THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 3, 2008 **REPORT NO. PC-08-053**

ATTENTION: **Planning Commission, Agenda of July 10, 2008**

SUBJECT: SIEMPRE VIVA INDUSTRIAL PARK - PROJECT NO. 130315 PROCESS 4

OWNER/ APPLICANT: SG Kearny Otay, LLC (Attachment 10)
Tim Dewitt

SUMMARY

Issue(s): Should the Planning Commission approve a new subdivision consisting of 18 industrial lots and two lots reserved as detention basins located at 77971/3 Siempre Viva Road on a 40.4 acre parcel within the Otay Mesa community planning area?

Staff Recommendations:

1. **CERTIFY** Mitigated Negative Declaration No. 130315 and **ADOPT** the Mitigation Monitoring and Reporting Program; and

2. **APPROVE** Tentative Map No. 449391 and Site Development Permit No. 551524 with conditions (Attachments 6 and 7).

Community Planning Group Recommendation - On May 14, 2003, the Otay Mesa Community Planning Group voted 7-0-0 to recommend approval of the project (Attachment 9).

Environmental Review - A Mitigated Negative Declaration has been prepared for Project No. 130315 in accordance with State of California Environmental Quality Act (CEQA) guidelines. A Mitigation, Monitoring and reporting Program (MMRP) has been prepared and will be implemented which will reduce, to a level of insignificance, any potential impacts identified in the environmental review process.

DIVERSITY
BRINGS US ALL TOGETHER

Fiscal Impact - All costs associated with the processing of this application are recovered from a deposit account maintained by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - None with this action.

BACKGROUND

The vacant 40.4-acre project site is located on Siempre Viva Road approximately one half mile east of Britannia Boulevard and approximately a quarter mile west of La Media Road. The property is located within the Industrial Subdistrict of the Otay Mesa Industrial Development District (OMDD) and designated as Industrial Park within the Otay Mesa Community Plan (Attachment 2). The site is relatively level with elevations ranging from 498 feet above sea level to 472 feet above sea level. The site was previously used for agriculture purposes. Surrounding land uses are a batch plant, vehicle storage facilities, and vacant properties.

The project requires a Tentative Map, Process Four decision for a new subdivision greater than four lots. An Otay Mesa Development District Permit (OMDD), processed as Site Development Permit, is required for proposed tentative maps receiving approval subsequent to March 14, 1985. A Site Development Permit is also required as the site is adjacent to environmentally sensitive lands. Future permits for proposed uses may be obtained ministerially through building and grading permits if the proposed development is constructed in accordance with the OMDD Industrial Subdistrict development regulations and no deviations requested.

DISCUSSION

Project Description:

The project proposes to subdivide a 40.4-acre parcels into 20 parcels consisting of 18 lots for future industrial uses and two lots for detention basins. The 18 lots would range in size from 0.8-acreas to 3.3-acres and the two detention basin lots will be 1.0-acres and 0.8-acres respectively.

The project also includes the construction of three streets (Streets "A", "B", and "C") and associated street improvements. The new streets would be two lane industrial collectors including a 12-foot curb to property line consisting of a five-foot landscape strip, a five-foot sidewalk and a two-foot landscape strip. Siempre Viva Road is a six-lane prime arterial and would include half street improvements. Other improvements include three ten-inch sewer lines with easements at the north end of the site and detention basins located at the southwest and southeast corner of the site. The entire site will be graded to include 165,000 cubic-yards of cut and 165,000 cubic yards of fill. All future developments are required to adhere to the land development regulations of the Otay Mesa Development District Industrial Subdistrict. Landscaping will be implemented during the construction permit phase of the project and must be in accordance with the City of San Diego Landscape Ordinance. The site is adjacent to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program (MSCP) Subarea Plan area and will require mitigation for indirect impacts (See Mitigated Negative Declaration No. 130315, Section V.).

Community Plan Analysis:

The Otay Mesa Community Plan designates the site as Industrial Park and the site is zoned Industrial within the Otay Mesa Development District. A stated goal of the community plan is that developments obtain discretionary review in order to ensure consistency with the community plan and to encourage community input into the process. The proposal implements this objective through the review and issuance of the Site Development Permit and Tentative Map. The Plan states that, lands that are designated for industrial use should be consistent with the underlying zoning of the site. The proposed project is in accordance with the Otay Mesa Community Plan which recommends large scale industrial uses on Industrially designated sites.

Environmental Analysis:

The Environmental Analysis Section conducted an Initial Study and concluded that the proposed project could have a significant environmental effect in the area of Transportation/Circulation and MHPA Land Use Adjacency.

A traffic report was required for the subdivision to evaluate potential traffic impacts to the roadway system. The report prepared by Kimley Horn and Associates, Inc. (March 2008), concluded that the project could have a significant impact as Average Daily Trips (ADT) increase due to the type of future uses constructed on the site.

To reduce these impacts to below a level of significance, installation of three roads and construction of a minimum 40-foot wide pavement on Siempre Viva Road from Street "A" to Las Californias Drive, with adequate transition and striping, would be required. Improvements to Siempre Viva Road are required prior to the recordation of the first Final Map by permit and bond. In addition, when the ADT's reach 6,150, the future developer shall assure by permit and bond the construction of a traffic signal at Siempre Viva Road and Street "A" and at La Media Road and Airway Road, and a seven-foot center median along Siempre Viva Road as outlined in Section V of the Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration. The aforementioned requirements are conditions of the proposed Tentative Map and Site Development Permit.

The project is adjacent to the MSCP and will require conformance with all applicable Land Use Adjacency Guidelines of the MSCP Subarea Plan. These include lighting, drainage, fencing, signage, and landscape requirements. Direct impacts would not occur within the MHPA, however, the project does have the potential to result in indirect impacts. Therefore, the MHPA Land Use Adjacency Guidelines will be implemented and would reduce potential indirect impacts to below a level of significance.

The project as proposed now avoids or mitigates potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

CONCLUSION:

Staff has reviewed the project as proposed and determined the project is in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps and development regulations for the Otay Mesa Industrial Subdistrict. The subdivision is consistent with the Otay Mesa Community Plan which designates the site for industrial uses. Staff

recommends approval of the project as proposed.

ALTERNATIVE:

1. Approve Tentative Map 449391 and Site Development Permit 551524, with modifications.

2. Deny Tentative Map 449391 and Site Development Permit 551524, if the findings required to approved the project cannot be affirmed.

Respectfully submitted,

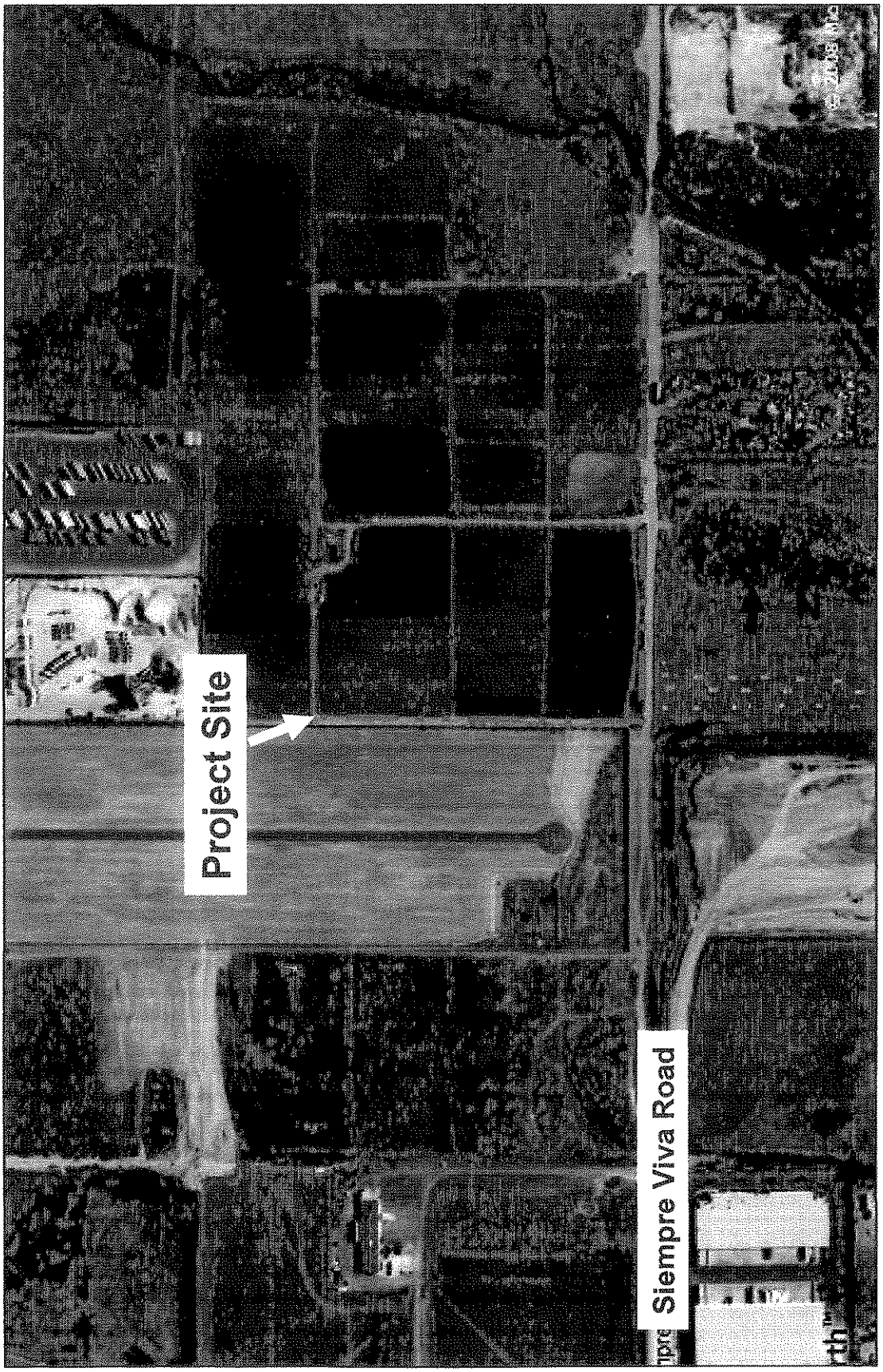
Mike Westlake
Program Manager
Development Services Department

William Zoumes
Development Project Manager
Development Services Department

WESTLAKE/WJZ

Attachments:
1. Community Plan Land Use Map
2. Aerial Photo
3. Project Location Map
4. Project Data Sheet
5. Tentative Map/Landscape Plan
6. Draft Tentative Map Resolution
7. Draft Site Development Permit
8. Draft Site Development Permit Resolution
9. Otay Mesa Community Planning Board vote
10. Ownership Disclosure Statement
11. Project Chronology

Attachment 1
Aerial Photograph of Site



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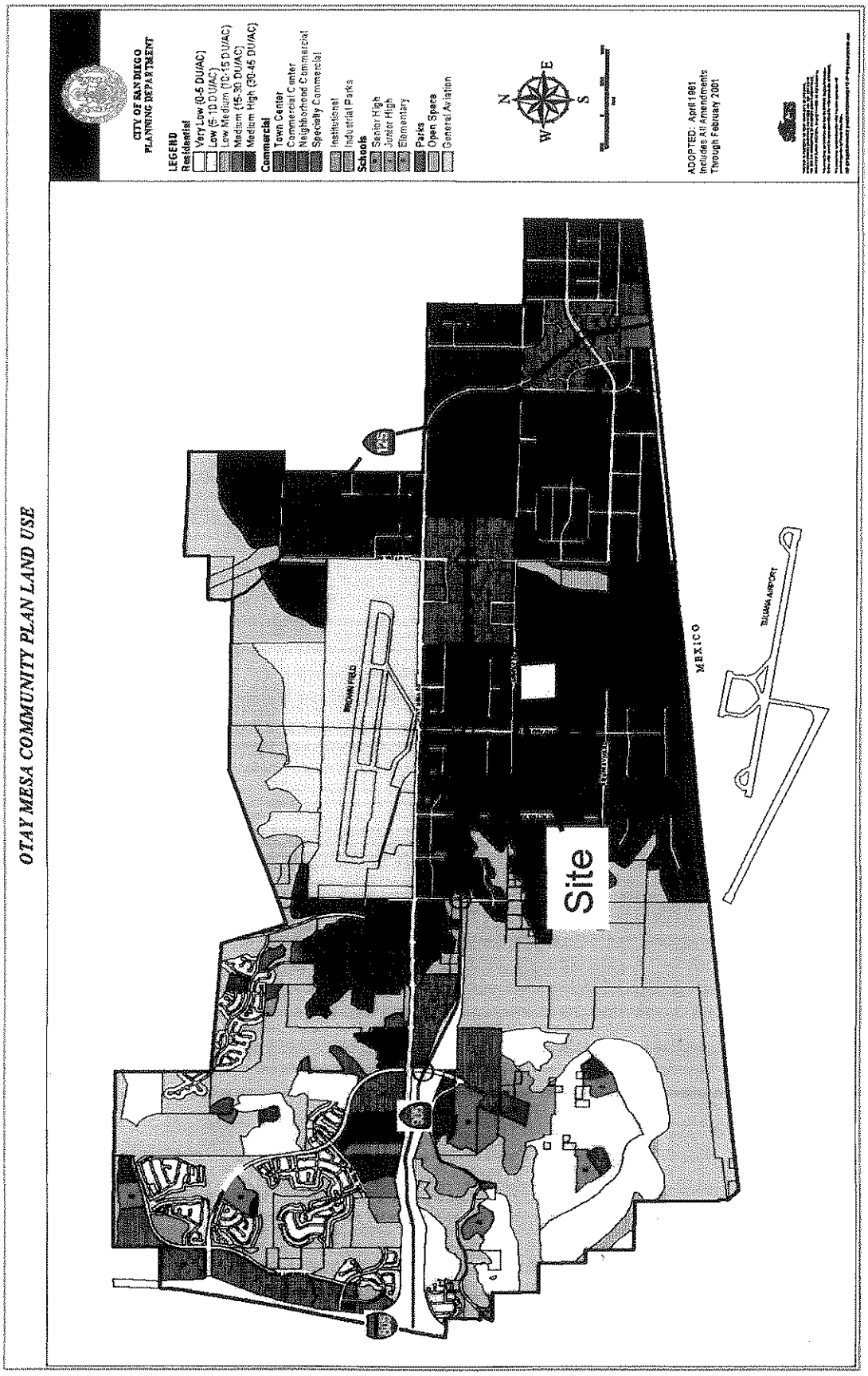
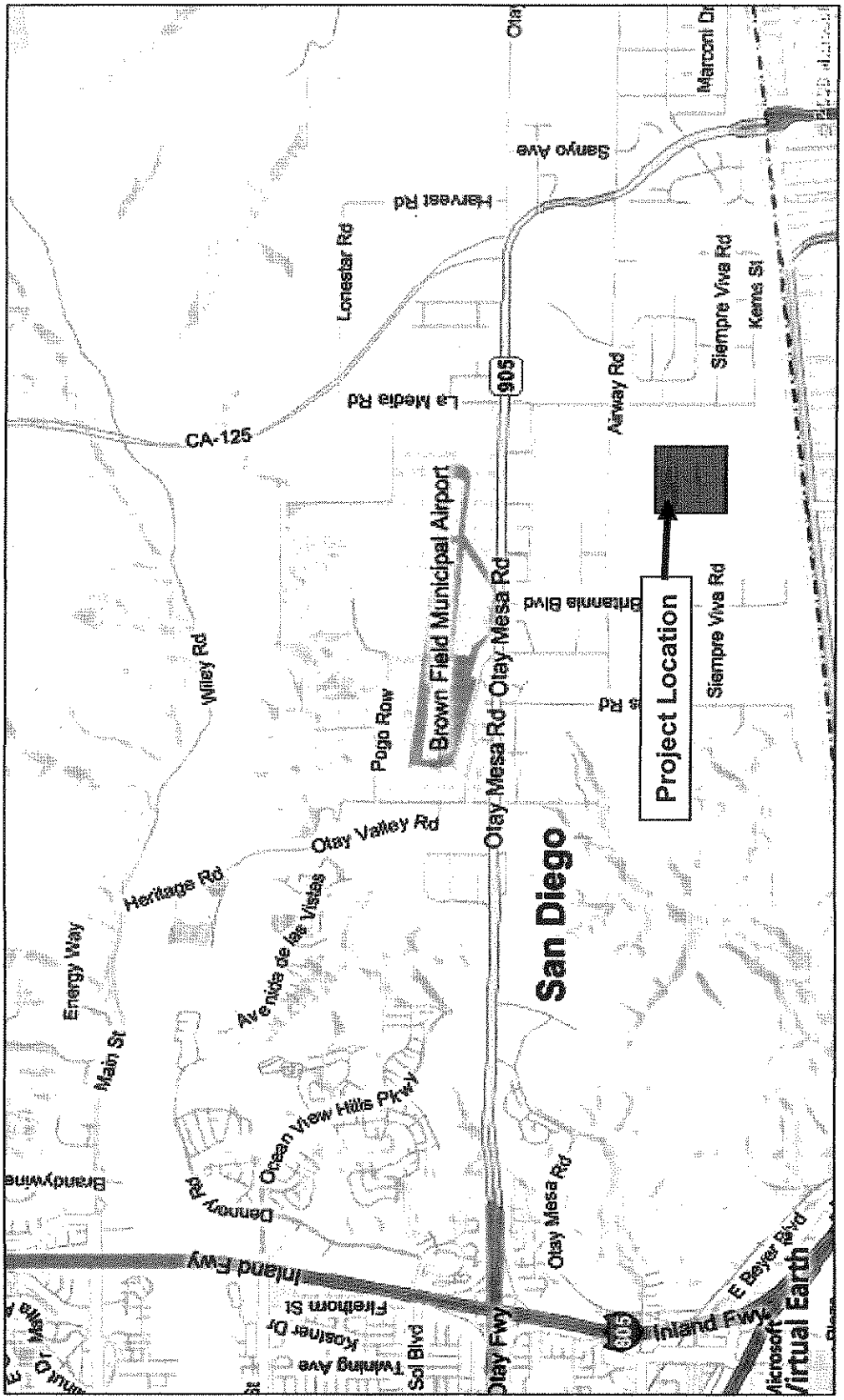
Attachment 2
Community Plan Land Use Map



Attachment 3
Project Location Map



PROJECT DATA SHEET

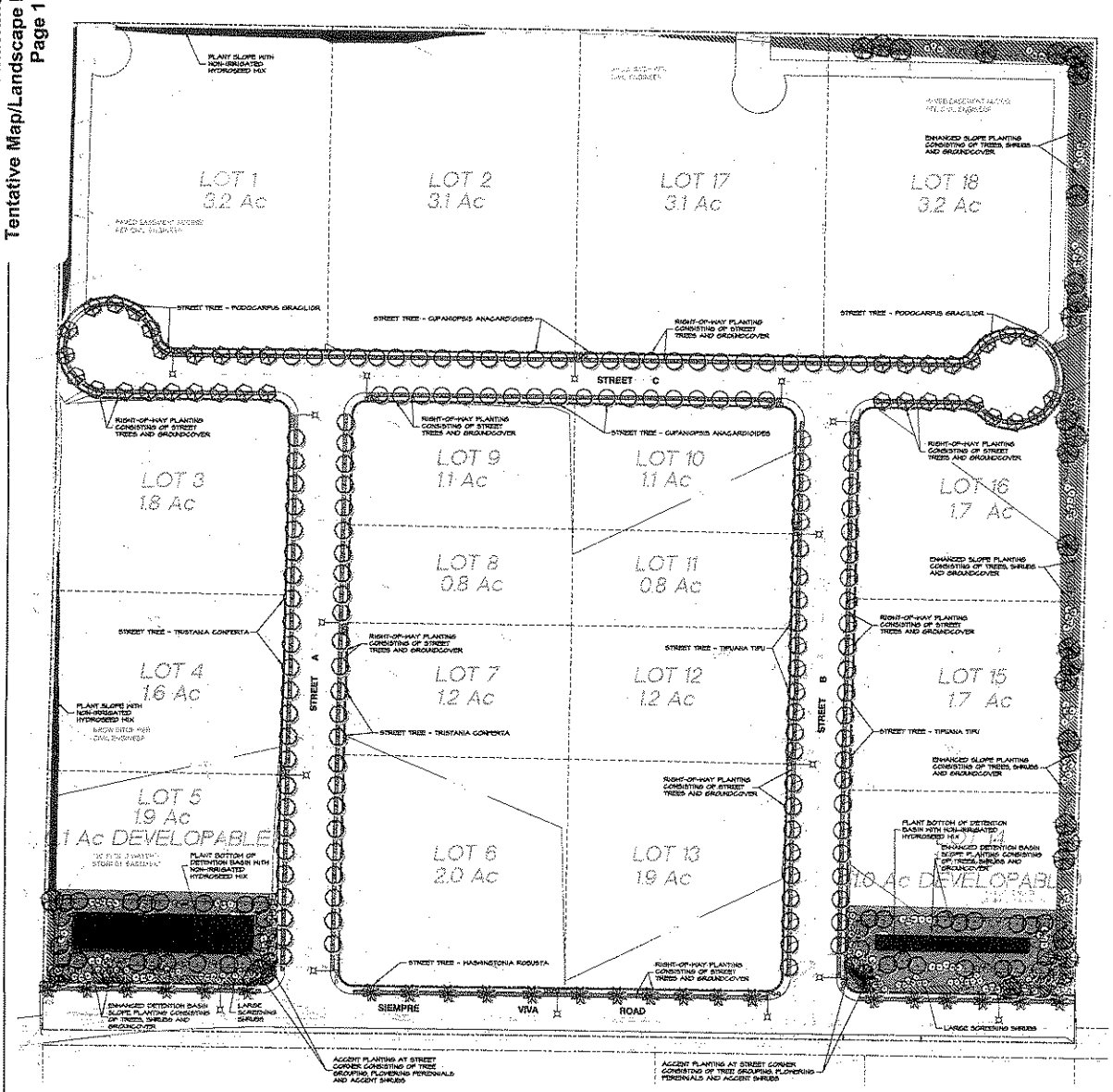
PROJECT NAME:	Siempre Viva Industrial Park
PROJECT DESCRIPTION:	Tentative Map to create 20 parcels from an existing 40.4-acre site.
COMMUNITY PLAN AREA:	Otay Mesa
DISCRETIONARY ACTIONS:	Tentative Map
COMMUNITY PLAN LAND USE DESIGNATION:	Industrial

ZONING INFORMATION:

ZONE: Industrial Subdistrict:
HEIGHT LIMIT: No height limit.
LOT SIZE: 30,000 minimum
FLOOR AREA RATIO: 2.0 maximum.
FRONT SETBACK: 20 feet.
SIDE SETBACK: 15 feet.
STREETSIDE SETBACK: 20 feet.
REAR SETBACK: 25 feet.
PARKING: N/A

ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Industrial Park; Industrial Subdistrict	Batch Plant
SOUTH:	Industrial Park; Industrial Subdistrict	Vacant/auto storage facility
EAST:	Industrial Park; Industrial Subdistrict	Vacant
WEST:	Industrial Park; Industrial Subdistrict	Auto storage facility

DEVIATIONS OR VARIANCES REQUESTED:	None
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 14, 2003 the Otay Mesa Community Planning Group voted 7-0-0 to recommend approval of the project



PLANT LEGEND

RIGHT-OF-WAY PLANTING

STREET TREES

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
HASMANSTONIA RODUSTA	HEDGING PIGMY PALM	25' BOX FROM 15'	PLANT IN CENTER OF 8' PARKWAY, FULL PALMS SHALL BE BACK, 15' HEIGHT
PODOCARPUS GRACILIOR	PERU PINE	24" BOX	STANDARD, PLANT IN CENTER OF 8' PARKWAY, DOUBLE STAKE, PLANT WITH ROOT BARRIER.
TIPUANA TIPU	TIPU TREE	24" BOX	STANDARD, PLANT IN CENTER OF 8' PARKWAY, DOUBLE STAKE, PLANT WITH ROOT BARRIER.
CUPANIOPSIS ANACARDIOIDES	CARROT WOOD TREE	24" BOX	STANDARD, PLANT IN CENTER OF 8' PARKWAY, DOUBLE STAKE, PLANT WITH ROOT BARRIER.
TRISTANIA CONFERTA	BRUSHBOX BOX	24" BOX	STANDARD, PLANT IN CENTER OF 8' PARKWAY, DOUBLE STAKE, PLANT WITH ROOT BARRIER.

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
HYDROPHAM PARVIFOLIUM PINK	PINK HYDROPHAM	FLATS	PLANT AT 12" O.C.

DETENTION BASIN PLANTING

TREES

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ALNUS RHOMBIFOLIA	WESTERN WHITE ALDER	15 GALLON	STANDARD, SINGLE STAKE, PLANT CUTTING GROWN TREE PLANTS.
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GALLON	STANDARD, SINGLE STAKE.

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CEANOTHUS HORIZONTALIS 'YANKEE POINT'	WILD LILAC	1 GALLON	
CARYA BARRY	ROCKROSE	1 GALLON	
RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GALLON	
HETEROMELES ARBUTIFOLIA	TOYON	1 GALLON	
ARCTOSTAPHYLOS MANZANITA 'SANTA ROSA'	SANTA ROSA MANZANITA	5 GALLON	
ARCTOSTAPHYLOS 'EMERALD MOUND'	EMERALD MOUND MANZANITA	5 GALLON	
ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GALLON	

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
LANTANA SPREADING SUNRISE	LANTANA	FLATS	PLANT AT 12" O.C.
HYDROPHAM PARVIFOLIUM PINK	PINK HYDROPHAM	FLATS	PLANT AT 12" O.C.
LONICERA JAPONICA 'HALLIANA'	HONEYSUCKLE	1 GALLON	PLANT AT 36" O.C.

NON-IRRIGATED HYDROSEED MIX

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ARTEMISIA DRACUNCULUS	DESERT WORMWOOD	HYDROSEED	2 LBS. PER ACRE
LUPINUS SUCCULENTUS	BROADLEAF PLANTAIN	HYDROSEED	10 LBS. PER ACRE
PENTOCA ACERIS INDICATE	RED FESCUE GRASS	HYDROSEED	5 LBS. PER ACRE
ERIOGONUM FASCICULATUM	EUROPEAN WILDGRASS	HYDROSEED	7 LBS. PER ACRE
VULPIA MYUROS MYUROS	SMALL FESCUE	HYDROSEED	5 LBS. PER ACRE

SLOPE PLANTING

TREES

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	15 GALLON	STANDARD, SINGLE STAKE.
PINUS ELDERICA	AFGHAN PINE	15 GALLON	STANDARD, SINGLE STAKE.
SCHINUS MOLLE	CALIFORNIA PEPPER TREE	15 GALLON	STANDARD, SINGLE STAKE.

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CEANOTHUS HORIZONTALIS 'YANKEE POINT'	WILD LILAC	1 GALLON	
CARYA BARRY	ROCKROSE	1 GALLON	
RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GALLON	
HETEROMELES ARBUTIFOLIA	TOYON	1 GALLON	

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
LANTANA SPREADING SUNRISE	LANTANA	FLATS	PLANT AT 12" O.C.
HYDROPHAM PARVIFOLIUM PINK	PINK HYDROPHAM	FLATS	PLANT AT 12" O.C.
NASSANSIA OPPOSIFOLIA PRAEMATURA	TRAILING BOUGAINVILLEA	1 GALLON	PLANT AT 36" O.C.

STREET CORNER ACCENT PLANTING

TREES

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	STANDARD, DOUBLE STAKE.

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	NEW ZEALAND PLAN	5 GALLON	
PITTOSPORUM TOBIRA 'WARTIANUM'	FOUNTAIN GRASS	5 GALLON	
CARYA 'VALPOI'	PURPLEHEAT LILY	5 GALLON	

PERENNIALS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ARMANTHUS 'SUSAN JANE'	LILY-OF-THE-VALLE	1 GALLON	
HEMEROCALLIS HYBRIDS	DAY LILY	1 GALLON	

GROUNDCOVERS

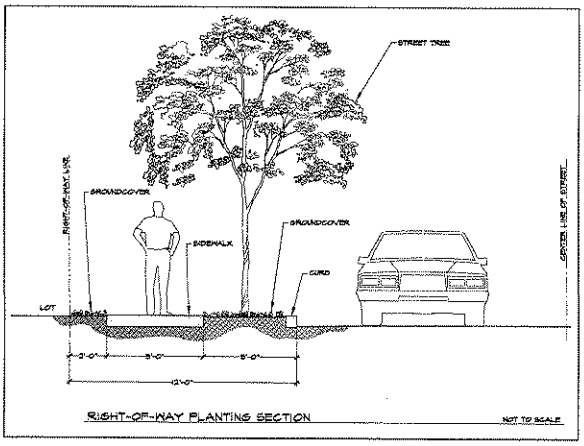
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	FLATS	PLANT AT 12" O.C.
FELIKANNAH FELTASH SALSAH	IVY SEDUMAH	FLATS	PLANT AT 12" O.C.

North

SCALE: 1"=50'-0"

PRELIMINARY LANDSCAPE PLAN

NOTE: THIS PLAN IS CONCEPTUAL ONLY. IT IS INTENDED TO PORTRAY SCHEMATIC RELATIONSHIPS ONLY. IT IS NOT INTENDED AS A DETAILED PLAN OF ADAPTION TO ALL LANDSCAPE PROBLEMS. THE OWNER ASSUMES ALL RESPONSIBILITY FOR ANY WORK PERFORMED FROM THIS PLAN.



RIGHT-OF-WAY PLANTING SECTION

NOT TO SCALE

SIEMPRE VIVA INDUSTRIAL PARK
TENTATIVE MAP No. 449391
SAN DIEGO, CALIFORNIA

LANDSCAPE CONCEPT PLAN

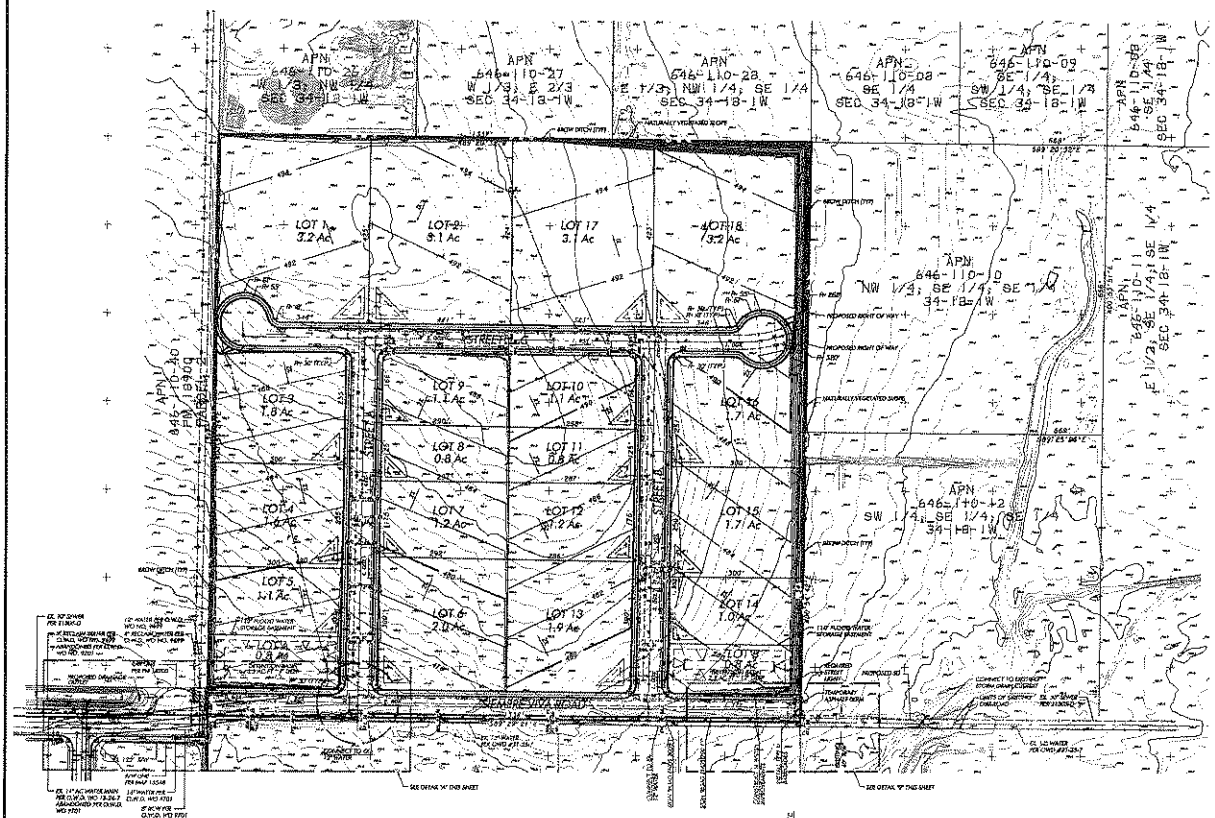
TESHIMA DESIGN GROUP
LANDSCAPE ARCHITECTURE · LAND PLANNING
1955 BROADWAY AVE. SUITE C · SAN DIEGO, CA 92101
619 234-9680

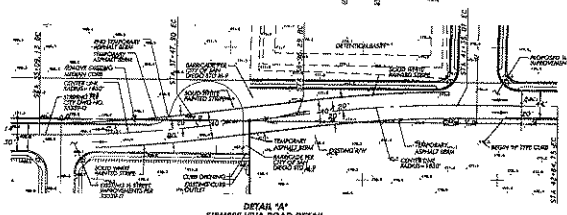
TDG JOB NO. 0[illegible]

DATE: 1-16-[illegible]

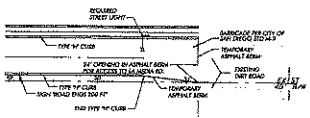
TENTATIVE MAP No. 449391

SIEMPRE VIVA INDUSTRIAL PARK





DETAIL "A"
SIEMPRE VIVA ROAD DETAIL
(SOUTH TO NORTH)
HOT TO SCALE



DETAIL "B"
EASTERN TERMINATION OF
SIEMPRE VIVA RD.
HOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1
INTENTIONALLY DELETED

PARCEL 2:
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34,TOWNSHIP 18 SOUTH,RANGE 1 WEST,SAN BERNARDINO MERIDIAN,IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,STATE OF CALIFORNIA,ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 3:
AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE NORTH 50 FEET OF LOT 1 AND THE NORTH 50 FEET OF THE EAST 65 FEET OF LOT 2 IN SECTION 34,TOWNSHIP 18 SOUTH,RANGE 1WEST, SAN BERNARDINO MERIDIAN,IN THE CITY OF SAN DIEGO,COUNTY OF SAN DIEGO,STATE OF CALIFORNIA,ACCORDING TO OFFICIAL PLAT THEREOF.

ASSESSOR'S PARCEL NO.

646-110-37-00, 646-110-38-00

LAMBERT COORDINATES

141-1774

NAD 83 COORDINATES

1778-6339

BENCHMARK

THE NORTHEAST BRASS PLUG LOCATED
IN THE TOP OF CURB AT THE INTERSECTION
OF AIRWAY ROAD AND BRITANNIA BOULEVARD.
ELEVATION = 496.426 DATUM: NGVD 29 FEET

GENERAL NOTES

1.GROSS OWNERSHIP ACREAGE: 49.4 ACRES
CURRENT DEVELOPMENT AREA: 49.4 ACRES

2.TOTAL DEVELOPABLE LOTS:18
TOTAL LOTS:18

3.ZONING:
EXISTING:OW,IL
PROPOSED:OW,IL

4.UTILITIES:
WATER.....PUD WATER DISTRICT
SEWER.....CITY OF SAN DIEGO
STORM DRAIN.....CITY OF SAN DIEGO
GAS AND ELECTRIC....SAN DIEGO GAS & ELECTRIC
TELEPHONE.....PACIFIC BELL
CABLE TV.....SOUTHWESTERN CABLE TELEVISION

5.SOURCE OF TOPOGRAPHY:ALTA SURVEY DATED JUNE 1991

6.EASEMENTS ARE SHOWN UNLESS OTHERWISE NOTED.

7.THIS PROJECT IS A MULTI-UNIT SUBDIVISION UNDER OF FILING MAPS AND UNITS.MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456 OF THE SUBDIVISION MAP ACT.

8.MAXIMUM SLOPES ARE SLIDEWAY, WHEN IN ACCORDANCE WITH SECTION 62045 OF THE MUNICIPAL CODE. SLOPES LESS THAN 10 IN VERTICAL HEIGHT MAY BE CONSTRUCTED AT A GRADIENT OF 1:1.

9.GRADING SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.

10.PEDESTRIAN RAMPS ARE REQUIRED AT ALL STREET INTERSECTIONS.

11.PERMANENT BEST MANAGEMENT PRACTICES (BMP)SHALL STORE AND TREAT ALL STORM WATER PRIOR TO BEING DISCHARGED INTO THE CITY STORM WATER SYSTEM. ANY DISCHARGED WATER INTO THE CITY STORM WATER SYSTEM SHALL NOT CONTAIN POLLUTANTS OR PARTICULATES.

12.NO CONNECTION SHALL BE MADE TO ANY STORM WATER SEWER SYSTEM WITHOUT PROPER BMPS

13.ALL DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT,OUTSIDE OF THE PUBLIC RIGHT OF WAY,SHALL BE PRIVATELY MAINTAINED

14.THERE WAS NO OVERHEAD ELECTRIC FOUND TO BE FRONTING THE SITE.

15.NO DRIVEWAY ACCESS IS PERMITTED ON SIEMPRE VIVA ROAD.DRIVEWAY LOCATIONS WILL BE DESIGNED DURING THE FINAL DESIGN PROCESS. ALL DRIVEWAYS SHALL CONFORM TO THE CITY OF SAN DIEGO STANDARDS IN LOCATION,DIMENSIONS,AND NUMBER PER LOT.

16.TEMPORARY STREET SIGNS ARE REQUIRED PER FIRE CODE.

17.ALL LOTS WILL HAVE THEIR OWN SERVICE LINES FOR DOMESTIC WATER, IRRIGATION AND FIRE SERVICES.

18.ACCESS RIGHTS ALONG SIEMPRE VIVA WILL BE RELINQUISHED ON THE FINAL MAP.

Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
517 Fourth Avenue, Suite 301 San Diego, Ca. 92101
Tel: (619) 234-9411 Fax: (619) 234-9433

PROJECT TABULATION

TOTAL SITE AREA: 49.4 AC
AREA TO BE GRADED: 49.4 AC
PERCENT OF SITE TO BE GRADED: 100%
AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 0
PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 0
AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0.0 AC
PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0.0
AMOUNT OF CUT: 90,000 CY.
AMOUNT OF FILL: 90,000 CY.
MAXIMUM HEIGHT OF CUT SLOPES: 50 FEET 2:1 SLOPE RATIO
MAXIMUM HEIGHT OF FILL SLOPES: 40 FEET 2:1 SLOPE RATIO
MAXIMUM DEPTH OF GRADING: 18'
AMOUNT OF IMPORT/EXPORT: SOIL: 0 CY.
RETAINING WALLS: NOW MANY, NONE

LOT SETBACKS

MINIMUM YARDS	INDUSTRIAL LOTS
FRONT YARD	20 FEET
INTERIOR SIDE	15 FEET
STREET SIDE	20 FEET
REAR YARD	25 FEET

ZONING SUMMARY

EXISTING ZONING: OW,IL
PROPOSED ZONING: OW,IL

OWNER:

KEARNY REAL ESTATE COMPANY, LLC
655 WEST BROADWAY, SUITE 1600
SAN DIEGO, CA 92101

JOHN GRAGG DATE

ENGINEER OF WORK

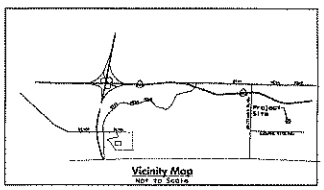
KIMLEY-HORN and ASSOCIATES
517 FOURTH AVENUE, SUITE 301
SAN DIEGO, CA 92101
TELEPHONE: (619) 234-9411

TIMOTHY A. DEWITT RCE 45578 DATE

LEGEND

SUBDIVISION BOUNDARY
ABUTTERS ACCESS RIGHTS RELINQUISHED
LOT LINE
LOT NUMBER — LOT X
ACRES — X.X Ac
EXISTING CONTOURS — 250
PROPOSED CONTOURS — 250
DAYLIGHT LINE
SLOPE (3:1 MAX)
BROW DITCH
SEWER MAIN & MANHOLE
STORM DRAIN AND INLET
WINGWALL AND RIP RAP
STORM DRAIN BOX CULVERT
TYPE "F" CATCH BASIN
STORM DRAIN CLEANOUT
WATER MAIN
FIRE HYDRANT
RECLAIMED WATER MAIN
STREET LIGHT
SIGNALIZED INTERSECTION
DESILT BASIN
EXISTING SEWER MAIN & MANHOLE
EXISTING WATER LINE
EXISTING STORM DRAIN
EXISTING RECLAIMED WATER LINE

0 50 100 200 300
SCALE: HORIZ. 1" = 100'



Vicinity Map
NOT TO SCALE

PREPARED BY:
NAME: KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 517 FOURTH AVENUE, SUITE 301
SAN DIEGO, CALIFORNIA 92101
PHONE #: (619) 234-9411 FAX (619) 234-9433

PROJECT ADDRESS:
NORTH OF SIEMPRE VIVA RD.
SAN DIEGO CA 92173

PROJECT NAME:
SIEMPRE VIVA INDUSTRIAL PARK
TM No. 449391

SHEET TITLE:
TENTATIVE MAP/GRADING & DRAINAGE PLANS

REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
REVISION 7:
REVISION 8:
REVISION 9:
REVISION 10:
REVISION 11:
REVISION 12:
REVISION 13:
REVISION 14:
REVISION 15:
ORIGINAL DATE: 5
SHEET 1
DEP#

Attachment 5
Tentative Map/Landscape Plan
Page 2 of 2

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PLANNING COMMISSION
RESOLUTION NO. XXXXXX
TENTATIVE MAP NO. 449391
SIEMPRE VIVA INDUSTRIAL PARK - PROJECT NO. 130315
DRAFT

WHEREAS, PCCP SG KEARNY OTAY, LLC, Applicant/Subdivider, and TIMOTHY DEWITT, submitted an application with the City of San Diego for a Tentative Map, No. 449391, for the subdivision of a 40.40 acre site into 20 lots. The project site is located 7898 1/3 Siempre Viva Road within the Otay Mesa Development District Industrial Subdistrict of the Otay Mesa Community Plan legally described as the northwest quarter of the southeast quarter of the southeast quarter of section 34, Township 18 south, range 1 west, San Bernardino meridian, and the southwest quarter of the southeast quarter of Section 34, Township 18 south, Range 1 west, San Bernardino meridian, in the county of San Diego, state of California, according to official Plat thereof, and an easement and right of way for ingress and egress for road purposes to be used in common with to others over the north 25 feet of lot 1 and the north 25 feet of the east 25 feet of lot 2 in Section 3, Township 19 south, Range 1 west San Bernardino meridian, in the City of San Diego, County of San Diego, State of California, according to official plat thereof;

WHEREAS, the Map proposes the subdivision of a 40.40-acre site into 20 lots for industrial development and two detention basins; and

WHEREAS, Mitigated Negative Declaration; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, on July 10, 2008, the Planning Commission of the City of San Diego considered Tentative Map No. 449391 pursuant to Sections 125.0440 (tentative map), of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 449391:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).

3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).

9. That said Findings are supported by the minutes, 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, Tentative Map No. 449391, is hereby granted to PCCP SG KEARNY OTAY, LLC, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map will expire July 10, 2011.

2. The Final Map shall conform to the provisions of Site Development Permit No. 551524.

3. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.

4. Prior to the issuance of the Final Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition

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

ENGINEERING

6. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.

7. Prior to the recordation of the Final Map, the subdivider shall construct City standard curb ramps with truncated domes at all street intersections.

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

9. Prior to the issuance of any construction permit, the subdivider 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.

10. Prior to the issuance of any construction permit, the subdivider 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.

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

12. The subdivider shall grant to the City of San Diego a flood storage easement. The subdivider shall construct drainage detention basins, the design, location, and size of which are 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. The subdivider shall provide for the maintenance of the drainage detention facilities within the flood storage easement.

13. Prior to the recordation of the Final Map, the subdivider 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.

14. Prior to the issuance of any construction permit, the subdivider shall provide evidence of coverage under the General Industrial National Pollutant Discharge Elimination System, in the form of a Notice of Intent (NOI) filed with the State Water Resources Control Board.

15. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

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

LANDSCAPING

17. Prior to recordation of the Final Map, the Permittee or Subsequent Owner shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit

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

18. Prior to recordation of the Final Map, the Permittee or Subsequent Owner shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall take into account a 40 sq-ft 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

19. Prior to recordation of the Final Map, the Permittee or Subsequent Owner shall ensure that all proposed landscaping, especially landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the City of San Diego's Land Development Manual, Landscape Standards are prohibited.

MAPPING

20. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).

21. "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

22. The Final Map shall:

    a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

    b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

SEWER

23. Prior to the issuance of any building permits, the developer shall assure, by permit and bond, the design and construction of all public sewer facilities necessary to serve this development.

24. Per the City of San Diego Sewer Design Guide Section 3.1 "Any existing, substandard easements, within the limits of a proposed project, shall be upgraded to current standards prior to the approval of any improvement permit by the Development Services Department". Easement criteria is based on the ability of construction equipment to access the main and manholes for maintenance and replacement. Therefore, additional easement may be required.

25. No structures or landscaping that would inhibit vehicular access shall be installed in or over any sewer access easement.

26. No improvements or landscaping shall be installed in or over any easement prior to the applicant acquiring an Encroachment Maintenance and Removal Agreement.

27. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

28. The proposed development shall pay the following reimbursement fees:

    A. The Otay Mesa Sewer Pump Station and Force Main agreement fee of $1492.71 per living unit plus 10% simple interest from 9-30-06 (21351-D).
    B. The Otay Mesa Sewer Surcharge fee of $1621.00 per living unit plus 6% simple interest from 3-12-06 (21351-D-O)

29. All on-site sewer facilities shall be private.

30. The developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot/condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of on-site private sewer mains that serve more than one lot/condominium.

31. The developer shall design and construct all proposed private sewer facilities serving more than one lot to the most current edition of the City of San Diego's sewer design guide. Improvement drawings are required for private sewer facilities serving more than one lot.

32. The developer shall design and construct all proposed public sewer facilities to the most current edition of the City of San Diego's sewer design guide. Proposed facilities that do not meet the current standards shall be private or re- designed.

33. Prior to the recordation of the Final Map, the developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot/condominium will have its own sewer lateral or provide CC&R's for the operation and maintenance of on-site private sewer mains that serve more than one lot/condominium.

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

WATER

35. Prior to the recordation of the Final Map, the Subdivider 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.

36. Prior to the recordation of the Final Map, the Subdivider shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.

TRANSPORTATION

37. Prior to the recordation of the Final Map, the subdivider shall relinquish abutter's rights of access to Siempre Viva Road, satisfactory to the City Engineer.

38. Prior to the recordation of the first final map, the subdivider shall assure by permit and bond the following improvements:

    i) Construct half-width street improvements to Siempre Viva Road along the entire project frontage. Siempre Viva Road is classified as a 6 lane primary arterial with a design speed of 55 m.p.h. The subdivider shall dedicate a 63 foot right-of-way and construct 44 feet of pavement and a new 7 foot wide median (from Street "A" to the easterly terminous of the project site) with new curb, gutter, and a 5 foot wide non-contiguous sidewalk, within a 12 foot curb-to-property line distance, satisfactory to the City Engineer.

    ii) Construct Street "A" as a two-lane industrial collector with a design speed of 30 m.p.h. The subdivider shall dedicate an 84 foot right-of-way and construct 60 feet curb-to-curb with curb, gutter, and a 5 foot wide non-contiguous sidewalk within a 12 foot curb-to-property line distance, satisfactory to the City Engineer.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.

- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.

- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON JULY 10, 2008

By _____
William Zounes
Development Project Manager
Development Services Department

Job Order No. 427840

Rev 04/13/07 rh

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

JOB ORDER NUMBER: 427840

SITE DEVELOPMENT PERMIT NO. 551524
SIEMPRE VIVA INDUSTRIAL PARK MMRP PROJECT NO. 130315
PLANNING COMMISION

This SDP NO. 551524 is granted by the Planning Commission of the City of San Diego to PCCP SG KEARNY OTAY, LLC, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 1517.0202 and 143.0110. The 40.40 acre site is located at 7898 1/3 Siempre Viva Road within the Otay Mesa Development District Industrial Subdistrict of the Otay Mesa Community Plan. The project site is legally described as the northwest quarter of the southeast quarter of the southeast quarter of section 34, Township 18 south, range 1 west, San Bernardino meridian, and the southwest quarter of the southeast quarter of Section 34, Township 18 south, Range 1 west, San Bernardino meridian, in the county of San Diego, state of California, according to official Plat thereof, and an easement and right of way for ingress and egress for road purposes to be used in common with to others over the north 25 feet of lot 1 and the north 25 feet of the east 25 feet of lot 2 in Section 3, Township 19 south, Range 1 west San Bernardino meridian, in the City of San Diego, County of San Diego, State of California, according to official plat thereof;

Subject to the terms and conditions set forth in this Permit, permission is granted to PCCP SG KEARNY OTAY, LLC Owner/Permittee to subdivide a 40.40 acre site into 20 lots described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 10, 2008, on file in the Development Services Department.

The project shall include:

a. The subdivision of undeveloped land into 20 lots including 18 lots for industrial uses ranging in size from 0.8-acres to 3.3-acres and the two detention basin lots each at 0.8 and 1.0 acres respectively;

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

c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.

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

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.

4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

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 modifications to the building and site

improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for 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 the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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" conditions(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.

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

10. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project

11. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 130315 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

12. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 130315, satisfactory to the Development Services Department and the City Engineer. All mitigation measures as specifically outlined in the Multi-Habitat Planning Area (MMRP) shall be implemented for the following issue areas:

Traffic
MMRP Land Use Adjacency

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

ENGINEERING REQUIREMENTS:

14. This Site Development Permit shall comply with the conditions of the Tentative Map No. 449391.

TRANSPORTATION REQUIREMENTS:

15. Prior to the issuance of the first building permit, future SR-905 between Britannia Boulevard and Airway Road shall be under construction.

16. Prior to the issuance of the first building permit for exceeding 1,250 average daily trips and up to 6,150 average daily trips, future SR-905 between I-805 and Britannia Boulevard shall be under construction.

17. Prior to the issuance of the first building permit for exceeding 1,250 average daily trips and up to 6,150 average daily trips, the applicant shall assure by permit and bond the following improvements satisfactory to the City Engineer:

- The construction of a traffic signal at Siempre Viva Road and Street "A".
- The construction of a traffic signal at Airway Road and La Media Road, including roadway improvements within the existing right-of-way, such as providing a northbound to westbound left turn lane.
- The construction of a 7 foot wide center median along Siempre Viva Road from Street "A" to the westerly terminous of the subdivision

18. Prior to the issuance of the first building permit for exceeding 1,250 average daily trips and up to 6,150 average daily trips, the applicant shall provide the following satisfactory to the City Engineer:

- A fair-share contribution of 2.35 percent of the cost to construct one HOV lane in each direction on future SR-905 between Heritage Road and Interstate 805. This fair-share contribution shall be placed in a separate interest bearing account and shall be transferred by the City of San Diego to Caltrans.

- A fair-share contribution of 7.5 percent of the cost to provide an additional westbound right-turn lane at the signalized intersection of Airway Road at La Media Road. This fair-share contribution shall be placed in a separate interest bearing account. In the event the applicant constructs the traffic signal at this location, this fair-share contribution shall be waived.

WASTEWATER REQUIREMENTS:

19. This Site Development Permit shall comply with the conditions of the Tentative Map No. 449391.

WATER REQUIREMENTS:

20. This Site Development Permit shall comply with the conditions of the Tentative Map No. 449391.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.

- This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the Planning Commission of the City of San Diego on July 10, 2008.

Permit Type/PTS Approval No.: SDP No. 551524
Date of Approval: July 10, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

_____
William Zounes
Development Project Manager

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

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

Owner/Permittee

By _____

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

Rev. 02/04/08 rh

Attachment 8
Draft Site Development Permit Resolution

PLANNING COMMISSION
RESOLUTION NO. XXXXXX
SITE DEVELOPMENT PERMIT NO. 551524
SIEMPRE VIVA INDUSTRIAL PARK PROJECT NO. 130315

WHEREAS, PCCP SG KEARNY OTAY, LLC, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit to subdivide a 40.40 acre site into 20 lots (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 449391 and 551524), on portions of a 40.40 acre site;

WHEREAS, the project site is located at 7898 1/3 Siempre Viva Road within the Otay Mesa Development District Industrial Subdistrict of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described the northwest quarter of the southeast quarter of the southeast quarter of section 34, Township 18 south, range 1 west, San Bernardino meridian, and the southwest quarter of the southeast quarter of Section 34, Township 18 south, Range 1 west, San Bernardino meridian, in the county of San Diego, state of California, according to official Plat thereof, and an easement and right of way for ingress and egress for road purposes to be used in common with to others over the north 25 feet of lot 1 and the north 25 feet of the east 25 feet of lot 2 in Section 3, Township 19 south, Range 1 west San Bernardino meridian, in the City of San Diego, County of San Diego, State of California, according to official plat thereof;

WHEREAS, on July 10, 2008, the Planning Commission of the City of San Diego considered Site Development Permit No. 551524 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated July 10, 2008.

FINDINGS:

SITE DEVELOPMENT PERMIT

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

The 40.40 acre site is located on Siempre Viva road approximately one half mile east of Britannia Boulevard and approximately a quarter mile west of La Media Road in the Otay Mesa Community Planning area within the Industrial Subdistrict of the Otay Mesa Development District. The property consists of one parcel designated industrial within the community plan. The project proposes the subdivision of a 40.40 acre site into 18 industrial lots and two lots for detention basins. The property is previously disturbed with agriculture activities and relatively flat in topography.

The Otay Mesa Community Plan does not address tentative maps and as the requested action involves ownership opportunities and does not propose additional development at this Site Development Permit. The proposed subdivision is creating lots suitable for industrial developments where 18 of the 20 will be 0.8 acres in size or greater. Two of the lots (Lots A and B) are exclusively created as detention basins for the entire subdivision and will not be developable. The proposed subdivision, with the associated site

improvements, 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 Otay Mesa Development District and the adopted Otay Mesa Community Plan designate the entire project site for industrial development. 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 the subdivision of a 40.40 acre site into 18 industrial lots and two lots reserved as detention basins for a total of 20 lots. The permit for this project includes conditions of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code in effect that will assure the project will not adversely affect the health, safety and general welfare of persons residing or working in the area. These conditions include minimum standards for lot dimensions, traffic, landscaping, and visual screening,

A Mitigated Negative Declaration was prepared for the project which included a review of a water quality technical report, biology study, archeology study, traffic study, drainage study, geotechnical study, and sewer study. The documents concluded that mitigation measures were required only for potential impacts to the Multi Habitat Planning Area (MHPA) Land use Adjacency and Traffic. The project is adjacent to the Multiple Species Conservation Program (MSCP) and has the potential to have indirect impacts to the MHPA. In addition, the traffic report concluded that, future development of the 18 industrial lots could create traffic impacts. Therefore, mitigation measures for traffic include construction of a minimum 40-foot wide pavement on Siempre Viva Road from Street "A" to Las Californias Drive with adequate transition and striping, the creation of three public streets within the subdivision, and improvements to Siempre Viva Road prior to the recordation of the first Final Map by permit and bond. In addition, when the ADT's reach 6,150 or greater, the developer shall assure by permit and bond the construction of a traffic signal at Siempre Viva Road and Street "A" and at La Media Road and Airway Road, and a seven-foot center median along Siempre Viva Road. MHPA mitigation includes compliance to the MHPA Land Use Adjacency Guidelines as addressed in the MMRP section V of the Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration.

With the conditions applied in the permit and Tentative Map to address potential adverse effects associated with the proposed use, the project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the land development code.

The project proposes the subdivision of a 40.40 acre site into 20 lots of which 18 will be used for industrial uses and two lots reserved as detention basins. The subdivision, with the associated site improvements 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. The project complies with the applicable regulations of the Land Development Code for no deviations or variances are being proposed.

SITE DEVELOPMENT PERMIT SUPPLEMENTAL FOR ENVIRONMENTALLY SENSITIVE (SECTION 126.0504B):

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 project proposes the subdivision of a 40.40 acre site into 20 lots of which 18 will be used for industrial uses and two lots reserved as detention basins.

A Mitigated Negative Declaration was prepared for the project which included a review of a water quality technical report, biology study, archeology study, traffic study, drainage study, geotechnical study, and sewer study. The documents concluded that mitigation measures were required only for potential impacts to the Multi Habitat Planning Area (MHPA) Land use Adjacency and Traffic. The project is adjacent to the Multiple Species Conservation Program (MSCP) and has the potential to have indirect impacts to the MHPA. In addition, the traffic report concluded that, future development of the 18 industrial lots could create traffic impacts. Therefore, mitigation measures for traffic include construction of a minimum 40-foot wide pavement on Siempre Viva Road from Street "A" to Las Californias Drive with adequate transition and striping, the creation of three public streets within the subdivision, and improvements to Siempre Viva Road prior to the recordation of the first Final Map by permit and bond. In addition, when the ADT's reach 6,150 or greater, the developer shall assure by permit and bond the construction of a traffic signal at Siempre Viva Road and Street "A" and at La Media Road and Airway Road, and a seven-foot center median along Siempre Viva Road. MHPA mitigation includes compliance to the MHPA Land Use Adjacency Guidelines as addressed in the MMRP section V of the Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration.

Implementation of the mitigation measures for MHPA Land Use Adjacency and Traffic, the project now avoids or mitigates any potentially significant environmental impacts. The project is therefore physically suitable for the design and sitting of the proposed development 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 project proposes the subdivision of a 40.40 acre site into 20 lots of which 18 will be used for industrial uses and two lots reserved as detention basins.

The site has been previously graded and is relatively flat. Proposed finished grading is designed to have drainage flow to public streets and two retention basins. According to the City of San Diego's Seismic Safety Study, the project lies within Geologic Hazard Category 53 with moderate risk for instability. To assess the potential geologic hazards affecting the proposed site, a preliminary geotechnical investigation was prepared by Geocon, Inc. The report concluded that no adverse geotechnical conditions are present on the site. The proposed development therefore, will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosion 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 project proposes the subdivision of a 40.40-acre site into 20 lots of which 18 will be used for industrial uses and two lots reserved as detention basins.

A Mitigated Negative Declaration was prepared for the project which included a review of a water quality technical report, biology study, archeology study, traffic study, drainage study, geotechnical study, and sewer study. The documents concluded that mitigation measures were required only for potential impacts to the Multi Habitat Planning Area (MHPA) Land use Adjacency and Traffic. The project is adjacent to the Multiple Species Conservation Program (MSCP) and has the potential to have indirect impacts to the MHPA. In addition, the traffic report concluded that, future development of the 18 industrial lots could create traffic impacts. Therefore, mitigation measures for traffic include construction of a minimum 40-foot wide pavement on Siempre Viva Road from Street "A" to Las Californias Drive with adequate transition and striping, the creation of three public streets within the subdivision, and improvements to Siempre Viva Road prior to the recordation of the first Final Map by permit and bond. In addition, when the ADT's reach 6,150 or greater, the developer shall assure by permit and bond the construction of a traffic signal at Siempre Viva Road and Street "A" and at La Media Road and Airway Road, and a seven-foot center median along Siempre Viva Road. MHPA mitigation includes compliance to the MHPA Land Use Adjacency Guidelines as addressed in the MMRP section V of the Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration. Therefore, the project will not have an adverse impact on any 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 project proposes the subdivision of a 40.40 acre site into 20 lots of which 18 will be used for industrial uses and two lots reserved as detention basins.

The project is adjacent to the MSCP and will be require to conform to all applicable Land Use Adjacency Guidelines of the MSCP Subarea Plan. Direct impacts do not occur within the MHPA, however, the project does have the potential to result in indirect impacts. Therefore, mitigation in the form of compliance to the MHPA Land Use Adjacency Guidelines will be implemented and would reduce potential indirect impacts to below a level of significance as addressed in the MMRP section V of the Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration. The Landuse Guidelines require native vegetation be used to landscape the perimeter of the site, lights directed away from the MHPA and, drainage be directed away from the sensitive area. Therefore, the project will not have an adverse impact on any environmentally sensitive lands.

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

The project site is located approximately ten miles from a public beach or shoreline therefore, the project will 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 subdivision of a 40.40 acre site into 20 lots of which 18 will be used for industrial uses and two lots reserved as detention basins.

A Mitigated Negative Declaration was prepared for the project which included a review of a water quality technical report, biology study, archeology study, traffic study, drainage study, geotechnical study, and sewer study. The documents concluded that mitigation measures were required only for potential impacts to the Multi Habitat Planning Area (MHPA) Land use Adjacency and Traffic. The project is adjacent to the Multiple Species Conservation Program (MSCP) and has the potential to have indirect impacts to the MHPA. In addition, the traffic report concluded that, future development of the 18 industrial lots could create traffic impacts. Therefore, mitigation measures for traffic include construction of a minimum 40-foot wide pavement on Siempre Viva Road from Street "A" to Las Californias Drive with adequate transition and striping, the creation of three public streets within the subdivision, and improvements to Siempre Viva Road prior to the recordation of the first Final Map by permit and bond. In addition, when the ADT's reach 6,150 or greater, the developer shall assure by permit and bond the construction of a traffic signal at Siempre Viva Road and Street "A" and at La Media Road and Airway Road, and a seven-foot center median along Siempre Viva Road. MHPA mitigation includes compliance to the MHPA Land Use Adjacency Guidelines as addressed in the MMRP section V of the Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration.

Because of the mitigation measures to MHPA Land Use Adjacency and Traffic, the project now avoids or mitigates any potentially significant environmental impacts. Therefore 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.

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 the subdivision of a 40.40 acre site into 20 lots of which 18 will be used for industrial uses and two lots reserved as detention basins.

The design and use of this the proposed subdivison, with the associated site improvements 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. The project complies with the applicable regulations of the Land Development Code.

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 40.40-acre site is located is located approximately one half mile east of Britannia Boulevard and approximately a quarter mile west of La Media Road along Siempre Viva Road in the Otay Mesa

Community Planning area within the Industrial Subdistrict of the Otay Mesa Development District. The property consists of one parcel designated industrial within the community plan. The project proposes the subdivision of a 40.40 acre site into 20 industrial lots. The property is previously disturbed with agriculture activities and relatively flat.

The Otay Mesa Community Plan does not address tentative maps and no development project is proposed with this application. The proposed subdivision is creating lots suitable for industrial developments and consistent with the standards for newly created lots. Two of the lots (Lots A and B) are exclusively created as detention basins for the entire subdivision and will not be developable. The proposed subdivision, with the associated site improvements, 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 Otay Mesa Development District and the adopted Otay Mesa Community Plan designate the entire project site for industrial development. Therefore, the proposed project and its associated site improvements fully satisfy the general intent of the adopted Land Use Plan.

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 the subdivision of a 40.40 acre site into 18 industrial lots and two lots reserved as detention basins for a total of 20 lots. The permit for this project includes conditions of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code in effect that will assure the project will not adversely affect the health, safety and general welfare of persons residing or working in the area. These conditions include minimum standards for lot dimensions, traffic, landscaping, and visual screening,

A Mitigated Negative Declaration was prepared for the project which included a review of a water quality technical report, biology study, archeology study, traffic study, drainage study, geotechnical study, and sewer study. The documents concluded that mitigation measures were required only for potential impacts to the Multi Habitat Planning Area (MHPA) Land use Adjacency and Traffic. The project is adjacent to the Multiple Species Conservation Program (MSCP) and has the potential to have indirect impacts to the MHPA. In addition, the traffic report concluded that, future development of the 18 industrial lots could create traffic impacts. Therefore, mitigation measures for traffic include construction of a minimum 40-foot wide pavement on Siempre Viva Road from Street "A" to Las Californias Drive with adequate transition and striping, the creation of three public streets within the subdivision, and improvements to Siempre Viva Road prior to the recordation of the first Final Map by permit and bond. In addition, when the ADT's reach 6,150 or greater, the developer shall assure by permit and bond the construction of a traffic signal at Siempre Viva Road and Street "A" and at La Media Road and Airway Road, and a seven-foot center median along Siempre Viva Road. MHPA mitigation includes compliance to the MHPA Land Use Adjacency Guidelines as addressed in the MMRP section V of the Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration.

With the conditions applied in the permit and Tentative Map to address potential adverse effects associated with the proposed use, the project will not be detrimental to the public health, safety and welfare.

With the conditions applied in the permit and Tentative Map to address potential adverse effects associated with the proposed use, the project will not be detrimental to the public health, safety and welfare.

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

The project proposes the subdivision of a 40.40 acre site into 20 lots of which 18 will be used for industrial uses and two lots reserved as detention basins. The subdivision, with the associated site improvements 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. The project complies with the applicable regulations of the Land Development Code for no deviations or variances are being proposed.

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.

A public facilities financing plan was approved by the City Engineer 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 1517.0204 will be calculated and due upon issuance of the first building permit.

Therefore; in accordance with Resolution No. R-284392, adopted by the City Council on August 2, 1994, the project/use must fully comply with the applicable Development Impact Fees in effect for this portion of the Otay Mesa Community prior to the issuance of the first building permit.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No.551524 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 551524 a copy of which is attached hereto and made a part hereof.

_____

William Zounes
Development Project Manager
Development Services

Adopted on: July 10, 2008

Job Order No. 427840

cc: Legislative Recorder, Planning Department

OTAY MESA PLANNING GROUP
MINUTES
Wednesday, January 16, 2007

1.- CALL TO ORDER AND INTRODUCTIONS

The meeting was called to order by Chairman Rob Hixson at 3:10 p.m. and introductions were made across the room.

MEMBERS PRESENT	ABSENT EXCUSED	ABSENT UNEXCUSED
1. Ayala, Jimmy	1. Javier Serhan	1. Anderson, Scott
2. Dickey, Wayne		2. Coffey, Pepper
3. Ingalls, Mel		3. Golden, Lisa
4. Hixson, Rob		4. Murphy, Mike
5. Massarene, April		5. Waite, Greg
6. Mier y Teran, Alejandra		
7. Street, Joe		

2.- APPROVAL OF MINUTES OF DECEMBER 2007 MEETING

After review of the December, 2007 Minutes, Mel Ingalls made a motion to approve them. The motion was seconded by April Massarene and passed unanimously.

3.- PUBLIC INPUT

There was no Public Input at the January Meeting.

4.- CHAIRMAN'S REPORT

Chair Hixson reported on the following items received since last month:

1. Via Amistad Map Waiver
2. Las Casitas Vesting Tentative Map
3. T-Mobile Sea Drift Row – Notice of Application
4. Brown Field Tech Park Vacation Assessment Letter
5. Crown Castle – West Otay Mesa – Sell Site
6. Notice of Oil and Auto Waste Recycling
7. San Diego Regional Enterprise Zone Draft Environmental Impact Report
8. SanDag Board Actions

If there is any interest in reviewing these documents, please let Chair Hixson know.

5.- GOVERNMENT LIAISON REPORTS

a. **COUNCILMAN HUESO'S OFFICE .-** Mr. Jake Vanderakker.
b. **MAYOR'S OFFICE.-** Theresa Millete. There will be a workshop by the end of February or early March.
c. **SUPERVISOR COX'S OFFICE.-** No report given.
d. **ASSEMBLYMEMBER SALAS' OFFICE.-** No report given.
e. **POLICE DEPARTMENT.-** No report given.
f. **FIRE DEPARTMENT.-** No report given.

8.- **MONTHLY REPORTS**

a. **CPC – MELL INGALLS.-** No report given.
b. **BORDER TRANSPORTATION – ALEJANDRA MIER Y TERAN.-** Construction for the 905 will begin with more activity, from Siempre Viva to Britannia. Sandag has a meeting on Friday with the 905 team. Sandag & Caltrans continue working on the TCIS infrastructure financing for the 905 and Otay II.
c. **COMMUNITY PLAN UPDATE – THERESA MILLETTE.-.** The By-laws are being revised
d. **FACILITIES FINANCING COMMITTEE.-** No report given.
e. **HEAVY INDUSTRIAL USE COMMITTEE** – No report given.
f. **SAN DIEGO AIRPORT ADVISORY COMMITTEE – LISA GOLDEN.** No report given.
g. **CODE ENFORCEMENT.-** No report given.
h. **CHAMBER UPDATE – ALEJANDRA MIER Y TERAN.-** MexPort trade show will be on May 8th at the Three Piper Ranch Business Park.
i. **EAST OTAY MESA PROPERTY OWNERS' ASSOCIATION UPDATE – ROB HIXSON.** There are new Water Retention Guidelines and issues with the Burrowing Owls are the main topics.

9.- **ACTION ITEMS**

A **Siempre Viva Industrial Park, John Bragg.** - Mr. Bragg put to consideration the Tentative Map approval of this project located between Britannia Blvd. and La Media Road. A 40-acre to be subdivided into 8 industrial lots, no buildings proposed yet. Mr. Mel Ingalls motioned to approve, seconded by Wayne Dickey. The Tentative Map was approved unanimously.

B **CTV – California Transportation Ventures** – Was unable to present.

10.- **INFORMATION ITEMS**

Bylaws, elections and annual reports. The Elections will be moved until March, 2008 for the City to approve the By-laws.

11.- **OLD BUSINESS**

No old business at this time.

12.- **ADJOURNMENT**

The meeting was adjourned at 3:40 p.m.

Attachment 10
Ownership Disclosure Statement

:pre Viva Industrial Park

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

Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General) What State? Delaware 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):
PCCP SG Kearny Otay, LLC
☒ Owner ☐ Tenant/Lessee
Street Address:
655 W. Broadway, Suite 1600
City/State/Zip:
San Diego, CA 92101
Phone No: (619) 702-8130 Fax No: (619) 702-7813
Name of Corporate Officer/Partner (type or print):
John Bragg
Title (type or print):
Vice President
Signature : Date: May 7, 2007

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:

ATTACHMENT 11
Project Chronology

DEVELOPMENT SERVICES
Siempre Viva Industrial Park
PROJECT NO. 130315

Date	Action	Description	City Review Time	Applicant Response
5/25/07	First Full Submittal	Project Deemed Complete & distributed		
7/16/07	First Submittal Assessment Letter out		52 days	
8/31/07	Second Full submittal In	Normal Submittal		46 days from first Assessment Letter
10/8/07	Second Full Submittal Assessment Letter out		38 days	
12/14/07	Third Full Submittal In			67 days from second Assessment Letter
1/24/08	Third Full Submittal Assessment Letter out		41 days	
2/25/08	Fourth Full Submittal In			32 days from third Assessment Letter
4/1/08	Fourth Full Submittal Assessment Letter out		36 days	
7/10/08	Planning Commission Public Hearing		100 days	
TOTAL STAFF TIME**			**8 months 27 days**	
TOTAL APPLICANT TIME**				**7 month 8 days**
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to PC Hearing	**16 months, 5 days**	

**Based on 30 days equals to one month.