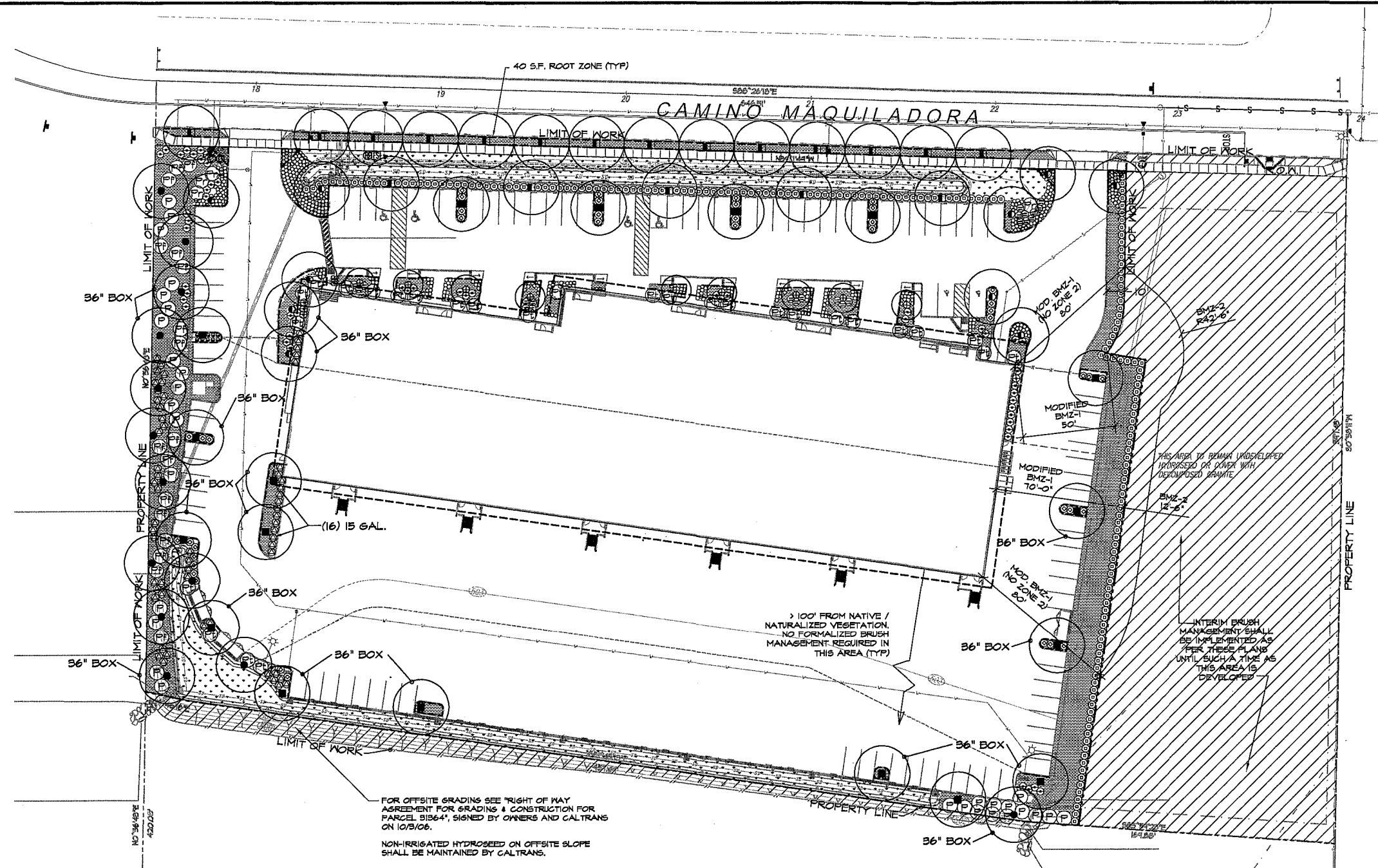
HOWARD ASSOCIATES
landscape architecture
2442 second avenue san diego ca 92101 619 718 9660
FLA 2681

SHEET TITLE
Planting Plan

PROJECT NAME
Continental Commerce Center
San Diego, CA

DATE: 11/11/14
DRAWN BY: BG
JOB NUMBER: 8054
FILE:
REVISIONS:

2
OF 4 SHEETS



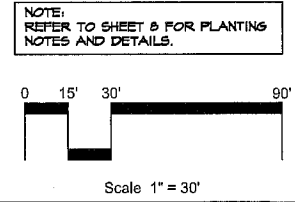
PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE*	QUANTITY	MATURE HT. x SPREAD	FORM/FUNCTION	WUCOLS	
TREES								
■	AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	7	30'x20'	LARGE CANOPY/SHADE	M	
●	JACARANDA MIMOSIFOLIA	JACARANDA	36" BOX	12	40'x40'	LARGE CANOPY/ACCENT	M	
●	FRUNUS CERASIFERA 'ATROPURPEREA'	PURPLE LEAVE PLUM	24" BOX	9	25'x25'	SMALL CANOPY/ACCENT	M	
●	PITTOSPORUM UNDULATUM	VICTORIAN BOX	24" BOX	10	30'x30'	SMALL CANOPY/SCREENING	M	
■	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	14	30'x20'	LARGE CANOPY/STREET TREE	M	
SHRUBS								
○	ASAPANTHUS ORIENTALIS	ASAPANTHUS	1 GAL.	513	2'x2'	MOUNDING/ACCENT	M	
○	CALLISTEMON V. 'LITTLE JOHN'	BOTTLEBRUSH	5 GAL.	22	3'x3'	ROUNDED/ACCENT	M	
○	DIETES BICOLOR	FORTNIGHT LILY	1 GAL.	13	3'x2'	MOUNDING/ACCENT	M	
○	ESCALLONIA 'COMPAKTA'	DWARF ESCALLONIA	5 GAL.	59	3'x3'	ROUNDED/ACCENT	M	
○	LIGUSTRUM J. 'TEXANUM'	GLOSSY PRIVET	5 GAL.	106	6'x4'	HEDGE/SCREENING	M	
Pr	PHOENIX ROEBELLINI	FYGYM DATE PALM	15 GAL.	4	6'x6'	ROUNDED/LARGE ACCENT	M	
Pt	PHORMIUM TENAX	NEW ZEALAND FLAX	15 GAL.	28	6'x6'	FAN PATTERN/LARGE ACCENT	M	
Pf	PHOTINIA X FRASERI	PHOTINIA	15 GAL.	15	8'x8'	HEDGE/SCREENING	M	
P	PITTOSPORUM TOBIRA	TOBIRA	15 GAL.	54	8'x8'	ROUNDED/SCREENING	M	
○	RHAPHIOLEPIS INDICA	RHAPHIOLEPIS	5 GAL.	30	4'x4'	ROUNDED/ACCENT	M	
○	RHAPHIOLEPIS INDICA 'BALLERINA'	RHAPHIOLEPIS	5 GAL.	47	2'x4'	ROUNDED/ACCENT	M	
GROUND COVERS								
■	MYOPORUM PARVIFOLIUM	MYOPORUM	FLATS @ 12" O.C.				L	
■	CAREX PANSA	MEADOW GRASS	PLUGS @ 12" O.C.				L	
■	HYDROSEED MIX - SEE HYDROSEED NOTES							L

* UNLESS OTHERWISE NOTED ON PLANS.
NOTE: THERE IS NO EXISTING PLANT MATERIAL ON SITE TO REMAIN, BE RELOCATED, OR REMOVED.

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES	5 FEET (SEWER-10 FEET)
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.)	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET



**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
Rob Hixson, Chair		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
	Property Owner	Vacant Seat

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),

Staff Present: Melina Meza (Councilmember David Alvarez, District 8), Theresa Millette (AICP Senior Planner City of San Diego)

Guests Present:

Agenda Item		Discussion	Action Item
1.	Call to Order / Introduction of Members	Chairman Hixson called the meeting to order at 3:13 pm. Members introduced themselves.	
2.	Approval of minutes	Minutes from the September 18, 2013 Otay Mesa Planning Group meeting were presented and approved.	
3.	Public Input	Alejandra Mier y Teran wants to delay the vote on the Community Plan Update because she is still reviewing it.	
4.	Chairman's Report	<p>Chairman Hixson noticed receipt of the following. He asked that if any of the Members wanted copies of any of these items to please let him know:</p> <ul style="list-style-type: none"> ✓ Sprint cellular site at the South Bay Express Office ✓ Final Environmental report involving Metropolitan Airpark ✓ Recycling event for oil ✓ The exposition on a Transnet tax payer oversight committee ✓ Change the speed limit on Heritage Road near Datsun ✓ Tentative map Airway Road ✓ Conditional Use Permit La Media Chevron ✓ Continental commerce center ✓ Candle Light EIR notice ✓ Princes Park Map leader 	Board Members who would like copies or information about the listed notices should follow up with Rob Hixson
5.	Government Liaison Reports	<p>Reports were given from the following offices:</p> <p>A. <u>Councilman Alvarez's office</u> – Melina Meza passed out a flyer regarding a free community clean up and recycling event that will be held Saturday, November 16, 2013 at Qualcomm Stadium from 8:00 am -0 1:00 pm.</p> <p>B. <u>Mayor's Office</u> – no report.</p> <p>C. <u>Supervisor Cox</u> – no report.</p>	

Agenda Item	Discussion	Action Item
	<p>D. <u>Assembly Member Hueso's Office</u> – no report.</p> <p>E. <u>San Diego Police Department, Southern Division</u>, Carlos Lacarra reported on the following:</p> <ul style="list-style-type: none"> o Dillon's Trail clean-up on 10/26 o Environmental Services clean up along the border o Prescription drop-off at Kaiser from 10:00 am – 2:00 pm on 10/26 o Recent robbery of a Montgomery middle school girls' phone o Carlos will follow up on the code compliance issue on Airway Road, west of La Media for trash dumping. He thought it was already taken care of. <p>F. <u>Fire Department</u> – no report</p> <p>G. <u>Immigration and Customs</u> – no report</p>	
6.	<p>Monthly Reports</p> <p>Reports were given from the following committees and associations:</p> <p>A. <u>Community Planners Committee (CPC)</u>, Janet Vadakkumcherry attended the September 24, 2013 CPC meeting on behalf of Mel Ingalls who was on vacation. She sent the following report out to OMPG Members on October 13, 2013:</p> <ul style="list-style-type: none"> o Cindy Gomper-Graves, CEO South County Economic Development gave a very interesting update / presentation. Highlights included: <ul style="list-style-type: none"> • Convention Center • Hotels • Cross-border terminal (350,000 US citizens currently use TJ – really?) • New port of entry Otay II / SR11 (pay money to get across faster and more secure) • By summer 2015 San Ysidro port of entry 60 booths / 30 doublestack; walk across by Las Americas (new) • South County 4-year public university (City of CV, 100 acres); expect 20,000 students • McMillin Millenia development will surround the University. Millenia is Otay Ranch – confusing that she made it sound bay front. • Bayshore Bikeway • See http://scedcvisioning.wordpress.com/project-updates/ o Alcohol & Drug Licensing Procedures (information only item) – San Diego Police Department is looking to better the permit process. Contact Lt. Dan Plein with suggestions or concerns. CPC members said police are too involved and should do a minimum – and identify what the minimum should be. Consider that taco shops in PB should not have to hire security between the hours of 1:00 – 2:00 am, for example – some communities have more issues than others. Some recommended ongoing dialogue with police is important – not as some perceive now . . . police contact is sporadic with little follow up. 	

Agenda Item	Discussion	Action Item
	<ul style="list-style-type: none"> ○ Previously Conforming Premises and Use – Amanda Lee (Sr Planner) presented. Group needed continued reminder that this is not a non-conforming or code compliance conversation. Many questions and much dialogue. CPC members would like to better understand. It was motioned that the city host a pre-conforming education workshop and then a core group will be identified to consider amendments. ○ Feedback on Plastic Bag Ordinance (information only item) – there are clearly divided lines on this topic. One side fully supports the idea and the other side thinks this is a ridiculous conversation in light of other pressing issues. ○ Reports to CPC. <ul style="list-style-type: none"> ● CIP's - 18 CPG CIP's are in as of 9/24/13, including OMGP. Groups that are opting out should let Dan know. Joe LaCava sees that last year those communities that opted out seem to be opting in this year. Joe reminds groups to make sure they submit only CIP items (e.g., not slurry / paving but sidewalks and streets are okay). CPG's can collect all items but only forward the CIP items. Some groups break up larger projects up in an attempt to get something funded. 225 projects were recommended last year. They are trying to better the process each year. ● Medical marijuana will be brought back. ● There is a Canyon Committee if anyone is interested in participating. ● Advanced CEQA workshop on Monday, September 30th <p>More information can be found: http://www.sandiego.gov/planning/community/cpc/agendas/index.shtml</p> <p>B. <u>Border Transportation</u>, Alejandra Mier y Teran reported:</p> <ul style="list-style-type: none"> ○ Congressman Scott Peters (CA-52) announced the introduction of <u>HR 3182</u>, legislation to improve the support infrastructure and efficiency at the international border crossings including San Ysidro & Otay Mesa. ○ There is a South San Diego / Border Mayoral Candidate Forum at San Ysidro High School tonight (October 16, 2013). <p>C. <u>Community Plan Update (CPU)</u>, See Section 7 Action Items below.</p> <p>D. <u>Capital Improvement Program</u> Janet Vadakkumcherry reported that OMPG CIP items were submitted on time.</p> <p>E. <u>Facilities Financing Committee</u>, Lindsay Arobone said there is nothing to report</p> <p>F. <u>Industrial Uses Committee</u>. No report.</p> <p>G. <u>San Diego Airport Advisory Committee</u>, Lisa Golden reported:</p>	

Agenda Item	Discussion	Action Item
	<ul style="list-style-type: none"> ○ The government shutdown has not affected Brown Field but decisions about tower contract staff are pending. ○ The FAA has implemented new IFR departure procedures that will take aircraft from 260 degrees on departure to 280 degrees. This is 20 degrees further north and is expected to have a noise impact on residents of the area. Nici Boon explained that about 20% of the departures from Brown Field are IFR (instrument controlled) and that this would have an impact on flight patterns and noise contours. <p>H. <u>Code Enforcement</u>. Report given with Carlos Lacarra's Police Department Report above (see Item 5E).</p> <p>I. <u>Otay Mesa Chamber of Commerce Update</u>. Report given by Alejandra Mier y Teran with the Border Transportation Report above (see Item 6 B).</p> <p>J. <u>East Otay Mesa Property Owners' Association Update</u>, David Wick reported:</p> <ul style="list-style-type: none"> ○ Apex is moving forward on 10 acres (Pio Pico). Just waiting for permit. ○ SR11 will break ground in January 2014. Need help finding funding for Phase II. 	
7.	<p>Action Items</p> <p>A. <u>Community Plan Update</u> – Theresa Millette reported on the status of the FFP/FBA and EIR and timing of presenting these items for public review and commentary and to have time enough to respond to those and still be able to present to various committees for approval trying to back into a January 19, 2014 Planning Commission date. She noted that the Planning Group can request up to a 45 day extension and that Myra Hermann has 5 weeks to respond after the 45 days to put a final out for review with a 14 day notice. She noted that thus far the city is in receipt of 3 letters requesting clarification (not for or against) and that they are expecting more letters. Nici Boon made a motion to call a special meeting on November 13, 2013 at 3:00 pm to vote on the CPU and all its constituent parts. The motion passed unanimously with 11 votes.</p> <ul style="list-style-type: none"> a. Facility Finance Plan / FBA b. EIR <p>B. <u>Request for 15 extension to review OMCPU EIR</u> – John Ponder was not in attendance. Someone was sent on his behalf and asked the OMPG to consider a 15 extension on the OMCPU EIR. Sarah Street made a motion to decline to support the request.</p> <p style="margin-left: 40px;">7 yeay – a vote of yeay denies the 15 day extension 2 nay – a vote of nay approves the 15 day extension 1 abstention</p>	<p>A motion was made and unanimously passed to call a special meeting of the OMPG on November 13, 2013 at 3:00 pm.</p> <p>A motion was made and passed to decline the request for a 15 day extension to review the OMCPU EIR.</p>

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&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

OWNERSHIP DISCLOSURE

Continental Commerce
Project No. 334882

Owners: Vista South Melrose, Limited Partnership

General Partner: Hamann Consolidated, Inc.

Limited Partners:

Jeff Hamann Family Trust
Gregg Hamann Family Trust
R.D. Hamann Family Trust
Curt Hamann Family Trust
James Rhode Family Trust
JLDavidson Family Trust
Whitaker Family Trust



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

Continental Commerce Center

Project No. For City Use Only

334882

Project Address:

7155 Camino Maquiladora, San Diego

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Project Title:

Project No. (For City Use Only)

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

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____

Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):

Vista South Melrose, LP

Owner Tenant/Lessee

Street Address:

1800 Pioneer Way

City/State/Zip:

El Cajon, Ca 92020

Phone No: Fax No:

619 440-7424

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

Jeffrey C. Hannah

Title (type or print):

President

Signature: Date:

 8/7/13

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature: Date: