EXHIBIT A

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July 18, 2013

File Number: 21TV-154612

VIA ELECTRONIC MAIL AND U.S. MAIL

Bill Fulton Director of the Planning and Neighborhood Restoration Department City of San Diego 1222 1st Avenue San Diego, CA 92101

E-mail: bfulton@sandiego.gov

Re: Otay Mesa Community Plan Update/Torrey Pines Bank

Dear Mr. Fulton:

My name is John Ponder. I am a partner in the law firm of Sheppard Mullin Richter & Hampton LLP (Sheppard Mullin) and a member of the Real Estate, Land Use, Natural Resources and Environmental Practice Group (Practice Group) in the San Diego office. Sheppard Mullin is a full-service law firm with over 600 attorneys in 14 offices. The Practice Group has approximately 87 attorneys with 10 attorneys in San Diego, including myself. We represent numerous residential, industrial and commercial real estate developers processing projects in the City of San Diego (City).

On behalf of Sheppard Mullin and myself, I would like to congratulate you on your recent appointment as Planning Director (Planning and Neighborhood Restoration Department). Clearly, Mayor Filner made a wise choice when you were selected. Our Practice Group looks forward to working with you in the future, and we are always available to provide input on planning issues in the City.

I am writing to you on behalf of our client, Western Alliance Bancorporation, owner of the La Media property (Property), a 51.1-acre undeveloped site located at the southeastern corner of Otay Mesa Road and La Media Road in the Otay Mesa Community Planning Area at 8420 Airway Road (APN 646-121-32000). Western Alliance Bancorporation is affiliated with San Diego's local financial institution, Torrey Pines Bank.

The current land use designation for the property is Specialized Commercial, and the current zoning designation is Otay Mesa Development District: Commercial Subdistrict. The Otay Mesa Community Plan Update (OMCPU) proposes to redesignate the land use to "Industrial-International Business and Trade" and "Business Park-Office Permitted." Torrey Pines has

Bill Fulton July 18, 2013 Page 2

opposed this redesignation for the past three years. Below is some background information regarding the land use designation in the OMCPU.

On August 8, 2012, the City approved a Tentative Map Waiver (Map Waiver) and Site Development Permit (SDP) (Project No. 199429) to subdivide the Property into two separate legal lots. The Map Waiver and SDP were required because the Property was bisected by the creation of State Route 905 in 2006 by the State of California. The bisect caused the single parcel to have the appearance and potential function of two separate lots. However, in order to convey the Property as two separate lots and to investigate the potential for future development, a subdivision was required. The application for the Map Waiver and SDP were deemed complete on December 21, 2009.

The findings for the Map Waiver and SDP determined that the project was consistent with the policies, goals and objectives of the applicable land use plan. Specifically, the findings concluded that the Otay Mesa Community Plan designates the site for specialized commercial purposes and allows the creation of such lots consistent with the size and frontage allowed by the underlying zone.

The Conditions of Approval for the Map Waiver and SDP provided that no development activity shall occur until a new project-specific Site Development Permit (and any other required permits) has been obtained as required by the San Diego Municipal Code. As a result, Torrey Pines has assembled a development team and is preparing a project-specific application for an approximately 130,000 SF commercial development on the north parcel and approximately 252,000 SF commercial development on the south parcel (Project). The application is anticipated to be submitted on August 1, 2013.

In October 2010, the City issued a Notice of Preparation for the Draft Programmatic Environmental Impact Report for the OMCPU. A meeting was held on October 28, 2010 to discuss Torrey Pines' objection to the proposed land use designations. In attendance were City staff members Bill Anderson (Director of Planning), Theresa Millette (Senior Planner), Mary Wright (Deputy Director of the Planning Division), and Torrey Pines representatives Anne Marie Berg, Rob Hixson, and John Ponder. It is the recollection of Bill Anderson and myself that during that meeting, the City agreed that if Torrey Pines performed a traffic analysis that showed no impact on the OMCPU road classifications and that such analysis would not delay preparation of the OMCPU, the City would agree to retain a commercial land use designation for the Property. (See Exhibit A, Correspondence between John Ponder and Bill Anderson.)

Torrey Pines then sent a comment letter to the City on November 1, 2010, explaining its concerns regarding the proposed land use designations and requesting that the EIR's project description describe the Property with a commercial land use designation. (See Exhibit B, November 2010 Sheppard Multin Letter to T. Millette.) The City did not amend the project description pursuant to Torrey Pines' request.

The benefits to the community of maintaining the current commercial designation have been recognized by the Otay Mesa Community Planning Group (Planning Group). On April 20, 2011, the Planning Group unanimously passed a motion to support the current commercial

Bill Fulton July 18, 2013 Page 3

designation of the Property, and not the designations as proposed by the OMCPU, contingent on the landowner agreeing to address traffic issues.

On August 17, 2011, Torrey Pines sent the City a comment letter on the draft OMCPU, which designated the Property as International Business and Trade, rather than Commercial. (See Exhibit C, August 2011 Sheppard Mullin Letter to T. Millette.) In that letter, Torrey Pines explained the fiscal benefits of retaining the commercial designation, expressed concerns regarding spot zoning, and reminded the City that the Otay Mesa Planning Group supports a commercial designation. Torrey Pines also engaged a traffic consultant, Urban Systems Associates, Inc., to prepare traffic forecasts and analysis to address the City's concerns regarding traffic. (See Exhibit D, Urban Systems Traffic Reports.) Those reports showed no impact on the OMCPU road classifications from a commercial designation at the Property.

The City provided its response in a letter dated September 30, 2011. (See Exhibit E, DSD Letter to J. Ponder.) Also, Kelly Broughton left a voice message for me on November 3, 2011. (See Exhibit F, Broughton Message for J. Ponder.)

In those communications, the City expressed only three remaining concerns, which are:

 Designating the Property as commercial would trigger an "overabundance" of commercial beyond the market analysis performed for the Update;

 The potential for limited access along Otay Mesa Road and the northern half of La Media Road would affect the viability of commercial development; and

The potential for a conflict between truck routes near the Property and commercial vehicle trips.

On January 12, 2012, I corresponded with Bill Anderson about the October 28, 2010 meeting. In a phone call to me on January 12, 2012, Bill Anderson confirmed that it was his recollection that at the October 28, 2010 meeting the City agreed that if Torrey Pines performed a traffic analysis and it demonstrated that leaving the property as commercial would not result in the need for re-classification of any roadways in the OMCPU or delay the OMCPU, the City would leave the property designated as commercial in the next draft of the OMCPU.

Torrey Pines then worked diligently to schedule a meeting with Kelly Broughton. I attempted to schedule a meeting with Mr. Broughton to discuss this issue on four occasions in 2012 – January 15, February 6, March 5, and March 26. I received no response. (See Exhibit G, Emails to Broughton.) On May 22, 2013, Kelly Broughton confirmed in a conversation with me that Torrey Pines had met the traffic analysis conditions given by the City in the October 28, 2010 meeting for allowing the commercial designation and also stated that if an application for development of a commercial use was submitted and deemed complete prior to the adoption of the OMCPU, the City would have no alternative but to allow the commercial use to continue.

Attached is a memo which summarizes several technical, practical, and legal issues pertaining to the OMCPU redesignation of the Property which you may find of use in your consideration of

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the land use designation issues. (See Exhibit H, Memorandum.) Also attached is a timeline of events for the Torrey Pines property, which may also be helpful. (See Exhibit I, Timeline for Torrey Pines Project.)

As I believe you will discover from reviewing the attached documents, this is one of the most egregious issues I have been involved with the City. My client has spent countless hours and incurred significant expense to satisfy conditions imposed by DSD to allow the Property to retain the commercial land use designation. The failure of the City to abide by its representations has jeopardized the development and sale of the Property.

Please accept my apology for the length of this letter and volume of documents I am providing you. Unfortunately, this issue has festered for years and with the imminent publication of the OMCPU and Environmental Impact Report, it is imperative that the matter be timely addressed and resolved.

Thank you for your consideration of this issue. I would be happy to meet with you to discuss this issue or provide any additional information. I look forward to hearing from you.

Sincerely,

John E. Ponder for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:409556124.2

cc Tom Tomlinson, Theresa Millette, Anne Marie Berg, Mark Rowson, Ted Shaw

Enclosures:

Exhibit A, Correspondence between John Ponder and Bill Anderson Exhibit B, November 2010 Sheppard Mullin Letter to T. Millette Exhibit C, August 2011 Sheppard Mullin Letter to T. Millette Exhibit D, Urban Systems Traffic Reports Exhibit E, DSD Letter to J. Ponder Exhibit F, Broughton Message for J. Ponder Exhibit G, Emails to Broughton Exhibit H, Memorandum Exhibit I, Timeline for Torrey Pines Project

EXHIBIT A

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Suzy Thayer

From: Sent: To: Subject: John Ponder Tuesday, July 09, 2013 4:07 PM Suzy Thayer FW: Torrey Pines Bank/Former Integral Property

Bill Anderson email or correspondence

From: John Ponder Sent: Thursday, January 12, 2012 1:43 PM To: William Anderson (<u>william.anderson3@aecom.com</u>) Subject: Torrey Pines Bank/Former Integral Property

Bill,

I hope you are well and enjoying working back in the private sector. AECOM is a great firm and we are working with them on solar projects in Imperial Valley.

You may recall that the OMCPU proposed changing the Torrey Pines property from a land use designation of commercial to industrial. Torrey Pines has objected to the proposed change and as a result, a meeting was held at the City on 10/28/10 to address Torrey Pines objection. You, Kelly, Theresa, Mary and traffic staff all attended the meeting. Anne Marie Berg, Rob Hixson and myself attended on behalf of Torrey Pines. After much discussion, it is our recollection that it was agreed that Torrey Pines should immediately perform a traffic analysis to demonstrate that leaving the property as commercial would not result in the need for re-classification of any roadways in the OCMPU. If the traffic analysis could demonstrate this to the satisfaction of the City, the next draft update of the plan would leave the property designated for commercial use. Kelly added another condition that the reversion to commercial could not delay the OMCPU. The City then suggested and we agreed to retain Sam Kab of Urban Systems to perform the analysis because he was familiar with the OMCPU traffic analysis and could perform the analysis in a timely manner.

After several submittals of the traffic analysis, Kelly was convinced that leaving the use as commercial would not not result in re-classifications of roadways in the OMCPU and in fact, because of street A bisecting the project, would reduce community traffic impacts. When he communicated this finding to staff, he was informed that staff still had issues with leaving the land use designation as commercial. I reminded Kelly of our understanding from the 10/28/10 meeting and he said he would honor that understanding if you would confirm that it was also your understanding as a result of the meeting.

I apologize for placing this burden on you but it is very important to Torrey Pines. I am at a loss to understand staff's hesitancy because we have satisfied the conditions for leaving the property as commercial. If this was not the understanding, why would we have retained Sam Kab and spent thousands of dollars for the traffic analysis?

I thought it was best to provide you with the brief summary above before calling you to give you time to reflect on the meeting. I would like to discuss this with you either tomorrow or Monday as we are anxious to resolve the issue. Thank you for taking the time to consider this request.

Again, I apologize for dragging you back into City business.

John

John E. Ponder, Esq. Sheppard Mullin Richter & Hampton LLP 619-338-6646 Direct

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619-234-3815 Fax jponder@sheppardmullin.com

Confidential and Privileged: Attorney-Client Privilege and Attorney Work Product Doctrine Asserted

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EXHIBIT B



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> John E. Ponder Writer's Direct Line: 619-338-6646 jponder@sheppardmultin.com

Our File Number: 15BK-151316

November 1, 2010

VIA E-MAIL AND U.S. MAIL

Myra Herrmann Senior Environmental Planner City of San Diego Development Services Department 1222 First Avenue, MS #501 San Diego, CA 92101 Theresa Millette Senior Planner City of San Diego Planning and Community Investment Department 202 C Street, MS 5A, San Diego, CA 92101

Re: Notice of Preparation for the Draft Programmatic Environmental Impact Report for the Otay Mesa Community Plan Update (Project No. 30330)

Dear Ms. Herrman and Millette:

On behalf of our client, Western Alliance Bancorporation, owner of the La Media property ("La Media"), an approximately 51.1-acre undeveloped site located at the southeastern corner of Otay Mesa Road and La Media Road in the Otay Mesa Community Planning Area at 8420 Airway Road (APN 646-121-3200), we appreciate the opportunity to provide input on the scope and content of the proposed Program Environmental Impact Report ("PEIR") for the Otay Mesa Community Plan Update (Project No. 30330) ("OMCPU" or "Project")). Western Alliance Bancorporation is affiliated with San Diego's local financial institution, Torrey Pines Bank. The Notice of Preparation ("NOP") announces that the City of San Diego will be the lead agency for preparation of a PEIR in connection with major revisions to the land use designations for what allegedly has developed among the City staff as a "consensus scenario" for the OMCPU.

The PEIR is intended to satisfy the requirements of the California Environmental Quality Act ("CEQA"). CEQA Guidelines § 15083 encourages the lead agency through the scoping process to consult directly with any person or organization it believes will be concerned with the environmental effects of a project because "many public agencies have found that early consultation solves many potential problems that would arise in more serious forms later in the review process." (14 Cal. Code Regs. § 15083.) In addition, "Scoping has been helpful to agencies identifying the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in an EIR and in eliminating from detailed study issues found not to be important. Scoping has been found to be an effective way to bring together and resolve

SHEPPARD MULLIN RICHTER & HAMPTIN LLP Myra Herrmann Theresa Millette November 1, 2010 Page 2

concerns of ... the proponent of the action, and other interested persons including those who might not be in accord on environmental grounds." (14 Cal. Code Regs. 15083(a),(b).)

Our foremost goal is to ensure that Otay Mesa grows into a comprehensively planned community with a high quality of life. To that end, we have been monitoring the Project closely for years and in the spirit of avoiding potential problems that can arise later in the review process, we submit this letter offering constructive comments that could be used to improve the PEIR.

I. General Comments

A. Project Description

Our primary concern is that the OMCPU project description should describe the La Media property with a commercial land use designation for public policy, fiscal, and fairness and legal reasons.

From a fairness and legal perspective, the La Media project has been in the City's regulatory pipeline for nearly a year with investor funds and City staff working towards the requirements for a project approval under the assumption that commercial use would predominate the project site. The site has been designated for commercial use in the Otay Mesa Community Plan since at least 1981. Both the 3B and 4B scenarios depicted on the City's website in April 2009 proposed to retain commercial use on the northern portion of the property, with either Village Community or International Business and Trade ("IBT") uses on the southern portion of the property. Yet, the NOP's "consensus scenario" project description now eliminates all commercial and Village Community and proposes IBT for the entire property. The City deemed the La Media project complete on December 21, 2009. For fairness and legal reasons, after the project application is deemed complete, the City typically does not change the development rules, regulation and policies for projects, including land use designations, in the regulatory pipeline unless it would place residents in a condition dangerous to their health or safety. The Government Code allows the City to apply new rules when, at the time of the application, the City (1) initiated proceedings for a development rule change by way of ordinance, resolution, or motion; and (2) published notice in accordance with Government Code § 65090 notice procedures that contains a description sufficient to notify the public of the nature of the proposed change in the applicable general or specific plans, or zoning or subdivision ordinances. Gov't Code § 66474.2(b)). In this case, while the fact of a pending OMCPU has generally been known to developers in Otay Mesa, it cannot be said that developers had any notice that the nature of the OMCPU's description of the La Media property would be to eliminate all commercial uses that had existed since the 1981 Otay Mesa Community Plan and remained the predominate use in the April 2009 3B and 4B scenarios. Whether on legal or simply fairness grounds, we urge the City to adopt a project description that restores the La Media project's commercial land use designation.

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There are also policy reasons to correct the project description. Per our previous discussions with the City, we are aware of the City's concerns regarding traffic conditions on Otay Mesa Road. However, retaining the La Media site as commercial will not change the proposed OMCPU's level of service on Otay Mesa Road and would not appear to trigger significant delays. The site will have access from Otay Mesa Road and Caltrans has conditionally approved access from La Media Road. Therefore, the site is convenient for shoppers and supports transit development.

From a fiscal perspective, the benefits to the City of restoring the La Media project's commercial designation are supported by the City's past studies. The adopted community plan proposes 457 acres of commercial, but the consensus scenario only proposes 320 acres of commercial. The Fiscal Impact Analysis of Otay Mesa Community Plan Update (ERA 2007) analyzed the net fiscal impacts of three OMCPU scenarios. Scenario 1, with 512 acres of commercial, netted the highest annual returns for the City with \$19.1 million. Scenario 2, with 400 acres of commercial, netted \$17.5 million annually. As ERA explains, "Scenario 1's anticipated sales tax, property tax, and transient occupancy tax receipts help to generate the highest revenues of all the scenarios." (ERA at p. 7) "With the greatest proportion of residential and office development, Scenario 2 generates the most property taxes at buildout, but also the highest expenditures. Though the greatest number of new residents is anticipated in Scenario 2, this alternative has substantially lower retail space than the other scenarios and produces less sales tax." (ERA at p. 7.) In other words, if the City had increased adopted commercial acres from 457 to 512, the City would net higher annual revenues. The loss of sales taxes from reducing the commercial acres from 457 to 400 acres reduces the City's net revenues by \$1.6 million. Yet the consensus scenario proposes to do more fiscal harm to the City by further reducing commercial acres to 320. Therefore, restoring the commercial use to the La Media project would appear to be wise fiscal policy for the City, particularly where the project would not cause significant new delays on Otay Mesa Road or La Media beyond which is currently anticipated under the existing Otay Mesa Community Plan or the proposed OMCPU consensus scenario.

B. Alternatives Analysis - Avoiding Leapfrog Patterns Along I-905 Corridor

The alternatives analysis must fulfill CEQA's mandate to examine a "reasonable range" of alternatives aimed at avoiding or reducing the significant impacts of the proposed project.¹ Please ensure that the PEIR does not improperly constrain the range of alternatives by eliminating options that would provide substantial reductions in the impacts of the Project or better achieve a consensus for landuse designations within the Otay Mesa Community Planning Area. For example, the PEIR should consider alternatives that would provide better locations for

¹⁴ Cal. Code Regs. § 15126.6.

SHEIPARD NULLIN RICHTER & HAMPTON LLP Myra Herrmann Theresa Millette November 1, 2010 Page 4

the OMCPU's commercial land use designations, which would substantially lessen the Project's impacts.²

Even if the City is intent on reducing commercial acres in Otay Mesa, the distribution of commercial acres does not reflect the community input the City sought. The consensus 3B scenario upzones industrial property to add commercial acres farther to east rather than retaining commercial acres, such as the La Media project ideally located at the 905 / LaMedia interchange. With the supporting residential base for Otay Mesa's commercial uses in the western part of Otay Mesa, moving commercial farther to the industrialized eastern part of Otay Mesa seems a misallocation of land uses, especially when the industrialize eastern part of Otay Mesa are already scheduled to be served by the commercial core at the port of entry.

This shifting of commercial to the east is also antithetical to the NOP's stated project feature to designate a corridor of Business Park industrial uses along SR-905. Under the consensus 3B scenario, this is achieved for most of the SR-905 until La Media road, where the scenario shifts to a leapfrog of industrial and commercial use pattern that leaves the La Media project an island of industrial within the linear corridor surrounded by commercial on either side, instead of a true commercial core. This island land use designation is typically discouraged as a form of spot zoning.

As such, if the City does not change the project description to include the La Media property with a commercial designation, we respectfully submit that a reasonable range of alternatives for the PEIR must include a "non-leapfrog alternative" identical to the proposed consensus 3B scenario with the La Media project retaining its commercial designation.

C. Alternatives Analysis - No Project Alternative Fails to Disclose Impacts.

The City correctly notes that the No Project Alternative is required by CEQA. It often serves to aid the decision-maker in understanding the environmental impacts of not moving forward with the project and what impacts may occur if development proceeds under exiting plans (ie. The 1981 Otay Mesa Community Plan).

The No Project Alternative would analyze a continuation of existing conditions including the La Media property as a commercial land use. However, in order to comply with CEQA's goal of providing information to decision-makers and the public concerning the potential environmental effects of proposed activities (14 Cal. Code Regs. 15002(a)(2)-(3)), the continued commercial use of La Media property must be analyzed in conjunction with the other

² Pub. Res. Code § 21001(g); see also See Laurel Heights Improvement Ass'n v Regents of Univ. of Cal. (1988) 47 Cal.3d 376, 403 (noting that EIR, which stated that no feasible alternative sites were available for relocation of university facilities other than site it owned, did not assess possibility of expanding or remodeling other facilities or possibility of purchasing or leasing other facilities).

SHEPPARD MULLIN RICHTER & HAMPTON LLP Myra Herrmann Theresa Millette November 1, 2010 Page 5

proposed uses depicted in the consensus scenario. Failure to do so will not fairly disclose the potential effects and benefits of continuing the commercial use on the site.

D. The PEIR Must Fully Address Cumulative Impacts of the Project

The PEIR must analyze both the Project's direct and cumulative impacts.³ Failing to do so would constitute a form of "piecemealing" which would violate CEQA.⁴ "Under CEQA, the agency must consider the cumulative environmental effects of its action before a project gains irreversible momentum.⁵⁵ The cumulative impacts analysis should also consider the impacts of past projects.⁶

E. The PEIR Should Fully Analyze the Project's Indirect and Displacement Impacts

CEQA requires lead agencies to consider indirect impacts from a project.⁷ "Direct and indirect significant effects of the project on the environment shall be clearly identified and described, giving due consideration to both the short-term and long-term effects."⁸ An indirect environmental impact is a change in the physical environment that is not immediately related to the project but that is caused indirectly by the project, occurs later in time, or is farther removed in distance than direct effects.⁹ Additionally, CEQA requires analysis of whether a lead agency's action results in the displacement of development to other areas.¹⁰

F. The PEIR Should Not Improperly Defer Analysis of Environmental Impacts

Moreover, to satisfy the informational requirements of CEQA,¹¹ the PEIR must analyze all reasonably foreseeable impacts.¹² Failing to analyze reasonable foreseeable impacts

⁷ Stanislaus Audubon Soc'y, Inc. v County of Stanislaus (1995) 33 Cal.App.4th 144 (EIR required for golf course project because adverse impacts would result indirectly from later residential development that might be attracted to area by development of golf course).

10 Muzzy Ranch Co. v. Solano County Airport Land Use Comm'n (2007) 41 Cal.4th 372, 383.

¹¹ It is noteworthy that when the informational requirements of CEQA are not complied with, an agency fails to proceed in a "manner required by law," and has therefore abused its discretion. (Pub. Resources Code, § 21168.5; see also County of Amador v. El Dorado County Water Agency (1999) 76 Cal. App.4th 1428.)

³ 14 Cal. Code Regs. §§ 15126.2(a), 15130.

^{*} See Orinda Ass'n v. Bd. of Supervisors (1986) 182 Cal.App.3d 1145, 1171; see also Las Virgenes Homeowners Federation, Inc. v. County of Los Angeles (1986) 177 Cal.App.3d 300, 306.

³ City of Antioch v. City Counsel (1986) 187 Cal.App.3d 1325, 1333.

⁶ See Environmental Protection & Information Center v. California Dept. of Forestry and Fire Protection (2008) 44 Cal.4th 459, 523.

^{* 14} Cal Code Regs § 15126.2(a).

^{9 14} Cal Code Regs §§15064(d)(2), 15358(a)(2).

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eviscerates one of CEQA's prime purposes, to have, "at the earliest feasible time, project sponsors . . . incorporate environmental considerations into project conceptualization, design, and planning."¹³

Moreover, analysis of indirect and displacement impacts should not be deferred. If the PEIR does not consider the potentially significant impacts induced by, or indirectly caused by, approval of the Project, the PEIR would impermissibly segment the whole of the project.¹⁴

G. Land Use

The PEIR's land use analysis should also consider the "transformation" impacts caused by the Project.¹⁵ This analysis must address the direct, indirect, and cumulative impacts caused by adding commercial to areas currently designated industrial. Because the Project would eliminate the current industrial designation on certain parcels, the General Plan requires an analysis of whether the property could still feasibly support industrial uses.¹⁶ There are potentially significant land use and other environmental impacts resulting from the Project's transformational aspects that should be evaluated in the PEIR.

Please address all impacts of the Project on the General Plan including addressing section EP-L-2, which states: "Prepare a Community and Economic Benefit Assessment (CEBA) process focusing on economic and fiscal impact information for significant community plan amendments involving land use or intensity revisions. A determination of whether a CEBA is required for community plan amendments will be made when the community plan is initiated.¹¹⁷ The Project is a significant land use and intensity revision as defined in the General Plan, requiring preparation of a CEBA. The City's preparation of a CEBA in 2007 analyzed different scenarios that the proposed consensus 3B scenario. As discussed above, the consensus 3B scenario appears to dramatically depart from the commercial acreage levels in the 2007 CEBA that would maximize net annual revenues for the City. As such, a revised CEBA based on the consensus 3B scenario and a reasonable range of alternatives that includes an increase in commercial acres would seem to be in order, if not required by the General Plan.

^{12 14} Cal. Code Regs. § 15064(d); see also City of Antioch, supra, 187 Cal.App.3d 1325.

^{13 14} Cal. Code Regs. § 15004(b)(1).

¹⁴ See Laurel Heights Improvement Assoc. v. Regents of the Univ. of California (1988) 47 Cal.3d 376, 391 fn. 2.

¹⁵ 14 Cal. Code Regs. § 15355(b); see also Environmental Protection Center v. Johnson (1985) 170 Cal.App.3d 604, 624-25.

¹⁶ General Plan, at p. EP-8 to EP-9.

¹⁷ Id. at p. EP-36.

SHEPPAND MULLIN RICHTER & HAMPTON LLP Myra Herrmann Theresa Millette November 1, 2010 Page 7

Additionally, the Land Use section of the NOP fails to mention whether the PEIR will analyze conformity with California's landmark planning law, SB 375.¹⁸ It requires that SANDAG prepare a "Sustainable Communities Strategy," which must encourage development that reduces GHG emissions. Please ensure that the PEIR fully analyzes the Project's consistency with the Sustainable Communities Strategy and fully complies with SB 375.

II. Request for Special Notice and Copy of NOP

In order to facilitate a prompt exchange of information as the OMCPU moves forward, please accept this letter as my written request for Special Notice of any actions related to the OMCPU including, but not limited to, all decisions, meetings, hearings, and/or workshops concerning the Project, and the distribution of any other documents prepared in accordance with CEQA for the Project which are available for public review and comment. Although the City did not elect to provide a copy of its initial study with the NOP, in the event an initial study was prepared, I respectfully request a copy. If necessary, please accept this letter as a Public Records Act request for the initial study. Copies of documents and Special Notice can be provided to the following address:

> John E. Ponder, Esq. Sheppard, Mullin, Richter & Hampton LLP 501 West Broadway, Suite 1900 San Diego, CA 92101 Tel: 619.338.6500 Fax: 619.234.3815 E-mail: jponder@sheppardmullin.com

With a copy to:

Ann Marie Berg Senior Vice President, Director of Corporate Facilities Western Alliance Bancorporation 2700 West Sahara Avenue Las Vegas, NV 89102 <u>aberg@torrevpinesbank.com</u> (702) 856-7219

" NOP at p. 6-7.

SHEPPARD MULLIN RICHTER & HAMPTON LLP Myra Herrmann Theresa Millette November 1, 2010 Page 8

III. Conclusion

Thank you for the opportunity to comment on the NOP. We respectfully request that you review each of these concerns in the PEIR and ensure that the Project's impacts do not degrade Otay Mesa's high quality of life and distinctive community character. Western Alliance Bancorporation plans to stay involved throughout the Project's planning process to ensure the impacts to the community are thoroughly analyzed and the concerns discussed in this letter are addressed.

On behalf of Western Alliance Bancorporation, we look forward to discussing these issues with you further. Please do not hesitate to contact us if you require information regarding the nature and scope of our comments.

Sinectel John E. Ponder

for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

W02-WEST:8JWF1/403036970.4

cc: Elizabeth Maland, City Clerk, City of San Diego William Anderson, Director, Department of City Planning and Community Investment Mary Wright, Deputy Director, Department of City Planning and Community Investment Anne Marie Berg, Senior Vice President, Western Alliance Bancorporation

EXHIBIT C



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> John E. Ponder Writer's Direct Line: 619-338-6646 jponder@sheppardmullin.com

Our File Number: 15BK-151316

August 17, 2011

VIA E-MAIL AND U.S. MAIL

Theresa Millette Senior Planner City of San Diego Planning and Community Investment Department 202 C Street, MS 5A San Diego, CA 92101

Re: Draft Otay Mesa Community Plan Update

Dear Ms. Millette:

On behalf of our client, Western Alliance Bancorporation, owner of the La Media property ("La Media Property"), an approximately 51.1-acre undeveloped site located at the southeastern corner of Otay Mesa Road and La Media Road in the Otay Mesa Community Planning Area at 8420 Airway Road (APN 646-121-3200), we appreciate the opportunity to provide input on the draft Otay Mesa Community Plan Update ("Update"). Western Alliance Bancorporation is affiliated with San Diego's local financial institution, Torrey Pines Bank. In the spirit of ensuring that Otay Mesa grows into a comprehensively planned community with a high quality of life, we submit the following comments on the Update.

The La Media project has an application pending with the City of San Diego for a tentative map waiver (Project No. 199429) to subdivide its 51.1-acre lot into two separate legal lots. The application does not proposed any grading or development at this time. The La Media project has been in the City's regulatory pipeline for almost two years with City staff working towards the requirements for a project approval with future commercial development as currently allowed under the approved Otay Mesa Community Plan, last amended July 19, 2005. The current land use designation on the La Media Property is Specialized Commercial and the current zoning designation is Otay Mesa Development District: Commercial Subdistrict. The City deemed the La Media project complete on December 21, 2009. For fairness and legal reasons, after the project application is deemed complete, the City typically does not change the development rules, regulation and policies for projects, including land use designations, in the

SHEPPARD MULLIN RICHTER & HAMPTON LLP

Theresa Millette August 17, 2011 Page 2

regulatory pipeline unless it would place residents in a condition dangerous to their health or safety.¹

The Update proposes to redesignate the land mostly to "Industrial – International Business and Trade," and a smaller portion to "Business Park – Office Permitted."² While the fact of a pending Otay Mesa Community Plan Update has generally been known to developers in Otay Mesa, it was not known that the City would eliminate the commercial and retail uses that had existed since the 1981 Otay Mesa Community Plan and remained the predominant use in the draft scenarios in 2006, 2007, 2008, and the April 2009 3B and 4B scenarios. On legal and fairness grounds, we urge the City to restore the La Media Property's Commercial land use designation.

A. Fiscal Benefits From Retaining Commercial Designation

From a fiscal perspective, retaining the Commercial designation benefits the fiscal health of the City, as shown by past City studies. The *Fiscal Impact Analysis of Otay Mesa Community Plan Update* analyzed the net fiscal impacts of three Update scenarios. Scenario 1, analyses the current amount of 512 acres of commercial, and netted the highest annual returns for the City with \$19.1 million. As the report explained, "Scenario 1's anticipated sales tax, property tax, and transient occupancy tax receipts help to generate the highest revenues of all the scenarios."³ Scenario 2, with 400 acres of commercial, netted \$17.5 million annually. "With the greatest proportion of residential and office development, Scenario 2 generates the most property taxes at buildout, but also the highest expenditures. Though the greatest number of new residents is anticipated in Scenario 2, this alternative has *substantially lower retail space than the other scenarios and produces less sales tax.*"^A Scenario 3, which is essentially the Update, proposes to reduce the fiscal benefits to the City by reducing Commercial acres to 320.

Retaining the existing Commercial use would also help provide revenue for much needed public infrastructure through increased Facilities Benefits Assessment fees. Therefore, restoring the Commercial use to the La Media Property would be fiscally sound for the City.

4 Id.

¹ The Government Code allows the City to apply new rules when, at the time of the application, the City (1) initiated proceedings for a development rule change by way of ordinance, resolution, or motion; and (2) published notice in accordance with Government Code § 65090 notice procedures that contains a description sufficient to notify the public of the nature of the proposed change in the applicable general or specific plans, or zoning or subdivision ordinances. Gov't Code § 66474.2(b)).

² Otay Mesa Community Plan, April 2011 Public Draft ("Update"), Figure 2-1, 2-5, and 2-6 (Exh. A).

³ Fiscal Impact Analysis of Otay Mesa Community Plan Update (ERA 2007) at p. 7.

SHEPPARD MULLIN RICHTER & HAMPTON LLP

Theresa Millette August 17, 2011 Page 3

B. Spot Zoning

The designation of the Property as Business Park, rather than the Commercial designation of both properties to the East and West, may also constitute illegal spot-zoning. Spot zoning refers to instances when "a small parcel is restricted and given less rights than the surrounding property."⁵ California courts have long established the principle that "by a zoning ordinance a city cannot unfairly discriminate against a particular parcel of land."⁶ The Update essentially creates an island of a more restrictive land use designation among other less restrictive uses. If the City were to retain the current Commercial land use designation, the Property would be harmonious with the surrounding Commercial-designated parcels.

C. Planning Group Support of Project

The benefits to the community of maintaining the current Commercial designation have been recognized by the Otay Mesa Planning Group ("Planning Group"). In February, 2010, the Planning Group unanimously supported a tentative map waiver and Site Development Permit for the La Media project. The support for commercial development at the La Media Property was voiced again by the Planning Group at the April 20, 2011 meeting. At that meeting, the Planning Group unanimously passed a motion to support the current Commercial designation of the La Media Property, and not the designations as proposed by the Update, contingent on the landowner agreeing to address traffic issues.

D. Conclusion

Western Alliance Bancorporation has participated and commented throughout the Update process, including submitting a detailed comment letter on the Update's Notice of Preparation objecting to the change from the Commercial designation. We have done our best to respond to staff's requests for more information and address staff's concerns. We note that other local agencies such as the San Diego County Regional Airport Authority and the San Diego Association of Governments have drafted their planning documents under the assumption that the La Media Property would be developed as Commercial.

We therefore respectfully request that the City retain the current Commercial land use designation on all of the La Media Property. Thank you for the opportunity to comment on the Update. We look forward to discussing these issues with you further. Please do not hesitate

⁵ Wilkins v. City of San Bernardino (1946) 29 C.2d 332, 340.

⁶ Reynolds v. Barrett (1938) 12 C.2d 244, 251.

SHEPPARD MULLIN RICHTER & HAMPTON LLP

Theresa Millette August 17, 2011 Page 4

to contact us if you require information regarding the nature and scope of our comments.

Sincerel John E. Ponder

for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

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cc: Elizabeth Maland, City Clerk, City of San Diego Kelly Broughton, Director, Development Services Department Mary Wright, Deputy Director, Department of City Planning and Community Investment Ann Marie Berg, Senior Vice President, Western Alliance Bancorporation Kathryn Conniff, Real Estate Consultants Rob Hixson, Vice President, CB Richard Ellis

EXHIBIT A





" P Land Use Element

Land Use Element

Airport District

The Airport District is generally bounded by SR-905 to the south. Spring Canyon and Dennery Canyon to the west, the City/Chula Vista boundary to the north, and the City/County boundary to the east. The northern Open Space portion, with protected sensitive resources and habitat areas, includes steep canyons that drop to the Otay River Valley Regional. The district includes Brown Field Airport and industrial fand uses surrounding the airfield. Brown Field is a general aviation airport which serves as a catalyst for economic development in Otay Mesa, with emphasis on corporate aircraft. Customs and Border Patrol operations and international trade logistics support. Due to airport operations, the eastern and western areas adjacent to the airport are suited for low occupancy uses including but not limited to, warehousing, distribution, auto salvaging, and truck yards for cross-border goods movement.





Otay Mesa Community Plan - April 2011 Public Draft

Land Use Element

Central District

The Central District is generally bounded by Spring Canyon to the west. Siempre Viva Road. Britannia Boulevard. and Airway Road to the south, and the SR-905 to the east and north. The Spring Canyon system is home to many protected sensitive biological resources and habitat areas. The district includes Airway Road which is the spine of the community and is Otay Mesa's primary transit corridor. The District extends from Heritage Road to Harvest Road and is in between the Airport District and the industrial South District. The Central District includes the Central Village, the Grand Park & Education Complex, and employment opportunities that are lurther defined in the Urban Design Element. The Central District envisions a village center at the western end of the mesa with employment, educational, and recreation opportunities sited along the transit corridor.



Otay Mesa Community Plan - April 2011 Public Draft

EXHIBIT D

	N SYSTEMS ASSOCIATES, INC. & TRAFFIC ENGINEERING, MARKETING & PROJECT SUPPORT CONSULTANTS TO INDUSTRY AND GOVERNMENT	E-MEMO
ATTN:	Kelly Broughton, Director of Development Services Division – City of San Diego	E-Mail: ▼ kbroughton@sandiego.gov
FROM:	Sam P. Kab, 1160	TOTAL PAGES (Including Cover): 3+Attachments
DATE:	September 26, 2011 TIME: 12:15: PM	42 JOB NUMBER: 001011
SUBJECT:	Torrey Pines Bank Commercial La Community Plan Update (PTS# 19	

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Provided below are responses to the Transportation Development August 17, 2011 comments (Attachment 1) regarding the Torrey Pines Bank comparison of forecasts dated May 23, 2011 (Attachment 2).

General:

 The comment relates to the fact that the Torrey Pines Bank community commercial land use for the north parcel added approximately 12,500 ADT to the TAZ output compared to the IBT uses, but the ADT volumes on Otay Mesa Road east of La Media Road did not increase proportionally, but decreased slightly. Were trips diverted from Otay Mesa Road to other roadways? A review of all 121 roadway segments evaluated in the Otay Mesa Community Plan Update traffic study indicates there was no substantial increase to other segments that would account for the 12,500 ADT increase from the north parcel traffic analysis zone.

The traffic model adjusted trip type match-ups within the community rather than draw entirely new trips from outside the community. Since there is a large amount of industrial type uses in the base forecast, adding commercial trips would provide additional "work-to-other" trip match-ups from the industrialbusiness park base, such as trips going to lunch, errands, business supply purchases, as well as "home-

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to-shop" trip type match-ups. Adding the additional commercial uses provides a more balanced mixeduse community.

The comment requests additional analysis of roadway segments, intersections, and freeway segments
where the proposed land use would result in 50 or more new peak-hour directional trips from the site,
and ramp meters where 20 or more peak hour trips are added.

An additional report, also included in Attachment 2, dated August 17, 2011, was submitted that compares all of the 121 roadway segments and all of the 17 freeway segments that were evaluated in the Draft Otay Mesa Community Plan Update traffic study (dated July 29, 2011).

In this comparison, all 121 segment volumes for the two forecasts are shown, volumes to capacity ratios are tabulated and the change v/c ratios are also shown. This additional study concluded that changes to roadway segment volumes are relatively minor and no changes to conclusions regarding roadway classifications would be needed when comparing the Torrey Pines Bank forecast to the Buildout 3B Without La Media Road forecast. The same conclusion can be made when comparing freeway segment peak hour volumes.

Minor increases in average daily traffic volumes would result in minor peak hour volumes increases at major intersections, but mitigation at intersections currently recommended is typically the maximum that would be considered, so that additional mitigation would not be needed.

Ramp meter queues calculated in the Draft Otay Mesa Community Plan Update traffic study are typically very lengthy and unrealistic so that a recalculation with a few more approach vehicles would not be meaningful.

 The comment requests a comparative analysis between the two forecasts of intersections, freeway segments, and ramp meter delay to determine if the Bank forecast would cause significant impacts.

The Draft Community Plan Update Scenario 3B traffic study has identified significant impacts to intersections, freeway segments and ramp meter dealys. The additional August 17th report compared

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roadway and freeway segments and concluded that no changes to conclusions should be needed. The comparisons show that the two forecasts have similar results with only minor increases in volumes so that the significant impacts would be substantially the same.

The comment also requests a comparative queue analysis on La Media Road between Otay Mesa Road and Airway Road, and on Airway Road between La Media Road and "A" Street (the project intersection on Airway Road). The current queue analysis for La Media Road in the Update traffic study predicts lengthy, unrealistic queues. No realistic conclusion regarding mitigation could be made by a comparative queue analysis.

- The proposed Street "A" would be incorporated into the Otay Mesa Community Plan Update appendix as an alternate roadway and intersection configuration, and would not need a separate Community Plan Amendment.
- 5. The segment of Airway Road east of Britannia Boulevard can be reclassified to six lanes if needed. However, the LOS "D" to "E" segment threshold is at 35,000 ADT, while the 35,800 ADT forecast for this segment is only 2.3% over that threshold, so that a reclassification may not be needed if additional lanes at the Airway Road / Britannia boulevard intersection are provided.
- This comment relates to access along La Media Road and Otay Mesa Road intermediate driveways, which the City has the discretion to allow. The Torrey Pines Bank forecasts were prepared without assuming intermediate driveways.
- The Torrey Pines Bank forecast assumed one signalized access on Otay Mesa Road at Avenida Costa Azul, which was also included in the base 3B forecast.

Please consider these responses during staff review of the previously submitted August 17, 2011 roadway and freeway segment comparison report.

Cc:	Ann Marie Berg
	John Ponder
	Kathryn Conniff
	Steve Horine
	Rob Hixon

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Attachment 1

Transportation Development August 17, 2011 Comments

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Kelly Broughton City of San Diego

Attachment 1

Transportation Development August 17, 2011 Comments

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Lisa Diaz

From:	Huffman, Victoria [VHuffman@sandiego.gov]
Sent:	Wednesday, August 17, 2011 5:46 PM
To:	sam@urbansystems.net; Lisa Diaz
Cc:	Andy; Broughton, Kelly; Gonsalves, Ann; Millette, Theresa; Sokolowski, Michelle; Gardiner, Maureen
Subject:	Torrey Pines Bank (aka La Media Map Waiver, PTS#199429)
Attachments:	Torrey Pines Bank Comments to 052311 Analysis.pdf; Specific Comments Attachment 1.pdf; Specific Comments Attachment 2.pdf

Hi Sam,

Please refer to the attached three (3) documents for our comments to your May 23, 2011 memorandum regarding the Otay Mesa Community Plan Update/Torrey Pines Bank Forecasts.

Thanks, Victoria

Victoria Huffman, T.E.

Associate Traffic Engineer City of San Diego Development Services Department 1222 First Avenue, MS 501 San Diego, CA 92101-4155 Phone: (619) 446-5396 Fax: (619) 446-5499

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CITY OF SAN DIEGO MEMORANDUM

DATE: August 17, 2011

TO: Sam P. Kab, Urban Systems Associates, Inc.

FROM: Victoria Huffman, Transportation Development

SUBJECT: Torrey Pines Bank Commercial Land Use Proposal for Otay Mesa Community Plan Update (PTS#199429, IO#24000510)

We have reviewed Urban Systems Associates' memorandum dated May 23, 2011 regarding the Otay Mesa Community Plan Update/Torrey Pines Bank Forecasts, and we have the following comments:

General:

 The memo should discuss the overall shift in traffic patterns in this area that appears to have occurred between the original traffic forecasts and the recent forecast prepared for this memo. For example, in the buildout forecast for the new land use, the roadway segment of Otay Mesa Road just east of La Media Road shows an increase of 3,200 ADT, but 14,000 new ADT are loading to this segment from the North Parcel. This indicates that non-project through traffic is being diverted from this roadway segment.

2. In order to adequately evaluate the impacts of the proposed higher intensity land use on the Torrey Pines Bank site, the study area should analyze roadway segments, intersections, and freeway segments where the proposed new land use would result in 50 or more new peak-hour directional trips from the site, and it should include metered freeway on-ramp analysis where the proposed new land use would result in 20 or more peak-hour trips from the project site onto metered freeway on-ramps. (All freeway on-ramps should be assumed to be metered in the midterm and buildout scenarios.)

3. Provide a comparative analysis of the level of service (LOS) of intersections and freeway segments, as well as ramp meter delay, between the current land use for the vacant site and the proposed community commercial land use to determine whether the proposed commercial land use would result in any significant traffic impacts that would not occur under the land use assumed in Community Plan Update Scenario 3B. This analysis should also include queuing analysis along La Media Road between Otay Mesa Road and Airway Road and along Airway Road between La Media Road and Street "A". Queuing in excess of available storage that would degrade intersection operations should be called out as a significant impact.

4. The proposed commercial land use would require a Community Plan Amendment to add a new 2 tane collector or 4 have collector street since proposed Street "A" is not a circulation

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element roadway in the adopted community plan circulation element or the April 2011 draft circulation element for Scenario 3B.

5. Airway Road between Britannia Boulevard and La Media Road is classified as a 4 lane major street in both the adopted community plan circulation element and the April 2011 draft circulation element for Scenario 3B for Otay Mesa and would operate at an acceptable LOS with the assumed Scenario 3B land uses. With the proposed commercial land use, this segment is forecast to carry 35,800 ADT. With this amount of traffic, this portion of Airway Road is forecast to operate at an unacceptable level of service and should be re-classified as a 6 lane major roadway.

6. The analysis should assume no project access points (driveways) along La Media Road or Otay Mesa Road (except the proposed signalized access opposite the I-905/La Media EB offramp) since both La Media Road and Otay Mesa Road are classified as six lane primary arterials in the proposed circulation element for Scenario 3B of the Otay Mesa Community Plan Update.

7. Traffic signals should be spaced no closer than ¼ mile apart on primary arterials and should provide appropriately spaced access for future envisioned development. If a new signalized access were proposed to be constructed along Otay Mesa Road, it should likely be located at Avenida Costa Azul. Traffic signal warrants should also be provided for any proposed new signalized access.

Specific:

1. Refer to the attached pages from memorandum for specific comments.

Feel free to contact me at 619-446-5396 or via email at <u>vhuffman@sandiego.gov</u> if you have any questions.

Valterf

Victoria Huffman, RTE Associate Traffic Engineer

Attachment

CC:

Kelly Broughton, Director, Development Services Department Ann French Gonsalves, Senior Traffic Engineer Michelle Sokolowski, Development Project Manager Theresa Millette, Senior Planner Maureen Gardiner, Associate Traffic Engineer

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ATTN:	Kelly Broughton - City of San Diego	E-Mail: V	
	C. M	kbroughton@sandiego.gov	, T
FROM:	Sam P. Kab, II 501 5 May 23, 2011 2 TIME: 1:49	TOTAL PAGES : 6+Attachments	د ا
DATE:	May 23, 2011 TIME: 1:49.	15 JOB NUMBER: 001011	
SUBJECT:	Otay Mesa Community Plan Upde Forescasts	ate / Torrey Pines Bank	

transmission in error, please notify us immediately by telephone, at our expense and destroy the information.

The Torrey Pines Bank, with your authorization, has prepared a comparison of 25e preferred land use for their property east of La Media Road and to the north and south of SR-905. To

Urban Systems Associates has evaluated the Otay Mesa Community Plan Update traffic forecasts of the 3B Without La Media Road Scenario with the bank property assumed as the Community Commercial uses currently allowed under the approved Community Pian rather than International Business and Trade (IBT) uses being proposed by City Planning for this scenario. Both the Mid-Term and Buildout forecasts were evaluated.

preferred The City Transportation Engineering section was provided with the Bank's concert land use and access assumptions and the appropriate forecasts were re-run at the Bank's expense. The Bank's summat land use assumptions are described in Attachment 1, the forecast re-run request previously provided on April 5, 2011.

The results of the forecast re-runs were provided by City Transportation Engineering, and evaluated by Urban Systems Associates. Following are summaries of the comparison between the base City forecasts with IBT assumed, and the Bank's preferred Community Commercial land use and access:

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MID-TERM AVERAGE DAILY TRAFFIC VOLUMES

Attachment 2 shows a comparison of average daily traffic volumes of the major roadways adjacent to the Bank's property: La Media Road, Otay Mesa Road, and Airway Road.

-> previde comparison graphic shows ADT at LOS for all appropriate Is Monds for the two attended. La Media Road - The volumes increase by 1.7% north of Otay Mesa Road, and by 10.8% between Otay Mesa Road and the SR-905 Westbound Ramp intersection. However, even with these increases the segment levels of service (LOS) are acceptable, remaining at LOS "A" north of Otay Mesa Road and LOS "B" south of Otay Mesa Road.

The segment volume between the SR-905 Eastbound Ramp intersection, the project access, and Airway Road decreases by 22.3% and remains at an acceptable LOS "C".

South of Airway Road the segment volume also decreases, by 7.8%, and remains at LOS "C".

Otav Mesa Road - The segment west of La Media Road increases in volume by 13.1%, and is at LOS "B".

The segment between La Media Road and the Project North Parcel Access increases by 8.7%, and remains at an acceptable LOS "C".

The segment between the Project North Parcel Access and Piper Ranch Road <u>decreases</u> by 3.8%, and remains at LOS "C".

The segment between Piper Ranch Road and the SR-905 Southbound Ramp intersection decreases by 7.3%, and remains at LOS "C".

<u>Airway Road</u> - The segment west of La Media Road <u>increases</u> in volume by less than one percent, and remains at LOS "A".

The segment volume between La Media Road and the Project South Parcel Access decreases by 24.5%, and improves to LOS "A".

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Buildout Segment Volume Summary

Attachment 5 summarizes the Buildout roadway segment comparison.

The increases to Buildout volumes on La Media Road, Otay Mesa Road, and Airway Road adjacent to the project are minor and occur on four of the eleven segments evaluated. None of the segments with ADT increases cause a change in LOS and are at an acceptable level of service. Seven of the eleven segments would decrease in volume. There are two substantial segment volume decreases due to diversion of traffic through the project roadway at the SR-905 Eastbound off-ramp. The segment volume reduction on La Media Road between the Eastbound Off-Ramp and Airway Road reduces the volume through the La Media Road / Airway Road intersection. The segment volume reduction on Airway Road east of La Media Road also reduces the volumes through the intersection. This is an important result of adding a through street at the SR-905 Eastbound Off-Ramp, extending to Airway Road, which would be beneficial to the interchange circulation and enhance access to the central area and the Airway Road east-west corridor.

Other Interchanges

what about to the cat? A review of volume changes at other SR-905 interchanges west of the Bank's property indicates minor increases in volumes of less than 2.0% at the Caliente Avenue and Heritage Road interchange north approaches. The Britannia Boulevard south approach increases by only 2.4%.

Conclusions

The increase in traffic volumes on adjacent roadway segments, as a result of the project forecasts with the currently approved commercial uses, can be accommodated without the need for roadway reclassification and would operate at acceptable levels of service.

Changes in volumes at other SR-905 interchanges to the west are slight, so that additional mitigation should not be needed.

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Kelly Broughton City of San Diego

C Urban Systems Associates, Inc. May 23, 2011



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Attachment 5

Buildout ADT Comparison

Build	Attach	10000120	arison		
Buildout	"Base	LOS	"Buildout With Project	LOS	% Change
La Modia Road					
North of Otay Mesa Rd.	22.3	c	24.0	с	+7.6%
Otay Mesa Rd. to SR-605 WB Ramp	37.6	č	38.0	č	+1.1%
SR-905 EB Ramp to Airway Rd.	64.0	F	47.9	č	-25.2%
Alway Rd. to Slampra Viva Rd.	33.1	D	31.2	D	-5.7%
Otay Mess Road					
West of La Media Rd.	42.4	0	44.8	D	+5.7%
La Media Rd. to Project North Parcel Access	53.8	D	53.1	D	-1.3%
Project North Parcel Access to Piper Ranch Rd	53.3	D	49.7	D	-6.8%
Piper Ranch Rd. to SR-125 SB Ramp	28.7	B	27.1	В	-5.6%
Alrway Road					
West of La Media Rd.	23.0	c	22.2	C	-3.5%
La Media Rd. to Project South Parcel Access	31.0	D	18.5	B	-37.1%
Project South Parcel Access to Harvest Rd.	26.6	c	28.6	С	0.0%
SR-905 Westbound Off Ramp et La Medie Rd.	14.8		15.1		+2.0%
SR-905 Eastbound Off Ramp at La Media Rd.	18.3	-	18.8		+2.7%

"ADT in thousands.

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Kelly Broughton City of San Diego

Attachment 2

Additional Comparison of Forecasts Report August 17, 2011

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ATTN:	Kelly Broughton, Director Development Services Division – City of San Diego	E-Mail: ▼ kbroughton@sandiego	gov
FROM:	Sam P. Kab, II GON	TOTAL PAGES (Including Cover):	11+33 Page of Attachments
DATE:	August 17, 2011 TIME: 10:35:4	JOB NUMBER: 00	
SUBJECT:	Otay Mesa Community Plan Update Forecasts	/ Torrey Pines Bank	•

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Our previous May 23, 2011 report on the Torrey Pines Bank forecasts with Community Commercial uses and access assumptions for their property east of La Media Road was focused on the freeway and roadway segments surrounding the SR-905 / La Media Road interchange (a PDF copy is provided for reference).

That report showed a comparison of segment ADT and levels of service, for the Mid-Term and Buildout 3B Without La Media Road scenarios, with the Bank property proposed with IBT uses by City Planning and used in the base forecast, and also with the currently allowed Community Commercial under the approved Community Plan for this property.

The previous focused report concluded that the average daily traffic volumes on roadway segments adjacent to the Bank property, as a result of the Bank forecast with the currently approved commercial uses, can be accommodated without the need for roadway reclassifications and the eleven evaluated segments of Otay Mesa Road, La Media Road, and Airway Road would operate at acceptable levels of service. Also as a result of the Bank forecast, seven of the eleven segments would <u>decrease</u> in volume.

The attached additional roadway and freeway segment comparison tables expand the study area to include all of the 121 segments evaluated at Buildout in the Draft Otay Mesa Community Plan Update Traffic Study.

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T.

This additional evaluation shows the increase in average daily traffic volumes and the increase in volume to capacity ratios for each segment. The questions of "were trips redistributed adversely" and "are other community-wide segment volumes increased to such an extent that the roadway classifications of the base forecast would change", can be answered with these evaluations.

PROJECT TRIP GENERATION COMPARISON

The Bank property average daily traffic was estimated by using a floor area ratio of 0.30, consistent with other commercial parcel assumptions used in the Buildout 3B forecast. The Bank property net acreages were refined to accommodate the project roadway and street improvements along its frontage, as shown in the table below:

	Acres	FAR	Sq. Ft. (1)	Trip Rate (2)	ADT
TAZ 4529 (North Parcel)	16.6	0.30	217,000	70 / KSF	15,190
TAZ 4550 (South Parcel)	29.2	0.30	382,000	70 / KSF	26,740
				Total	41,930 ADT

(1) Acres x FAR x 43,560 S.F. / AC. = Estimated Project Size in S.F.

(2) Community Shopping Center, Driveway Vehicle Trip Rate, Per City of San Diego Trip Generation Manual, Table 1.

A comparison of the trip generation used in each forecast is shown in the table below:

	IBT	Community Commercial
TAZ 4529 (North Parcel)	3,771 (395.5 KSF)	15,190 (217 KSF)
TAZ 4550 (South Parcel)	6,294 (667 KSF)	26,740 (382 KSF)
Total	10,065 ADT	41,930 ADT

The difference in trip generation between the two forecasts is approximately 31,865 ADT. The Community Commercial uses attracted retail trips from throughout the Otay Mesa Community Plan area and, as demonstrated in the following tables, the additional trips were not heavily concentrated in any area of the community.

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TABLE 1 - ROADWAY SEGMENT AVERAGE DAILY TRAFFIC (ADT)

<u>Table 1</u> includes all surface roadway segments that are evaluated in the OMCPU draft traffic study. Shown are segment volumes, volume to capacity ratios, levels of service, and the change in volume to capacity ratio. Also shown, in the last column, is a Yes (Y) or No (N) indicating if the segment volume to capacity ratio changed by more than a reasonable increase of 2.0% for those segments at level of service "E" or "F".

Of the 53 segments evaluated on major east-west and north-south roadways (Otay Mesa Road, Airway Road, Siempre Viva Road, Caliente Avenue, Heritage Road / Otay Valley Road, Britannia Boulevard, and La Media Road) only six at level of service "E" or "F" exceed the change in v/c ratio by more than 2.0%, and then only by 2.5% to 3.3%. The segments are the following:

- Otay Mesa Road (Heritage Road to Cactus Road) (76,500 ADT to 78,000 ADT)
- Airway Road (Caliente Avenue to Heritage Road) (38,000 ADT to 39,000 ADT)
- Airway Road (Britannia Boulevard to La Media Road (35,000 ADT to 36,000 ADT)
- Siempre Viva Road (Otay Center Drive to SR -905) (60,000 ADT to 61,500 ADT)
- Britannia Boulevard (SR-905 to Airway Road) (63,000 ADT to 64,500 ADT)
- Britannia Boulevard (Airway Road to Siempre Viva Road) (44,500 ADT to 46,000 ADT)

These increases to v/c ratios on these six segments would not change conclusions regarding classifications for these segments.

Five of the major east-west and north-south roadways show decreases in v/c ratios.

Only ten other segments of the remaining 68 segments are at level of service "E" or "F" and exceed the reasonable v/c increase of 2.0%, but most are considered minor interior roadways and would not change recommended classifications of these segments.

- Cactus Road (Airway Road to Siempre Viva Road) (40,500 ADT to 42,000 ADT)
- Dennery Road (Black Coral Lane to East End) (16,500 ADT to 17,000 ADT)
- Avenida de las Vistas (Vista Santo Domingo to Dennery Road) (19,500 ADT to 20,000 ADT)

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- Del Sol Boulevard (Surf Crest Drive to Riviera Pointe) (23,000 ADT to 23,500 ADT)
- Del Sol Boulevard (Riviera Pointe to Dennery Road) (23,000 ADT to 23,500 ADT)
- Old Otay Mesa Road (Crescent Bay Drive to Beyer Boulevard) (16,000 ADT to 16,500 ADT)
- Sanyo Avenue (Otay Mesa Road to Airway Road) (24,500 ADT to 26,000 ADT)
- Camino Maquiladora (Heritage Road to Pacific Rim Court) (9,500 ADT to 10,000 ADT)
- Progressive Avenue (Corporate Center Drive to Innovative Drive) (11,500 ADT to 12,000 ADT)
- Exposition Way / Vista Santo Domingo (Avenida de las Vistas to Corporate Center Drive) (12,500 ADT to 13,000 ADT)

Eight of these ten segments are two lane Collectors that primarily serve adjacent development and have volume increases of only 500 ADT. Cactus Road and Sanyo Avenue have 1,500 ADT increases, but act as internal circulation roadways, not major connections to outside the Community Plan area.

It can be concluded after a review of the segment volumes in Table 1 that the volume increases in project trip generation have not been concentrated at the entrance / exit roadways into and out of the Otay Mesa Community Plan area, and the overall conclusions regarding roadway classifications and levels of service would not change with the preferred Torrey Pines Bank land use assumption, currently allowed under the approved Community Plan.

Our previous report also shows a decrease in volume on La Media Road between SR-905 and Airway Road, as a result of adding a project roadway at the SR-905 eastbound off-ramp, extending to Airway Road. This decrease in volume would enhance the entry gateway to the central part of the community.

TABLE 2 - FREEWAY SEGMENT V/C AND LEVELS OF SERVICE

This table evaluates all freeway segments included in the OMCPU Draft Traffic Study.

Of the 17 freeway segments evaluated with the Community Commercial use, only two segments at level of service "E" or "F" exceeds a reasonable 2.0% change in volume to capacity ratio, and then only by 2.2% and 3.4%:

- SR-905 (Heritage Road to Britannia Boulevard) (173,000 ADT to 176,000 ADT)
- SR-905 (Britannia Boulevard to La Media Road) (154,000 ADT to 158,500 ADT)

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Kelly Broughton City of San Diego

None of the minor freeway segment volume increases would change the levels of service nor freeway segment conclusions.

The major freeway segments of I-805 decrease by 500 ADT between Main Street and Palm Avenue and decrease by 1,000 ADT between Palm Avenue and SR-905.

West of I-805, the SR-905 volume increases by 1,000 ADT.

South of SR-905, I-805 increases by only 1,000 ADT, but remains at level of service "C".

The segment of SR-905 between I-805 and Caliente Avenue increases by only 2,000 ADT.

The I-5 / I-805 and SR-905 border crossing volumes remain the same.

State Route 125 north of Lone Star Road increases by 3,500 ADT, but remains at level of service "D".

It can be concluded after a review of the freeway segment volumes in Table 2 that the volume increases in project trip generation have not been concentrated at the entrance and exit freeways or border crossings leading to the Otay Mesa Community Plan area.

ATTACHMENTS

Attachment 1 is the Buildout 3B Without La Media Road ADT volume figure used in the Draft OMCPU traffic study, with adjustments previously agreed upon. These volumes are included in Tables 1 and 2 (with IBT column).

Attachment 2 is the Torrey Pines Bank Buildout forecast, with adjustments agreed upon. These volumes were rounded to the nearest 500 ADT and included in Tables 1 and 2 (with Community Commercial column).

Attachment 3 is the previous focused May 23, 2011, report for reference.

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CONCLUSION

With the Torrey Pines Bank's preferred Community Commercial land use and access compared to IBT uses, only 16 out of a total of 121 roadway segments are both at a level of service "E" or "F" and would have an increase in volume to capacity ratio greater than a reasonable 2.0%. Six of the segments are on major east-west and north-south roadways and have an increase in v/c from 2.5% to 3.3%. These minor increases would not result in changes to recommended roadway classifications.

The remaining 10 segments of the16 are considered minor interior roadways and v/c increases would not result in changes to recommended roadway classifications.

Of the 17 freeway segments evaluated, only two segments at level of service "E" or "F" would exceed the reasonable 2.0% increase in volume to capacity ratio, and then by only 2.2% and 3.4%.

Reviewing all 121 roadway segments for the Buildout 3B Without La Media Road scenario, with the Torrey Pines Bank property proposed with IBT uses, 30 segments would be at level of service "E" or "F". With the Bank property at the currently allowed Community Commercial uses, 31 segments would be a level of service "E" or "F". Changes in ADT and peak hour volumes would be minor, so that roadway segment reclassifications or additional intersection mitigation should not be needed.

It can be concluded after a review of Otay Mesa Community-wide roadway and freeway segments that the volume increases in Torrey Pines Bank property trip generation have not been concentrated at the entrance / exit roadways and freeway connections into and out of the community. The overall conclusions regarding roadway classifications and levels of service would not change with the Torrey Pines Bank property assumed as Community Commercial uses.

Cc: Anne Marie Berg John Ponder Kathryn Conniff Steve Horine

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TABLE 1

Comparison of IBT VS. Community Commercial

Buildout Scenario 3B Without La Media Rd.

Average Daily Traffic & Level of Service

-					WITH GIT			With Con	www.ity Co	thin ensial	-
Street	Segment	(1) Class	LOS E ADT (2)	(3) Segment ADT	vic	LOS	(4) Segment AUT	VIC	₹ WC	LOS	(6) E, F +2%
Ony Mera	Sinter A to Californic Ave.	67A	68,000	34.000	6.43		36,000	0.43	0.00		N
Reat	Calicate Ave. to Corporate Center Dr.	6.PA	60.000	72.500	1,308	- i -	71,900	1,225	0.017		N
17.00	Corporate Contac Dr. to innoverive Dr.	674	61.000	51,500	0.95	D	\$2,500	0.94	6.03	n	
	Innevative Dr. to Heritage Rd.	6PA	61.000	46,550	0.72	c	43,900	0.79	0.01	ē	N
	Tilcritage Rd. to Castus Rd.	GPA	60,000	76,900	1,3%	F	78,000	1,300	0.005	Ŧ	Y
	Castas Rd. to Britsonia Bird.	6PA	60.000	41,000	0.73	c	45.900	4.75	2.00	e	N N
	Brissonia Blod, to Alika G.	6.PA	65,000	50.500	0.34	D	12.000	0.67	623	D	N
	Alles Cl. to La Media Rd.	SPA	62,000	43,500	0.71	c	45.000	0.75	0.04	ē	N
	La Modia Rd. 10 Piper Rawth Rd.	6PA	62.000	54,000	0.90	D	\$3,000	0.69	-4.02	D	N
	Piper Ranch Rd. 10 SR-115	6-PA	68,900	28,500	0.48	3	17,000	6.45	-449		N
	53-125 to Marvest Rd.	6-PA	60.000	36,000	0.50	c	37,000	4.62	0.02	C	N
	Harvess Rd. to Sanyo Ave.	SPA	42.000	31,000	0.53	. 8	11.500	0.54	0.01		
	Saryo Ave. to Seciso Fami Dr.	6-PA	00.000	1,00	0.13	A	1.000	0.13	0.00	A	N
Airway Rand	Old Ocay Maxa Rd. to Calienta Ave.	40.	30,000	10,500	0.35		11,000	0.37	0.03		N
	Callente Ave. to Herkage Rd.	4.01	40,000	38,000	0.950	1	19,000	0.975	6.825		. 4
	Horlings Rd. to Cactus Rd.	6-PA	50,000	90,500	1.008		\$1,000	1.917	6.019	,	N
	Cactus Rd. to Brizannia Bird.	544	50,000	44,500	6.89	D	44,500	0.89	0.00	D	N
	Ortannia Blvd. to La Hedia Rd.	446	10,000	35,000	0.875	D	36.000	0.990	0.035		. Y
	La Moslia Rd. to Harvist Rd.	446	40,000	34,000	0.85	Þ	34,000	0.85	0.00	D	N
	Harvest Rd, to Sanyo Ave.	446	40,000	28,500	0.55	c	29,000	0.73	0.07	c	
	Sanyo Ave. to Passo de las Acorrices	446	40,000	10,000	0.25	A	10,500	6.36	0.01	۸.	1
	Papero de las Amaricas to Michael Faraday De	4M	40,000	9,500	0.34	A	12,505	0.31	0.07	•	
	Michael Faceday Dr. to Envice Faced Dr.	446	40,000	12,000	0.30	A	12,500	0.31	0.01		N
	Enrice Fermi Dr to Stompre Wve Rd.*	441	40.000	12,500	11.9	A	13,500	0.38	0.07	A	N
Respre Vive	Calicona Ave, so West Terrains	10.	15,000	38,000	0.67	c	12,000	0.67	6.00	c	
Rowd	Cartes Rd. to Britannia Blvd.	67A	60,080	\$1,000	Guild	c	38,000	0.63	6.01	c	
	Deltante Blvd. to La Modia Rd.	6-2A	60,000	43,300	0,75	c	43,500	0.73	6.62	c	1
	La Madia Rd. In Hervest Rd.	6.74	60,000	40,900	6.68	c	41,500	0.69	0.05	c	
	Harvest Rd. to Okey Contex Dr.	62A	#0,000	34,800	0.37		34,900	6.58	0.00	D	100
	Okry Cerver Dr. 10 18-905	67A	60,000	60,000	1.000		61,500	1.005	0,025	1.2	139
	SR-905 to Pas so de las Assericas	6-7A	61,000	63,900	1.850	7	63,900	1.043	-0.908	- S	1 2
	Pageo de las Averleas la Misisari Fanday Dr.	6PA	\$0,000	23,000	0.38		23,500	0.38	0.00	A	1 1
	Michael Famday Dr. to Sineico Farvi Dr.	6-PA	\$0,000	21,000	0.35	A .	31,000	6.55	0.00	â	
A STATE	Bruten Fermi Dr. 10 SR-11*	444	+0,000	1 17,500		STREET,		the second second	rec si d		

Segment in County of San Diege (1) = Community Plan Classification recommendation, (2) = Source: Dity of San Diego Traffic Impact Study Manual, Table 2. (3) = Source: Dity of San Diego Traffic Impact Study Manual, Table 2. (4) = Source: Tomey Prines Bank 38 Guildout (4-27-11 Porecest Date), V/C = Volume to Capacity Ratio LOS = Level of Service (3) E, F = 2% = Yes (Y) or No (%), vic Increase over 2% and at LOS E or F.

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TABLE 1 (Continued)

Comparison of IBT VS. Community Commercial

Buildout Scenario 3B Without La Media Rd.

Average Daily Traffic & Level of Service

				With list			With Community Commercial				
Street	Segment	(1) Ches	LOS E ADT (3)	(J) Segment ADT	VIC	LOS	(4) Segnsent ADT	NC	₹ WC	LOS	(6) E, F +2%
Palle Ana.	Kasmer Dr. to 1-805 1-805 to Denemy Rd.	SPA 3PA	60,000	38,500	0.48	8	28,590	0.48	6.00	8 D	N
Doese View Hills	Dennery Rd. to Del Sci Blvd.	444	40,000	22,000	6.55	c	12,000	0.95	0.00	C	N
Parking	Del Sol Blvd. to Sovet "A" Stress "A" to Otay Mesa Id.	544 544	50,000	35,000	0.70	C	38,500	6.77	6.67	C	NN
Collegia	Only Maan Rd. to SR-905	6PA	60,200	38,000	0.60	C	38,000	045	6.82	c	N
Annua	28-965 to Airway Rd. Airway Rd. to Buyur Ebrd. Beyer Ebrd. to Siemper Viva Rd.	6PA 644 444	60,000 30,000 40,000	32,086 46,000 41,000	0.13 0.530 1.425	R E F	32,500 46,500 41,000	6.54 6.938 1.025	0.01 0.010 0.000	0 E F	N N N
Beyer Bestevard	Alaquinas Dr. to GM Otay Moss Rd. Old Oxay Mesa Rd. to Calante Ave.	4CL 4M	36,000	33,500	1.083	FD	33,000	1.100 0.79	0.017	P D	NN
Heritaga Read/ Otay Valley Road	Mele Si, to Aversida De Las Veras** Avertida De Las Vienas to Deixon Si. Dessen Si, no Desy Mesa Rd. Day Mesa Rd. to SR-905 SR-905 to Averay Rd.	62A 62A 62A 62A 62A	60,000 60,000 60,000 60,000	83.000 75,500 48,000 25,500 35,000	1.343 1.258 0.80 0.39 0.39	FFCAS	H4,000 76,500 48,500 34,000 35,500	1.400 1.275 0.81 0.40 0.59	0.01 0.01 0.01 0.01	FFCAB	22222
Cartes Reed	Oney Mana Rd. 10 Alevary Rd. Alevary Rd. 10 Signpor Viva Rd. Signpro Viva Rd. 10 South End	4M 4M 4C	40,000 40,000 30,000	40,500 40,500 11,000	1.013	7	40,500 42,900 11,000	1,813 1,050 0,317	8.000 0.007 0.00	2 7 0	NAN
Britansia Besteverd	Okay Masa Rel to SR-805 SR-805 to Alaway Rel. Alaway Rel to Sicarper Vira Rel. Sieraper Vira Rel. to South Rel	67A 67A 3M 4CL	60,000 60,000 45,000 30,000	17,500 60,500 44,500 23,000	0.39 1.050 0.999 0.75	A F E D	18,530 94,300 46,000 21,000	0.31 1.075 1.022 6.73	0.02 0.025 0.003 0.00	A F F D	N AND AND AND AND AND AND AND AND AND AN
La Media Rond	Birth Rd. 10 Lone Star Rd.** Lone Star Rd. 10 A vigear Rd.	67A 434	60,000 40,000	N/A 19,590	N/A 0.49	NA B	NEA 21,500 34,000	N/A 6.54 6.90	N/A DBS	N/A C C	NDA N N
	Aviator Rd. to Otay Mata Rd. Oray Mean Rd. to SR-905 SR-905 to Alevery Rd. Alevery Rd. to Simpler Web Rd.	64M 64PA 54M	40,000 10,000 60,000 45,000	22,500 37,500 64,000 31,000	0.56 0.63 6.067 0.73	C C 7 D	34,000 38,000 48,000 31,000	6.63 6.500 0.69	0.00 -0.367 -0.04	c c c c	
Harmet Road	South of Oney Mass Nd. Always Rd. to Day Court Dt. Oney Gaster Dt to Simpler Vive Rd.	10L 40L 40L	15,000 30,000 30,000	8_900 16,090 10,000	0.13 0.50 0.13	C C A	8,500 15,500 18,500	0.37 0.35 0.35	0.00 0.02	C C A	2 2 2

Beginsert in County of San Diego (1) = Community Plan Disselfication recommendation. (2) = Source: Dity of San Diego Traffic Impact Study Manuel, Table 2. (3) = Source: Dubloud 38 without La Media Road (7-35-10 Forecast Deta). (4) = Source: Tomey Pines Bank 38 Sublocut (4-27-11 Forecast Deta). VIC = Violume to Capesei'y Relie LOS = Level of Sentce (8) 6, F +3% = Yise (Y') or No (N), vio Increase over 2% and at LOS E or F

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TABLE 1 (Continued)

Comparison of IBT VS. Community Commercial

Buildout Scenario 38 Without La Media Rd.

Average Daily Traffic & Level of Service

		(I)Char			WID INT			With Con	munity Co	mmercial	
Stret	Segment		ADT (2)	(J) Segment ADT	VIC	LOS	(4) Segment ADT	wc	₹ WC	LOS	(6) E, F +2%
And an other statements	A DATE OF THE OWNER	1.2.112		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	and the	1.	B	5 C.O.F.F	PHL 30, 19	1 2 2 2 2	8.20.21
Karino Fermi	\$9-11 to Airway Md.*	6H	40,000	15,500	0.39	3	16,500	641	0.02	B	N
Drive	A inway Ral. to Simpler View Rd.	440	38,000	6,080	0,27	Α.	\$,090	4.27	0.00	•	N
	Siempre Viva Rd. to Vie de la Arrenad	442	38,000	10.500	0.15	8	19,000	6.0	-0.03		N.
Lone Ster	La Media Rd. up 58-125	4M	42,000	19,500	0.49	3	21.500	6.54	0.05	c	N
Real	SR-125 to Piper Ranch Rd.	S-PA	60,000	35,000	0.58	8	36,000	6.50	0.02	c	N
	Piper Ranch Rd. to City / County Boundary	6-PA	66,000	35.000	0.60	c	36,000	0.60	0.00	C	N
Aslater Read	Heritage Rd. to La Media Rd.	40.	38,000	21,000	0.77	D	34,000	0.80	6.03	D	N
Densery Reed	Patra A ve. to Del Sol Bivd.	+H	45,800	28,000	0,70	c	28,000	8.70	6.00	c	N
	Palm A.ve. to Registre Lo.	+14	40,000	18,500	8.49	8	26,000	0.90	6.01	8	N
	Regards La. to Red Corel Ln.	4GL	36,908	12,500	0.42	8	12,500	0.42	6.00		N
	Red Corel Ln. to Black Corel Ls.	1-CL	15,000	12,500	0.81	D	12,900	6.85	8.00	D	N
	Black Cerel La. to Sant End	3-04	16,000	16,500	1,650	7	17.800	1.700	0.050		- Y-
Avends De Las	Horiage Rd. to Viste Seeve Dennings	2.0	8,000	7,000	0.875	E	7,000	6.875	0,000	E .	N
Vistad	Vista Santo Demiaga to Deceaty Rd.	2-C	8.000	19.500	2.438	F	26,000	1,500	0.062	F	- 1Y*
Del Sal	Ocean View Hills Plewy, 10 Sunt Orest Dr.	40.	36,000	19,500	0.65	c	20,000	0.69	0.62	C	N
Boulcrard	Surf Creat Dr. 10 Riviers Polate	3-04	18,000	23,000	2,300	F	23,580	1350	6.050		Sec.
	Riviers Points to Dennery Rd.	1 101	15.000	13,000	1.533		23,500	1.567	8.034		10.194
	Decentry Rd. to 1-805	+01	36.900	16.000	8.53	c	16,000	0.53	0.00	C	N
Street A	Osean View Hills Parey, in Osay Mosa Rd.	4-34	46,000	13,500	6.34	A	13,586	0.34	0.00	Α.	N
Old Otay	Otry Mono Rd. to Alway Rd.	401	36,090	12,000	\$.75	D	22,500	0.75	0.63	D	N
Mara Real	Almay Rd. to Concern Bay Dr.	1 +G	30,000	14,500	8.45	c	15,000	0.50	0.01	c	N
	Cruscant Bay Dr to Boyer Blvd.	2-C	4,000	16,000	2,000		16,500	2.063	0.063		19
orparett Centur	Camine Magailadors in City Mesa Rd.	4.0	13,000	13,500	0.900	6	13,394	0.900	0.000	8	N
Drive	Outy Meas Rd. to Progressive Ave.	4a.	30,000	19,500	0.65	C	19,500	0.65	9.09	c	N
	Programive Ave. to Inneventee Dr.	2.0	8,000	8.000	1.000	6	8,000	1.000	0.000	1	N
insurative Delta	Okry Mona M. to Corporate Cauter Dr.	4-CL	39,000	13,000	0.50	с.	11,500	0.52	0.02	C.	N
Piper Ranch	Oury Mess Rd, to Long Star Rd.	4.0.	30,000	20,500	0.68	D	18,000	2.60	-0.08	C	N
Read	Oury Mess Rd. to Seath End (5)	4-84	40,000	29,000	0,73	c	28,000	8.73	0.00	c	N 1

"Segment in County of San Diego

The generation Country of Sam Diego (1) = Community Plan Clearification recommendation. (2) = Source: City of Sam Diego Tailfic Impact Study Manual, Table 2, (3) = Source: Buildout 38 without La Media Road (7-25-10 Poncast Date), (4) = Source: Tomy Plane Bank 38 Buildout (4-27-11 Poncast Date), (5) = Piper Ranch Road eduated with 51, Andrews Avenue connector to Avenide Costa Azul. V/C = Voltame to Capacity Ratio LOS = Lavel of Service (8) E, F + 2N = Yes (**) or No (N), vic Increases over 2% and at LOS E or F.

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TABLE 1 (Continued)

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Comparison of IBT VS. Community Commercial

Buildout Scenario 38 Without La Media Rd.

Average Daily Traffic & Level of Service

Segment form Bd. to Aloney Bd. Rd. to Passe do las Ancoless Rd. to Stronger Vina Bd. to Vina Bd. to Marcaul Dr. de las American to Barico Permi Dr.	(I)Cen 40. 30. 40.	LOS E ADT (2) 30,000	(I) Segment ADT							
Rd, op Pearse die Ian Amerikaan Rd, op Siereper Vina Rd, e Vina Rd, to Marcowi Dr, de Jan Armerikaa to Barico Peersi Dr.	24GL	30,000		WC	LOS	(4) Segment ADT	VIC	T WC	LOS	(4) E, P +2%
Nd. to Simper Vina Md. e Vina Rd. In Marconi Dr. de Jas Azurikas to Barico Permi Dr.	40.		34,580	8,817	D	36,000	0.867	646.0	8	1.194
e Vilve Rd. Le Marcenel Dr. de Jas Azenteas Le Barleo Permi Dr.		15,000	12,000	0.60	D	12,500	0.85	0.09	D	N
de las Aventicas sa Barico Permi Dr.		30,000	16,500	0.55	C	17,000	6.37	0.02	c	N
	4CL	31,000	15,000	0.50	с	15,000	0.50	0.00	C	N
	HG.	15,000	8,000	4,33	c	1,000	0.13	0.00	C	N
1 Rd. to Simper Vive Rd.	401	34,000	15,500	0.52	C	16,000	0.53	0.01	C	N
R.d. to Skilopet Wes Rd. to Wes Rd. to Mandol Dr.	Di Di	15,000	6,300 8,000	\$43 \$50	B C	7,800	0.47	8.04	C C	N N
Area Canter Rd. to La Media Rd.	40.	31,008	13,906	0.45		14,000	0.47	0.00		N
In Corus Amil to Piper Ranch Rd.	4CL	10,008	15,000	0.60	c	18,500	0.62	0.42	c	N
loss Rd. to St. Andrews Are.	8-C	15,000	12,500	6.83	D	13,900	0.83	0.00	D	
and an Comparison Consist Dr.	1-01	15,000	4,000	8.27		4,000	0.77	0.06		м
	20.	11,000		0.50		1.800	0.50	0.00		N
	10	8.000		1.188	-	16,000	1.290	0.060		1
						1.900		0.000		H
Rd. to East End	30	8.000	33,500	1.313		10,500	1313	0.000		. 11
tosa Rd. to Carsino MaguSadore	240	8.000	4,500	6,30	A	4,900	4.30	6.00	A	H
ate Covor Dr. to inservative Dr.	3-6	8,080	11,500	1.08	F	12,000	1,500	9.062	1	1.14
fees Rd. in St. Andrews Ave.	4G.	30,000	34,000	0.80	D	24,000	9.80	6/90	D	N
tive Dr. to Hickage Rd.	401	30,000	36,000	1,500	1	30,900	1.017	0.0rf	1	N
Inte Rd. to St. Androws Ave.	+0.	Kato	15,000	0.30	C	22,000	6.33	0.23	D	N
Rel. to Ggamie St.	4-C	15.000	4,009	6.40	3	6.000	6.40	0.00		N
niz Bi, to Contorios St.	40	15,500	6,000	0.40	8	4,000	6.40	0.00		N
Ref. to Gigannic St.	+C	15,000	6.000	0.48		6.000	0.40	0.80	8	М
fa De Las Vietas to Corporato Currier. De.	36	1.000	13,500	1.963	,	13,080	1405	0.062		4
of Day Mesa Rd.	3.0	8,000	4,500	0.56	c	4,500	0.56	0.00	C	М
of Airesy Rd.	30.	15,000	13,000	0.60	D	11.500	0.77	0.05	D	- M
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TABLE 2

Comparison of JBT VS. Community Commercial

Scenario 36 Without La Madia Road

Freeway Segment Levels of Service

					With	1BT		With Community Commercial					
Street	Segment	Lanes (1-Wav)	Cep.	APT (I)	(6) Peak Volume	we	LOS (2)	ADT (5)	(6) Pesk Volume	WC	LOS (A)	Chang is WC	
5R-995	Piceder 38vd. to 3-805 (3)	2+AUX	6,500	138,500	6.813	1.054	PO I	129,900	4,907	1.063	PO	0.008	
	1-805 to Calicute Ave. (4)	1+CL	8,550	221,500	11,813	1.382	F2	223,300	11,920	1.394	P2	6.013	
	Calieste Ave. to Heritage Rd.	3	7,050	196,000	10,453	1.483	m	198,000	10,560	1.458	10	6.015	
	Horitage Rd. to Britannia Blvd.	1	7,050	173,080	9,227	1.309	P1	176,000	9,387	1.331	PI	4.822*	
	Bettonnia Bitvd. to Le Medie Rd.	1	7,850	154,000	8,213	1.165	FO	158,500	8,453	1.199	190	8.054	
	La Medie Rd. 10 SR-125	3	7.050	103,500	5,520	0.78	c	106,500	3,680	0.81	c	0.01	
	SB-125 to Slevepor Vivs Rd.	3	3,050	99,000	5,280	0.15	c	100,000	1,333	0.76	c	0.01	
	Simple Viva Rd. to Border	3	7,050	64,500	3,440	2.45	8	64.500	3,448	0.49	0	0.00	
1405	Main St. 10 Pain Ave.	4+ALX	11,200	248,000	13,227	1.181	m	347,500	13,300	1.179	10	-0.002	
	PalesAve. to SR-968	4+ALDE	11,300	222,000	11,940	1.057	PO	221,000	11,787	1052	70	-0,065	
	SR-405 to 1-5	4	9,400	112,000	6,507	69.0	c	123,000	6,560	0.70	c	0.01	
	1-5 to Border	6	14,100	133,500	7,217	11.0		135,500	7,227	0.51	8	6.00	
\$8-175	Birch Rd. to Lone Star Rd.	4(Tol)	2,400	155,500	1,295	0.88	0	159,000	8,480	0.90	D	0.02	
	Lone Star Rd. to SR-905	4(700)	9,400	111,800	6,160	0.66	C	118,000	6,293	6.67	C.	6.01	
5R-11	57-905 to Earley Farmi Dr.	1	4,700	47,080	2,307	0.53	в	48,000	2,560	0.54	8	0.01	
	Enrice Ferri Dr. to Siempre Viva Rd.	1	4,700	34,500	1,300	0.38	A	14,500	1,307	0.28		0.00	
	Siempre Wes Rd. to Border	2	4,700	39,500	2,107	0.45	8	39,500	2,107	0.45		6.00	

Leaned Cap = Caseoby of Segment Maintene Cap. @ 2,350 VPHPL Auditory Lane Cap. @ 1,500 VPHPL HOV Lane Cap. @ 1,500 VPHPL Climiting Lane Cap. @ 1,500 VPHPL

ADT = Average Delty Traffic V/C = Volume to Capacity Ratio LOG = Level of Service

Hotel: Hotel: (1) Buddout Ponecesi Volume, Avenge Dally Traffic Volume (7-28-19 Run Data, Series 11) (2) Calmana District 11 LOS Estimation Procedures, See Table 2-3 (3) + 2 Maintanes + Auxiliary Lane (4) EB: 3 Maintanes + Cembing Lane (5) Torrey Prines Bank 38 Sublout (4-27-11) (6) Peak Hour Comercian Constart = (KuD) NT

HT

K = 5% (Peak Hour %) D = 60% (Directional Split) HT = 0.90 (Heavy Vehicle Pector) * = Change in VIC greater than 0.02 at LDS E or F.

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Attachment 1

Draft OMCPU Figure 7-1, July 29, 2011

Scenario 3B Without La Media Road Average Daily Traffic

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FIGURE 7-1

Scenario 3B Without La Media Road Average Daily Traffic

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7-2

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FIGURE 7-1



001309

001309-072211-Report_H.doc

Kelly Broughton City of San Diego C Urban Systems Associates, Inc. August 17, 2011

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Attachment 2

Torrey Pines Bank 3B Buildout ADT Plot (With Readable Excerpts)

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Attachment 3

Previously Submitted May 23, 2011 Report

Otay Mesa Community Plan Update / Torrey Pines Bank Forecasts

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25 X U	N SYSTEMS ASSOCIATES, INC & TRAFFIC ENGINEERING, MARAETING & PROJECT SUPPO CONSULTANTS TO INDUSTRY AND GOVERNMENT		E-MEMO
ATTN:	Kelly Broughton – City of San Diego		E-Mall: V
			kbroughton@sandiego.gov
FROM:	Sam P. Kab, II Solat S	14	TOTAL PAGES : 6+Attachments
DATE:	May 23, 2011	: 1:49:15	JOB NUMBER: 001011
SUBJECT:	Otay Mesa Community Plan Forescasts	Update /	Torrey Pines Bank

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The Torrey Pines Bank, with your authorization, has prepared a comparison of the preferred land use for their property east of La Media Road and to the north and south of SR-905.

Urban Systems Associates has evaluated the Otay Mesa Community Plan Update traffic forecasts of the 3B Without La Media Road Scenario with the bank property assumed as the Community Commercial uses currently allowed under the approved Community Plan rather than International Business and Trade (IBT) uses being proposed by City Planning for this scenario. Both the Mid-Term and Buildout forecasts were evaluated.

The City Transportation Engineering section was provided with the Bank's current land use and access assumptions and the appropriate forecasts were re-run at the Bank's expense. The Bank's current land use assumptions are described in <u>Attachment 1</u>, the forecast re-run request previously provided on April 5, 2011.

The results of the forecast re-runs were provided by City Transportation Engineering, and evaluated by Urban Systems Associates. Following are summaries of the comparison between the base City forecasts with IBT assumed, and the Bank's preferred Community Commercial land use and access:

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MID-TERM AVERAGE DAILY TRAFFIC VOLUMES

<u>Attachment 2</u> shows a comparison of average daily traffic volumes of the major roadways adjacent to the Bank's property: La Media Road, Otay Mesa Road, and Airway Road.

La Media Road -- The volumes increase by 1.7% north of Otay Mesa Road, and by 10.8% between Otay Mesa Road and the SR-905 Westbound Ramp intersection. However, even with these increases the segment levels of service (LOS) are acceptable, remaining at LOS "A" north of Otay Mesa Road and LOS "B" south of Otay Mesa Road.

The segment volume between the SR-905 Eastbound Ramp intersection, the project access, and Airway Road decreases by 22.3% and remains at an acceptable LOS "C".

South of Airway Road the segment volume also decreases, by 7.8%, and remains at LOS "C".

Otay Mesa Road - The segment west of La Media Road increases in volume by 13.1%, and is at LOS "B".

The segment between La Media Road and the Project North Parcel Access increases by 8.7%, and remains at an acceptable LOS "C".

The segment between the Project North Parcel Access and Piper Ranch Road decreases by 3.8%, and remains at LOS "C".

The segment between Piper Ranch Road and the SR-905 Southbound Ramp intersection <u>decreases</u> by 7.3%, and remains at LOS "C".

<u>Airway Road</u> - The segment west of La Media Road <u>increases</u> in volume by less than one percent, and remains at LOS "A".

The segment volume between La Media Road and the Project South Parcel Access <u>decreases</u> by 24.5%, and improves to LOS "A".

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Kelly Broughton City of San Diego

The segment volume between the Project South Parcel Access and Harvest Road increases by 9.5%, and remains at LOS "B".

SR-905 EB and WB Off-Ramps

The westbound and eastbound SR-905 off-ramps to La Media Road increase in volume by 6.9% and 4.8%. respectively, and these volumes are lower than expected at Buildout.

Mid-Term Segment Volume Summary

Attachment 3 summarizes the Mid-term roadway segment comparison.

There are increases in average daily traffic volumes on some adjacent roadways, but all increases result in acceptable levels of service. An important decrease in volume of 22.3% occurs on La Media Road between SR-905 and Airway Road, which will decrease the expected congestion and delay at the La Media Road / Airway Road intersection, an important gateway into the central community and Airway Road, the main east-west corridor of the central area.

BUILDOUT AVERAGE DAILY TRAFFIC VOLUMES

Buildout average daily traffic volume comparisons are provided in Attachment 4, and are summarized below.

La Media Road - The volumes increase by 7.6% north of Otay Mesa Road, and 1.1% south of Otay Mesa Road, but both segments remain at LOS "C".

The segment volume between the SR-905 Eastbound Ramp intersection and Airway Road decreases by 25.2% and improves to LOS "C". The base forecast volume is 64,000 ADT at LOS "F", and decreases to 47,900 ADT at LOS "C" with the project access added. This decrease is due to the diversion of some traffic through the project roadway and is beneficial to the interchange circulation pattern. This reduced segment volume also reduces traffic at the La Media Road / Airway Road intersection, which will reduce delay at this location, and reduces traffic on Airway Road, the main east-west corridor of the central area.

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The volume decreases south of Airway Road by 5.7% and the LOS remains at "D".

Otay Mesa Road - The segment volume west of La Media Road increases by 5.7% and the LOS remains at "D".

The segment between La Media Road and the Project North Parcel Access <u>decreases</u> by 1.3% and the LOS remains at "D".

The segment between the Project North Parcel Access and Piper Ranch Road <u>decreases</u> by 6.8% and remains at LOS "D".

The segment between Piper Ranch Road and the SR-125 Southbound Ramp intersection <u>decreases</u> by 5.6% and remains at LOS "B".

<u>Airway Road</u> - The segment west of La Media Road <u>decreases</u> in volume by 3.5% and the segment LOS remains at LOS "C".

The segment volume between La Media Road and the Project South Parcel Access decreases by 37.1% and the LOS changes from "D" to "B".

The segment volume between the Project South Parcel Access and Harvest Road <u>increases</u> by less than one percent, and the LOS is "C".

SR-905 EB and WB Off-Ramps

The Westbound and Eastbound off-ramps to La Media Road increase in volume by 2.0% and 2.7%, respectively, and the volumes are within an expected range for a high volume interchange, when compared to Caltrans' buildout volumes at other locations such as the I-5 couridor.

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Buildout Segment Volume Summary

Attachment 5 summarizes the Buildout roadway segment comparison.

The increases to Buildout volumes on La Media Road, Otay Mesa Road, and Airway Road adjacent to the project are minor and occur on four of the eleven segments evaluated. None of the segments with ADT increases cause a change in LOS and are at an acceptable level of service. Seven of the eleven segments would <u>decrease</u> in volume. There are two substantial segment volume decreases due to diversion of traffic through the project roadway at the SR-905 Eastbound off-ramp. The segment volume reduction on La Media Road between the Eastbound Off-Ramp and Airway Road reduces the volume through the La Media Road / Airway Road intersection. The segment volume reduction on Airway Road east of La Media Road also reduces the volumes through the intersection. This is an important result of adding a through street at the SR-905 Eastbound Off-Ramp, extending to Airway Road, which would be beneficial to the interchange circulation and enhance access to the central area and the Airway Road east-west corridor.

Other Interchanges

A review of volume changes at other SR-905 interchanges west of the Bank's property indicates minor increases in volumes of less than 2.0% at the Caliente Avenue and Heritage Road interchange north approaches. The Britannia Boulevard south approach increases by only 2.4%.

Conclusions

The increase in traffic volumes on adjacent roadway segments, as a result of the project forecasts with the currently approved commercial uses, can be accommodated without the need for roadway reclassification and would operate at acceptable levels of service.

Changes in volumes at other SR-905 interchanges to the west are slight, so that additional mitigation should not be needed.

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As a result of adding a through street at the SR-905 Eastbound Off-Ramp an important decrease in volume occurs on La Media Road between SR-905 and Airway Road. This segment would positively affect the level of service from LOS "F" to an acceptable LOS "C". Reduced traffic at the La Media Road / Airway Road intersection would enhance access to Airway Road, an important gateway into the central community and to the main east-west corridor of the central area.

Other Attachments

Attachment 6 includes Mid-Term forecast plot excerpts with and without the land use changes.

Attachment 7 includes Buildout 3B Without La Media Road forecast plot excerpts with and without the land use changes.

6

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C Urban Systems Associates, Inc. May 23, 2011

Page 1 of 5

Attachment 1

Forecast Re-Run Request Memo to Kelly Broughton

Dated April 5, 2011

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A. 001011-052311-Attachment Cover Sheets-KellyBroughton-L.doc

	N STSTEMS ASSOCIATES, INC. 5 TAAPPIC EMEMBERING, MARGETONO & PROJECT SUPPORT COMENLIANTS TO INCOTTRY AND CONGRAMENY	E-MEN	10
ATTN:	Kelly Broughton, Director, DSD - City of San Diego	E-Mail: ▼	
	Lugo / N	kbroughtom@sandiego	.209
FROM:	Sam P. Kab, II	TOTAL PAGES (Including Cover):	2+2 Attachments
DATE:	April 5, 2011 TIME: 1:57:	N PM JOB NUMBER: 00	1011
SUBJECT:	Torrey Pines Bank Property in Otay	y Mesa (APN #646-12	I-32)

As you may recall, you have had discussions with John Ponder (Sheppard Mullin) and Arme Marie Berg, (Western Alliance Bancorporation) on December 10, 2010, and again with John Ponder April 5, 2011, regarding the Torrey Pines Bank property on La Media Road in Otay Mesa. The Torrey Pines Bank has requested consideration of a project access on La Media Road opposite the SR-905 easthound off-ramp. Also, within the 3B Without La Media Road land use file, they are requesting a change from IBT to Community Commercial, for both of their parcels east of La Media Road, to the north and south of the SR-905 right of way.

The bank requests a re-run of the Otay Mesa Community Plan Update forecasts for the Midtenn and Buildout using the traffic models already prepared for the update analysis. These re-runs and any analysis would be provided at the bank's expense.

Provided below are descriptions of the changes to each forecast that need to be made in order to represent the bank's land use and access assumptions:

1. Year 2025 Midterm Forecast (November 8, 2010 Run Date):

- A. TAZ 4529: LUC 9733 Community Commercial 217,000 Square Feet.
- B. TAZ 4529: Add Right-In Only Centroid Connector to La Media Road.
- C. TAZ 4550: LUC 9733 Community Commercial 382,000 Square Feet.

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1 001011-040511-4540 Kearny Villa Road, Suite 106 · San Diego, CA 92123 · (858) 560-4911 · Fax (858) 560-9734

- D. TAZ 4550: Add two lane collector extending from the SR-905 eastbound off-ramp to Airway Road. Add right-in-out-only driveway extending west to La Media Road. (See attached plot excerpt Attachment 1).
- E. A select zone plot will be needed for TAZ 4529 and 4550.
- 2. Buildout 3B Without La Media Road (July 26, 2010 Run Date):

A, B, C, D,B,: Use the same adjustments to the land use and roadway network as the Midterm Forecast (#1 above) (See attached plot excerpt Attachment 2).

Please forward to Linda Marabian in Transportation Engineering, and they can contact Urban Systems Associates for coordination of the forecast re-runs and any additional information, if needed.

Ce: John Ponder Kathryn Conniff

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Attachment 3

Mid-Term ADT Comparison

Mid-Term	*Mid-Term Base	LOS	*Mid-Term With Project	LOS	% Change
La Media Road					
North of Otay Mesa Rd.	11.6	A	11.9	A	+1.7%
Otay Mesa Rd. to SR-905 WB Ramp	25.8	8	28.6	в	+10.8%
SR-605 EB Ramp to Airway Rd.	45.8	C	35.6	C	-22.3%
Airway Rd. to Slempre Viva Rd.	25.0	С	22.1	C	-7.8%
Otay Mesa Road					
West of La Media Rd.	23.7	A	26.8	в	+13.1%
La Media Rd. to Project North Parcel Accesa	36.7	A C C C	39.9	C	+8.7%
Project North Parcel Access to Piper Ranch Rd.	36.5	C	35.1	C	-3.8%
Piper Ranch Rd. to \$R-125 SB Ramp	38.2	C	35.4	C	-7.3%
Alrway Road					
West of Le Media Rd.	14.8	A	14.9	A	+0.01%
La Media Rd. to Project South Parcel Access	19.2	B	14.5	AB	-24.5%
Project South Parcel Access to Harvest Rd.	18.9	в	20.7	В	+9.8%
SR-905 Westbound Off Ramp at La Media Rd.	11.6		12.4		+6.9%
SR-805 Eastbound Off Ramp at La Media Rd.	14.7		15.4		+4.8%

*ADT in thousands

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Attachment 5

Buildout ADT Comparison

Bulldout	"Base	LOS	"Buildout With Project	LOS	% Change
La Media Road					
North of Otay Mese Rd.	22.3	c	24.0	С	+7.6%
Olay Mesa Rd. to SR-905 WB Ramp	37.6	C	38.0	C	+1.1%
SR-905 EB Ramp to Airway Rd.	64.0	F	47.9	C	-25.2%
Airway Rd. to Siempre Vive Rd.	33.1	D	31.2	D	-5.7%
Olay Mesa Road					
West of Le Media Rd.	42.4	D	44.8	D	+5.7%
La Media Rd. to Project North Parcel Access	53.8	D	63.1	D	-1.3%
Project North Parcel Access to Piper Ranch Rd	53.3	D	49.7	D	-6.8%
Piper Ranch Rd. to SR-125 SB Ramp	28.7	B	27.1	В	-5.6%
Alrway Road		1			
West of La Media Rd	23.0	c	22.2	c	-3.5%
La Media Rd. to Project South Parcel Access	31.0	D	19.5	8	-37.1%
Project South Percel Access to Harvest Rd.	28.6	c	28.6	С	0.0%
SR-905 Westbound Off Ramp at La Media Rd.	14.8		15.1		+2.0%
SR-905 Eastbound Off Ramp at La Media Rd.	18.3		18.8		+2.7%

"ADT in thousands.

1.1

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Kelly Broughton City of San Diego © Urban Systems Associates, Inc. May 23, 2011

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Attachment 6

Mid-Term Forecast Plots

F 001011-052311-Attachment Cover Sheets-KellyBroughton-L.doc

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3B Without La Media Mbd-Term-With Project 4-19-11 Kelly Broughton City of Son Diego

O Urban Systems Associates, Inc. May 23, 2011

Page 1 of 3

Attachment 7

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Buildout Forecast Plots

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38 Without La Media Buildout With Project 4-27-11

EXHIBIT E



THE CITY OF SAN DIEGO

September 30, 2011

Mr. John Ponder, Sheppard, Mullin, Richter, & Hampton, LLP 501 West Broadway, 19th Floor San Diego, CA 92101-3598

Dear Mr. Ponder:

This letter is in response to your August 17th letter on behalf of your client, Western Alliance Bancorporation, that provided input on the draft Otay Mesa Community Plan Update. Western Alliance Bancorporation's property is located at the southeast corner of the intersection of La Media Road and Otay Mesa Road, and extends south on La Media to the intersection of La Media and Airway Roads. The City appreciates Western Alliance's commitment to the Otay Mesa area and the update process, and provides the following responses to your comments.

In reviewing your comments, your concerns include the fiscal benefits from retaining commercial designation, spot zoning, and the planning group support. Within the draft update, the Western Alliance property currently has a draft land use designation of International Business & Trade (IBT). Throughout the update process, there have been multiple designations analyzed on this property, including residential and commercial uses. The Planning Division has been advised that access along Otay Mesa Road and the northern half of the La Media Road may not be allowed driveway access due to proximity to the freeway and the classifications of the streets which would affect the viability of commercial development. Additionally, based on the update's market analysis, the draft land uses for Scenario 3B include adequate commercial capacity for build-out of the community. Because of the access issues that could be detrimental to commercial use, and based on the market analysis, the IBT designation would provide for a wide range of industrial uses with access from Avenida Costa Azul on the north portion of the property and Airway Road for the southern portion of the property.

With regard to your concern of isolated zoning in the northern portion of the property, the issue for a commercial use is access. Without driveway access for commercial uses, the success of commercial uses may be at a disadvantaged from the other commercial designated properties. The IBT designation allows for a wide range of industrial uses, which would allow a variety of viable uses on the site.



Development Services • Planning Division 1222 Fist Avenue, MS 413 • San Diago, CA 92101-4106 Tel (619) 235-5200 • Fax (619) 236-6478

-25

Page 2 John Ponder September 30, 2011

With regard to the planning group support, you are correct in that the group voted unanimously to retain the existing property rights and commercial designation at the April 2011 meeting. They also requested that the applicant return when the traffic issues have been resolved to determine if there is still an issue with the commercial designation. In reviewing the minutes, the motion did not include changing the update maps or land uses, as it appears the group would like to see resolution of the traffic issues prior to asking for a land use designation change. Of course, the applicant has the right to continue the tentative map waiver process with the existing zoning and designation.

Thank you for your continued interest in the update, as your input is valuable for the City to plan Otay Mesa comprehensively with neighborhoods that provide a high quality of life for people to live, work, and recreate.

Please feel free to contact me and let me know if there are further concerns or comments. The City looks forward to continuing the update process with your public participation.

Sincerely,

Theresa Millette, AICP Senior Planner

TM

cc: Elizabeth Maland, City Clerk, City of San Diego Kelly Broughton, Director, Development Services Department Mary Wright, Deputy Director, Development Services Department, Planning Division

EXHIBIT F

VOICE MAIL MESSAGE FROM KELLY BROUGHTON re Torrey Pines Bank

Hey John, it's Kelly Broughton calling - returning your email about Torrey Pines Bank.

City staff has taken a position, and I will support it for right now, that there is some other reasons why maintaining that property as international business trade zoning is more appropriate than commercial. One being that there is an overabundance of commercial beyond the market study that we had done for the area -- so that would push it over. And then the second is, they believe there is a strong potential for conflict between truck routes and that property having commercial trips on it. And just so you know, this is in the context of Ann firmly disagreeing with my position that this won't impact the traffic analysis for the community plan, even though I've got another traffic engineer who's reviewed it that disagrees with her. Nonetheless, my position is that we're going to leave it the designation that it's on the General Plan, but I'm not going to fall on my sword about it if Council wants to covert it back or leave it commercial.

So anyway, just wanted to let you know that. Again, staff also disagrees with my position on the actual map waiver project, but I've told them that decision and we are not going to request the access relinquishment and that we'll deal with the traffic analysis when an actual project comes in on it – just like we would any place else where there is subsequent discretionary action.

Sorry for the long-winded message. Hope you are having a great day. I'm off for a few days, so I will talk with you, if you need to, on Thursday or after that.

Thanks. Bye, bye.

EXHIBIT G

Suzy Thayer

From: Sent: To: Subject: John Ponder Tuesday, July 09, 2013 12:18 PM John Ponder FW: Torrey Pines Bank/OMCPU

From: John Ponder Sent: Sunday, January 15, 2012 1:33 PM To: Broughton, Kelly Cc: Anne Marie Berg; 'LDSI Mail'; Rob Hixson Subject: Torrey Pines Bank/OMCPU

Kelly,

I sent an email and spoke with Bill Anderson regarding his recollection of the agreement the parties reached at the meeting on 10/28/10. Bill prefaced his comments with the statement that he was speaking as an individual and not on behalf of the City. The substance of my email was as follows:

"You may recall that the OMCPU proposed changing the Torrey Pines property from a land use designation of commercial to industrial. Torrey Pines has objected to the proposed change and as a result, a meeting was held at the City on 10/28/10 to address Torrey Pines objection. You, Kelly, Theresa, Mary and traffic staff all attended the meeting. Anne Marie Berg, Rob Hixson and myself attended on behalf of Torrey Pines. After much discussion, it is our recollection that it was agreed that Torrey Pines should immediately perform a traffic analysis to demonstrate that leaving the property as commercial would not result in the need for re-classification of any roadways in the OCMPU. If the traffic analysis could demonstrate this to the satisfaction of the City, the next draft update of the plan would leave the property designated for commercial use. Kelly added another condition that the reversion to commercial could not delay the OMCPU. The City then suggested and we agreed to retain Sam Kab of Urban Systems to perform the analysis because he was familiar with the OMCPU traffic analysis and could perform the analysis in a timely manner."

Bill confirmed that the above accurately reflects the agreement at the meeting. Bill also suggested that perhaps a heavy commercial land use designation for the site may be appropriate to satisfy any concerns for maintaining a land use that would allow some industrial use. Should I send you a letter setting forth all the reasons for maintaining the property as a commercial use in the OMCPU or will the above combined with all other prior correspondence, memos and reports suffice to document the reasons to leave the commercial designation?

Should you need to confirm my conversation with Bill, he can be reached (619) 233-1454, william.anderson3@aecom.com.

Have a great MLK holiday.

John

John Ponder 619.338.6646 | direct 619.515.4120 | direct fax JPonder@sheppardmullin.com | Bio

MullinSheppard Sheppard Mullin Richter & Hampton LLP 501 West Broadway, 19th Floor San Diego, CA 92101-3598 619.338.6500 | main www.sheppardmullin.com

Suzy Thayer

From: Sent: To: Subject: John Ponder Tuesday, July 09, 2013 12:18 PM John Ponder FW: Torrey Pines Bank/OMCPU

From: John Ponder Sent: Monday, February 06, 2012 2:35 PM To: 'Broughton, Kelly' Cc: 'Anne Marie Berg'; 'LDSI Mail'; 'Rob Hixson' Subject: RE: Torrey Pines Bank/OMCPU

Kelly,

When you get a chance, would you please confirm that the City will honor the agreement previously reached with Bill Anderson to leave the Torrey Pines site with a commercial land use designation in the OMCPU as a result of the applicant demonstrating by an approved traffic analysis that the site as commercial would not result in re-classification of any roadways in the OMCPU. Thank you for your anticipated cooperation.

John

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Subject:	Torrey Pines Bank/OMCPU

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Suzy Thayer

From: Sent: To: Subject: John Ponder Tuesday, July 09, 2013 12:18 PM John Ponder FW: Torrey Pines Bank/OMCPU

From: John Ponder Sent: Monday, March 05, 2012 12:19 PM To: 'Broughton, Kelly' Cc: 'Anne Marie Berg'; 'LDSI Mail'; 'Rob Hixson'; 'Frick, Michelle'; Suzy Thayer Subject: RE: Torrey Pines Bank/OMCPU

Kelly,

I haven't received a response to the email below. I am assuming you have not had an opportunity to discuss the issue with staff. We would like to schedule a meeting with you to discuss retaining the commercial land use designation for the site. Please provide a couple of dates when you would be available to meet. Thank you.

John

From:	John Ponder
Sent:	Monday, February 06, 2012 2:35 PM
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Cci	'Anne Marie Berg'; 'LDSI Mail'; 'Rob Hixson'
Subject:	RE: Torrey Pines Bank/OMCPU

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MullinSheppard

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Kelly,

I haven't received a response to this email. I have asked my assistant, Suzy Thayer to contact Michelle and schedule a meeting. Please let me know if you would like to discuss before the meeting. Thanks.

John

John Ponder 619.338.6646 | direct 619.515.4120 | direct fax JPonder@sheppardmullin.com | Bio

MullinSheppard

Sheppart Mullin Richter & Hampton LLP 501 West Broadway, 19th Floor San Diego, CA 92101-3598 619.338.6500 | main www.sheppardmullin.com

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Kelly,

I sent an email and spoke with Bill Anderson regarding his recollection of the agreement the parties reached at the meeting on 10/28/10. Bill prefaced his comments with the statement that he was speaking as an individual and not on behalf of the City. The substance of my email was as follows:

"You may recall that the OMCPU proposed changing the Torrey Pines property from a land use designation of commercial to industrial. Torrey Pines has objected to the proposed change and as a result, a meeting was held at the City on 10/28/10 to address Torrey Pines objection. You, Kelly, Theresa, Mary and traffic staff all attended the meeting. Anne Marie Berg, Rob Hixson and myself attended on behalf of Torrey Pines. After much discussion, it is our recollection that it was agreed that Torrey Pines should immediately perform a traffic analysis to demonstrate that leaving the property as commercial would not result in the need for re-classification of any roadways in the OCMPU. If the traffic analysis could demonstrate this to the satisfaction of the City, the next draft update of the plan would leave the property designated for commercial use. Kelly added another condition that the reversion to commercial could not delay the OMCPU. The City then suggested and we agreed to retain Sam Kab of Urban Systems to perform the analysis because he was familiar with the OMCPU traffic analysis and could perform the analysis in a timely manner."

Bill confirmed that the above accurately reflects the agreement at the meeting. Bill also suggested that perhaps a heavy commercial land use designation for the site may be appropriate to satisfy any concerns for maintaining a land use that would allow some industrial use. Should I send you a letter setting forth all the reasons for maintaining the property as a commercial use in the OMCPU or will the above combined with all other prior correspondence, memos and reports suffice to document the reasons to leave the commercial designation?

Should you need to confirm my conversation with Bill, he can be reached (619) 233-1454, william.anderson3@aecom.com.

Have a great MLK holiday.

John

John Ponder 619 338.6646 | direct 619 515.4120 | direct fax JPonder@sheppardmullin.com | Bio

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EXHIBIT H

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MEMORANDUM

To: William Fulton Planning Director City of San Diego Date: July 18, 2013

cc: Anne Marie Berg, Senior Vice President, Western Alliance Bancorporation

From: John E. Ponder, Esq. File Number: 21TV-154612

Re: Land Use Designation of Western Alliance Bancorporation's "La Media" Property

This memorandum provides a summary of several technical, practical, and legal issues associated with the property of my client, Western Alliance Bancorporation. Torrey Pines Bank, a local community bank, is an affiliate of Western Alliance Bancorporation ("Torrey Pines"). This property is located at 8420 Airway Road at the corner of Otay Mesa Road and La Media in the Otay Mesa Community Planning Area ("Property"). The City is proposing to change the land use designation of the Property from commercial to industrial in the draft Otay Mesa Community Plan Update ("OMCPU").

We dispute the City's assumption that keeping the commercial designation would result in an overabundance of commercial in the Otay Mesa Area. We also are confident that all of the City's traffic issues have been fully addressed.

In addition, we have several legal concerns regarding the City's actions. The City is imposing a more restrictive designation, surrounded by less restrictive designations, on the Property after Torrey Pines has expended substantial amounts of time and money in reliance on the existing designation. The justification for such an action cannot be arbitrary, irrational, or discriminatory.

We also believe that practical considerations favor retaining the current commercial designation. For example, a commercial designation at the Property is supported by the Otay Mesa Community Planning Group, would be more fiscally beneficial to the city, and is consistent with other land use plans.

These issues have been summarized for you below.

A. City's Reasons for Changing Commercial Designation to Industrial

1. Keeping the Existing Commercial Designation Will Not Trigger an Overabundance of Commercial in Otay Mesa

First, we question the assumption that retaining an existing use could possibly "trigger" an overabundance of that use. We do not believe that keeping the status quo on the Property could be responsible for a potential overabundance of commercial. Rather, it would be the conversion of other land uses to commercial uses, which is precisely what is proposed in the draft OMCPU.

We also disagree that there is an overabundance of commercial uses. The consensus 3B scenario upzones industrial property to add commercial acres farther to east rather than retaining commercial acres, such as the Property ideally located at the 905 / La Media interchange. With the supporting residential base for Otay Mesa's commercial uses in the western part of Otay Mesa, moving commercial farther to the industrialized eastern part of Otay Mesa seems a misallocation of land uses, especially when the industrialized eastern part of Otay Mesa are already scheduled to be served by the commercial core at the port of entry. In addition, the OMCPU outlines an absence of commercial uses in the Central District, although there are residential, business park, recreational, educational, and institutional uses, and nothing in the OMCPU states that there is too much commercial in this area.

This shifting of commercial to the east is also antithetical to the OMCPU's stated project goal to designate a corridor of Business Park industrial uses along SR-905. Under the consensus 3B scenario, this is achieved for most of the SR-905 until La Media road, where the scenario shifts to a leapfrog of industrial and commercial use pattern that leaves the La Media project an island of industrial within the linear corridor surrounded by commercial on either side, instead of a true commercial core. This island land use designation is typically discouraged as a form of spot zoning.

The City has cited the market study performed for the OMCPU as the basis for the determination that retaining the existing commercial designation for the Property would result in an overabundance of commercial. We note that that study, completed in 2005, is now dated and flawed. But it nonetheless reached the conclusion that additional retail was needed in Otay Mesa. It states that there is a need for 32.5 acres of retail land for the community and 5.7 acres for the border crossing area. Currently several large retailers including Wal-Mart, Target and Food 4 Less are in the market looking for retail property, which would equate to approximately 80 acres of retail. So to the extent the market has changed since 2005, there is actually much more demand for retail and commercial uses than there was previously. If the City believes that the assumptions made seven years ago in 2005 are still true, we believe that it should perform another study to confirm those assumptions. We believe that an updated market study will reveal that there is an overabundance of industrial land in Otay Mesa, not commercial land.

2. Limited Access Would Not Affect the Viability of the Project

As a threshold issue, we question whether the City, rather than commercial real estate developers, has the best expertise to determine what circumstances render commercial development projects not viable. Our client has closely examined the facts regarding access to the property and is confident that even if access were limited on Otay Mesa Road, it would not affect the viability of the project. The site would still have some access from Otay Mesa Road and Caltrans has conditionally approved access from La Media Road. Retaining the site as commercial will not change the proposed OMCPU's level of service on Otay Mesa Road and would not appear to trigger significant delays. Therefore, the site is convenient for shoppers.

The location of the Property next to the freeway and Otay Mesa Road is a factor that supports commercial use. Per the OMCPU Economic Prosperity Element, Section 5.2, "commercial uses are generally located along transportation corridors." The Property is consistent with this policy because it is situated along three major transportation corridors. Consistent with this policy of the OMCPU, the City should not interpret the location of the Property as a reason to anticipate limited access and the risk that the project will not be viable, but should view it as being consistent with being located next to transportation corridors.

In addition, the commercial demands of the employment communities in Otay Mesa will be better served, and better complemented in terms of vehicle trips, with a commercial designation at the Property. A commercial use would primarily draw trips from the Otay Mesa community, which would reduce trips from outside the area.

3. There Would Be No Conflict Between Truck Trips and Commercial Vehicle Trips

We acknowledge that there is currently significant truck traffic in Otay Mesa, but we believe that an industrial use on the Property, with its corresponding increase in truck trips, would exacerbate the truck traffic problem, while a commercial use would reduce it. We also request that the City take a long-term planning view in regards to this issue, because the truck traffic issue will be substantially resolved after the completion of the improvements on La Media Road and the truck routing plans for the Otay Mesa Port of Entry. We also note that this truck traffic issue is not unique to the Property. The other properties proposed for commercial uses also have this issue, so we do not see the rationality in justifying the designation of the Property as industrial on the basis of truck traffic.

Moreover, retaining the commercial designation will not have an impact on the traffic analysis performed for the OMCPU. Based on a traffic analysis performed by Urban Systems, we have demonstrated that the traffic volumes based on a commercial use can be accommodated without the need for roadway reclassifications and that the roads will operate at acceptable levels of service. The purchase of the SR-125 toll road by SANDAG from a private operator will also reduce traffic impacts on Otay Mesa, including truck trips.

B. Legal Considerations

1. Project Has Relied On Current Designation

On August 8, 2012, the City approved a Tentative Map Waiver ("Map Waiver") and Site Development Permit (SDP) (Project No. 199429) to subdivide the Property Into two separate legal lots. The Map Waiver and SDP were required because the Property was bisected by the creation of State Route 905 in 2006 by the State of California. The bisect caused the single parcel to have the appearance of and the potential function of two separate lots. However, in order to convey the Property as two separate lots and to investigate the potential for future development, a subdivision was required. The application for the Map Waiver and SDP were deemed complete by the City on December 21, 2009.
The findings for the Map Waiver and SDP determined that the Project was consistent with the policies, goals and objectives of the applicable land use plan. Specifically, the findings concluded that the Otay Mesa Community Plan designates the site for specialized commercial purposes and allows the creation of such lots consistent with the size and frontage allowed by the underlying zone.

The Conditions of Approval for the Map Waiver and SDP provided that no development activity shall occur until a new project-specific Site Development Permit (and any other required permits) has been obtained as required by the San Diego Municipal Code. As a result, Torrey Pines has assembled a development team and is preparing a project-specific application for an approximate 130,000 SF commercial development on the north parcel and approximate 252,000 SF commercial development on the south parcel. The application is anticipated to be submitted on August 1, 2013.

For fairness and legal reasons, after the project application is deemed complete, the City typically does not change the development rules, regulation and policies for projects, including land use designations, in the regulatory pipeline unless it would place residents in a condition dangerous to their health or safety. The Government Code allows the City to apply new rules when, at the time of the application, the City (1) initiated proceedings for a development rule change by way of ordinance, resolution, or motion; and (2) published notice in accordance with Government Code § 65090 notice procedures that contains a description sufficient to notify the public of the nature of the proposed change in the applicable general or specific plans, or zoning or subdivision ordinances. Gov't Code § 66474.2(b)).

In this case, while the fact of a pending OMCPU has generally been known to developers in Otay Mesa, our client had not until last year had any notice that the nature of the OMCPU's description of the Property would be to eliminate all commercial uses that had existed since the 1981 Otay Mesa Community Plan and remained the predominate use in the April 2009 3B and 4B scenarios. If the City imposes an industrial designation on the Property, with its consequential effects on our client's current land use application, our client will have relied on the existing commercial designation to its detriment. We implore you to consider the legal consequences of such detrimental reliance before proceeding with the industrial designation.

Imposing an Industrial Designation Violates Equal Protection Laws

The designation of the Property as industrial, rather than the commercial designation proposed for both properties to the East and West, may also violate equal protection laws, akin to spot-zoning. Spot zoning refers to instances when "a small parcel is restricted and given less rights than the surrounding property."¹ California courts have long established the principle that "by a zoning ordinance a city cannot unfairly discriminate against a particular parcel of land."²

The OMCPU essentially creates an island of a more restrictive land use designation among other less restrictive uses. If the City were to approve the OMCPU as currently proposed, it would be arbitrary, capricious, and irrational discrimination as applied to the Property because it would make the Property an island in an ocean of less restrictive designations. There are no unique facts calling for the Property to remain an island of more

¹ Wilkins v. City of San Bernardino (1946) 29 C.2d 332, 340.

² Reynolds v. Barrett (1938) 12 C.2d 244, 251.

restrictive industrial, and it is noteworthy that the constraints of the Property are similar to surrounding areas which are proposed for commercial designations. If the City were to retain the current commercial land use designation, the Property would be harmonious with the surrounding commercial-designated parcels.

Industrial Designation Is An Inverse Condemnation

Redesignating the Property as industrial would constitute a compensable regulatory taking, consistent with a recent holding by the California Court of Appeal.³ Several factors favor a finding of taking. First, there is a dramatic economic difference between the value the Property as industrial versus commercial, especially in light of the money spent in the City's development review process under the assumption that the current designation of commercial would apply. In addition, the industrial designation wholly undermines the investment-backed expectations of our client because when it acquired the Property it was designated as commercial. Moreover, as explained elsewhere in this letter, the character of the City's action in redesignating the property would be an irrational discrimination. There is also evidence that the Property is being singled out for unequal treatment, and the best use of the land is consistent with the commercial designations of the surrounding properties.

C. Practical Considerations

1. City Should Respect Planning Group Support of Project as Commercial

The benefits to the community of maintaining the current commercial designation have been recognized by the Otay Mesa Planning Group ("Planning Group"). In February, 2010, the Planning Group unanimously supported a Tentative Map Walver and Site Development Permit for the La Media project. The support for commercial development at the Property was voiced again by the Planning Group at the April 20, 2011 meeting. At that meeting, the Planning Group unanimously passed a motion to support the current commercial designation of the Property, and not the designations as proposed by the OMCPU, contingent on the landowner agreeing to address traffic issues.

Commercial Designation is Fiscally Beneficial to City.

From a fiscal perspective, retaining the commercial designation benefits the fiscal health of the City, as shown by past City studies. The *Fiscal Impact Analysis of Otay Mesa Community Plan Update* analyzed the net fiscal impacts of three OMCPU scenarios. Scenario 1, analyses the current amount of 512 acres of commercial, and netted the highest annual returns for the City with \$19.1 million. As the report explained, "Scenario 1's anticipated sales tax, property tax, and transient occupancy tax receipts help to generate the highest revenues of all the scenarios."⁴ Scenario 2, with 400 acres of commercial, netted \$17.5 million annually. "With the greatest proportion of residential and office development, Scenario 2 generates the most property taxes at buildout, but also the highest expenditures. Though the greatest number of new residents is anticipated in Scenario 2, this alternative has *substantially lower retail space*

³ Avenida San Juan Partnership v. City of San Clemente, No. G043479, consol. with G043534 (Cal. Ct. App. 4th Dist., December 14, 2011.)

⁴ Fiscal Impact Analysis of Otay Mesa Community Plan Update (ERA 2007) at p. 7.

than the other scenarios and produces less sales tax.^{*5} Scenario 3, which is essentially the OMCPU, proposes to reduce the fiscal benefits to the City by reducing commercial acres to 320.

Retaining the existing commercial use would also help provide revenue for much needed public infrastructure through increased Facilities Benefits Assessment fees. Therefore, restoring the commercial use to the Property would be fiscally sound for the City.

3. Commercial Designation is Consistent with Other Land Use Plans

We note that other local agencies such as the San Diego County Regional Airport Authority and the San Diego Association of Governments have drafted their planning documents under the assumption that the La Media Property would be developed as commercial.

D. Conclusion

We request that the City retain the current commercial land use designation on all of the Property. If you have any additional concerns regarding a commercial designation, we would be happy to address those concerns. Thank you for the time you have spent considering the designation for the Property. We look forward to discussing these issues with you further.

5 Id.

EXHIBIT I

TIMELINE FOR TORREY PINES PROJECT

Date Event	
1981 City approves Otay Mesa Community Plan which identifies a land u designation for Torrey Pines Bank property as Specialized Comme zoning designation of Otay Mesa Development District: Commercia	
2001-2004	Integral Communities acquires property and processes development application.
7/19/2005	City approves most recent amendment of Otay Mesa Community Plan.
9/21/2005	City releases Real Estate Market Analysis for Otay Mesa Community Plan Update ("OMCPU") prepared by Economics Research Associates.
2006-2009	City depicts commercial use on property in OMCPU draft scenarios 3, 3B, 4B, and other scenarios.
2006	SR 905 bifurcates property. Integral provides right-of-way to Caltrans. Caltrans provides conditional approval of access along La Media.
12/15/2006	City releases Addendum to Real Estate Market Analysis for OMCPU prepared by Economics Research Associates.
2009	Torrey Pines Bank acquires property.
11/4/2009	Theresa Millette, Senior Planner at City, sends email to Brice Bossler, consultant for Torrey Pines, indicating City could consider a Heavy Commercial land use designation for the property depending upon what traffic impacts would occur.
11/18/2009	OMCPU 3B draft showed commercial land use on property.
12/21/2009	City deems Torrey Pines map waiver application complete. No comments in assessment letters regarding proposed change of land use to industrial.
10/1/2010 City publishes Notice of Preparation of the OMCPU draft environmental report ("EIR"). City proposes to redesignate the land use on the property commercial to "Industrial – International Business and Trade" and "Busin Park – Office Permitted."	
10/28/2010	A meeting was held to discuss Torrey Pines' objection to the proposed OMCPU land use designations. In attendance were City staff members Bill Anderson (Director of Planning), Theresa Millette (Senior Planner), Mary Wright (Deputy Director of the Planning Division), and Torrey Pines representatives Anne Marie Berg, Rob Hixson, and John Ponder. It is the recollection of Bill Anderson and John Ponder that during that meeting, the City agreed that if Torrey Pines performed a traffic analysis that showed no impact on the Update's road classifications and that such analysis would not delay preparation of the Update, the City would agree to retain a commercial land use designation for the Property.

10/28/2010	Torrey Pines retains Urban Systems to prepare traffic analysis.
11/1/2010	Sheppard Mullin on behalf of Torrey Pines submits comment letter on the NOP objecting to change in land use and requesting that the EIR's project description describe the Property with a commercial land use designation.
11/04/2010	Urban Systems provides scope of work to perform traffic analysis.
11/18/2010	Brice Bossler, consultant for Torrey pines Bank has a conversation with Theresa Millette who indicates she would have no problem recommending land use designation be changed back to commercial in the OMCPU depending on results of the traffic analysis.
4/6/2011	OMCPU Public Draft issued for comments.
4/20/2011	Otay Mesa Community Planning Group supports retaining commercial designation for site.
5/23/2011	Urban Systems Associates submits first traffic analysis to City: "Otay Mesa Community Plan Update/Torrey Pines Bank Forecasts."
5/24/2011	Torrey Pines representatives meet with Kelly Broughton and staff to review Urban Systems Associates' traffic analysis and to discuss conceptual street Improvement plan provided by RBF Consulting.
8/17/2011	Urban Systems Associates submits revised traffic analysis to City: "Otay Mesa Community Plan Update/Torrey Pines Bank Forecasts," dated August 5, 2011. The analysis was revised to expand the study area to include all 121 segments evaluated at buildout of the OMCPU.
8/17/2011	Sheppard Mullin, on behalf of Torrey Pines, sent the City a comment letter on the draft OMCPU objecting to the proposed change in land use, explaining the fiscal benefits of retaining the commercial designation, expressing concerns regarding spot zoning, and reminding the City that the Otay Mesa Planning Group supports a commercial designation.
9/27/2011	Kelly Broughton accepts findings of traffic analysis of no change in roadway classifications.
9/30/2011 City sends letter response to Sheppard Mullin's August 17 letter, stating to designating the Torrey Pines property as commercial would trigger an overabundance of commercial beyond the market analysis performed for OMCPU and that commercial is not viable because of the potential for lim access along Otay Mesa Road and the northern half of La Media Road.	
11/3/2011	Kelly Broughton leaves voicemail message for John Ponder stating that the City is going to keep the commercial designation, and expressing concern that designating the Torrey Pines property as commercial would trigger an "overabundance" of commercial beyond the market analysis performed for the OMCPU and that there is a strong potential for a conflict between truck routes near the Torrey Pines property and commercial vehicle trips.

11/9/11	Kelly Broughton confirms to John Ponder that, if an application for commercial use was filed and deemed complete, the OMCPU would have to designate the Property as commercial use.		
11/10/2011	Torrey Pines representatives attend first meeting with Councilmember Alvar discuss retaining commercial land use designation on Torrey Pines property		
12/12/2011	John Ponder attends meeting with Kelly Broughton who says he will honor agreement from October 28, 2010 meeting if Bill Anderson confirms that his recollection of the meeting is the same as John Ponder's.		
1/12/2012	John Ponder and Bill Anderson correspond via e-mail and phone, and Bill Anderson confirms that the City agreed that if Torrey Pines performed a traffic analysis and it demonstrated that leaving the property as commercial would not result in the need for re-classification of any roadways in the Update or delay the Update, the City would leave the property designated as commercial in the next draft of the Update.		
1/15/2012	John Ponder sends email to Kelly Broughton notifying him of Bill Anderson's confirmation of his recollection of the October 28, 2010 meeting, and requesting a meeting to discuss the City leaving the Torrey Pines property as commercial in the OMCPU.		
2/06/2012	John Ponder sends follow-up email to Kelly Broughton, but receives no response.		
3/05/2012	John Ponder sends follow-up email to Kelly Broughton, but receives no response.		
3/26/2012	John Ponder sends follow-up email to Kelly Broughton, but receives no response.		
4/04/2012	Torrey Pines representatives meet with Councilmember Alvarez for a second time.		
4/10/2012	John Ponder sends follow-up email to Kelly Broughton, but receives no response.		
5/16/12	Torrey Pines representative meets with David Graham in Mayor's office		
5/17/12	Kelly Broughton tells Mark Rowson, consultant for Torrey Pines, that, if a development permit application was submitted and deemed complete, he would be compelled to change the land use designation in the OMCPU to commercial.		
8/8/12	Map Waiver and Site Development Permit for commercial use was approved for the Property.		

3/11/13	City publishes Notice of Preparation of a Draft Environmental Impact Report for Sunroad Otay Plaza (Project No: 268422). The Notice discloses that the project will be seeking an amendment to the Otay Mesa Community Plan to change the existing land use designation from industrial to Regional Commercial. The Sunroad Otay Plaza is adjacent to the Torrey Pines Property and abuts Otay Mesa Road.
5/22/13	Kelly Broughton confirms in a conversation with John Ponder that, if an application for development of a commercial use was submitted and deemed complete prior to the adoption of the OMCPU, the City would have no alternative but to allow the commercial use to continue. Mr. Broughton further confirmed that the traffic analysis in the OMCPU "works for the site either designated as "industrial or commercial."

EXHIBIT B

SheppardMullin

Sheppard, Mullin, Richter & Hampton LLP 501 West Broadway, 19th Floor San Diego, California 92101-3598 619.338.6500 main 619.234.3815 fax www.sheppardmullin.com

MEMORANDUM

ATTORNEY-CLIENT PRIVILEGE AND ATTORNEY WORK PRODUCT DOCTRINE

To: Myra Herrmann Theresa Millette Cathy Winterrowd Date: October 25, 2013

Cc: Anne-Marie Berg, Western Alliance Bancorporation

From: John Ponder, Esq. File Number: 21TV-154612

Re: Comments on Otay Mesa Community Plan Update Draft Program EIR

We have reviewed the Draft Program Environmental Impact Report ("PEIR") for the Otay Mesa Community Plan Update ("Project") released for public comment on September 10, 2013 and offer the comments herein. This memorandum provides detailed comments on or questions raised by each individual section of the PEIR. I am available to discuss the specific issues raised below with the City to clarify the meaning of or legal basis for our comments or draft new language for the PEIR.

Page or Figure No.	Section/Heading	Comments
S-5	Summary of Project Alternatives	The PEIR improperly states that it "considered but rejected the No Project Alternative, the Reduced Biological Impacts Alternative, and the Reduced Density Alternative." This statement reflects an improper delegation of authority to staff and usurpation of the right of the City Council as the final decision-maker to consider a range of reasonable alternatives and determine whether to select or reject the alternatives. The above statement is an admission that the alternatives do not comprise a reasonable range because none of the alternatives are feasible and would substantially reduce a significant impact.
S-6	S.5.2.2/Reduced Biological Impacts Alternatives	This alternative is the environmentally superior alternative pursuant to CEQA Guidelines section 15126.6 (e)(2). The Reduced Biological Impacts Alternative provides fewer dwelling units as compared to the CPU but still meets the goals and objectives of the General Plan and SANDAG Regional Comprehensive Plan. The lesser intensity of residential use and

Page or Figure No.	Section/Heading	Comments
		the fewer number of commercial developments allowed for in this alternative minimally reduces impacts related to traffic congestion. Impacts to visual resources, hydrology/water quality, and energy conservation are also less when compared to the CPU. Because this alternative would increase the amount of open space in close proximity to development, the risk from wildfire would be slightly greater, but would still be mitigated through strict compliance with the Landscape Standards and Brush Management Regulations contained in the LDC. This alternative generally meets all the project objectives but would not accommodate future population growth to the same extent as the CPU.
		In addition, the PEIR should include an Economically Feasible Alternative, which would analyze a CPU that presents economically feasible land uses for all landowners. For example, if the City applied policies of park and recreation joint use and equivalencies for the Chang property, the underlying land use would be developable and economically feasible.
3-1 to 3-3	Purpose and Need	The PEIR's project description is flawed because it does not have a stable temporal scope. On page 3-1, the PEIR states that the CPU is "intended to define new strategies for the way Otay Mesa would develop and function over the next 20-50 years." On page 3-3, the PEIR states that the CPU addresses "present and future trends through 2030." Neither of these descriptions accurately encompass the Project's temporal scope as stated in the CPU itself. The CPU states that there is a "15 to 20-year planning period addressed by this plan." (CPU, at I-3.) The public and decision-makers have no way of knowing the true scope of the project, and whether the environmental analysis accurately reflects that scope. By the very language of the PEIR and CPU, the scope of the project could end anywhere from 2028 to 2063.
3-3	Relationship to General Plan	It is unclear whether the PEIR bases its analysis on the current General Plan. Only the General Plan adopted in 2008 is referenced, despite the fact that there have been three significant amendments since then, in 2010 (Land Use and Community Planning Element; Public Facilities, Services, & Safety Element; Recreation Element; and Glossary), 2012 (Conservation Element), and 2013. The City of San Diego adopted a General Plan Amendment on March 4, 2013 when it approved the General Plan Housing Element 2013-2020.
		The current proposed GPA for the CPU and the Housing Element GPA recently completed should have been considered comprehensively rather than in two separate, smaller pieces. This

Page or Figure No.	Section/Heading	Comments
		inappropriate project segmentation serves to diminish the true impacts of the Project, especially regarding housing impacts. (See e.g. City of Santee v. County of San Diego (1989) 214 Cal.App.3d 1438.)
		In addition, since community plans are components of the General Plan, the City should comprehensively analyze all reasonably foreseeable community plan amendments. The City is concurrently processing or has recently approved many General Plan Amendments through community plan updates: San Ysidro, Barrio Logan, Uptown, North Park, and Golden Hill, among others. San Ysidro is especially noteworthy because it is immediately adjacent to Otay Mesa. Dividing the GPAs into multiple CEQA actions is improper segmentation of a project under CEQA and serves to diminish and mask the true impacts of the overall City project of amending the General Plan. The CPU's cumulative impact analysis should address the impacts of the other GPA.
3-53	Table 3-6: Summary of Project Design Considerations	The PEIR should revise the following sentence with regard to landform alteration/visual quality: "Future projects would be required to adhere to the CPU land use and development design guidelines." The words "to adhere to" should be replaced with "to be consistent with" or "to be compatible with" because strict adherence to every design guideline is not required and is not the purpose of the guidelines. Guidelines are not binding. The statement is factually inaccurate because there is no legal requirement for future projects to "adhere" to the design guidelines Because it is factually inaccurate, the PEIR cannot take credit for avoiding or reducing environmental impacts due to it. The same comment applies to the other guidelines mentioned in the same table.
		The listing of "project design considerations" that future projects will be required to implement is improper deferral of mitigation under CEQA. The City cannot defer its obligation to formulate and adopt mitigation until a more specific development plan is proposed. (<i>Citizens for Quality Growth v. City of Mount Shasta</i> (1988) 198 Cal.App.3d 433.) The list in this table evidences that the formulation of precise mitigation measures is feasible at this time, but the City is simply deciding to defer their formulation and adoption by calling them "project design considerations." Even if the mitigation measures are general, as are the "project design considerations" listed, the City must devise and approve them along with the certification of this PEIR. (<i>Sundstrom v. County of Mendocino</i> (1988) 202 Cal.App.3d 296.)

Page or Figure No.	Section/Heading	Comments
5.1-1	Table 5.1-1	The percentages listed for the land use distribution total 102%. This is a significant error considering that the total Commercial uses are listed as 1.85%.
5.1-7	Table 5.1-2	The PEIR should add most recent CARB Scoping Plan for statewide reductions of GHG necessary to achieve AB 32 GHG targets.
5.1-9	Table 5.1-3	The PEIR should evaluate CPU for consistency with General Plan goals and policies. LU-A and LU-B contain policies applicable to community plans, including but not limited to LU-A.1(c) , LU-A.5, LU-A.7, LU-A.8, LU-B.1, LU-B.2, Table LU-4, LU-F.
5.1-9	Table 5.1-3	LU-G policies are focused on consistency with ALUCP. The City identifies the Tijuana Airport as part of the existing condition/surrounding land uses. PEIR should analyze the CPU's consistency with operation of this airport and what cumulative impact build-out of the CPU will have on the environment with noise, traffic and hazards created by this existing airport facility. See also figures 5.1-4, 5.1-5 and 5/1-6 comparing noise and safety zones for Brownfield, but not the Tijuana Airport.
5.1-35	Vernal pool lawsuit	 The City identified the CPU itself, not just projects within it as a venal pool project subject to the injunction issued by Judge Brewster in October 2006. As part of the Planning Agreement with the USFWS for processing vernal pool projects during the City-USFWS' new vernal pool HCP, the City made its own discretionary projects subject to the Planning Agreement. The CPU is a City-initiated discretionary project subject to CEQA. Therefore, the EIR must demonstrate the CPU's compliance with the Planning Agreement and make the findings required in Subsection C of the Planning Agreement, which include the following: The Project is consistent with the preliminary Vernal Pool Preserve Areas; Provides management and monitoring consistent with the draft Vernal Pool Management Plan; Provides funding in perpetuity for management and monitoring; Consistent with the proposed ESL/wetlands amendments; and Requires MSCP conservation/covenant of easement over any preserved on-site or off-site vernal pools/habitat.

Page or Figure No.	Section/Heading	Comments
5.1-41	Public Facilities Element	The PEIR must analyze how police, fire and EMT can reach all parts of the CPU area within the response times identified in the General Plan. City reports on fire service note the difficulty of meeting such standards and recommends changing the response times standards, but the General Plan still uses the "old" response times. If the City Fire Department is going to use the response times recommended in the report to the City, then a General Plan Amendment is required. (See Policy LU-C.1(c).)
5.1-41	Recreational Element	The CPU is not consistent with the General Plan Recreation Goal to "[i]ncrease the amount and quality of recreation facilities and infrastructure though the promotion of alternative methods where development of typical facilities and infrastructure may be limited by land constraints." (General Plan, RE-6.) In contrast, the CPU assumes that every property within the CPU area will not have constraints that would make it impractical to provide population-based parks at the General Plan's 2.8 acres per 1,000 residents. This false assumption leads the CPU to include no flexibility at all for the provision of park equivalent facilities on future projects. CPU Policy 7.1-3 states "Provide usable acreage park land required to meet General Plan population-based park standards, without the use of park equivalencies, and for the sole use as parks, independent of any shared joint use at Ocean View Hills Elementary School. The City would be required to conduct a site-specific analysis of all the constraints that could possible interfere with the development of 2.8 net acres of useable park area before it could rule out all future need for use of General Plan permitted park equivalency measures. As discussed throughout the EIR and CPU, the Otay Mesa Community is engaging in the difficult task of collocation tools, including the ability to move parks and residential facilities farther away from industrial uses though the allowed use of park equivalency measures of using park equivalency the allowed use of park equivalency measures and efficient joint use of school/neighborhood parks. The appropriateness of using park equivalency measures is a right the City Council gave itself in the General Plan when evaluating a site-specific development project
		that may be constrained in any one of many ways. Page RE-11 of the General Plan describes this flexibility as necessary. The specific Recreation Element General Plan policies requires it. Accordingly, a community plan update with a policy that removes this discretion for all projects within the community plan area is inconsistency with the General Plan. We note that the PFFP for the Center City area also does not contain any park equivalency standards and downtown San Diego

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		is clearly a constrained community. There appears to be a bias against park equivalencies required by the General Plan in planning documents put forth to the City Council for approval regardless of whether a community plan area is known to be constrained or may have parcels within it that are constrained. This is an appropriate time for the City to establish park equivalency standards and include them in the CPU and Center City PFFP.
5.1-42	Noise Element	The CPU is not consistent with the City's Noise Element because it admits that it cannot guarantee the buildout of the Community Plan will avoid significant and unavoidable impacts to existing developed areas. Therefore, including CPU policy 9.2-2 requiring that projects "demonstrate that required noise levels for individual development projects within Otay Mesa are considered compatible with the General Plan Noise Land Use Compatibility Guidelines" would seem to set the stage for future claims that individual projects are not in conformance with the Community Plan noise policies. The City Council can determine whether or not the CPU is overall consistent with the General Plan, but the purpose of the EIR is to identify where there are inconsistencies so the City Council and the public are aware the inconsistency exists.
Figure 5.2-1	Photo Location Map	The PEIR's visual impact analysis identified in this figure does not show sufficient viewpoints of the impacts of buildout of the CPU on either existing or planned trails identified in the CPU trail map located on page RE-9. The General Plan's Urban Design Element Policy UD-A.3.i. states: "Ensure that the visibility of new development from natural features and open space areas is minimized to preserve the landforms and ridgelines that provide a national backdrop to the open space systems. For example, development should not be visible from canyon trial sat the point the trail located nearest to proposed development. Lines-of-sight from trials or the open space system could be used to determine compliance with this policy." Likewise, the PEIR states that views of the CPU area are limited from existing trails within the Otay Valley Regional Park. This does not address what the line of sight would look like from these trails at their nearest point to the CPU area's development. Accordingly, under the analysis method supported by the General Plan, there is insufficient evidence to support the PEIR's conclusion that there would not be a significant impact to the visual quality of views from public viewing areas. At a minimum the PEIR should identify the impact as potentially significant at Section 5.2.3 and include a mitigation measure requiring future development to perform an analysis of the impact

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		of project on the nearest point to the trail system and establish a performance standard such projects would be required to meet in order to mitigate such future visual impacts to below a level of significance.
5.2-17	Proposed Designated Public Views	While the analysis of views of the open space areas, particularly the existing designated resources at OVRP is encouraging, the City's significance threshold is based on the view blockage from designated open spaces areas and parks. (See Section 5.2.2.)
5.3-19	5.3.4.1.a Construction Emissions	The PEIR identifies that it cannot predict the exact number and timing of future development projects. If three large projects are in construction at the same time, then it would appear that the threshold would be exceeded for ROG and NOx. Please analyze the feasibility of a mitigation measure whereby the City tracks the number of large projects under construction at the same time to avoid exceeding the construction thresholds.
5.3-20	Construction Emissions	CEQA prohibits the analysis of hypothetical projects. In addition, no parameters are given to define a large project.
5.3-23	AQ-1	CEQA requires mitigation measures to be feasible and to reduce significant impact even if they cannot be reduced to below a level of significance. Here, AQ-1 identifies a menu of Best Available Control Measures without analyzing whether or not they are feasible and without stating what numerical daily emissions standard (performance standard) the City is required to achieve to provide such partial mitigation.
5.3-24	AQ-2	CEQA requires mitigation measures to be enforceable and feasible and to reduce significant impacts even if they cannot be reduced to below a level of significance. Here, AQ-2, simply identifies that a future project will have to analyze all reasonable mitigation measures and identifies buffers as a potentially feasible mitigation measure. The City should analyze and provide a matrix of the buffer distance needed to achieve a certain level of air quality emission reduction.
		As discussed earlier, the fact that a particular project may be required to implement large buffers to achieve feasible reductions in significant air quality impacts is a reason why the City cannot assume that all land in Otay Mesa is unconstrained. Accordingly, the City cannot remove the flexibility needed to meet park standards through park equivalency features.

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		CEQA requires mitigation measures to be enforceable and when the details of mitigation are deferred into the future, the lead agency is required to identify a performance standard and an explanation of the evidence to support that implementation of common mitigation measures options will be effective in achieving the performance standard. Here, the mitigation measure requires an applicant that cannot meet the 10 per 1,000,000 toxic air contaminant threshold to submit a risk reduction audit and plan to the APCD that demonstrates how the facility would reduce health risks to less than significant levels within 5 years of the date of the plan. Assuming the plan would need to achieve the 10 per 1,000,000 performance standard, the PEIR is inadequate because it does not give the public or the City decision-makers any evidence to support what types of mitigation measures could be included in such an audit/plan and why those measures would be effective in achieving the performance standard. Accordingly, without additional analysis, AQ-3 is the type of deferred mitigation that violates CEQA.
5.4-45	5.4.4.1/Impacts	Impacts to unique, rare, endangered, sensitive or fully protected species of plants or animals would occur with the implementation of the CPU. These impacts are significant and unavoidable. Despite the severity of these impacts, the PEIR does not provide feasible mitigation measures or options in violation of CEQA to even partially mitigate the impacts.
5.4-46	5.4.4.1(a)/ Impacts to Sensitive Plants	Implementation of the CPU has the potential to impact 17 sensitive plant species known to occur within the CPU footprint. Despite this knowledge and the admittance that this is a significant impact at the program-level, the PEIR states that evaluation and mitigation will occur at the project-level. The impacts and corresponding mitigation should have been evaluated at the program-level and not deferred to subsequent projects because the program level is the opportunity to address cumulative impacts to these species. Use of the tiering procedure, as is being accomplished here, does not permit the lead agency to defer an analysis of reasonably foreseeable significant environmental impacts to a later stage of review to avoid addressing those impacts in a first-tier EIR. (CEQA Guidelines § 15152(b).) While tiering allows the lead agency to defer analysis of some of the details of later phases of long-term projects until they come up for approval, CEQA's information disclosure requirements are not satisfied by simply asserting that information will be provided in the future. (Santa Clarita Org. for Planning the Env't v. County of L.A. (2003) 106 Cal.App.4th 715,

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		723.) A significant environmental impact is ripe for evaluation in a first- tier EIR when it is a reasonably foreseeable consequence of the action proposed for approval and the agency has "sufficient reliable data to permit preparation of a meaningful and accurate report on the impact." (<i>L.A. Unified Sch. Dist. V. City of Los Angeles</i> (1997) 58 Cal.App.4th 1019, 1028.). The impacts and corresponding mitigation should have been evaluated at the program-level and not deferred to subsequent projects because the program level is the opportunity to address cumulative impacts to these species.
5.4-48	5.4.4.1(b)/Impact s to Sensitive Wildlife	Implementation of the CPU has the potential to impact 28 sensitive wildlife species known to occur within the CPU area. Despite this knowledge and the admittance that this is a significant impact at the program-level, the PEIR states that evaluation and mitigation will occur at the project-level. The impacts and corresponding mitigation should have been evaluated at the program-level and not deferred to subsequent projects because the program level is the opportunity to address cumulative impacts to these species. Use of the tiering procedure does not permit the lead agency to defer an analysis of reasonably foreseeable significant environmental impacts to a later stage of review to avoid addressing those impacts in a first-tier EIR. (CEQA Guidelines § 15152(b).) While tiering allows the lead agency to defer analysis of some of the details of later phases of long-term projects until they come up for approval, CEQA's information disclosure requirements are not satisfied by simply asserting that information will be provided in the future. (<i>Santa Clarita Org. for Planning the Env't v. County of L.A.</i> (2003) 106 Cal.App.4th 715, 723.)
		A significant environmental impact is ripe for evaluation in a first- tier EIR when it is a reasonably foreseeable consequence of the action proposed for approval and the agency has "sufficient reliable data to permit preparation of a meaningful and accurate report on the impact." (<i>L.A. Unified Sch. Dist. V. City of Los Angeles</i> (1997) 58 Cal.App.4th 1019, 1028.). The impacts and corresponding mitigation should have been evaluated at the program-level and not deferred to subsequent projects because the program level is the opportunity to address cumulative impacts to these species.
5.4-57	5.4.4.3/Mitigatio n Framework	The PEIR inappropriately defers mitigation measures for impacts to sensitive plants and wildlife to subsequent projects. The PEIR states "Adherence to the recommendations below is anticipated to minimize impacts to sensitive biological resources." This mitigation is impermissibly deferred, as it does not set performance criteria or

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		demonstrate how the impact can be mitigated. Instead, the PEIR merely puts off the analysis for a later date. It also does not explain what evidence supports the statement that these measures could achieve a performance standard.
5.4-64	5.4.6/Sensitive Habitat	Impacts to Tier I, II, IIIA and IIIB habitats would be significant. These sensitive habitats include: maritime succulent scrub, native grassland, Diegan coastal scrub, southern mixed chaparral, non- native grassland, riparian scrub, vernal pools, and basins with fairy shrimp. The mitigation is impermissibly deferred, as it does not set performance criteria or demonstrate how the impact can be mitigated. Instead, the PEIR merely puts off the analysis for a later date.
5.4-66	5.4.7/MSCP	Implementation of the CPU would introduce land uses adjacent to the MHPA. This is a potentially significant impact at the program- level. However, the PEIR states the mitigation measures will be mitigated at a project-level. The CPU identifies permissible land uses adjacent to the MHPA; therefore, the PEIR impermissibly defers mitigation as there are reasonably foreseeable consequences of the action proposed for approval and the agency has "sufficient reliable data to permit preparation of a meaningful and accurate report on the impact." Additionally, the PEIR does not set performance criteria or demonstrate how the impact can be mitigated. Instead, the PEIR merely puts off the analysis for a later date.
5.4-70	5.4.9/Wetland Impacts	Approximately 1,266 vernal pools (12.34 acres) are located within the CPU area. Of this total, 522 are basins with fairy shrimp (12.24 acres). Implementation of the CPU has the potential to impact up to 2.95 acres of vernal pools and .07 acres of basins with fairy shrimp. Impacts to vernal pools would require deviation from the City's ESL Regulations. The PEIR identifies the location of such basins; therefore, the agency has "sufficient reliable data to permit preparation of a meaningful and accurate report on the impact." However, the PEIR defers this analysis for subsequent project. Additionally, the PEIR does not set performance criteria or demonstrate how the impact can be mitigated. Instead, the PEIR merely puts off the analysis for a later date.
5.4-71	5.4.9.3/ Mitigation Framework	The EIR improperly concludes that project compliance with ESL guidelines will mitigate biological impacts to below a level of significance. The 1997 Implementing Agreement with the USFWS for the MSCP program contemplated that the City would identify a

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		regional funding source for maintenance of open space lands dedicated to the City. The Implementing Agreement and federal "no surprises" policy prohibits the City from seeking the maintenance funds from the affected landowners because the landowners are already giving up 75% of their development rights on their property within the MSCP and donating it to the City. If the MSCP and ESL's assumption that it will be effective in mitigating biological impacts is predicated on the City obtaining the necessary funds to main the biological values on the dedicated land within the MSCP, then there is a significant and unmitigated biological impact from build-out of the CPU with no corresponding Statement of Overriding Considerations that the impact is acceptable and it is infeasible for the City to raise the maintenance funds from the public or obtain them from landowners who are protected against further exactions by the Implementing Agreement and federal "no surprises" policy.
5.4-75	5.4.9.4/ Significance after Mitigation	The PEIR states it cannot guarantee that all future project-level impacts would be avoided or mitigated to below a level of significance. Because the extent of future development is unknown at this time, the degree of impact and applicability, feasibility and success of these measures cannot be accurately predicted for each specific project at this time. Therefore, direct and/or indirect impacts to wetlands, jurisdictional resources vernal pools and vernal pool species are considered significant and unavoidable at the program-level. However, the PEIR identifies a substantial amount of information that would permit a more comprehensive analysis. The PEIR should not defer analysis or mitigation of these potential impacts.
5.4-76	5.4.10/Noise Generation	There is a potential for temporary noise impacts to wildlife from construction and permanent noise impacts from the introduction of noise generating land uses adjacent to the MHPA. Temporary/or permanent noise impacts to wildlife would be significant. The mitigation is impermissibly deferred, as it does not set performance criteria or demonstrate how the impact can be mitigated. Instead, the PEIR merely puts off the analysis for a later date.
5.5-28	5.5.3.4/ Significance after Mitigation	There are 262 recorded historic and prehistoric sites/structures recorded within the CPU area boundaries. 126 known sites that remain within the CPU area have not been impacted by development. Due to the number and density of prehistoric and historic cultural resources in the CPU area, the loss of these resources would be considered a significant impact at the program level.

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		The PEIR acknowledges that the location of these sites can be determined; therefore, there are reasonably foreseeable consequences of the action proposed for approval and the agency has "sufficient reliable data to permit preparation of a meaningful and accurate report on the impact." The PEIR impermissibly defers analysis and mitigation as the mitigation should have been evaluated at the program-level and not at the project-level as done in the PEIR.
		The City must also comply with all tribal consultation requirements and the PEIR should discuss that consultation. SB 18 (Chapter 905, Statutes of 2004) requires cities and counties to contact, and consult with California Native American tribes prior to amending or adopting any general plan or specific plan, or designating land as open space.
5.6-7	Table 5.6-1	The PEIR omits analysis of properties of environmental concern located in Mexico. The PEIR "should evaluate any potentially significant impacts of locating development in other areas susceptible to hazardous conditions" including conditions emanating from Mexico. (CEQA Guidelines § 15126.2(a).) The PEIR omits analysis of aircraft hazards from Rodriguez Airport, which is immediately adjacent to the project boundary and highly likely to make adjacent development in the CPU susceptible to hazardous conditions.
5.6-17 to 5.6- 19	Wildfire Hazards	There is no analysis of potential impacts of the Project on wildfire, such as whether the Project will increase the likelihood of starting a wildfire by bringing additional people into the area – sparks from backyard barbecues, cigarettes, portable fireplaces, etc.
5.6-17 to 5.6- 19	Health Hazards	There is no analysis of the impact of the Project, by bringing additional land uses and corresponding health hazard, on the environment. Instead, the PEIR only analyzes impacts of the existing environment on the Project. The purpose of an EIR is to evaluate the impacts of the project on the environment rather than the impacts of the environment on the project. (<i>Ballona Wetlands Land Trust v. City of L.A.</i> (2011) 201 Cal.App.4th 455, 474.)
5.7-23 to 5.7- 24	Runoff – Significance After Mitigation	The PEIR inappropriately concludes that there are no significant drainage impacts based on a statement that future projects will be required to comply with applicable regulation at that time. A determination that regulatory compliance will be sufficient to prevent significant adverse impacts must be based on a <u>project-specific</u> analysis of potential impacts and the effect of regulatory compliance, not programmatic analysis as is the case here.

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		(Californians for Alternatives to Toxics v. Dept. of Food & Agric. (2005) 136 Cal.App.4th 1.) This comment applies to all PEIR determinations of less than significant impacts based on presumed regulatory compliance for future projects.
5.8-11	5.8.1.2/Geologic Hazards	Subsurface exploration and laboratory testing would be necessary as future development extends into those areas or any other areas where deep alluvial deposits are encountered. However, the PEIR identifies where these deposits occur. Therefore, the PEIR impermissibly defers evaluation of this impact as there are reasonably foreseeable consequences of the action proposed for approval and the agency has "sufficient reliable data to permit preparation of a meaningful and accurate report on the impact." The mitigation should have been evaluated at the program-level and not at the project-level as done in the PEIR.
5.8-16	5.8.3.1/Impacts	Portions of the CPU area are underlain by undocumented fill, colluvium/topsoil and alluvium. These soils are typically loose, dry, and contain rubble, and are unsuitable for support of settlement structures. The CPU should avoid development in these areas. Moreover, the PEIR identifies where these deposits occur. Therefore, the PEIR impermissibly defers analysis and evaluation of this impact as there are reasonably foreseeable consequences of the action proposed for approval and the agency has "sufficient reliable data to permit preparation of a meaningful and accurate report on the impact." The mitigation should have been evaluated at the program-level and not at the project-level as done in the PEIR.
5.8-17	5.8.4.2/ Significance of Impacts	Based on the steep nature of many of the hillsides and the generally poorly consolidated nature of the sedimentary materials and soils found throughout the CPU area, erosion would represent a potentially significant impact, particularly in conjunction with some portions of the San Diego Formation and in drainages and stream valleys. The CPU should avoid development on these areas or identify what mitigation (with performance standards) is required to allow development. Moreover, the PEIR identifies where the soil erosion has potential to occur. Therefore, the PEIR impermissibly defers evaluation of this impact as there are reasonably foreseeable consequences of the action proposed for approval and the agency has "sufficient reliable data to permit preparation of a meaningful and accurate report on the impact." The mitigation should have been evaluated at the program-level and not at the project-level as done in the

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		PEIR.
5.10-1	Noise	The EIR improperly restricts its analysis to impacts only from land uses within the CPU footprint, and excludes analysis of uses outside the CPU planning area that could create significant impacts.
5.10- 16	5.10.3.2/ Significance of Impacts	Exterior and potentially interior traffic noise impacts are anticipated at the majority of the locations adjacent to I-805, SR-905, SR-125, Otay Mesa Road, and Airway Road; therefore, impacts related to new residences would be significant. There are areas within the CPU area where project traffic noise would potentially cause interior noise levels in existing residences to exceed applicable standards. This is a potentially significant impact of the CPU. These impacts will be significant and unavoidable. The CPU should avoid development in these areas or identify what mitigation (with performance standards) is required to allow development.
5.10- 21	5.10.4.2/ Significance of Impacts	The CPU has the potential to site noise-sensitive uses (i.e., residential) adjacent to noise-generating commercial and industrial uses. The juxtaposition of these land uses would result in potentially significant noise impacts at this program-level analysis. The program-level impacts related to noise from stationary sources will be significant and unavoidable. The CPU should avoid development in these areas or identify what mitigation (with performance standards) is required to allow development.
5.10- 24	5.10.6/ Construction Noise	The EIR fails to identify construction noise from one phase of development to another, instead stating that noise impacts will be determined and mitigated on a project-by-project basis.
5.10- 25	5.10.6/ Construction Noise	Future development associated with implementing the CPU has the potential to exceed applicable construction thresholds at residential properties adjacent to construction sites. Additionally, there is the potential for construction noise to Bell's vireo, coastal California gnatcatcher, raptors, and other sensitive species, if they are breeding or nesting in adjacent MHPA lands. These impacts are significant at the project level. These impacts will be significant and unavoidable. The CPU should avoid development in these areas or identify what mitigation (with performance standards) is required to allow development.
5.12- 22	5.12.3/Capacity	A total of 24 roadway segments under the Horizon Year Plus CPU condition would be expected to operate at unacceptable LOS. Therefore, the CPU would have a significant impacts all of these

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		24 roadway segment locations. This impact is significant and unavoidable. The PEIR identifies the failing roadway segments, but impermissibly defers evaluation and mitigation of this impact as there are reasonably foreseeable consequences of the action proposed for approval and the agency has "sufficient reliable data to permit preparation of a meaningful and accurate report on the impact." The mitigation should have been evaluated at the program-level and not at the project-level as done in the PEIR. The CPU violates General Plan Policy ME-C.4 (Improve operations and maintenance on City streets and sidewalks) and ME-C.8 (Implement Traffic Impact Study Guidelines that address site and community specific issues).
5.12- 30	5.12.3/Capacity	A total of 49 intersections would be expected to operate at unacceptable levels under the Horizon Year Plus CPU condition. Therefore, the CPU would have a significant impact to all 49 of these intersections. This impact is significant and unavoidable. The PEIR identifies the failing intersections, but impermissibly defers evaluation and mitigation of this impact as there are reasonably foreseeable consequences of the action proposed for approval and the agency has "sufficient reliable data to permit preparation of a meaningful and accurate report on the impact." The mitigation should have been evaluated at the program-level and not at the project-level as done in the PEIR. The CPU violates General Plan Policy ME-C.4 (Improve operations and maintenance on City streets and sidewalks) and ME-C.8 (Implement Traffic Impact Study Guidelines that address site and
5.12- 30	5.12.3/Capacity	 community specific issues). Five SR-905 freeway ramps would be expected to experience freeway delays with downstream freeway operations and unacceptable levels in the Horizon Year Plus CPU condition. This impact is significant and unavoidable. The PEIR identifies the failing freeway ramps, but impermissibly defers evaluation and mitigation of this impact as there are reasonably foreseeable consequences of the action proposed for approval and the agency has "sufficient reliable data to permit preparation of a meaningful and accurate report on the impact." The mitigation should have been evaluated at the program-level

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		and not at the project-level as done in the PEIR. The CPU violates General Plan Policy ME-C.4 (Improve operations and maintenance on City streets and sidewalks) and ME-C.8 (Implement Traffic Impact Study Guidelines that address site and community specific issues).
5.13-9	Parks and Recreation	The PEIR's analysis of Public Services impacts is inadequate with respect to parks and recreation. The CPU is inconsistent with the Recreation Element of the General Plan because the update precludes the City Council from considering park equivalencies when they review individual projects. Contrary to the clear statements in the General Plan Recreation Element where the City Council stated flexibility to use park equivalencies is needed where a property is constrained and that a Community Plan Update is an appropriate place for the City to establish its Park Equivalency Standards, the CPU dismisses the entire park equivalency process on the theory that the entire community plan area is not constrained land. There is no explanation why Otay Mesa is not and never could be constrained land. A developable parcel in Otay Mesa could be constrained for many reasons – biology, noise, preservation of prime industrial lands and the need to design projects sensitive to these lands using collocation technique are all significant sources of constrains that could make it difficult for a parcel to meet both park acreage requirements and minimum density requirements without the use of flexible tools such as park equivalencies. Now is the perfect time for the City PIanning Department to create the park equivalency standards. Clearly downtown San Diego has constrained parcels that will need the benefit of park equivalency standards.
5.13- 21	Fire Protection	The PEIR also improperly analyzes fire services impacts. General Plan Policy PF –D.1 establishes four emergency response times for fire. The first one is that the City respond to 90 percent of priority one emergencies within four minutes adding an additional minute for turnout (5 minute standard). However, on November 15, 2011, the City Council adopted Resolution R-307139 adopting longer response times (7.5 minutes) recommended in the Citygate Report as the framework for implementing the City's fire service protection. (See, http://dockets.sandiego.gov/sirepub/pubmtgframe.aspx?meetid=12 46&doctype=Agenda) To the extent the Citygate Report's longer response times are good policy, procedurally the City has never adopted a General Plan amendment to make the response times

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		longer. The public facilities section identifies the 5 minute standard, states that the current response times in the community plan are 8 minutes for priority one calls, and states that an additional fire station is needed to maintain fire protection service levels.
		The PEIR is deficient because the public and decision-makers are unclear what fire protection level the CPU provides for. Will the new fire station make it possible to meet the five minute standard for all properties within the community plan area? Will it just maintain the current 8 minute level of service? Will it meet the Citygate Report response time standards adopted by the City Council in 2011, but never adopted through a General Plan amendment? The CPU is not consistent with the General Plan because there is no evidence it will meet the General Plan's published response time policy for fire.
		Furthermore, the PEIR identifies that a new fire station is needed and the funding is provided for in the PFFP, but it will be subject to future environmental review because the future location is unknown. Under these circumstances, the correct CEQA conclusion is not that the environmental impacts are below a level of significance. If the City is going to defer the environmental impact analysis of the fire station to the future when a site is known, then CEQA requires the City to establish performance standards the fire station must meet. What size must the fire station be? Must it be located in a place where it can meet the General Plan response times for the entire community? Do those response times account for delays from failing road segments intersections identified in the PEIR? If so, what are the boundaries of the area within the community plan it would have to be constructed in to meet the required response time standard? What is the noise level generated by a fire station and what buffers would it be required to have to keep from generating a significant noise impact on surrounding land uses? If the PEIR cannot analyze the future fire station with adequate performance standards to assure its impacts are below a level of significance, then it should be identified as a significant and unmitigated impact.
5.13- 21 to 5.13- 22	Public Services	The PFFP plans for the construction of a co-located fire and police station, and bases its conclusion of less than significant impacts on the construction of that station. That conclusion is without substantial evidence because according to the PFFP, "FUNDING FOR ACQUISITION, DESIGN AND CONSTRUCTION ARE ANTICIPATED IN FY 2044 AND FY 2045." The Project Description is unstable, as discussed above, but 2044 and 2055 is

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		beyond the majority of the various planning periods cited in the PEIR and CPU. Therefore, the station cannot be used to mitigate impacts from the project during the planning period. In other words, buildout of the project will be complete before adequate fire and police services are provided. There are several other infrastructure improvements listed in the PFFP, used to mitigate impacts, that will only be completed after buildout of the CPU.
5.17- 11	5.17.3.1/Impacts	Build-out of the CPU would eliminate all agricultural activity that occurs within the CPU area. It is anticipated that agricultural operations on the 306 acres of active farmland would continue to be viable in the near-term under the holding zone designation, but are considered to be permanently converted under the long term build-out of the CPU. This includes 180 acres designated as "Farmland of Statewide Importance" and 28 acres of "Unique Farmland" to non-agricultural uses. This will result in a significant cumulative impact. The PEIR should analyze the feasibility of mitigation options such as agricultural conservation easements elsewhere.
Table 5.18-6 and p. 5.18- 17	Estimated GHG Emissions and BAU reductions	This section should be updated to reflect new caselaw from the 9 th Circuit affirming the constitutionality of the LCFS. There is no need to identify what the BAU reduction would be without LCFS anymore because the legal uncertainty has been removed.
5.18- 11	Significance Determination Thresholds	The PEIR's GHG analysis needs to address GHG impacts beyond 2020 for a community plan with a planning horizon of up to 2053, depending on which of the various project descriptions is accurate.
5.18- 11	Significance Determination Thresholds	The city's significance threshold of 28.3% below Business as Usual (BAU) is based on CAPCOA's expert opinion from 2008 Report entitled "CEQA & Climate Change". That report identified the BAU approach as a potential significance threshold for analyzing GHG impacts and looked to the then existing 2008 CARB Scoping Plan as its source for selecting 28.3% BAU as the correct BAU percentage. Under CEQA, expert opinion must be based upon facts. Here, the 2008 Scoping Plan is no longer credible evidence that can be relied upon to support an expert opinion because a court found that CARB's 2008 Scoping Plan was not adopted in accordance with CEQA. In the course of addressing the court's concerns, CARB updated the Scoping Plan. After making adjustments for state and federal laws providing GHG mitigation and a reduced GHG forecast caused by the economic downturn, the new and legal Scoping Plan found that 16% reductions below BAU are needed statewide for the state to meet the 2020 target

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		emissions reduction standard required by AB 32. Accordingly, if the City is going to rely on the BAU approach and expert opinion about reductions necessary to achieve the 2020 target, then those expert opinions must be based on the current and only legally adopted Scoping Plan.
5.18-25	5.18.4.3 Mitigation Framework	There is a significant 16.9% gap between the 11.4% BAU reduction and the City's current 28.3% BAU threshold of significance. Mitigation measure GHG-2 requires future projects to select from certain GHG reduction measures it states are feasible to close this significant gap and achieve the city's performance standard. However, in order to avoid improper deferred mitigation, CEQA requires the EIR to provide evidence that the menu of mitigation measures is capable of achieving the performance standard. Here, certain product types like residential have repeatedly demonstrated over the years that it can achieve the GHG threshold through implementation of energy efficiency measures and reliance of state and federal programs like CAFÉ, Pavley, and LCFS. However, there is reason to believe to that industrial warehouse projects cannot achieve this standard no matter how energy efficient they are because truck trips to these facilities do not benefit from many of the same GHG-reducing transportation programs that residential car traffic does benefit from.
		Accordingly, the City's findings should explain why it is infeasible to mitigate this warehouse type of land use rather than spread false hope that energy efficiency measures, water conservation, and limiting solid waste disposal can feasibly close the gap. The City's alternative analysis should identify an alternative that reduces more industrial uses in favor of more commercial and residential as a feasible means of reducing the GHG emissions from build-out of the CPU. Alternatively, the City's Statement of Overriding Considerations should specifically discuss why these warehouse uses and their unmitigable GHG impacts are acceptable so warehouse project-level EIRs can tier off of that conclusion.
6-15	6.3.10/Noise	The CPU would contribute to a cumulatively considerable noise impact.
6-17	6.3.12/Traffic/ Circulation	The CPU will contribution to traffic/circulation impacts would be cumulatively considerable.
10-4	Alternatives Considered	The PEIR's alternative analysis is inadequate because it contains an overly narrow range of alternatives that reduces significant impacts and cursorily rejects environmentally superior alternatives

Page or Figure No.	Section/Heading	Comments
		that meet most of the basic project objectives without providing substantial evidence of infeasibility. The PEIR fails to describe the City's rationale for selecting the alternatives that are discussed, as required by CEQA Guidelines Section 15126.6(c). Merely stating that the alternatives were
		selected to comply with CEQA, as the PEIR does, is not sufficient detail to inform the City Council and the public why these, and no other, alternatives were analyzed. It is particularly important to explain why only 2 alternatives were analyzed, other than the no project alternative.
		The PEIR failed to describe the City's rationale for not including several alternatives that would meet most Project Objectives and reduce significant impacts. Courts have deemed an EIR's analysis of alternatives defective when an alternative that would reduce significant impacts and achieve most of the basic project objectives is excluded from the analysis and the EIR fails to include a reasonable explanation of the decision to exclude that alternative. The PEIR should have included Reduced Residential Density and Reduced Industrial/Increased Commercial alternatives. The PEIR's failure to do so renders the alternatives analysis defective under CEQA.
10-6	No Project Alternative	CEQA contains a "substantive mandate" that agencies refrain from approving a project with significant environmental effects if "there are feasible alternatives or mitigation measures" that can substantially lessen or avoid those effects. (<i>Mountain Lion Found.</i> <i>v. Fish & Game Comm.</i> (1997) 16 Cal.4th 105, 1343; Pub. Res. Code § 21002.)
		It "requires public agencies to deny approval of a project with significant adverse effects when feasible alternativescan substantially lessen such effects." (<i>Sierra Club v. Gilroy</i> (1990) 222 Cal.App.3d 30, 41.)
		An EIR may not provide such a cursory rejection of an environmentally superior alternative without supporting analysis. In violation of this mandate, the City has determined that the No Project is the environmentally superior alternative, but has not provided substantial evidence that this alternative is infeasible or impractical.

EXHIBIT C

TIMELINE FOR TORREY PINES PROJECT

Date	Event
1981	City approves Otay Mesa Community Plan which identifies a land use designation for Torrey Pines Bank property as Specialized Commercial and a zoning designation of Otay Mesa Development District: Commercial Subdistrict.
2001-2004	Integral Communities acquires property and processes development application.
7/19/2005	City approves most recent amendment of Otay Mesa Community Plan.
9/21/2005	City releases Real Estate Market Analysis for Otay Mesa Community Plan Update ("OMCPU") prepared by Economics Research Associates.
2006-2009	City depicts commercial use on property in OMCPU draft scenarios 3, 3B, 4B, and other scenarios.
2006	SR 905 bifurcates property. Integral provides right-of-way to Caltrans. Caltrans provides conditional approval of access along La Media.
12/15/2006	City releases Addendum to Real Estate Market Analysis for OMCPU prepared by Economics Research Associates.
2009	Torrey Pines Bank acquires property.
11/4/2009	Theresa Millette, Senior Planner at City, sends email to Brice Bossler, consultant for Torrey Pines, indicating City could consider a Heavy Commercial land use designation for the property depending upon what traffic impacts would occur.
11/18/2009	OMCPU 3B draft showed commercial land use on property.
12/21/2009	City deems Torrey Pines map waiver application complete. No comments in assessment letters regarding proposed change of land use to industrial.
10/1/2010	City publishes Notice of Preparation of the OMCPU draft environmental impact report ("EIR"). City proposes to redesignate the land use on the property from commercial to "Industrial – International Business and Trade" and "Business Park – Office Permitted."
10/28/2010	A meeting was held to discuss Torrey Pines' objection to the proposed OMCPU land use designations. In attendance were City staff members Bill Anderson (Director of Planning), Theresa Millette (Senior Planner), Mary Wright (Deputy Director of the Planning Division), and Torrey Pines representatives Anne Marie Berg, Rob Hixson, and John Ponder. It is the recollection of Bill Anderson and John Ponder that during that meeting, the City agreed that if Torrey Pines performed a traffic analysis that showed no impact on the Update's road classifications and that such analysis would not delay preparation of the Update, the City would agree to retain a commercial land use designation for the Property.

10/28/2010	Torrey Pines retains Urban Systems to prepare traffic analysis.
11/1/2010	Sheppard Mullin on behalf of Torrey Pines submits comment letter on the NOP objecting to change in land use and requesting that the EIR's project description describe the Property with a commercial land use designation.
11/04/2010	Urban Systems provides scope of work to perform traffic analysis.
11/18/2010	Brice Bossler, consultant for Torrey pines Bank has a conversation with Theresa Millette who indicates she would have no problem recommending land use designation be changed back to commercial in the OMCPU depending on results of the traffic analysis.
4/6/2011	OMCPU Public Draft issued for comments.
4/20/2011	Otay Mesa Community Planning Group supports retaining commercial designation for site.
5/23/2011	Urban Systems Associates submits first traffic analysis to City: "Otay Mesa Community Plan Update/Torrey Pines Bank Forecasts."
5/24/2011	Torrey Pines representatives meet with Kelly Broughton and staff to review Urban Systems Associates' traffic analysis and to discuss conceptual street improvement plan provided by RBF Consulting.
8/17/2011	Urban Systems Associates submits revised traffic analysis to City: "Otay Mesa Community Plan Update/Torrey Pines Bank Forecasts," dated August 5, 2011. The analysis was revised to expand the study area to include all 121 segments evaluated at buildout of the OMCPU.
8/17/2011	Sheppard Mullin, on behalf of Torrey Pines, sent the City a comment letter on the draft OMCPU objecting to the proposed change in land use, explaining the fiscal benefits of retaining the commercial designation, expressing concerns regarding spot zoning, and reminding the City that the Otay Mesa Planning Group supports a commercial designation.
9/27/2011	Kelly Broughton accepts findings of traffic analysis of no change in roadway classifications.
9/30/2011	City sends letter response to Sheppard Mullin's August 17 letter, stating that designating the Torrey Pines property as commercial would trigger an overabundance of commercial beyond the market analysis performed for the OMCPU and that commercial is not viable because of the potential for limited access along Otay Mesa Road and the northern half of La Media Road.
11/3/2011	Kelly Broughton leaves voicemail message for John Ponder stating that the City is going to keep the commercial designation, and expressing concern that designating the Torrey Pines property as commercial would trigger an "overabundance" of commercial beyond the market analysis performed for the OMCPU and that there is a strong potential for a conflict between truck routes near the Torrey Pines property and commercial vehicle trips.

11/9/2011	Kelly Broughton confirms to John Ponder that, if an application for commercial use was filed and deemed complete, the OMCPU would have to designate the Property as commercial use.
11/10/2011	Torrey Pines representatives attend first meeting with Councilmember Alvarez to discuss retaining commercial land use designation on Torrey Pines property.
12/12/2011	John Ponder attends meeting with Kelly Broughton who says he will honor agreement from October 28, 2010 meeting if Bill Anderson confirms that his recollection of the meeting is the same as John Ponder's.
1/12/2012	John Ponder and Bill Anderson correspond via e-mail and phone, and Bill Anderson confirms that the City agreed that if Torrey Pines performed a traffic analysis and it demonstrated that leaving the property as commercial would not result in the need for re-classification of any roadways in the Update or delay the Update, the City would leave the property designated as commercial in the next draft of the Update.
1/15/2012	John Ponder sends email to Kelly Broughton notifying him of Bill Anderson's confirmation of his recollection of the October 28, 2010 meeting, and requesting a meeting to discuss the City leaving the Torrey Pines property as commercial in the OMCPU.
2/06/2012	John Ponder sends follow-up email to Kelly Broughton, but receives no response.
3/05/2012	John Ponder sends follow-up email to Kelly Broughton, but receives no response.
3/26/2012	John Ponder sends follow-up email to Kelly Broughton, but receives no response.
4/04/2012	Torrey Pines representatives meet with Councilmember Alvarez for a second time.
4/10/2012	John Ponder sends follow-up email to Kelly Broughton, but receives no response.
5/16/2012	Torrey Pines representative meets with David Graham in Mayor's office
5/17/2012	Kelly Broughton tells Mark Rowson, consultant for Torrey Pines, that, if a development permit application was submitted and deemed complete, he would be compelled to change the land use designation in the OMCPU to commercial.
8/8/2012	Map Waiver and Site Development Permit for commercial use was approved for the Property.

	Sunroad Otay Plaza (Project No: 268422). The Notice discloses that the project will be seeking an amendment to the Otay Mesa Community Plan to change the existing land use designation from Industrial to Regional Commercial. The Sunroad Otay Plaza is adjacent to the Torrey Pines Property and abuts Otay Mesa Road.
5/22/2013	Kelly Broughton confirms in a conversation with John Ponder that, if an application for development of a commercial use was submitted and deemed complete prior to the adoption of the OMCPU, the City would have no alternative but to allow the commercial use to continue. Mr. Broughton further confirmed that the traffic analysis in the OMCPU "works for the site either designated as "industrial or commercial."
7/18/2013	John Ponder sends letter to Bill Fulton thoroughly outlining background of request for the property to remain designated as commercial, discusses agreement with City to allow property to remain commercial and provides substantial background materials.
7/31/2013	Otay Mesa Community Planning Group votes unanimously to support leaving the property land use designation as commercial in the Update. Theresa Millette comments at the meeting that the City cannot change the designation of the Property to industrial after its development application is deemed complete.
8/01/2013	Bank submits application to City for a commercial development on both the north and south parcels.
8/06/2013	Torrey Pines representatives meets with Councilmember Alvarez staff to discuss Update.
8/12/2013	Bank representatives meet with Bill Fulton, Theresa Millette and Tom Tomlinson to discuss background of project and request that property remain designated as commercial.
8/23/2013	City informs Torrey Pines that their application for commercial development on the site has been deemed complete.
8/23/2013	Bill Fulton emails John Ponder to inform him that an internal meeting has been scheduled to address the issue.
9/04/2013	John Ponder emails Bill Fulton and informs him that the City has deemed the application for commercial development on both parcels complete.
10/1/2013	John Ponder sends email to Bill Fulton requesting a response from the City promised at the 8/12/13 meeting with City staff. John Ponder also informs Mr. Fulton that this issue has now remained unresolved for three years.
10/19/2013	John Ponder emails Bill Anderson inquiring whether Bill Fulton has been in contact with him to confirm that the City agreed that if Torrey Pines performed a traffic analysis and demonstrated that leaving the property as commercial would not result in the need for reclassification of any roadways in the update or delay the update, the City would leave the property designated as commercial in the next draft of the update.
10/21/2013	Bill Fulton, Director of Planning & Neighborhood Compliance, corresponds with John Ponder and states that after "due consideration" the City can support a Heavy Commercial or Community Commercial for the northern parcel and IBT designation for the southern parcel.
10/25/2013	Bank submits comments on the draft Update and PEIR.

EXHIBIT D



THE CITY OF SAN DIEGO

December 21, 2009

Heather Adams H A A 2194 Carmel Valley Road Del Mar, CA 92014

Dear Ms. Adams:

Subject: La Media Otay Map Waiver - Project Number 199429

The above application has recently been reviewed for completeness against the <u>Land</u> <u>Development Manual - Project Submittal Requirements</u>, was found to be complete, and has been distributed for review. The project information you provided will be further reviewed by staff for accuracy and adequacy during the review process. In approximately 35 days you should receive a project assessment letter from your Development Project Manager. This letter will identify City staff project design issues and changes necessary for project compliance with the Land Development Code that you are required to make. The Project Manager assigned to your project is Michelle Sokolowski.

Enclosed are Posted Notice of Application and Verification of Posting Public Notice forms. The Posted Notice of Application is required to be posted along the property line visible from the street, within five business days of receipt. You must also complete the Verification of Posting Public Notice form which states that you or your representative have placed the Posted Notice of Application on the property within the appropriate time frame. This form must be returned to the Project Manager within five business days of posting the required notice.

It is recommended that you contact **Rob Hixson**, **Chair of the Otay Mesa Planning Group at** (619) 696-8350 to make arrangements to present your project for review at their next available meeting. This group is officially recognized by the City Council as a representative of the community, and as an advisor to the City in actions that would affect the community. We also notify the community planning group of your pending request and send them copies of your project plans and documents.
Page 2 December 21, 2009 Heather Adams

If you have any questions regarding this project or about the Notice of Application requirements, please contact **Michelle Sokolowski at (619) 446-5278** or via email at <u>MSokolowski@sandiego.gov</u>.

Sincerely,

Anne Marie Burdette Project Management Assistant Development Services

Enclosures: Posted Notice of Application (3) Verification of Posting

cc: Project File No. 433046

revised 08/17/09 amb

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- Rec POST NOTICE, 1/7/10

EXHIBIT E



THE CITY OF SAN DIEGO

August 23, 2013

Ted Shaw Altantis Group 2488 Historic Decatur Road #200 San Diego, CA 92106

Dear Mr. Shaw:

Subject: La Media Retail VTM, SDP, CUP PROJECT TYPE – <u>Vacation Right of Way: Planned Development Permit</u>; <u>Conditional</u> <u>Use Permit</u> PROJECT NUMBER: <u>334235</u>

The above application has recently been reviewed for completeness against the <u>Land</u> <u>Development Manual - Project Submittal Requirements</u>, was found to be complete, and has been distributed for review. The project information you provided will be further reviewed by staff for accuracy and adequacy during the review process. In approximately, 35 days, you should receive a project assessment letter from your Development Project Manager. This letter will identify City staff project design issues and changes necessary for project compliance with the Land Development Code that you are required to make. The Project Manager assigned to your project is Patrick Hooper.

Enclosed are Posted Notice of Application and Verification of Posting Public Notice forms. The Posted Notice of Application is required to be posted along the property line visible from the street, within five business days of receipt. You must also complete the Verification of Posting Public Notice form which states that you or your representative have placed the Posted Notice of Application on the property within the appropriate time frame. This form must be returned to the Project Manager within five business days of posting the required notice.

You may contact Rob Hixson, Chair of the Otay Mesa Neighborhoods Community Planning Group at (619) 696-8350 to make arrangements to present your project for review at their next available meeting. This group is officially recognized by the City Council as a representative of the community, and as an advisor to the City in actions that would affect the community. We also notify the community planning group of your pending request and send them copies of your project plans and documents. Page 2 Ted Shaw August 23, 2013

If you have any questions regarding this project or about the Notice of Application requirements, please contact Michelle Sokolowski at (619) 557-7992/ PHOOPER@sandiego.gov

Sincerely,

au 1 Sharon Sumlin

Project Management Assistant Development Services

Enclosures: Posted Notice of Application (2) Verification of Posting

cc: Project Number. 334235

EXHIBIT F

RESOLUTION NO. HO-6548 DATE OF FINAL PASSAGE: AUGUST 8, 2012

A RESOLUTION OF THE HEARING OFFICER ADOPTING THE FINDINGS AND APPROVING MAP WAIVER NO. 706062 FOR LA MEDIA MAP WAIVER – PROJECT NO. 199429

WHEREAS, WESTERN ALLIANCE BANCORPORATION, A NEVADA CORPORATION, Subdivider, and RBF CONSULTING, ENGINEER, submitted an application with the City of San Diego for Map Waiver No. 706062, to waive the requirement for a Tentative Parcel Map for the creation of two parcels. The project site is located on the east side of La Media Road, between Otay Mesa Road and Airway Road, in the Commercial Subdistrict of the Otay Mesa Development District, within the Otay Mesa Community Plan area. The project site is legally described as: a portion of the NW ¼ and the SW ¼ of the NW ¼ of Section 35, T18S, R1W; Assessor's Parcel No. 646-121-32; and

WHEREAS, the Map proposes the subdivision of a 51.12-acre site into two parcels; and

WHEREAS, on February 1, 2010, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 *et. seq.*) under CEQA Guidelines Section 15315, minor land divisions (no development proposed with this action); and

Project No. 199429 MW No. 706062 August 8, 2012

Page 1 of 6

DEIGINAL

there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, on August 8, 2012, the Hearing Officer of the City of San Diego considered Map Waiver No. 706062, and pursuant to sections125.0122 (map waiver) and 125.0440 (tentative map), of the San Diego Municipal Code and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Map Waiver No. 706062:

 The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act §§ 66473.5, 66474(a), and 66474(b)).

The project shall only include a map waiver to waive the requirements of a Tentative Parcel Map to create two parcels, with no other development or improvement activity permitted or proposed with this action. The Otay Mesa Community Plan designates the site for specialized commercial purposes, and allows the creation of such lots consistent with the size and frontage allowed by the underlying zone. This proposed subdivision conforms with the zone's commercial lot dimension requirements for newly-created lots. Any future improvements or uses of the site would conform with applicable regulations. The proposed subdivision is consistent with the recommended commercial lot sizes

Project No. 199429 MW No. 706062 August 8, 2012 Page 2 of 6



prescribed in the Otay Mesa Community Plan. Therefore, the proposed subdivision and its design would be consistent with the policies, goals, and objectives of the applicable land use plan.

 The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code (San Diego Municipal Code § 125.0440(b).

The project shall only include a map waiver to waive the requirements of a Tentative Parcel Map to create two parcels, with no other development or improvement activity permitted or proposed with this action. In accordance with SDMC Section 1517.0202, a Site Development Permit for the Otay Mesa Development District is required for any project for which a tentative map has not been approved subsequent to March 14, 1985. Through no fault of the applicant, this site was bisected by the creation of State Route 905 in 2006 by the State of California. This bisect caused the single parcel to have the appearance of and the potential function of two separate lots. However, in order to convey the property as two separate lots and to investigate the potential for future development, a subdivision is required. No deviations are being requested or granted through this Site Development Permit process. The proposed project is purely a mapping action; no other development activity shall occur, and no such permits shall be issued, until a new and project-specific Site Development Permit (and any other required permits) has been obtained as required by the San Diego Municipal Code. Therefore, the proposed subdivision will comply with the applicable zoning and development regulations of the Land Development Code.

 The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).

The proposed project is purely a mapping action; no other development activity shall occur, and no such permits shall be issued, until a new and project-specific Site Development Permit (and any other required permits) has been obtained as required by the San Diego Municipal Code. The proposed commercial subdivision would be consistent with the recommended commercial land use of the Otay Mesa Community Plan and would comply with the applicable regulations of the underlying Commercial Subdistrict zone for lot creation.

 The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).

The proposed project is purely a mapping action; no other development activity shall occur, and no such permits shall be issued, until a new and project-specific Site

Project No. 199429 MW No. 706062 August 8, 2012

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Development Permit (and any other required permits) has been obtained as required by the San Diego Municipal Code. The proposed commercial subdivision would be consistent with the recommended commercial land use of the Otay Mesa Community Plan and would comply with the applicable regulations of the underlying Commercial Subdistrict zone for lot creation. Because no physical development, improvements, clearing, grubbing or other such activity is proposed or permitted with this action, substantial environmental damage to fish, wildlife or their habitat would occur as a result of the subdivision.

 The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).

The project shall only include a map waiver to waive the requirements of a Tentative Parcel Map to create two parcels, with no other development or improvement activity permitted or proposed with this action. The proposed project is purely a mapping action; no other development activity shall occur, and no such permits shall be issued, until a new and project-specific Site Development Permit (and any other required permits) has been obtained as required by the San Diego Municipal Code. All future development and improvements shall be reviewed according to applicable regulations to ensure such activity will not be detrimental to the public health, safety and welfare.

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

The project is a map waiver to waive the requirements of a Tentative Parcel Map to create two parcels, with no other development or improvement activity permitted or proposed with this action. The parcel was bisected by the creation of State Route 905 in 2006 by the State of California. This bisect caused the single parcel to have the appearance of and the potential function of two separate lots. However, in order to convey the property as two separate lots and to investigate the potential for future development, a subdivision is required. As required for all properties fronting State Routes and Interstates, the abutter's rights of access have been relinquished along the State Route frontage. The remainder of the frontages will be evaluated for access purposes when a new and project-specific Site Development Permit is processed as required for future development and as required by the San Diego Municipal Code. Other easements (slopes, drainage, public utilities, public street) exist within the subdivision and are not proposed to be modified with this action. Therefore the design of the subdivision will not conflict with these easements.

 The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).

Project No. 199429 MW No. 706062 August 8, 2012

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The proposed subdivision has been designed to comply with all applicable regulations including the California State Map Act and the City of San Diego Land Development Code. The proposed project is purely a mapping action; no other development activity shall occur, and no such permits shall be issued, until a new and project-specific Site Development Permit (and any other required permits) has been obtained as required by the San Diego Municipal Code. All future development and improvements shall be reviewed according to applicable regulations to ensure such activity conforms with requirements for passive or natural heating and cooling opportunities as required by law.

 The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).

The property on which the proposed subdivision is located is designated and zoned for commercial use only and would not permit residential development. The proposed project is purely a mapping action; no other development activity shall occur, and no such permits shall be issued, until a new and project-specific Site Development Permit (and any other required permits) has been obtained as required by the San Diego Municipal Code. Therefore, the proposed subdivision will not have an effect on the housing needs of the region, nor on the associated needs for public services and the available fiscal and environmental resources for housing purposes.

9. The proposed subdivision of land complies with requirements of the Subdivision Map Act and the Land Development Code as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or the Land Development Code enacted pursuant thereto (San Diego Municipal Code § 125.0123 and Subdivision Map Act § 66428(b)).

The proposed subdivision would comply with all of the applicable requirements of the Subdivision Map Act and the Land Development Code. The proposed project is purely a mapping action; no other development activity shall occur, and no such permits shall be issued, until a new and project-specific Site Development Permit (and any other required permits) has been obtained as required by the San Diego Municipal Code. The property will be evaluated for conformance with relevant development regulations, floodwater drainage control, public roads, sanitary disposal facilities, water supply availability, environmental protection and other applicable regulations when applications for these future permits are submitted.

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

Project No. 199429 MW No. 706062 August 8, 2012

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BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Map Waiver No. 706062 is hereby granted to WESTERN ALLIANCE BANCORPORATION, subject to the attached conditions which are made a part of this resolution by this reference.

By

MICHELLE SOKOLOWSKI

Development Project Manager Development Services Department

ATTACHMENT: Map Waiver Conditions Internal Order No. 24000510

Project No. 199429 MW No. 706062 August 8, 2012 Page 6 of 6



HEARING OFFICER CONDITIONS FOR MAP WAIVER NO. 706062 LA MEDIA MAP WAIVER - PROJECT NO. 199429 ADOPTED BY RESOLUTION NO. HO-6548 ON AUGUST 8, 2012

GENERAL

1. This Map Waiver will expire August 22, 2015.

- Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map unless otherwise noted.
- Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
- The Parcel Map shall conform to the provisions of Site Development Permit No. 997210.
- 5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not be required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

- Undergrounding of utilities shall be addressed at a future date, when development is proposed for the property, as part of the future Site Development Permit process.
- The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document

Project No. 199429 MW No. 706062 August 8, 2012 Page 1 of 3



No. 767688 on May 7, 1980. Only those exceptions to the General Conditions which are shown on the Map Waiver and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

 The Owner/Permittee shall grant the City Irrevocable Offers to Dedicate (IOD) along street frontages as indicated on Exhibit A, dated August 8, 2012, to the satisfaction of the City Engineer.

MAPPING

- "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
- "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
- Every Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

 The approval of this Map Waiver by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited

Project No. 199429 MW No. 706062 August 8, 2012 Page 2 of 3



to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 et seq.).

- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Map Waiver will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Map Waiver, may protest the imposition within 90 days of the approval of this Map Waiver by filing a written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).
- No development activity other than the creation of two parcels authorized by Site Development Permit No. 997210, shall occur, and no such permits shall be issued, until a Site Development Permit, and any other required permits, have been obtained as required by the San Diego Municipal Code. Such development activity includes, but is not limited to, grading, clearing, grubbing, construction, etc.

Internal Order No. 24000510

Project No. 199429 MW No. 706062 August 8, 2012 Page 3 of 3



EXHIBIT G



THE CITY OF SAN DIEGO

October 21, 2013

Mr. John Ponder, Esq. Sheppard Mullin Richter & Hampton LLP 501 West Broadway, 19th Floor San Diego, CA 92101-3598

Dear Mr. Ponder,

Thank you very much for taking the time to meet with our staff and providing us with the detailed information on the property in Otay Mesa owned by Torrey Pines Bank. I am sorry it took us so long to get back to you after I promised a quick response.

As you know, the property in question, located at La Media Road and Otay Mesa Road, is currently designated International Business and Trade in the draft Otay Mesa Community Plan Update. Your request to maintain the commercial use called for in the 1981 community plan would require the draft community plan to place some type of commercial land use designation on your property.

After due consideration, we can support:

- A Heavy Commercial or Community Commercial designation for the northern piece of the property; and
- The IBT designation on the southern piece of the property.

A commercial land use designation on the northern property is justified, as it would create a string of commercial uses along Otay Mesa Road. However, the decision on whether it should be Heavy or Community Commercial would depend on your proposed project. The Heavy Commercial designation has a different intent than the Community Commercial designation. The Heavy Commercial designation is intended to allow both industrial and commercial uses and would be implemented through the IL-3-1 industrial zone. The Community Commercial designation is commercial in nature and would be implemented through one of the CC zones.



Development Services • Planning Division 1222 First Avenue, MS 413 • Son Diego, CA 92101-4106 Tel (619) 235-5200 • Fax (619) 236-6478 Page 2 Mr. John Ponder. Esq. October 21, 2013

As we have discussed, our concerns with allowing commercial uses on both properties include concerns about access and the safety of mixing increased truck traffic with commercial vehicle traffic. On the northern portion of the property, we believe access would be appropriate only from the public Avenida Costa Azul on the shared eastern property line, or potentially a right-in/right-out only access on Otay Mesa Road, depending on placement and traffic volumes and having the fourth lane. We cannot allow access on La Media, where the frontage is less On the southern parcel, our view is that the IBT designation must be retained, as there are no commercial uses on the south side of the freeway in the eastern portion of Otay Mesa. The access should be from Airway Road due to safety and increased truck and traffic numbers.

Thanks again for your patience. Please feel free to contact Theresa Millette or Nancy Bragado if you have any additional questions.

Sincerely,

Bill Fulton, Director Planning & Neighborhood Restoration

EXHIBIT H

-

Suzy Thayer

Subject:

FW: flawed study

From: Hixson, Rob @ San Diego DT [mailto:Rob.Hixson@cbre.com] Sent: Wednesday, December 21, 2011 1:54 PM To: John Ponder; 'Anne Marie Berg'; 'LDSI Mail' Subject: flawed study

The study says there is a need for 32.5 acres of retail land back in 2005 for the community and 5.7 acres from the Mexican's crossing. Currently WalMart, Target and Food 4 Less are in the market looking, this is over 80 acres of users looking now. The City is relying on a Study that is 7 years old. The market has changed. Very few of the Mexican shoppers will use the Toll Road, prefer the I-5 corridor with no cost.

Old and dated study. Many other flaws.

Rob Hixson | Senior Vice President | Lic. 00944946 CB Richard Ellis | Industrial Properties | Lic. 00409987 350 Tenth Avenue, Suite 800 | San Diego, CA 92101 T 619 696 8350 | F 619 232 2462 | C 619 954 9520 Rob.Hixson@cbre.com | www.cbre.com

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From: John Ponder [mailto:JPonder@sheppardmullin.com] Sent: Wednesday, December 21, 2011 12:48 PM To: 'Anne Marie Berg'; 'LDSI Mail'; Hixson, Rob @ San Diego DT Subject: FW:

Attached is the market study prepared by ERA, Bill Andersons old firm. I have not reviewed the study.

John

From: Broughton, Kelly [mailto:KBroughton@sandiego.gov] Sent: Wednesday, December 21, 2011 12:24 PM To: John Ponder Subject: FW:

Fyi

κ

-----Original Message-----From: Millette, Theresa [TMillette@sandiego.gov] Received: Wednesday, 21 Dec 2011, 12:22pm To: Broughton, Kelly [KBroughton@sandiego.gov] Kelly – Here you go. Theresa

"Correspondents should assume that all communication to or from this address is recorded and may be reviewed by third parties."

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<u>Attention</u>: This message is sent by a law firm and may contain information that is privileged or confidential. If you received this transmission in error, please notify the sender by reply e-mail and delete the message and any attachments.

APPENDIX A

EXISTING CONDITIONS

1. Traffic Volume Counts

2. Levels of Service Worksheets

Field Data Services of Arizona, Inc. (520) 316 6745

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18:15	337	3//			22:15				154		:04		
18:00	345	385			22:30				114	4.75	108	4.0	800
16.4% <u></u>	342	•		2878	72.46		_	-	125		. 87	410	583
11 CU	354	390			7240				101		35		
0.55	350	423			74-1-				95 80		9 6		
11 30	.537	450			28,85				₽9 57	242	56	20	613
11.45		1410 440	1,44	32.00	73.53			· · —		342	42	2/7	<u>619</u>
Total Vol		12040	9867	22715						EB1C1		1647-1	29657
										Daily T _e	(ule		
						<u>. N</u>	<u>0</u>	SB		Éß		<u>w9</u>	Combined
										25031		26341	52372
		M								PM	I		
Split %		10.0 <u>%</u>	41.4%	43.4%					<u> </u>	41.5%		55,554	56.6%
					······································								
Peak Nour		87.65	11:15							15 15		K 4:	16-00
Volume		2396	1062	3687						1/4/		2151	2005
P.H.F.		0.29	0.55	0.90						0.57		0.04	0.98

Field Data Services of Arizonal Line 1520: 316-8746

Location Otav M	esa Rd. (SR-905) bw	ara, Bri	tanto	a Bhud	S. Cactus	Rd.								
M People NE	58 BB		WB	2 6490.		PM Perioc	NB	58		ĿШ		WB		
LALIDO	57		72		·	12:00				998		415		
00:15	-1		74			12:15				370		370		
00:00	37		72			17.70				78L		390		
140.45		:76	74	262	458	12.15				.197	1481	384	2543	.4024
C1:00	47		я			(5:00				-1-		353		
et:t:	4:		52			17-15				367		412		
Q1:70	28		41			12.30				114		427		
61%5	54	ļbā .	_21;	1IIJ	348	12.45				399	1590	48H	1687	3277
02:00	81		34			(4.30)				416		531		
02:17	138		47			14.15				419		299		
02:30	77		52			14,00				376		470		
52:65	<u>611</u>	234	65	202	535	14:45				372	1583	536	2036	36]9
0.00	65		59			152.0				- 44		665		
C3:15	53		70			15::5				4540		595		
C3:30	61		67			12/20				405		490		
CU:41			:17	7:3	547	15-45				456	1785	\$13	2143	392.8
04-91	п		173			15/0				456		513		
64.13	III		1793			15:15				+23		\$32		
G4:00	1:6		: 15			15-30				433		587		
120-61	125	398	277	<u>;</u> 79	773	15.45				3/4	:684	208	2430	1114
09.00	198		242			17:00				151		581		
02:15	3.25		165			17:25				416		540		
05-20	267		:63			1730				352		11c#+		
Ľ5.43		1095	220	643	1,789	L/ 45				294	1463	425	2007	<u></u>
96-00	315		250			10:50				744		370		
06.15	144 -		278			19.15				320		345		
Ob:SC	514		224			19/30				233		289		
36:47		609		1055	2668	19.40				226	1017	ЭHPJ	1222	233 <u>n</u>
C2.00	173		242			19:00				199		278		
C7:15	146		298			19619				185		263		
67.99	DEC.		275			19:35				161	71.0	787		. 63.1
C/.e-		2280	,291	1066	3346	16:42				173	,722		1100	:822
16:02	477		279			09:00 1:00				194		266 1916		
08:05 06:30	447. 168		320 790			20115 20:00				16Z 155		- 55è 55è		
Dento Dento	-	1476	-	1189_	2993	A010 2355				155	569	217	521	1920
		1335		1159	2773		<u> </u>					•		
1948) 24 15	341 374		289 3859			21:00 21:15				193 157		173 192		
25.35	355		352			21:10				143		167		
(9)-45	352	:422	343	1353	2775	20.20				:29	627	12	744	.4.07
(8:3)	·			1000		72.00				121		185		:-
10.15	369 344		354 388			22:15				136		.00		
10:00	352		095			22.35				105		147		
10:45	.v.	1116		1523	2634	72.15				114	475	ء کے1	577	<u>10</u> 52
110RI	278 278		3447			21.00				103		77		
.1:19	343		463			22.15				10(121		
	349		480			2.0				55		91		
11:45	-	1437		1791	1228	27.4%				50	351	na.	372	723
													120003	·
fotsi Vol.		1237.1		10456	22570						13447		16892	30379
								VR	58	I	Deily Te Fil	ouals	WE	Combine
								<u>.</u>	<u></u>	_	E E E			
											25819		27080	52699
		AM	_	4	47 704		_						N. 04	E7 702
Split %		14,93	·	41.29:	42.7%	.					14,3%	р	55,755	57.3%
eak Hour		37.63		Ц:	06:45						15:05		°.,•₽,	15:45
Volume		2290		1923	3347						$1 \approx 7$		245	4713
P.H.F.		2.65		0.95	0.89						0.99		257	Q.98

Field Data Services of Arizonal, no. (620) 316 6745

Volumes for: Tu Location : Othy M					Uuri a		San Diego Nort					160. 41	09.0	059-007	
AM Period INB	сая кл. (.5к-~ 50	ursy dav EP	m. Ga	ies i MB			isva. <u>PM Period</u>	NB	SB		C3		W 5		
00500		52		70			12.00				iC5		1/5		
10.45		40		50			12.15				336		34[
60:30		Si		55			13.36				225		3/15		
100-45		44	167	49	234	421	12.45				376	i 34 2	اد:ال	1925	2757
61.20		15		45			i • 00				377		327		
C1:13		- 17		27			17:5				S2D		356		
01, 10		26		33			5454D				340		375		
31, 44		50	-59	34	:75	296	11-45				357	1389		1564	2053
32.55				33			14.00				<u>,</u> 40		472		
32.15		101		25			14.15						495		
02-00		59		43			14 39				3 65		442		
07.15		57	316	59	178	17:4	La 45				и,	1434		1839	3273
23:00	-	57		52			15 C3			•••••	30	<u> </u>	-IDE	<u> </u>	
0.3/25		4/		84 84			B-15				-04 -04		496		
01.30		53		56			535				<u>-</u>		430		
21 45		53	210		260	490	1.5:15				122	າທາເ	531	1953	398.4
• •						·· <u>·</u>						1011			
74.62		60		127			LE:UO				445 100		493		
94 IS 24 72		41		124			10-15 1-1-15				406		525		
06 20 74 Ju		42 97		110 111	2.44	2.5	14:30				415	16.00	527	20074	1734
74-45			28D	142	303	ذ <u>ہ</u>	18 15		•		_	<u>_16</u> 40	459	2394	
25.00		168		130			12-02				393		547		
25:15		261		152			17:15				3/15		475		
05/30		247		149	- 40		17.30				307	1764	494	1.001	3355
05:45		<u>, 209 </u>	880	360	619	1499	1/145	· - · ·				1354	445	1901	
96 Ca		247		750			15:00				717		346		
16-15 11-11-1		258		26ć			12.15				·9·		325		
06 KG		404		239			15.30				815	•	261		
36.45			1266		10.52	2234	L5.45				212	<u>9.</u> 92	258	1190	2128
32.30		426		250			15,000				193		243		
02.15		520		295			12.15				179		230		
77 28		577		790			19.30				196		728		
3245		443	1966	224	3050	3016	12:45				186	714	249_	SH2	1606
08 Cit		413		276			27,00				1/4		253		
26.15		399		304			20.15				163		204		
25.40		3K0		2//			25630				135		166		
08.45		1H.T	1966	275	11.47	.923	/0.15		_		167	679	194	500	1455
75 OD		359		350			21.00				107		161		
QF 15		387		377			21/15				J 47		150		
0- st		374		753			21, 30				145		16.1		
2 <u>5:45</u>		.,,58	15138	<i>?</i> %	1481_	2989	22,45				114	<u>993</u>	$\mathcal{M}_{\mathcal{M}}}}}}}}}}$	737	1336
10:00		295		312			22 CP				112		172		
0.15		356		354			11.15				171		117		
10.35		305		377			/7 10				92		147		
10.45		300	1260	005	1334	2644	22/45				103	428		538	966
15.00		442		357			25.90				H'i		55		
11.12		.1.IĘ		927			73				97		76		
11.17		349		109			73-30				69		76		
11:45			LOSC .		16.99	7989	23.45				<u>5</u> 3	139	75	294	602
									· · · · ·				· · ·		
Total Vol.			10.04		967C	ZU821						123%		19217	27597
											τ	Dally Te	atals		
									<u>ув</u> _	58		Ē₿.		WU	Combined
												23330		24686	46218
			AM									PM	1		
Split %			58.2%		49.999	42.8%						44 399		55.186	57.2%
										- · · –				-	
Peak Hour			n 4000		1::5							6745		16:14	13:45
Valume			1966		1656	3026						1699		2128	2755
P.M.F.			0.55		14.91	D.855						C.95		0.77	0.9y

⁵ eld Data Services of Arizonal Inc. (520) 316-0745

Location: Otay Me	sa Ro. (SR-9	05) btv	vn. La	Nedi	a Re d	A St. And	irovs Ave. (E)							
W Perlod NB	58	EB		W5			PM Period INB	58		EÐ		WB		
00.00		45		60			.2:09			275		391		
NO 17		37		53			(2:15			326		357		
no un		49		58			:2:30			277		139		
00.45		42	173	50	c41	414	12:40			33Z	1213		1968	2775
\$1.00		±]		61			1,000			335		390		
61.25		35		45			value.			283		47H		
31:00		11		40			13:30			286		452		
345		44	147		:58	305	10:95			301	1208	-45	1696	2904
		75		42			14:00			315		*10		
82.15				63			:4.15			735		533		
N/ III		- 66		24 24			14:00			JLÍ)		479		
07.45		64	101	65	223	324	14:45			301	1273	440	1963	3136
53.00		? 48		66	<u> </u>		15:00			377		191		
33.15		чс 37		ас 74			15:12			362 362		464 464		
0, 90		50		100			15:00			302		43/		
		47	182	35	327	504	39:15			339	1362	514	1596	4255
			1.6								1 1112			10.10
CD XL		49		111			16.00			414		450		
04/05 54/05		41		258 250			Belle			442		479		
5M:30		61 		151			15:30			449		447		
04:45		41	243	117		/92				428	<u>.1/14</u> -	459	184H	<u>356</u> 7
05:00		126		193			17:00			429		486		
0515		209		180			17:15			347		4138		
115.30		i83		195			17:30			358		357		
18:41			701	206	767	14 <u>68</u>	17:45		· · <u> </u>	3/2	<u>1501</u>	<u>175</u>	1626	3127
u3:00		202		256			20:02			29B		363		
21:15		196		290			18:35			275		אַרָב		
05-30		295		293			2015-1			206		263		
NE-15	·		953		<u>1115</u>	20/9				195	974	283	1767	2241
07:04		316		558			19:00			161		234		
0/15		467		758			19:31			162		777		
17:30 CE:7c		465		<i>321</i>			19.90			L38		245		
<u> 97:49-</u>		235	1602	<u>,784 </u>	1125	2731	19:45			11:2	623	260	1396	1624
ue 60		363		319			2 700			#4 5		227		
A6.15		355		312			2515			141		185		
(#9:00)		134		279			/0:30			116		270		
<u>.05</u> :45		731	1386	754	1173	2359	20105			1.36	538)81_	<u>35.</u>	12 <u>99</u>
53:00		375		.#CP5			21:00			853		167		
DS:15		2,06		345			21:15			124		140		
0% K:		285		311			20:20			125		147		
(N.4)		175	1165	wс,	2.605	.1969	21:45		-	57	499	11:6	628	11.27
10:00		274		5:14			72:00	-	-	55		158		
16:35		287		351			22:15			96		142		
u., 3 0		27)		440			22-D			86		97		
12.45		290	1052	JS:I	1491	2576	27.45			93_	5.44	18	4/0	1194
11.99		302		359			12.00		· ··- <u>—</u>	59		80		
11:15		304		757			0:15			83		70		
11.30		312		441			20.30			61		103		
11:45		294	1212		1587	2799	20:45			32	267	92	775	EC7
				-										
otal Vol.			9140		100%A	19214					11563		24994	26557
											Juily Te	ota S		
								<u> </u>	. ¹⁹ 1		E il		WR	Combine
											20123		25048	45/71
-			A <u>M</u>		_						PM			
Split %			17.7%		72.9%	42.0%					43.5%		56 5%	58.0%
Angle Hintur			07:15		1913	Q7;15					16-15		14:15	14:15
Volume P.H.F.			1050 - 0.56		1622 0.92	2837 069					: 749 6.97		0900 0.9%	3430 598

Field Data Services of Arizonal Inc. (520) 315-6745

Volumes for: Tue location: Otay Mos			-		andi Re	-	ian Diego Istia Rd.				110	јељ ч .	03-1	163-004	
M Period NB	SB	EØ.		WB			M Pengd	NB	SE	L	EB		WB		
20.02		65		53			2.03				275		357		
09405		45		49			12 15				266		J/H		
32-30		40		42			12,10				272		334		
DC K5		34	187	48	172	379	12.45				322	1139	30 L	1370	2509
D: 00		37		30			310				318		369		
0015		13		25			11.15				300		367		
01.30		27		34			0.00				312		445		
. 21.45		16	ઝર	36	128	221	13:45				312	1243	917	1648	2841
02:00		36		24			14:00				365		917		
Je 15		30		20			:9115				330		470		
07.3D		23		43			14,30				345		433		
02.45		30	124	39	126	250	36.42				260	10.26	363	1700	3038
53:00		56		32			50				341		429		
D5 15		- 66		બ			19/15				355		435		
02:00		- 55		58			13:30				351		477		
32:45		19	175	93	213	389	53:45				298	1470	<u>506</u>	1316	2286 _.
04/60		36		105			:8-00				369		362		
24.15		46		124			(6.15				426		443		
04:00		41		132			le:30				405		HIIL		
04:45		- 80	205	148	509	714	16:45				398	1598	482	1675	3273
05.CD		53		157			:7.00				384		384		
05115		214		165			57.55				363		351		
5.00		225		170			12.00				334		344		
<u>05.45</u>		155	/70	195	643	1423	17.45				3008	1389	312	1391	2780
16100 C		184		240			:800				- 127		лын		
Date		226		286			18 J.M				26.5		343		
06:00		- 300		ĽA.			18:30				267		266		
<u>X 95</u>		- 256_	. 956	(9),	108!	2097	2.45				227	1116	284	1155	2273
07 Oh		323		233			:91:0				245		24P		
07.15		365		245			19 11				203		278		
02-10		369		297			(9.10				:95		719		
07.45		353	1445	187	1062	7510	:9.45				1H I	874	21P	9 63	1767
36-00		315		324			20 CP				1/7		1/1		
35.15		29%		314			2015				1/3		135		
DH 30		\$10		294			an 69				155		116		
38.43		246	\$155	290	1205	2361	20.45				154	359	105	527	118 <u>6 –</u>
09400		277		293			20.00				177		94		
.6.15		229		293			12.15				157		107		
09.20		253		287			21, 39				345		99		
39M (255	1055	285	1158	2223	6.45				155	<u></u>	•43	<u>4-3</u>	10/2
10.00		263		275			<i>ia</i> 10				14.5		69		
10.13		254		274			77.17				130		84		
10.50		275		295			22 90				101		70		
104)		292	:977	298	1135	2219				.	93	$Q^{(i)}$	26	319	296
1: 00		295		334			23:00				68		68		
12/12		209		Эnн			29:15				81		106		
1. 10		279		355			28-70				32		86		
11:45		413	:291		1401	2812	33-15				59	5Ka	89	3119	596
otal Vol.			H429		8901	17329						12173		:3766	25439
											1	Daily To			
								-	NP	58		EĐ		WB	Ç <u>om</u> bine
												79601		72167	42768
			AM			10 51		-			<u> </u>	PM			
ipilt %			48.045			40.5%						47.5%		52.J%	<u>59.5</u> %
sak Hour			J7.00		21:50	11:30						JG.13		15.00	16:15
Volume			1449		1454	2615						1613		1816	3310

Flok: Data Services of Anzonal Inc. (520: 316-5745

Volumes for. Tuesday,						Citv	San Diego			Pro	ett#:	09-5	169-001	L
Location: Otay Mesa Ro AM Period INB S	. (SR-905) B	; eas EB	t of Si	8-125 W8			PM Period	NB	SB	E8		W'B		
16-C2		19		6			.7:50			12.2		127	_	
00.12		22		19			12:15			53		124		
DO Sa		1		4			12.30			101		187		
00.45		12	60	5	07	97				114	420	137	455	915
III C3		5		5		-	.3:50		·· · - ·· -	154		112		
03 15		÷		6			1 CP			127		145		
Da Sa		11		7			19.30			111		177		
UT 45		3	25	10	28	53,	.3:45			325	. 917.		_620	นระ
02.00		10		ő		•	14:00			100		197		
02-15		Ä		š			14-15			97		235		
N2.30		ų.		ú			14:30			101		152		
P2-10		3	35	5	30	63	14:45			77	375	195	823	1190
05(0		75					(3:00			64		201		
N 15		19		8			15.15			ēL.		252		
05.29		37		14 14			.1:23			59		234		
0345		11	97	11		136	. 3:45			67	755	263	970	LLB6
3~(0		17		6			15:07			76		151		
14.15		12		16			16:15			77		247		
UK:20		24		12			(a-J)			04		237		
0~45		47	93	÷.	50	1411	16-15			E4	301	223	825	1126
35.00		79		11			.7.00			HII		199		
05115		207		14			17.15			56		196		
05.70		109		76			J>)0			67		123		
05.0 NV 4.5		109	593	ŝ	97	690	17 45			-19	252	:63	521	1/3
(P) CI:		124		112		E 117				34) 34)		φ7		
0K-15		100		51			18-00 38-15			୍ୟା ଜୀ		135		
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05 45		160	669	58	752	95'	18 49			า <i>ว</i> าม	:51	10.7	3-94	535
<u>0040</u>				-		- ''	19.00	•					•	
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(96 m) 		125		77 			72.00			46		24		
14:15		141		416			71.16			41» 26		21		
09.30		124	613	IIS B ¹²	367		21:52			26	144	-48	707	147
0945		128	513	87	367	685	<u>1: 47</u>	· <u> </u>				. 110	203	<u></u>
16.00		121		H2			22.00			LÉ		15		
10-15		122		911			22:35			26		25		
10.50		11.3		91			17:30			9: 	_	21		
·0 · .		75	-131	:23	301	~42	22,45			11	72	- 12	109	181
51.00		120		121			73:30			:2		7		
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:1.3		INH		:18			6.39			23		17		
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lotal Vol.			4293		2539	6832					2690		5313	6003
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								N5	5	3	FB		WB	Copolained
											4983	_	7252	14835
5plit %-			AM 62.084		11.452	46.1%	-				PM		66,4%	53.9%
						-			· ·· · ·	••••	_33.6%	,		
Peak Hour			2545		11.02	07:15					1.020		25.00	13:45
Yokime P.M.F.			797 0.57		127 290	1103 0.67					517 (114		970 0.87	1251 0.93

Field Data Services of Arizonal Inc. (520) 316 6745

Location: Alimay Ro	. D.WIL BIT				•								
AM Period INB	53	ĒD		WD			PH Period NB.	<u>SD</u>		θ	W5		
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+ 0:45		10	40	4	43	83	12:45		/	<u>2 . 280 .</u>	<u>_/4</u>	117	557
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01:n5		¹	_1_	- (3	59	62	13.45		<u> </u>	7 747	<u>ð1</u>	232	535
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			101.1			2010							
Total Vel.			1969		1341	2810				1912		2151	4063
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							-	<u>NU</u>	<u>.98</u>	Lb		- Min	Consident
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Paak Nour			17.53		10.55	11:45				13.49		1500	15:00
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P.H.F.			.155		0.5	0.88				-infl		0.01	0.96

Field Cata Services of Arizonal Inc. (020) 398-6745

Location: Airway I	Ro then is i	Media Rd -	8 SP.1	25										
AM Period NB	SB	EB	we We			PM Period	NB	SB		58		we		
30.00		Li	1			:2:30				Ϋ́ι		95		
92.15		s	4			(20)				105		102		
.12 39		н	I.			12,50				70		89		
<u>X 35</u>		_ n _2e	- 3	E.	42	12:45				'i L	36 L	87	373	734
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05.15		11	3			· 3.1 :				HI		49		
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C1:55		_ 22 66	. 6	22	51:	13:45				. 94	324	73	238	622
62:01		25	0			14.00				57		25		
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<u>/ 2;</u> 45		57 18	5 12	23	208	14:45				46	249	75	324	573
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35:15		U.	19			17:17				-65		87		
33.78		17	17			:7:30				55		92		
05:45		15 IN	<u>_1-i</u>	59	126	17:45				82	206	<u>D5</u>	323	<u> </u>
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C7:00		26	31			99:00)e		<u>)</u> ~		
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10:11		62	53			72.50				15		16		
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1000		۵. 70	69 H!			22:00				15		7		
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								NE	92		L!!		WB	Cumble
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P,H,F.		J. F	μ.	0.60	Q.85						0.91		Ć 96	0.67

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Volumes for: Tuesd	әу, Арн	21, 2	009			Çity;	OLay Mes	à		Dail y '	Totals			
Siempre V		blwn	SR-9(JŞ SB	8 La	Project	09-4162-0	03 0		58 D	EB 3,955		WB 8,436	Total
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		2	20	ы	. Эн		12.40				ано 🗌	143	. 750	11:0
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			_		Prepar	ed by NDS/ATO						- 3
Volumes for: Tue	sday, April 21, 20	09			City:	Otay Mesa	NB	Daily SB	Totals E6		WB	Total
	e Viva Rd – btwn (as & SR-905 MB	Pased	o das		Project	09-4162-001	0	ů.	9,867		12,392	
AM Fer(oc NB	<u>58</u> E8		WB			PM Penoc NB	59	38		WB.		
19.01	74		21			12/06		200		256		
00:15	13		10			.2.19		217		268		
20:30	10		7			.2:30		196		746		
2.97	4	<u> </u>	<u> </u>	. 49				212	825	201	1021	1855
03.00	10		4			110.00		237		317		
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01:30	0		Т			4.0		204		304		
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17.49 <u> </u>	;	27	4	18	41	.20		;61		246	1043	1707
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(2400) - 25-26	2 7	14	6 17	45	79	15.30		173	200	252 253	1647	4 7 4 7
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04-00 04-45		19	25 75	75	155	16:70 16:45		140	533	240 334	1147	1731
		0		15	115						1141	1741
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(5).91	\$7 \$*		44			17:30		117		220		
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-26-15 	85 55		7/			.4:15		91° 541		181		
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07.00			1119			.a.RC		/6		128		
.7:15	1-4		104			19-17		51		140		
07:00	134		112			19:30		έ2		121		
07.45	254	755	105	420	1164	19:45		66	255	LOP .	579	. (94
(2010)	227		144			30:70		52		106		
datin:	715		174			26:15		Я		29		
(4)-31	200		145			(C: JO		30		44		
<u></u>		852	174	637	2-109	2C(45			_1/2	33	242	415
19:00	177		160			-1:00		40		4 5		
29-15	215		107			21:15		49		47		
24:140	190		209			70:40		51		41		
.9 05	199	<u>_%A</u>	176	/52	1516	21:48		31	152	35	174	. 336
10.50	175		184			22:60		35		38		
10/35	172		192			22115		- 25		29		
10.30	:75		ነጦ			27 M		29		22		
	193	673	219	794	1467	22:45		23_	. 105	72	_ L/II	279
11:02	LSH		184			/3.00		19		21		
11071	183		199			22115		19		17		
1030	171		167	_		23.30		15		13	_	
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					Prepare	d by NDS(ATD							
Volumes for: Midv	week April 2010				City:	Chula Vista	NB		Dai SB	ly Tota EB		WB	Total
ocation: Palm Av	ve between Sho 8 Ramps	oppin	g Ctr.	Dwy &	Project:	10-4120-007	0	-	0	15,1	99	15,005	
AM Period NB	SB EB	_	WB	-		PM Period NB		SB	1	8	WE		_
00:00	16		40			12:00			2	02	214		
00:15	20		35			12:15			1	97	209		
00:30	17		28			12:30			2	13	213		
00:45	18	71	31	134	205	12:45			2	13 B25	215	851	1676
01:00	11		22			13:00			2	14	195		
01:15	10		19			13:15				13	209		
01:30	13		20			13:30				10	202		
01:45	7	41	12	73	114	13:45		_	2	11 848	214	821	1669
02:00	11		13			14:00				04	238		
02:15	6		11			14:15				53	235		
02:30	14	1.62	12		20.5	14:30				53	280		
02:45	15	-46	9	45	91	14:45	_	_	2	88 998	Z76	1029	2027
03:00	12		9			15:00				50	273		
03:15	14		6			15:15				93	272		
03:30	25		11		1942	15:30				54	274		
03:45	19	70	10	36	105	15:45			2	53 1050		1124	2174
04:00	24		13			16:00			2	49	267		
04:15	33		14			16:15				46	283		
04:30	45		16			16:30				60	278		
04:45	51	153	22	65	218	16:45		_	2	45 1000	298	1126	2126
05:00	58		30			17:00				56	316		
05:15	101		37			17:15				64	317		
05:30	109		32			17:30				86	294	1	
05:45	120	388	49	148	536	17:45		_	2	71 1077	289	1216	2293
06:00	148		50			18:00				75	296		
06:15	165		75			18:15				60	289		
06:30	175		98	14.44	1000	18:30				59	304		
05:45	205	693	120	343	1036	18:45	_			56 1050	_		2201
07:00	232		142			19:00				35	262		
07:15	266		219			19:15				32	260		
07:30	287	0.00	235	22.27	9250	19:30				08	234		1222
07:45	279	1054		820	1884	19:45				95 870			1870
08:00	281		209			20:00				00	240		
08:15	267		170			20:15				63	228		
08:30	244		154		1000	20:30				48	208		1000
08:45	203	995	146	679	1674	20:45	_			30 641	210		1527
09:00	179		164			21:00				60	207		
09:15	198		147			21:15				47	186		
09:30	167		155		1220	21:30				34	166		
09:45	171	715	148	614	1329	21:45				04 545			1240
10:00	169		150			22:00				7	129		
10:15	170		157			22:15				12	138		
10:30	180	700	156	676	1244	22:30				5 222	125		010
10:45	189	708	173	636	1344	22:45	_			8 332		478	810
11:00	181		190			23:00				3	82		
11:15	185		184			23:15				17	80		
11:30 11:45	201 204	771	198 185	747	1518	23:30 23:45				15 13 158	66 60	288	445
	104					40.10	_			_			
Total Vol.		5715		4340	10055					0304		10665	20059

Total Vol.	5715	4340	10055				9394	10665	20059
					NB	SB	EB	WB	Total
				Daily Totals :	0	0	15,109	15,005	30,114
	AM	· ····································			-		PM		
Split %	56.8%	43.2%	33.4%	in the second second	1000	- Seat	46.8%	53.2%	66.6%
AM		1-20103	1082300	PM			11-21-24		
Peak Hr.	07:30	07:15	07:15	Peak Hr.			17:15	16:45	17:00
Volume	1114	887	2000	Volume			1096	1225	2293
P.H.F.	0.970	0.940	0.956	P.H.F.			0.958	0.965	0.987
7 - 9 Vol.	2059	1499	3558	4 - 6 Vol.	- pression		2077	2342	4419
Peak Hr.	07:30	07:15	07:15	Peak Hr.			17:00	15:45	17:00
Volume	1114	887	2000	Volume			1077	1225	2293
P.H.F.	0.970	0.940	0.956	P.H.F.			0.941	0.966	0.987

A COLORADO AND A COLO		-		_	Prepare	ed by NDS/ATD	-		-	1400 miles	1000	-	_	-
olumes for: Midweek April 2	010				City:	Chula Vista	NB		SB	aily	Totals EB		WB	Tota
ocation: Palm Ave between & AM-PM Gas Stn	the	1-80	5 NB	Ramps	Project:	10-4120-009	0		0	10	23,186		23,741	46,92
M Period NB S8	EB	_	WB	-		PM Period NB		SB	_	EB	_	WB	_	_
00:00	49		64			12:00				346		343		
00:15	-41		33			12:15				346		351		
00:30	31		30			12:30				359		366		
00:45	30	151	20	147	298	12:45				362	1413	380	1440	2853
01:00	24		15			13:00				346		333		
01:15	20		12			13:15				379		322		
01:30	16		11			13:30				366		340		
01:45	19	79	7	45	124	13:45	_			363	1454	364	1359	2813
02:00	16		15			14:00				362		388		
02:15	13		6			14:15				369		367		
02:30	15		11			14:30				395		457		
02:45	15	60	7	39	99	14:45			-	433	1559	367	1579	3138
03:00	16		11			15:00				435		390		-
03:15	12		14			15:15				448		387		
03:30	27		14			15:30				440		419		
03:45	18	73	23	62	135	15:45				462	1785	476	1672	3457
04:00	17		27			15:00				440		424	100000	
04:15	22		32			16:15				437		422		
04:30	32		41			16:30				428		458		
04:45	42	113	57	157	270	16:45				427	1732	454	1758	3490
05:00	43		77			17:00				446		500		
05:15	43		81			17:15				472		477		
05:30	57		89			17:30				489		453		
05:45	82	225	119	366	591	17:45				486	1893	413	1843	3736
06:00	77	-	139			18:00				434		415	-	
06:15	106		177			18:15				462		419		
06:30	139		216			18:30				408		403		
06:45	204	526	238	770	1296	18:45				416	1720	395	1633	3353
07:00	158		290		11111	19:00				395		369		
07:15	207		331			19:15				389		342		
07:30	245		376			19:30				357		336		
07:45	334	944	383	1380	2324	19:45				360	1501	315	1362	2863
08:00	314		323	-		20:00				336		333		
08:15	325		306			20:15				312		291		
08:30	297		339			20:30				286		288		
08:45		1234	369	1337	2571	20:45				265	1199	286	1198	2397
09:00	253		321			21:00				282		264		
09:15	259		302			21:15				267		229		
09:30	273		304			21:30				238		245		
09:45		1083	289	1216	2299	21:45				207	994	199	937	1931
10:00	299	1	311			22:00				169		184		
10:15	297		295			22:15				168		160		
10:30	294		292			22:30				146		142		
10:45		1203	295	1193	2396	22:45				126	609	119	605	1214
11:00	341	1000	315	ANDR.	1000	23:00			-	93		114		1013
11:15	321		315			23:15				93		88		
11:30	311		320			23:30				69		83		
11.00 F		in an		1.	10.000								10000	
11:45	344	1317	339	1288	2605	Z3:45				61	319	70	355	674

7008	8000	15008				16178	15741	31919					
				NB	SB	EB	WB	Total					
			Daily Totals :	0	0	23,186	23,741	46,927					
AM		in the second				PM	and the second						
45.7%	53.3%	32.0%		1000		50.7%	49.3%	68.0%					
			PM										
11:45	07:15	11:45	Peak Hr.			17:00	16:30	17:00					
1395	1413	2794	Volume			1893	1889	3736					
0.971	0.922	0.963	P.H.F.			0.968	0.945	0.984					
2178	2717	4895	4 - 6 Vol.	107	-	3625	3601	7225					
07:45	07:15	07:45	Peak Hr.			17:00	16:30	17:00					
1270	1413	2621	Volume			1893	1889	3736					
0.951	0.922	0.914	P.H.F.			0.968	0.945	0.984					
	AM 46.7% 11:45 1395 0.971 2178 07:45 1270	AM 46.7% 53.3% 11:45 07:15 1395 1413 0.971 0.922 2178 2717 07:45 07:15 1270 1413	AM 46.7% 53.3% 32.0% 11:45 07:15 11:48 1395 1413 2794 0.971 0.922 0.963 2178 2717 4895 07:45 07:15 07:45 1270 1413 2621	Daily Totals : Daily Totals : Daily Totals : 46.7% 53.3% 32.0% 46.7% 53.3% 32.0% 11:45 07:15 11:48 Peak Hr. 1395 1413 2754 Volume 0.971 0.922 0.963 P.H.F. 2178 2717 4895 4 - 6 Vol. 07:45 07:15 07:45 Peak Hr. 1270 1413 2621 Volume	NB Daily Totals : 0 AM 0 46.7% 53.3% 32.0% 46.7% 53.3% 32.0% 11:45 07:15 11:48 1395 1413 2754 0.971 0.922 0.963 2178 2717 4895 07:45 07:15 07:45 07:45 07:15 07:45 07:45 07:15 07:45 07:143 2621 Volume	NB SB Daily Totals : 0 0 AM 90 0 0 46.7% 53.3% 32.0% 9M 11:45 07:15 11:48 Peak Hr. Volume 1395 1413 2794 Volume 9 0.971 0.922 0.963 P.H.F. 9 2178 2717 4895 4 - 6 Vol. 9 07:45 07:15 07:45 Peak Hr. 10 1270 1413 2621 Volume 10	NB SB EB Daily Totals : 0 0 23,186 AM PM 50.7% 46.7% 53.3% 32.0% 50.7% 11:45 07:15 11:48 Peak Hr. 17:00 1395 1413 2754 Volume 1893 0.971 0.922 0.963 P.H.F. 0.968 2178 2717 4895 4 - 6 Vol. 3625 07:45 07:15 07:45 Peak Hr. 17:00 1270 1413 2621 Volume 1893	NB SB EB WB Daily Totals : 0 0 23,186 23,741 AM PM SB EB WB 46.7% 53.3% 32.0% 50.7% 49.3% 11:45 07:15 11:48 Peak Hr. 17:00 16:30 1395 1413 2794 Volume 1893 1889 0.971 0.922 0.963 P.H.F. 0.968 0.945 2178 2717 4895 4 - 6 Vol. 3625 3601 07:45 07:15 07:45 Peak Hr. 17:00 16:30 1270 1413 2621 Volume 1893 1899					
				_	Prepare	d by NDS/ATD							
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Volumes for: Mid	week April 2010				City:	Chula Vista	NB		Daily SB	Totals EB		WB	Total
Location: Palm A	ve E/o Dennery	Rd			Project:	10-4120-011	0		0	6,907		7,327	14,23
AM Period NB	SB EB		WB			PM Period NB		SB	EB		WB		
00:00	19		14			12:00			88		94		
00:15	17		7			12:15			90		88		
00:30	11		6			12:30			107		106		
00:45	12	59	4	31	90	12:45			98	383	126	414	797
01:00	6		5		1000	13:00			97		100		
01:15	5		3			13:15			91		87		
01:30	7		3			13:30			93		103		
01:45	9	27	2	13	40	13:45			94	375	102	392	767
02:00	7	-14000	3	100		14:00			98	1000	98	a service and	- 22.2
02:15	5		1			14:15			102		90		
02:30	6		3			14:30			103		145		
02:45	2	20	2	9	29	14:45			107	410	111	444	854
03:00	2		8			15:00			134		84		
03:15	3		6			15:15			174		95		
03:30	4		5			15:30			130		168		
03:45	3	12	8	27	39	15:45			147	585	173	520	1105
D4:00	4	-	11			16:00			144		121		
04:15	5		15			16:15			155		134		
04:30	4		17			16:30			135		134		
04:45	5	18	31	74	92	16:45			142		129	518	1094
05:00	6		45			17:00			148		123		
05:15	6		45			17:15			145		151		
05:30	10		57			17:30			152		133		
05:45	13	35	69	216	251	17:45			159	604	122	529	1133
05:00	18		84			18:00			139		110		
06:15	31		93			18:15			141		121		
06:30	38		111			18:30			135		104		
06:45	42	129	138	426	555	18:45			137		101	436	988
07:00	43		156			19:00			127		93		
07:15	57		156			19:15			113		83		
07:30	108		163			19:30			111		83		
07:45	129	337	157	632	969	19:45			119	470	71	330	800
08:00	108	1	132			20:00			110	_	65		
08:15	114		128			20:15			107		55		
08:30	135		161			20:30			99		61		
08:45	124	481	197	618	1099	20:45			87	403	50	233	636
09:00	61		173			21:00			95		45	-	
09:15	70		101			21:15			85		39		
09:30	56		102			21:30			84		37		
09:45	53	240	74	450	690	21:45			64	328	40	161	489
10:00	52		60	- 98° N		22:00			62		29	20030	1947
10:15	63		81			22:15			58		36		
10:30	57		82			22:30			57		28		
10:45	56	228	75	318	546	22:45			52	229	21	114	343
11:00	68		85			23:00			34		21		
11:15	74		91			23:15			30		16		
11:30	77		95			23:30			29		15		
11:45	69	288	86	357	645	23:45			25	118	13	65	183

Total Vol.	1874	3171	5045				5033	4156	9189
					NB	SB	EB	WB	Total
				Daily Totals :	0	0	6,907	7,327	14,234
	AM	to be like the	and the		11-2		PM		5
Split %	37,1%	62.9%	35.4%	a service and the			54.8%	45.2%	64.6%
AM		STATISTICS.		PM			(All street)		in state
Peak Hr.	07:45	08:15	08:00	Peak Hr.			17:00	15:30	15:30
Volume	486	659	1099	Volume			604	596	1172
P.H.F.	0.900	0.836	0.856	P.H.F.	1000	-	0.950	0.861	0.916
7 - 9 Vol.	818	1250	2068	4 - 6 Vol.			1180	1047	2227
Peak Hr.	07:45	07:00	08:00	Peak Hr.			17:00	16:30	17:00
Volume	486	632	1099	Volume			604	537	1133
P.H.F.	0.900	0.969	0.856	P.H.F.			0.950	0.889	0.957

Field Data Services of Arizonal Inc. (520) 316-8745

					14.2010 otwo Otav M	sury tesa Rdi, & Del Si	: San Diego ol Hlvd.					F 10 6	c; #· 10-1	- 33-02	
M Period			5R			18	PM (Period	NB		58		58	١və		
03:00	ē		ъ				1.::00	56		32					
00:15	Z		11				12/11	69		38					
00:30	2		2				12:V.	42		6 3					
039:45	4	14	1	23			12:02	26	193	-1	154			·	342
01:30	5		3				10:00	43		55					
61.45	G		3				13:15	16		32					
CI:30	-		5				13.50	42	4.00	4] 45					2.0
01-45	C	12	1	52		24	LU:45	53	186	45	174				300
02-00	2		1				14:00	65		47					
L3.25	3		3				1491	52		\$2 97					
07:90 02:15	4	12	2	6		20	14:30 (4:44	SC 66	315	101	272				587
		<u> </u>		<u> </u>				64	111	- 67					
1.3:00 53:15	2 C		0 1				: 5.00 15:12	67		ŝ					
1031A0	ž		3				15:30	63		35 78					
1.3.45	6	a	÷	۶,		E	:5.45	7.9	237	71	249				535
04.00	E.	•	· ·				16.4		1.11	74					1.61
64:16 64:15	н Э		2				LG:13	100		74 50					
(A).32 (A).30	7		3				Lb:20	66							
04.45	14	<i>))</i>	3	۶D		37	16.45	72	154	53	264				503
US:00	3		5				17.00	:01		<u></u>		<u> </u>			
05-15	7		21				17:15	174		44					
05:30	£114		37				17:30	76		51					
C5:45	.14	40	23	i 1		91	17:45	92	395	. 69_	217				612
12: F1 12:30	17		:3				10:00	75		59					
Ga:15	26		25				18:15	ะผ		50					
06:91	22		34				(0-95)	56		53					
05.45	32	97	36	115		212	11.45	46	256	39	201				. 457
07:76	37		26				17:50	54		49					
6/25	44		39				19:11	-1		32					
07.30	:05		112				14.30	36		25					
67:55	:20	310	1/2	106	_	/16	10:42	9 6	150	PL	140				290
: 0:00	60		149		-		AC 100	29		37					
08-15	4!		45				20.15	37		36					
GE:30	خذ		79				7C UU	22		1:					
00:45	34	219	49	359			11.45	22	:05	31	137				242
09.04	24		32				21.00	78		26					
C7.15	.96		75				11 15	21		27					
C9:0%	27		43				21.30	25		25					
19.45	24	0.5	28	120		273		. 13	87		. 97				:84
LÇ.80	22		23				12 CU	29		20					
16:15	29		32				77.15	19		21					
10:00	34		34				23, 50	21		2					
10.45	46	131	37	126		237	22.45	17	E6	55	65				:31
11:50	44		35				22:50	14		э					
1645	44		40				2:55	12		11					
0.30	52		75				25.32	5		1ė					
11.55	48	IHH	58	168		,356	1.22.44	. 12	. 47		<u>_'⊬</u> _				Fð
ual Vol.		1:00		1394		2554			2466		1902				44,58
												Daily	Tetals		
									NB		58		9B	WT1	Cumbi
									3626		13%				7013
- 14- *-					AM	N .0. 444	<u> </u>		11.001		44.10		м		(2.4)
plit %		-5.4%		54.6%) 		36.4%	• • • •		<u>35.3%</u>		44 79				63.6
ok Hour		W1.12		ON 30		07:30			1440		14-30				15:0
olume		111		524		854			295		259				537

Field Data Services of Arizonal Inc. (520) 316-6745

AM Period NB 00.05 0 00.05 0 00.05 0 00.05 0 00.05 0 00.05 0 00.05 0 01.00 0 01.00 0 01.00 0 01.00 2 01.00 2 01.00 2 01.00 2 01.00 2 01.00 2 01.00 2 01.00 2 01.00 2 01.00 3 02.00 1 02.00 1 02.00 1 04.00 3 02.00 3 04.00 3 04.00 3 04.00 3 05.00 2 05.00 30 05.00 30 05.00 30 <t< th=""><th>. 2 + 5 </th><th>53 3 4 3 4 3 5 0 0 1 2 2 3 2 0 0 1 2 2 3 2 0 0 1 4 3 2 2 3 2 0 0 1 1 2 2 3 2 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1</th><th>¹⁵ 16 _2 _9 _5</th><th><u>EB</u></th><th><u></u></th><th>1H 14 7 15</th><th>PM Parlos (7.70) (2.05) (12.10) (7.45) (3.68) (1.45) (3.70) (3.75) (3.70) (3.75) (4.31) (3.75) (4.31) (5.75) (5</th><th>22 33 36</th><th><u>96</u> :40 :77 747 187</th><th>SB 39 18 18 19 18 19 44 37 44 38 54 44 54 44 51 44 51 54 57 57 57 58 38</th><th>102 </th><th></th><th></th><th><u> </u></th><th> </th></t<>	. 2 + 5 	53 3 4 3 4 3 5 0 0 1 2 2 3 2 0 0 1 2 2 3 2 0 0 1 4 3 2 2 3 2 0 0 1 1 2 2 3 2 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1	¹⁵ 16 _2 _9 _5	<u>EB</u>	<u></u>	1H 14 7 15	PM Parlos (7.70) (2.05) (12.10) (7.45) (3.68) (1.45) (3.70) (3.75) (3.70) (3.75) (4.31) (3.75) (4.31) (5.75) (5	22 33 36	<u>96</u> :40 :77 747 187	SB 39 18 18 19 18 19 44 37 44 38 54 44 54 44 51 44 51 54 57 57 57 58 38	102 			<u> </u>	
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Field Data Services of Arizona, Inc. (520) 316 8746

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Field Data Services of Arizona, Inc. (520) 346-6745

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/olumes							City:	Otay M	lesa	NB		Da SB	ily To	tals EB	WB	Total
ocation		Otay vay R		Rd	btwn O	tay Mesa Rd I	^k Project	09-4162	2-026	339		1,835		0	0	2,174
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Total Vol.	130	757	887	de la la company	209	1078			1287
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die Harris				Daily Totals :	339	1,835	0	0	2,174
1.100 1.11	ANTAC SCIENCE	The state of the	AM	11 - 2 A A A	all the second	and the second second	PM	10/2/12/201	
Split %	14.7%	85.3%	40.8%		16.2%	83.8%	1110.260.00	100000	59.2%
AM	CIN SALAR	DOUBLES SAN INT	Contraction of the lateral body of the	PM	Arrest Marriel		PERCENT AND INCOME.	STATISTICS IN CONTRACTOR	2010-
Peak Hr.	08:15	05:00	08:00	Peak Hr.	16:45	15.15			15:15
Volume	31	346	374	Volume	29	198			223
P.H.F.	0,596	0.739	0.719	P.H.F.	0.906	0.728			0.743
7 - 9 Vol.	50	496	546	4 - 6 Vol.	54	298	A Logisticity	Cold Strategy	352
Peak Hr.	07:45	08:00	00:80	Peak Hr.	16:45	17:00			17:00
Volume	28	346	374	Volume	29	157			184
P.H.F.	0.538	0.739	0.719	P.H.F.	0.906	0.892			0.902

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EXISTING FREEWAY VOLUMES

District	Route	Rie Suf	County	Pre	Postnile	Description	Back Peak Hour	Back Peak Month	Back	Ahead Peak Hour	Ahead Peak Month	Ahead
04			SOL	R	0	VACAVILLE, JCT. RTE. 80				3,000	37,500	33,500
04	505	1	SOL	R	1.45	VACA VALLEY PARKWAY	3,000	37,500	33,500	2,550	32,000	28,500
04	505		SOL	R	3.075	MIDWAY RD INTERCHANGE	2,550	32,000	28,500	2,150	26,500	24,000
04	505		SOL	R	5.586	ALLENDALE RD INTERCHANGE	2,150	26,500	24,000	2,300	26,000	22,800
-04	505		SOL	R	10.626	SOLANO/YOLO COUNTY LINE	2,300	26,000	22,800			
03	505		YOL		d	SOLANO/YOLO COUNTY LINE			Service Service	2,350	26,000	22,800
03	505		YOL		0.396	JCT. RTE. 128 WEST	2,350	26,000	22,800	2,250	23,500	18,600
03	505		YOL		4.026	COUNTY RD 29A INTERCHANGE	2,250	23,500	18,600	2,200	23,000	18,400
03	505		YOL		6.534	COUNTY RD 27 INTERCHANGE	2,200	23,000	18,400	1,950	21,200	18,100
03	505		YOL	-	10.623	JCT. RTE. 16	1,950	21,200	18,100	1,500	13,800	10,900
03	505		YOL		13,429	COUNTY RD 19 INTERCHANGE	1,500	13,800	10,900	1,950	13,800	11,800
03		1	YOL		17,447	COUNTY RD 14 INTERCHANGE	1,950	13,800	11,800	1,700	13,000	11,000
.03	505		YOL		20.125	COUNTY RD 12A INTERCHANGE	1,700	13,000	11,000	1,550	13,000	11,000
03	505		YQL	R	22.356	JCT. RTE. 5	1,550	13,000	11,000	-		
10			SJ	1	4.344	JCT. RTE. 132 EAST				3,350	36,000	32,000
10	580	1	SJ.		8.149	CORRAL HOLLOW RD INTERCHANGE	3,250	36,000	32,000	3,700	39,500	35,50
10	580		SJ		15.358R	SAN JOAQUIN/ALAMEDA CNTY LINE	1,850	21,000	17,700	1,850	21,000	17,70
10	580		SJ		15.34L	SAN JOAQUIN/ALAMEDA COUNTY LINE	1,850	21,000	17,700			
04	580		ALA.		0.092R	SAN JOAQUIN/ALAMEDA CNTY LINE				2,200	24,900	21,000
04	580		ALA	R	1.476	GRANT LINE RD INTERCHANGE	9,300	144,000	135,000	9,300	144,000	135,000
04	580		ALA	R	5.98R	NORTH FLYNN RD INTERCHANGE	4,700	72,000	68,000	4,700	72,000	68,00
04			ALA	R	8.265	LIVERMORE, GREENVILLE RD	9,200	143,000	134,000	9,200	142,000	133,00
04	580		ALA.		9.683	VASCO RD INTERCHANGE	9,200	142,000	133,000	10,900	169,000	159,00
04	580		ALA	100	10.689	FIRST ST	10,900	169,000	159,000	11,000	167,000	158,00
04	580		ALA		12.53	NORTH LIVERMORE AVE INTERCHANGE	11,000	157,000		11,300	173,000	
04	580		ALA		13.219	LIVERMORE, PORTOLA AVE	11,300	173,000		12,300	193,000	182,00
04	580	-	ALA	1	14.974	JCT RTE 84	12,300	193,000	182,000	11,700	184,000	174,00
04	580		ALA.		16.703	EL CHARRO RD INTERCHANGE	11,700	184,000	174,000	11,900	188,000	177,00
04	580		ALA	1.11	17,947	TASSAJARA RD INTERCHANGE	11,900	188,000	177,000	12,900	204,000	192,00
04	580		ALA	-		HACIENDA DR	12,900	204,000	192,000	14,000	219,000	207,000
04	580		ALA		19.859	HOPYARD RD INTERCHANGE	14,000	219,000	207,000	11,900	188,000	177,00
04	580		ALA	-	20.726	PLEASANTON, JCT. RTE. 680	11,900	188,000	177,000	13,600	187,000	176,00
04	580		ALA	R		SAN RAMON RD INTERCHANGE	13,600	187,000	176,000	13,100	180,000	169,000
04	580		ALA	R		PALOMARES/EDEN CANYON RD INTERCHANGE	13,100	180,000	169,000	13,100	180,000	169,000
04	580		ALA	R	28.745	CROW CANYON RD/CENTER ST	13,100	180,000	169,000	12,700	174,000	164,00
04			ALA	R	summer of the second disasterious and the second	REDWOOD RD	12,700	174,000	164,000	14,000	192,000	180,00
04			ALA	-	and the second second second second	STROBRIDGE AVE	14,000	and the second se	180,000	12,800	176,000	165,00
04			ALA	R		UCT, RTE. 238	12,800	176,000	165,000	12,100	143,000	137,000

Source : http://traffic-counts.dot.ca.gov/2009all/docs/Route505-980.htm

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07	710	LA	T	32.08	PASADENA, TEMPORARY BEGIN LONG BEACH	4,600	45,000	39,500	4,600	45,000	AAD7 39,500
07	710	LA	Ť	32.105	PASADENA, DEL MAR BLVD INTERCHANGE	4,600	45,000	39,500	6,800	67,000	58,000
07	710	LA	T	32.13	PASADENA, ON PASADENA AVE AT END OF NORTH	3,200	29,500	25,500	6,800	67,000	58,000
07	710	LA	R	32.72	PASADENA, JCT. RTES. 134/210,	6,800	87,000	58,000			
04	780	SOL	1	0.682	BENICIA, JCT. RTE. 680	0,000			3,700	48,000	47,000
04	780	SOL		2.015		3,700	48,000	47,000	4,050	52,000	51,000
04	780	SOL		2.955	BENICIA, WEST 7TH ST	4,050	52,000	51,000	4,100	53,000	52,000
04	780	SOL		3.995	WEST BENICIA	4,100	53,000	52,000	4,800	59,000	58,000
04	780	SOL		4.77	COLUMBUS PARKWAY	4,800	59,000	58,000	4,200	52,000	51,000
34	780	SOL		5.998	GLEN COVE RD	4,150	52,000	51,000	4,900	61,000	60,000
04	780	SOL		6.656	BENECIA, HOME ACRES AVE POC, EAST OF RTE	4,900	61,000	60,000	4,950	61.000	60,000
34	780	SOL		7.188	VALLEJO, JCT RTE 80	5,000	62,000	61,000	1.800	22,300	21,900
24	780	SOL			LEMON ST	1,800	22,300	21,900			
11	(805)	SD		0.486	SAN DIEGO, JCT. RTE, 5				3,950	54,000	48.000
11	(805)	SD		0.652	SAN DIEGO, SAN YSIDRO BLVD INTERCHANGE	3,950	54,000	48,000	4,850	61,000	58,000
11	805	SD			SAN DIEGO, JCT. RTE. 905	4,850	61,000	58,000	8,100	110,000	198,000
11	805	SD		2,897	SAN DIEGO, PALM AVE INTERCHANGE	8,100	110,000	108,000	10,800	145,000	148,000
11	805	SD		3.654	CHULA VISTA, AUTO PARKWAY DR/MAIN ST	10,800	145,000	146,000	10,800	148,000	149,000
11	805	SD		4.415	CHULA VISTA, ORANGE AVE INTERCHANGE	10,800	146,000	149,000	11,900	157,000	155,000
11	805	SD		6.059	TELEGRAPH CANYON RD	11,900	157,000	155,000	13,700	195,000	199,000
11	805	SD		7,163	CHULA VISTA, H ST INTERCHANGE	13,700	195,000	199,000	14,900	212,000	220,000
11	805	SD		7.756	CHULA VISTA, BONITA RD INTERCHANGE	14,900	212,000	220,000	16,900	240.000	237,000
11	805	SD		8.854	JCT. RTE. 54, SWEETWATER RD	16,900	240,000	237,000	15,300	204,000	200,000
1	805	SD		10.281	NATIONAL CITY, PLAZA BLVD INTERCHANGE	15,300	204,000	200,000	15,300	200,000	197,000
11	805	SD		11.096	SAN DIEGO, 47TH ST	15,300		197,000	15,300	208,000	208,000
11	805	SD		12.344	SAN DIEGO, IMPERIAL AVE INTERCHANGE	15,300	208,000	208,000	16,600	225,000	227,000
11	805	SD	-	12.953	SAN DIEGO, MARKET ST INTERCHANGE	16,600	225,000	227,000	16,800	221,000	216,000
1	805	SD		13.507	SAN DIEGO, JCT. RTE. 94	16,800	221,000	216,000	17,100	225,000	219,000
1	805	SD	-	13.95	SAN DIEGO, HOME AVE INTERCHANGE	17,100		219,000	17,200	222,000	218,000
1	805	SD		14.641	SAN DIEGO, JCT. RTE. 15	17,200	222,000	218,000	12,800	171,000	167,000
1	805	SD		15.95	SAN DIEGO, UNIVERSITY AVE INTERCHANGE	12,800	171,000	167,000	14,700	174,000	167,000 171,000 174,000 192,000
1	805	SD	-	16.431	EL CAJON BLVD	14,700	174,000	171,000	14,200	174,000	174,000
11	805	SD	-	16.989	SAN DIEGO, ADAMS AVE INTERCHANGE	14,200	174,000	174,000	15,800	193,000	192,000
1	805	SD		17.645	JCT. RTE. 8	15,800	193,000	192,000	16,500	197,000	194,000
1	805	SD		18.888	MURRAY RIDGE INTERCHANGE	16,500	197,000	194,000	16,000	195,000	192,000
11	805	SD		20.23	SAN DIEGO, KEARNY VILLA RD INTERCHANGE	16,000	195,000	192,000	14,300	175,000	171,000
11	805	SD		20.6	SAN DIEGO, JCT. RTE. 163	14,300	175,000	171,000	15,900	193,000	184,000
11	805	SD		21.654	SAN DIEGO, BALBOA AVE	15,900	193,000	184,000	15,500	189,000	185,000
1	805	SD		22.561	SAN DIEGO, CLAIREMONT MESA DR INTERCHANGE	15,500	189,000	185,000	14,200	182,000	179,000
11	805	SD		23.651	JCT. RTE. 52	14,200	182,000	179,000	15,400	202,000	196,000

http://traffic-counts.dot.ca.gov/2009all/docs/Route505-980.htm

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04	880	ALA		28.687	OAKLAND, 29TH/FRUITVALE AVES INTERCHANGE	14,600	226,000	221,000	14,900	230,000		-
04	880	ALA	-	28.934	OAKLAND, 23RD AVE INTERCHANGE OAKLAND, EMBARCADERO CONNECTION	14,900	230,000	225,000	15,300	237,000	232,000	
04	880	ALA				15,300	and the second se	232,000	15,200	236,000	231,000	6
04	880	ALA	+ +	30.38	OAKLAND, 10TH/5TH AVE CONNECTIONS	15,200	236,000	231,000	14,900	231,000	226,000	~
04	880	ALA	-	31.23	OAK/MADISON STS	14,900	208.000	226,000	13,400	208,000	203,000	
04	880	ALA		and the second sec	OAKLAND, JACKSON/ BRDWAY CONNECTIONS	13,400		203,000	13,500	209,000	204,000	
- All and a second second			-	31.681	OAKLAND, JCT RTE 980; MARKET ST	13,500	209,000	204,000	8,300	129,000	126,000	
D4	880	ALA	R	32.79	ADELINE/UNION STS	8,400	129,000	126,000	8,300	128,000	125,000	
04	880	ALA	R	33.27	7TH ST	8,300	128,000	125,000	7,100	110,000	108,000	
04	880	ALA	R	34.18R	ROUTE 880 CONNECT TO S FRAN-OAKLAND BAY	3,550	55,000	54,000	2,000	31,000	30,500	
04	880	ALA	R	34.7 R	WEST GRAND AVE	2,000	31,000	30,500	2,500	38,500	37,500	
		-										
04	880	ALA	R	34.18L	ROUTE 880 CONNECT TO S FRAN-OAKLAND BAY	3,450	53,000	52,000	2,050	31,500	31,000	
04	880	ALA	R	34.7L	WEST GRAND AVE	2,050	31,500	31,000	1,700	26,500	26,000	
04	880	ALA	R	35.4L	WEST JCT RTE 80	1,700	26,500	26,000				
11	905	SD		3.19R	SAN DIEGO, JCT. RTE. 5				780	8,800	8,600	
.11	905	SD		3:207R	JCT RTE 5	780	8,800	8,600	2,350	24,500	24,000	
11	905	SD		3.544R	END EB INDEPENDENT ALIGNMENT	2,350	24,500	24,000	860	8,900	8,600	
11	905	SD		3.19L	SAN DIEGO, JCT. RTE. 5	860	8,900	8,600	2,350	24,500	24,000	
11	905	SD		3.55L	END WB INDEPENDENT ALIGMENT	2,350	24,500	24,000	4,550	49,000	48,000	
11	905	SD		3.55	END EB INDEPENDENT ALIGNMENT	4,550	49,000	48,000	4,550	49,000	48,000	
11	905	SD		3.818	SAN DIEGO, BEYER BLVD	4,550	49,000	48,000	5,300	56,000	53,000	
11	905	SD		4.409	SAN DIEGO, PICADOR BLVD INTERCHANGE	5,300	56,000	53,000	5,100	55,000	52,000	
11	905	SD		5.164	UCT. RTE. 805	5,100	55,000	52,000	5,300	58,000	56,000	-
11	905	SD	T	6.434	SAN DIEGO, OTAY MESA RD	5,300	58,000	56,000	4,550	53,000	53,000	-
11	905	SD		10.631	OTAY MESA RD - LT	2,800	33,000	32,500	2,800	33,500	30,500	
11	905	SO		11,595	SIEMPRE VIVA RD	2,800	33,500	30,500	2,000	24,500	24,300	
11	905	SO		11.804	END ROUTE AT MEXICO BORDER	2,000	24,500	24,300	100	1 - A		
04	980	ALA		0.009	OAKLAND, JCT. RTE. 880	-			5,400	77,000	76,000	
04	980	ALA		0.702	OAKLAND, FOURTEENTH ST	5,400	77,000	76,000	4,400	62,000	62,000	
04	980	ALA		the second s	OAKLAND, 18TH ST	4,400	62,000	62,000	8,200	116,000	115,000	
04	980	ALA			OAKLAND, JCT. RTE. 580	8,200	116,000	115,000				

http://traffic-counts.dot.ca.gov/2009all/docs/Route505-980.htm



PEAK HOUR VOLUME DATA

Peak hour volume data consists of hourly volume relationships and data location. The hourly volumes are expressed as a percentage of the Annual Average Dally Traffic (AADT). The percentages are shown for both the AM and the PM peak periods.

The principle data described here are the K factor the D factor and their product (KD). The K factor is the percentage of AAD⁻ during the peak hour for both directions of travel. The D factor is the percentage of the peak hour travel in the peak direction. KD multiplied with the AADT gives the one way peak period directional flow rate or the design hourly volume (DHV). The design hourly volume is used for either Operational Analysis or Design Analysis. Refer to the 2000 Highway Capacity Manual for more details.

Following is a glossary of terms used in this listing of peak hour volume data:

Dir	Indicates direction of travel for peak volume
AADT	Annual Average Daily Traffic in vehicles per day (vpd).
АМ Реак	Represents the morning peak period for traffic analysis
CS	Control Station Number, Caltrans identification number for monitoring site.
CO	County abbreviation used by Caltrans
Э	D factor. The percentage of traffic in the peak direction during the peak hour. Values in this book are derived by dividing the measured PHV by the sum of both directions of travel during the peak hour.
DAY	Day of week for the peak volume.
DDHV	The directional design hour volume, in vehicles per hour (vph) DDHV=AADTxKxD. See equation (8-1) on page 8-11 of the 2000 Highway Capacity Manual.
ום	Califans has twelve transportation districts statewide. This appreviation identifies the district in which the count station is located.
HR	The ending time for the peak hour volume listed. The volume observed fro 1 to 2 would be recorded as 2.

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CALTRANS TRAFFIC VOLUMES LATEST TRAFFIC YEAR SELECTED

PEAK ROUR VOLUME DATA

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Short Report

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Volume an	nd Timing In	put	_		_		_		_	_			_		_
				EB		-		/B	_		NB			SB	
			LT	TH	RT	LT	T	_	-	LT	TH	RT	LT	TH	RT
Num, of Lar	nes		2	2	0	0	2	_	4	0	1	1	0	0	0
ane group			L	T			7	-			LTR	R			
/olume (vp			654	966			41			60	4	279			
% Heavy v	eh		2	2	-	-	2	2	_	2	2	2	-	-	-
PHF			0.90	0.90	-	+	0.9	_		0.90	0.90	0.90	-	-	-
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Ext. eff. gre			2.0	2.0		1	2.0		_	1	2.0	2.0			-
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Unit Extens			3.0	3.0			3.	_			3.0	3.0			
Ped/Bike/R	TOR Volume				-	10	5	200	_	10	5	0	10		
ane Width	the state of the s		12.0	12.0			12		_	0 7	12.0	12.0			
Parking/Gra	ade/Parking		N	0	N	N	10			N	0	N	N		N
Parking/hr						1							-		
Bus stops/h	r		0	0			0	0			0	0			
Unit Extens			3.0	3.0	-	-	3.	0 3.0			3.0	3.0	-	<u> </u>	
Phasing	EB Only	Thru &	& RT	03	-	04	-	NB O	niv	T	06	1	07	0	8
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Lane Gro	up Capac	ity, Co	ontro	I Dela	y, an	d LOS	S D	etermi	na	tion					
1.1.1			E	3		1	WB				NB			SB	
Adj. flow rat	te	727	107	3		46	0	799			179	202			
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v/c ratio		0.97	0.3	8		0.2	5	1.04	T	0	0.63	0.77			
Green ratio	a. — — — — — — — — — — — — — — — — — — —	0.22	0.7	5	+	0.4	9	0.49	t	0	0.18	0.18	1	1	
Unif. delay	d1	46.3	5.4	4	+	17.	4	30.2	t	4	15.6	46.9	1	-	
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increm. dela		26.0	0.1	_	+	0.1		43.9	t		4.6	13.2	-	-	
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Control dela	av.	63.8	1.	_		6.1	_	54.4	t	-	50.3	60.1	1	-	1
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Version 4.1f

Short Report

Page 1 of 1

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General In	formation					S	ite Inf	ormatio	n					
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Ext. eff. gre			2.0	2.0		-	2.0	2.0	-	2.0	2.0	-	-	-
Arrival type			5	5		-	5	5		4	4			
Unit Extens			3.0	3.0			3.0	3.0		3.0	3.0			
Ped/Bike/R	RTOR Volume					10	5	200	10	5	0	10		
Lane Width	1		12.0	12.0	1.00		12.0	12.0		12.0	12.0			
Parking/Gr	ade/Parking		N	0	N	N	0	N	N	0	N	N		N
Parking/hr														
Bus stops/	hr		0	0			0	0		0	0			
Unit Extens	sion		3.0	3.0	-	-	3.0	3.0	-	3.0	3.0			
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Lane group	cap.	558	260	2	1	187	75	780		374	349	-		
v/c ratio		1.07	0.5	_	-	0.4	-	1.20		0.92	0.90	1	-	-
Green ratio		0.16	0.7	_	-	0.4		0.50	-	0.92	0.23	+	-	-
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ENDROIPE NOX OUTPUT YELLOW

5 TIME OF DAY MAX PECALE (1ST SALECT) A TEASTIC ACT. HAX 2 CPERATION

TO THE OF DAY MAX RECALL (2ND SELECT)

C YELLOW YIELD COORDINATION

D YELLOW YIELD COORDINATION

K TIME OF DRY FREE OPPOSITION

P FLASHING OF BACKON

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Short Report

Page 1 of 1

		_			SHC	RT R	EPO	₹T						
General In	formation			-		Sit	e Info	rmati	on					
Analyst Agency or (Date Perfor Time Perior	med	06	USAI USAI V21/11 I PEAK			Are	ersect ea Typ risdict alysis	e		All of SAN	/E./DE ROAD her are I DIEG TING 2	as O	Y	
Volume an	nd Timing	Input												
		26		EB	_		WB			NB	_		SB	_
			LT	TH	RT	LT	TH	RT	LT	_	RT	LT	TH	RT
Num. of La	nes		2	3	1	2	3	1	3	1	0	2	2	1
Lane group	È.		L	T	R	L	Τ	R	L	TR		L	T	R
Volume (vp			508	299	203		510	27	435		194	42	38	317
% Heavy v	eh	_	2	2	2	2	2	2	2	2	2	2	2	2
PHF Actuated /P			0.95	0.95	0.95		0.82	0.82	0.9		0.92	0.81	0.81	0.81
Actuated (P Startup lost			A 2.0	A 2.0	A 2.0	A 2.0	A 2.0	A 2.0	A	A 2.0	A	A 2.0	A 2.0	A 2.0
Ext. eff. gre		_	2.0	2.0	2.0	2.0	2.0	2.0	2.0		-	2.0	2.0	2.0
Arrival type			5	5	5	5	5	5	4	4	-	4	4	4
Unit Extens	ion		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Ped/Bike/R	TOR Volu	me	10	5	0	10	5	0	10	5	50	10		0
Lane Width			12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0
Parking/Gra	ade/Parkin	g	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr							1							
Bus stops/h	r	_	0	0	0	0	0	0	0	0		0	0	0
Unit Extens	ion		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0
Phasing	Excl. Le	ft Thr	u & RT	0	3	04	T	hru &	RT	Excl. Le	t	07	T	08
Timing	G = 29.	and the second se	35.0	G =	(G =		= 16		G = 21.0			G =	
	Y = 4.4		6.1	Y =		Y =	Y	= 4.9	_	Y = 4.4	Y =	_	Y =	
Duration of			the second second second				_			Cycle Len	gth C	= 120	.8	
Lane Gro	up Capa	acity,	Contro	ol Dela	ay, an	d LOS	Det	ermin	natio	n		_		
			EB			WB	8			NB			SB	
Adj. flow rat	te	535	315	214	204	622	33	4	173	206		52	47	391
Lane group	cap.	825	1547	716	825	1547	44	7 8	338	223		597	494	590
v/c ratio		0.65	0.20	0.30	0.25	0.40	0.0	-	.56	0.92		0.09	0.10	0.66
Green ratio	-	0.24	0.29	0.46	0.24	0.29	0.2	-	.17	0.13		0.17	0.13	0.37
Unif. delay		41.3	32.4	20.2	37.1	34.5	31.	-	5.7	51.8	-	41.9	46.0	31.6
Delay facto		0.23	0.11	0.11	0.11	0.11	0.1	-	1.16	0.44		0.11	0.11	0.24
Increm. del		1.8	0.1	0.2	0.2	0.2	0.	-	0.9	39.9		0.1	0.1	2.8
PF factor		0.789	0.728	0.424	0.789	0.728	-	-	.000	1.000		_	1.000	0.922
Control dela	ay	34.4	23.6	8.8	29.4	25.3	22	-	6.6	91.7		41.9	46.1	31.9
Lane group		C	С	A	C	C	C	-	D	F		D	D	С
Apprch. del		-	5.1			26.2	1		-	0.3	-		34.3	
Approach L			C			С				E	-		С	
	lay	-	1.9		-		Inter	ection	100		-+	-	C	

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Version 4.1f

		-			SHI	ORTR	FPO	PT								
General In	formation	-	-	-	one			ormat	ion		-		_			
Analyst Agency or (Date Perfor Time Perior	Co. med	0	USAI USAI 6/21/11 N PEAK		lint An Ju	ersec ea Ty risdicl	tion pe		All o SAI	VE./DENNERY ROAD other areas N DIEGO STING 2010						
Volume an	nd Timing	Input	_						-			_	-			
			IT	EB	RT	LT	WB	1.07	-	NB	I D	- 17	SB	LOT		
Num. of Lar	105		LT 2	TH 3	1	2	TH 3	RT 1	3	TH 1	R	2	TH 2	RT 1		
			L	T	R	1	T	R	L	TR	-	1	T	R		
Lane group Volume (vp			416	404	384	188	309	17	80		150	-	84	328		
% Heavy v	and the second se		2	2	2	2	2	2	2	2	2	2	2	2		
PHF			0.97	0.97	0.97		0.94	0.94	-	and the second se	0.9			0.94		
Actuated (P	7/A)		A	A	A	A	A	A	A	A	A	A	A	A		
Startup lost			2.0	2.0	2.0	2.0	2.0	2.0	2.0			2.0	2.0	2.0		
Ext. eff. gre	еп		2.0	2.0	2.0	2.0	2.0	2.0	2.0			2.0	2.0	2.0		
Arrival type			5	5	5	5	5	5	4	4	-	4	4	4		
Unit Extension		3.0	3.0	3.0	3.0	3.0	3.0	_		-	3.0	3.0	3.0			
Ped/Bike/RTOR Volume Lane Width		10	5	0	10	5	0	10		50	10	12.0	0			
Parking/Grade/Parking		N	0	N	N N	0	N	N	_	N	_	0	12.0 N			
Parking/Gra	ue/Paiki	ig.	14	10	IV	rv.	0	14	11	0	- N	N		14		
Bus stops/h	r.		0	0	0	0	0	0	0	0	+	0	0	0		
Unit Extens			3.0	3.0	3.0	3.0	3.0	3.0	_	_	+	3.0	3.0	3.0		
Phasing	Excl. Le	# Th	ru & RT	0.0		04		Thru 8	_	Excl. Le	6 1	07	10.0	08		
	G = 23.			G =	_	G =		3 = 1	_	G = 23.0	_	07 G =	G =			
Timing	Y = 4.4	and the second se	6.1	Y =		Y =		Y = 4	_	Y = 4.4		'=	Y=			
Duration of	Analysis (hrs) = (0.25				1		K	Cycle Ler	igth (C = 119	_			
Lane Gro	up Cap	acity,	Contro	ol Dela	ay, an	d LOS	5 Det	termi	natio	n						
		T	EB			WB				NB			SB			
Adj. flow rat	le	429	416	396	200	329	1	8	855	184		39	89	349		
Lane group		660	1560	748	660	1560	_	-	925	278		660	592	555		
/c ratio		0.65	0.27	0.53	0.30	0.21	0.0	-	0.92	0.66		0.06	0.15	0.63		
Green ratio	1	0.19	0.29	0.48	0.19	0.29	0.2	-	0.19	0.16	-	0.19	0.16	0.35		
Unif. delay	_	44.7	32.5	21.4	41.5	32.0	30	-	47.5	47.4		39.6	43.4	32.4		
Delay facto		0.23	0.11	0.13	0.11	0.11	0.1		0.44	0.24		0.11	0.11	0.21		
Increm, dela		2.3	0.1	0.7	0.3	0.1	0.	-	14.7	5.8	-	0.0	0.1	2.3		
PF factor		0.842	0.725	0.374	0.842		_		1.000	1.000		1.000	1.000	0.943		
Control dela	w	39.9	23.7	8.7	35.2	23.3	22		62.2	53.2	-	39.6	43.6	32.8		
Lane group		D	C	A	D	C	10	-	E	D	-	D	#3.0 D	52.0 C		
Apprch. del		-	4.5	14	-	27.6	10	-		50.6		-	35.4			
Approach L			C.		-	C	-	-	E				35.4 D			
		+			-	0	Inter		- 1.00		_	-		-		
Intersec. de	idy	3	7.9				men	sectio	n LOS			1	D			
Intersection Turning Movement Prepared by: Findo Data Shevices of Ascons. Inc. Sale State State



Intersection Turning Novement Prepared by:



NIS STREET:	DENNERY 60	DATE: 10-14/10	LOCATION: SAN DIFGO
LAW STREAM	PALK AVE.	DAY: INCKSDAY	PROJECT# 10-91% 007

	NC	қт но о	лю.	50	CD-BOO	NO.	Ð	ASTBOU	YO I	W	ເຮາອອນ	NU	
LANES.	hL `	N1 0.5	NR IL 5	9 2	S1 2	SR	н .:	₽т Ч	HR :	wi T	WT ?	WR	TOTA:
6:00 AM								_					
6:15 AM													
6:.!U AM													
6:45 AM													
7:00 AM	104	0	20	ε	5	ભ	45	33	25	14	147	2	441
7:15 AM	123	6	77	- 2	6	9 2	54	55	79	1.	241	:	556
7:30 AP4	95	1	114	12	÷.,	96	1.1	87	43	52	:33	1	59E
7:45 AM	107	=	72	17	9	94	3	35	19	50	-15	10	746
8:00 AM	115	16	27	5	-3	22	1-5	61	52	59	257	ó	111
1015 AM	1.3	13	32	6	5	-6	133	50	S0	27	1.19	1	514
6:30 AM	103	12	29	12	9	<u>ω</u>	151	415	54	22	115	5	537
BORS APA	137	10	25	1	18	51	153	34	54	15	50	6	584
9:00 AM 5:15 AM													
9:10 MM													
9:45 AM													
10:00 AM													
ID:15 AV													
10(30 AY													
10:45 AV													
11:00 AM													
11:15 AM													
11:20 AM													
11:95 AM													
014.	AL I	NI I	38	S.	ST	SR 1	Гі	-1ï	ER	WL	WF	wż.	TOTA
olumes .	902	77	301	65	77	618	959	968	364	238	976	44	5325
pproach %	70,47	5.02	23.52	9.03	10,09	66.66	30.49	27.19	22.31	16.09	11.62		
рру Рурал,	1280		590	764	7	699	1721	1	636	1250	1	2490	
AM Po	64 H BN	gins at.	730	AM									
EAK	_												
clumes.	425	45	:94	42	ЗЫ	au	508	29%		167	510	- 27	2785
pproach %	ωм	5.63	29.78	10.58	9.57	79,85	SC 30	.9.60	20,10	23.72	/7.44	3.84	
FAKHR					_							-	
NCTOR .	I	0.851	I		0.814	I		0.953			0.8-9	i	0.94
ONTROL: OMMENTIC: OMMENTIC:	SIGW												

Intersection Turning Movement

FIELD DATA SERVICES OF ARIZONA, INC. 520.316.5745

N-S STREET;	DENNERY RE-	DATE: 10/14.10	LOCATION: SAN DIEGO
E-W STREET:	PALMINE	DAY: ITICKSDAY	PROTECTAL 1040048-007

	NC	RTHEO	N O	50	и п-вец	JNC	C	ണ്ഡ	NÚ	Ŵ	ESTREO	NÚ	
. ANE5:	NI A	нТ 0.5	68 5.5	яц 2	l: «	5R	FI 2	ET V	FR :	м <u>с</u> 2	мт 3	WR I	TOTAL
2:00 PM 2:15 PM 2:00 PM 2:15 PM 2:15 PM 2:15 PM 2:20 PM 2:14 PM 3:15 PM 3:15 PM 0:20 PM													
0:45 PM 4:00 PM 4:35 PM 4:45 PM 4:45 PM 5:15 PM 5:30 PM 5:45 PM 6:00 PM 6:15 PM 0:45 PM	181 258 209 270 270 250 250	18 17 12 17 13 13	76 75 43 41 36 36 35 35	7 0 10 10 10 9	15 20 14 25 15 10	20 58 58 58 58 58 58 64 63	15. 105 115 102 99 109 127 129	101 101 89 110 75 116 130	.0; 87 82; 99 99 99	36 25 39 52 33 64 32 41	77 66 64 70 62 97 80	9926 0749	802 751 207 793 752 357 7,44 790
IOTAL /Olumes /op:Jach 34 /op/Depart //op/Depart	NL 1553 70.38 1984 ak IIr Ees	NI 133 6.70	NR 296 : 4.92 1097 430	54 54 3.13 767	91 140 17.79 7	583 563 74.03 1224	LL 916 36.20 2525	L7 652 33.74 7	ER 757 39.98 1332	327 32.22 1015	wi 645 63.55 7	WR 43 4.24 2760	7 (11,4) 6311
EAK Actomes Coproact -&	804 78.24	73 73 2.11	150 14.1.1	12	94 19.70	320 73.05		404 03.55	384 31.89	658 36.59	.909 60.12	17 3.31	3194
FAK HR. FACTOR	I	:9	I		a.ves	I		0.905	I		0 798	I	u.932
CONTRUE COMMENT 1: COMMENT 2:	SiGAA. C												

20MMLN1 2: 0





Short Report

						SHO	ORT R	REP	DR	Т								
General In	formatio	n					Sit	te Inf	orn	nation	_							
Analyst Agency or (Date Perfor Time Perior	rmed	АЛ	06	ISAI ISAI /20/11 AK HC	DUR		An Ju	erseo ea Ty risdic alysi	/pe	, /		MIT	/ MES VIEW All oth IGATI LA EXISTI	' HIL er al ON/ NES	LS rea: CA	s LTRAI		
Volume an	nd Timin	ng Inp	out					_			_							
					EB	1.07		W	-			-	NB	1 -	-		SB	1.07
Norm of La		_	-	LT	TH	RT	LT	Th	4	RT	-	T	TH	-	T	LT	TH	RT
Num. of La	1.	_		2	3	1	2	3	+	1	-	2	2	1	_	2	1	2
Lane group			_	L	T	R	L	T		R		L	T	F		L	T	R
Volume (vp	A REAL PROPERTY AND A REAL		_	55	2525	184	22	115	_	40	_	78	74	9	-	167	76	108
% Heavy v	eh	_		5	10	5	5	10	_	5	-	5	5	5	_	5	5	5
PHF Actuated (F	2/4)		-	0.93 A	0.93 A	0.93 A	0.90 A	0.90 A	4	0.90 A	-	82	0.82 A	0.8	-	0.85 A	0.85 A	0.85 A
Startup lost		-	-	2.0	2.0	2.0	2.0	2.0	+	2.0	_	.0	2.0	2	_	2.0	2.0	2.0
Ext. eff. gre	the second second second second second second second second second second second second second second second s	-	-	2.0	3.0	2.0	2.0	3.0	_	2.0	_	.0	2.0	2.	_	2.0	2.0	2.0
Arrival type					5	5	5	5	+	5	_	4	4	4	-	4	4	4
Unit Extens			-	5	3.0	3.0	3.0	3.0	5	3.0		.0	3.0	3	-	3.0	3.0	3.0
Ped/Bike/R		lume		10			10	5	+	0	_	0	5	0	_	10	5	0
Lane Width				12.0	12.0	12.0	12.0	12.0	5	12.0	12	2.0	12.0	12	.0	12.0	12.0	12.0
Parking/Gra	ng/Grade/Parking			N	0	N	N	0	T	N	17	V	0	A	1	N	0	N
Parking/hr	and the second sec		- 9												-		-	-
Bus stops/h	זר	-	-	0	0	0	0	0	\neg	0		0	0	1	2	0	0	0
Unit Extens			-	3.0	3.0	3.0	3.0	3.0	, 1	3.0	-	.0	3.0	3	_	3.0	3.0	3.0
Phasing	Excl. I	oft	Thr	& RT	-	3	04	-	_	xcl. Le			ru & R	-	-	07	-	08
1. S. 1. S.	G = 1	and the second se		62.0 G=		15	G =	-	_	= 15.	_	G		_	G =		G =	00
Timing	Y = 5.		Y =		Y =		Y =		_	= 5.2			5.6	_	Y =		Y =	
Duration of	Analysis	(hrs)	= 0.	25							and the second second		vcle Lengt				1.7	
Lane Gro	up Ca	pacit	ty, C	Contr	ol De	lay, ar	d LO	S De	ete	rmin	ati	on						_
	-	1	-	EB			WB			T		_	в		Т		SB	
Adj. flow rat	te	59	2	715	198	24	1288	4	4	217	2	90		15		196	89	127
Lane group		316	-	463	737	325	2463	99	-	395	-	42	-	80	+	395	226	672
//c ratio	oup.	0.19	-		0.27	0.07	0.52	0.0	-	0.55	-	0.2		30	+	0.50	0.39	0.19
Green ratio		0.09	-		0.49	0.09	0.50	0.6		0.12	_	0.1	-	26	+	0.12	0.12	0.26
		-	-		19.0	52.3	21.6	7.	-	52.7	-	50.	-	7.9	-+-	2.3	51.6	36.7
					0.11	0.11	0.13	0.1	-	0.15	-	0.1	_	11	+		0.11	
	elay factor k 0.11		-					-	_		-	-	-+-	_	+	0.11		0.11
			-	2.9	0.2	0.1	0.2	0.	-	1.6	-	0.2	-	0.5	+	1.0	1.1	0.1
PF factor				0.361	0.930	0.341	0.1		1.00	-	1.00		000	+	.000	1.000	1.000	
Control dela				7.1	48.7	7.6	1.	-	54.3	1	50.	-	8.3	5	3.3	52.8	36.9	
	ane group LOS D E A			A	D	A	A		D				D	1	D	D	D	
Apprch. delay 59.7 8.1							4	9.2	1				48.1					
Approach LOS E				A D						D								
Intersec. delay 44.4				Intersection LOS D						D								
Apprch. del Approach L	ay OS	D	59.7 E	,			8.1 A	A Interse				49.2 D on LOS			48.1 D D			

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Short Report

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					SH	ORTR								_
General Inf	ormatio	n				Sit	te Infor	mation	_					
Analyst Agency or C Date Perforr Time Period	ned	PM	USAI USAI 06/20/1 1 PEAK F	1		An Ju	ersectio ea Type risdictio alysis `	n A	ю міт	VIEW All oth IGATI	HILL er are ON/C NES	as ALTRA		
Volume an	d Timin	g Inp	ut			-					-			
	2.77	200		EB			WB			NB			SB	
			Ľ	The second division of the local division of	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lan	les		2	3	1	2	3	1	2	2	1	2	1	2
Lane group			L	T	R	L	T	R	L	T	R	L	T	R
Volume (vph	1)	_	16	0 1714	122	72	2668	204	136	58	37	80	41	87
% Heavy ve	sh		5	10	5	5	10	5	5	5	5	5	5	5
PHF			0.8	_	_	0.88	0.88	0.88	0.90	0.90	0.90	_		0.88
Actuated (P/			A	A	A	A	A	A	A	A	A	A	A	A
Startup lost	the second second second second second second second second second second second second second second second se		2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ext. eff. gree Arrival type	211	-	2.0	3.0	2.0	2.0	3.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Unit Extensi	on	-	3.0	the second data in the second da	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Ped/Bike/RT		ume	10	-	0	10	5	0	10	5	0	10	5	0
Lane Width	On TO	ditto	12.	-	_	- Contraction of the local division of the l	12.0	12.0	12.0	12.0	12.0	_	_	12.0
Parking/Gra	de/Park	ina	N	_	N	N	0	N	N	0	N	N	0	N
Parking/hr	acri an	118	1.		14		-	14			14	1"	-	1
Bus stops/hr			0	0	0	0	0	0	0	0	0	0	0	0
Unit Extensi			3.0	-	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Phasing	Excl. I	off I	Thru & F	-	03	04		xcl. Let			-	07	10.0	08
	G = 1	and some state of the local division of the	G = 70.		03	G =		i = 12.0	the second second second second second second second second second second second second second second second s			=	G =	
Timing	Y = 5.		Y = 6.7	Y =		Y =		= 5.2		5.6	Y		Y =	
Duration of /			the state of the s							le Len				
Lane Gro	up Ca	pacit	v. Con	trol De	lay, a	nd LO	S Det	ermina	ation					
		T	EB		T	WB		1		в			SB	
Adj. flow rate	9	180	1926	137	82	3032	232	151	64		11	91	47	99
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Green ratio	-	0.09		0.54	0.09	0.55	0.69	0.09	_	_	23	0.09	0.09	0.23
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HCS2000TM

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Project #: 09-5170-012

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Intersection Turning Movement Prepared by:

FIELD DATA SERVICES OF ARIZONA, INC.

N SISTREET: JOHAN VIEW HELTS PRAY.	SATE: 12/09/09	LOCATION: SAN DIFUSI
E-WISTREET: I OTAY MISA REI (SR-605)	DAT, WEDNESLAT	2801 €01≠ 10€5170-003

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9:30 AR 9:15 AM 9:40 AM 9:45 AM 7:15 AM 7:30 AM 7:30 AM 9:30 AM 9:30 AM 9:45 AM 9:30 AM 9:45 AM 9:30 AM 0:15 AM 9:30 AM 10:45 AM 10:30 AM 10:45 AM 10:45 AM	11 28 34 48 48 51 10 37	2 3 13 25 21 22 17	6 5 12 26 30 24 19 17	18 20 42 45 28 26	0 - 775 12 15 12 8	129 27 28 28 28 29 29 29 29 29 29 20	14 F 11 7 12 25 19 13	557 558 721 637 508 500 492	10 16 21 35 35 47 30	×5≁895?B	200 297 291 312 276 315 315	9 5 A 10 14 10 7	943 967 1100 1258 1241 1072 1050 981
11:30 AM 11:45 AM													
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РЕЛК													
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Intersection Turning Movement



N-S STREET: CZURAN VIEW PRITS PROV.	DA19: 52/09/09	LOCATION: SAN DIEGO
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LOLATION: AND 005 & CALLENTE AVX./OCEAN VIEW MINLS PAREMAY

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RCL 1 - TIME OF DAY MAX RECALL (1ST SELECT) PEASES (CALL ACTIVE LIGHTS) ACL 2 = TIME OF DAY MAX RECALL (2ND SELECT) FRASES

(CALL ACTIVE LIGHTS)

LAST FLASH TIME REGISTER HOUR - D-A-F MILIUTZ - D-B-F

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LOCATION: RTR 505 8 CALLENTE AVE./CCEAN VIEW HILLS PARKWAY

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Short Report

Page 1 of 1

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General In	formation					Sit	e Info	rmation						
Analyst Agency or Date Perfo Time Perio	rmed d Ai	US 06/2 M PEA	0/11	JR		An	ersect aa Tyj risdict alysis	xe on	0		er area	CENTE as KAM	R	
Volume a	nd Timing Inj	put		EB	_	-	WE		-	NB	_	-	SB	
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of La	nes		2	3	0	1	3	1	0	0	0	1	0	2
Lane group			L	T	-	L	T	R				L		R
Volume (vp			219	2581	-	2	1187		-	-	-	17	-	54
% Heavy v			10	10		10	10	10				10		10
PHF			0.88	0.88		0.94	0.94	0.94				0.74		0.74
Actuated (F	P/A)		A	A		A	A	A	(A		A
Startup los			2.0	2.0		2.0	2.0	2.0				2.0		2.0
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Parking/hr Bus stops/hr			0	0	_	0	0	0	-		-	0	-	0
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Lane Gro	oup Capaci	ity. Co	ontro	I Delay	, and	LOS	Det	ermina	tion					
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Lane group		410	272	1	211	27	21	1122		-		282		876
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Green ratio		0.13	0.55	_	0.13	-	_	0.78		-	-	0.17		0.35
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HCS2000TM

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Version 4.1f

Short Report

Page 1 of 1

					SHO	RT R	EPOF	T						
General In	formation					Si	te Info	rmation						
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Arrival type			5	5		5	5	5				4		4
Unit Extens	sion		3.0	3.0		3.0	3.0	3.0	Concest.			3.0		3.0
Ped/Bike/R	TOR Volume	K.	10			10	5	0	10			10	5	0
Lane Width	1		12.0	12.0		12.0	12.0	12.0				12.0		12.0
Parking/Gra	arking/Grade/Parking arking/hr			0	N	N	0	N	N		N	N	0	N
Parking/hr		193												
lus stops/hr			0	0		0	0	0				0		0
Unit Extens	sion		3.0	3.0		3.0	3.0	3.0				3.0		3.0
Phasing	Excl. Left	Thru a	& RT	03		04		SB Only	T	06		07		08
Timing	G = 20.0	G = 6		G=		3 =		= 21.0	G =		G =		G =	
	Y = 5.2	Y = 6		Y =	1	/ =	Y	= 5.6	Y =		Y =	_	Y=	
	Analysis (hrs				_				1-1-1	e Leng	th C =	= 125.	5	
Lane Gro	oup Capaci	ity, Co			y, and			erminat	tion		_			_
_			EB	1		V	VB			NB			SB	
Adj. flow ra	te	142	201	6	3	28	83	62				89		303
Lane group	cap.	508	264	4	262	26	44 1	087				275		934
v/c ratio		0.28	0.70	5	0.01	1.0	09 0	0.06				0.32		0.32
Green ratio	,	0.16	0.5	3	0.16	5 0.5	53 (0.75				0.17		0.37
Unif. delay	d1	46.4	23.0	0	44.4	1 29	.2	3.9				46.0		28.2
Delay facto		0.11	0.3	1	0.11	0.1	50 0	0.11	1			0.11		0.11
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and a second second second second second second second second second second second second second second second		D	A		D	-		A				D		С
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HCS2000TM

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Version 4.1f

Intersection Turning Movement Prepared by:



Intersection Turning Movement Prepared by:

Field Data Services of Arizona, Inc. 520.316.8745

N/S STREET:	CORPORATE CENTER DK.	DA(6: 12/09/09	LOCATION: SAN DIFICE
HW STREET:	G (AY MESA RD. (SR-905)	DAY WEDNESDAY	MACOECT# (INS-S170-011

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6.19 4 4													
5:30 AM													
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7115 AM	0	3	:	d	0	13	32	550	C	D	259	7	500
7:30 AM	Ó	Ū.	0	2	c	15	+5	667) j	С	211	6	1011
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CONTROL: SLOVAL COMPLET COMPLETE COMPLETE:

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Intersection Turning Movement



NIS STREET, CORPORATE CENTER DR	DATE: 1.909/06	CONTION: SAN DELCO
E-W STREET: OTAY MESA RD (198-505)	DAM: WHERE STARY	PROFECT# 09-5170-011

	NORT/ISOUND			82	: 17-8 0	.N5	Ē	NS FBOU	CV	Ŵ	ESTBOU	ND CA	
LANES;	NL 11	NT 4	NR 1	s_ :	51 9	SR 2	Е Э	ET à	ER. I:	WL 1	WT }	74B 1	TOTAL
1 00 PM 1-1: PM 1.30 PM 1.4: PM 2:00 PM 2:12 PM 2:30 PM 2:45 PM 3:00 PM 3:00 PM	s			<u></u>									
3 30 PM 3 45 PM 4 00 PM 4 15 PM 4 145 PM 4 145 PM 5 15 PM 5 15 PM 5 10 PM 5 10 PM 5 10 PM 5 10 PM 5 10 PM	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14 17 19 19 15 17	11 11 11 11 11 11 11 11 11 11 11 11 11	54 71 65 65 65 41 28	29 35 41 33 27 20 15	421 454 197 435 383 399 397 397	0 0 0 0 0 0 0 0 0	.) 1 2 1 1 0	590 607 557 608 673 774 518 591	1) 8 14 13 17 17 14 11	1120 1124 1253 1238 1185 1237 1101 1049
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PM Pc PEAK Volumes Approach %;	nk Holder D a cialy	2	ч	62	0 0.00	279 77,29	121 6.59	1714 63.41	0 0.00	4 5.11	2552 97.79	57 2.10	49.19
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COS MARGAN CZ 1002 MASSER CZ COS COMPENT OF SYADEM SOLSTER: DOM: LACK OF COMP STAN RO. 19982. COD TRASNE OF AND MONIDAL DEZIST CAO LOCAD CYCLE TIMER 200 MASTER CYCLE TIMER CAN MADAL OFFICER CAA MANTER OFFICET

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PRATURA



COB/ODB OFFERT TIMER CONTROL LAG GREEN TIMES CODZCOD FORCE OFF TIMES CONTRACTOR FORMER CROCKER STATER CORYODE NO GREEN TIMER

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LOUDTION: BOB SUS & CORLORATE CENTER RD

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MINUME + D-9-7 DAY - D.C.P # LITHIUM BATTERY 84 = BAD

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LUCATION. RTE 995 8 CORPORATE CENTER RD. CAMPANS : 8 Vorgion 3 1001B- 02/10/05

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4 COMP SCRV (19T SELECT) 5 JONE SERV (2N CONLECCE)

6 FARESINE ADS. OUTPUT-RED.

C ENDOTER AND OPPERPARENT

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5 PAME OF DAY MAX RECALL (127 CALSON)

A TRAFFIC ACT. MAX 2 CPARATION

B TIME OF DAY MAX PROADE (2ND OF DECC).

C YELLOW YIZLO COORDINATION

D YELLAW YIELD COOPERNMENTSON

E TINE OF THE PRESETION

3 FLADRING OPERATION.

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Short Report

Page 1 of 1

					SH	ORT R			_						
General In	formation					S	ite li	nfor	matio	n					
Analyst Agency or (Date Perfor Time Perior	rmed d	OR AM PL	USAI USAI 3/20/11 EAK HO	UR		Au	rea '	ectic Type lictio sis Y	n		OTA RD./HER All oth OMHE EXISTI	er a	GE RD. reas XAM		
Volume ar	nd Timing	Input	-	EB	-	T	M	/B	-	-	NB	-	T	SB	-
			LT	TH	RT	LT	TT	-	RT	L	the second second second second second second second second second second second second second second second se	RT	LT	TH	RT
Num. of La	nes		2	3	1	2	3		1	1	1	0	1	1	2
Lane group	6		L	T	R	L	7		R	L	TR		L	T	R
Volume (vp		_	100	2235	175	39	98	3	91	66	29	59	213	22	72
% Heavy v			10	10	10	10	10)	10	10	10	10	10	10	10
PHF			0.81	0.81	0.81	0.96	0.9	_	0.96	0.7		0.74	_	_	0.82
Actuated (P			A	A	A	A	A	_	A	A	A	A	A	A	A
Startup lost			2.0	2.0	2.0	2.0	2.0	_	2.0	2.0	the second second second second second second second second second second second second second second second s	_	2.0	2.0	2.0
Ext. eff. gre			2.0	2.0	2.0	2.0	2.0	_	2.0	2.0		_	2.0	2.0	2.0
Arrival type			5	5	5	5	5	_	5	4	4	_	4	4	4
Unit Extens		_	3.0	3.0	3.0	3.0	3.	_	3.0	3.0	_	-	3.0	3.0	3.0
Ped/Bike/R		me	10	5	0	10	5	_	0	10		0	10	5	0
Lane Width		15	12.0	12.0	12.0	12.0	12.	-	12.0	12.	_		12.0	-	12.0
Parking/Gra	ade/Parkin	g	N	0	N	N	4	2	N	N	0	N	N	0	N
Parking/hr		-	-	-		-	-	-	-	-			-	-	-
Bus stops/h	_		0	0	0	0	0	_	0	0	_	_	0	0	0
Unit Extens			3.0	3.0	3.0	3.0	3.1	0	3.0	3.0	and the second division of the second divisio		3.0	3.0	3.0
Phasing	Excl. Le		u & RT	03	3	04			cl. Le	_	Thru & RT	_	07		08
Timing	G = 15.	the second second second second second second second second second second second second second second second se	80.0	G=	_	G=	_	_	= 20.	_	G = 21.0		=	G =	
	Y = 5.2		6.7	Y=		Y =	_	Y	5.2	_	Y = 6.7	_	=	Y =	_
Duration of				101		11.00				_	Cycle Leng	in c	;= 159	1.8	
Lane Gro	up Capa	acity,		Dela	ay, ar			eter	min	atic		_	_		_
	_	_	EB		_	WE			_	_	NB		-	SB	
Adj. flow rat	e	123	2759	216	41	1024	1	95	8	9	119		260	27	88
Lane group	cap.	299	2480	720	299	2480		720	20	05	209		205	239	668
v/c ratio		0.41	1.11	0.30	0.14	0.41	1	0.13	0.	43	0.57		1.27	0.11	0.13
Green ratio	6	0.09	0.50	0.50	0.09	0.50	1	0.50	0.	13	0.13		0.13	0.13	0.27
Unif. delay	d1	68.2	39.9	23.4	66.5	25.1		21.3	64	1.7	65.2		69.9	61.2	44.5
Delay facto	rk	0.11	0.50	0.11	0.11	0.11		0.11	0.	11	0.16		0.50	0.11	0.11
Increm. dela	ay d2	0.9	57.0	0.2	0.2	0.1	-+	0.1	-	5	3.7		153.4	0.2	0.1
PF factor		0.931	0.332	0.332	0.931	_	-	7.332	_	000	1.000		1.000	1.000	1.000
Control dela	iy	64.4	70.2	8.0	62.1	8.4	-	7.2		6.1	68.8		223.3	61.4	44.6
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Short Report

Page 1 of 1

					SH	ORT R	REPO	RT							
General Int	formation					S	ite Inf	orma	ation		-				
Analyst Agency or (Date Perfor Time Perior	med		USAI USAI 6/20/11 EAK HO	UR		A	rea Ty urisdic nalysi	pe	ar	f	OTA RD./HEF All otf OMHE EXIST	her are EREX	E RD. eas PM		
Volume an	nd Timing	Input	_			-		_	_	_			-		
			LT	EB	RT	LT	WB TH	R	T	LT	NB TH	RT	LT	SB	RT
Num. of La	nes		2	3	1	2	3	1	-	1	1	0	1	1	2
			L	T	R	1	T	F	-	L	TR		1	T	R
Lane group Volume (vp			70	1487	67	43	2267	20		190	37	34	140	34	148
% Heavy v		_	10	10	10	10	10	10		10	10	10	10	10	10
PHF	GII		0.94	0.94	0.94	0.98	0.98	0.9	_	0.81	0.81	0.81	0.88	0.88	0.88
Actuated (P	?/A)	-	A	A	A	A	A	A	_	A	A	A	A	A	A
Startup lost			2.0	2.0	2.0	2.0	2.0	2.	0	2.0	2.0		2.0	2.0	2.0
Ext. eff. gre	en		2.0	2.0	2.0	2.0	2.0	2	0	2.0	2.0		2.0	2.0	2.0
Arrival type			5	5	5	5	5	5	j	4	4		4	4	4
Unit Extens	ion		3.0	3.0	3.0	3.0	3.0	3.	0	3.0	3.0		3.0	3.0	3.0
Ped/Bike/R	TOR Volu	me	10	5	0	10	5	0		10	5	0	10	5	0
Lane Width		_	12.0	12.0	12.0	12.0	12.0	12	.0 1	12.0	12.0		12.0	12.0	12.0
Parking/Gra	ede/Parkin	g	N	0	N	N	0	1	V	N	0	N	N	0	N
Parking/hr		1													
Bus stops/h	۱r		0	0	0	0	0	0	>	0	0		0	0	0
Unit Extens	ion		3.0	3.0	3.0	3.0	3.0	3.	0	3.0	3.0		3.0	3.0	3.0
Phasing	Excl. Le	ft Th	ru & RT	03	3	04		Excl	. Left	T	hru & R1	Г	07		08
Timing	G = 14.			G =		G =	_	G =	Contraction of the local division of the loc	-	= 30.0	G		G =	
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Lane group	cap.	251	2229	647	251	222	9 6	47	277		280		277	307	716
v/c ratio		0.29	0.71	0.11	0.18	1.04	1 0.	33	0.8	5	0.31	(0.57	0.13	0.23
Green ratio		0.08	0.45	0.45	0.08	0.45	5 0.	45	0.17	7	0.17		0.17	0.17	0.29
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Control dela	ay	73.5	19.0	12.9	72.5	51.5	1 14	1.6	92.9	9	65.5		70.9	63.0	48.7
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Version 4.1f

Intersection Terming Movement Prepared by: FIELD PATA SERVICES OF ARIZONA, INC.

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.... Project #: ___09-5170-010 TMC SUMMARY OF MERITAGE RD. & OTAY MESA RD. (SR-905) APPROPRIATE CARLS ļ N HERITAGE RD. 292 ž Ę, 3 . ļ ŝ 2 Σ F. İ ł e, φ · · 5 2 з, Ŧ 1. . OTAV MESA NO (5R-9051 OTAY MPSA RD. (NR-905) j`` \diamond 161 M \mathbf{v}_{2} ч: 1~ 21401-00400440 nes., 28 • 4 чс. 120 100 2 70 ŷi 2.)M 2u, : . ł 2287 785 1497 .3250 з Section (Recent 3707 113 2 5 ŀ ı 37 175 <u>n</u> 35 22 2 43 1 242 : 的合价 I ÷ -----įg 3 5 Ξ. LOCATION # 09-51/0-010 ÷ 2 ÷ e. ÷ TURNEKS MOVEN ENT DOJINT ¢ 2 ×, ε RTTARE R.D. & GTAY MESA RR. (SR-40 (Prazoro) on hiere) ţ Ż ÷ Ģ ... HERITAGE RD. Ling Colombia Decisi 1770AN APPROACH LANCE į COUNT YEAK DS AM hoon /clays_____925494_ nia 👘 ê env AN PEAK YOUN 723, GM WOMPOK, DEC 229 MILLAS HOLE Sa int

Intersection Turning Movement Prepared by:

FIELD DATA SERVICES OF ARIZONA, INC. 520.316.8745

 No.5 STREET:
 PERCEASE NO.
 DATE: 12/09/05
 EDCATE:NO: SAN DIEGO

 PEW STREET:
 DEX: 42/09/05
 DATE: 02/09/05
 PROJECT# 10-5170+000

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COMMENT J													

COMMENT 2

Intersection Turning Movement



N-5 STREET	HERITAGE RD.	10(16) 10(08/09	LTCASION: SAN DIEGO
E-W STREET-	OTAY MESA BD. (\$3-945)	DAY: TUTSUAY	PROJECTA 09-5170-010

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5 ERREGUZE AUX OUTFOUL YSTOOM

9 TIRS OF PAY MAX RECALL (1ST SELECT) A TRAFFIC ACT. MAR 2 OFFEATLON

- D CLASS OF CAR MAK RECALL (2ND SELECT)
- C YELLON TIELS DOORDINATION
- D YELLON YIEVE COORDENATION.
- E TIME OF DAY FREE OPERATION
- 5 FLASSING OPERATION

5 ENVROINE AIX OUTPUT-RED. FINEORATE ACX OUTPUT GREEN

1 PTTS OF MAX REPAINANCES

& COMPLEXENT (197) SERVICE. N CONC REEV (2ND SKLEDT)

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Page 1 of 1

				_	SH	ORT R		_	_	_	_					_
General In	formation					S	ite In	form	nation							
Analyst Agency or Date Perfo Time Perio	rmed	U.	SAI SAI 20/11 NK HO	UR		A	iterse rea T urisdi nalys	ype ction	8. K	OTA	All	RL othei CAC). r are EX/	MA	JS	
Volume a	nd Timing In	put	_				_			_						
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Lane group	-	-	L	TR	_	L	TR	_	_	L	T	_	R	L	TR	_
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% Heavy v	/eh		10	10	10	10	10	_	10	10	10	_	10	10	10	10
PHF Actuated (F			0.91	0.91	0.91	0.90	0.90	_		0.65	0.65	_	65 A	0.54 A	0.54 A	0.54 A
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Unit Extens			3.0	3.0		3.0	3.0			3.0	3.0	_	1.0	3.0	3.0	
Ped/Bike/R	TOR Volume		10	5	0	10	5	-	0	10	5		0	10	5	0
Lane Width	1		12.0	12.0		12.0	12.0			12.0	12.0	1	2.0	12.0	12.0	
Parking/Gr	ade/Parking		N	0	N	N	0	_	N	N	0	_	N	N	0	N
Parking/hr		-				1				-	1		-			
Bus stops/l	hr		0	0	-	0	0	+		0	0	+	0	0	0	-
Unit Extens		3.0	3.0	-	3.0	3.0		-	3.0	3.0	_	3.0	3.0	3.0	-	
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			EB		1	WE					NB				SB	
Adj. flow ra	ite	9	2707		77	125	6	-	72		2	98		13	15	1
Lane group		107	2577	-	107	259	-	-	107		357	42	-	107	319	+
v/c ratio	, out :	0.08	1.05	-	0.72	_	-	-	0.67	-	0.01	0.2		0.12	0.05	+
Green ratio	-	0.08	0.52	-	0.72	_	-	-	0.07	-	0.20	0.2	-	0.07	0.05	+
			-	_	-	_	-	-	-	-		-				+
Unif. delay		67.0	36.3		70.0	_	-	_	69.8	-	9.4	40.	-	67.2	49.8	+
Delay facto		0.11	0.50		0.28	_	-	_	0.24	-	0.11	0.1	_	0.11	0.11	+
Increm. del	lay d2	0.3	32.8		20.8	0.1	-		15.3	1	0.0	0.3		0.5	0.1	-
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Arrival type	Arrival type		5	5		5	5			5	_	5	5	5	5	
Unit Extens			3.0	3.0		3.0	3.0			3.	0	3.0	3.0	3.0	3.0	
Ped/Bike/R	TOR Volume	2	10	5	0	10	5		0	10	0	5	0	10	5	0
Lane Width			12.0	12.0		12.0	12.0)		12	0	12.0	12.0	12.0	12.0	
Parking/Gra	ade/Parking		N	0	N	N	0		Ν	Λ	1	0	N	N	0	N
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Bus stops/h	r		0	0		0	0			0)	0	0	0	0	
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Green ratio		0.09	0.50	1	0.09	0.5	50		0.1	3	0.	13 0	0.13	0.13	0.13	
Unif. delay	d1	65.5	30.6		67.5	5 39	.3		66.	5	60	0.8	6.2	61.0	61.4	
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Version 4.1f

Intersection Turning Movement Frepared by. Frue Date Scavector Asizona, Inc. Scavector Asizona, Inc. Scavector Asizona, Inc.



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Intersection Turning Movement Prepared by:

Field Data Services of Arizona, Inc.

N 5 STREET.	CACTUS RD	CATE: 12/06/09	LOCATION: SAI	N DIFRE
E-W STREET:	GTAY MESA RO. (SH-9(15)	DAY: WE DNI SURY	PROJECT# 09	31708008

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COMMENT 1-COMMENT 2

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Intersection Turning Movement



NIN STREET	CACTUS PU.	DATE: 12/09/00	LOCATION	SAN OLEGO
S-W STREET:	OTAY MESA RD. (SR-905)	DAY: WEDNESDAY	PROJECT#	09-5170-009

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Analyst Agency or 0 Date Perfor Time Period	med	US US 06/2 M PEA	AI 0/11	IR			Area Juri	rsectio a Type sdictio lysis Y	n		/BRIT/ All off OMBF	Y MESA ANNIA E ter area RITEXA ING 200	BLVD. s M		
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Unit Extens			-	3.0	3.0	3.	_	3.0	-	3.0	1	3.0	-	-	
	TOR Volume	-	10	5	0	1	-	0.0	-	10	5	0	10	-	-
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Parking/hr		-				-				-	1		-		-
Bus stops/h	nr			0	0	10)	0	-	0	-	0		-	-
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Green ratio		-	0.54	0.79	_	14	0.7	-	-	0.20	-	0.20	+	+	-
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HCS2000TM

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Version 4.1f

Page 1 of 1

					SH	ORT	RE	PO	₹T							
General In	formation					1	Sit	e Info	rma	tion		_		_		
Analyst Agency or Date Perfo Time Perio	rmed	US. US. 06/20 M PEAP	AI 2/11	IR			Are	ersect a Typ isdict alysis	e on	r		BRITA All oth OMBR	Y MESA NNIA E er area ITEXPI NG 200	BLVD. s M		
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xt. eff. green				2.0	2.0	_	.0	2.0	+		2.0		2.0			
Arrival type			-	5	5	_	5	5			4		4			
Unit Extens			3.0	3.0	3	0	3.0			3.0		3.0				
Ped/Bike/R	TOR Volume		10	5	0						10	5	0	10		
ane Width	٦	-		12.0	12.0	0 12	2.0	12.0			12.0		12.0			
arking/Gr	ade/Parking		N	0	N		V	0	Т	N	N	0	N	N		N
Parking/hr									T							
Bus stops/	hr			0	0		0	0		-	0		0			
Jnit Extens				3.0	3.0	3	0	3.0	+		3.0		3.0		-	-
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Intersection Turning Movement Prepared by: Field Date Services of Anizana, Inc. 522,111,1274.



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Intersection Turning Movement Prepared by:

Field DATA SERVICES OF ARIZONA, INC. 520.316.5745

N-S STREET:	BRITANNIA SUVD.	DATE 12/08/09	CONTON: SAN DEED
E-W STREET:	OTAN MESA RO. (SR-905)	DAM: PUESDAM	PROJECT# 09-5170-001

	10	K THÊS	in:>	×	an in so	OND		AS: BOU	ND	W	натакос	60	
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Intersection Turning Movement



N-S STREET:	BRITANNIA BLVD.	SATE: 12/08/09	NOLLY205	SAN DEEGO
1 -w St K22F:	DTAT MESS RD. (SR-902)	WAY: TRESDAY	PROJECT#	09-51/0-021

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- 6 COSD SERV (187 SSI427) 5 COND SERV (200 SYLECT)
- 6 ENGRALZS ANX CUTTOT-RED

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/ RORAFIZE ADX OUTPUT GREEN





B ENERGY READER OF FUR YELLOW

 9 THE OF DAY MAX RECALL (1ST DELECT) A TEAUTICE ACT. MAX 2 OPERATION
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Page 1 of 1

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General In	formation		_	_		-	Site In	forma	ation	_					
Analyst Agency or (Date Perfor Time Perior	rmed	U	SAI SAI 20/11 AK HO	UR		6	nterse Area T Jurisdi Analys	ype	ar	OTA	All of OML	A RDA RD. her are MEXA TING 2	M	DIA	
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Lane group	5		L	T	R	L	TR	_	_	L	TR		L	TR	
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Unit Extens			3.0	3.0	3.0	3.0	3.0			3.0	3.0		3.0	3.0	
Ped/Bike/R	TOR Volume	e	10	5	0	10	5	0		10	5	0	10	5	0
Lane Width	1		12.0	12.0	12.0	12.0	12.0	2		12.0	12.0		12.0	12.0	
Parking/Gra	ade/Parking		N	0	N	N	0	Λ	1	N	0	N	N	0	N
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InterSection Turning Movement Prepared by: fictor Data Scherces or Asycona, inc. 100 - 2001-5



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Intersection Turning Movement Prepared by:

Field DATA SERVICES OF ARIZONA, INC. 520.316.6748

N-5 STREET	UA MEDIA RU.	DATE: 12/08/09	LOCATEON: SAN DEEGO
E OV STREET	CTAY MI 5A KD, (SK-495)	CAY; 1.0 MOAY	HRO IECT # 109-5170-644

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Intersection Turning Movement



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E-WISTREET:	OTAY MESA RD. (SR-SOS)	Dov. TU65DAM	PROJECT#	£9-5170 C 34

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HCS2000TM

Intersec. delay

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Intersection LOS

Version 4.1f

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Intersection Turning Movement Property by:



Intersection Turning Movement Propared by:



NIS STREET: INPERIRANCH RD.	B47E: 12/03/09	LOCATION: 54N DIEGO
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Intersection Turning Movement



N-S STREET:	PSPER RANCH 37%	DWTE: 12/03/09	LOCATEON: SAN DEGO
F-W STREFT:	OTAY MESA RD. (SR-905)	DAM THURSDAM	PRCIECT# 09-5170-005

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8 SHERGSZE ROX OUTPOT-YYLLOW

9 TIME OF HAY MAX AECALE (1ST SKINCT)

A TRAFFIC ACT. HAX 2 OPERATION

B TIRE OF DAY MAX BROADL (2ND SELENT)

C YELLOW YILLO COORDINATION

P YELLOW YIELD COORDINATION

S DIME OF ONY FRAM OFREADON

Y FLASHING OPERATION

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Short Report

Page 1 of 1

					SHO	RT R	EPOR	Т						
General Infor	mation						te Infor							
Analyst Agency or Co. Date Performe Time Period	ed	US US 06/20 1 PEAP	AI 2/11	JR		An Ju	ersectio ea Type risdictio alysis \	e n			SA RI ler an OME)	əas KAM	AY	
Volume and	Timing Inp	out												
	and the second second			EB	-	_	WB	-		NB		-	SB	-
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	S		0	3	0	0	3	0	0	0	0	2	0	1
ane group	_			T	_	-	T				_	L		R
/olume (vph)			_	1333	-	-	974			-	_	282	-	170
% Heavy veh PHF			-	10	-	-	10		-	-	-	10	-	10
Actuated (P/A))	-	-	A	-	-	A			-		A	-	A
Startup lost tin				2.0		-	2.0					2.0		2.0
Ext. eff. green	100			2.0			2.0					2.0		2.0
Arrival type				5			5					4		4
Unit Extension				3.0			3.0		1			3.0		3.0
Ped/Bike/RTO	R Volume								10			10		0
ane Width				12.0			12.0					12.0	-	12.0
Parking/Grade	e/Parking	_	N	0	N	N	0	N	N		N	N	0	N
Parking/hr		-		-		-							-	-
Bus stops/hr				0			0		_			0		0
Unit Extension		_		3.0		_	3.0					3.0	_	3.0
NAME AND ADDRESS OF OWNER, TAXABLE PARTY OF OWNER, TAX	Thru Only	02	9	03		04		B Only	_	06	-	07	-	08
	G = 67.0 (= 7	G=	-	G =		3 =		= 20.4	G		G		G = Y =	
Duration of An		Y =		Y =	1	/=	1Y	= 5.6			_	= 100.	_	
		-	_	Dolar		1100	Data	rmina	_	AC LON	Jui C	- 100.	v	
Lane Group	p Capaci	iy, co	_		y, and			rmina	tion	ND	_		00	
		-	E	_	+	_	VB	+	-	NB			SB	
Adj. flow rate	_	-	146		-	101	_	_	\rightarrow	-		324		195
Lane group ca	ap.		3319	9		331	9				_	650		299
v/c ratio			0.44	£		0.3	1					0.50		0.65
Green ratio			0.67	7		0.6	7				-	0.20		0.20
Unif. delay d1			7.7			6.8	3					35.3		36.5
Delay factor k		1	0.11	_		0.1	1					0.11		0.23
ncrem. delay		1	0.1	_	-	0.1	_	-				0.6		5.0
PF factor		-	0.15	_	-	0.13	_	-		-	-	1.000		1.000
Control delay		-	1.3	_	-	1.1	_	-		-		35.9		41.5
	os	-	A	-	-	A	-	-	+	-	-	D		D
ane group Lt	2.7.	-	1 1		-		_	-	_	_				-
Lane group LC	5		13			11						1.	38.0	
Lane group LC Apprch. delay Approach LOS		-	1.3 A	_	+	1.1 A		-	_	_	-		38.0 D	_

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Version 4.1f

Short Report

Page 1 of 1

					SHO	RT R	EPO	RT						
General In	formation					Si	te Info	rmation						
Analyst Agency or Date Perfo Time Perio	rmed	US US 06/20 M PEA	AI 0/11	JR		Ar	ersect ea Typ risdicti ialysis	be			SA RD Ier are OMEX	as 'PM	AY	
Volume a	nd Timing In	put			_	-							_	
	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1			EB	1.0		WB			NB	1		SB	
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of La	ines	_	0	3	0	0	3	0	0	0	0	2	0	1
Lane group	0			T			T					L		R
Volume (vp		_		1502			1447					130	_	95
% Heavy v	veh			10	-		10	-	1	-		10	-	10
PHF	D/A)		-	0.92	-	-	0.91 A	-	-	-	-	0.91	-	0.91 A
Actuated (F Startup los	and the second se		-	A 2.0		-	2.0		-	-	-	A 2.0	-	2.0
Ext. eff. gre	and the second se		-	2.0	-	-	2.0		-			2.0	-	2.0
Arrival type				5			5		1			4		4
Unit Extens				3.0			3.0					3.0		3.0
Ped/Bike/F	RTOR Volume	8							10			10		0
Lane Width	1			12.0			12.0		9.00			12.0		12.0
Parking/Gr	ade/Parking		N	0	N	N	0	N	N		N	N	0	N
Parking/hr		_		-	1									
Bus stops/	hr			0			0					0		0
Unit Extens	sion			3.0			3.0		1			3.0		3.0
Phasing	Thru Only	02	2	03		04		SB Only		06		07		08
Timing		G =		G =		5 =		3 = 20.4			G		G =	
	Y = 7	Y =	-	Y =	Y	=	Y	/ = 5.6	Y =	_	Y =		Y =	_
	f Analysis (hrs								_		gth C =	= 100.	0	
Lane Gro	oup Capaci	ity, Co			y, and			ermina	tion					
_		-	E		-	-	VB	-	_	NB			SB	-
Adj. flow ra	ate		163	3		159	0					143		104
Lane group	o cap.		331	9		331	9			_		650		299
v/c ratio			0.45)		0.4	8					0.22		0.35
Green ratio)		0.67	7		0.6	7					0.20		0.20
Unif. delay	d1		8.1			8.0	>					33.2		34.1
Delay facto	or k		0.11	1	-	0.1	1					0.11		0.11
increm. de	lay d2	-	0.1			0.	1		-			0.2		0.7
PF factor		-	0.15	2	-	0.1	52		-			1.000		1.000
Control del	av	-	1.3	_	-	1.3	-		+			33.3		34.8
Lane group	-	-	A	-	+	A	-			-+		С		C
Apprch. de		-	1.3	_	-	1.3			-		-		34.0	
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		-		-	+		Inte	arsection	105		-			
Intersec. de			3.7				_	ersection	_				A	Ver

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Intersection Turning Movement Prepared by: Élece Data Services of Astrona, Mic 1997-55



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Intersection Turning Movement Prepared by:

Field Data Services of Arizona, Inc.

N-S STREET	58-100 58 RAMPS	DATE: 12/03/05	LOCATEON: SAN DEEGO
E-WISTRBET:	OTAY MESA RD (SR 605)	DAY THURSDAY	PROJECT# 00 5170 0065

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7 CC AM 7 13 AM 7 30 AM 7:45 AM	0 0 0 0	0 11 0 0	0 0 0	55 66 77 1/9)))	25 13 35 42	0 0 11 0	272 315 355 345	0 0 0 1)	0 0 0	235 239 240 239	0 0 0 0	587 653 720 701
9100 AM 5, 15 AM 5, 30 AM	5 C C	0 0 0	0 0 0	62 94 53	י ס ס	44 46 75	000	315 308 254	0 6 0	0 0 0	124 254 203	0 0 0	645 692 570
9:45 AM 9:00 AM 9:15 AM 9:30 AM	ŝ	0	G	57)	32	C	260	Û	0	253	0	602
6 45 AM 10:00 AM 10:15 AM 10:30 AM													
10 45 AM 11:00 AM 11:15 AM 11:15 AM													
MA 26 11	iil _	<u></u> N	NK	SL	<u>.</u>	SR	<u>.</u>	. <u>न</u> ा	ĒR	<u>wi.</u>	<i>w</i> -	WE	TOTAL
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CONTROL: COMMENT DE COMMENT DE	SIG'VA)	-											

DUMMENT 2.

Intersection Turning Movement



NIS STRZET;	SR-175 SR RAM45	DATE: 12/53/09	LOCATION:	SAN ICHOG
THM STREET:	OTAY PESA RD, (SR-905)	DAY: 10, 85 DAY	PROJECT ≜	09 5179-006h

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6:00 PM													
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5:45 PM													
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tase Totel Goue's Care	٠c	63	÷С	30	15	<i>6</i> 0	10	- IC
Here Yoldwited	20	7.E	SC	5.6	30	70	3.3	50
Felst Phase Time	13 0	62 C	130	35.6	13.9	62.0	170	130
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Short Report

Page 1 of 1

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General Inf	ormation							mation						
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Parking/hr														
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Unit Extens	on		3.0	3.0			3.0	3.0						
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Version 4.1f

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Version 4.1f

Intersection Turning Movement Prepared by: Contra Services of Asizona, fee Sciences



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Intersection Turning Movement Prepared by:

Field DATA SERVICES OF ARIZONA, INC. 520.310.8745

N-5 STREC: .	SR-125 ND RAMPS	DATE: 12/08/09	LOCATION: SAM DECO
CHW STREET:	OTAY MESA RD. (SR-903)	DAM: TUESOAM	PROJECT# 08-5179-306e

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Intersection Turning Movement

Field DATA SERVICES OF A	RIZONA, INC. 520,318.6745
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N-S STREET:	57-125 NH RAM15	541H: 12/09/06	DOM DOM:	34V DIFGD
E-W STREEC	OTAY MESA ROI (SR 995)	DAX: TUESDAY	PPOJECT#	39-5170-006a

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LUBE OF DAY ACTIVITY TABLE	Fr0(F-1)2-S+5+D) E-FILMERS in TYPE+SVENTING.	DETERTION	S (masses)
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6 ENERGIZE ACX CUTTOT-RED	ACTIVITY COOR DIRECTOR		
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Short Report

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General In	formation						Inform	and the second se						
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Lane group)			TR		L			_		R		-	
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% Heavy v	veh			10	10	10	-		_	-	10	-	-	-
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Lane Width	1			12.0		12.0					12.0			
Parking/Gra	ade/Parking	- W	N	0	N	N	0	N	N	0	N	N		N
Parking/hr							1.			1				
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Lane Gro	oup Capac	ity, Co			y, and			rminat	ion			_		_
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Adj. flow ra	te		378	3	51						662			
Lane group	cap.		252	0	54	5					993			
v/c ratio			0.1	5	0.0	9					0.67			
Green ratio)	-	0.5	2	0.1	7					0.38			
Unif. delay		-	11.	_	31.		-		-	_	23.0			
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Volume a	nd Timing In	put			_		-							
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Lane group)			TR		L					R			
Volume (vp	and the second se			395	227	213				-	261		_	
% Heavy v	veh	_	-	10	10	10			_	-	10			-
PHF			-	0.84	0.84		-		_	-	0.92	-	-	-
Actuated (F			-	A	A	A	-	-	-	-	A	-	-	-
Startup los Ext. eff. gre		-		2.0	-	2.0	-	-	-	-	2.0	-	-	-
Arrival type			-	5	-	5	-	-	-	-	4		-	-
Unit Extens			-	3.0	-	3.0	-	-	-	+	3.0	-		-
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Parking/hr			-	1	-	-	-			1	-	-	-	-
Bus stops/l	hr		-	0	-	0	-	-	-	-	0	-	-	-
Unit Extens			+	3.0	+	3.0	-	-	-	-	3.0	-	-	-
Phasing	WB Only	EBO	Doly	03	<u> </u>	04	IN	B Only	-	06		07	1 ()8
	G = 15.4	G = 4		G =		G =		= 14.4	G		G =	01	G=	
Timing	Y = 4	Y = 4		Y =		Y =		= 4.6	Y	_	Y =		Y =	
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Lane Gro	oup Capac	ity, Co	ontro	I Dela	y, an	d LOS	Dete	rmina	tion					
-			E	В	T	W	/B			NB			SB	
Adj. flow ra	ite		740		2	42					284	1	T	
Lane group		-	242		-	45	-	-			993		-	-
v/c ratio		-	0.30	_	_	44	-	-	-		0.29	-	-	-
Green ratio		+	0.52	-	_	17	-	-	-	-	0.38	-	-	-
Unif. delay		+	12.2	_	-	3.5	-	+	-		19.3	-	-	-
		+	-		_		-	-				-	-	-
Delay facto		-	0.11	-	-	11	-	-	-		0.11	-	-	-
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PF factor		-	0.27	_	_	862		_			0.913	-	-	-
Control del	ay	_	3.4	_	-	9.4		_			17.8			
Lane group	LOS		A		(0					В			
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National Data & Surveying Services

TMC Summary of SR-905 SB/Siempre Viva Rd



NOON WAR HIGH C AM 430 FM PH FRACHOUR

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Project #1: 09 ANEL-CLS

Intersection Turning Movement Prepared by: National Data & Surveying Services

N SISTREET;	SR 905	S9			DATE:	34/23/2	G09		-004	TON:	Cty of S	Ditay Me	19	
E-W STREET.	Signiph	e Viva R	d		DAY:	THURS	28.4		PRQJ	ECT#	09-4 16)	.·C15		
	NC.	277720	UND	: <u>)</u> SQ	UT-IBOI	jko	E	ASTECU	ND	W	ESTBOL	ND		
LANES:	NI D	NT Q	NR 2	9. G	, :	58 7	чL С	РТ 3	EA C	WL 2	TV¥ 3	ምያ ር	TOTAL	
6100 AM 6115 AM 6135 AM 7100 AM 7115 AM 7115 AM 7145 AM 8100 AM 8130 AM 9100 AM 9100 AM 9015 AM 10100 AM 10130 AM 11100 AM 11105 AM	6:15 AM 6:30 AM 6:31 AM 6:32 AM 7:00 AM 7:00 AM 7:15 AM 7:30 AM 7:45 AM 1:65 AM 8:00 AM 9:30 AM 9:30 AM 9:30 AM 9:30 AM 9:30 AM 9:30 AM 9:30 AM 9:30 AM 9:30 AM 9:30 AM 9:30 AM 9:30 AM 9:30 AM 9:30 AM 9:30 AM 1:00 AM 1:00 AM 1:30 AM 1:30 AM					37 68 76 85 68 68 68		54 56 58 76 78 74 73 79	6 5 13 10 17 11 27 24	\$ 18 11 13 8 5 15	#4 57 53 131 112 133 125 116		277 319 381 491 397 391 360 335	
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CUNTROU:	Signalia	real												

Intersection Turning Movement

National Data & Surveying Services

N-S STREET:	SR-905	58			DATE:	04/23/2	:09		LOCA	TION:	City of 3	Uray Me	53
S-W STREET:	Siempo	e Viva R	æ		C4Y-	THURS	CAY		PROJ	E(D3-416.	1-015	
	N	RTHE	JNC	50	001:-30	JND	Ē	ASTBOU	ND	W	ES 18OU	R D	<u> </u>
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DOCATIONS REPORT OF A STERENE VIVA ROAD

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1 TYPE OF MAX TERMINATION

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- 3 BAX 3
- 1 COND SYEV (LET SELECT) 5 COND SYEV (2ND SECOND) 6 FNERGIZE ACX CUSYCT-RED

7 ENARGIZE AUX OUTFOT-GREEN





R ENERGINE AUX COTPON YELLOW

9 TIME OF DAY MAX RECALL (197 SEPROP)

A TRAFFIC ACT. HAX 2 OPERATION

B TIME OF DAY HAX BREALL (2ND SHEADT)

- C ARPTON ALEVE COORCENSATION
- D YELLOW YEELD COORDINATION
- 7. TIME OF DAY FREE OFERATION.
- 5 FLASHING OPERATION



Short Report

Page 1 of 1

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General In	formation	_	_			5	Site	Info	rmatio	n	_					_
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Arrival type			5	5	1	-	5	_	5	F		4	4	-		-
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Short Report

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Bus stops/	hr		0	0			(2	0			0	0			
Unit Exten	sion		3.0	3.0			3	0	3.0			3.0	3.0			
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National Data & Spronying Services

TMC Summery of SR-905 NB/Siempre Viva Rd



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Intersection Turning Movement Prepared by: National Data & Surveying Services

A S STREET:	SR-905	10			DATE: (¢4/23/)	2029		LOCA	NCIT:	⊡ty ef 3	Хау Ме	52	
F-W SPREET:	Skittor	e Vive Ri	4		DAY: 1	THU25	ÇAY		PROC	ECT#	09-416)	1-010		
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G-00 AM E:15 AM 6:30 AM 7:00 AM 7:00 AM 7:15 AM 7:30 AM 7:45 AM 6:00 AM 6:15 AM 6:15 AM 6:15 AM 9:00 AM 9:15 AM 9:15 AM 5:30 AM 10:15 AM 10:30 AM 10:45 AM 10:45 AM	46 46 58 51 44 37	1 2 0 0 2 2	40 57 56 64 43 65 62 58			· · ·	25 29 25 37 24 32	115 110 164 203 150 134 134 129			47 59 51 73 66 75 88 95	48 72 50 55 54 66 78 71	323 353 405 511 421 430 421 430	
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Intersection Turning Movement National Data & Surveying Services

N-S STREET:	SR-903	s Nr:			DATT:	04/23/2	2009		:004	TION;	City of C	Otay Me	52
€-₩ STREET:	Siempr	e Viva I	le'		9AY:	fHJRs	047		*R01	£CT÷	29 41.91	-015	
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DOWNERS: R7X 905 1 NB SIEMERS VIVA ROAD

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ENTRIES IN THREE LOCATIONS CAN BE CHARGED IN UCI FLADE ONLY

1. CAT 108: RTE 905 & NE STEMPRE VIVA ROAD

CALVERSE GR Version 3

ORTE: 2/12/2009

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7 REARCIZE ALV. OUTPUT-CREAM





8 SEVERINES AND OUTPAR-YELLOW

9 TIME OF DAY MAN RECALL (1ST SPESOF)

A TEAPPIC ACT. MAY 2 DIERATION

5 TIME OF DAY MAX RECALL (2ND STUDIE)

C YELLOW YEERD COCREED/PEON

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