THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: **July 20, 2012** **REPORT NO. PC-12-074**

ATTENTION: **Planning Commission, Agenda of July 26, 2012**

SUBJECT: OUTLETS AT THE BORDER - PROJECT NO. 194101; PROCESS FIVE.

OWNER/ APPLICANT: Shamrock/Las Americas Venture I, LLC (Attachment 14)

SUMMARY

Issue: Should the Planning Commission recommend approval to the City Council of an application for a commercial retail development on an 8.06 acre site located west of Virginia Avenue, immediately north of the United States and Mexico International Border, in the CT-2-3 Zone of the San Ysidro Planned District, within the San Ysidro Community Plan Area?

Staff Recommendation:

1. **Recommend** the City Council **Certify** Addendum No. 194101 to Environmental Impact Report SCH No. 95-101015 and Mitigated Negative Declaration (MND) SCH No. 98031064, and **Adopt** the Mitigation Monitoring and Reporting Program; and

2. **Recommend** the City Council **Approve** Site Development Permit No. 685774 and Neighborhood Use Permit No. 873083; and

3. **Recommend** the City Council **Approve** Easement Abandonment No. 873084.

Community Planning Group Recommendation: On May 16, 2011, the San Ysidro Community Planning Group voted 13-0-0 to recommend approval of the project, with no conditions (Attachment 13).

Environmental Review: Addendum No. 194101 to Environmental Impact Report SCH No. 95-101015 and Mitigated Negative Declaration (MND) SCH No. 98031064 has been prepared for the project in accordance with Section 15164 of the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Monitoring and Reporting

DIVERSITY

Program has been prepared and will be implemented which would reduce, to a level below significance, the potential impacts identified in the environmental review process.

Fiscal Impact Statement: None with this action. All costs associated with processing of this project 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 proposed project site is located on a 8.06 acre parcel located west of Virginia Avenue, south of Camino de la Plaza, immediately north of the United States and Mexico International Border (Attachment 1), in the CT-2-3 Zone of the San Ysidro Planned District, the San Ysidro Community Plan (SYCP) area, the San Ysidro Redevelopment Plan (SYRP) area, and the Federal Aviation Administration (FAA) Part 77 Noticing Area of Brown Field. Though the site lies within the Coastal Height Limitation Overlay Zone area ("Prop D"), when passed by voters in 2000, Proposition C amended the height limitation for buildings located within the International Gateway of the Americas Project area of the SYRP from 50-feet to 150-feet, including the project site. The site is designated for Border Commercial land use within SYCP, and is more specifically identified by its location as Site L within the Visitor Commercial and Discount Center - District 6 and International Gateway subareas (Attachment 3).

San Ysidro Redevelopment Project Area: The Redevelopment Plan for the San Ysidro Redevelopment Project Area was adopted April 16, 1996 to create a world-class gateway between the cities of San Diego and Tijuana, and encompasses approximately 766-acres located in the central portion of the San Ysidro Community (Attachment 4). The project site is identified in the SYRP as the "East parcels", and originally it was intended to accommodate retail and commercial uses, including an international pedestrian bridge, hotel/conference center, and accessory land uses. Due to the infeasibility of developing the full scope of the original proposal, the property owner is proceeding with the current proposal to complement the existing Las Americas regional shopping center. The project site is part of the International Gateway of the Americas Disposition and Development Agreement (DDA) approved by the Redevelopment Agency on June 2, 1998 (Document No. D-02842). To date, this multi-phased project has realized the development of approximately 560,000 square feet of retail outlet and restaurant space, creating a popular shopping destination commonly known as The Shops at Las Americas. The DDA has been amended through subsequent Implementation Agreements over the years to re-designate various land uses, and to assign development rights and responsibilities to new development entities. It is anticipated that an Eighth Implementation Agreement to the DDA will be considered by the Agency in September 2011 relative to developer obligations associated with the project site.

San Ysidro Land Port of Entry Project: The project site fronts Virginia Avenue in the vicinity of an area currently being evaluated by the federal government General Services Administration (GSA) for the future San Ysidro Land Port of Entry (SYLPE) project. There has been ongoing City staff coordination with the GSA and Caltrans regarding the future design of the Port of Entry project in this area, including the possibility of reconfiguration of the Virginia Street right-of-way

to accommodate a future mass transit facility. Following is an informational links to the SYLPE project overview: http://www.gsa.gov/portal/content/104872.

Site Entitlements: The site is currently regulated by Conditional Use Permit (CUP) No. 182929/ Site Development Permit No. 283921 (Attachment 10), approved by the Hearing Officer on November 9, 2005, to allow the construction and operation of a 2.60 acre commercial parking lot on the west side of the 8.06 acre project site. The parking lot is utilized by patrons of the adjacent Las Americas Premium Outlets shopping center for supplemental parking through a private agreement between the property owners, and is not required to satisfy any parking requirements for the shopping center. The Las Americas Premium Outlets shopping center was approved by the City Council on November 21, 2000 as the International Gateway of the Americas project (CDP/SDP/TM No. 40-0338).

DISCUSSION

Project Description:

The Outlets at the Border Project is an application for a Site Development Permit (SDP), Neighborhood Use Permit (NUP) and Easement Abandonment (EA) to allow phased construction of a 140,000-square-foot commercial development. The project scope includes construction of six (6) retail buildings, a 390 space parking lot (with 8 accessible parking spaces), landscaping, and public plaza of approximately 6,000 square feet at the northeastern portion of the site fronting the Virginia Avenue public right-of-way. The project proposal includes relocation of existing drainage facilities, including the abandonment of an existing drainage easement and acquisition of a new replacement drainage easement, signage with automated copy, on and off-site infrastructure improvements and three variances to the San Diego Municipal Code development regulations.

The Outlets at the Border project site is located in the vicinity of the area currently being evaluated by the GSA for the future federal SYLPE. During the course of project review, the project development team met with GSA, Caltrans and the City of San Diego to determine a possible solution to accommodate future improvements of a north and south pedestrian border crossing at Virginia Avenue. Though specifics are currently undefined, the SYLPE project could result in GSA needing to utilize the existing Virginia Avenue right-of-way (ROW) and an additional 100 foot wide area of property (approximately 47,000-square-feet) acquired from the eastern portion of the project site fronting Virginia Avenue. The project was subsequently revised to redesign building and site layout to accommodate 2 phases of implementation, with each phase independently meeting the associated development regulations. Initial Phase I construction would be comprised of 136,000 square-feet of retail development (Buildings E-1, E-2, E-3, E-4, E-5), including a 6,000-square-foot public plaza and other landscape and hardscape features, such as ornamental trees, benches, and decorative paving within the easternmost 100-foot wide area reserved for future potential GSA use fronting Virginia Avenue (Attachment 11, "Option 1"). Phase I includes limitation of vehicular ingress and egress from the site to Virginia Avenue, and direct vehicular and pedestrian circulation through the site to coordinate with the adjacent Las Americas shopping center. In the event future GSA work does not utilize the 100-foot wide reserved area, the project could opt at a later date to move forward with Phase II construction along the easternmost portion of the site, including an additional 4,000 square-feet of retail

development (Building E-6), for a comprehensive project total of 140,000 square-feet (Attachment 11, "Option 2"). The following Development Table summarizes the project proposal:

DEVELOPMENT SUMMARY

Outlets at the Border Building Summary			
Building No.	**Square Feet (SF)**		
Building E1 (Phase 1)	29,700		
Building E2 (Phase 1)	17,600		
Building E3 (Phase 1)	7,600		
Building E4 (Phase 1)	38,100		
Building E5 (Phase 1)	43,000		
Phase 1 Subtotal	**136,000**		
Building E6 (Phase 2)	4,000		
Phases 1 and 2 Total	**140,000**		
Parking Type	**Number of Parking Spaces**		
	Phase 1	**Phase 2**	**Total**
Automobile Spaces	351	39	390
Accessible Spaces *Includes 1 van accessible space.	8*	0	8*
Loading Spaces	6	0	6
Motorcycle Spaces	7	0	7
Bicycle Spaces	14	0	14

Development of the project requires approval of a Process 3 San Ysidro Development Permit (in the form of a Site Development Permit) for commercial development in the San Ysidro Planned District greater than or equal to 5,000 square feet of gross floor area, and when variances are proposed exceeding 20 percent of the applicable development regulations, per San Diego Municipal Code (SDMC) Section 1518.0202. Additionally, a Process 2 Neighborhood Use Permit (NUP) is required to allow project signage to utilize electronically changing copy, and a Process 5 Easement Abandonment is required to vacate an existing drainage easement on site. As the SDMC (Section 112.0103) requires the consolidation of processing for multiple approvals within a single development application, the City Council is the decision maker on this project (Process 5). The decision of the City Council is not subject to appeal.

Community Plan Analysis:

The site is designated for Border Commercial land use within SYCP, and is more specifically identified by its location within Site L of the Visitor Commercial and Discount Center - District 6, and International Gateway subareas (Attachment 3). Within the District 6 subarea, specific recommendations for Site L include establishing a regional shopping/visitor center at the border "to attract both the American tourist . . . and the Mexican consumer". Tourist-oriented retail, limited office, and heavy commercial uses are recommended in order to "encourage the development and redevelopment of existing underdeveloped commercial and industrial parcels to an intensity and use compatible with a new image for San Ysidro as a major tourist/commercial/ cultural center." Additionally, Site L is encouraged to provide "public plazas and gathering places, linkages to existing neighborhoods and transit centers, entertainment uses, and free/foreign trade zones designed to draw community and regional customers".

As one of a few remaining undeveloped commercial properties in the vicinity, development of the project site as designed with a retail shopping center will implement the goals of the SYCP and SYRP to provide a tourist oriented development in this location compatible with the image of San Ysidro as a major tourist/commercial/cultural center, and to increase commercial development at the border. The project site lies adjacent to the existing Las Americas Premium Outlets (Las Americas) shopping center and has been designed to provide physical and visual continuity with the existing Las Americas development by matching finished grade elevations, sharing vehicular and pedestrian circulation, and incorporating a similar architectural styling. Utilizing a Spanish colonial architecture, and incorporating design features such as ornamental ironwork, Spanish tile roofing, landscape/hardscape features, and a complementary color palette, the project will provide architectural interest and implement the SYCP Urban Form objective to provide a harmonious transition between existing and proposed development. The project will implement the SYCP Transportation and Urban Form objectives to orient development to the pedestrian by providing connecting pedestrian pathways between Virginia Avenue and the Las Americas project to the west, and will engage pedestrian activity on Virginia Avenue with an approximately 6000-square-foot plaza open to the public, project signage, landscaping, decorative hardscape and benches. Ultimately, the project's Virginia Avenue frontage could become a major link in the federal government's anticipated Port of Entry project, providing a shopping destination for citizens of the United States and Mexico.

Environmental Analysis:

In 1996, Environmental Impact Report SCH No. 95-101015 (1996 EIR) was certified in association with the adoption of the San Ysidro Redevelopment Plan (SYRP). As analyzed in the 1996 EIR, the SYRP area was anticipated to develop as a net increase of 1,500,000 square feet (SF) of commercial development (including 1,295,000 SF of Retail/Entertainment, 150,000 SF of Office, and 55,000 SF of Hotel), 30,000 SF of Industrial, and 450 residential (including 150 single family units and 300 multi-family units) dwelling units. The project site is also subject to a Disposition and Development Agreement (DDA) for the development of the International Gateway of the Americas Project (IGA Project). In 1998 a DDA for the development of the IGA Project was approved and the Mitigated Negative Declaration and Initial Study (1998 MND)(SCH 98031064) was adopted. The IGA Project is located on portions of a 57.67-acre site located south of Camino De La Plaza, west of Virginia Avenue, and north of the Tijuana River.

The IGA Project included the project site and proposed development of approximately 574,000 square feet of retail, 122,500 square feet of office, 45,000 square feet of federal inspection, 250,000 square feet of hotel/conference center, and 50,000 square feet of university/cultural center uses, along with rerouting of the San Diego Trolley and improved pedestrian access to Mexico. The 1996 EIR, 1998 MND and the SYRP can be reviewed via the City of San Diego Redevelopment Agency website: http://www.sandiego.gov/redevelopment-agency/sanysidr.shtml.

The proposed project in combination with existing development in the SYRP area would entail substantially less commercial retail development than was analyzed in the 1996 EIR and 1998 MND. The proposed project would add 140,000 SF of commercial development to the existing commercial development within the SYRP area. According to the SYRP Area Fact Sheet (December 2010), current and proposed redevelopment projects total approximately 700,000 SF (560,000 SF developed, 140,000 proposed). In adding the proposed project commercial development (140,000 SF) to current and proposed redevelopment projects of approximately 700,000 SF, the summation of existing redevelopment plus the Proposed Project would be 840,000 SF. This represents less total commercial retail development than the 1,295,000 SF proposed by the SYRP.

Based upon a detailed review of the current project, it has been determined that there are no new significant environmental impacts that have not already been considered in the previous EIR. No substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project that would result in significant impacts. Therefore, Addendum No. 194101 to EIR SCH No. 95-101015 and Mitigated Negative Declaration (MND) SCH No. 98031064 (Attachment 15) has been prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.

Project-Related Issues:

Signage With Automated Copy: The SDMC (Section 126.0205) allows projects to request signage utilizing automated copy pursuant to a Neighborhood Use Permit (NUP) decided in accordance with Process Two. Two signs are proposed utilizing automated copy, Sign M, a monument sign to be located on the northeast corner of the project site, and Sign C, a 336-square-foot wall sign on the Virginia Avenue façade of Building E6 (Attachment 12). An existing 50 foot monument sign associated with the Las Americas shopping center is located at the intersection of Virginia Avenue and Camino de la Plaza within the Las Americas Paseo, and includes changing sign copy with approximately 307 SF of copy area. Designed to be the same color range and light intensity as the existing sign, proposed Sign M and Sign C will provide project identification and will be compatible with existing signage type and character in the vicinity. Additionally, Sign C will enhance an international sense of place and support the SYCP recommendation that development of Site L promote the image of San Ysidro as a major tourist/commercial/cultural center and of place by providing information in English and Spanish.

Variances from the SDMC: The San Ysidro Planned District Ordinance (SDMC Section 1518.0202(c)) allows projects within the San Ysidro Planned District (SYPD) to request variances from applicable development regulations pursuant to a Site Development Permit (SDP) decided in accordance with Process Three. Variances requested by the project include the following:

- Vehicular Use Area (VUA) Tree Distribution: *Variance to SDMC Section 142.0407(b) to allow the project to provide 14 large canopy trees within 5-ft of the perimeter of the VUA, where a minimum of 11 trees located inside the VUA would be required.* The purpose of landscaping in the vehicular use area (VUA) is to provide shade over paved areas and to improve the appearance of the built environment by breaking up large expanses of pavement. The installation of landscaping and shade trees within the VUA also supports the creation a pedestrian scale within the development. Allowing the project the flexibility to provide 14 large canopy trees within 5-ft of the perimeter of the VUA, where a minimum of 11 trees located inside the VUA would be required, will result in an equivalent amount of shade at the perimeter of the parking lot and will support the goal of enhancing the pedestrian environment.

- Ground Sign Copy Area: *Variance to SDMC Section 141.1240(c) to allow construction of a monument sign with 168 square feet of copy area, where 150 square feet of ground sign copy area would be allowed.* The project proposes a monument sign (M) (Attachment 12) to be located on the northeast corner of the project site, closest to the intersection of Virginia Avenue and Camino de la Plaza. Virginia Avenue currently terminates near the International Border adjacent to the project site and has no vehicular through-traffic. The slightly larger copy area size will improve visibility and clarity of the sign copy from the major intersection of Camino de la Plaza and Virginia Avenue, and will provide adequate and visible signage for identifying the project, implementing the International Gateway objective to create a sense of entry into the community through special treatment of all major entry points. The monument sign will incorporate an automatic changing copy message center as allowed through the NUP process.

- Wall Sign Copy Area: *Variance to SDMC Section 142.1225 to allow approximately 444 square feet of combined wall sign area where 350 square feet is allowed.* Within Phase 2 of the proposed development, Building E6 will be constructed along the Virginia Avenue project frontage. The project proposes a combined wall sign area of approximately 444 SF (Sign C at 336 SF, Sign D at 108 SF) where 350 SF is allowed (Attachment 12). The project proposes a larger combined wall sign area to provide the project and major tenants sufficient signage identification necessary to provide a sense of entry into the community. The proposed Sign C will incorporate an automatic changing copy message center as allowed through the NUP process noted previously.

Conclusion:

Development of the project site as proposed with a retail shopping center will implement the goals of the SYCP and SYRP to provide a tourist oriented development in this location compatible with the image of San Ysidro as a major tourist/commercial/cultural center, and to increase commercial development at the border. Excepting the variances (as allowed per the San Ysidro Planned District Ordinance), the project complies with all development regulations, standards, and policies in effect for the project site per the San Ysidro Community Plan, the San Ysidro Redevelopment Plan and all other City regulations, policies, guidelines, design standards and adopted land use plans applicable to this site.

ALTERNATIVES

1. Recommend the City Council **Approve** Site Development Permit No. 685774, Neighborhood Use Permit No. 873083, Easement Abandonment No. 873084,**with modifications**; or

2. Recommend the City Council **Deny** Site Development Permit No. 685774, Neighborhood Use Permit No. 873083, Easement Abandonment No. 873084, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Mike Westlake
Program Manager
Development Services Department

Patricia J. FitzGerald
Development Project Manager
Development Services Department

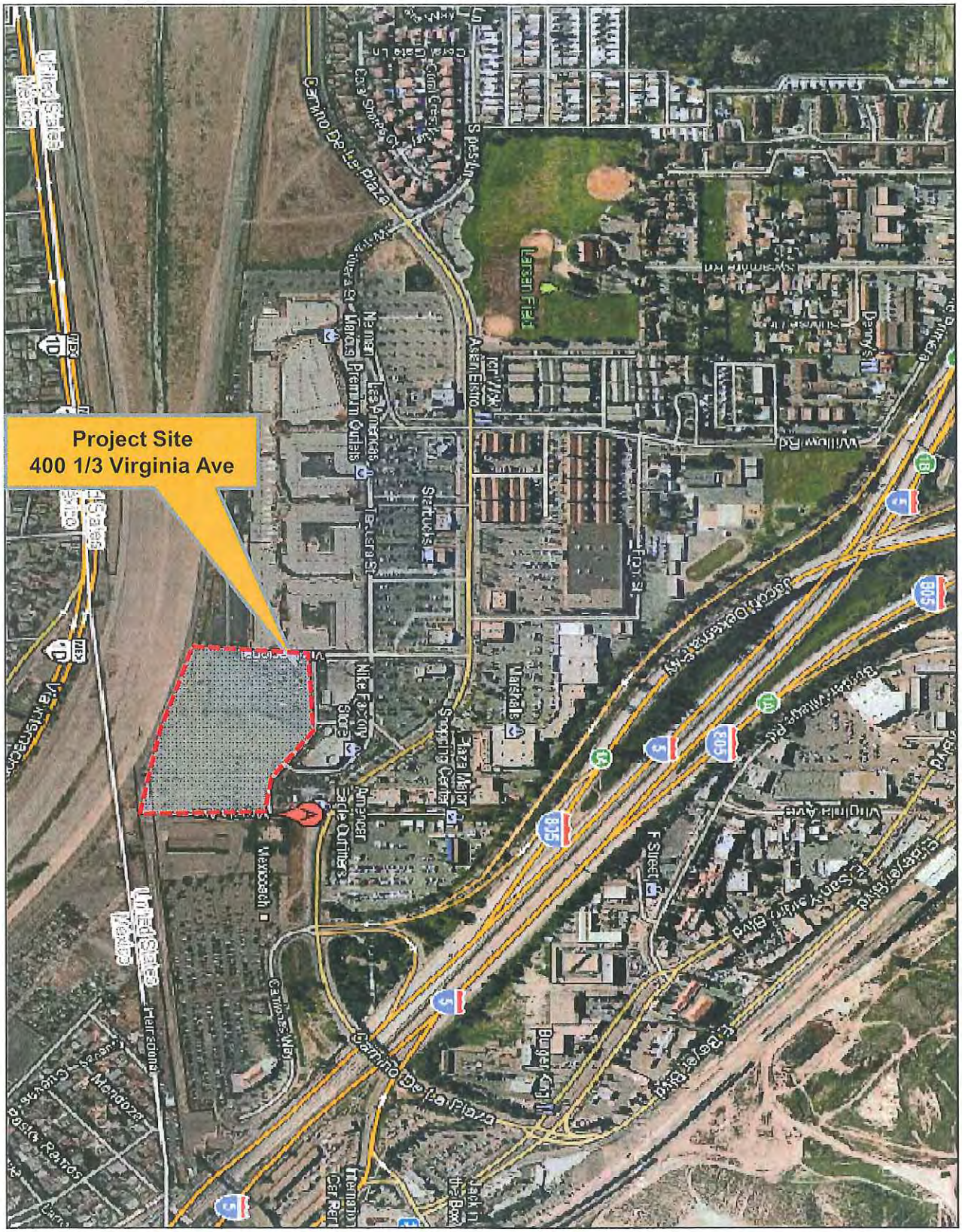
WESTLAKE/PJF

Attachments:

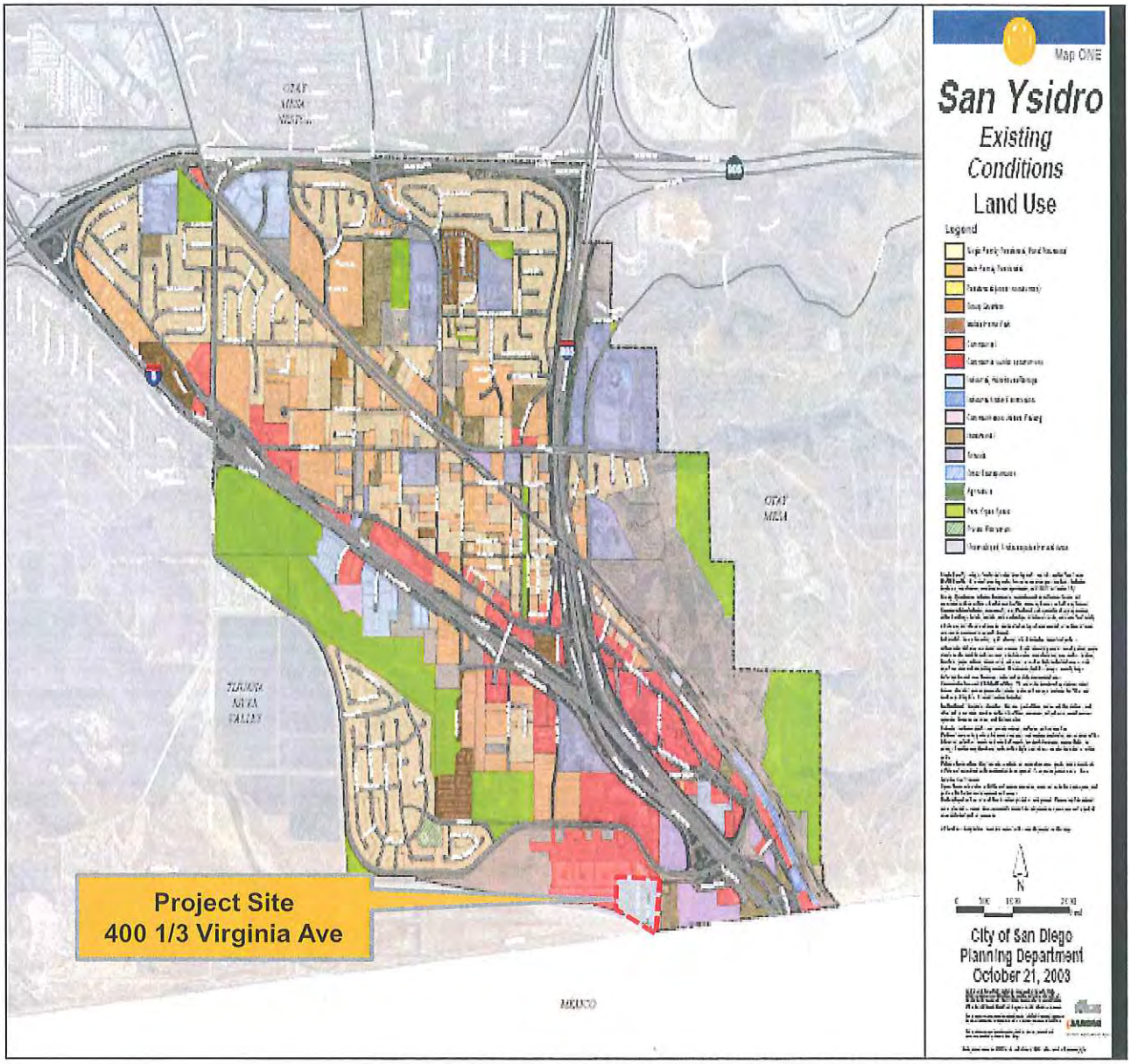
1. Location Map
2. Aerial Photograph
3. San Ysidro Community Plan Land Use Map
4. San Ysidro Redevelopment Project Area Map
5. Project Data Sheet
6. Draft Easement Abandonment Resolution
7. Draft SDP/NUP Permit Resolution with Findings
8. Draft SDP/NUP Permit with Conditions
9. Draft Environmental Resolution with MMRP
10. CUP No. 182929/SDP No. 283921
11. Project Plans
12. Project Sign Plan
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Addendum No. 194101 to EIR SCH No. 95-101015 (under separate cover)

Internal Order No. 24000211

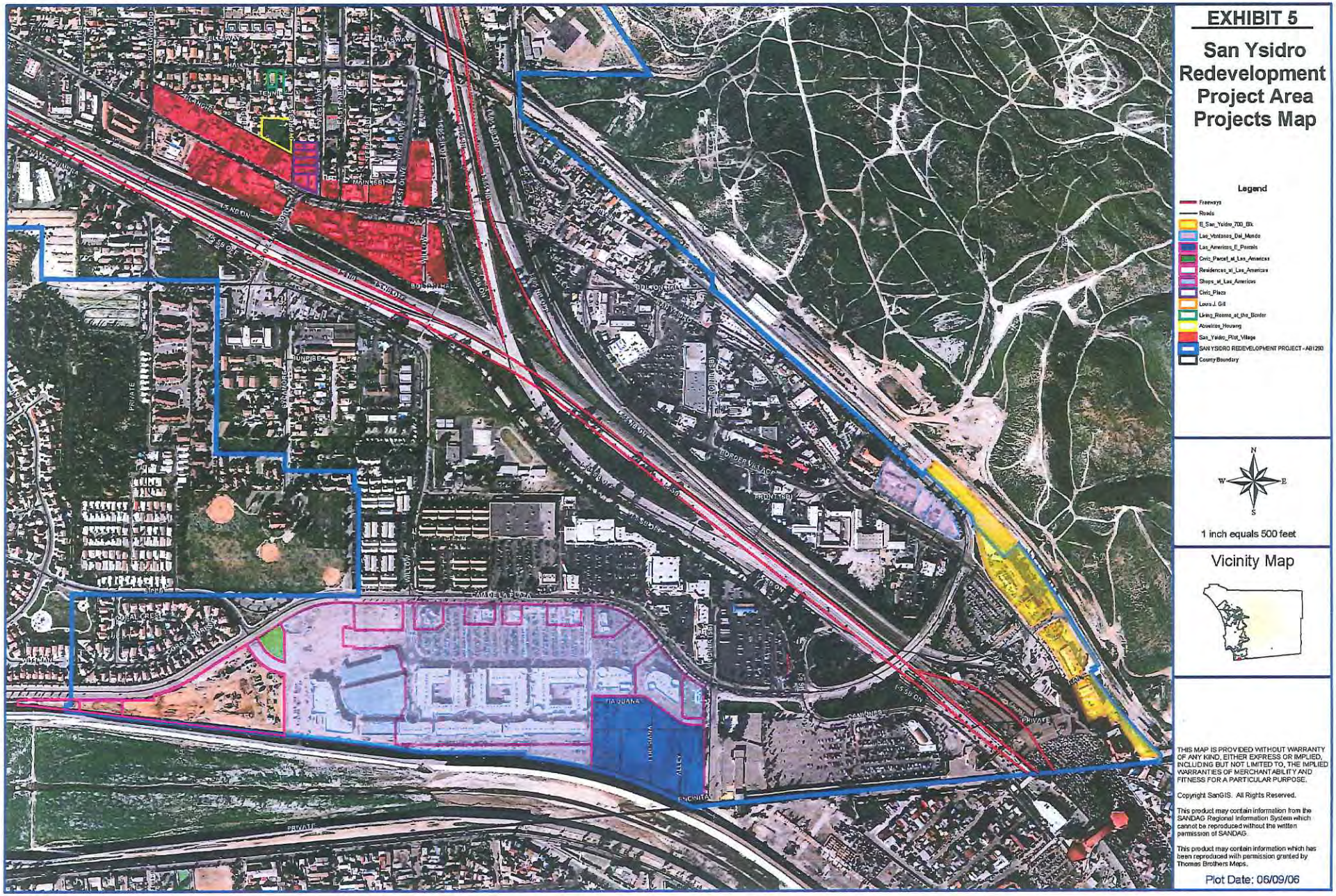
Attachment 1
Aerial Photograph of Site



Attachment 2
San Ysidro Landuse Plan



Attachment 3
Project Location Map



ATTACHMENT 4

PROJECT DATA SHEET

PROJECT NAME:	Las Americas East – Outlets at the Border
PROJECT DESCRIPTION:	Phased construction of a 140,000 sq. ft. commercial development to include 6 retail buildings, 390 off-street parking spaces, landscaping, and public plaza; relocation of existing drainage facilities; abandonment of existing/ acquisition of new drainage easement; signage with automated copy; and on and off-site infrastructure improvements.
COMMUNITY PLAN AREA:	San Ysidro
DISCRETIONARY ACTIONS:	Site Development Permit (SDP) with Deviations; Neighborhood Use Permit (NUP); and Easement Abandonment (EA).
COMMUNITY PLAN LAND USE DESIGNATION:	Border Commercial – noted as Site L within the Visitor Commercial and Discount Center - District 6 and International Gateway subareas.

ZONING INFORMATION:

ZONE: CT-2-3 (Commercial)
HEIGHT LIMIT: Up to 150-feet as amended by Proposition C (approved by voters in 2000)
LOT SIZE: 10,000 sq. ft. minimum.
FLOOR AREA RATIO: 1.00 maximum.
FRONT SETBACK: 15 ft.
SIDE SETBACK: 0 ft.
STREETSIDE SETBACK: 15 ft.
REAR SETBACK: 0 ft.

ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Commercial; CT-2-3.	Commercial
SOUTH:	Open Space/Floodway; OF-1-1.	Tijuana River; International Border
EAST:	Commercial; CT-2-3	parking lot
WEST:	Commercial; CT-2-3.	Commercial
DEVIATIONS	1. Deviation(s) (per SYPDO):	

REQUESTED:	• Vehicular Use Area (VUA) Tree Distribution: Deviation from SDMC Section 142.0407(b) to allow the project to provide 14 large canopy trees within 5-ft of the perimeter of the VUA, where a minimum of 11 trees located inside the VUA would be required. • Ground Sign Copy Area: Deviation from SDMC Section 141.1240(c) to allow construction of a monument sign with 168 square feet of copy area, where 150 square feet of ground sign copy area would be allowed. • Wall Sign Copy Area: Deviation from to SDMC Section 142.1225 to allow approximately 444 square feet of combined wall sign area where 350 square feet is allowed.
COMMUNITY PLANNING GROUP RECOMMENDATION:	**Approval**

PALLER-ROBERTS ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS

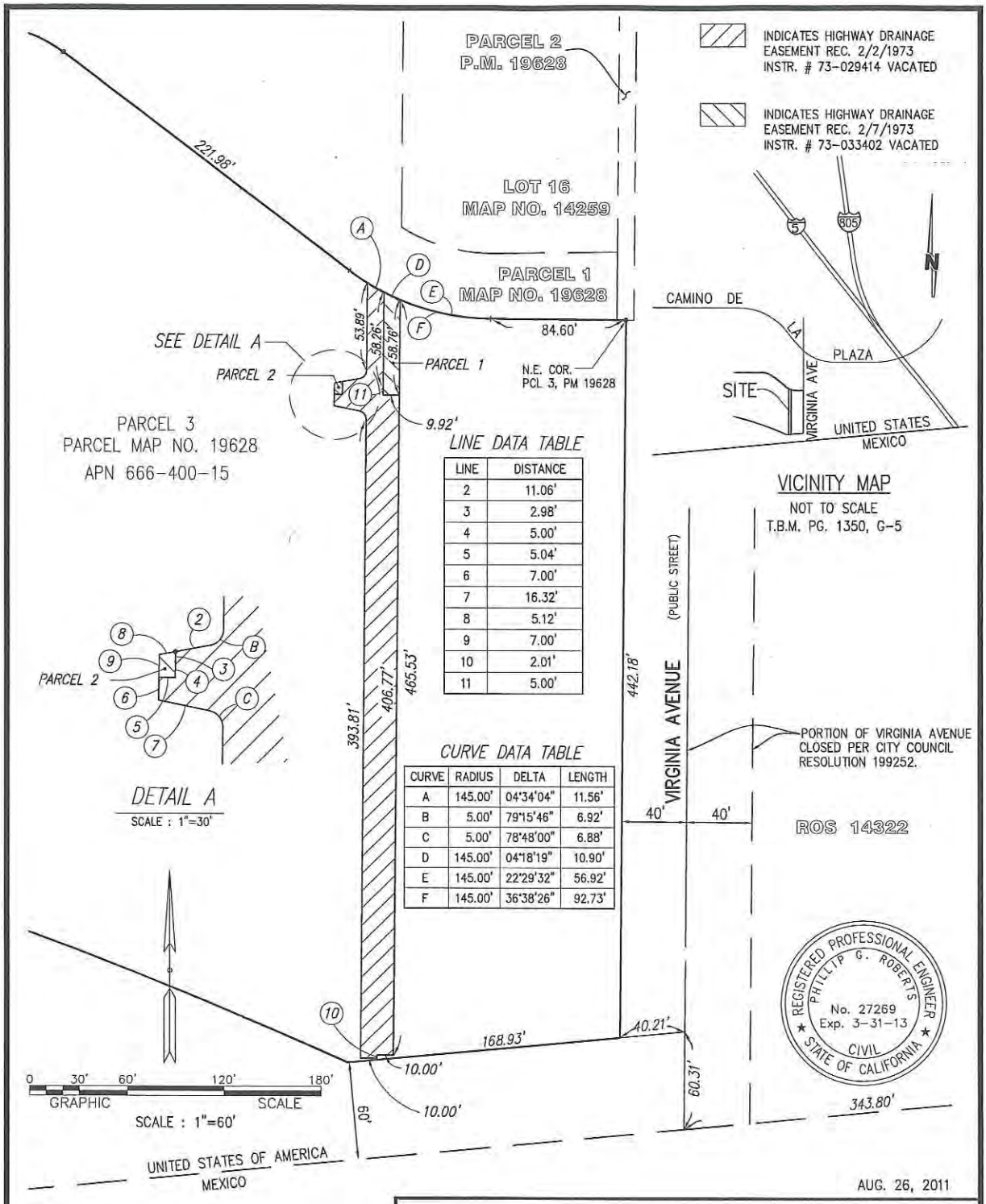
August 26, 2011

EXHIBIT "A"

DRAINAGE EASEMENT VACATION

ALL THOSE PORTIONS OF HIGHWAY DRAINAGE EASEMENTS LYING WITHIN PARCEL 3 OF PARCEL MAP 19628 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, GRANTED TO THE STATE OF CALIFORNIA PER DOCUMENT RECORDED, FEBRUARY 7, 1973, AS FILE/PAGE NO. 73-033402, O.R., AND RELINQUISHED BY THE STATE OF CALIFORNIA TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED, JANUARY 4, 1974, AS FILE/PAGE NO. 74-002649, O.R., AND PER DOCUMENT RECORDED FEBRUARY 2, 1973, AS FILE/PAGE NO. 73-029414, O.R., AND RELINQUISHED BY THE STATE OF CALIFORNIA TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED, JANUARY 4, 1974, AS FILE/PAGE NO. 74-002649, O.R. ATTACHED HERETO IS DRAWING NO. 36646-B (EXHIBIT "B") AND BY REFERENCE IS MADE A PART HEREOF. TOTAL ACREAGE IS APPROXIMATELY 0.22 ACRES, MORE OR LESS.

PTS # 194101



AUG. 26, 2011

PREPARED BY

PALLER-ROBERTS ENGINEERING, INC.

CONSULTING CIVIL ENGINEERS

5701 SLAUSON AVENUE, SUITE 208

CULVER CITY, CALIFORNIA 90230 PHONE (310) 641-1853

DRAINAGE EASEMENT VACATION

IN PARCEL 3 OF PARCEL MAP NO. 19628

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL				

CITY OF SAN DIEGO

SHEET 1 OF 1

FOR CITY ENGINEER DATE

STATUS

P.T.S. NO. 194101

1778-6319
CCS83 COORDINATES

137-1758
LAMBERT COORDINATES

36646-B

ATTACHMENT 6

(R-[Reso Code])

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF INTENTION FOR THE VACATION OF A STORM DRAIN EASEMENT LOCATED AT 4211 CAMINO DE LA PLAZA, SAN DIEGO, CALIFORNIA.

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

1. That the City Council declares that it intends to vacate a drainage easement, described in the legal description marked as Exhibit "A", and as more particularly shown on Drawing No. 36646-B marked as Exhibit "B", both of which are on file in the office of the City Clerk as Document No. RR-_____.

2. That the vacation of the above-mentioned drainage easement is being conducted under Division 9, Park 3, Chapter 3 of the California Streets and Highways Code, and Chapter 12, Article 5, Division 10, of the San Diego Municipal Code.

3. That the City Council will hold a public hearing for the vacation of the above-mentioned drainage easement on _____, 2012, 2:00 p.m. at the City Council Chambers located at 202 "C" Street, San Diego, CA 92101.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
[Attorney]
Deputy City Attorney

ATTACHMENT 6

(R-[Reso Code])

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept: DSD
JO: 24000211
Drawing No. 36646-B

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By_____
Deputy City Clerk

Approved:_____ _____
(date) JERRY SANDERS, Mayor

Vetoed:_____ _____
(date) JERRY SANDERS, Mayor

ATTACHMENT 6

(R-[Reso Code])

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

VACATION OF STORM DRAIN EASEMENT LOCATED
AT 4211 CAMINO DE LA PLAZA, SAN DIEGO, CALIFORNIA

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.1001 *et seq.* provide procedures for the formal vacation of public easements by City Council resolution; and

WHEREAS, it is proposed that an existing storm drain easement on property at 4211 Camino De La Plaza, be vacated; and

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

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to a drainage easement on property located at 4211 Camino De La Plaza, the Council finds that:

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

The existing 36" diameter storm drain facilities lying within the easement to be vacated will be removed as part of the Outlets at the Border project. New storm drain facilities will be provided through the construction of two (2) new 3'x8' box culverts, to be located within two (2) newly acquired Public Storm Drainage Easements, one 24 feet wide and the other 20 feet wide, per Approved Exhibit 'A', satisfactory to the City Engineer. The two new Public Storm Drainage Easements, one 24 feet wide and the other 20 feet wide, will serve the needs which necessitated the original improvement and easement. With the construction of new storm drain facilities within new easements on the project property located at 4211 Camino De La Plaza, the existing easement will have no prospective use. There is no other use of a like nature for this specific easement which can be reasonably anticipated.

(b) The public will benefit from the abandonment through improved utilization of the land made available by the abandonment.

The project site is presently limited by the existence of the drainage easement in that the property may not develop or place new buildings over the area of the existing easement. The adopted San Ysidro Community Plan designates this site for commercial uses at recommended intensity greater than the existing development. Without vacation of the existing easement, an expansion of the existing retail use may not occur over the area of the easement and therefore the recommended intensity of the adopted San Ysidro Community Plan may not be realized. The public will benefit by the vacation of the easement through improved utilization of the land made

available by the abandonment, including the addition of expanded business opportunities through the development of a new building designed and constructed to current state and local code requirements.

(c) The abandonment is consistent with any applicable land use plan.

The adopted San Ysidro Communities Plan designates this site for Border Commercial land use, and the site is more specifically identified by its location within the Commercial (District 6) and International Gateway Elements area, which calls for tourist-oriented development such as retail, entertainment and limited professional office uses. As one of a few remaining undeveloped commercial properties in the vicinity, development of the project site with a retail shopping center will implement the goals of the SYCP to provide a tourist oriented development in this location compatible with the image of San Ysidro as a major tourist/commercial/cultural center, and to increase commercial development at the border. The proposed easement vacation will facilitate construction of a new commercial development consistent with the land use designation. The proposed easement vacation will not adversely affect the San Ysidro Communities Plan or the goals and policies contained therein.

(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by this abandonment or the purpose for which the easement was acquired no longer exists.

The easement was acquired for the purposes of placing and maintaining a public drainage system to serve the needs of the neighborhood. With the construction of new storm drain facilities within new easements on site, the present easement across the property at 4211 Camino De La Plaza will no longer be necessary. With the construction of new storm drain facilities, the

needs of the neighborhood will continue to be served and the purposes for which the drainage easement was acquired will no longer exist. The public facility for which the easement was originally acquired will not be detrimentally affected by the abandonment.

BE IT FURTHER RESOLVED, that the drainage easement located within 4211 Camino De La Plaza, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 36646-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that said vacation is conditioned to ensure that the Owner/Permittee shall assure, by permit, bond and As-built completion, the relocation of four (4) 36" diameter storm drains with the construction of two (2) 3'x8' box culverts crossing the project site, satisfactory to the City Engineer. The Owner/Permittee shall grant two Public Storm Drainage Easements, one 24 feet wide and the other 20 feet wide, per Approved Exhibit "A", satisfactory to the City Engineer. Whenever Public Storm Drain Easements are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the easement free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

In the event this condition is not completed within three years following the adoption of this resolution, then this resolution shall become void and be of no further force or effect.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

(R-[Reso Code])

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____

Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept:[Dept]
JO: 24000211
Drawing No. 36646-B
R-

(R-_____)

CITY COUNCIL RESOLUTION NUMBER R-_____

ADOPTED ON _____

SITE DEVELOPMENT PERMIT NO. 685774
NEIGHBORHOOD USE PERMIT NO. 873083
RESCISSION OF SITE DEVELOPMENT PERMIT 182929/ CONDITIONAL USE PERMIT 8283921
OUTLETS AT THE BORDER PROJECT NO. 194101 [MMRP]

WHEREAS, SHAMROCK/LAS AMERICAS VENTURE I, LLC, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit (SDP) No. 685774 and Neighborhood Use Permit (NUP) No. 873083 to construct a 140,000 square foot commercial retail development known as the Outlets At The Border project, on a 8.06-acre site located west of Virginia Avenue and immediately north of the United States and Mexico International Border, within the CT-2-3 Zone of the San Ysidro Planned District, the Coastal Height Limit Overlay Zone, the San Ysidro Community Plan Area, the San Ysidro Redevelopment Area and the Federal Aviation Administration (FAA) Part 77 Noticing Area of Brown Field; and

The project site is legally described as Parcel 3, 2004 East Side Map, Map No. 19628 recorded on December 16, 2004, in the Official Records of the San Diego County Recorder's Office as file No. 2004-1184765; and

WHEREAS, on July 26, 2012, the Planning Commission of the City of San Diego considered approval of SDP No. 685774 and NUP No. 873083, and rescission of SDP No. 182929 and CUP No. 8283921, and pursuant to Resolution No. _____-PC voted to recommend City Council approval of the actions; and

WHEREAS, the matter was set for public hearing on _____, 2012, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Council of the City of San Diego, that Conditional Use Permit No. 182929 and Site Development Permit No. 283921 are hereby rescinded; and

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following written findings with respect to SDP No. 685774 and NUP No. 873083:

I. SITE DEVELOPMENT PERMIT – SDMC SECTION 126.0504

1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.

The project proposes construction of a 140,000 square foot commercial retail development on an 8.06 acre parcel located west of Virginia Avenue and immediately north of the United States and Mexico International Border, within the CT-2-3 Zone of the San Ysidro Planned District, the San Ysidro Community Plan (SYCP) area and the San Ysidro Redevelopment Plan (SYRP) area. The site is designated for Border Commercial land use within SYCP, and is more specifically identified by its location within the Commercial (District 6) and International Gateway Elements, which calls for tourist-oriented development such as retail, entertainment and limited professional office uses. As one of a few remaining undeveloped commercial properties in the vicinity, development of the project site with a retail shopping center will implement the goals of the SYCP and SYRP to provide a tourist oriented development in this location compatible with the image of San Ysidro as a major tourist/commercial/cultural center, and to increase commercial development at the border.

The project site lies adjacent to the existing Las Americas Premium Outlets shopping center and at build-out will provide 140,000 square feet of commercial retail development, public improvements and landscaping of the existing Virginia Avenue street frontage and relocation of an existing drainage easement. Utilizing a Spanish colonial style, the project will provide architectural interest and implement the SYCP Urban Form objective to provide a harmonious transition between existing and proposed development by incorporating a similar color palette, ornamental ironwork, Spanish tile roofing, landscape and hardscape features. The project has been designed to provide physical and visual continuity with the existing Las Americas shopping center by matching finished grade elevations,

infrastructure services and incorporating a similar architectural styling. The project will implement the SYCP Transportation and Urban Form objectives to orient development to the pedestrian by providing connecting pedestrian pathways between Virginia Avenue to the east and the Las Americas Paseo project to the west. The project will engage pedestrian activity on Virginia Avenue with an approximately 6000-square-foot plaza open to the public, project signage, landscaping, decorative hardscape and benches. Ultimately, the project's Virginia Avenue frontage could become a major link in the federal government's anticipated Port of Entry project, providing a shopping destination for citizens of the United States and Mexico.

The project will support the goals of the Commercial, Environmental and Design Element objectives of the SYCP by ensuring a well designed, healthful and safe environment. The proposed shopping center development complies with the development regulations, standards, and policies in effect for the project site per the San Ysidro Planned District Ordinance, the San Ysidro Community Plan, the San Ysidro Redevelopment Plan and all other City regulations, policies, guidelines, design standards and adopted land use plans applicable to this site. Therefore, the proposed retail development will not adversely affect the goals and objectives of the San Ysidro Community Plan.

2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

The project proposes construction of a 140,000 square foot commercial retail development on an 8.06 acre parcel located west of Virginia Avenue and immediately north of the United States and Mexico International Border, within the CT-2-3 Zone of the San Ysidro Planned District, the San Ysidro Community Plan (SYCP) area and the San Ysidro Redevelopment Plan (SYRP) area. The project site has been previously analyzed via Environmental Impact Report SCH No. 95-101015 (1996 EIR), certified in 1996 in association with the adoption of the SYRP; and, via Mitigated Negative Declaration and Initial Study (1998 MND)(SCH 98031064), certified in 1998 in association with the approval of the Disposition and Development Agreement (DDA) for the development of the International Gateway of the Americas (IGA) Project. The proposed project in combination with existing development in the SYRP area will entail substantially less commercial retail development than was analyzed in the 1996 EIR and 1998 MND. Based upon a detailed review of the current project, it has been determined that there are no new significant environmental impacts that have not already been considered in the previous EIR. No substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project that would result in significant impacts. Therefore, Addendum No. 194101 to EIR SCH No. 95-101015 and 1998 MND (SCH 98031064) has been prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The Outlets at the Border project will comply with all necessary mitigation measures outlined within the Mitigation,

Monitoring and Reporting Program (MMRP) of the 1996 EIR and the 1998 MND as specifically outlined in Addendum No. 194101.

The Project has been conditioned through Site Development Permit No. 685774 and Neighborhood Use Permit No. 873083 to comply with the development regulations in effect for the subject property as set forth in the Land Development Code, and will be required to obtain building permits to show that construction will comply with all applicable Building and Fire Codes. As conditioned, the proposed shopping center development will comply with the development regulations, standards, and policies in effect for the project site per the SY PDO, the SYCP, the SYRP and all other City regulations, policies, guidelines, design standards and adopted land use plans applicable to this site, and 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.

The project proposes construction of a 140,000 square foot commercial retail shopping center, on an 8.06 acre parcel located within the CT-2-3 Zone of the San Ysidro Planned District, the San Ysidro Community Plan (SYCP) area and the San Ysidro Redevelopment Plan (SYRP) area. Per San Diego Municipal Code (SDMC) Section 1518.0202, the San Ysidro PDO regulations allow the consideration of variances to development standards through the Site Development Permit process in order to provide design flexibility resulting in a project which benefits surrounding properties and the community. The project includes a variance from SDMC Section 142.0407(b) to provide 14 trees along perimeter of the Vehicular Use Area (VUA), where a minimum of 11 trees within the VUA is required; a variance from SDMC Section 141.1240(c) to allow construction of a monument sign with 168 square-feet of copy area, where 150 square-feet of ground sign copy area would be allowed; and a variance to SDMC Section 142.1225 to allow approximately 444 square-feet of combined wall sign area where 350 square-feet is allowed. Allowing the project flexibility in the VUA landscaping will result in an equivalent amount of shade at the perimeter of the parking lot and will support the SYCP goal of enhancing the pedestrian environment. Allowing a larger sign copy area will improve visibility and identification of the project from the major intersection of Camino de la Plaza and Virginia Avenue, implementing the International Gateway objective to create a sense of entry into the community through special treatment of all major entry points. Other than the requested variances, the project as proposed complies with the SY PDO, SYCP, SYRP and all applicable regulations of the Land Development Code.

II. <u>SAN YSIDRO DEVELOPMENT PERMIT – SDMC SECTION 1518.0202</u>:

1. THE PROPOSED USE AND PROJECT DESIGN MEET THE PURPOSE AND INTENT OF THE SAN YSIDRO PLANNED DISTRICT ORDINANCE, COMPLIES

WITH THE RECOMMENDATIONS OF THE SAN YSIDRO COMMUNITY PLAN, AND WILL NOT ADVERSELY AFFECT THE SAN YSIDRO COMMUNITY PLAN, THE GENERAL PLAN OR OTHER APPLICABLE PLANS ADOPTED BY THE CITY COUNCIL.

The project proposes construction of a 140,000 square foot commercial retail development on an 8.06 acre parcel located west of Virginia Avenue and immediately north of the United States and Mexico International Border, within the CT-2-3 Zone of the San Ysidro Planned District, the San Ysidro Community Plan (SYCP) area and the San Ysidro Redevelopment Plan (SYRP) area. The proposed shopping center use and project design will meet the purpose and intent of the San Ysidro PDO by utilizing reasonable development criteria for the construction of quality commercial development in the San Ysidro community through the use of urban design standards. As detailed in Site Development Permit Finding I(1) previously, the project complies with the recommendations of the SYCP and will not adversely affect the SYCP, the General Plan or other applicable plans adopted by the City Council.

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

The project proposes construction of a 140,000 square foot commercial retail development on an 8.06 acre parcel located west of Virginia Avenue and immediately north of the United States and Mexico International Border, within the CT-2-3 Zone of the San Ysidro Planned District, the San Ysidro Community Plan (SYCP) area and the San Ysidro Redevelopment Plan (SYRP) area. The project site has been previously analyzed via Environmental Impact Report SCH No. 95-101015 (1996 EIR), certified in 1996 in association with the adoption of the SYRP; and, via Mitigated Negative Declaration and Initial Study (1998 MND)(SCH 98031064), certified in 1998 in association with the approval of the Disposition and Development Agreement (DDA) for the development of the International Gateway of the Americas (IGA) Project. The proposed project in combination with existing development in the SYRP area will entail substantially less commercial retail development than was analyzed in the 1996 EIR and 1998 MND. Based upon a detailed review of the current project, it has been determined that there are no new significant environmental impacts that have not already been considered in the previous EIR. No substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project that would result in significant impacts. Therefore, Addendum No. 194101 to EIR SCH No. 95-101015 and 1998 MND (SCH 98031064) has been prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The Outlets at the Border project will comply with all necessary mitigation measures outlined within

the Mitigation, Monitoring and Reporting Program (MMRP) of the 1996 EIR and the 1998 MND as specifically outlined in Addendum No. 194101.

The Project has been conditioned through Site Development Permit No. 685774 and Neighborhood Use Permit No. 873083 to comply with the development regulations in effect for the subject property as set forth in the Land Development Code, and will be required to obtain building permits to show that construction will comply with all applicable Building and Fire Codes. As conditioned, the proposed shopping center development will comply with the development regulations, standards, and policies in effect for the project site per the SY PDO, the SYCP, the SYRP and all other City regulations, policies, guidelines, design standards and adopted land use plans applicable to this site, and will not be detrimental to the public health, safety or welfare. The proposed retail development, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

3. **THE PROPOSED DEVELOPMENT SHALL BE COMPATIBLE WITH EXISTING AND PLANNED LAND USE ON ADJOINING PROPERTIES AND SHALL NOT CONSTITUTE A DISRUPTIVE ELEMENT TO THE NEIGHBORHOOD AND COMMUNITY. IN ADDITION, ARCHITECTURAL HARMONY WITH THE SURROUNDING NEIGHBORHOOD AND COMMUNITY SHALL BE ACHIEVED AS FAR AS PRACTICABLE.**

The project proposes construction of a 140,000 square foot commercial retail development on an 8.06 acre parcel located west of Virginia Avenue and immediately north of the United States and Mexico International Border, within the CT-2-3 Zone of the San Ysidro Planned District, the Coastal Height Limit Overlay Zone, the San Ysidro Community Plan (SYCP) area and the San Ysidro Redevelopment Plan (SYRP) area. As one of a few remaining undeveloped commercial properties in the vicinity, development of the project site with a retail shopping center will implement the goals of the SYCP and SYRP to provide a tourist oriented development in this location compatible with the image of San Ysidro as a major tourist/commercial/cultural center, and to increase commercial development at the border. Utilizing a Spanish colonial style, the project will implement the SYCP Urban Form objective to provide an architecturally harmonious transition between existing and proposed development by incorporating a similar color palette, ornamental ironwork, Spanish tile roofing, landscape and hardscape features. The project has been designed to provide physical and visual continuity with the existing Las Americas shopping center by matching finished grade elevations, infrastructure services and incorporating a similar architectural styling. The project will implement the SYCP Transportation and Urban Form objectives to orient development to the pedestrian by providing connecting pedestrian pathways between Virginia Avenue to the east and the Las Americas

Paseo project to the west. The project will engage pedestrian activity on Virginia Avenue with an approximately 6000-square-foot plaza open to the public, project signage, landscaping, decorative hardscape and benches. The proposed development will be compatible with existing and planned land use on adjoining properties, will not constitute a disruptive element to the neighborhood and community, and will achieve architectural harmony with the surrounding neighborhood and community as far as practicable.

4. THE PROPOSED USE WILL COMPLY WITH THE RELEVANT REGULATIONS IN THE LAND DEVELOPMENT CODE.

The project proposes construction of a 140,000 square foot commercial retail shopping center, on an 8.06 acre parcel located within the CT-2-3 Zone of the San Ysidro Planned District, the San Ysidro Community Plan (SYCP) area and the San Ysidro Redevelopment Plan (SYRP) area. Per San Diego Municipal Code (SDMC) Section 1518.0202, the San Ysidro PDO regulations allow the consideration of variances to development standards through the Site Development Permit process in order to provide design flexibility resulting in a project which benefits surrounding properties and the community. The project includes a variance from SDMC Section 142.0407(b) to provide 14 trees along perimeter of the Vehicular Use Area (VUA), where a minimum of 11 trees within the VUA is required; a variance from SDMC Section 141.1240(c) to allow construction of a monument sign with 168 square-feet of copy area, where 150 square-feet of ground sign copy area would be allowed; and a variance to SDMC Section 142.1225 to allow approximately 444 square-feet of combined wall sign area where 350 square-feet is allowed. Allowing the project flexibility in the VUA landscaping will result in an equivalent amount of shade at the perimeter of the parking lot and will support the SYCP goal of enhancing the pedestrian environment. Allowing a larger sign copy area will improve visibility and identification of the project from the major intersection of Camino de la Plaza and Virginia Avenue, implementing the International Gateway objective to create a sense of entry into the community through special treatment of all major entry points. Other than the requested variances, the project as proposed complies with the all relevant regulations in the Land Development Code.

III. <u>NEIGHBORHOOD USE PERMIT – SDMC SECTION 126.0205</u>:

1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.

The project proposes construction of a 140,000 square foot commercial retail shopping center, including signage with automated copy. The SDMC (Section 126.0205) allows projects to request signage utilizing automated copy pursuant to a Neighborhood Use Permit (NUP). Two signs are proposed utilizing automated copy, Sign M, a monument sign to be located on the northeast corner of the project

site, and Sign C, a 336-square-foot wall sign on the Virginia Avenue façade of Building E6. An existing 50 foot monument sign associated with the Las Americas shopping center is located at the intersection of Virginia Avenue and Camino de la Plaza within the Las Americas Paseo, and includes changing sign copy with approximately 307 SF of copy area. Designed to be the same color range and light intensity as the existing sign, proposed Sign M and Sign C will provide project identification and will be compatible with existing signage type and character in the vicinity. Additionally, Sign C will enhance an international sense of place and support the SYCP recommendation that development of Site L promote the image of San Ysidro as a major tourist/commercial/cultural center by providing information in English and Spanish. As detailed in Site Development Permit Finding I.1 previously, the project complies with the recommendations of the SYCP and will not adversely affect the SYCP, the SYRP, the General Plan or other applicable plans adopted by the City Council.

2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

The project proposes construction of a 140,000 square foot commercial retail development on an 8.06 acre parcel located west of Virginia Avenue and immediately north of the United States and Mexico International Border, within the CT-2-3 Zone of the San Ysidro Planned District, the San Ysidro Community Plan (SYCP) area and the San Ysidro Redevelopment Plan (SYRP) area. The project site has been previously analyzed via Environmental Impact Report SCH No. 95-101015 (1996 EIR), certified in 1996 in association with the adoption of the SYRP; and, via Mitigated Negative Declaration and Initial Study (1998 MND)(SCH 98031064), certified in 1998 in association with the approval of the Disposition and Development Agreement (DDA) for the development of the International Gateway of the Americas (IGA) Project. The proposed project in combination with existing development in the SYRP area will entail substantially less commercial retail development than was analyzed in the 1996 EIR and 1998 MND. Based upon a detailed review of the current project, it has been determined that there are no new significant environmental impacts that have not already been considered in the previous EIR. No substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project that would result in significant impacts. Therefore, Addendum No. 194101 to EIR SCH No. 95-101015 and 1998 MND (SCH 98031064) has been prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. The Outlets at the Border project will comply with all necessary mitigation measures outlined within the Mitigation, Monitoring and Reporting Program (MMRP) of the 1996 EIR and the 1998 MND as specifically outlined in Addendum No. 194101.

The Project has been conditioned through Site Development Permit No. 685774 and Neighborhood Use Permit No. 873083 to comply with the development regulations

in effect for the subject property as set forth in the Land Development Code, and will be required to obtain building permits to show that construction will comply with all applicable Building and Fire Codes. As conditioned, the proposed shopping center development will comply with the development regulations, standards, and policies in effect for the project site per the SY PDO, the SYCP, the SYRP and all other City regulations, policies, guidelines, design standards and adopted land use plans applicable to this site, and 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.**

The project proposes construction of a 140,000 square foot commercial retail shopping center, on an 8.06 acre parcel located within the CT-2-3 Zone of the San Ysidro Planned District, the San Ysidro Community Plan (SYCP) area and the San Ysidro Redevelopment Plan (SYRP) area. Per San Diego Municipal Code (SDMC) Section 1518.0202, the San Ysidro PDO regulations allow the consideration of variances to development standards through the Site Development Permit process in order to provide design flexibility resulting in a project which benefits surrounding properties and the community. The project includes a variance from SDMC Section 142.0407(b) to provide 14 trees along perimeter of the Vehicular Use Area (VUA), where a minimum of 11 trees within the VUA is required; a variance from SDMC Section 141.1240(c) to allow construction of a monument sign with 168 square-feet of copy area, where 150 square-feet of ground sign copy area would be allowed; and a variance to SDMC Section 142.1225 to allow approximately 444 square-feet of combined wall sign area where 350 square-feet is allowed. Allowing the project flexibility in the VUA landscaping will result in an equivalent amount of shade at the perimeter of the parking lot and will support the SYCP goal of enhancing the pedestrian environment. Allowing a larger sign copy area will improve visibility and identification of the project from the major intersection of Camino de la Plaza and Virginia Avenue, implementing the International Gateway objective to create a sense of entry into the community through special treatment of all major entry points. Other than the requested variances, the project as proposed complies with the SY PDO, SYCP, SYRP and all applicable regulations of the Land Development Code.

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

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Site Development Permit (SDP) No. 685774 and Neighborhood Use Permit

(NUP) No. 873083 is granted to SHAMROCK/LAS AMERICAS VENTURE I, LLC, Owner/Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JAN GOLDSMITH, City Attorney

By _____
NAME
Deputy City Attorney

ATTY/SEC. INITIALS
DATE
Or.Dept:Clerk
R-INSERT
Form=permitr.frm(61203wct)
Reviewed by FitzGerald
Internal Order No. 24000211

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000211

SITE DEVELOPMENT PERMIT NO. 685774
NEIGHBORHOOD USE PERMIT NO. 873083
RESCISSION OF SITE DEVELOPMENT PERMIT 182929/ CONDITIONAL USE PERMIT 8283921
OUTLETS AT THE BORDER PROJECT NO. 194101 [MMRP]
CITY COUNCIL

This Site Development Permit No. 685774 and Neighborhood Use Permit No. 873083 is granted by the City Council of the City of San Diego to SHAMROCK/LAS AMERICAS VENTURE I, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0504 and 126.0203. The 8.06 acre site is located west of Virginia Avenue immediately north of the United States and Mexico International Border in the CT-2-3 Zone of the San Ysidro Planned District, the Coastal Height Limit Overlay Zone, the San Ysidro Community Plan, San Ysidro Redevelopment Area and the Federal Aviation Administration (FAA) Part 77 Noticing Area of Brown Field. The project site is legally described as Parcel 3, 2004 East Side Map, Map No. 19628 recorded on December 16, 2004, in the Official Records of the San Diego County Recorder's Office as file No. 2004-1184765.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 140,000 square foot commercial retail development, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, 2012, on file in the Development Services Department.

The project shall include:

a. Phased construction of a 140,000 square foot commercial retail development:
   (1) Phase 1: Construction of a total of 136,000 square-feet of retail development (Buildings E-1, E-2, E-3, E-4, E-5) and an approximately 6,000 square foot public plaza.

(2) Phase 2: Construction of an additional 4,000 square-feet of retail development (Building E-6) for a total site development of 140,000 square-feet of retail development.

b. Variances as follows:
   (1) Vehicular Use Area (VUA) Tree Distribution: Variance to SDMC Section 142.0407(b) to allow the project to provide 14 large canopy trees within 5-ft of the perimeter of the VUA, where a minimum of 11 trees located inside the VUA would be required.
   (2) Ground Sign Copy Area: Variance to SDMC Section 141.1240(c) to allow construction of a monument sign with 168 square feet of copy area, where 150 square feet of ground sign copy area would be allowed.
   (3) Wall Sign Copy Area: Variance to SDMC Section 142.1225 to allow approximately 444 square feet of combined wall sign area where 350 square feet is allowed.

c. Two (2) signs with automatic changing copy in accordance with SDMC 141.1105 (Sign C and Sign M per Sign Plan Exhibit A);

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

e. Vacation of an existing drainage easement and dedication of a new drainage easement via Easement Abandonment No. 873084;

f. Off-street parking;

g. Cancellation of Site Development Permit 182929 and Conditional Use Permit 8283921 granted by the Hearing Officer on January 16, 2005;

h. 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.

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

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

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

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

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

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

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

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

10. The Owner/Permittee 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 Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee 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, Owner/Permittee 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 Owner/Permittee 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 Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. 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.

12. The mitigation measures specified in the MMRP and outlined in Addendum No. 194101 to Environmental Impact Report SCH No. 95-101015, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Addendum No. 194101 to Environmental Impact Report SCH No. 95-101015 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:

- Transportation
- Paleonotology
- Archaeology
- Utilities
- Public Health & Safety

ENGINEERING REQUIREMENTS:

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard

Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development, as shown on the site plan, is public and private, and subject to approval by the City Engineer.

16. 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.

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

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

19. Prior to the issuance of any construction permit the Owner/Permittee 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.

20. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

21. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

22. Prior to the issuance of any construction permit the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.

23. 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 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the 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.

25. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted 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.

26. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted 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 take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

27. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted 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.'

28. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

29. 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.

30. 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.

31. 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, it shall be repaired and/or replaced 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.

PLANNING/DESIGN REQUIREMENTS:

32. All fences constructed on site shall be of wrought iron, wood, concrete or other masonry materials. Plant materials, including thorned species, may be used in lieu of fencing where appropriate.

33. Title 24 Energy Efficiency: All buildings shall install high-efficiency HVAC systems designed with programmable thermostats to ensure HVAC loads will exceed 2008 Title 24 Energy Efficiency Requirements by a minimum of 20%.

34. Title 24 Energy Efficiency - "Savings By Design": All buildings shall install a "cool roof" designed to reduce heat transfer to the building and saving energy use associated with air conditioning.

35. Prior to the issuance of a Certificate of Occupancy for the first building in Phase 1, the Owner/Permitee shall permit, assure by bond and commence construction of the Las Americas – Pedestrian Paseo & Plaza Improvements, including installation of landscaping and street trees, enhanced pavement and optional decorative banner poles on Camino de la Plaza, all as more fully described in and consistent with the Deferred Improvement Agreement between Shamrock/Las Americas Venture I, LLC and the City of San Diego, dated June 9, 2010, as amended.

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

37. All signs shall comply with San Diego Municipal Code Chapter 14, Article 2, Division 12 (Sign Regulations), except where Variances are allowed as described in this permit. Revolving signs shall not be installed on the premises.

38. Signs with automatic changing copy have been approved as a component of this project and the following shall apply:

a. Signs with automatic changing copy may include only the following information:

(1) Time, temperature, weather, news, and other similar information;

(2) Messages pertaining to public events sponsored or promoted by civic, charitable, or other similar organizations; and

(3) Messages directing attention to any product that is available or establishment that is located on the premises at the time that the message is displayed.

b. Display of messages and information on signs with automatic changing copy may be provided by the following method only:

(1) Message Center. A changing message contained within the sign area of the sign that remains constant for a minimum period of time with a total blackout between message changes. The message shall not travel or appear to travel in any direction.

c. Automatic changing copy shall be electronically controlled and shall have a remote-control capacity.

d. The sign copy area shall be reduced in light intensity at night by an automatic intensity control that is incorporated into the sign.

TRANSPORTATION REQUIREMENTS

39. Phase I Parking: For Phase I, development of a total of 136,000 square-feet of retail requires a minimum of 340 automobile spaces (including 7 standard accessible spaces and 1 van accessible space), 7 motorcycle spaces, 14 bicycle spaces with rack(s), and 5 loading areas shall be provided as required by the Land Development Code. 351 automobile spaces (including 7 standard accessible spaces and 1 van accessible space), 7 motorcycle spaces, 14 bicycle spaces with rack(s), and 6 loading areas will be provided per Sheet 1A (Interim Site Plan - Option 1/ Without GSA Port of Entry) of the project's approved Exhibit "A".

40. Phase II Parking: For Phase II, construction of an additional 4,000 square-feet of retail development (total site development of 140,000 square-feet of retail development), a minimum of 350 automobile spaces (including 7 standard accessible spaces and 1 van accessible space), 7 motorcycle spaces, 14 bicycle spaces with rack(s), and 6 loading areas shall be provided as required by the Land Development Code. 390 automobile spaces (including 7 standard accessible spaces and 1 van accessible space), 7 motorcycle spaces, 14 bicycle spaces with rack(s), and 6 loading areas will be provided per Sheet 1C ("Site Plan - Ultimate Build-Out") of the project's approved Exhibit "A."

41. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

42. Owner/Permittee shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

43. Virginia Avenue Public Improvements: Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond, or secure though a Deferred Improvement Agreement (DIA), the following improvements satisfactory to the City Engineer:

- Construction of a current City Standard curb, gutter and sidewalk, adjacent to the site on Virginia Avenue;
- Construction of an 18" RCP Public Storm Drain in the Virginia Avenue Right-of-Way;
- Construction of current City Standard Schedule 'J' pavement, adjacent to the site on Virginia Avenue;
- Construction of a current City Standard SDG-114 driveway, adjacent to the site on Virginia Avenue;
- Installation of 4 street lights adjacent to the site on Virginia Avenue per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18;
- Either the construction of half-width improvements to Virginia Avenue (25 feet curb to centerline) with curb, gutter, and a minimum 5 foot wide non-contiguous sidewalk within a minimum 15 parkway including a 35 foot radius cul-de-sac at its southern terminus (including any additional street dedication necessary for the construction of this cul-de-sac); or, dedication of additional right-of-way for Virginia Avenue of approximately 280 feet by 112 feet as shown on Sheet 1B (Site Plan) of the approved Exhibit "A".

Under the DIA option, the Owner/Permittee shall assure these improvements by permit and bond within 180 days after the earlier of the date, either the United States General Services Administration Department ("GSA") abandons construction of the San Ysidro Border Station or December 31, 2016, and shall start construction within two (2) years after that date.

44. TDM plan: Prior to issuance of first building permit, Owner/Permittee shall submit a Transportation Demand Management (TDM) plan, satisfactory to the City Engineer. This TDM plan shall include, at a minimum, details of provision for a partially subsidized mass transit ridership program for employees of the retail development.

45. MMRP: Prior to issuance of first building permit, the Owner/Permittee shall assure by permit and bond the installation of a traffic signal at the intersection of I-5 NB Ramps/Via de San Ysidro and shall assure by permit and bond the installation of traffic signal interconnect between the signals at the I-5 NB ramps/Via de San Ysidro and I-5 SB ramps/Via de San Ysidro intersections, satisfactory to the City Engineer.

46. MMRP: Prior to issuance of first building permit, the Owner/Permittee shall assure by permit and bond the installation of a traffic signal at the intersection of Camino de la Plaza/Virginia Avenue intersection, satisfactory to the City Engineer.

47. MMRP: Prior to issuance of first building permit, the Owner/Permittee shall assure by permit and bond the installation of a second northbound left turn lane on East San Ysidro

Boulevard at the intersection of Camino de la Plaza/East San Ysidro Boulevard, satisfactory to the City Engineer.

48. MMRP: Prior to issuance of first building permit, the Owner/Permittee shall assure the prohibition of parking on the north side of Calle Primera from Sycamore Road to Willow Road, satisfactory to the City Engineer.

49. MMRP: Prior to issuance of first building permit, the Owner/Permittee shall assure by permit and bond the widening of Calle Primera from just east of Sycamore Road to Via de San Ysidro for a length of approximately 300 feet to provide a 200 foot long westbound right turn lane on Calle Primera at Via de San Ysidro and a 60 foot long westbound left turn lane on Calle Primera on Sycamore Road, satisfactory to the City Engineer.

50. MMRP: Prior to issuance of first building permit, the Owner/Permittee shall assure the restriping of Willow Road to provide a northbound left turn lane (approximately 60 feet long) at one driveway on Willow Road just north of Willow Elementary School, satisfactory to the City Engineer.

51. MMRP: Prior to issuance of first building permit, if not already assured by others, the Owner/Permittee shall assure by permit and bond the addition of a westbound through lane with curb, gutter, and sidewalk, in the existing right-of-way to provide a total of two east bound and two west bound lanes on Camino de la Plaza between the I-5 SB ramps and Virginia Avenue, satisfactory to the City Engineer.

WATER REQUIREMENTS:

52. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of a 12-inch diameter water main within a 24' (Min.) water easement to provide fire flow and domestic demands for the project. The water main must be constructed from the existing 12-inch diameter water main in Virginia Street right-of-way adjacent to the project site. The water main must connected to the existing 12-inch diameter water main within an existing water easement built per City drawing number 33103-9-D, in a manner satisfactory to the Director of Public Utilities.

53. The Owner/Permittee shall grant adequate water easements, including vehicular access to each appurtenances (meters, blow offs, valves, fire hydrants, etc.) for all public water facilities that are not located within fully improved public right-of-ways, satisfactory to the Director of Public Utilities. Easements shall be located within singles lots, when possible, and not split longitudinally. Vehicular access roadbeds shall be a minimum of 24 feet wide and surfaced with suitable approved material satisfactory to the Director of Public Utilities and the City Engineer.

54. The Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Marshal, the Director of Public Utilities and the City Engineer. If more than two (2) fire hydrants or thirty (30) dwelling units are located on a dead-end water main then the Subdivider shall install a redundant water system satisfactory to the Director of Public Utilities.

55. The Owner/Permittee shall process encroachment maintenance and removal agreements, for all acceptable encroachments into the water easement, including but not limited to structures, enhanced paving, or landscaping; No structures or landscaping of any kind shall be installed in or over any vehicular access roadway.

56. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer.

57. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of any new water service(s) outside of any driveway, and the disconnection at the water main of the existing unused water service adjacent to the project site, in a manner satisfactory to the Director of Public Utilities and the City Engineer.

58. Prior to the issuance of any certificates of occupancy, all public water facilities shall be complete and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

59. The Owner/Permittee shall design and construct all proposed public water facilities in accordance with established criteria in the current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices.

WASTEWATER REQUIREMENTS:

60. Prior to the approval of the Ministerial Review, the Owner/Permittee shall record an Encroachment Maintenance and Removal Agreement (EMRA) for the proposed private sewer improvements that will encroach into the public right-of-way.

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

62. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide.

63. No trees or shrubs exceeding three feet in height at maturity may be located within 10 feet of any sewer facilities or access easements.

64. Prior to the issuance of any certificates of occupancy, all public water and sewer facilities shall be completed and operational in a manner satisfactory to the Director of Public Utilities and the City Engineer.

65. The Owner/Permittee shall design and construct all proposed public sewer facilities in accordance with established criteria in the most current edition of the City of San Diego Sewer Design Guide and City regulations, standards and practices.

GEOLOGY REQUIREMENTS:

66. 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.

67. 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.

INFORMATION ONLY:

- 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 City Council of the City of San Diego on _____, 2012 and [Approved Resolution Number].

ATTACHMENT 8

SDP No. 685774, NUP No. 873083
Date of Approval: _____, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Patricia J. FitzGerald
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.

SHAMROCK/LAS AMERICAS VENTURE I, LLC,
Owner/Permittee

By _____
Name:
Title:

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

ATTACHMENT 9

CITY COUNCIL RESOLUTION NUMBER R-_____

ADOPTED ON _____

ADDENDUM NO. 194101
TO ENVIRONMENTAL IMPACT REPORT SCH NO. 95-101015
OUTLETS AT THE BORDER PROJECT NO. 194101 [MMRP]

WHEREAS, on October 21, 2009, the SHAMROCK/LAS AMERICAS VENTURE I, LLC, Owner/Permittee, filed an application to the Development Services Department for Site Development Permit No. 685774, Neighborhood Use Permit No. 873083 and Easement Abandonment No. 873084;

WHEREAS, the permit was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council of the City of San Diego on _____, 2012; and

WHEREAS, the City Council considered the issues discussed in Addendum No. 194101 to Environmental Impact Report (EIR) SCH No. 95-101015 and Mitigated Negative Declaration (MND) SCH No. 98031064, NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego that it be, and it is hereby certified, that Addendum No. 194101 to Environmental Impact Report (EIR) SCH No. 95-101015, in connection with Site Development Permit No. 685774, Neighborhood Use Permit No. 873083 and Easement Abandonment No. 873084, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section21000 et seq.), as amended, and the State guidelines thereto (California Administrative Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the City Council.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code, Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]
[Month]/[Day]/[Year]
Or.Dept: DSD
R-**Error! Reference source not found.**
Internal Order No. 24000211

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT NO. 685774
NEIGHBORHOOD USE PERMIT NO. 873083
EASEMENT ABANDONMENT NO. 873084
OUTLETS AT THE BORDER PROJECT NO. 194101

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 Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum No. 194101 to Environmental Impact Report (EIR) SCH No. 95-101015 and Mitigated Negative Declaration (MND) SCH No. 98031064 shall be made conditions of Site Development Permit No. 685774, Neighborhood Use Permit No. 873083 and Easement Abandonment No. 873084, as may be further described below.

The Outlets At The Border project shall be required to comply with all mitigation measures outlined within the Mitigation, Monitoring and Reporting Program of the previously certified EIR SCH No. 95-101015 and MND SCH No. 98031064 and the project specific subsequent technical studies required. The following MMRP identifies measures which specifically apply to this project.

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS.**"

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

   http://www.sandiego.gov/development-services/industry/standtemp.shtml

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Archaeologist
Qualified Paleontologist

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
b) For Clarification of ENVIRONMENTAL REQUIREMENTS, applicant is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) Number 194101 and /or Environmental Document Number 194101, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and

acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

NOT APPLICABLE

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x1&reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:**

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

Issue Area	*Document submittal*	*Assoc Inspection/Approvals/Notes*
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction meeting
Paleontology	Paleontology Reports	Paleontology site observation
Archeology	Archeology Reports	Archaeology/Historic site observation
Traffic	Traffic Reports	Traffic features site observation
Waste Management	Waste Management Reports	Waste management inspections
Public Health/Safety	DEH Letter	Prior to issuance of grading permits
Bond Release	Request for Bond Release letter	Final MMRP inspections prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

TRANSPORTATION/TRAFFIC CIRCULATION

I. Near Term

Intersections

a. Prior to issuance of first building permit, the proposed project shall assure by permit and bond the construction of a traffic signal at this intersection and provide signal interconnect between the signals at I-5 NB Ramps / Via De San Ysidro and I-5 SB Ramps / Via De San Ysidro / Calle Primera intersections. In the near-term with proposed project scenario, the peak hour signal warrant would be met both during the AM and PM peak hours at this intersection.

b. Prior to issuance of first building permit, the proposed project shall assure by permit and bond the construction of a traffic signal at the intersection of Virginia Avenue and Camino De La Plaza. In the near-term with proposed project scenario, the peak hour signal warrant will would be met during the PM peak hour at this intersection.

c. Prior to issuance of first building permit, the proposed project shall assure by permit and bond the construction of a second northbound left-turn lane on E. San Ysidro Boulevard at the Camino De La Plaza (E. Beyer Boulevard) / E. San Ysidro Boulevard intersection to mitigate excessive queuing. As a result, some signal modifications may be required at this intersection. The existing loading/unloading zone on the west curb accommodates approximately 5 cars, with parking permitted for 3 minutes. This loading zone may either be reduced in length or eliminated to make room for the proposed dual left turn lanes at Camino De La Plaza. This loading zone is mainly utilized by people crossing the international border to and from Mexico on foot

Street Segments

a. Per condition 58 of Permit No. 40-0338 (MMRP) for the Las Americas Premium Outlets, dated November 14, 2000, "Dairy Mart Road between Interstate 5 SB ramps and Camino De La Plaza is classified as a 4-lane collector roadway. Prior to the issuance of the first building permit exceeding 407,000 square feet, applicant shall assure by permit and bond, the construction of 68 feet of pavement and AC berm on both sides of the roadway within the existing 80-foot right-of-way, satisfactory to the City Engineer." The improvement of this segment of Dairy Mart Road has been assured by Las Americas Premium Outlets to the satisfaction of the City Engineer.

b. Calle Primera / Willow Road segment: Via De San Ysidro to Camino De La Plaza - The following improvements, which will increase the capacity of this roadway to mitigate the segment impact in lieu of widening the entire roadway to City of San Diego four-lane collector standards, shall be completed or assured by permit and bond, prior to issuance of first building permit for the project:

    - Prohibit parking on the north side of Calle Primera. This parking is useful to the few businesses on the south side of the street. However, this parking is not very highly utilized since most of these businesses have on-site parking. Prohibition of parking would eliminate approximately 43 spaces and reduce friction due to parking maneuvers.
    - Widen Calle Primera from just east of Sycamore Road to Via De San Ysidro for a length of approximately 300 feet to provide a 200 foot long westbound right-turn lane on Calle Primera at Via De San Ysidro and a 60-foot long westbound left-turn lane at Sycamore Road. Parking is not permitted on the west curb of Calle Primera, and thus no additional parking spaces would be eliminated. These improvements would

improve the operations at the Calle Primera / Via De San Ysidro and Calle Primera Sycamore Road intersections, thus improving the traffic operations along the segment.

- Provide a 60-foot long northbound left-turn lane at one driveway on Willow Road, to the north of Willow Elementary school. The curb along this proposed northbound left turn lane is painted red and no curbside parking is permitted. Hence, no parking would be eliminated.

c. Camino De La Plaza segment: Virginia Avenue to I-5 SB Ramps - The Redevelopment Agency is in the process of adding an additional westbound lane and sidewalk on the north side of Camino De La Plaza between Virginia Avenue and the I-5 SB Ramps in order to address pre-existing traffic conditions in the area. Implementation of these improvements will result in the project having a less than significant impact on this segment of Camino De La Plaza. If such improvements are not assured by the Redevelopment Agency to the satisfaction of the City Engineer prior to the issuance of first building permit for the project, the project shall assure to the satisfaction of the City Engineer construction of one additional eastbound lane with curb, gutter, and sidewalk on Camino De La Plaza within the existing right of way between Virginia Avenue and the I-5 SB Ramps. This is possible within the existing right-of-way.

II. Long Term

Intersections

a. I-5 NB Ramps / Via De San Ysidro intersection - Mitigated by the installation of a traffic signal and signal interconnect by the proposed project in the near-term.

b. I-5 SB Ramps / Via de San Ysidro / Calle Primera intersection – Mitigated by the installation of traffic signal interconnect by the proposed project in the near term.

c. Camino De La Plaza / Virginia intersection - Mitigated by the installation of a traffic signal by the proposed project in the near-term.

Street Segments

Dairy Mart Road segment: I-5 SB Ramps to Camino De La Plaza - Per condition 58 of Permit No. 40-0338 (MMRP) for the Las Americas Premium Outlets, dated November 14, 2000, "Dairy Mart Road between Interstate 5 SB ramps and Camino De La Plaza is classified as a 4-lane collector roadway. Prior to the issuance of the first building permit exceeding 407,000 square feet, applicant shall assure by permit and bond, the construction of 68 feet of pavement and AC berm on both sides of the roadway within the existing 80-foot right-of-way, satisfactory to the City Engineer." The improvement of this segment of Dairy Mart Road has been assured by Las Americas Premium Outlets to the satisfaction of the City Engineer

PUBLIC SERVICES (WASTE MANAGEMENT)

In order to avoid cumulative impacts to public services (waste management), the following mitigation measures shall be implemented by the project applicant:

I. Entitlements Division Plan Check

1. Prior to the issuance of any construction permit, including but is not limited to, demolition, grading, building or any other construction permit, the Assistant Deputy Director (ADD) Environmental Designee shall verify that the all the requirements of the Refuse & Recyclable Materials Storage Regulations and all of the requirements of the waste management plan are shown and noted on the appropriate construction documents. All requirements, notes and graphics shall be in substantial conformance with the conditions and exhibits of the associated discretionary approval.

2. The construction documents shall include a Waste Management Plan that addresses the following information and elements for demolition, construction, and occupancy phases of the project as applicable:
   a. tons of waste anticipated to be generated,
   b. material type of waste to be generated,
   c. source separation techniques for waste generated,
   d. how materials will be reused on site,
   e. name and location of recycling, reuse, or landfill facilities where waste will be taken if not reused on site,
   f. a "buy recycled" program,
   g. how the project will aim to reduce the generation of construction/ demolition debris,
   h. a plan of how waste reduction and recycling goals will be communicated to subcontractors,
   i. a time line for each of the three main phases of the project as stated above,
   j. a list of required progress and final inspections by City staff.

3. The plan shall strive for a goal of 50% waste reduction.

4. The plan shall include specific performance measures to be assessed upon the completion of the project to measure success in achieving waste minimization goals.

5. The Plan shall include notes requiring the Permittee/Applicant to notify Mitigation Monitoring Coordination (MMC) and Environmental Services Department (ESD) when:
   a. a demolition permit is issued,
   b. demolition begins on site,
   c. inspections are needed. The Permittee/Applicant shall arrange for progress inspections, and a final inspection, as specified in the plan and shall contact both MMC and ESD to perform these periodic site visits during demolition and construction to inspect the progress of the project's waste diversion efforts.

6. When Demolition ends, notification shall be sent to the following:

   Mitigation Monitoring Coordination (MMC)
   9601 Ridgehaven Court, Ste. 320, MS 1102 B
   San Diego, CA 92123 1636
   (619) 980 7122

   Environmental Services Department (ESD)

9601 Ridgehaven Court, Ste. 320, MS 1103 B
San Diego, CA 92123 1636
(858) 627-3303

II. Prior to the issuance of any grading or building permit, the Permitee/Applicant shall receive approval, in writing, from the ADD Environmental Designee (MMC) that the Waste Management Plan has been prepared, approved, and implemented. Also, prior to the issuance of any grading or building permit, the Permitee/Applicant shall submit written evidence to the ADD Environmental Designee that the final Demolition/Construction report has been approved by MMC and ESD. This report shall summarize the results of implementing the above Waste Management Plan elements, including: the actual waste generated and diverted from the project, the waste reduction percentage achieved, and how that goal was achieved, etc.

1. Pre-Construction (Precon) Meeting

    1. Demolition Permit - Prior to issuance of any demolition permit, the Permittee/Applicant shall be responsible to obtain written verification from MMC indicating that the Permittee/Applicant has arranged a Preconstruction (Precon) Meeting to coordinate the implementation of the MMRP. The Precon Meeting that shall include: the Construction Manager, Demolition/Building/Grading Contractor, MMC, ESD, and the Building Inspector and/or the Resident Engineer (whichever is applicable) to verify that implementation of the Waste Management Plan shall be performed in compliance with the plan approved by Entitlements Division and ESD, to ensure that impacts to solid waste facilities are mitigated to below a level of significance.
    2. At the Precon Meeting, the Permittee/Applicant shall submit three (3) reduced copies (11"x 17") of the approved Waste Management Plan; two (2) to MMC and one (1) to ESD.
    3. Prior to the start of demolition, the Permittee/the Construction Manager shall submit a construction/demolition schedule to MMC and ESD.

        i. Grading and Building Permit - Prior to issuance of any grading or building permit, the permittee shall be responsible to arrange a preconstruction meeting to coordinate the implementation of the MMRP. The Precon Meeting that shall include: the Construction Manager, Building/Grading Contractor, MMC, ESD, and the Building Inspector and/or the Resident Engineer (whichever is applicable) to verify that implementation of the Waste Management Plan shall be performed in compliance with the plan approved by Entitlements Division and ESD.

    4. At the Precon Meeting, The Permittee/Applicant shall submit reduced copies (11"x 17") of the approved Waste Management Plan to the Resident Engineer, Building Inspector, MMC and ESD.

III. Prior to the start of construction, the Permittee/Construction Manager shall submit a construction schedule to the Resident Engineer, Building Inspector, MMC and ESD.

i. The Permittee/Applicant and Construction Manager shall call for inspections by the Resident Engineer, Building Inspector, MMC, and ESD who will periodically visit the demolition/construction site to verify implementation of the Waste Management Plan. The Consultant Site Visit Record (CSVR) shall be used to document the Daily Waste Management Activity/progress.

ii. Within 30 days after the completion of the implementation of the MMRP, for any demolition or construction permit, a final results report shall be submitted to both MMC and ESD for review and approval to the satisfaction of the ADD Environmental Designee/City. MMC will coordinate the approval with ESD and issue the approval notification.

iii. Prior to final clearance of any demolition permit, issuance of any grading or building permit, release of the grading bond and/or issuance of any Certificate of Occupancy, the Permittee/Applicant shall provide documentation to the ADD Environmental Designee that the Waste Management Plan has been effectively implemented.

PUBLIC HEALTH AND SAFETY

Prior to the issuance of the grading permit, the applicant shall provide verification, in letter form to MMC that the County of San Diego, Department of Environmental Health has reviewed and approved the proposed profiling and off-site disposal of the estimated three to four cubic yards of petroleum contaminated soil at an approved disposal facility.

Furthermore, the applicant shall make observations during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils. Should such material be encountered, further investigation shall be required at that time.

CULTURAL RESOURCES (HISTORICAL RESOURCES/ARCHAEOLOGY)

In order to avoid potential historical resources impacts due to grading activities, the following mitigation measures shall be implemented by the project applicant:

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to the issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental Designee shall verify that the requirements for Archaeological Monitoring and Native American Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to the City Mitigation Monitoring Coordination Section (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program as

defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.

3. Prior to the start of work, the applicant must obtain approval from the ADD for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Historical Monitoring program with the Construction Manager and/or Grading Contractor.

   a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

   a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriated construction documents (reduced to 11 x 17) to MMC identifying the areas to be monitored, including delineation of grading/excavation limits.

   b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification of the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during grading/excavation/ trenching activities which could result in impacts to historical resources as identified on the AME. The Native American Monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI, and MMC. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.

2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.

3. The monitor shall document field activity via Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.

2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.

3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI and Native American monitor shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.

a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.

b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.

c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains ARE determined to be Native American

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
4. The MLD will have 48 hours to make recommendations to the property owner or

representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods

5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:

   a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;

   b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.

   c. In order to protect these sites, the Landowner shall do one or more of the following:

      (1) Record the site with the NAHC;

      (2) Record an open space or conservation easement on the site;

      (3) Record a document with the County.

   d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If the Human Remains are **NOT** Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.

2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).

3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man.

V. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

2. The following procedures shall be followed.

   a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.

b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III -During Construction, and IV -Discovery of Human Remains.

c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III -During Construction shall be followed.

d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.

b. Recording Sites with State of California Department of Parks and Recreation The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

3. The PI shall submit revised Draft Monitoring Report to MMC for approval.

4. M11C shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. THIS WOULD ALSO REQUIRE THE INCLUSION OF ALL PRIOR ARCHAEOLOGICAL WORK CONDUCTED WHERE MATERIALS WERE COLLECTED IN 1996 AND 2003 BY BFSA. REFER TO HISTORICAL RESOURCES (CULTURAL RESOURCES/CURATION AND FINAL REPORT PREPARATION OF PREVIOUS ARCHAEOLOGICAL WORK CONDUCTED MMRP CONIDTION). This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Reports

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

<u>HISTORICAL RESOURCES (CULTURAL RESOURCES/CURATION AND FINAL REPORT PREPARATION OF PREVIOUS ARCHAEOLOGICAL WORK CONDUCTED)</u>

Prior to issuance of the Notice of Completion and/or release of the Performance Bond for grading, the applicant shall provide the verification as outlined within Historical Resources (archaeology) Monitoring MMRP Sections V.C and V.D to MMC that the following two mitigation measures have been satisfied:

1. All artifacts recovered from the previously completed archaeological excavations at this project by BFSA since 1996 must be subjected to standard historic artifact laboratory analysis, cataloging, and

preservation/curation efforts. Artifacts recovered from the project area should be prepared for permanent curation at the San Diego Archaeological Center. This process shall include those historic artifacts recovered from the two cisterns in 1996 and the field work conducted in 2003 currently stored at the offices of BFSA. The size of the curated collection shall be determined in consultation between the City and the consulting qualified archaeologist.

2. A comprehensive report shall be prepared that incorporates all work conducted since 1996 that includes fieldwork, laboratory analysis, and monitoring efforts conducted for the mitigation program. A technical report shall focus on the presentation of data and the discussion of the research questions appropriate for this location. Historic research shall be conducted to expand information regarding the residents of the lots where materials have been found and the history of the neighborhood. Each of the features discovered shall be registered at the South Coastal Information Center, as required per the City of San Diego Historical Resources Guidelines.

PALEONTOLOGICAL RESOURCES

In order to avoid potential direct paleontological resources impacts, the following mitigation measures shall be implemented by the project applicant:

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to the issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental Designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to the City Mitigation Monitoring Coordination Section (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program as defined in the City of San Diego Paleontology Guidelines.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.

3. Prior to the start of work, the applicant must obtain approval from the ADD for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.

   a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

   Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriated construction documents (reduced to 11 x 17) to MMC identifying the areas to be monitored, including delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.

   b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification of the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**

2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when

unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

3. The monitor shall document field activity via Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
   a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
   b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
   c. If resource is not significant (e.g. small pieces of broken common shell fragments or other scattered common fossils), the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
   d. The PIU shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

2. The following procedures shall be followed.

   a. No Discoveries

      In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.

   b. Discoveries

      All discoveries shall be processed and documented using the existing procedures detailed in Sections III -During Construction.

   c. Potentially Significant Discoveries

      If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III -During Construction shall be followed.

   d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

   a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.

   b. Recording Sites with the San Diego Natural History Museum.

      The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. M11C shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossils Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

C. Curation of Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for the proposed project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Reports

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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 or occupancy and/or final maps to ensure the successful completion of the monitoring program.

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

WHEN RECORDED MAIL TO
PERMIT INTAKE
MAIL STATION 501

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON DEC 09, 2005
DOCUMENT NUMBER 2005-1062078
GREGORY J. SMITH, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 3:51 PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-3959

CONDITIONAL USE PERMIT NO. 182929
SITE DEVELOPMENT PERMIT NO. 283921
LAS AMERICAS PARCEL E PARKING LOT
HEARING OFFICER

This Conditional Use Permit/Site Development Permit is granted by the HEARING OFFICER of the City of San Diego to INTERNATIONAL GATEWAY ASSOCIATES, LLC Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 2.4-acre, vacant site is located south of Camino De La Plaza, west of Virginia Way and north of the Tiajuana River, just east of the "Las Americas, The Gateway" shopping center (addressed 4211 Camino De La Plaza). The property is zoned CT-2-3 Zone of the San Ysidro Implementing Ordinance and located within the San Ysidro Community Plan area.

The project site is legally described as Parcel 3 of Parcel Map No. 19628, together with those portions of Lot 10 of Las Americas Subdivision Phase 1A , Map No. 14259, and a portion of Parcel 1 of Parcel Map No. 19629. The property is also identified as assessor parcel numbers 666-400-04, 666-400-15, and 666-401-10.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct a parking lot consisting of a maximum of 350 parking spaces described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated November 16, 2005, on file in the Development Services Department.

The project shall include:

a. Construction of a maximum 350 space parking lot to be used solely for the patrons of the adjacent Las Americas shopping center development located at 4211 Camino De La Plaza, just north of the subject property. (The Las Americas center was permitted under Site Development Permit/Coastal Development Permit No. 40-0338);

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

c. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted 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. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect 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 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 City Manager.

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

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

6. Before issuance of any grading permits, complete grading drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

7. 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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

8. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP) prepared for the Mitigated Negative Declaration (MND) as specified in the Environmental Impact Report for the San Ysidro Redevelopment Project, previously certified by the City Council of the City of San Diego (Resolution No. R-287149), and the MND for the International Gateway of the Americas Project Disposition and Development Agreement, previously certified by the City Council of the City of San Diego (Resolution No. R-290105), satisfactory to the City Manager and the City Engineer. These MMRP conditions are incorporated into the permit by reference or authorization for the project.

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

10. The Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Addendum to the City of San Diego Redevelopment Agency, for the International Gateway of the Americas Project. All MMRP requirements shall be shown on the construction plans and specifications. Prior to the issuance of Notice to Proceed with construction, all conditions of the MMRP shall be adhered to to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue area: Water Quality.

11. A Job Order number open to the Land Development Review Division of the Development Services Department shall be required to cover the Land Development Review Division's cost associated with the implementation of the MMRP.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permit, the applicant shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.

13. Prior to the issuance of any construction permit, the applicant shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.

14. The drainage system proposed for this development is private and subject to approval by the City Engineer.

15. Prior to the issuance of any construction permits, the applicant 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.

16. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRC.

17. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

18. The applicant 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.

19. No change, modification or alteration shall be made to the project unless appropriate application or amendment of this Permit shall have been granted by the City.

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the City Manager. 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.

21. . Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager 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.

22. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted 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.

23. Prior to issuance of Final Inspection, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

24. 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.

25. The Permitte or subsequent owner shall be responsible for the maintenance of all landscape improvements 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. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

26. 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, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City manger within thirty days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

27. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

28. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

29. All signs associated with this development shall be consistent with sign criteria established by the Citywide sign regulations.

30. Prior to the issuance of grading permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

TRANSPORTATION DEVELOPMENT REQUIREMENTS:

31. Prior to the issuance of any grading permits, the number of vehicular parking spaces on the subject property shall be clearly shown on the plans and, when combined with the number required by the adjacent Las Americas shopping center, Project No. 40-0338 ,shall not exceed 3,801 parking spaces (6.5 spaces per 1,000 square feet of commercial space).

32. All parking spaces, including van accessible spaces, shall comply with the San Diego Municipal Code and shall not be converted for any other use unless otherwise approved by the City Manager. All parking spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A", dated November 16, 2005, on file in the Office of the Development Services Department.

33. The project shall provide four percent and two percent of the number of vehicular parking spaces as bicycle spaces and motorcycle spaces respectively with up to a maximum of 25 bicycle spaces.

34. The parking spaces on the project site shall be used for the International Gateway of the Americas patrons only (Project No. 40-0338) and shall not be leased to other responsible parties.

35. Prior to the issuance of a grading permit, the applicant shall provide an executed and recorded shared parking and access agreement between the International Gateway of the Americas project site (Project No. 40-0338) and the subject property, satisfactory to the City Engineer.

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 section 66020.

APPROVED by the Hearing Officer of the City of San Diego on November 16, 2005, HO-5159.

ALL-PURPOSE CERTIFICATE

Type/PTS Approval Number of Document CUP NO 182929/SDP NO. 283921
Date of Approval NOVEMBER 16, 2005

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Sandra Teasley

Sandra Teasley, Development Project Manager

On December 9, 2005 before me, Raquel Herrera, (Notary Public), personally appeared Sandra Teasley, Development Project Manager of the Development Services Department of the City of San Diego, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she they executed the same in her capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Signature Raquel Herrera
Raquel Herrera

RAQUEL HERRERA
Commission # 1424775
Notary Public - California
San Diego County
My Comm. Expires Jun 15, 2007

ALL-PURPOSE CERTIFICATE

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed _____ Signed _____
Typed Name Typed Name

STATE OF _____
COUNTY OF _____

On _____ before me, _____ (Name of Notary Public) personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature _____

ALL-PURPOSE CERTIFICATE

Type/PTS Approval Number of Document_____
Date of Approval _____

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

_____
Michael Liberatore, General Manager/Development Project Manager

On 12/5/05 before me Thomas Fallon, a Notary Public in and for said County and State, personally appeared Michael Liberatore, ☒ personally known to me or ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature _____

NRO1 THOMAS FALLON COMM. #1563348 Notary Public - California San Diego County My Comm. Expires Mar. 22, 2009 NRO1

OWNER(S)/PERMITTEE(S) SIGNATURE/NOTARIZATION:

THE UNDERSIGNED OWNER(S)/PERMITTEE(S), BY EXECUTION THEREOF, AGREES TO EACH AND EVERY CONDITION OF THIS PERMIT AND PROMISES TO PERFORM EACH AND EVERY OBLIGATION OF OWNER(S)/PERMITTEE(S) THEREUNDER.

Signed _____ Signed _____
Michael Liberatore

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Subscribed and sworn to before me on this 5th day of December 2005, by Michael Liberatore, ☒ personally known to me or ☐ proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal

Signature _____

NRO1 THOMAS FALLON COMM. #1563348 Notary Public - California San Diego County My Comm. Expires Mar. 22, 2009 NRO1

PROJECT TEAM

OWNER:
THE SHAMROCK GROUP
ATTN: DUNCAN BUDINGER
603 NORTH HWY 101 SUITE C
SOLANO BEACH, CA 92075
TELEPHONE: 858.755.6900 EXT 13
FAX: 858.755.6909

ARCHITECT:
AWBREY COOK MCGILL ARCHITECTS
ATTN: CLIFF COOK
1045 14TH STREET, SUITE 100
SAN DIEGO, CA 92101-2130
TELEPHONE: 619.398.3495
FAX: 619.398.3486

CIVIL ENGINEER:
PALLER-ROBERTS ENGINEERING
ATTN: PHIL ROBERTS, PE
5701 SLAUSON AVE. #208
CULVER CITY, CA 90230
TELEPHONE: 310.641.1853
FAX: 310.641.1891

LANDSCAPE ARCHITECTURE:
DELORENZO, INC.
ATTN: MOHAMED ZAKI
1775 HANCOCK ST., SUITE 150
SAN DIEGO, CA 92110
TELEPHONE: 619.295.5115
FAX: 619.297.2354

PROJECT DATA (PER 2007 CBC)

APPLICANT:	THE SHAMROCK GROUP ATTN: DUNCAN BUDINGER 603 NORTH HWY 101 SUITE C SOLANO BEACH, CA 92075 TELEPHONE: 858.755.6900 EXT 13 FAX: 858.755.6909
REQUIRED PERMITS/ APPROVALS:	SITE DEVELOPMENT PERMIT RESCISSION OF CUP NO. 16292/SDP NO.283921 NEIGHBORHOOD USE PERMIT EASEMENT VACATION
REGULATORY DEVIATIONS:	VEHICULAR USE TREE DISTRIBUTION SIGN COPY AREA
SEWER DISTRICT:	CITY OF SAN DIEGO WATER DISTRICT
WATER DISTRICT:	CITY OF SAN DIEGO WATER DISTRICT
SCHOOL DISTRICT:	SAN YSIDRO SCHOOL DISTRICT
PROJECT ADDRESS:	UNASSIGNED
EXISTING ZONE:	CT-2-3; SAN YSIDRO PLANNED DISTRICT
EXIST. LAND USE:	PARKING LOT AND VACANT LAND
PROPOSED LAND USE:	RETAIL USE (M OCCUPANCY)
BUILDING TYPE	ONE STORY TYPE V-N CONSTRUCTION SPRINKLERED
SOIL CONDITION:	UNDISTURBED, SEE SOILS REPORT
REFUSE & RECYCLING:	ALL BUILDINGS SHALL PROVIDE STORAGE FOR REFUSE & RECYCLING PER LDC 142.0801

SHEET INDEX

1A ARCHITECTURAL SITE PLAN - INTERIM PLAN
1B ARCHITECTURAL SITE PLAN - GSA SETBACK
1C ARCHITECTURAL SITE PLAN - ULTIMATE BUILD-OUT
2 ARCHITECTURAL FIRE ACCESS & ACCESSIBILITY PLAN
3A CIVIL SITE PLAN - INTERIM PLAN
3B CIVIL SITE PLAN - GSA SETBACK
3C CIVIL SITE PLAN - ULTIMATE BUILD-OUT
4 ARCHITECTURAL FLOOR PLAN (BUILDINGS E1-E4)
5 ARCHITECTURAL FLOOR PLAN (BUILDINGS E5-E6)
6 ARCHITECTURAL ROOF PLAN (BUILDINGS E1-E6)
7 ARCHITECTURAL EXTERIOR ELEVATIONS (BUILDINGS E1-E4)
8 ARCHITECTURAL EXTERIOR ELEVATIONS (BUILDINGS E1-E4)
9 ARCHITECTURAL EXTERIOR ELEVATIONS (BUILDINGS E1-E4)
10 ARCHITECTURAL EXTERIOR ELEVATIONS (BUILDINGS E5-E6)
11 LANDSCAPE PRELIMINARY DEVELOPMENT PLAN
12 LANDSCAPE NOTES & CALCULATIONS
13 LANDSCAPE ENLARGEMENT PLAN
14 LANDSCAPE ENLARGEMENT PLAN (INTERIM CONDITIONS)

VICINITY MAP

PROJECT NARRATIVE: THIS PLAN SHOWS THE INTERIM CONDITION OF THE LAS AMERICAS EAST DEVELOPMENT, MAINTAIN THE 100'-112' SETBACK FOR GSA PLAN. 5 NEW BUILDINGS TOTALING APPROX. 134,000 SF OF RETAIL USE--M OCCUPANCY. A PORTION OF THE LAND IS CURRENTLY USED AS A PARKING LOT AND THE REMAINDER IS UNDEVELOPED. ALL ASSOCIATED SITE WORK AND LANDSCAPING IS SHOWN IN THIS DRAWING SET AND ASSOCIATED REPORTS. THIS CONDITION OF THE PROJECT INCLUDES AN ON-SITE PROJECT IDENTIFICATION MESSAGE CENTER GROUND SIGN. AN EXISTING STORM-WATER DRAINAGE WILL BE UNDERGROUNDED AND REDIRECTED TO THE TIJUANA RIVER LEVY AS SHOWN ON THE CIVIL PRELIMINARY GRADING PLAN SHEETS. A PORTION OF THE LAND ADJACENT TO VIRGINIA AVENUE (APPROX. 47,000 SF) IS SET ASIDE FOR FUTURE USE AS 4,000 SF OF FUTURE RETAIL EXPANSION OR A PUBLIC TRANSPORTATION FACILITY (BY OTHERS, NOT PART OF THIS APPROVAL). SEE SHEET 1C FOR THE ULTIMATE BUILD-OUT WITHOUT PUBLIC TRANSPORTATION FACILITY.

LEGAL DESCRIPTION: PARCEL 3 OF PARCEL MAP NO. 19628, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED DECEMBER 16, 2004 AS DOCUMENT 2004-1184765 O.R.

EAST PARCEL SUMMARY

LOT AREA	350,914 SF			(8.06 AC)
BUILDING AREA	136,000 SF			
F.A.R.	ALLOWABLE	1.0	ACTUAL	0.388
COVERAGE	ALLOWABLE	0.50	ACTUAL	0.388
SETBACK FOR STREET SIDE YARD (TABLE 1519-03I)				15'
SETBACK INTERIOR YARD (TABLE 1519-03I)				0'

BUILDING AREA

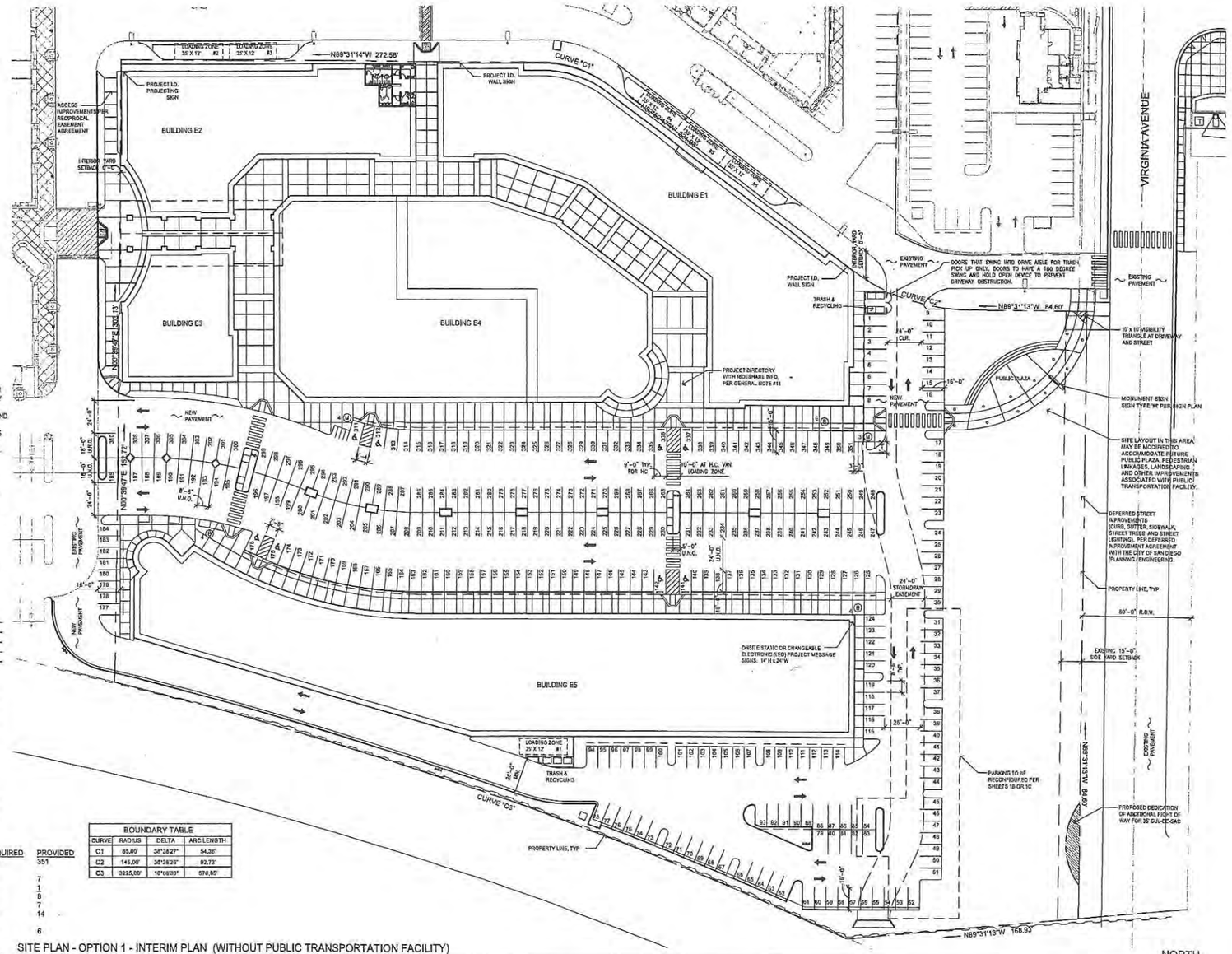
BUILDING 'E1'	29,700 SF
BUILDING 'E2'	17,600 SF
BUILDING 'E3'	7,600 SF
BUILDING 'E4'	38,100 SF
BUILDING 'E5'	43,000 SF
TOTAL BUILDING AREA	136,000 SF

PARKING SUMMARY

TOTAL SPACES	351 SPACES (8 ACCESSIBLE SPACES)
PARKING RATIO *	2.58 SPACES / 1,000 SF

	REQUIRED	PROVIDED
AUTOMOBILE STALLS (2.5SPACES/KSF)	340	351
ACCESSIBLE AUTOMOBILE PARKING STALLS		
STANDARD ACCESSIBLE AUTOMOBILE	7	7
VAN ACCESSIBLE AUTOMOBILE	1	1
TOTAL	8	8
(M) MOTORCYCLE STALLS (2%)	7	7
(B) TOTAL BICYCLE PARKING (0.1 SPACE/KSF)	14	14
LOADING SPACES (12' X 35')	6	6

* PARKING RATIO IS BASED ON 136,000 GSF, ANY FUTURE DEVELOPMENT WILL REQUIRE ASSOCIATED PARKING.



BOUNDARY TABLE			
CURVE	RADIUS	DELTA	ARC LENGTH
C1	85.00'	38°36'27"	54.26'
C2	145.00'	36°36'26"	92.72'
C3	3235.00'	10°08'30"	570.85'

SITE PLAN - OPTION 1 - INTERIM PLAN (WITHOUT PUBLIC TRANSPORTATION FACILITY)

NORTH

0 15' 30' 60' 80'

GENERAL NOTES:

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS 5-00-6 (UFC 901.3)
2. ALL EASEMENTS ARE SHOWN ON THIS AND THE C-1 CIVIL PLAN.
3. SAN YSIDRO PDO IS IN THE FAA PART 77 AREA.
4. THIS SITE IS NOT IN THE COASTAL HEIGHT LIMIT ZONE PER 132.0505.B.(3)
5. PER SDMC § 1510.0304(I) ARTIFICIAL LIGHTING USED TO ILLUMINATE THE PREMISES SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES
6. PER SDMC § 1510.0401 ALL FENCES CONSTRUCTED ON SITE SHALL BE OF WROUGHT IRON, WOOD, CONCRETE OR OTHER MASONRY MATERIALS. PLANT MATERIALS, INCLUDING THORNED SPECIES, MAY BE USED IN LIEU OF FENCING WHERE APPROPRIATE
7. VEGITATION LOCATED WITHIN THE PARKING OVERHANG SHALL NOT EXCEED 8" IN HEIGHT.
8. NO TREES SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER FACILITIES OR IN ANY WATER ACCESS EASEMENT, NO SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10 FEET OF ANY PUBLIC WATER MAIN OR WITHIN ACCESS EASEMENTS.
9. PER SDMC § 141.1105 (C) - SIGNS WITH AUTOMATIC CHANGING COPY MAY INCLUDE ONLY THE FOLLOWING INFORMATION:
   1. TIME, TEMPERATURE, WEATHER, NEWS, AND OTHER SIMILAR INFORMATION;
   2. MESSAGES PERTAINING TO PUBLIC EVENTS SPONSORED OR PROMOTED BY CIVIC, CHARITABLE, OR OTHER SIMILAR ORGANIZATIONS; AND
   3. MESSAGES DIRECTED ATTENTION TO ANY PRODUCT THAT IS AVAILABLE OR ESTABLISHMENT THAT IS LOCATED ON THE PREMISES AT THE TIME THAT THE MESSAGE IS DISPLAYED. INCLUDE AS A NOTE ON ALL SIGN PLANS.
10. PER SDMC § 141.1105 (D) - DISPLAY OF MESSAGES AND INFORMATION ON SIGNS WITH AUTOMATIC CHANGING COPY MAY BE PROVIDED BY ONE OF THE FOLLOWING METHODS ONLY -
    1. MESSAGE CENTER, A CHANGING MESSAGE CONTAINED WITHIN THE SIGN AREA OF THE SIGN THAT REMAINS CONSTANT FOR A MINIMUM PERIOD OF TIME WITH A TOTAL BLACKOUT BETWEEN MESSAGE CHANGES. THE MESSAGE SHALL NOT TRAVEL OR APPEAR TO TRAVEL IN ANY DIRECTION.
11. PER SDMC § 142.0520 (N) A KIOSK OR BULLETIN BOARD THAT DISPLAYS INFORMATION ON TRANSIT USE, CARPOOLING, AND OTHER FORMS OF RIDESHARING WILL BE PROVIDED.

The Outlets at the Border

THE SHAMROCK GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT
CONTACT: DUNCAN A. BUDINGER
1.858.755.6900 x13

AWBREY COOK MCGILL architects
1045 14th Street, Suite 100
San Diego, CA 92101-3701
Phone: (619) 398-3480

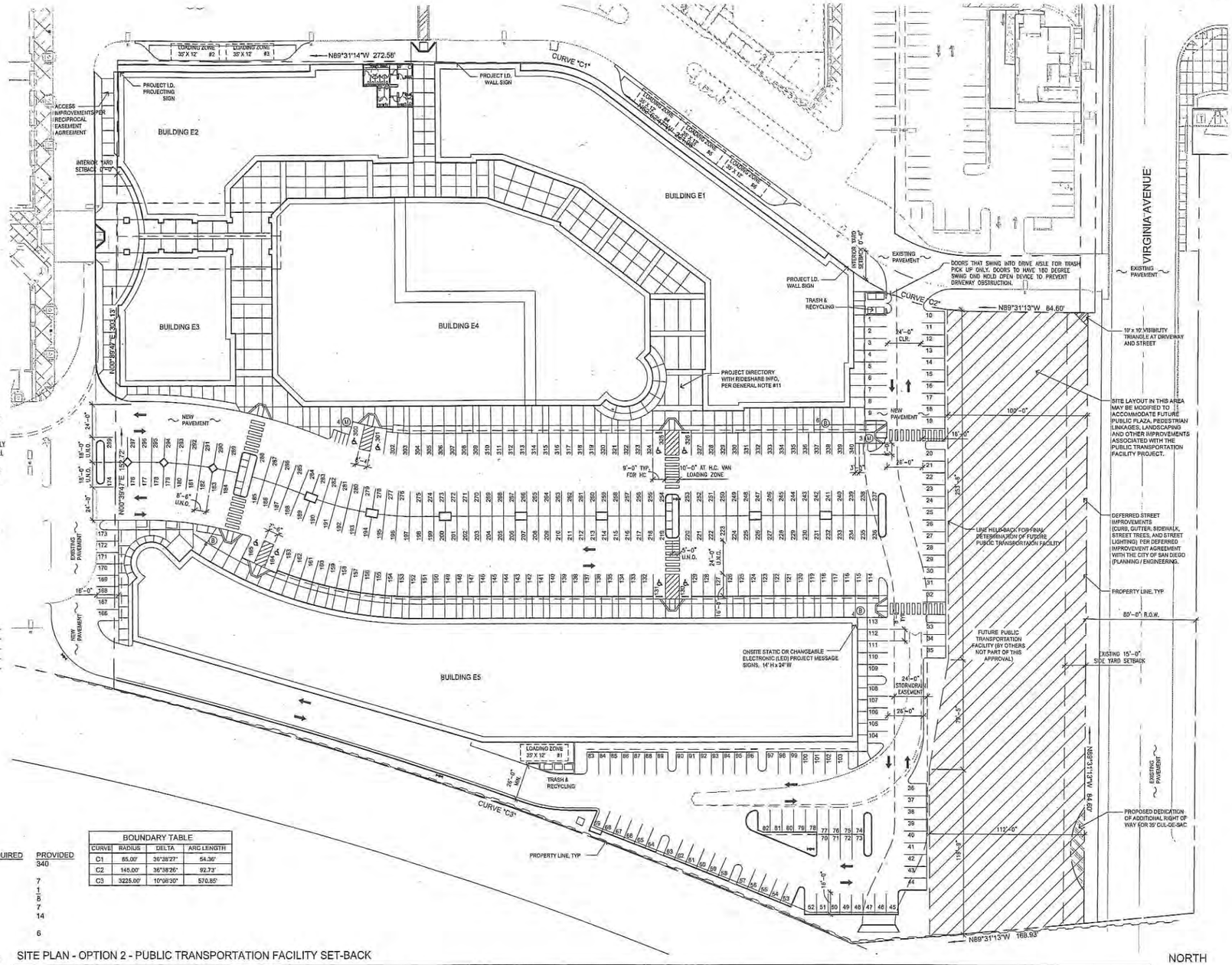
NO.	REVISIONS	DATE
1	COMPLETENESS REVIEW	09/15/09
2	COMPLETENESS REVIEW	09/28/09
3	SDP/PDP SUBMITTAL	10/20/09
4	SDP/PDP 2nd SUBMITTAL	02/18/10
5	SDP/PDP 3rd SUBMITTAL	08/17/10
6	SDP/PDP 4th SUBMITTAL	11/15/10
7	SDP/PDP 5th SUBMITTAL	02/16/11
8	SDP/PDP 6th SUBMITTAL	07/15/11

PROJECT ADDRESS: CAMINO DE LA PLAZA & VIRGINIA AVENUE

SHEET TITLE: INTERIM SITE PLAN – OPTION 1 (WITHOUT GSA PORT OF ENTRY) & PROJECT DATA

The Outlets at the Border
CITY OF SAN DIEGO, CALIFORNIA

SHEET 1A OF 18



PROJECT NARRATIVE: THIS PLAN SHOWS THE CONDITION OF THE DEVELOPMENT IF GSA DOES INTEND TO DEVELOP A TRANSIT CENTER AT VIRGINIA AVENUE. THE GSA CONDITION OF 100-112' SETBACK ALLOWS FOR 5 NEW BUILDINGS TOTALING APPROX. 136,000 SF OF RETAIL USE--M' OCCUPANCY. A PORTION OF THE LAND IS CURRENTLY USED AS A PARKING LOT AND THE REMAINDER IS UNDEVELOPED. ALL ASSOCIATED SITE WORK AND LANDSCAPING IS SHOWN IN THIS DRAWING SET AND ASSOCIATED REPORTS. THE PROJECT INCLUDES AN ON-SITE PROJECT IDENTIFICATION MESSAGE CENTER WALL SIGN FACING EAST TO VIRGINIA AVENUE ON BUILDING E5. AN EXISTING STORM-WATER DRAINAGE WILL BE UNDERGROUNDED AND REDIRECTED TO THE TIJUANA RIVER LEVY AS SHOWN ON THE CIVIL PRELIMINARY GRADING PLAN SHEETS. A PORTION OF THE LAND ADJACENT TO VIRGINIA AVENUE (APPROX. 47,000 SF) IS TO BE UTILIZED FOR A PUBLIC TRANSPORTATION FACILITY (BY OTHERS, NOT PART OF THIS APPROVAL).

LEGAL DESCRIPTION: PARCEL 3 OF PARCEL MAP NO. 19628, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED DECEMBER-16, 2004 AS DOCUMENT 2004-1184785 O.R.

EAST PARCEL SUMMARY

LOT AREA	350,914 SF			(8.06 AC)
BUILDING AREA	136,000 SF			
F.A.R.	ALLOWABLE	1.0	ACTUAL	0.388
COVERAGE	ALLOWABLE	0.50	ACTUAL	0.388
SETBACK FOR STREET SIDE YARD (TABLE 1519-03I)				15'
SETBACK INTERIOR YARD (TABLE 1519-03I)				0'

BUILDING AREA

BUILDING 'E1'	29,700 SF
BUILDING 'E2'	17,600 SF
BUILDING 'E3'	7,600 SF
BUILDING 'E4'	38,100 SF
BUILDING 'E5'	43,000 SF
TOTAL BUILDING AREA	136,000 SF

PARKING SUMMARY

TOTAL SPACES	340 SPACES (8 ACCESSIBLE SPACES)
PARKING RATIO *	2.50 SPACES / 1,000 SF

	REQUIRED	PROVIDED
AUTOMOBILE STALLS (2.5SPACES/KSF)	340	340
ACCESSIBLE AUTOMOBILE PARKING STALLS		
STANDARD ACCESSIBLE AUTOMOBILE	7	7
VAN ACCESSIBLE AUTOMOBILE	1	1
TOTAL	8	8
(M) MOTORCYLCE STALLS (2%)	7	7
(B) TOTAL BICYCLE PARKING (0.1 SPACE/KSF)	14	14
LOADING SPACES (12' X 35')	6	6

* PARKING RATIO IS BASED ON 136,000 GSF, ANY FUTURE DEVELOPMENT WILL REQUIRE ASSOCIATED PARKING.

BOUNDARY TABLE			
CURVE	RADIUS	DELTA	ARC LENGTH
C1	65.00'	36°28'27"	54.36'
C2	145.00'	36°38'26"	92.73'
C3	3225.00'	10°08'30"	570.85'

SITE PLAN - OPTION 2 - PUBLIC TRANSPORTATION FACILITY SET-BACK

NORTH

0 | 15' | 30' | 60' | 90'

GENERAL NOTES:

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS P-00-5 (UFC902.2)
2. ALL EASEMENTS ARE SHOWN ON THIS AND THE C-1 CIVIL PLAN.
3. SAN YSIDRO PSD IS IN THE FAA PART 77 AREA.
4. THIS SITE IS NOT IN THE COASTAL HEIGHT LIMIT ZONE PER 132.0505.B.(3)
5. PER SDMC § 1519.0304(I) ARTIFICIAL LIGHTING USED TO ILLUMINATE THE PREMISES SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES
6. PER SDMC § 1518.0401 ALL FENCES CONSTRUCTED ON SITE SHALL BE OF WROUGHT IRON, WOOD, CONCRETE OR OTHER MASONRY MATERIALS. PLANT MATERIALS, INCLUDING THORNED SPECIES, MAY BE USED IN LIEU OF FENCING WHERE APPROPRIATE
7. VEGITATION LOCATED WITHIN THE PARKING OVERHANG SHALL NOT EXCEED 6" IN HEIGHT.
8. NO TREES SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER FACILITIES OR IN ANY WATER ACCESS EASEMENT. NO SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10 FEET OF ANY PUBLIC WATER MAIN OR WITHIN ACCESS EASEMENTS.
9. PER SDMC § 141.1105 (C) -
SIGNS WITH AUTOMATIC CHANGING COPY MAY INCLUDE ONLY THE FOLLOWING INFORMATION:
1. TIME, TEMPERATURE, WEATHER, NEWS, AND OTHER SIMILAR INFORMATION;
2. MESSAGES PERTAINING TO PUBLIC EVENTS SPONSORED OR PROMOTED BY CIVIC, CHARITABLE, OR OTHER SIMILAR ORGANIZATIONS; AND
3. MESSAGES DIRECTING ATTENTION TO ANY PRODUCT THAT IS AVAILABLE OR ESTABLISHMENT THAT IS LOCATED ON THE PREMISES AT THE TIME THAT THE MESSAGE IS DISPLAYED. INCLUDE AS A NOTE ON ALL SIGN PLANS.
10. PER SDMC § 141.1105 (D) - DISPLAY OF MESSAGES AND INFORMATION ON SIGNS WITH AUTOMATIC CHANGING COPY MAY BE PROVIDED BY ONE OF THE FOLLOWING METHODS ONLY -
1. MESSAGE CENTER. A CHANGING MESSAGE CONTAINED WITHIN THE SIGN AREA OF THE SIGN THAT REMAINS CONSTANT FOR A MINIMUM PERIOD OF TIME WITH A TOTAL BLACKOUT BETWEEN MESSAGE CHANGES. THE MESSAGE SHALL NOT TRAVEL OR APPEAR TO TRAVEL IN ANY DIRECTION.
11. PER SDMC § 142.0530 (N) A KIOSK OR BULLETIN BOARD THAT DISPLAYS INFORMATION ON TRANSIT USE, CARPOOLING, AND OTHER FORMS OF RIDESHARING WILL BE PROVIDED.

THE SHAMROCK GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT
CONTACT: DUNCAN A. BUDINGER
1.858.755.6900 x13

The Outlets at the Border

AWBREY COOK MCGILL
architects
1045 14th Street, Suite 100
San Diego, CA 92101-5701
Phone: (619) 398-3480

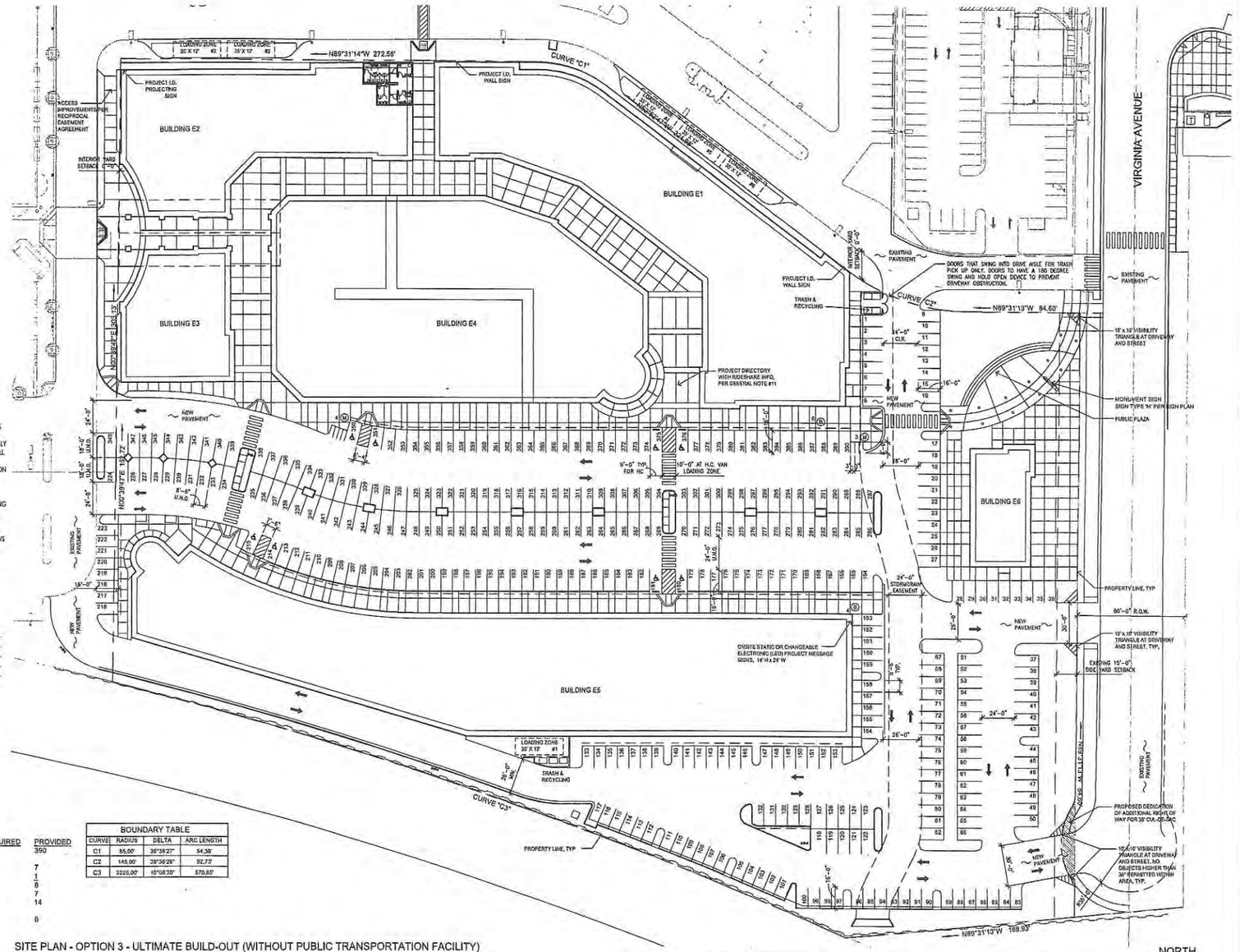
NO.	REVISIONS	DATE
1	COMPLETENESS REVIEW	09/15/09
2	COMPLETENESS REVIEW	09/28/09
3	SDP/PDP SUBMITTAL	10/20/09
4	SDP/PDP 2nd SUBMITTAL	02/18/10
5	SDP/PDP 3rd SUBMITTAL	08/17/10
6	SDP/PDP 4th SUBMITTAL	11/15/10
7	SDP/PDP 5th SUBMITTAL	02/16/11
8	SDP/PDP 6th SUBMITTAL	07/15/11

PROJECT ADDRESS:
CAMINO DE LA PLAZA & VIRGINIA AVENUE

SHEET TITLE:
SITE PLAN - GSA SET-BACK PROJECT DATA

The Outlets at the Border
CITY OF SAN DIEGO, CALIFORNIA

SHEET 1B OF 1B



PROJECT NARRATIVE: ULTIMATE BUILD-OUT OF THE LAS AMERICAS EAST SITE WITH 6 NEW BUILDINGS TOTALING APPROX. 140,000 SF OF RETAIL USE-'M' OCCUPANCY. A PORTION OF THE LAND IS CURRENTLY USED AS A PARKING LOT AND THE REMAINDER IS UNDEVELOPED. ALL ASSOCIATED SITE WORK AND LANDSCAPING IS SHOWN IN THIS DRAWING SET AND ASSOCIATED REPORTS. THE ULTIMATE CONDITION OF THE PROJECT INCLUDES AN ON-SITE PROJECT IDENTIFICATION MESSAGE CENTER GROUND SIGN. AN EXISTING STORM-WATER DRAINAGE WILL BE UNDERGROUNDED AND REDIRECTED TO THE TIJUANA RIVER LEVY AS SHOWN ON THE CIVIL PRELIMINARY GRADING PLAN SHEETS. A PORTION OF THE LAND ADJACENT TO VIRGINIA AVENUE (APPROX. 47,000 SF) MAY BE SET ASIDE FOR FUTURE USE AS 4,000 SF FUTURE RETAIL EXPANSION OR A PUBLIC TRANSPORTATION FACILITY (BY OTHERS, NOT PART OF THIS APPROVAL). SHEET 1B SHOWS THE PUBLIC TRANSPORTATION FACILITY SET-BACK AND EDGE OF DEVELOPMENT. SHEET 1A SHOWS THE INTERIM CONDITION.

LEGAL DESCRIPTION: PARCEL 3 OF PARCEL MAP NO. 19628, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED DECEMBER 16, 2004 AS DOCUMENT 2004-1184765 O.R.

EAST PARCEL SUMMARY

LOT AREA	350,914 SF	(8.06 AC)		
BUILDING AREA	140,000 SF			
F.A.R.	ALLOWABLE	1.0	ACTUAL	0.399
COVERAGE	ALLOWABLE	0.50	ACTUAL	0.399
SETBACK FOR STREET SIDE YARD (TABLE 1519-03I)				15'
SETBACK INTERIOR YARD (TABLE 1519-03I)				0'

BUILDING AREA

BUILDING 'E1'	29,700 SF
BUILDING 'E2'	17,600 SF
BUILDING 'E3'	7,600 SF
BUILDING 'E4'	38,100 SF
BUILDING 'E5'	43,000 SF
BUILDING 'E6'	4,000 SF
TOTAL POTENTIAL BUILDING AREA	140,000 SF

PARKING SUMMARY

TOTAL SPACES	390 SPACES (6 ACCESSIBLE SPACES)
PARKING RATIO *	2.79 SPACES / 1,000 SF

	REQUIRED	PROVIDED
AUTOMOBILE STALLS (2.5SPACES/KSF)	350	350
ACCESSIBLE AUTOMOBILE PARKING STALLS		
STANDARD ACCESSIBLE AUTOMOBILE	7	7
VAN ACCESSIBLE AUTOMOBILE	1	1
TOTAL	8	8
(M) MOTORCYCLE STALLS (2%)	7	7
(B) TOTAL BICYCLE PARKING (0.1 SPACE/KSF)	14	14
LOADING SPACES (12' X 35')	6	6

BOUNDARY TABLE			
CURVE	RADIUS	DELTA	ARC LENGTH
C1	85.00'	36°38'27"	54.38'
C2	146.00'	28°38'28"	72.72'
C3	9228.00'	10°08'35"	870.85'

SITE PLAN - OPTION 3 - ULTIMATE BUILD-OUT (WITHOUT PUBLIC TRANSPORTATION FACILITY)

GENERAL NOTES:

1. PROVIDE BUILDING ADDRESS NUMBERS: VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS P-03-8 (UFC901.2)
2. ALL EASEMENTS ARE SHOWN ON THIS AND THE C-1 CIVIL PLAN.
3. SAN YSIDRO PDO IS IN THE FAA PART 77 AREA.
4. THIS SITE IS NOT IN THE COASTAL HEIGHT LIMIT ZONE PER 132.0505.B.(3)
5. ARTIFICIAL LIGHTING USED TO ILLUMINATE THE PREMISES SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES
6. ALL FENCES CONSTRUCTED ON SITE SHALL BE OF WROUGHT IRON, WOOD, CONCRETE OR OTHER MASONRY MATERIALS. PLANT MATERIALS, INCLUDING THORNED SPECIES, MAY BE USED IN LIEU OF FENCING WHERE APPROPRIATE
7. VEGITATION LOCATED WITHIN THE PARKING OVERHANG SHALL NOT EXCEED 6" IN HEIGHT.
8. NO TREES SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER FACILITIES OR IN ANY WATER ACCESS EASEMENT, NO SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10 FEET OF ANY PUBLIC WATER MAIN OR WITHIN ACCESS EASEMENTS.
9. PER SDMC § 141.1105 (C)-
SIGNS WITH AUTOMATIC CHANGING COPY MAY INCLUDE ONLY THE FOLLOWING INFORMATION:
1. TIME, TEMPERATURE, WEATHER, NEWS, AND OTHER SIMILAR INFORMATION;
2. MESSAGES PERTAINING TO PUBLIC EVENTS SPONSORED OR PROMOTED BY CIVIC, CHARITABLE, OR OTHER SIMILAR ORGANIZATIONS; AND
3. MESSAGES DIRECTING ATTENTION TO ANY PRODUCT THAT IS AVAILABLE OR ESTABLISHMENT THAT IS LOCATED ON THE PREMISES AT THE TIME THAT THE MESSAGE IS DISPLAYED. INCLUDE AS A NOTE ON ALL SIGN PLANS.
10. PER SDMC § 141.1105 (D) - DISPLAY OF MESSAGES AND INFORMATION ON SIGNS WITH AUTOMATIC CHANGING COPY MAY BE PROVIDED BY ONE OF THE FOLLOWING METHODS ONLY -
1. MESSAGE CENTER. A CHANGING MESSAGE CONTAINED WITHIN THE SIGN AREA OF THE SIGN THAT REMAINS CONSTANT FOR A MINIMUM PERIOD OF TIME WITH A TOTAL BLACKOUT BETWEEN MESSAGE CHANGES. THE MESSAGE SHALL NOT TRAVEL OR APPEAR TO TRAVEL IN ANY DIRECTION.
11. PER SDMC § 142.0530 (I) A KIOSK OR BULLETIN BOARD THAT DISPLAYS INFORMATION ON TRANSIT USE, CARPOOLING, AND OTHER FORMS OF RIDESHARING WILL BE PROVIDED.

THE SHAMROCK GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT
CONTACT: DUNCAN A. BUDINGER
1.858.755.6900 x13

The Outlets at the Border

AWBREY COOK MCGILL architects
1045 14th Street, Suite 100
San Diego, CA 92101-5201
Phone: (619) 398-3480

NO.	REVISIONS	DATE
1	COMPLETENESS REVIEW	09/15/09
2	COMPLETENESS REVIEW	09/28/09
3	SDP/PDP SUBMITTAL	10/20/09
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5	SDP/PDP 3rd SUBMITTAL	08/17/10
6	SDP/PDP 4th SUBMITTAL	11/15/10
7	SDP/PDP 5th SUBMITTAL	02/16/11
8	SDP/PDP 6th SUBMITTAL	07/15/11

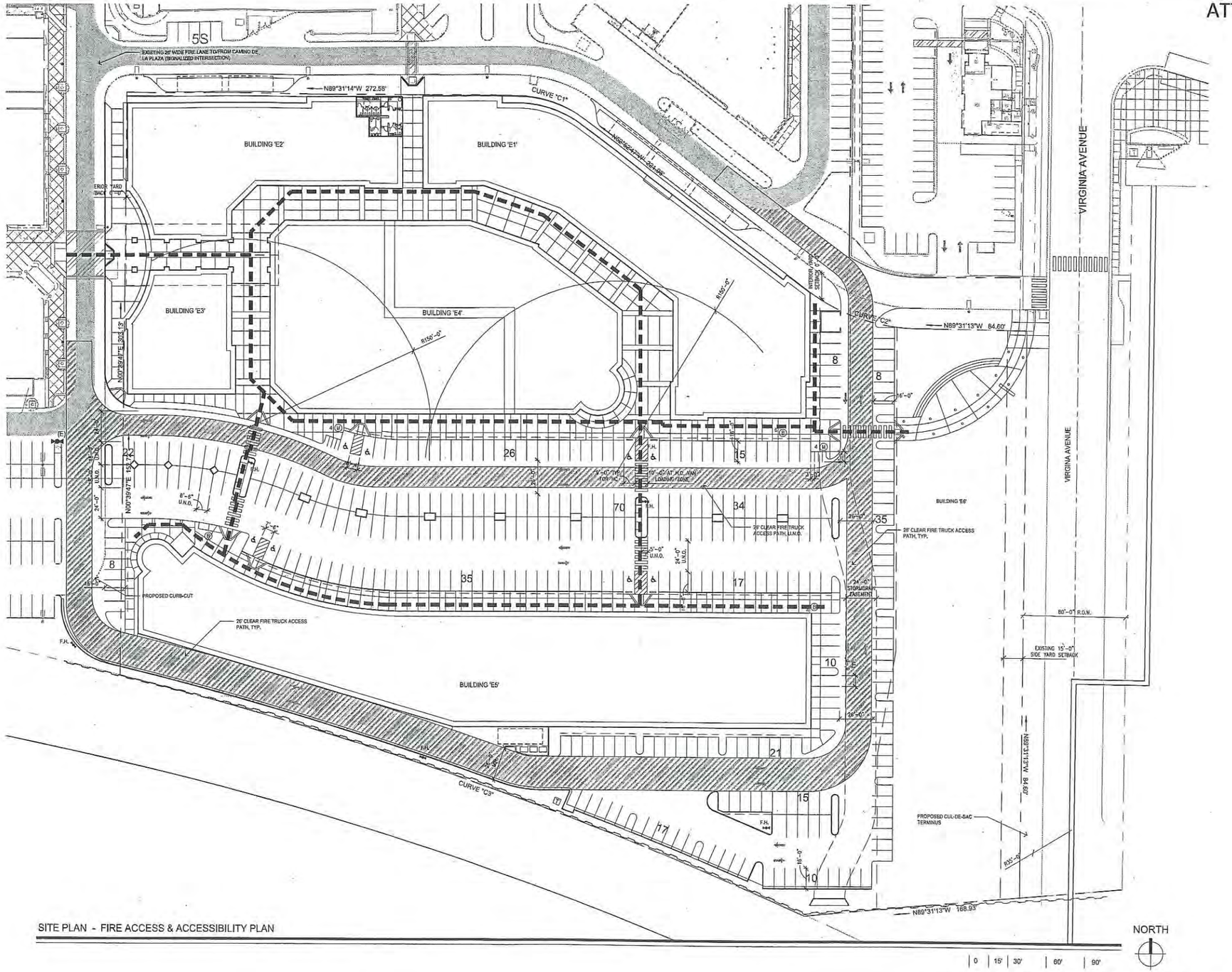
PROJECT ADDRESS: CAMINO DE LA PLAZA & VIRGINIA AVENUE

SHEET TITLE: SITE PLAN - ULTIMATE BUILD - OUT PROJECT DATA

The Outlets at the Border
CITY OF SAN DIEGO, CALIFORNIA

SHEET 1C OF 18

ATTACHMENT 11



LEGEND

- PROPOSED RPDA FIRE SERVICE ASSEMBLY (TYP.) PER CIVIL
- WATER METER
- FIRE HYDRANT
- AERIAL LADDER
- 26' WIDE FIRE LANE, NEW
- 28' WIDE FIRE LANE, EXISTING
- ACCESSIBLE PATH OF TRAVEL

NOTES:

BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER UFC 901.4.4
FIRE ACCESS ROADWAY SIGNS OR RED CURBS SHALL BE PROVIDED AT FIRELANE PER BFLS POLICY A-96-1
POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL SHALL BE LOCATED ON ADDRESS / ACCESS SIDE OF THE STRUCTURE PER UFC 1001.4

SITE PLAN - FIRE ACCESS & ACCESSIBILITY PLAN

NORTH

0 | 15' | 30' | 60' | 90'

THE SHAMROCK GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT
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NO.	REVISIONS	DATE
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3	SDP/PDP SUBMITTAL	10/20/09
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5	SDP/PDP 3rd SUBMITTAL	08/17/10
6	SDP/PDP 4th SUBMITTAL	11/15/10
7	SDP/PDP 5th SUBMITTAL	02/16/11
8	SDP/PDP 6th SUBMITTAL	04/11/11

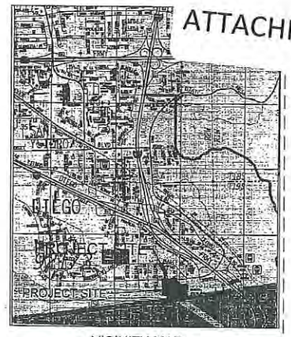
PROJECT ADDRESS: CAMINO DE LA PLAZA & VIRGINIA AVENUE

SHEET TITLE: FIRE ACCESS & ACCESSIBILITY PLAN

The Outlets at the Border
CITY OF SAN DIEGO, CALIFORNIA

SHEET 2 OF 18

ATTACHMENT 11



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM NAD 83, ZONE 6, ALONG THE CENTERLINE OF CAMINO DEL LA PLAZA AS SHOWN ON MAP 14259 BEING NORTH 89° 13' 00" WEST.

SOURCE OF TOPOGRAPHIC MAPPING

TOPOGRAPHIC MAPPING IS BASED UPON A FIELD SURVEY AS PERFORMED BY SPEAR & ASSOCIATES, INC. DATED JUNE 10, 2009.

REFERENCE DRAWINGS:

CAMINO DE LA PLAZA IMPROVEMENT PLANS DWG. NO. 26332-D
CAMINO DE LA PLAZA IMPROVEMENT PLANS DWG. NO. 33245-D
LAS AMERICAS PHASE 1B1 GRADING PLANS DWG. NO.: 32812-D
LAS AMERICAS PHASE 1B1 WATER & SEWER PLANS DWG. NO.: 33045-D
P.M. 19628
IMPROVEMENT PLANS 14412-D
IMPROVEMENT PLANS 14354-D
IMPROVEMENT PLANS 18909-D
IMPROVEMENT PLANS 31123-D VIRGINIA AVENUE

BENCHMARK

SOUTH WEST BRASS PLUG
WILLOW ROAD SO BAY AT CALLE PRIMERO
INDEX 1402 17360
M.S.L. CITY OF SAN DIEGO VERTICAL CONTROL
NGVD29, ELEVATION = 48.260

GRADING SUMMARY

TOTAL AMOUNT OF SITE TO BE GRADED: 7.8± ACRES
AMOUNT OF CUT: 7,302 C.Y.
AMOUNT OF FILL: 13,939 C.Y.
IMPORT: 6,226 C.Y.
MAXIMUM HEIGHT OF FILL: APPROX. 8.5 FEET
MAXIMUM DEPTH OF CUT: APPROX. 3 FEET

LEGEND OF EASEMENTS

(A) AN EXISTING DRAINAGE EASEMENT GRANTED TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 7, 1973 AS FILE NO. 73-033402 O.R. THIS INTEREST HAS SINCE BEEN PASSED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JANUARY 4, 1974 AS FILE 7400020549 O.R.

(B) AN EXISTING WATERLINE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER PARCEL MAP 19629, RECORDED DECEMBER 16, 2004 AS FILE NO. 2004-1184833 O.R.

LEGAL DESCRIPTION

PARCEL 3: (APN: 666-400-19)

PARCEL 3 OF PARCEL MAP NO. 19628, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED DECEMBER 16, 2004, AS DOCUMENT 2004-1184765 O.R.

LEGEND

DESCRIPTION	PLAN SYMBOL
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK HARDSCAPE	
EXISTING CONTOUR	53
PROPOSED CONTOUR	55
CURB FACE	CF
FLOWLINE	FL
TOP OF GRATE	TG
RIDGE LINE	R
TOP OF CURB	TC
INVERT ELEVATION	INV.
SEWER MANHOLE	S.M.H.
STORM DRAIN MANHOLE	SD M.H.

SCALE : 1"=30'
0 15' 30' 60' 90'
GRAPHIC SCALE

BOUNDARY TABLE			
CURVE	RADIUS	DELTA	ARC LENGTH
C1	85.00'	36°38'27"	54.38'
C2	145.00'	36°38'26"	92.73'
C3	3225.00'	10°08'30"	570.85'

REGISTERED PROFESSIONAL ENGINEER PHILIP A. D. ROBERTS No. 27359 Exp. 3-31-11 CIVIL STATE OF CALIFORNIA

PALLER-ROBERTS ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
5701 SLAUSON AVENUE, SUITE 208
CULVER CITY, CALIFORNIA 90230 PHONE (310) 641-1855

GENERAL NOTES:

1. THE OWNER / PERMITTEE SHALL CONSTRUCT ALL CURB RAMPS WITHIN THE PROJECT SITE TO CURRENT CITY OF SAN DIEGO STANDARDS.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS AND SPECIFICATIONS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE 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.
5. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 99-08 DWQ AND THE MUNICIPAL STORMWATER PERMIT, ORDER NO. 2001-01 (NPDES GENERAL PERMIT NO. CAS000002 AND CAS0108758), WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY.
6. IN ACCORDANCE WITH SAID PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND A MONITORING PROGRAM PLAN SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES, AND A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE SWRCB.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) ON THE FINAL CONSTRUCTION DRAWINGS, CONSISTENT WITH THE APPROVED WATER QUALITY TECHNICAL REPORT.
8. A COPY OF THE ACKNOWLEDGEMENT FROM THE SWRCB THAT AN NOI HAS BEEN RECEIVED FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED; FURTHER, A COPY OF THE COMPLETED NOI FROM THE SWRCB SHOWING THE PERMIT NUMBER FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED. IN ADDITION, THE OWNER(S) OF ANY PORTION OF THE PROPERTY COVERED BY THIS GRADING PERMIT AND BY SWRCB ORDER NO. 99-08 DWQ, AND ANY SUBSEQUENT AMENDMENTS THERETO, SHALL COMPLY WITH SPECIAL PROVISION A9 SET FORTH IN SWRCB ORDER NO. 99-08 DWQ.
9. THE OWNER / PERMITTEE SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER EASEMENT, INCLUDING BUT NOT LIMITED TO: STRUCTURES, ENHANCED PAVING, OR LANDSCAPING; NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY.
10. NO TREES SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER FACILITIES OR IN ANY WATER ACCESS EASEMENT. NO SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALL WITHIN 10 FEET OF ANY PUBLIC WATER MAIN OR WITHIN ACCESS EASEMENTS.
11. LANDSCAPE AREAS ADJACENT TO VIRGINIA AVENUE AND ALONG THE SOUTH BORDER FENCE AREA SHALL BE DESIGNED SO THAT FERTILIZERS, PESTICIDES, OR SUBSTANCES CONTAINING THE POLLUTANTS OF CONCERN DO NOT NEED TO BE ADDED TO THE SUBJECT LANDSCAPE AREAS. THE GRADING AND IRRIGATION SYSTEMS FOR THESE AREAS SHALL BE DESIGNED TO PREVENT RUNOFF OF IRRIGATION WATER.
12. DURING THE MINISTERIAL REVIEW OF THE PROJECT, A SITE-SPECIFIC GEOTECHNICAL INVESTIGATION WITH ADDITIONAL SUBSURFACE EXPLORATIONS WILL BE PERFORMED FOR THE PROPOSED DEVELOPMENT AND A GEOTECHNICAL REPORT WILL BE SUBMITTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO GUIDELINES.
13. BASED UPON THE RESULTS OF THE SITE-SPECIFIC GEOTECHNICAL INVESTIGATION, CHARACTERISTICS AND LOCATION OF THE STORM WATER DETENTION / INFILTRATION SYSTEM MAY BE MODIFIED TO THE SATISFACTION OF THE CITY ENGINEER.

THE SHAMROCK GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT
CONTACT: DUNCAN A. BUDINGER
1.858.677.9888 x13

The Outlets at the Border

PRELIMINARY GRADING PLAN

SCALE: 1"=30'

NO.	REVISIONS	DATE
1	COMPLETENESS REVIEW	09/15/09
2	COMPLETENESS REVIEW	09/28/09
3	SDP/PDP SUBMITTAL	10/20/09
4	SDP/PDP 2nd SUBMITTAL	02/18/10
5	SDP/PDP 3rd SUBMITTAL	08/17/10
6	SDP/PDP 4rd SUBMITTAL	11/15/10
7	SDP/PDP 5th SUBMITTAL	02/15/11
8	SDP/PDP 6th SUBMITTAL	07/15/11

PROJECT ADDRESS:
CAMINO DE LA PLAZA & VIRGINIA AVENUE

SHEET TITLE:
CIVIL SITE PLAN
INTERIM PLAN
OPTION 1
(without Public Transportation Facility)

THE OUTLETS AT THE BORDER
CITY OF SAN DIEGO, CALIFORNIA

SHEET 3A OF 18

AWBREY COOK MCGILL architects
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San Diego, CA 92101-5701
Phone: (619) 398-3480

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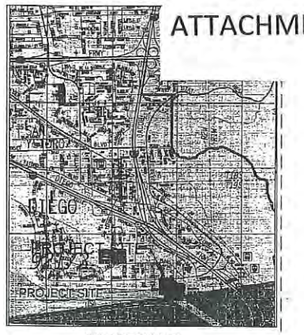
ATTACHMENT 11



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM NAD 83, ZONE 6, ALONG THE CENTERLINE OF CAMINO DEL LA PLAZA AS SHOWN ON MAP 14259 BEING NORTH 89° 13' 06" WEST.

SOURCE OF TOPOGRAPHIC MAPPING

TOPOGRAPHIC MAPPING IS BASED UPON A FIELD SURVEY AS PERFORMED BY SPEAR & ASSOCIATES, INC. DATED JUNE 19, 2009.

REFERENCE DRAWINGS:

CAMINO DE LA PLAZA IMPROVEMENT PLANS DWG. NO. 26332-D
CAMINO DE LA PLAZA IMROVEMENT PLANS DWG. NO. 33345-D
LAS AMERICAS PHASE 1B1 GRADING PLANS DWG. NO.: 32812-D
LAS AMERICAS PHASE 1B1 WATER & SEWER PLANS DWG. NO.: 33045-D
P.M. 19628
IMPROVEMENT PLANS 14412-D
IMPROVEMENT PLANS 14394-D
IMPROVEMENT PLANS 18003-D
IMPROVEMENT PLANS 31133-D VIRGINIA AVENUE

BENCHMARK

SOUTH WEST BRASS PLUG
WILLOW ROAD SO BAY AT CALLE PRIMERO
INDEX 1402 17662
M.S.L. CITY OF SAN DIEGO VERTICAL CONTROL
NGVD29, ELEVATION = 48.260

GRADING SUMMARY

TOTAL AMOUNT OF SITE TO BE GRADED: 7.8± ACRES
AMOUNT OF CUT: 7,502 C.Y.
AMOUNT OF FILL: 13,030 C.Y.
IMPORT: 5,228 C.Y.
MAXIMUM HEIGHT OF FILL: APPROX. 8.5 FEET
MAXIMUM DEPTH OF CUT: APPROX. 9 FEET

LEGEND OF EASEMENTS

(A) AN EXISTING DRAINAGE EASEMENT GRANTED TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 7, 1973 AS FILE NO. 73-213402 O.R. THIS INTEREST HAS SINCE BEEN PASSED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JANUARY 4, 1974 AS FILE 7400002849 O.R.

(B) AN EXISTING WATERLINE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER PARCEL MAP 19628, RECORDED DECEMBER 16, 2004 AS FILE NO. 2004-1184933 O.R.

LEGAL DESCRIPTION

PARCEL 3: (APN: 666-400-15)

PARCEL 3 OF PARCEL MAP NO. 19628, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED DECEMBER 16, 2004, AS DOCUMENT 2004-1184785 O.R.

LEGEND

DESCRIPTION	PLAN SYMBOL
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK HARDSCAPE	
EXISTING CONTOUR	53
PROPOSED CONTOUR	55
CURB FACE	CF
FLOWLINE	FL
TOP OF GRATE	TG
RIDGE LINE	R
TOP OF CURB	TC
INVERT ELEVATION	INV.
SEWER MANHOLE	S.M.H.
STORM DRAIN MANHOLE	SD M.H.

SCALE : 1"=30'
0 15' 30' 60' 90'
GRAPHIC SCALE

BOUNDARY TABLE			
CURVE	RADIUS	DELTA	ARC LENGTH
C1	85.00'	36°38'27"	54.36'
C2	145.00'	36°38'28"	92.73'
C3	3225.00'	10°08'30"	570.65'

GENERAL NOTES:

1. THE OWNER / PERMITTEE SHALL CONSTRUCT ALL CURB RAMPS WITHIN THE PROJECT SITE TO CURRENT CITY OF SAN DIEGO STANDARDS.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS AND SPECIFICATIONS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE 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.
5. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 99-08 DWQ AND THE MUNICIPAL STORMWATER PERMIT, ORDER NO. 2001-01 (NPDES GENERAL PERMIT NO. CAS000002 AND CAS0108758), WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY.
6. IN ACCORDANCE WITH SAID PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND A MONITORING PROGRAM PLAN SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES, AND A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE SWRCB.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) ON THE FINAL CONSTRUCTION DRAWINGS, CONSISTENT WITH THE APPROVED WATER QUALITY TECHNICAL REPORT.
8. A COPY OF THE ACKNOWLEDGEMENT FROM THE SWRCB THAT AN NOI HAS BEEN RECEIVED FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED; FURTHER, A COPY OF THE COMPLETED NOI FROM THE SWRCB SHOWING THE PERMIT NUMBER FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED. IN ADDITION, THE OWNER(S) OF ANY PORTION OF THE PROPERTY COVERED BY THIS GRADING PERMIT AND BY SWRCB ORDER NO. 99-08 DWQ, AND ANY SUBSEQUENT AMENDMENTS THERETO, SHALL COMPLY WITH SPECIAL PROVISION A.5 SET FORTH IN SWRCB ORDER NO. 99-08 DWQ.
9. THE OWNER / PERMITTEE SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER EASEMENT, INCLUDING BUT NOT LIMITED TO: STRUCTURES, ENHANCED PAVING OR LANDSCAPING; NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY.
10. NO TREES SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER FACILITIES OR IN ANY WATER ACCESS EASEMENT. NO SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALL WITHIN 10 FEET OF ANY PUBLIC WATER MAIN OR WITHIN ACCESS EASEMENTS.
11. LANDSCAPE AREAS ADJACENT TO VIRGINIA AVENUE AND ALONG THE SOUTH BORDER FENCE AREA SHALL BE DESIGNED SO THAT FERTILIZERS, PESTICIDES, OR SUBSTANCES CONTAINING THE POLLUTANTS OF CONCERN DO NOT NEED TO BE ADDED TO THE SUBJECT LANDSCAPE AREAS. THE GRADING AND IRRIGATION SYSTEMS FOR THESE AREAS SHALL BE DESIGNED TO PREVENT RUNOFF OF IRRIGATION WATER.
12. DURING THE MINISTERIAL REVIEW OF THE PROJECT, A SITE-SPECIFIC GEOTECHNICAL INVESTIGATION WITH ADDITIONAL SUBSURFACE EXPLORATIONS WILL BE PERFORMED FOR THE PROPOSED DEVELOPMENT AND A GEOTECHNICAL REPORT WILL BE SUBMITTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO GUIDELINES.
13. BASED UPON THE RESULTS OF THE SITE-SPECIFIC GEOTECHNICAL INVESTIGATION, CHARACTERISTICS AND LOCATION OF THE STORM WATER DETENTION / INFILTRATION SYSTEM MAY BE MODIFIED TO THE SATISFACTION OF THE CITY ENGINEER.

THE SHAMROCK GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT
CONTACT: DUNCAN A. BUDINGER
1.858.677.9888 x13

PALLER-ROBERTS ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
3701 SLAUSON AVENUE, SUITE 208
CULVER CITY, CALIFORNIA 90232 PHONE (310) 841-1653

RECOMMENDED FOR APPROVAL BY THE CITY ENGINEER
No. 27269 Exp. 3-31-11 CIVIL STATE OF CALIFORNIA

	NO.	REVISIONS	DATE
	1	COMPLETENESS REVIEW	09/15/09
PROJECT ADDRESS: CAMINO DE LA PLAZA & VIRGINIA AVENUE	2	COMPLETENESS REVIEW	09/28/09
	3	SDP/PDP SUBMITTAL	10/20/09
SHEET TITLE: CIVIL SITE PLAN PUBLIC TRANSPORTATION FACILITY SETBACK OPTION 2	4	SDP/PDP 2nd SUBMITTAL	02/18/10
	5	SDP/PDP 3rd SUBMITTAL	08/17/10
	6	SDP/PDP 4rd SUBMITTAL	11/15/10
	7	SDP/PDP 5th SUBMITTAL	02/15/11
	8	SDP/PDP 6th SUBMITTAL	07/15/11
THE OUTLETS AT THE BORDER CITY OF SAN DIEGO, CALIFORNIA			SHEET 3B OF 18

The Outlets at the Border

PRELIMINARY GRADING PLAN
SCALE: 1"=30'

AWBREY COOK MCGILL architects
1045 14th Street, Suite 100
San Diego, CA 92101-5701
Phone: (619) 398-3480

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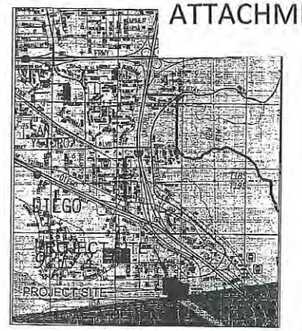
ATTACHMENT 11



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM NAD 83, ZONE 6, ALONG THE CENTERLINE OF CAMINO DEL LA PLAZA AS SHOWN ON MAP 14259 BEING NORTH 89° 13' 09" WEST.

SOURCE OF TOPOGRAPHIC MAPPING

TOPOGRAPHIC MAPPING IS BASED UPON A FIELD SURVEY AS PERFORMED BY SPEAR & ASSOCIATES, INC. DATED JUNE 19, 2009.

REFERENCE DRAWINGS:

CAMINO DE LA PLAZA IMPROVEMENT PLANS DWG. NO. 26332-D
CAMINO DE LA PLAZA IMROVEMENT PLANS DWG. NO; 33245-D
LAS AMERICAS PHASE 1B1 GRADING PLANS DWG. NO.; 32813-D
LAS AMERICAS PHASE 1B1 WATER & SEWER PLANS DWG. NO.; 33045-D
P.M. 19629
IMPROVEMENT PLANS 14412-D
IMPROVEMENT PLANS 14354-D
IMPROVEMENT PLANS 16309-D
IMPROVEMENT PLANS 31133-D VIRGINIA AVENUE-

BENCHMARK

SOUTH WEST BRASS PLUG
WILLOW ROAD SD BAY AT CALLE PRIMERO
INDEX 1402 1750
M.S.L. CITY OF SAN DIEGO VERTICAL CONTROL
NGVD29, ELEVATION = 46.260

GRADING SUMMARY

TOTAL AMOUNT OF SITE TO BE GRADED: 7.8± ACRES
AMOUNT OF CUT: 7,302 C.Y.
AMOUNT OF FILL: 13,800 C.Y.
IMPORT: 6,228 C.Y.
MAXIMUM HEIGHT OF FILL: APPROX. 8.5 FEET
MAXIMUM DEPTH OF CUT: APPROX. 3 FEET

LEGEND OF EASEMENTS

(4) AN EXISTING DRAINAGE EASEMENT GRANTED TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 7, 1973 AS FILE NO. 73-033462 O.R. THIS INTEREST HAS SINCE BEEN PASSED TO THE CITY OF SAN DIEGO PER DOCUMENT RECORDED JANUARY 4, 1974 AS FILE 740002449 O.R.

(6) AN EXISTING WATERLINE EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER PARCEL MAP 19622, RECORDED DECEMBER 16, 2004 AS FILE NO. 2004-1184833 O.R.

LEGAL DESCRIPTION

PARCEL 3: (APN: 666-400-18)

PARCEL 3 OF PARCEL MAP NO. 19878, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED DECEMBER 16, 2004, AS DOCUMENT 2004-1184765 O.R.

LEGEND

DESCRIPTION	PLAN SYMBOL
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK HARDSCAPE	
EXISTING CONTOUR	--53--
PROPOSED CONTOUR	59
CURB FACE	CF
FLOWLINE	FL
TOP OF GRATE	TG
RIDGE LINE	R
TOP OF CURB	TC
INVERT ELEVATION	INV.
SEWER MANHOLE	S.M.H.
STORM DRAIN MANHOLE	SD M.H.

BOUNDARY TABLE			
CURVE	RADIUS	DELTA	ARC LENGTH
C1	85.00'	36°36'27"	54.30'
C2	145.00'	36°36'26"	92.73'
C3	3225.00'	10°08'30"	570.85'

PROPOSED VIRGINIA AVENUE STREET SECTION
NOT TO SCALE

GENERAL NOTES:

1. THE OWNER / PERMITTEE SHALL CONSTRUCT ALL CURB RAMPS WITHIN THE PROJECT SITE TO CURRENT CITY OF SAN DIEGO STANDARDS.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS AND SPECIFICATIONS.
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5. DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 99-08 DWQ AND THE MUNICIPAL STORMWATER PERMIT, ORDER NO. 2001-01 (NPDES GENERAL PERMIT NO. CAS000002 AND CAS0108758), WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY.
6. IN ACCORDANCE WITH SAID PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND A MONITORING PROGRAM PLAN SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES, AND A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE SWRCB.
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8. A COPY OF THE ACKNOWLEDGEMENT FROM THE SWRCB THAT AN NOI HAS BEEN RECEIVED FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED; FURTHER, A COPY OF THE COMPLETED NOI FROM THE SWRCB SHOWING THE PERMIT NUMBER FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED. IN ADDITION, THE OWNER(S) OF ANY PORTION OF THE PROPERTY COVERED BY THIS GRADING PERMIT AND BY SWRCB ORDER NO. 99-08 DWQ, AND ANY SUBSEQUENT AMENDMENTS THERETO, SHALL COMPLY WITH SPECIAL PROVISION A3 SET FORTH IN SWRCB ORDER NO. 99-08 DWQ.
9. THE OWNER / PERMITTEE SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER EASEMENT, INCLUDING BUT NOT LIMITED TO: STRUCTURES, ENHANCED PAVING, OR LANDSCAPING; NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY.
10. NO TREES SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER FACILITIES OR IN ANY WATER ACCESS EASEMENT. NO SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALL WITHIN 10 FEET OF ANY PUBLIC WATER MAIN OR WITHIN ACCESS EASEMENTS.
11. LANDSCAPE AREAS ADJACENT TO VIRGINIA AVENUE AND ALONG THE SOUTH BORDER FENCE AREA SHALL BE DESIGNED SO THAT FERTILIZERS, PESTICIDES, OR SUBSTANCES CONTAINING THE POLLUTANTS OF CONCERN DO NOT NEED TO BE ADDED TO THE SUBJECT LANDSCAPE AREAS. THE GRADING AND IRRIGATION SYSTEMS FOR THESE AREAS SHALL BE DESIGNED TO PREVENT RUNOFF OF IRRIGATION WATER.
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THE SHAMROCK GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT
CONTACT: DUNCAN A. BUDINGER
1.858.677.9888 x13

The Outlets at the Border

PRELIMINARY GRADING PLAN
SCALE: 1"=30'

AWBREY COOK MCGILL architects
1045 14th Street, Suite 100
San Diego, CA 92101-5701
Phone: (619) 398-3480

	NO.	REVISIONS	DATE
PROJECT ADDRESS: CAMINO DE LA PLAZA & VIRGINIA AVENUE	1	COMPLETENESS REVIEW	09/19/08
	2	COMPLETENESS REVIEW	09/28/08
	3	SDP/PDP SUBMITTAL	10/20/08
SHEET TITLE: CIVIL SITE PLAN ULTIMATE PLAN OPTION 3 (without Public Transportation Facility)	4	SDP/PDP 2nd SUBMITTAL	02/16/10
	5	SDP/PDP 3rd SUBMITTAL	08/17/10
	6	SDP/PDP 4rd SUBMITTAL	11/15/10
	7	SDP/PDP 5th SUBMITTAL	02/15/11
	8	SDP/PDP 6th SUBMITTAL	07/15/11

THE OUTLETS AT THE BORDER
CITY OF SAN DIEGO, CALIFORNIA

SHEET 3C OF 18

REGISTERED PROFESSIONAL ENGINEER PATRICK J. ROBERTS No. 37269 Exp. 3-31-13 CIVIL STATE OF CALIFORNIA

PALLER-ROBERTS ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
3701 SLAUSON AVENUE, SUITE 208
CULVER CITY, CALIFORNIA 90230 PHONE (310) 841-1853

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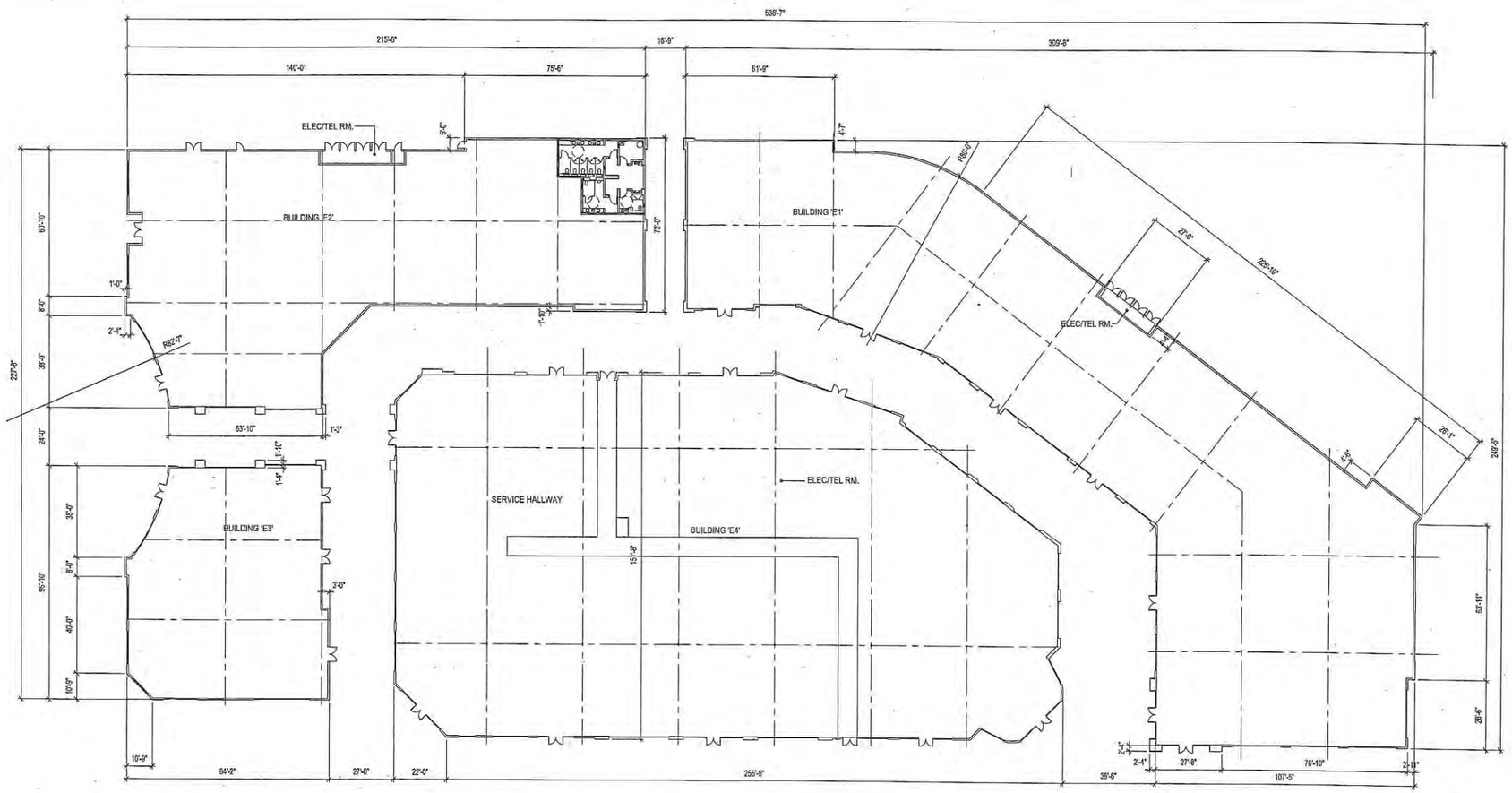
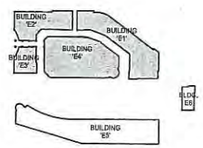


FLOOR PLAN - BUILDINGS E1, E2, E3 & E4

NORTH

0 | 10' | 20' | 40' | 60'



KEY PLAN

THE SHAMROCK GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT
CONTACT: DUNCAN A. BUDINGER
1.858.755.6900 x13

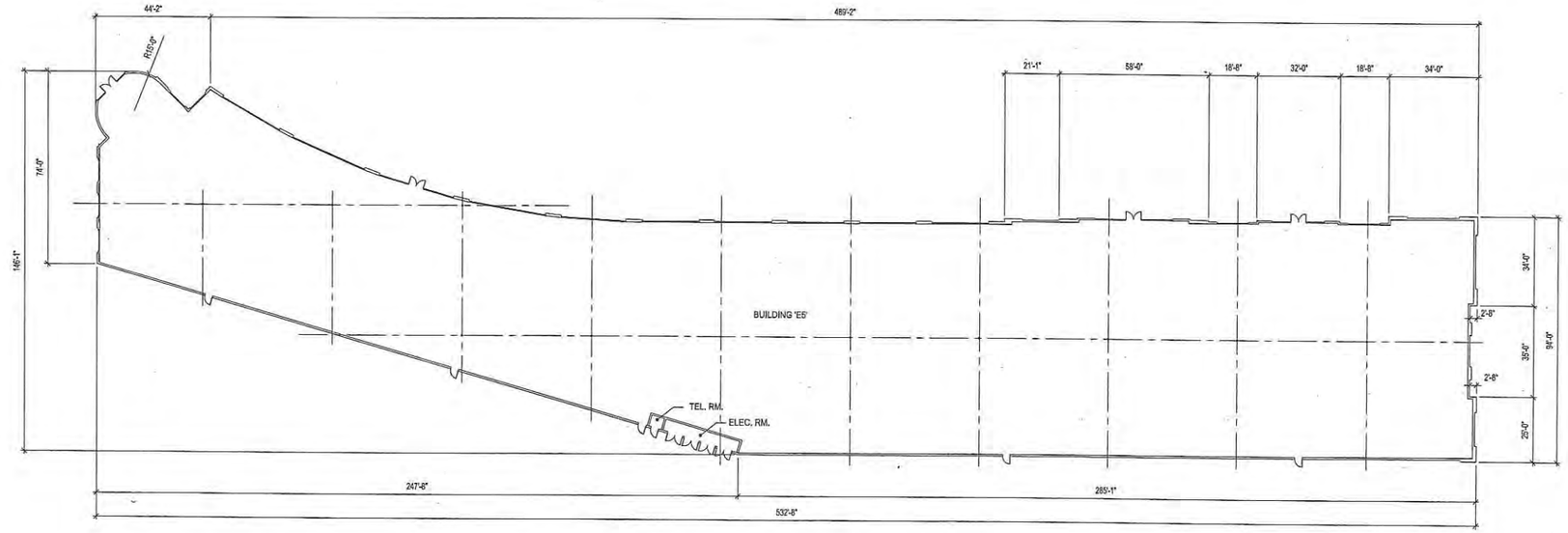
Las Americas - East Parcel Expansion

AWBREY COOK MCGILL
architects
1045 14th Street, Suite 100
San Diego, CA 92101-5701
Phone: (619) 398-3480

	NO.	REVISIONS	DATE
	1	COMPLETENESS REVIEW	09/15/09
	2	COMPLETENESS REVIEW	09/28/09
PROJECT ADDRESS: CAMINO DE LA PLAZA & VIRGINIA AVENUE	3	SDP/PDP SUBMITTAL	10/20/09
	4	SDP/PDP 2nd SUBMITTAL	02/18/10
SHEET TITLE:	5	SDP/PDP 3rd SUBMITTAL	08/17/10
FLOOR PLAN (BLDGS. E1, E2, E3 AND E4)	6	SDP/PDP 4th SUBMITTAL	11/15/10
	7	SDP/PDP 5th SUBMITTAL	02/16/11
	8	SDP/PDP 6th SUBMITTAL	04/11/11

LAS AMERICAS
EAST PARCEL EXPANSION
CITY OF SAN DIEGO, CALIFORNIA

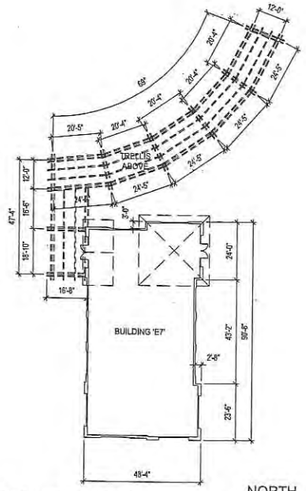
SHEET 4 OF 18



FLOOR PLAN - BUILDING E5

NORTH

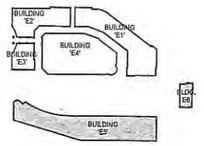
0 | 10' | 20' | 40' | 60'



FLOOR PLAN - BUILDING E6

NORTH

0 | 10' | 20' | 40' | 60'



KEY PLAN

THE SHAMROCK GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT
CONTACT: DUNCAN A. BUDINGER
1.858.755.6900 x13

Las Americas - East Parcel Expansion

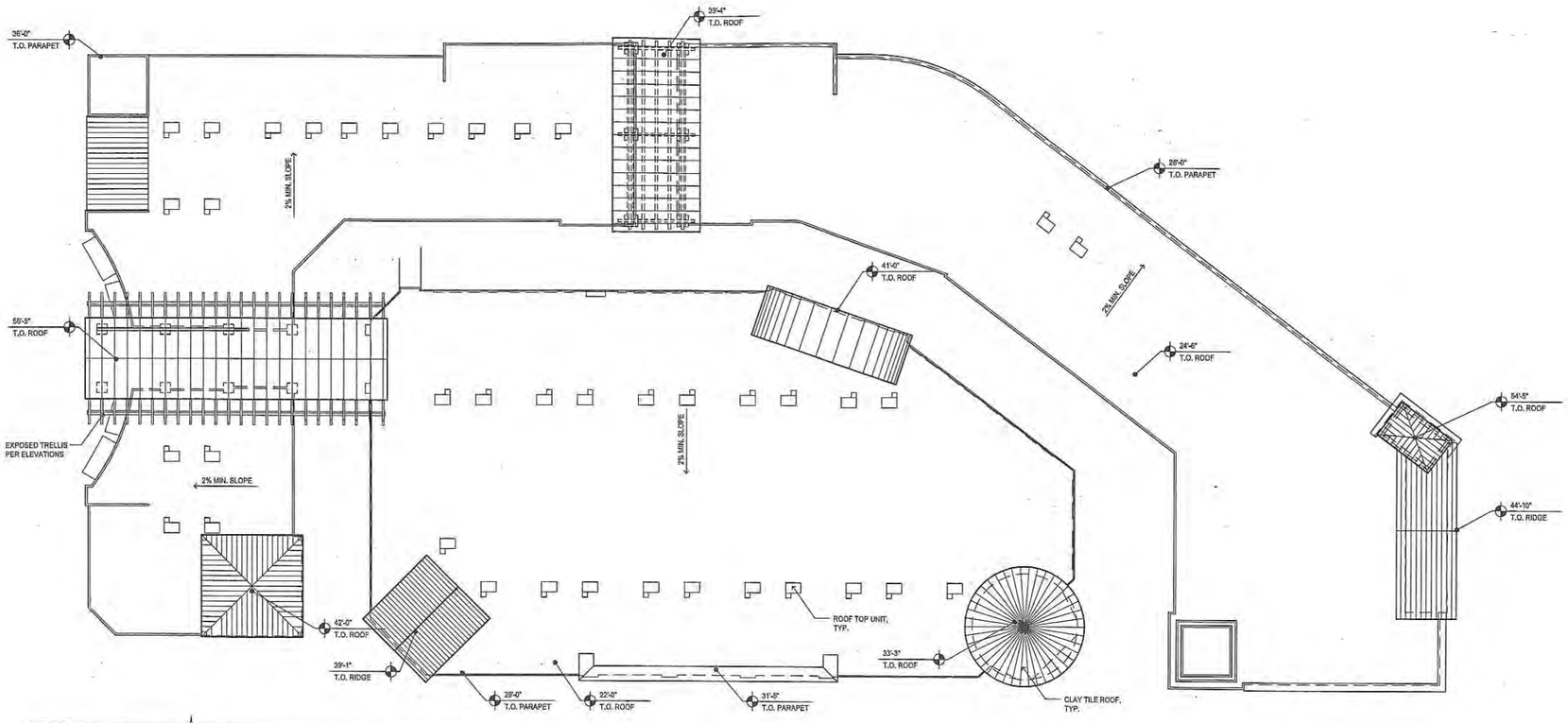
AWBREY COOK MCGILL architects
1045 14th Street, Suite 100
San Diego, CA 92101-5701
Phone: (619) 398-3480

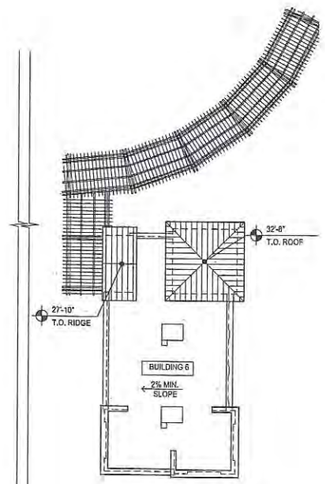
	NO.	REVISIONS	DATE
	1	COMPLETENESS REVIEW	09/15/09
	2	COMPLETENESS REVIEW	09/28/09
PROJECT ADDRESS: CAMINO DE LA PLAZA & VIRGINIA AVENUE	3	SDP/PDP SUBMITTAL	10/20/09
	4	SDP/PDP 2nd SUBMITTAL	02/18/10
SHEET TITLE:	5	SDP/PDP 3rd SUBMITTAL	08/17/10
FLOOR PLANS (BUILDING'S E5 AND E6)	6	SDP/PDP 4th SUBMITTAL	11/15/10
	7	SDP/PDP 5th SUBMITTAL	02/16/11
	8	SDP/PDP 6th SUBMITTAL	04/11/11

LAS AMERICAS
EAST PARCEL EXPANSION
CITY OF SAN DIEGO, CALIFORNIA

SHEET 5 OF 18

ATTACHMENT 11





LEGEND:

X'-X" T.O. [ARCH ELEMENT] — DATUM POINT CALL OUT

NOTES:
ALL ROOFTOP MECHANICAL UNITS ARE SCREENED FROM VIEW BY PARAPET.

ROOF PLAN

NORTH

0 | 10' | 20' | 40' | 60'

THE SHAMROCK GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT
CONTACT: DUNCAN A. BUDINGER
1.858.755.6900 x13

Las Americas - East Parcel Expansion

AWBREY COOK MCGILL architects
1045 14th Street, Suite 100
San Diego, CA 92101-5701
Phone: (619) 398-3480

PROJECT ADDRESS:
CAMINO DE LA PLAZA & VIRGINIA AVENUE

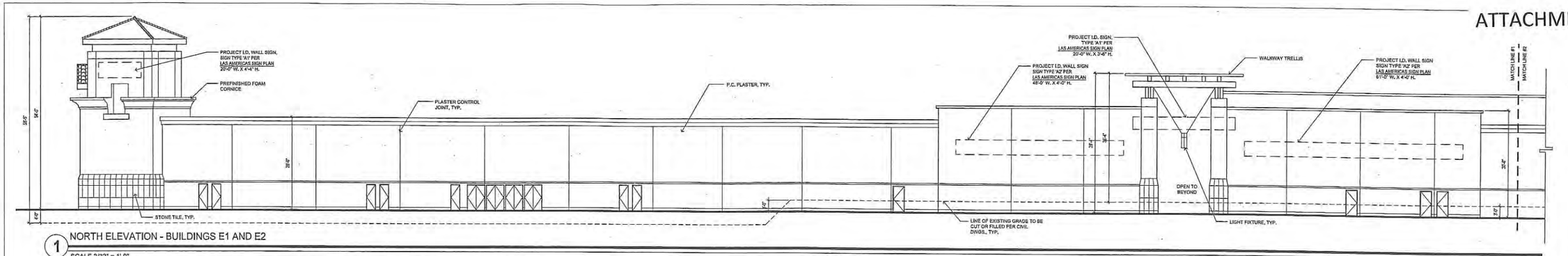
SHEET TITLE:
ROOF PLAN

NO.	REVISIONS	DATE
1	COMPLETENESS REVIEW	09/15/09
2	COMPLETENESS REVIEW	09/28/09
3	SDP/PDP SUBMITTAL	10/20/09
4	SDP/PDP 2nd SUBMITTAL	02/18/10
5	SDP/PDP 3rd SUBMITTAL	08/17/10
6	SDP/PDP 4th SUBMITTAL	11/15/10
7	SDP/PDP 5th SUBMITTAL	02/16/11
8	SDP/PDP 6th SUBMITTAL	04/11/11

LAS AMERICAS
EAST PARCEL EXPANSION
CITY OF SAN DIEGO, CALIFORNIA

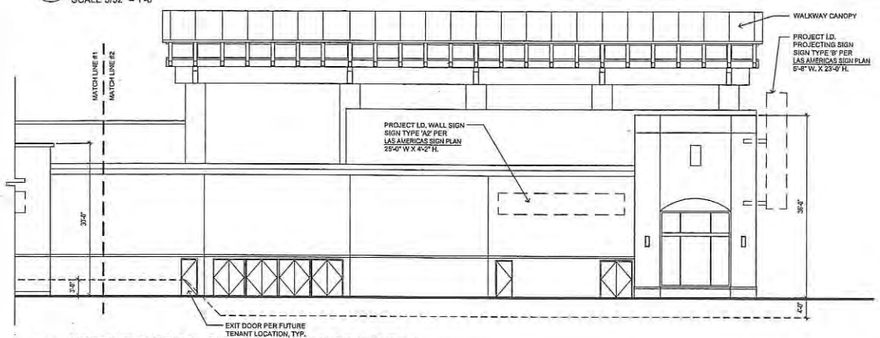
SHEET 6 OF 18

ATTACHMENT 11



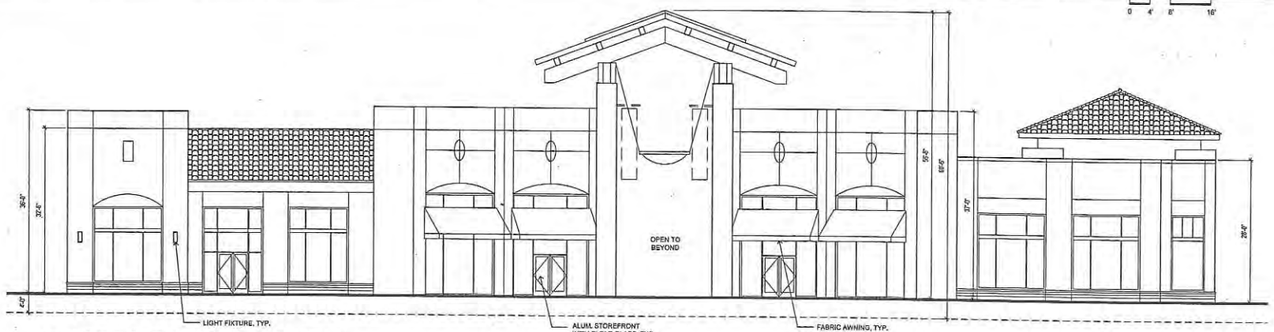
1 NORTH ELEVATION - BUILDINGS E1 AND E2

SCALE 3/32" = 1'-0"



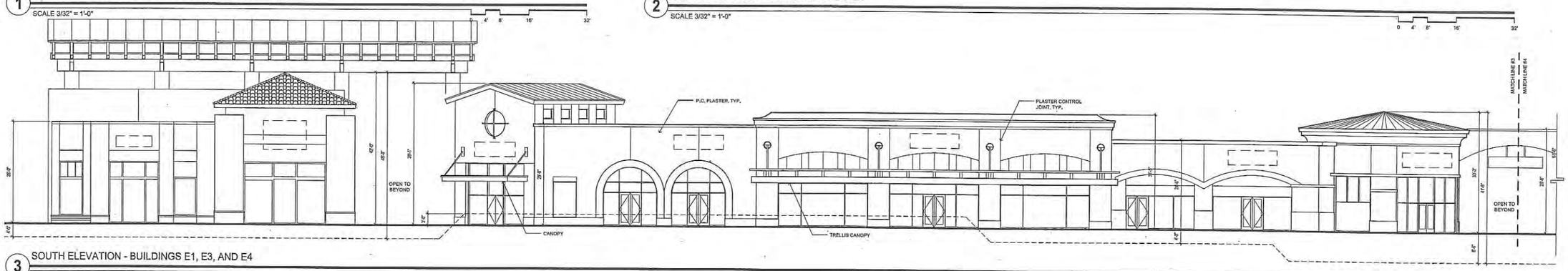
1 NORTH ELEVATION - BUILDINGS E1 AND E2 (CONT'D.)

SCALE 3/32" = 1'-0"



2 WEST ELEVATION - BUILDINGS E2 AND E3

SCALE 3/32" = 1'-0"

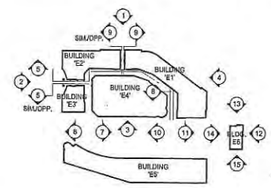


3 SOUTH ELEVATION - BUILDINGS E1, E3, AND E4

SCALE 3/32" = 1'-0"

3 SOUTH ELEVATION - BUILDINGS E1, E3, AND E4 (CONT'D.)

SCALE 3/32" = 1'-0"



KEY PLAN

THE SHAMROCK GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT
CONTACT: DUNCAN A. BUDINGER
1.858.755.6900 x13

Las Americas - East Parcel Expansion

AWBREY COOK MCGILL
architects
1045 14th Street, Suite 100
San Diego, CA 92101-5701
Phone: (619) 398-3480

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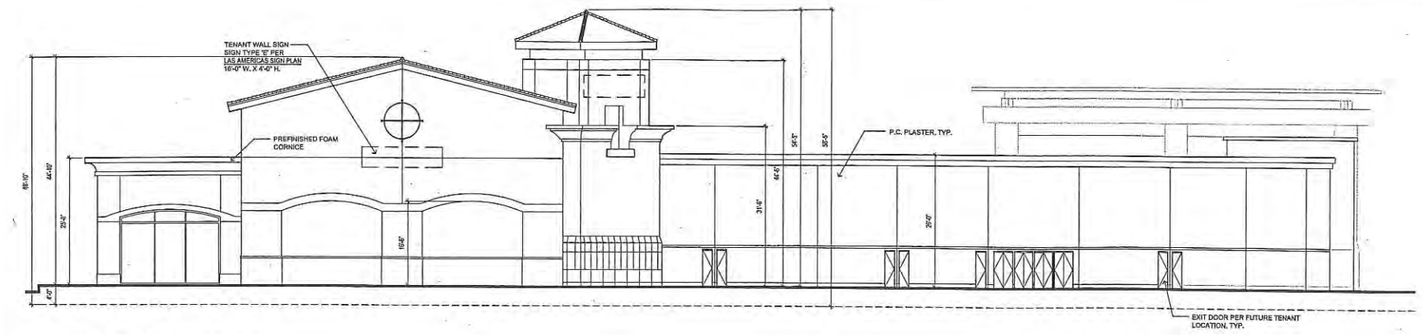
7	SDP/PDP 5th SUBMITTAL	02/16/11
8	SDP/PDP 6th SUBMITTAL	04/11/11

PROJECT ADDRESS:
CAMINO DE LA PLAZA & VIRGINIA AVENUE

SHEET TITLE:
EXTERIOR ELEVATIONS (BUILDINGS E1 - E4)

LAS AMERICAS
EAST PARCEL EXPANSION
CITY OF SAN DIEGO, CALIFORNIA

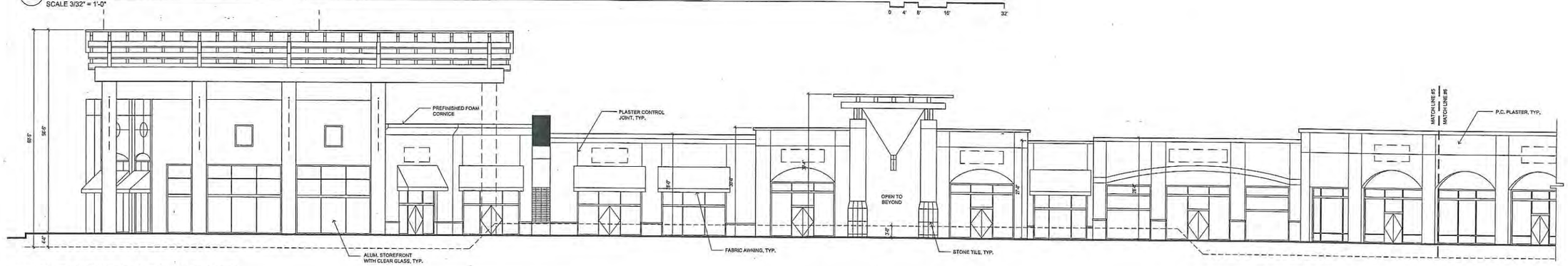
SHEET 7 OF 18



4 EAST ELEVATION - BUILDING E1

SCALE 3/32" = 1'-0"

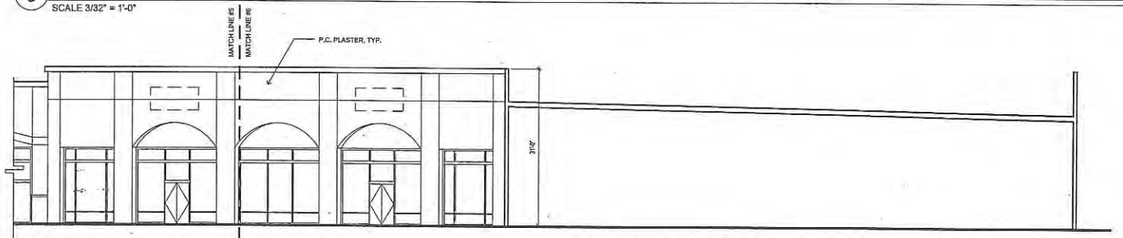
0 4' 8' 16' 32'



5 SOUTH ELEVATION - BUILDINGS E1 AND E2

SCALE 3/32" = 1'-0"

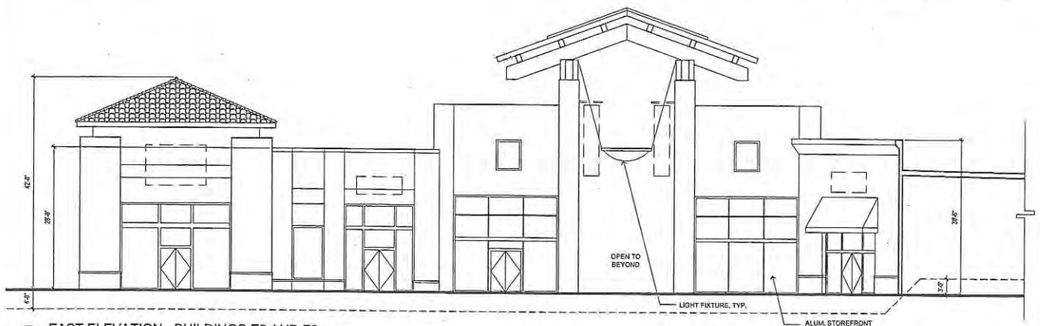
0 4' 8' 16' 32'



5 SOUTH ELEVATION - BUILDINGS E1 AND E2 (CONT'D.)

SCALE 3/32" = 1'-0"

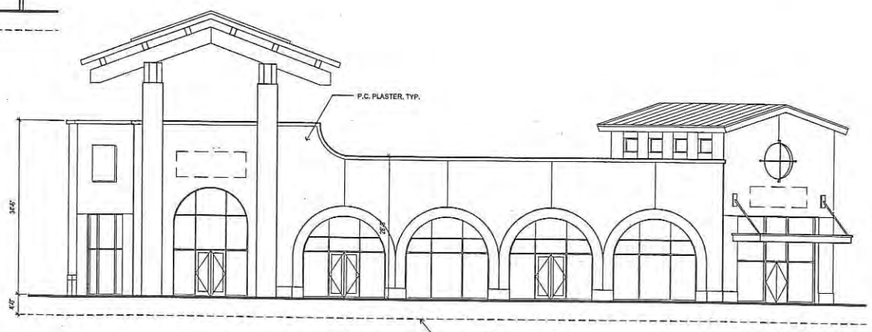
0 4' 8' 16' 32'



6 EAST ELEVATION - BUILDINGS E2 AND E3

SCALE 3/32" = 1'-0"

0 4' 8' 16' 32'

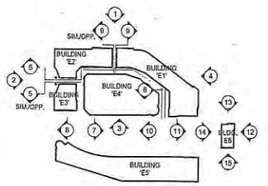


7 WEST ELEVATION - BUILDING E4

SCALE 3/32" = 1'-0"

0 4' 8' 16' 32'

KEY PLAN



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PROJECT ADDRESS:
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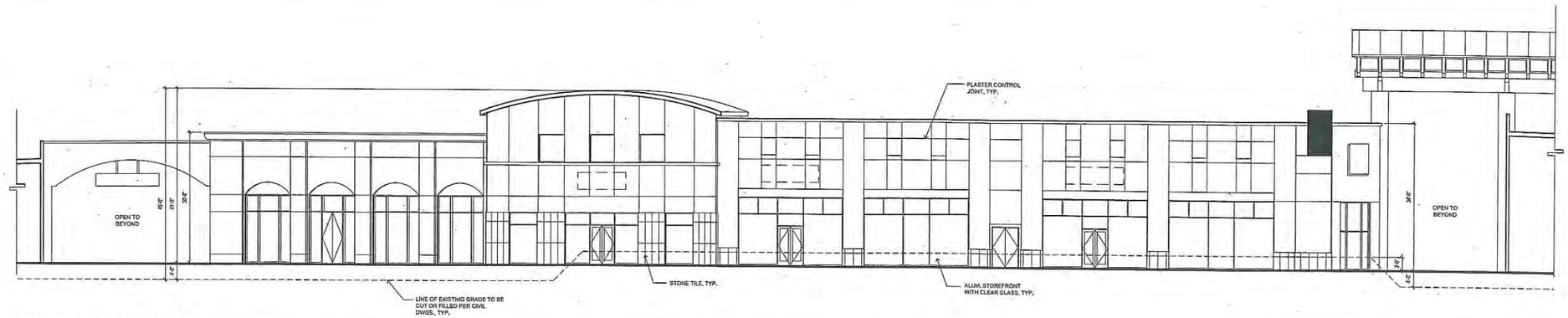
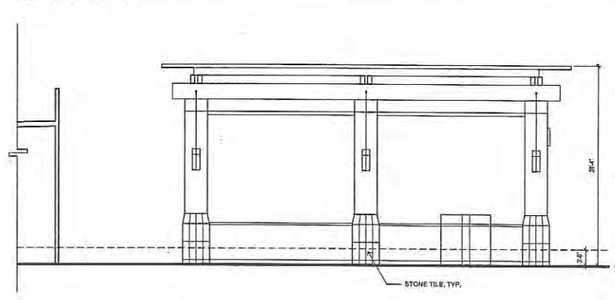
SHEET TITLE:
EXTERIOR ELEVATIONS (BUILDINGS E1 - E4)

LAS AMERICAS
EAST PARCEL EXPANSION
CITY OF SAN DIEGO, CALIFORNIA

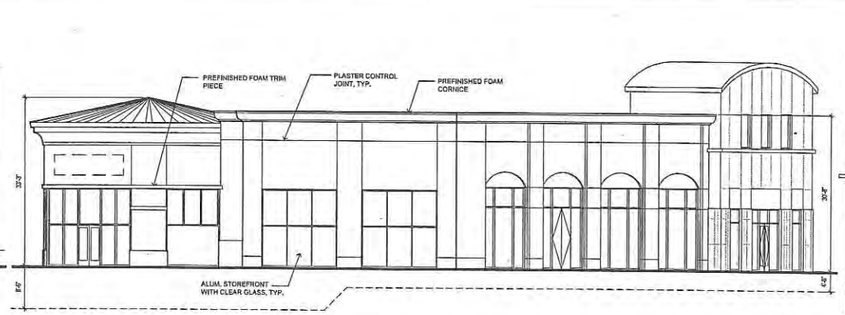
SHEET 8 OF 18



8 NORTH ELEVATION - BUILDING E4
SCALE 3/32" = 1'-0"

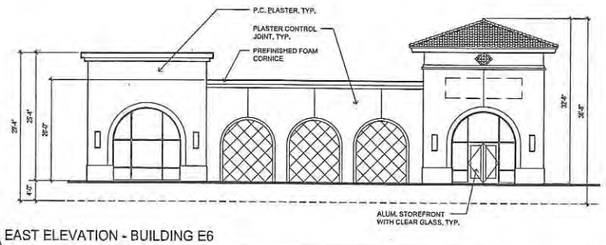


9 EAST ELEVATION - BUILDING E2
SCALE 3/32" = 1'-0"

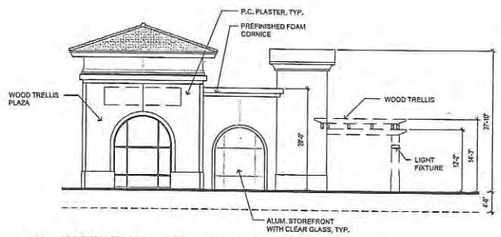


10 EAST ELEVATION - BUILDING E4
SCALE 3/32" = 1'-0"

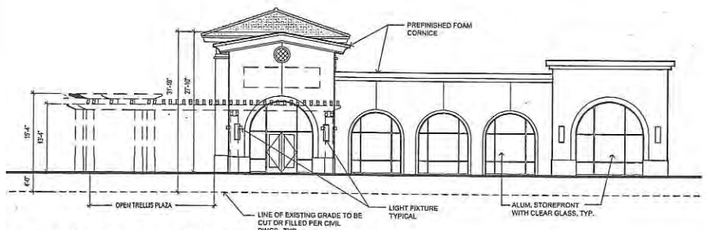
11 WEST ELEVATION - BUILDING E1
SCALE 3/32" = 1'-0"



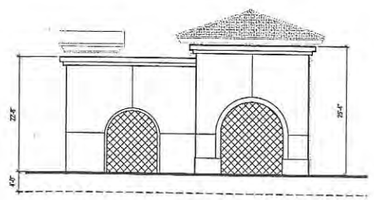
12 EAST ELEVATION - BUILDING E6
SCALE 3/32" = 1'-0"



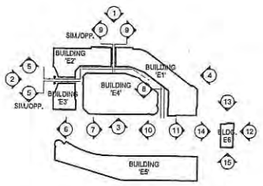
13 NORTH ELEVATION - BUILDING E6
SCALE 3/32" = 1'-0"



14 WEST ELEVATION - BUILDING E6
SCALE 3/32" = 1'-0"



15 SOUTH ELEVATION - BUILDING E6
SCALE 3/32" = 1'-0"



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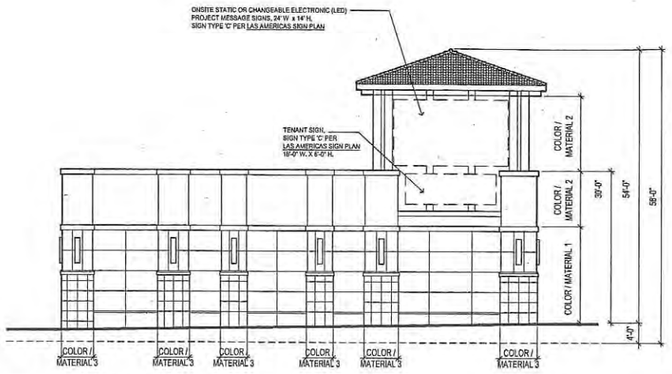
PROJECT ADDRESS:
CAMINO DE LA PLAZA & VIRGINIA AVENUE

SHEET TITLE:
EXTERIOR ELEVATIONS
(BUILDINGS E1 - E4,E6)

LAS AMERICAS
EAST PARCEL EXPANSION
CITY OF SAN DIEGO, CALIFORNIA

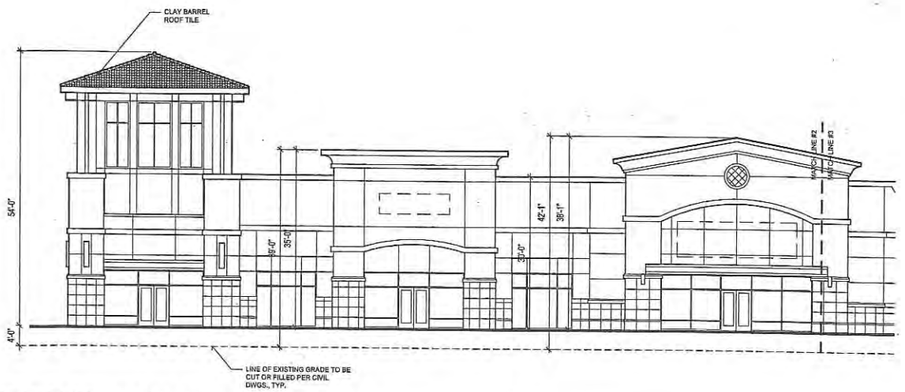
SHEET 9 OF 18



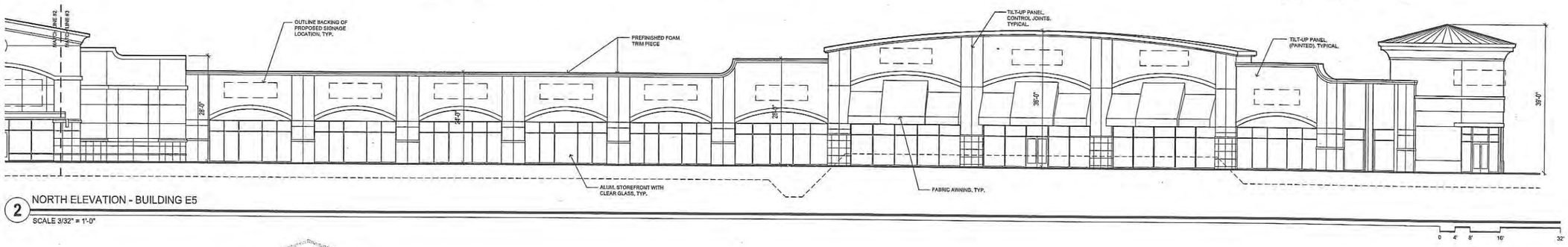
KEY FOR COLORS AT STREET ELEVATION (WEST E6)

COLOR / MATERIAL 1	40%
COLOR / MATERIAL 2	40%
COLOR / MATERIAL 3	20%

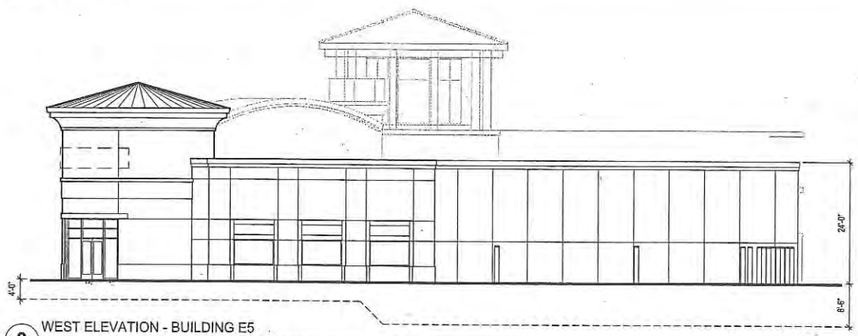
1 EAST ELEVATION - BUILDING E5
SCALE 3/32" = 1'-0"



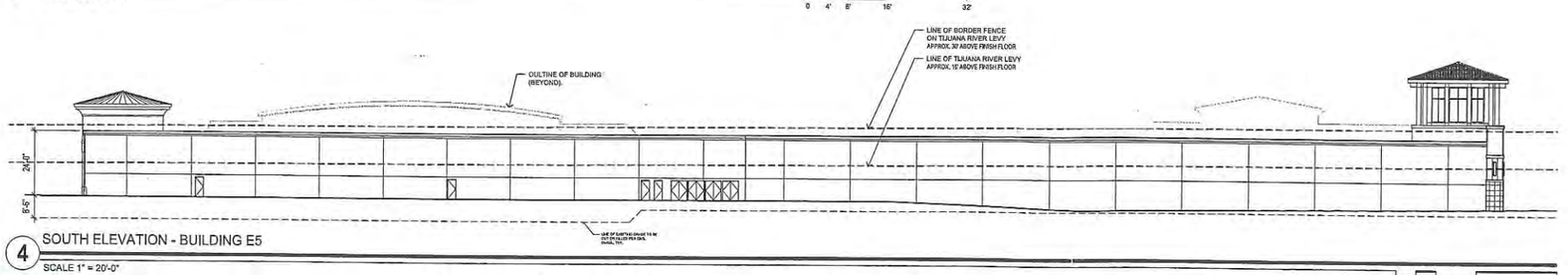
2 NORTH ELEVATION - BUILDING E5
SCALE 3/32" = 1'-0"



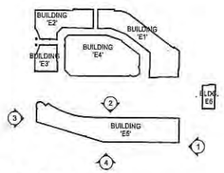
2 NORTH ELEVATION - BUILDING E5
SCALE 3/32" = 1'-0"



3 WEST ELEVATION - BUILDING E5
SCALE 3/32" = 1'-0"



4 SOUTH ELEVATION - BUILDING E5
SCALE 1" = 20'-0"



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EXTERIOR ELEVATIONS
(BUILDINGS 'E5-E6')

LAS AMERICAS
EAST PARCEL EXPANSION
CITY OF SAN DIEGO, CALIFORNIA

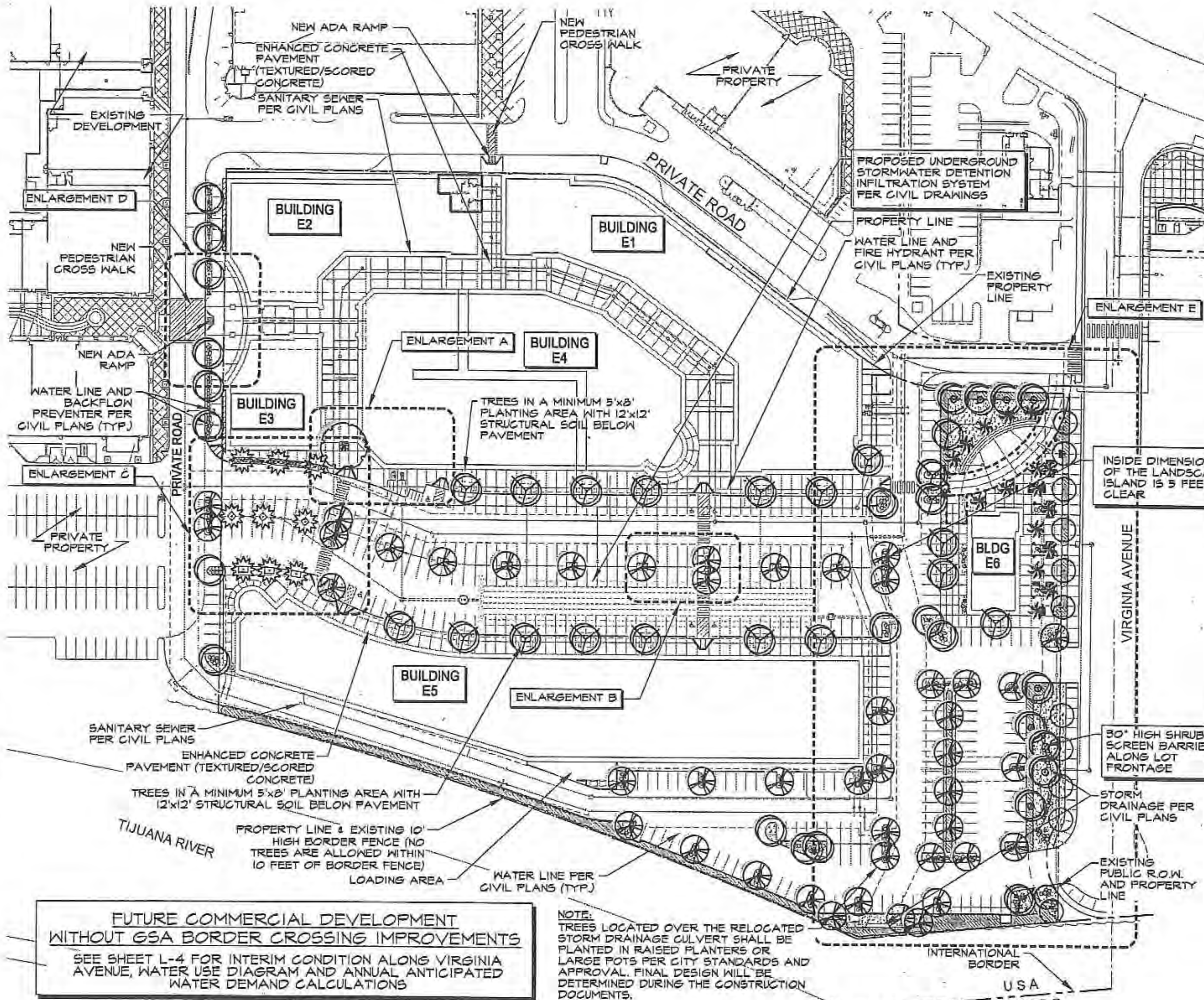
SHEET 10 OF 18

LANDSCAPE PLANTING LEGEND

PLANTS SHALL BE SELECTED FROM THE FOLLOWING LIST:

Symbol	Botanical Name	Common Name	Mature Height /Spread	Percentage/ Size/Spacing	Form/ Function
36" / 20' BTH MIN.	STREET TREES: (DEFERRED - NOT SHOWN ON PLAN)				
	FRAXINUS UHDEI 'MAJESTIC BEAUTY'	ASH VAR.	50'/50'	100%/36" BOX	BH/SH
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	30'/30'	100%/36" BOX	VR/VS
	LIQUIDAMBAR STYRACIFLUA 'FESTIVAL'	SWEET GUM VAR.	50'/40'	100%/36" BOX	PY/AC
	PLATANUS xACERIFOLIA	LONDON PLANE TREE	60'/50'	100%/36" BOX	VR/SH
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	60'/50'	100%/36" BOX	VR/VS
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	50'/25'	100%/20' BTH	VR/VS
20' BTH	VERTICAL ACCENT/STREET TREES:				
	PHOENIX DACTILIFERA	DATE PALM	80'/30'	100%/20' BTH	VR/AC
48" / 36"	PERIMETER / PEDESTRIAN SCALE / STREET YARD TREES:				
	ACACIA BAILEYANA	BAILEY ACACIA	25'/25'	25%-75%/48"/36" BOX	IR/AC
	CERCIS OCCIDENTALIS	WESTERN REDBUD	20'/20'	25%-75%/48"/36" BOX	IR/AC
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	25'/25'	25%-75%/48"/36" BOX	BH/AC
20' BTH	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	30'/30'	25%-75%/48"/36" BOX	BH/AC
	PHOTINIA FRASERI	ROSACEAE	15'/15'	25%-75%/48"/36" BOX	IR/AC
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	50'/25'	100%/20' BTH	VR/VS
48" / 36"	PARKING LOT SHADE TREES:				
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	40'/30'	85%-15%/36"/48" BOX	VR/VS
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	60'/50'	85%-15%/36"/48" BOX	BH/SH
	TIPUANA TIPU	TIPU TREE	40'/40'	85%-15%/36"/48" BOX	IR/SP
48"	LARGE CANOPY PERIMETER PARKING LOT SHADE TREES:				
	FRAXINUS UHDEI 'MAJESTIC BEAUTY'	ASH VAR.	50'/50'	100%/48" BOX	BH/SH
	PLATANUS xACERIFOLIA	LONDON PLANE TREE	60'/50'	100%/48" BOX	VR/SH
	PODOCARPUS GRACILIOR	FERN PINE	40/25'	100%/48" BOX	VR/SH
	TIPUANA TIPU	TIPU TREE	40'/40'	100%/48" BOX	IR/SP
	ULIMUS PARVIFOLIA	CHINESE ELM	40'/40'	100%/48" BOX	BH/SH
48"	ACCENT TREE:				
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	40'/60'	100%/48" BOX	BH/SP
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	50'/50'	100%/48" BOX	BH/SP
	TIPUANA TIPU	TIPU TREE	40'/40'	100%/48" BOX	IR/SP
	FOUNDATION SHRUBS:				
	ABELIA XGRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA VAR.	5'/5'	100%/5 GAL.	RH/FD
	BUXUS MICRO JAPONICA 'GREEN BEAUTY'	BOXWOOD	3'/2'	100%/5 GAL.	UR/FD
	LIGUSTRUM JAPONICUM 'TEXANUM' (HEDGE)	TEXAS PRIVET	6'/4'	100%/5 GAL.	SPR/FD
	PITTOSPORUM TOBRIA 'VARIEGATA'	VARIEGATED PITTOSPORUM	6'/6'	100%/5 GAL.	RH/FD
	RHAPHIOLEPIS INDICA VARIETIES	INDIAN HAWTHORNE	5'/5'	100%/5 GAL.	VR/FD
	SCREEN SHRUBS:				
	GREVILLEA 'NOELLI'	GREVILLEA VAR.	4'/4'	100%/5 GAL.	SC/FD
	LIGUSTRUM JAPONICUM 'TEXANUM' (HEDGE)	TEXAS PRIVET	6'/4'	100%/5 GAL.	SPR/FD
	PHOTINIA FRASERI	PHOTINIA	6'/6'	100%/5 GAL.	UR/MS
	PITTOSPORUM TOBRIA 'VARIEGATA'	VARIEGATED PITTOSPORUM	6'/6'	100%/5 GAL.	RH/FD
	ACCENT SHRUBS:				
	AGAPANTHUS AFRICANUS 'HYBRIDS'	LILY OF THE NILE	3'/2'	100%/1 GAL.	SL/AC
	ANIGOZANTHOS FLAVIDUS 'BUSH DAWN'	KANGAROO PAW VAR.	4'/2'	100%/5 GAL.	SL/AC
	CLIVIA MINIATA	KAFFIR LILY	2'/2'	100%/5 GAL.	SL/AC
	IRIS DOUGLASIANA	DOUGLAS IRIS	2'/2'	100%/1 GAL.	SL/AC
	LIRIOPE SPICATA	CREEPING LILY TURF	2'/3'	100%/1 GAL./18" O.C.	CL/AC
	PHORMIUM TENAX 'DWARF VARIETIES'	NEW ZEALAND FLAX	3'/3'	100%/5 GAL.	SL/AC
	ROSEMARINUS OFFICINALIS	ROSEMARY	4'/3'	100%/1 GAL.	SP/MS
	STRELITZIA REGINAE	BIRD OF PARADISE	4'/3'	100%/5 GAL.	SL/AC
	GROUNDCOVER:				
	FESTUCA O. GLAUCA	BLUE FESCUE	1'/1'	100%/1 GAL./18" O.C.	CL/AC
	FRAGARIA CHILOENSIS	ORNAMENTAL STRAWBERRY	6"/1'	100%/FLATS/18" O.C.	LG/MS
	PELARGONIUM PELTATUM	IVY GERANIUM	1'/4'	100%/1 GAL./36" O.C.	CL/AC
	MYOPORUM PARVIFOLIUM	NO COMMON NAME	1'/4'	100%/FLATS/18" O.C.	CL/AC
	MEDALLION FESCUE (OR EQUAL)	SOD	--	AS REQUIRED	--
	SEDUM RUBROTINCUM	PORK & BEANS	1'/1'	100%/FLATS/18" O.C.	LG/ST
	SENECIO MANDRALISCAE	KLEINIA MANDRALISCAE	2'/3'	100%/FLATS/24" O.C.	LG/ST
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1'/8'	100%/1 GAL./30" O.C.	SP/MS
	VINES:				
	DISTICTIS 'RIVERS'	ROYAL TRUMPET VINE	N/A	100%/5 GAL.	CL/AC
	FICUS PUMILA	CREEPING FIG	N/A	100%/5 GAL.	CL/SC
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	N/A	100%/5 GAL.	CL/SC

✳ SEE SHEET L-2 FOR DESCRIPTION AND DISCUSSION REGARDING THE OPTIONS/PHASES OF THE PROJECT AND VEHICULAR USE AREA (VUA) TREE DISTRIBUTION DEVIATION.



ULTIMATE PLAN - OPTION 3
(WITHOUT GSA PORT OF ENTRY)

FORM & FUNCTION LEGEND

FORM		FUNCTION	
TREES, PALMS & BAMBOO			
VERTICAL (UP RIGHT)	VR	SHADE	SH
PYRAMIDAL	PY	ACCENT	AC
BROAD HEADED	BH	SPECIMEN	SP
IRREGULAR/ OPEN	IR	VERTICAL SCALE	VS
SHRUBS			
UP RIGHT	UR	SCREENING	SC
SPREADING	SPR	FOUNDATION	FD
ROUND HEADED	RH	MASSING	MS
STRAP LEAF	SL	ACCENT	AC
GROUNDCOVER			
SPREADING	SP	STABILIZATION	ST
CLUMPING	CL	MASSING	MS
LOW GROWING	LG	ACCENT	AC
		BARRIER	BR
VINES			
CLIMBING	CL	ACCENT	AC
		SCREENING	SC

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NOTES:
1. SEE SHEET L-3 FOR ENLARGEMENTS A TO E.
2. SEE SHEET L-2 FOR LANDSCAPE CALCULATIONS AND NOTES.

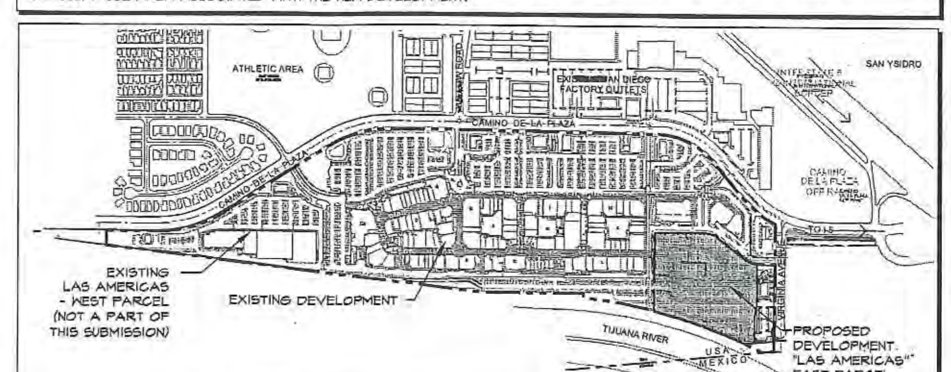
NOTE REGARDING TREE QUANTITY & SPACING:
SHRUBS AND GROUNDCOVER SHALL BE USED AS APPROPRIATE THROUGHOUT THE AREAS INDICATED ON THE PLAN TO REINFORCE THE TREE PLANTING CONCEPT AND TO ACHIEVE SCREENING, BUFFERING, AND SLOPE EROSION CONTROL. PLANT SPACING AND QUANTITIES SHALL BE AS REQUIRED TO MEET THE LANDSCAPE ORDINANCE AND SHALL BE INDICATED IN THE CONSTRUCTION DOCUMENTS.

MINIMUM TREE SEPARATION DISTANCES:

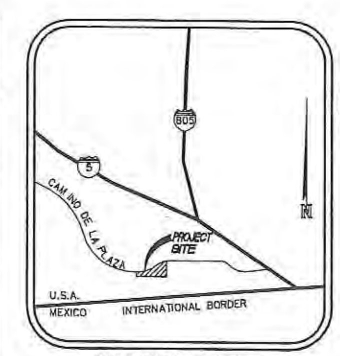
IMPROVEMENT / MINUMUM DISTANCE TO STREET TREE	
- TRAFFIC SIGNALS (STOP SIGN):	20 FEET
- UNDERGROUND UTILITY LINES:	5 FEET
- ABOVE GROUND UTILITY STRUCTURES:	10 FEET
- DRIVEWAY (ENTRIES):	10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS):	25 FEET
- SEWER LINES:	10 FEET

NO TREES SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER FACILITIES OR IN ANY WATER ACCESS EASEMENT. NO SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10 FEET OF ANY PUBLIC WATER MAIN OR WITHIN ACCESS EASEMENTS

THIS PROJECT IS INTENDED TO VISUALLY AND FUNCTIONALLY TIE-IN WITH A PREVIOUSLY CONSTRUCTED PROJECT ENTITLED 'THE SHOPS AT LAS AMERICAS' APPROVED UNDER SDP/CDP NO. 40-0338; SCR/PTS 181662. HOWEVER, AS ITS OWN ENTITLEMENT, THE PROPOSED PROJECT SHALL MEET ALL LANDSCAPE PLANTING AREA AND POINT REQUIREMENTS FOR THE STREET YARD AND VEHICULAR USE AREA ASSOCIATED WITH THE NEW DEVELOPMENT.



LAS AMERICAS PROJECT SITE
N.T.S.



SITE VICINITY MAP
NO SCALE

SCALE: 1"= 50'-0"

0 25 50 100

LICENSED LANDSCAPE ARCHITECT NICHOLAS F. DE LORENZO NO.1388 Signature 12-31-12 Renewal Date 04.11.11 Date STATE OF CALIFORNIA

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CONSULTANTS:

REVISIONS:

PROJECT:

The Outlets at the Border

San Diego, California

DRAWN: DLI
CHECKED: MZ
DATE: 11 April, 2011
PROJECT NO.:
SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN
ULTIMATE BUILD-OUT PLAN
(WITHOUT GSA PORT OF ENTRY)

SHEET NO.:
L-1

AWBREY . COOK . McGILL . ARCHITECTS 1045 14th Street Suite 100, San Diego, California 92101.5701 Telephone 619.398.3480 Fax. 619.398.3488

DESCRIPTION/DISCUSSION REGARDING THE OPTIONS/PHASES OF THE PROJECT

THE OUTLETS AT THE BORDER PROJECT SITE IS LOCATED IN THE VICINITY OF THE AREA CURRENTLY BEING EVALUATED BY THE GENERAL SERVICES ADMINISTRATION (GSA) FOR THE FUTURE FEDERAL SAN YSIDRO PORT OF ENTRY (POE). THE PROJECT DEVELOPMENT TEAM MET WITH THE GSA, CALTRANS AND THE CITY OF SAN DIEGO TO DETERMINE A SOLUTION THAT WOULD ACCOMMODATE FUTURE IMPROVEMENTS OF THE NORTH AND SOUTH PEDESTRIAN BORDER CROSSING AT VIRGINIA AVENUE. THE DEVELOPMENT TEAM AGREED TO SET THE PROJECT BACK 100 FEET, JOGGING 112 FEET AT THE SOUTHERN END, FROM THE VIRGINIA AVENUE RIGHT-OF-WAY (ROW). THE SIZE OF THE AREA IS 47,000 SQUARE FEET AND WOULD INCLUDE EITHER 4,000 SQUARE FEET OF RETAIL AND LANDSCAPING OR A BORDER FACILITY.

GIVEN THE UNCERTAINTY REGARDING THE DESIGN OF THE FUTURE POE ADJACENT TO THE PROJECT, THE DEVELOPMENT PLANS PROVIDE TWO POTENTIAL DEVELOPMENT SCENARIOS AND ALSO ONE FOR AN INTERIM CONDITION. THESE CONCEPTUAL DEVELOPMENT PLANS ILLUSTRATE ALTERNATIVES FOR THE AREA THAT MAY BE ACQUIRED BY THE GSA:

- SHEET L-4 - "INTERIM SITE PLAN OPTION 1 (WITHOUT GSA PORT OF ENTRY)": THE BUFFER AREA IN THE EVENT THE OUTLETS AT THE BORDER PROJECT MOVES FORWARD WITH CONSTRUCTION/OCCUPANCY PRIOR TO THE GSA MAKING A FORMAL DECISION REGARDING FUTURE VIRGINIA AVENUE ROW IMPROVEMENTS.
- SHEET L-4 - "GSA SETBACK OPTION 2": THE AREA IN THE EVENT IT IS ACQUIRED FOR THE FUTURE GSA ROW IMPROVEMENTS.
- SHEET L-1 - "ULTIMATE BUILD-OUT OPTION 3 (WITHOUT GSA PORT OF ENTRY)": A FUTURE 4,000 SQUARE FEET RETAIL DEVELOPMENT IN THE EVENT THE AREA IS NOT ACQUIRED FOR THE FUTURE GSA PROJECT.

LANDSCAPE AND IRRIGATION NOTES

GENERAL NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS; THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS; THE SAN YSIDRO PLANNED DISTRICT; AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

2. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

3. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE IRRIGATION SYSTEM SHALL BE SPRAY AND BUBBLER.

4. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

5. A 40 SQUARE FEET AIR AND WATER/PERMEABLE AREA SHALL BE PROVIDED WITH A MINIMUM WIDTH DIMENSION OF FIVE FEET FOR EACH TREE.

6. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH. MULCH SHALL BE A 2" MINIMUM LAYER OF MEDIUM GRIND BARK MULCH.

MAINTENANCE NOTES:

7. ALL LANDSCAPE AREAS AND PRIVATELY OWNED OPEN SPACE SHALL BE MAINTAINED BY A QUALIFIED LANDSCAPE COMPANY HIRED BY THE FUTURE HOA/PROPERTY MANAGEMENT COMPANY. LANDSCAPED AREAS SHALL BE FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

8. THE PROPERTY DEVELOPER/FUTURE MANAGEMENT COMPANY SHALL ENSURE LANDSCAPE MAINTENANCE PROVIDERS USE INTEGRATED PEST MANAGEMENT PRACTICES TO PREVENT FERTILIZERS, PESTICIDES, YARD WASTE, AND OTHER POLLUTANTS FROM ENTERING THE CREEK AND STORM DRAINAGE.

REVEGETATION, EROSION CONTROL, AND BRUSH MANAGEMENT NOTES:

10. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.

11. GRADED PAD AREAS SHALL BE HYDRO-SEEDED TO PREVENT EROSION, IN THE EVENT THAT CONSTRUCTION OF BUILDING(S) DOES NOT OCCUR WITHIN 30 DAYS OF GRADING, HYDRO-SEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH.

12. IF REQUIRED, ALL SLOPES REVEGETATED SHALL BE PLANTED IN ACCORDANCE TO THE STANDARDS REFERENCED WITHIN THE LAND DEVELOPMENT MANUAL - LANDSCAPE STANDARDS.

13. REVEGETATION & EROSION CONTROL PLAN SHALL BE LIMITED TO ALL NEW MANUFACTURED SLOPES AND PLANTING AREAS AS INDICATED ON SHEET L-1.

14. A BRUSH MANAGEMENT PLAN AND PROGRAM IS NOT REQUIRED FOR THIS SITE.

STREET TREE & PUBLIC RIGHT-OF-WAY REQUIREMENTS

CAMINO DE LA PLAZA

STREET FRONTAGE = +/- 434 FT.
REQUIREMENT: ONE 24-INCH BOX TREE EVERY 30 FEET OF STREET FRONTAGE

NUMBER OF TREES REQUIRED:	434/30 = 15 TREES
NUMBER OF TREES PROVIDED:	17 (5 PALMS + 12 CANOPY TREES)

NOTES:

1. A MINIMUM OF 40 SQ.FT. AIR AND WATER PERMEABLE GROWING AREA SHALL BE PROVIDED FOR EACH STREET TREE.

2. THE MINIMUM DIMENSION (WIDTH) OF EACH STREET TREE PLANTING AREA SHALL BE 5 FEET.

3. WHERE SITE CONDITIONS DO NOT ALLOW THE INSTALLATION OF REQUIRED STREET TREES, TREES SHALL BE LOCATED ON THE PRIVATE PROPERTY WITHIN TEN (10) FEET OF THE PROPERTY LINE ALONG THAT STREET FRONTAGE.

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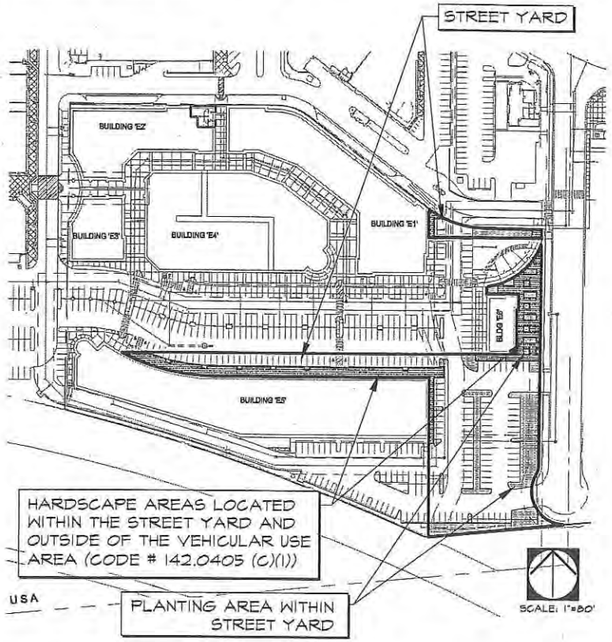
YARD REQUIREMENTS



YARD REQUIREMENTS AND CALCULATIONS

(COMMERCIAL DEVELOPMENT)

STREET YARD REQUIREMENTS:	TOTAL AREA: +/- 665,300 S.F.
PLANTING AREA REQUIRED (25%):	16,625 S.F.
PLANTING AREA PROVIDED:	13,950 S.F.
HARDSCAPE AREAS LOCATED WITHIN THE STREET YARD AND OUTSIDE THE VUA:	13,580 S.F.
TOTAL PLANTING AREA PROVIDED:	27,530 S.F. (41.10%)
TOTAL PLANTING POINTS REQUIRED: (TO BE ACHIEVED WITH TREES) MM	66,500 X 0.05 = 3,325 POINTS
TOTAL POINTS PROVIDED FROM TREES: (12) 20' BTH PALMS = (24) 36" BOX TREES + (18) 48" BOX TREES:	(12 X 20 X 3) + (24 X 50) + (18 X 100) = 5,720 POINTS (5.54%)
EXCESS POINTS PROVIDED:	3,720 - 3,325 = 345 POINTS

(THE PROPOSED SITE PLAN EXCEEDS THE STREET YARD REQUIREMENTS FOR BOTH THE PLANTING AREA AND POINTS)

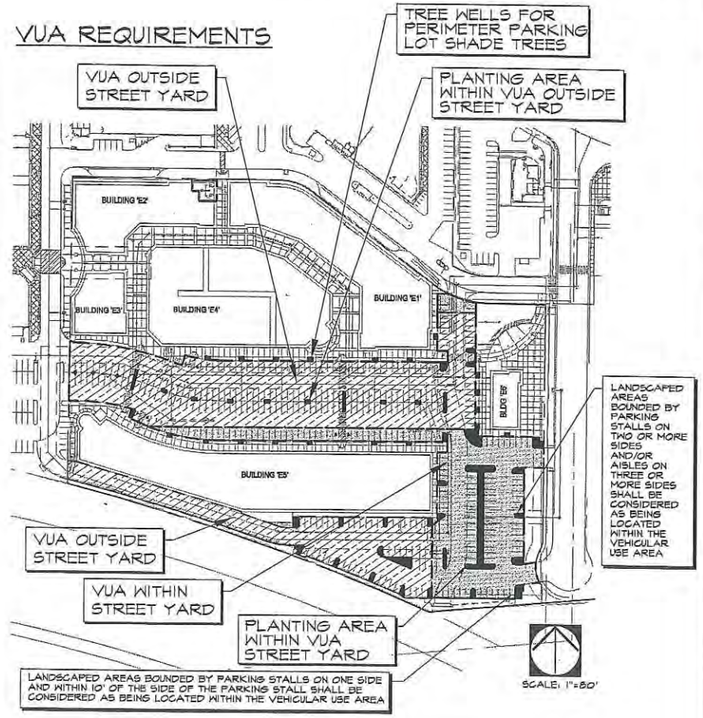
REMAINING YARD REQUIREMENTS:

BY DEFINITION, THE "REMAINING YARD" IS DETERMINED BY SIDE YARD AND REAR YARD SETBACKS OF THE UNDERLYING ZONE. THE UNDERLYING ZONE FOR THIS PROJECT IS CT-2-3 OF THE SAN YSIDRO IMPLEMENTING ORDINANCE, WHICH USES DEVELOPMENT REGULATIONS FROM CORRESPONDING ZONES IN THE SOUTHEASTERN SAN DIEGO PLANNED DISTRICT. THE CT-2-3 ZONE HAS NO INTERIOR SIDE YARD OR REAR YARD SETBACKS. THEREFORE, THE PROJECT HAS NO REMAINING YARD.

VEHICULAR USE AREA (VUA) TREE DISTRIBUTION DEVIATION

THE PROJECT PROPOSES 14 TREES ALONG THE PERIMETER OF THE VEHICLE USE AREA (VUA), WHERE 11 ARE REQUIRED INSIDE THE VUA. A DEVIATION ALLOWED THROUGH THE SAN YSIDRO PLANNED DISTRICT PERMIT PROCESS. THE COMMERCIAL NATURE OF THE PROJECT REQUIRES THAT PARKING BE MAXIMIZED NEAR THE STORES, ADJACENT TO THE VUA. THE PURPOSE OF THE VUA TREE DISTRIBUTION REGULATION IS TO SHADE THE PARKING AREA. IN ORDER TO PROVIDE APPROPRIATE SHADE, THE PROJECT PROPOSES A PERIMETER TREE EVERY SIX STALLS, RATHER THAN EVERY SEVEN STALLS AS REQUIRED. THE INCREASED SIZE AND FREQUENCY OF THE TREES PROPOSED WOULD PROVIDE SHADE TREES ADJACENT TO THE SHOPS, SHADE THE PARKING LOT AND MAXIMIZE THE USEFULNESS OF THE ADJACENT PARKING STALLS.

VUA REQUIREMENTS



VEHICULAR USE AREA (VUA) REQUIREMENTS

VEHICULAR USE AREA IS GREATER OR EQUAL TO 6,000 S.F.
PLANTING AREA REQUIRED = 40 SQ. FT. PER TREE
TREE DISTRIBUTION = ONE 24" BOX CANOPY TREE WITHIN 30 FT. OF EACH PARKING SPACE.

LARGER SHADE TREE SIZES (48" BOX) LOCATED APPROXIMATELY WITHIN 20 FEET OF EACH PARKING SPACE HAVE BEEN PROVIDED AT THE PERIMETER OF THE VEHICULAR USE AREA. THESE TREES ARE IDENTIFIED ON THE LANDSCAPE PLANTING LEGEND UNDER "LARGE CANOPY PERIMETER PARKING LOT SHADE TREES". THE TREES SHALL BE PLANTED IN A MINIMUM 5'X8' PLANTING AREA WITH 12'X12' STRUCTURAL SOIL BELOW PAVEMENT TO ALLOW FOR ROOT GROWTH. REFER TO VEHICULAR AREA USE (VUA) TREE DISTRIBUTION DEVIATION ITHIS SHEET.

AT LEAST 50% OF THE REQUIRED PLANT POINTS SHALL BE ACHIEVED WITH TREES.

VUA WITHIN THE STREET YARD:	TOTAL AREA: 41,560 S.F.
PLANTING AREA REQUIRED (5%):	41,560 X 0.05 = 2,078 S.F.
PLANTING AREA PROVIDED:	4,786 S.F. (11.52%)
PLANTING POINTS REQUIRED (0.05):	41,560 X 0.05 = 2,078 POINTS
MINIMUM REQUIRED POINTS FROM TREES 50%:	2,078 X 0.50 = 1,039 POINTS
PLANTING POINTS PROVIDED: (20) 36" BOX TREES + (11) 48" BOX TREES:	(20 X 50) + (11 X 100) = 2,100 POINTS FROM TREES (MORE THAN 100%)

NO MINIMUM REQUIRED POINTS FROM SHRUBS AND GROUNDCOVER

SHRUBS AND GROUNDCOVER SHALL BE PROVIDED WITHIN THE STREET YARD VUA AREAS TO REINFORCE THE TREE PLANTING CONCEPT AND TO ACHIEVE SCREENING AND ENHANCEMENT OF THE PARKING AREA.

VUA OUTSIDE THE STREET YARD:	TOTAL AREA: 90,120 S.F.
PLANTING AREA REQUIRED (3%):	90,120 X 0.03 = 2,704 S.F.
PLANTING AREA PROVIDED:	2,912 S.F. (3.23%)
PLANTING POINTS REQUIRED (0.03):	90,120 X 0.03 = 2,704 POINTS
MINIMUM REQUIRED POINTS FROM TREES 50%:	2,704 X 0.50 = 1,352 POINTS
PLANTING POINTS PROVIDED: (11) 48" BOX TREES + (26) 36" BOX TREES + (3) 20' BTH PALMS:	(11 X 100) + (26 X 50) + (3 X 3 X 20) = 2,580 POINTS (95.41%)
MINIMUM REQUIRED POINTS FROM SHRUBS AND GROUNDCOVER:	2,704 - 2,580 = 124 POINTS

- A COMBINATION OF SHRUBS & GROUNDCOVER WITH DIFFERENT SIZES (15 GAL, 5 GAL, AND 1 GAL) SHALL BE USED WITHIN THE VUA AREAS TO ACHIEVE THE MINIMUM POINTS REQUIRED INDICATED ABOVE.
- THE PROPOSED SITE PLAN EXCEEDS THE VUA REQUIREMENTS FOR BOTH THE PLANTING AREA AND POINTS.

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Job No.: 08-052-01
Proj. Mgr.: MZ
Drawn: DLI

PROJECT:
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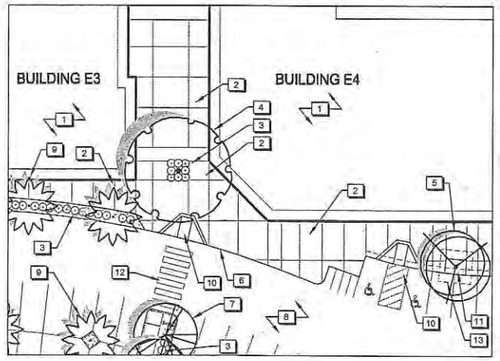
DRAWN: DLI
CHECKED: MZ
DATE: 11 April. 2011
PROJECT NO.:
SHEET TITLE:
LANDSCAPE NOTES & CALCULATIONS
SHEET NO.:
L-2

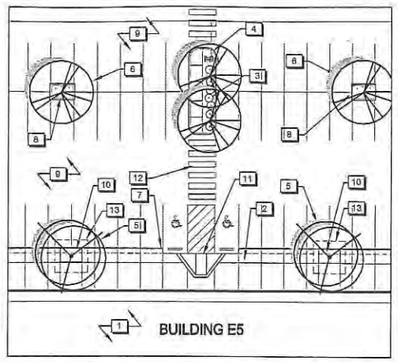


ENLARGEMENT A

(HARDSCAPE PLAZA BETWEEN BUILDING E3 AND E4)

KEYNOTES:

1. NEW BUILDING.
2. ENHANCED CONCRETE PAVEMENT.
3. GROUNDCOVER AND SHRUBS PER LEGEND ON SHEET L-1.
4. ACCENT TREE PER LEGEND ON SHEET L-1.
5. LARGE CANOPY PERIMETER PARKING LOT SHADE TREE PER LEGEND ON SHEET L-1, NORTH OF BUILDINGS E3 AND SOUTH OF BUILDINGS E1 AND E4.
6. FACE OF CURB PER CIVIL DRAWINGS.
7. PARKING LOT SHADE TREE PER LEGEND ON SHEET L-1.
8. ASPHALT PAVEMENT PER CIVIL DRAWINGS.
9. PALM PER LEGEND ON SHEET L-1.
10. ADA PARKING AND RAMP PERE CIVIL DRAWINGS.
11. MINIMUM 5'x8' PLANTING AREA "DECOMPOSED GRANITE".
12. PEDESTRIAN CROSSING / STRIPING.
13. 12'x12' STRUCTURAL SOIL BELOW PAVEMENT.



ENLARGEMENT B

(VEHICULAR USE AREA "PARKING ISLANDS")

KEYNOTES:

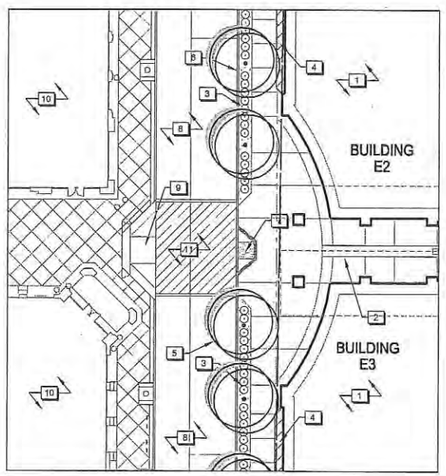
1. NEW BUILDING.
2. ENHANCED CONCRETE PAVEMENT.
3. GROUNDCOVER AND SHRUBS PER LEGEND ON SHEET L-1.
4. PARKING ISLAND PER CIVIL DRAWINGS.
5. LARGE CANOPY PERIMETER PARKING LOT SHADE TREE PER LEGEND ON SHEET L-1, NORTH OF BUILDINGS E3 AND SOUTH OF BUILDINGS E1 AND E4.
6. PARKING LOT SHADE TREE PER LEGEND ON SHEET L-1.
7. FACE OF CURB PER CIVIL DRAWINGS.
8. MINIMUM 40 SQ. FT. RAISED PLANTING AREA.
9. ASPHALT PAVEMENT PER CIVIL DRAWINGS.
10. MINIMUM 5'x8' PLANTING AREA "DECOMPOSED GRANITE".
11. ADA PARKING AND RAMP PER CIVIL DRAWINGS.
12. PEDESTRIAN CROSSING / STRIPING.
13. 12'x12' STRUCTURAL SOIL BELOW PAVEMENT.

ENLARGEMENT C

(VEHICULAR ENTRY PLAZA FROM/TO THE EXISTING SHOPPING CENTER TO THE WEST)

KEYNOTES:

1. NEW BUILDING.
2. ENHANCED CONCRETE PAVEMENT.
3. GROUNDCOVER AND SHRUBS PER LEGEND ON SHEET L-1.
4. PALM PER LEGEND ON SHEET L-1.
5. PEDESTRIAN SCALE TREE PER LEGEND ON SHEET L-1.
6. PARKING LOT SHADE TREE PER LEGEND ON SHEET L-1.
7. FACE OF CURB PER CIVIL DRAWINGS.
8. ADA RAMP PER CIVIL DRAWINGS.
9. ASPHALT PAVEMENT PER CIVIL DRAWINGS.
10. PROPOSED UTILITIES PER CIVIL DRAWINGS.
11. PEDESTRIAN CROSSING / STRIPING.
12. MINIMUM 5'x8' PLANTING AREA "DECOMPOSED GRANITE" AND 12'x12' STRUCTURAL SOIL BELOW PAVEMENT.
13. ACCENT TREE PER LEGEND ON SHEET L-1.



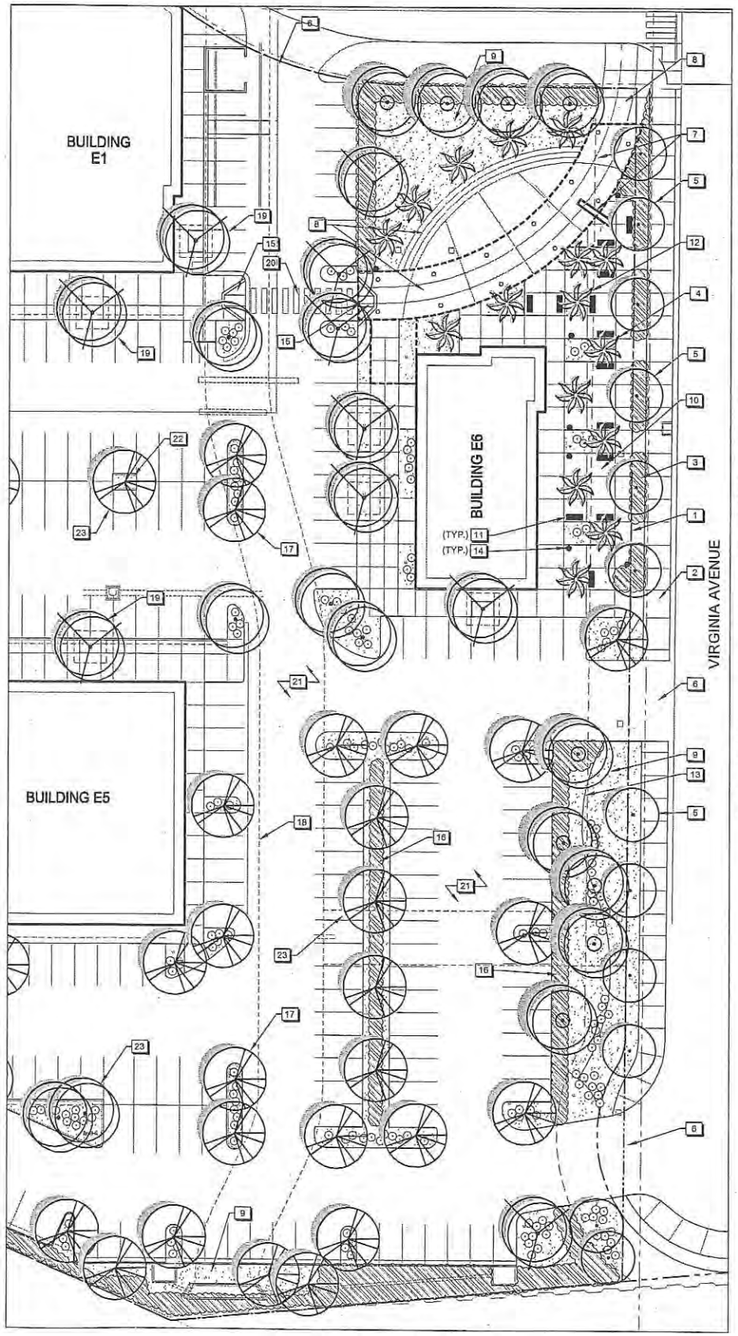
ENLARGEMENT D

(PEDESTRIAN ENTRY PLAZA FROM/TO THE EXISTING SHOPPING CENTER TO THE WEST)

KEYNOTES:

1. NEW BUILDING.
2. ENHANCED CONCRETE PAVEMENT.
3. GROUNDCOVER PER LEGEND ON SHEET L-1.
4. FOUNDATION SHRUBS PER LEGEND ON SHEET L-1.
5. PEDESTRIAN SCALE TREE PER LEGEND ON SHEET L-1.
6. FACE OF CURB PER CIVIL DRAWINGS.
7. ADA RAMP PER CIVIL DRAWINGS.
8. ASPHALT PAVEMENT PER CIVIL DRAWINGS.
9. EXISTING ADA RAMP.
10. EXISTING BUILDING.
11. NEW PEDESTRIAN CROSSWALK.

SEE SHEET L-1 FOR PLANTING LEGEND, AND L-2 FOR LANDSCAPE CALCULATIONS AND NOTES.



ENLARGEMENT E

(VIRGINIA AVENUE STREET SCAPE, FRONTAGE AND ENTRY PLAZA TO THE PROJECT)

KEYNOTES:

1. PROPERTY LINE AND PUBLIC R.O.W.
2. STREET SIDEWALK (GREY CONCRETE).
3. PLANTING AREA WITHIN STREET R.O.W.
4. REQUIRED STREET TREES (PALMS LOCATED ON PRIVATE PROPERTY WITHIN 10 FEET OF THE PROPERTY LINE ALONG THE STREET FRONTAGE).
5. REQUIRED STREET TREES (CANOPY TREES).
6. DRIVEWAY ENTRY PER CIVIL DRAWINGS.
7. PROJECT SIGN AND COVERED WALKWAY.
8. ENTRY FROM VIRGINIA AVENUE (ENHANCED CONCRETE PAVEMENT), AMPHITHEATER AND COVERED WALKWAY.
9. TREES, SHRUBS AND GROUNDCOVER WITHIN STREET YARD PER LEGEND ON SHEET L-1.
10. PLAZA AROUND BUILDING E6 (ENHANCED CONCRETE PAVEMENT) WITH CONCRETE SCORING, PLANTING , BENCHES AND TRASH RECEPTACLES.
11. BENCHES.
12. PALM IN TREE WELL.
13. TWO DIFFERENT GROUNDCOVER BOUNDARY LINE.
14. TRASH RECEPTACLE.
15. ADA RAMP PER CIVIL DRAWINGS.
16. 30" HIGH SCREEN SHRUBS.
17. LANDSCAPE ISLANDS FOR PARKING SPACES.
18. UTILITIES PER CIVIL DRAWINGS.
19. LARGE CANOPY PERIMETER PARKING LOT TREE PER LEGEND ON SHEET L-1 PLANTED IN A 5'x8' TREE WELL AND PROVIDED WITH 12'x12' STRUCTURAL SOIL BELOW PAVEMENT.
20. PEDESTRIAN CROSSING/STRIPING.
21. PARKING/ASPHALT PAVEMENT PER CIVIL DRAWINGS.
22. MINIMUM 40 SQ. FT. RAISED PLANTING AREA.
23. PARKING LOT SHADE TREE PER LEGEND ON SHEET L-1.

0 10 20 40

SCALE: 1"= 20'-0"

THE SHAMROCK GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT

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San Diego, California

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Planning
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Architecture

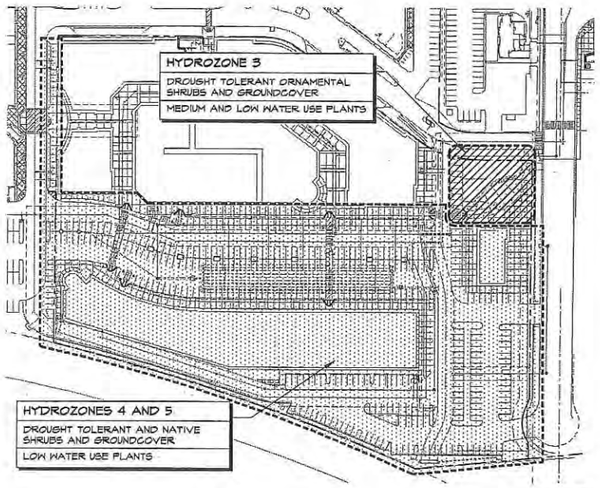
2827 Presidio Drive
San Diego, CA 92110
619-295-5115
Fax: 619-297-2354

Job No.: 08-052-01
Proj. Mgr. : MZ
Drawn: DLJ

DRAWN: DLJ
CHECKED: MZ
DATE: 11 April, 2011
PROJECT NO.:
SHEET TITLE:

LANDSCAPE ENLARGEMENT PLAN
ULTIMATE BUILD-OUT PLAN
(WITHOUT GSA PORT OF ENTRY)

SHEET NO.:
L-3



WATER USE HYDROZONE DIAGRAM

SCALE: 1"=80'

The Outlets at The Border
PRELIMINARY ANNUAL ANTICIPATED WATER DEMAND

PROJECT INFORMATION

Project: The Outlets at the Border
Proj. #: 08-052-01
Date: April 4, 2011
By: M. Zaki

FORMULAS AND DEFINITIONS

FORMULA: MAWA = (ETo)(0.62)[(0.7)(LA) + (0.3)(SLA)]
FORMULA: EWU = (ETo)(Kc)(LA)(0.62)

MAWA = Maximum Applied Water Allowance
EWU = Estimated Water Usage (gallons per year)
Eto = Evapotranspiration Rate Per Year
0.7 = Evapotranspiration Adjustment Factor
LA = Landscape Area (Square Feet)
Kc = Crop (Plant) Coefficient
0.62 = Conversion Factor for Gallons Per Square Foot
SLA= Special Landscape Area (Square Feet)

Total Landscape Areas
23,175 sf Landscape areas within the commercial development
(Approximately 18% of the shrubs & groundcover are Ornamental plants and 82% are Drought Tolerant)

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATIONS

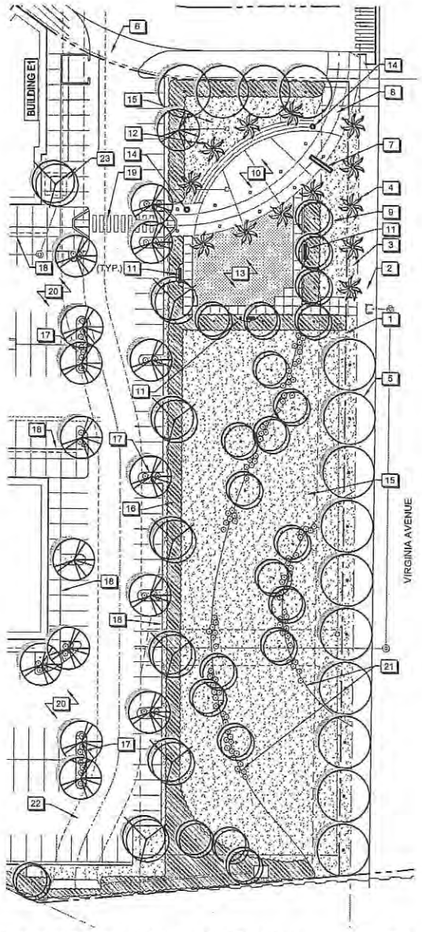
Enter Eto: 47.00
Enter LA: 23,175
MAWA= 540,256 Gallons/Year
1.66 Acre Feet

ESTIMATED TOTAL WATER USE (EWU) PER YEAR CALCULATIONS

	Hydrozone 1 Cool Season Turf	Hydrozone 2 Warm Season Turf	Hydrozone 3 Ornamental Shrubs & G.C.	Hydrozone 4 rought Tolera Shrubs & G.C.	Hydrozone 5 tive/Natural/d Shrubs & G.C.	Hydrozone 6 Mitigation
Kc	0.80	0.65	0.60	0.40	0.30	0.10
Enter Eto:	47.00	47.00	47.00	47.00	47.00	47.00
Enter LA:	0	0	4,200	17,775	1,200	0
EWU	0	0	73,433	207,185	10,490	0
				TOTAL EWU (Gal./Year)		291,109
				TOTAL EWU (Acre Feet)		0.89
				TOTAL WATER SAVINGS OVER MAWA (Acre Feet)		0.77
				% of TOTAL WATER SAVINGS OVER MAWA = 0.77/1.66 = 46.39%		

PRELIMINARY WATER USE CALCULATIONS

THE SHAMROCK GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT

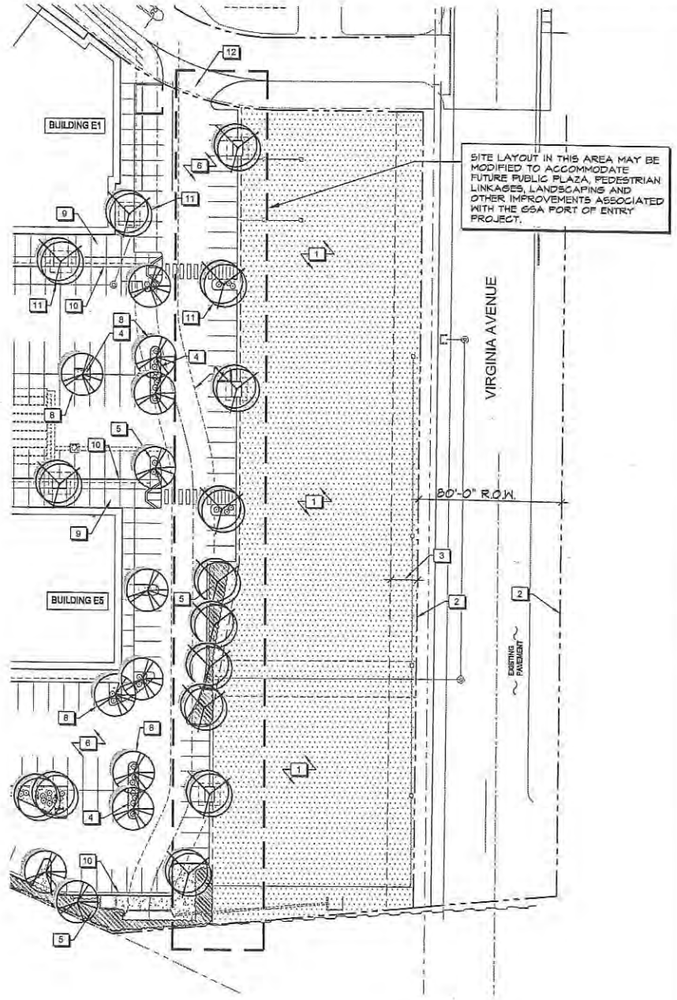


INTERIM PLAN - OPTION 1
(WITHOUT GSA PORT OF ENTRY)

SCALE: 1"= 30'-0"

KEYNOTES:

1. PROPERTY LINE AND PUBLIC R.O.W.
2. STREET SIDEWALK (GREY CONCRETE).
3. PLANTING AREA WITHIN STREET R.O.W.
4. REQUIRED STREET TREES (PALMS).
5. REQUIRED STREET TREES (CANOPY TREES).
6. DRIVEWAY ENTRY PER CIVIL DRAWINGS.
7. PROJECT SIGN.
8. ENTRY FROM VIRGINIA AVENUE (ENHANCED CONCRETE PAVEMENT) AND COVERED WALKWAY.
9. TREES, SHRUBS AND GROUNDCOVER WITHIN STREET YARD PER LEGEND ON SHEET L-1.
10. ENTRY PLAZA (ENHANCED CONCRETE PAVEMENT) WITH CONCRETE SCORING, OVERHEAD STRUCTURE, AMPHITHEATER, AND BENCHES.
11. BENCHES.
12. PALM BEHIND AMPHITHEATER AND COVERED WALKWAY.
13. PLAYGROUND TURF AREA.
14. TRASH RECEPTACLE.
15. PERMANENT LANDSCAPE AREA (TREES, SHRUBS AND GROUNDCOVER PER LEGEND ON SHEET L-1 WITH PERMANENT IRRIGATION SYSTEM).
16. 30" HIGH SCREEN SHRUBS.
17. LANDSCAPE ISLANDS AND PARKING LOT TREES.
18. CONCRETE CURB PER CIVIL DRAWINGS.
19. PEDESTRIAN CROSSING/STRIPING.
20. PARKING/ASPHALT PAVEMENT PER CIVIL DRAWINGS.
21. TWO DIFFERENT GROUNDCOVER BOUNDARY LINE.
22. UTILITIES PER CIVIL DRAWINGS.
23. LARGE CANOPY PERIMETER PARKING LOT TREE PER LEGEND ON SHEET L-1 PLANTED IN A 5'x8' TREE WELL AND PROVIDED WITH 12'x12' STRUCTURAL SOIL BELOW PAVEMENT.



GSA SETBACK PLAN - OPTION 2

SCALE: 1"= 30'-0"

KEYNOTES:

1. FURURE RETAIL EXPANSION 4000 S.F. OR PUBLIC TRANSPORTATION FACILITY. THIS AREA TO BE PROVIDED WITH TEMPORARY GROUNDCOVER OR/ HYDROSEED AND IRRIGATION UNTIL DEVELOPMENT. SEE HYDROSEED AND GROUNDCOVER OPTIONS BELOW.
2. PROPERTY LINE AND PUBLIC R.O.W.
3. EXISTING 15'-0" SIDE YARD SETBACK.
4. LANDSCAPE ISLANDS OR PLANTING WITHIN VUA AREAS (MINIMUM 40 S.F.)
5. SHRUBS AND GROUNDCOVER PER LEGEND ON SHEET L-1.
6. PARKING/ASPHALT PAVEMENT PER CIVIL DRAWINGS.
7. STORM DRAINAGE CULVERT PER CIVIL DRAWINGS.
8. PARKING LOT SHADE TREE PER LEGEND ON SHEET L-1.
9. ENHANCED CONCRETE PAVEMENT.
10. CONCRETE CURB AND GUTTER PER CIVIL DRAWINGS.
11. LARGE CANOPY PERIMETER PARKING LOT TREE PER LEGEND ON SHEET L-1 PLANTED IN A 5'x8' TREE WELL AND PROVIDED WITH 12'x12' STRUCTURAL SOIL BELOW PAVEMENT.
12. DRIVEWAY PER CIVIL DRAWINGS.

HYDROSEED MIX: HILLSIDE FESCUE BY WESTCOAST TURF, LOW MAINTENANCE FINE FESCUE IS A THREE-WAY MIX OF FLORENTINE GT STRONG CREEPING RED FESCUE, SEABREEZE GT SLENDER CREEPING RED FESCUE AND TIFFANY CHEWINGS FESCUE. THIS FESCUE PROVIDES A SPREADING COMPACT GROWTH HABITAT THAT WILL QUICKLY FILL IN, BRIGHT GREEN COLOR WITH GREAT DENSITY. PERFORMS WELL IN FULL SUN TO MODERATE HEAVY SHADE AND CAN BE MOWED TO 2" HIGH. IF LEFT UN-MOWED, IT TAKES ON A BEAUTIFUL NATIVE LOOK.

GROUNDCOVER OPTIONS: (PLANTED FROM 3 1/4" POTS, LINEARS OR FLATS) FRASARIA, MYOPORUM, MANZANITA, CARISSA, SEDUM OR JASMINE. OTHER PLANTS INDICATED ON SHEET L-1 CAN BE USED IN THIS AREA.

LICENSED LANDSCAPE ARCHITECT — THOMAS M. DE LORENZO — No. 1268 — Renewal Date 08/31/11 — STATE OF CALIFORNIA

DELORENZO INCORPORATED

Planning Landscape Architecture

2627 Presidio Drive
San Diego, CA 92110
619•295•5115
Fax: 619•297•2354

Job No.: 08-052-01
Proj. Mgr.: MZ
Drawn: DLI

AWBREY COOK MCGILL
architects
1045 14th Street, Suite 100
San Diego, CA 92101-5701
Phone: 619 . 398 . 3480

ARCHITECTS:
THOMAS B. AWBREY C 17578
CLIFFORD W. COOK C 19765
SCOT W. McGILL C 21059

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CONSULTANTS:

REVISIONS:

PROJECT:

The Outlets at the Border

San Diego, California

DRAWN: DLI
CHECKED: MZ
DATE: 11 April, 2011
PROJECT NO.:

SHEET TITLE:
INTERIM CONDITION PLANS AND WATER USE REQUIREMENTS

SHEET NO.:
L-4

ATTACHMENT 12

Las Americas East
Sign Plan

11 April, 2011

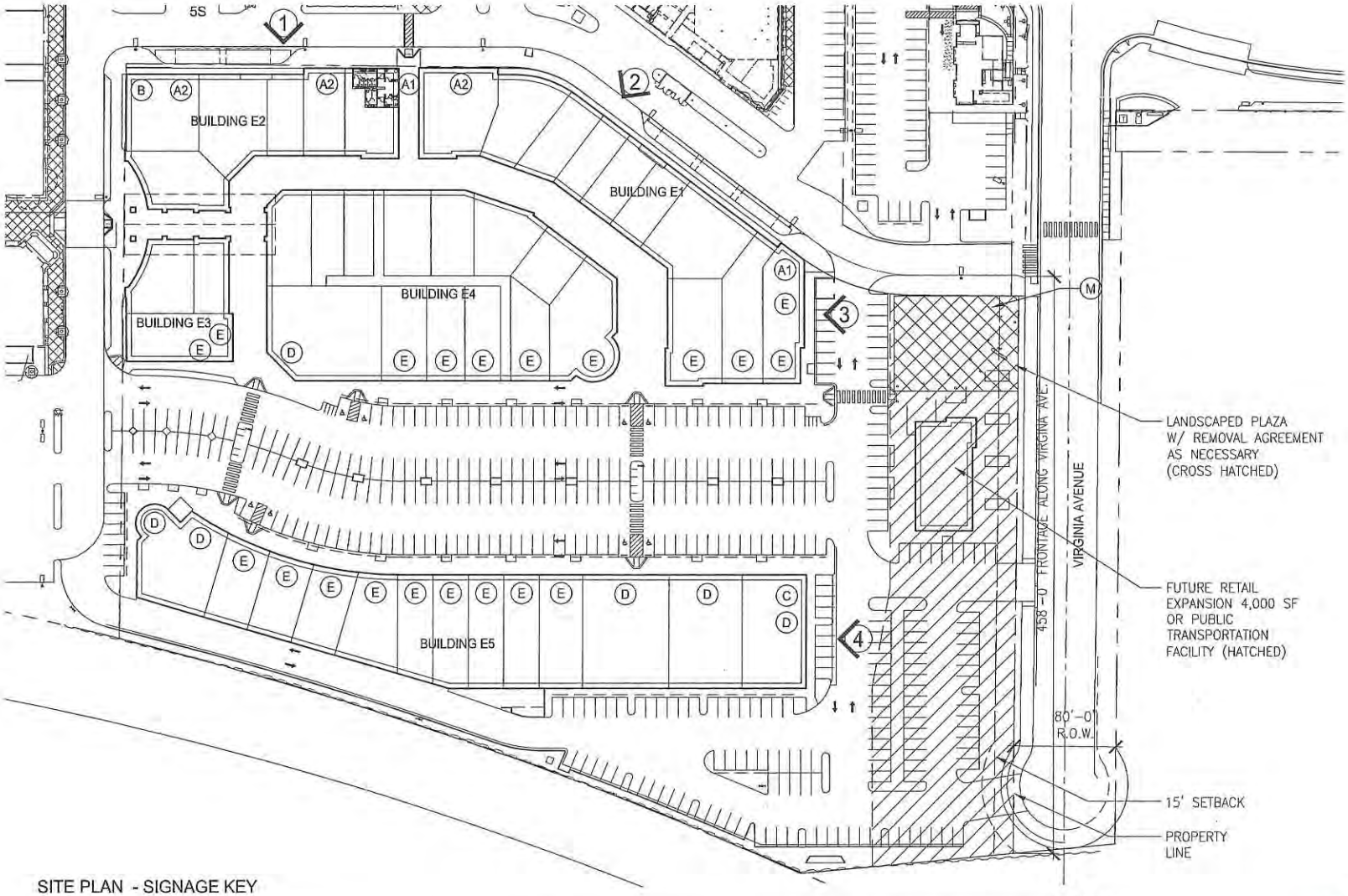
Prepared for Shamrock Development, LLC
By Awbrey Cook McGill Architects

Sign Criteria

Signs shall be designed to be harmonious with the overall project design theme and architecture, and shall be consistent with the provisions of this sign plan. Tenant or directional signs not oriented towards the public right-of-way shall be allowed with Developer's approval in addition to the signs below.

SIGN TYPE	DESCRIPTION	MAX. QTY.	MAX. SIGN HGT.	SIGN AREA PROPOSED	MAX. SIGN AREA PERMITTED	DEVIATION (%)	COPY	MAX. PERMITTED PER SIGN ORDINANCE
A1	PROJECT ID WALL SIGN	2	-	87 SF 70 SF	100 SF per bldg. elev.	-	Project Identity and Logos	per SDMC § 141.1105 (c), wall sign facing parking lot. (to the North). 1 SF per 3.75 linear feet of building. Max. 350 SF for Building 1 North elevation. (cumulative)
A2	PROJECT ID WALL SIGN TO INCLUDE TENANT SIGNAGE	4	-	349 SF 248 SF* * - Cumulative signage total along bldg. elev.	350 SF per bldg. elev.	-	Project Identity and tenant names or logos	per SDMC § 141.1105 (c), wall sign facing parking lot. (to the North). 1 SF per 3.75 linear feet of building. Max. 350 SF for Building 1 North elevation. Max 350 SF for building 2 North elevation. (cumulative)
B	PROJECT ID PROJECTING SIGN	1	-	130 SF per face	130 per face	-	Project Identity and tenant names or logos	
C	INTERNATIONAL GATEWAY MESSAGE CENTER SIGN 14'-0"H. X 24'-0" W.	1	-	336 SF	350 SF	-	Only per SDMC § 141.1105 (c)	Max. sign area along Virginia Ave for wall signs is 350 SF. (cumulative)
D	MAJOR TENANT (5,000 SF AND UP OR FRONTING ON THE PARKING FIELD) PRIMARY WALL SIGN	1 per frontage or tenant building elevation	-	TBD ** ** Building E5 East Elevation has an aggregate of 444 SF, sign type 'C' + 'D' (rev. 28 July, 2011)	Aggregate wall sign allowance of 3.75 SF per linear foot of tenant lease up to 350 SF	0%** ** 26 % at Building E5 East Elevation only.	Tenant Identification and/or logos, may contain goods and services listing	Per table 142-12c max. 3.75 SF by linear frontage with max. of 350 SF is allowed.
E	SHOPS TENANT (LESS THAN 5,000 SF) PRIMARY WALL SIGN	1 per frontage or tenant building elevation	-	TBD	Aggregate wall sign allowance of 1.25 SF per linear foot of tenant lease up to 200 SF	-	Tenant Identification and/or logos, may contain goods and services listing	Per table 142-12c max. 1.25 SF by linear frontage with max. of 200 SF is allowed.
M	PROJECT ID GROUND MONUMENT SIGN ELECTRONIC MESSAGE CENTER 14'-0"H x 12'-0" W.	1 per street frontage	30'	168 SF per face (336 SF total)	150 SF per face (300 SF total)	12%	Project Identity and tenant names or logos	Per SDMC § 141.1240 (a), ground sign at street frontage. Per table 142-12H: 150 SF max. permitted sign area at public r.o.w., with width more than 60', and street speed limit at 35-45 MPH. Double sign area permitted for ground sign with tw or more faces (max.). Top of sign or sign structure, 30' max. ht. from grade at centerline of adjacent public r.o.w.

ATTACHMENT 12



SITE PLAN - SIGNAGE KEY

Las Americas - East Parcel Expansion

THE SHAMROCK GROUP
REAL ESTATE DEVELOPMENT & INVESTMENT
CONTACT: DUNCAN A. BUDINGER
1.858.755.6900 x13

AWBRE COO MCGII
architect
1045 14th Street, Suite 1
San Diego, CA 92101-5
Phone: (619) 398-3

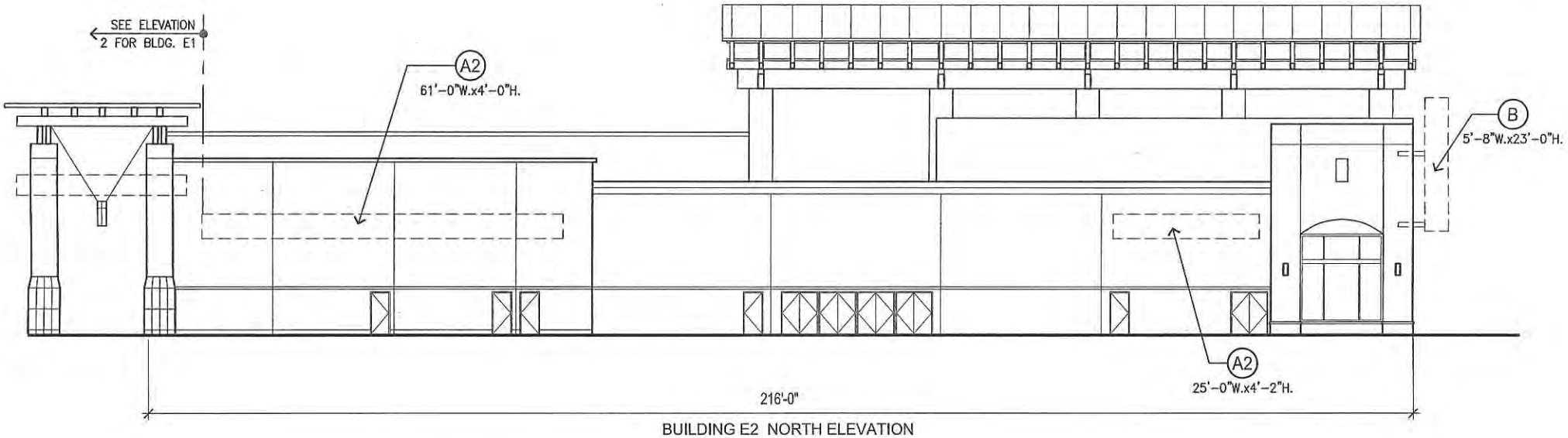
11 April, 2011

ATTACHMENT 12

SIGN TYPE: A2
QUANTITY: 2
LOCATION: AS INDICATED ON LOCATION PLAN
COPY: PROJECT IDENTIFICATION AND/OR TENANT NAMES
SIGN AREA: 244 SF AND 104 SF
LIGHTING: INTERNALLY ILLUMINATED AND/OR EXTERNALLY ILLUMINATED

TOTAL ACCUMULATED WALL SIGNAGE: 248 SF
MAX. WALL SIGNAGE ALLOWED: 350 SF

SIGN TYPE: B
QUANTITY: 1 (TWO-SIDED)
LOCATION: AS INDICATED ON LOCATION PLAN
COPY: PROJECT IDENTIFICATION AND/OR TENANT NAMES
SIGN AREA: 130 SF (EACH FACE)
LIGHTING: INTERNALLY ILLUMINATED AND/OR EXTERNALLY ILLUMINATED



BUILDING E2 NORTH ELEVATION

1 BUILDING E2 NORTH ELEVATION - BUILDING SIGNAGE TYPE

SCALE 1/16" = 1'-0"

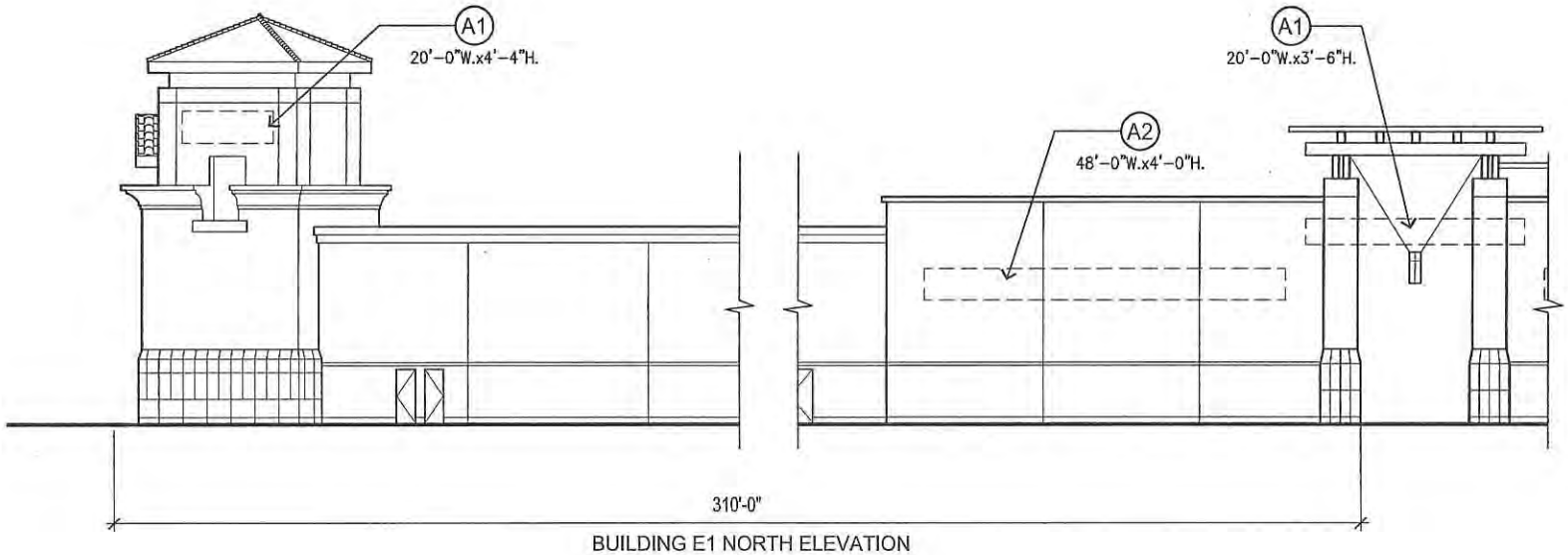
0 4' 8' 16' 32'

ATTACHMENT 12

SIGN TYPE: A1
QUANTITY: 2
LOCATION: AS INDICATED ON LOCATION PLAN
COPY: PROJECT IDENTIFICATION
SIGN AREA: 87 SF AND 70 SF
LIGHTING: INTERNALLY ILLUMINATED AND/OR EXTERNALLY ILLUMINATED

SIGN TYPE: A2
QUANTITY: 1
LOCATION: AS INDICATED ON LOCATION PLAN
COPY: PROJECT IDENTIFICATION AND/OR TENANT NAMES
SIGN AREA: 192 SF
LIGHTING: INTERNALLY ILLUMINATED AND/OR EXTERNALLY ILLUMINATED

TOTAL ACCUMULATED WALL SIGNAGE: 349 SF
MAX. WALL SIGNAGE ALLOWED: 350 SF



BUILDING E1 NORTH ELEVATION

2 BUILDING E1 NORTH ELEVATION - BUILDING SIGNAGE TYPE

SCALE 1/16" = 1'-0"

0 4' 8' 16' 32'

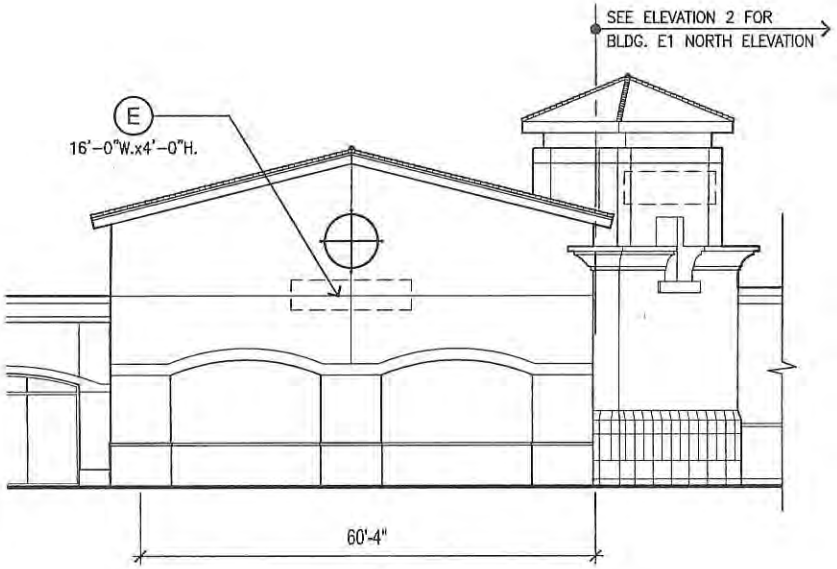
ATTACHMENT 12

SIGN TYPE: E
QUANTITY: 1
LOCATION: AS INDICATED ON LOCATION PLAN
COPY: TENANT IDENTIFICATION
SIGN AREA: 64 SF
LIGHTING: INTERNALLY ILLUMINATED AND/OR EXTERNALLY ILLUMINATED

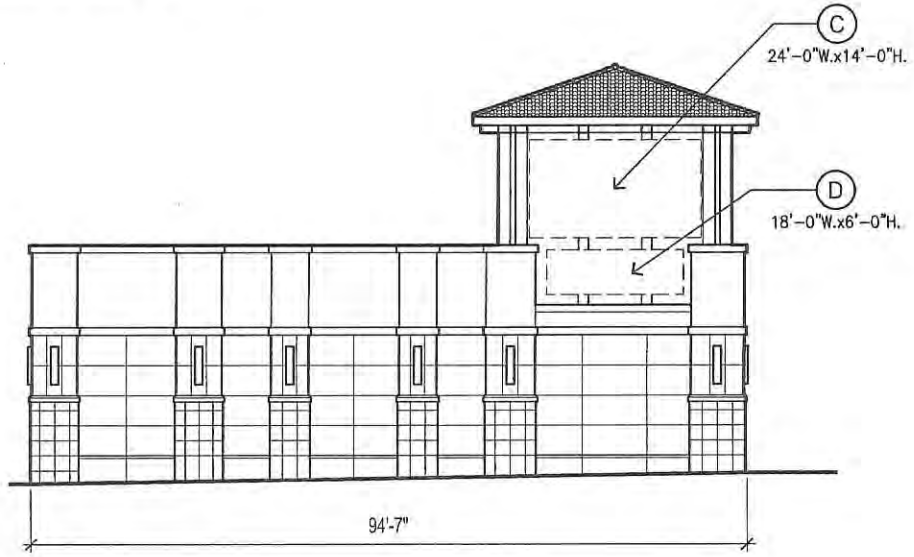
SIGN TYPE: C
QUANTITY: 1
LOCATION: AS INDICATED ON LOCATION PLAN
COPY: INTERNATIONAL GATEWAY SIGN PER SDMC § 141.1105 (C)
SIGN AREA: 336 SF
LIGHTING: STATIC / INTERNALLY ILLUMINATED, MESSAGE CENTER SIGN (LED)
NOTES:
1. PER SDMC § 141.1105 (B) AUTOMATIC CHANGING COPY SHALL BE ELECTRONICALLY CONTROLLED AND SHALL HAVE A REMOTE-CONTROL CAPACITY
2. PER SDMC § 141.1105 (C) - SIGNS WITH AUTOMATIC CHANGING COPY MAY INCLUDE ONLY THE FOLLOWING INFORMATION:
A.. TIME, TEMPERATURE, WEATHER, NEWS, AND OTHER SIMILAR INFORMATION;
B. MESSAGES PERTAINING TO PUBLIC EVENTS SPONSORED OR PROMOTED BY CIVIC, CHARITABLE, OR OTHER SIMILAR ORGANIZATIONS;
C. MESSAGES DIRECTING ATTENTION TO ANY PRODUCT THAT IS AVAILABLE OR ESTABLISHMENT THAT IS LOCATED ON THE PREMISES AT THE TIME THAT THE MESSAGE IS DISPLAYED. INCLUDE AS A NOTE ON ALL SIGN PLANS.

SIGN TYPE: D
QUANTITY: 1
LOCATION: AS INDICATED ON LOCATION PLAN
COPY: TENANT NAME
SIGN AREA: 108 SF
LIGHTING: INTERNALLY ILLUMINATED AND/OR EXTERNALLY ILLUMINATED

TOTAL ACCUMULATED WALL SIGNAGE: 444 SF
MAX. WALL SIGNAGE ALLOWED: 350 SF



BUILDING E1 EAST ELEVATION



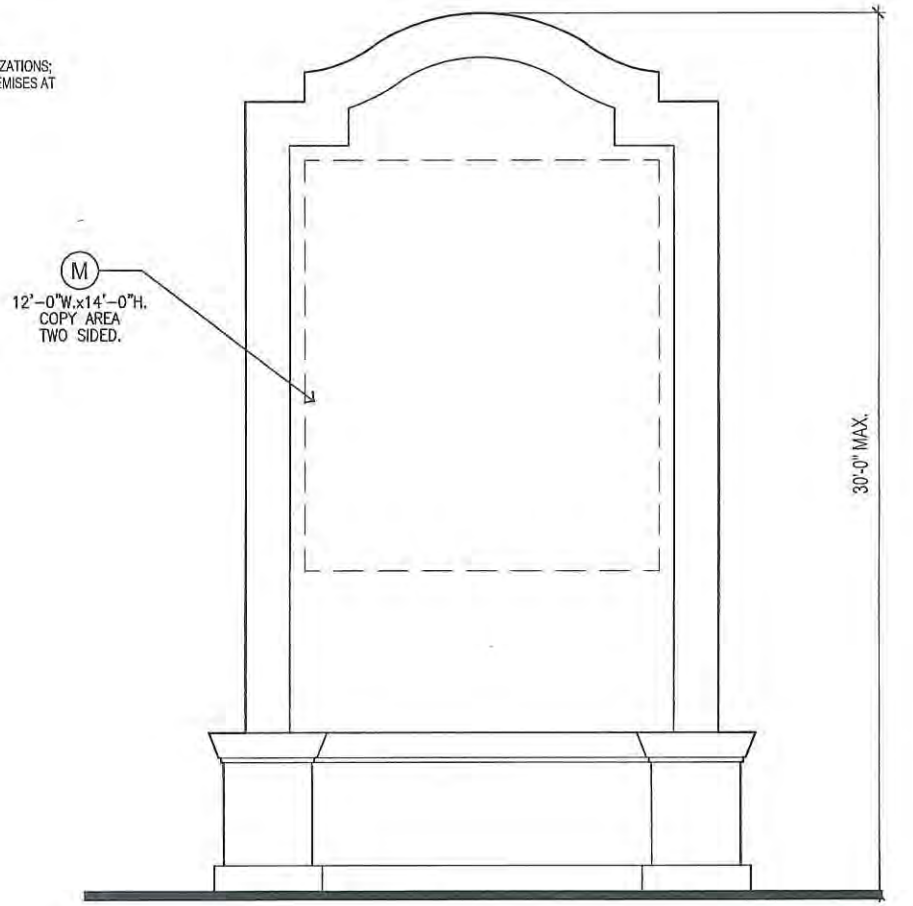
BUILDING E5 EAST ELEVATION

3 BUILDING E1 EAST ELEVATION - BUILDING SIGNAGE TYPE
SCALE 1/16" = 1'-0"
0 4' 8' 16' 32'

4 BUILDING E5 EAST ELEVATION - BUILDING SIGNAGE TYPE
SCALE 1/16" = 1'-0"
0 4' 8' 16' 32'

ATTACHMENT 12

SIGN TYPE: M
QUANTITY: 1 (TWO-SIDED)
LOCATION: AS INDICATED ON LOCATION PLAN
COPY: INTERNATIONAL GATEWAY SIGN PER SDMC § 141.1105 (C)
SIGN AREA: 168 SF
LIGHTING: STATIC / INTERNALLY ILLUMINATED, OR MESSAGE CENTER SIGN (LED)
NOTES:
1. PER SDMC § 141.1105 (B) AUTOMATIC CHANGING COPY SHALL BE ELECTRONICALLY CONTROLLED AND SHALL HAVE A REMOTE-CONTROL CAPACITY
2. PER SDMC § 141.1105 (C) - SIGNS WITH AUTOMATIC CHANGING COPY MAY INCLUDE ONLY THE FOLLOWING INFORMATION:
   A.. TIME, TEMPERATURE, WEATHER, NEWS, AND OTHER SIMILAR INFORMATION;
   B. MESSAGES PERTAINING TO PUBLIC EVENTS SPONSORED OR PROMOTED BY CIVIC, CHARITABLE, OR OTHER SIMILAR ORGANIZATIONS;
   C. MESSAGES DIRECTING ATTENTION TO ANY PRODUCT THAT IS AVAILABLE OR ESTABLISHMENT THAT IS LOCATED ON THE PREMISES AT THE TIME THAT THE MESSAGE IS DISPLAYED. INCLUDE AS A NOTE ON ALL SIGN PLANS.



5 MONUMENT SIGN
SCALE 1/4" = 1'-0"

0 2' 4' 6' 10'

ATTACHMENT 12

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

THE CITY OF SAN DIEGO

Ownership Disclosure Statement

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

Project Title
The Outlets at the Border

Project No. *For City Use Only*
194101

Project Address:
Parcel 3 of Parcel Map #19628 APN# 666-400-15

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 [X] **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: The Outlets at the Border

Project No. *(For City Use Only)* 194101

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):
Shamrock/Las America Venture I LLC

☒ Owner ☐ Tenant/Lessee

Street Address:
603 North Highway 101 Suite C

City/State/Zip:
Solana Beach Ca. 92075

Phone No: (858) 755-6900 Fax No: (858) 755-6909

Name of Corporate Officer/Partner (type or print):
by: The Shamrock Group: Randy Levinson

Title (type or print):
Member

Signature: Randy A. Date: August 11th, 2011

Corporate/Partnership Name (type or print):
Shamrock/Las Americas Venture I LLC

☒ Owner ☐ Tenant/Lessee

Street Address:
603 North Highway 101 Suite C

City/State/Zip:
Solana Beach Ca. 92075

Phone No: (858) 755-6900 Fax No: (858) 755-6909

Name of Corporate Officer/Partner (type or print):
by: The Shamrock Group: Michael Binkle

Title (type or print):
Member

Signature : Date: August 11th, 2011

Corporate/Partnership Name (type or print):
The Shamrock Group

☒ Owner ☐ Tenant/Lessee

Street Address:
603 North Highway 101 Suite C

City/State/Zip:
Solana Beach Ca. 92075

Phone No: (858) 755-6900 Fax No: (858) 755-6909

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

Title (type or print):
Member

Signature: Randy A. Date: August 11th, 2011

Corporate/Partnership Name (type or print):
The Shamrock Group

☒ Owner ☐ Tenant/Lessee

Street Address:
603 North Highway 101 Suite C

City/State/Zip:
Solana Beach Ca. 92075

Phone No: (858) 755-6900 Fax No: (858) 755-6909

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

Title (type or print):
Member

Signature : Date: August 11th, 2011

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:

6/20/2011: APPROVED AS WRITTEN (8-0-1; ABSTAIN: Wyman)

SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from May 16, 2011

1. Call to order: At 5:33 p.m. Chairman Michael Freedman called meeting to order.

   Roll Call: Present: I. Adato (6:25pm), M. Aguirre, T. Currie, M. Freedman, B. Gonzalez, J. Goudeau, Yolanda Hernandez, R. Moran (5:52 pm), S. Otto, M. Paredes, M. Paul (5:35 pm), C. Vasquez (5:37 pm).

   Absent: D. Flores, J. Wyman.

   Quorum of 9 present at Call to Order
   Quorum of 9 present at Approval of Agenda
   Quorum of 10 present at Minutes
   Quorum of 13 present at 6.b, 6.c, 6.d.

2. Approval of Agenda: **A motion was made by T. Currie and seconded by Y. Hernandez to approve the Agenda. Motion Passed (9-0-0). Yes: M. Aguirre, T. Currie, M. Freedman, B. Gonzalez, J. Goudeau, Y. Hernandez, S. Otto, M. Paredes, A. Perez. No: None. Abstain: None.**

3. Approval of Minutes of Previous Meeting: **A motion was made by B. Gonzalez and seconded by Y. Hernandez to approve the minutes of March 21, 2011. Motion Passed (10-0-0) Yes: M. Aguirre, T. Currie, M. Freedman, B. Gonzalez, J. Goudeau, Y. Hernandez, S. Otto, M. Paredes, M. Paul, A. Perez. No: None. Abstain: None**

4. Announcements:
   a) Vacancies: None
   b) Chairman: No announcements on Published Agenda. .
   c) Group Members:
      i. Transportation Collaborative meeting Wed. 5/18/2011 at Willow School from 6 pm to 8 pm. Draft SANDAG 2050 Regional Transportation presentation.
   d) City Officials: None.
   e) Members of the Public: None.

5. Public Comment: None.

6. Docket Items:

   a. **Redistricting Commission – City of San Diego.** Ms. Midori Wong, Chief of Staff presented. The 2010 Redistricting Commission is asking for community input regarding a 9th District in the City of San Diego. Redistricting is reviewed every ten years with the current census. This year a 9th District will be added as per Proposition D. **THIS IS AN INFORMATION ITEM**.

b. **Las Americas East:** Build out of the Las Americas East site located south of Camino de la Plaza and west of Virginia Ave. on a 350,914 sf (8.06 acre) lot with 140,000 sf of retail in 7 buildings with 397 parking spaces. SYIO CT-2,3 zone in San Ysidro Redevelopment Project Area. Two plans were presented: first plan will be implemented which includes a landscape area along Virginia Ave. until GSA's phase III has been completed; second plan would be implemented if GSA's phase III is not completed and would add a 4,000sf building and additional parking. Concern was expressed over video display boards. This project is expected to be complete in the Fall 2012. **A motion was made by M. Paul and seconded by R. Moran to recommend approval of the project as presented. Motion Passed (13-0-0) Yes: I. Adato, M. Aguirre, T. Currie, M. Freedman, B. Gonzalez, J. Goudeau, Y. Hernandez, R. Moran, S. Otto, M. Paredes, M. Paul, A. Perez, C. Vasquez. No: None. Abstain: None**

c. **Bazaar at Border Station:** J. Goudeau and T. Currie recused themselves. J. Goudeau represented *Bazaar at Border Station* at 4570 Camino de la Plaza. The application is for a 3-year Conditional Use Permit to allow an outdoor "Bazaar" with no more than 117 vendor spaces within an existing parking lot. The Bazaar would occupy 88,989 sf (2.04 ac) of the 5.8 acre parking lot. Property owner agreed to donate an 8-foot easement along the north side of Camino de la Plaza, to allow for a for a 15' wide sidewalk, an additional westbound traffic lane, a bike lane, and landscaping. The owners will improve the frontage with new fencing, public art, and color canopies. The Redevelopment Agency supports this project. This project supports business opportunities to small businesses that might otherwise not be able to afford to open a business. **A motion was made by C. Vasquez and seconded by M. Paredes to recommend support the project as presented. Motion Passed (11-0-2) Yes: I. Adato, M. Aguirre, M. Freedman, B. Gonzalez, Y. Hernandez, R. Moran, S. Otto, M. Paredes, M. Paul, A. Perez, C. Vasquez. No: None. Abstain: None. Recuse: T. Currie, J. Goudeau,**

d. **Annual Report for 2010:** Review the Annual Report for 2010 and direct the Chairman to deliver to the City of San Diego as required by City Council Policy 600-24. Report was distributed to Planning Group members by email for review. **A motion was made by S. Otto and seconded by J. Goudeau to approve the Annual Report for 2010 with the modifications as presented at the meeting. Motion Passed (13-0-0) Yes: I. Adato, M. Aguirre, T. Currie, M. Freedman, B. Gonzalez, J. Goudeau, Y. Hernandez, R. Moran, S. Otto, M. Paredes, M. Paul, A. Perez, C. Vasquez. No: None. Abstain: None**

7. **Subcommittee Reports:**

a. **Infrastructure and Public Improvements (S. Otto): Any new projects are on hold until Redevelopment Agency is secured.**

b. **Community Plan Update (M. Freedman):** March 9, 2011 discussion was on Parks with 27 park sites discussed. April 13 2011: Urban Design was discussed. May 11, 2011: Park Planning, Historic Context Presentation and a discussion on historic districts. Also discussed district boundaries and names. For additional information check the City's website.

6/20/2011: APPROVED AS WRITTEN (8-0-1; ABSTAIN: Wyman)

8. Representative Reports: THESE WERE CONTINUED FROM THE APRIL 18, 2011 MEETING

a. **SY POE Expansion & Reconfiguration (I. Adato)**: Meeting set for June 9th at 1:00 p.m., at a location to be announced

b. **SY Smart Border Coalition (T. Currie)**: Joint Transportation meeting on May 18 at Willow School; June 3rd meeting to prepare for GSA June meeting.

c. **Community Planners Committee (M. Paredes/J. Wyman)**: February meeting: Community Gardens; Affordable Housing and parking; also discussed the merger of Development Services Department and Community Investment and Community Planning Department. April Meeting: Redistricting Amendment for Inclusionary Affordable Housing; undergrounding of utilities in the Kensington/Talmadge areas.

d. **Otay Mesa Planning Group (B. Gonzalez):** No report. Mr. Paul would like to also attend meeting. No objection.

e. **Transportation Collaborative (J. Goudeau)**: Next meeting May 18 at Willow School to discuss Draft SANDAG 2050 Regional Transportation Plan

f. **SY Project Area Committee (PAC) (S. Otto):** Approved sidewalk repair and some new construction of sidewalk from the list prepared by the subcommittee.

9. Other Items: None

Meeting Adjourned at 7:50 p.m.

Minutes submitted by Jennifer Goudeau, Secretary