

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.

DISCUSSION

The applicant is requesting a Map Waiver to waive the requirements of a Tentative Parcel Map for the subdivision of the 51.12-acre site, to create two lots. The proposed project is purely a mapping action. As specified in the draft permit (Condition 8), no 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 will be reviewed according to applicable regulations to ensure such activity conforms with all applicable regulations.

Section 125.0120 of the San Diego Municipal Code (SDMC) allows a Tentative Parcel Map Waiver to be processed for the subdivision of land. The Subdivider may request a waiver of the requirement to file a tentative parcel map or parcel map including those imposed by the Subdivision Map Act, Section 66426. According to SDMC Section 125.0123, *Findings for Map Waivers*, the decision maker may approve a Map Waiver if the decision maker finds that the proposed conversion complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Since the subject development meets these requirements, the project is eligible for a Process Three Map Waiver.

The Otay Mesa Community Plan designates the site for 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 be required to conform with applicable regulations, including the Otay Mesa Development District Ordinance.

A Site Development Permit is also being requested. San Diego Municipal Code Section 1517.0202(b)(5) specifies that "any project for which a tentative map has not been approved subsequent to March 14, 1985" shall be required to obtain an Otay Mesa Development District Permit, which is processed as a Site Development Permit. Because this subdivision is occurring after the March 14, 1985, date, the Site Development Permit is required in addition to the Tentative Parcel Map Waiver. As indicated above, the Site Development Permit is only for the mapping action and does not include other development, as defined in the Land Development Code Section 113.0103.

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.

Based on the above information and as specified in the draft Map Waiver Conditions and Resolution, as well as the draft Site Development Permit and Resolution, staff recommends the Hearing Officer approve the proposed Site Development Permit and Map Waiver.

ALTERNATIVES

1. Approve Map Waiver No. 706062 and Site Development Permit No. 997210, with modifications.
2. Deny Map Waiver No. 706062 and Site Development Permit No. 997210, if the findings required to approve the project cannot be affirmed.

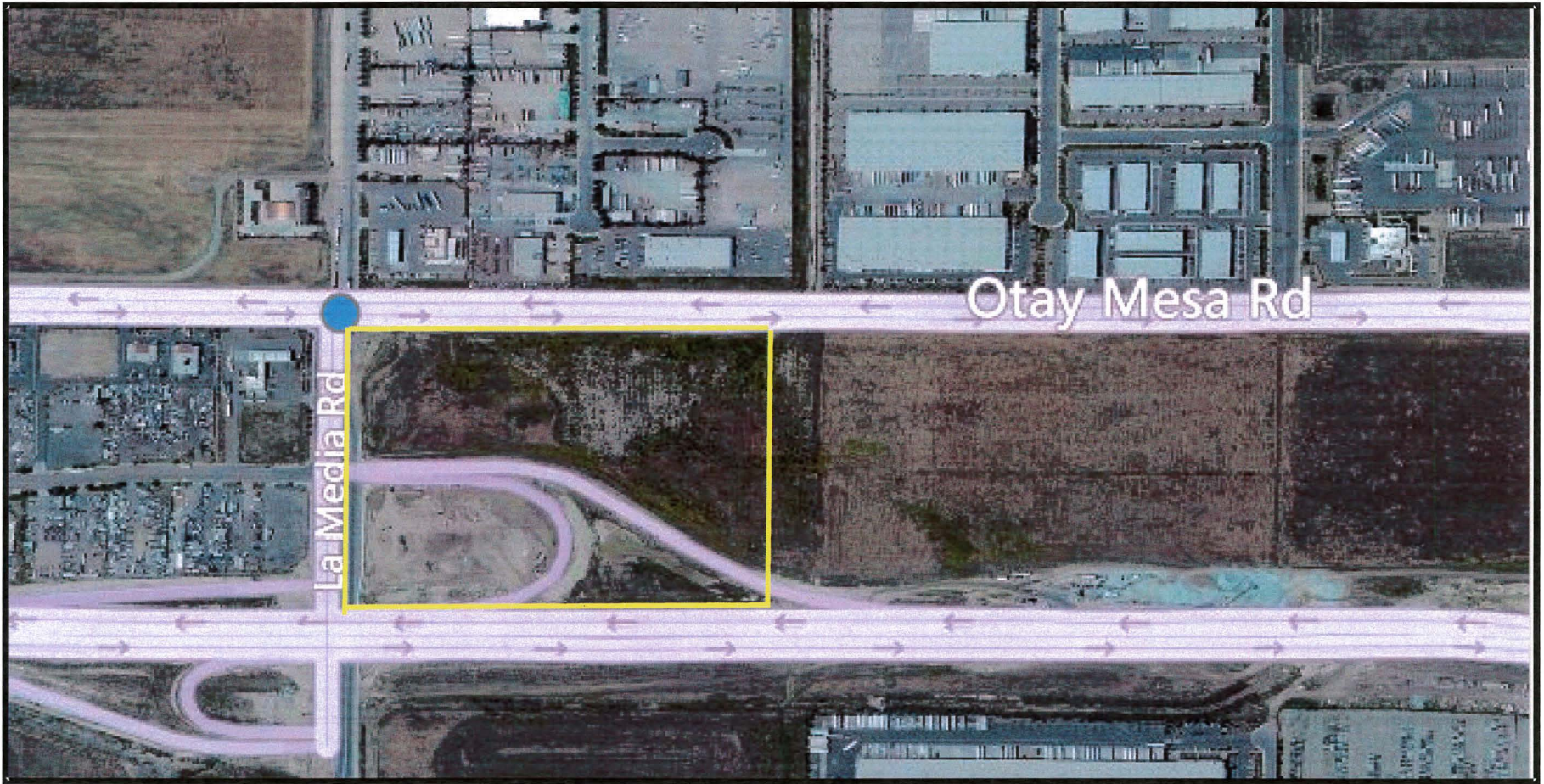
Respectfully submitted,



Michelle Sokolowski, Development Project Manager

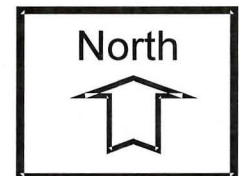
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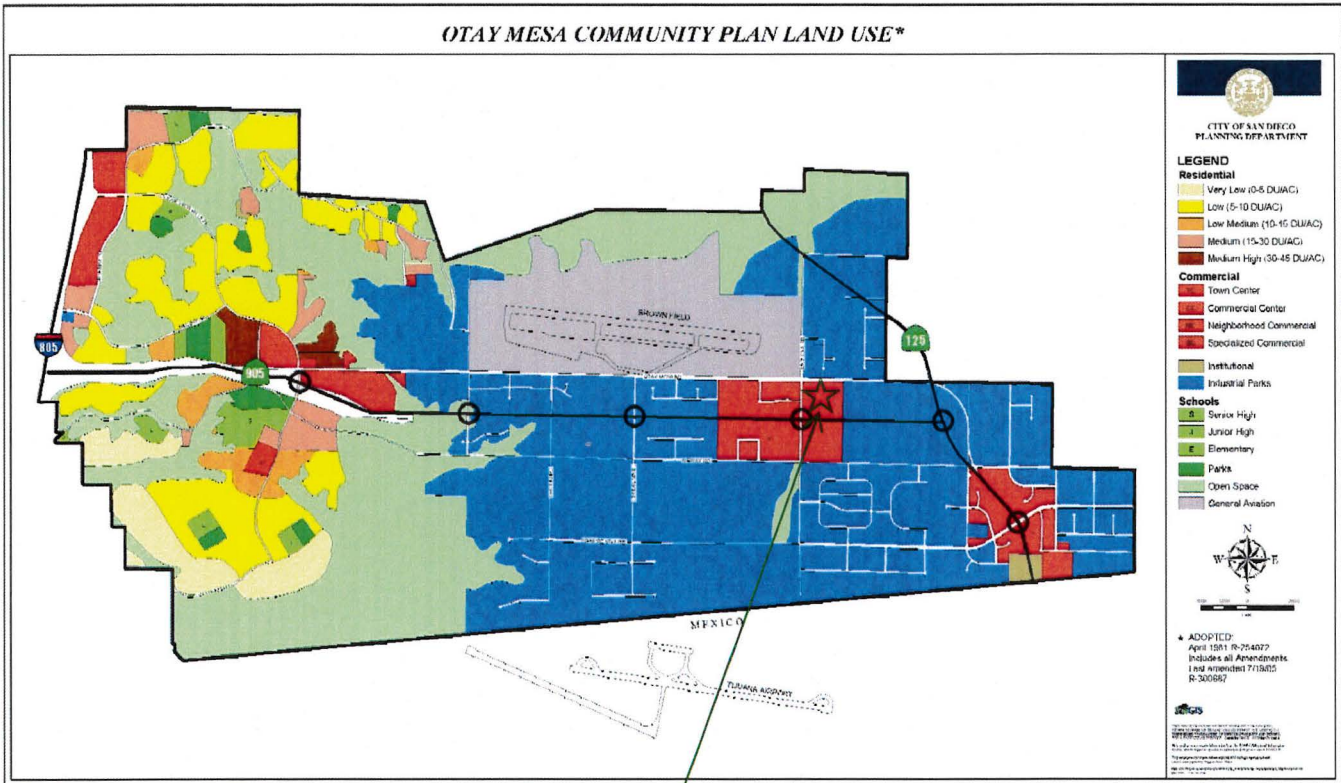
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Map Waiver Resolution
5. Draft Map Waiver Conditions
6. Site Development Permit Conditions
7. Site Development Permit Resolution
8. Environmental Exemption
9. Map Waiver/Site Development Permit Exhibit (Hearing Officer Only)
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Notice of Public Hearing



Aerial Photo

LA MEDIA OTAY MAP WAIVER
PROJECT NO. 199429





PROJECT SITE
(specialized commercial)



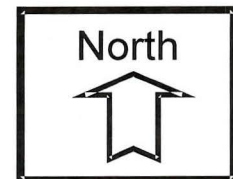
Land Use Map
LA MEDIA OTAY MAP WAIVER
PROJECT NUMBER 199429





Project Location Map

LA MEDIA OTAY MAP WAIVER
PROJECT NO. 199429



RESOLUTION NO. _____
DATE OF FINAL PASSAGE _____

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

DRAFT

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 21, 2012, 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

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 sections 125.0122 (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:

1. 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

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.

2. 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.

3. 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.

4. 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

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.

5. 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.

7. 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).

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.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (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.

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

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

GENERAL

1. This Map Waiver will expire August 22, 2015.
2. 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.
3. 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.
4. 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

6. 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.

7. The Subdivider shall comply with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document 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.
8. 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

9. "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).
10. "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."
11. 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 meridian (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 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

DRAFT

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000510

SITE DEVELOPMENT PERMIT NO. 997210
LA MEDIA MAP WAIVER - PROJECT NO. 199429
 HEARING OFFICER

DRAFT

This Site Development Permit No. 997210 is granted by the Hearing Officer of the City of San Diego to WESTERN ALLIANCE BANCORPORATION, A NEVADA CORPORATION, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0504, 1517.0202.b.5 and 1517.0203. The 51.12-acre 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 $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, T18S, R1W; Assessor's Parcel No. 646-121-32.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a map waiver to create two parcels, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 8, 2012, on file in the Development Services Department.

The project shall only include a map waiver to waive the requirements of a Tentative Parcel Map to create two parcels. No other development or improvement activity is permitted or proposed with this action.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 22, 2015.

2. The Map Waiver approved by this Permit shall not be authorized until:
 - a. The Owner/Permittee signs and returns this Permit to the Development Services Department; and
 - b. This Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
8. No development activity in addition to the creation of two lots pursuant to a map waiver,, as defined in the Land Development Code Section 113.0103, 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.

ENGINEERING REQUIREMENTS:

9. This Site Development Permit shall conform to the provisions of Map Waiver No. 706062 and the resulting Parcel Map.
10. Undergrounding of utilities shall be addressed at a future date, when development is proposed for the property, as part of a future Site Development Permit process.

TRANSPORTATION REQUIREMENTS:

11. The Owner/Permittee shall grant the City an Irrevocable Offer to Dedicate (IOD) 51 feet on Airway Road from La Media Road to 380 feet east of La Media Road, as further depicted in approved Exhibit "A," to the satisfaction of the City Engineer.
12. The Owner/Permittee shall grant the City an Irrevocable Offer to Dedicate (IOD) 34 feet on Airway Road from 380 feet east of La Media Road to the eastern property line, as further depicted in approved Exhibit "A," to the satisfaction of the City Engineer.
13. The Owner/Permittee shall grant the City an Irrevocable Offer to Dedicate (IOD) between 36 feet to 42 feet on La Media Road south of SR-905 to Airway Road, as further depicted in approved Exhibit "A," to the satisfaction of the City Engineer.
14. The Owner/Permittee shall grant the City an Irrevocable Offer to Dedicate (IOD) 22 feet on La Media Road north of SR-905 to Otay Mesa Road, as further depicted in approved Exhibit "A," to the satisfaction of the City Engineer.
15. The Owner/Permittee shall grant the City an Irrevocable Offer to Dedicate (IOD) 6 feet on Otay Mesa Road east of La Media Road to Avenida Costa Azul, as further depicted in approved Exhibit "A," to the satisfaction of the City Engineer.
16. The Owner/Permittee shall grant the City an Irrevocable Offer to Dedicate (IOD) 39 feet on Avenida Costa Azul with (55-foot curb radius) 69-foot radius at the cul-de-sac bulb, as further depicted in approved Exhibit "A," to the satisfaction of the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

17. The Owner/Permittee shall participate in and not object to the formation of a Community Facilities District (CFD) or other mechanism to fund or reimburse the construction of the improvement phases as identified in the Otay Mesa Master Plan Revisions, dated December 2008. A recorded copy of the CFD shall be provided to the Water and Sewer Development Section of the Public Utilities Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of any use on site. The subdivision allowed by this discretionary use permit may only occur after all conditions listed on this permit are fully completed and the required Parcel Map has been recorded.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- Future development may be subject to impact fees at the time of construction permit issuance.
- As indicated on Exhibit "A," abutter's rights of access have been relinquished along the Interstate 905 frontage.

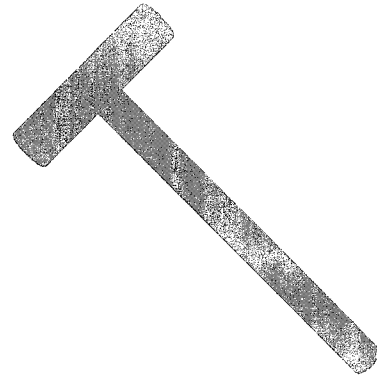
APPROVED by the Hearing Officer of the City of San Diego on August 8, 2012, by Resolution No. _____.

DRAFT

Site Development Permit No. 997210
Date of Approval: _____

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

MICHELLE SOKOLOWSKI
Development Project Manager

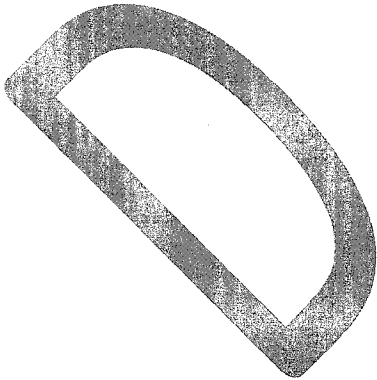


**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

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

**WESTERN ALLIANCE
BANCORPORATION**
Owner/Permittee

By _____
NAME
TITLE



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

HEARING OFFICER
RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 997210
LA MEDIA MAP WAIVER - PROJECT NO. 199429

DRAFT

WHEREAS, WESTERN ALLIANCE BANCORPORATION, A NEVADA CORPORATION, Owner/Permittee, filed an application with the City of San Diego for a permit for a map waiver to create two parcels (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 997210), on a 51.12-acre site;

WHEREAS, 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;

WHEREAS, 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;

WHEREAS, on August 8, 2012, the Hearing Officer of the City of San Diego considered Site Development Permit No. 997210 pursuant to the Land Development Code of the City of San Diego;

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 Guideline Section 15315, minor land divisions (no development proposed with this action) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated August 8, 2012.

FINDINGS:

Site Development Permit - Section 126.0504

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

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 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 be required to conform with applicable regulations. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

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 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.

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

The project 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 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 development will comply with the applicable regulations of the Land Development Code.

Otay Mesa Development District Permit (SDMC Section 1517.0203(c))

1. The application is complete and conforms with all City regulations, policies, guidelines, design standards and density.

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 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. At that future time, any proposal would be evaluated for conformance with applicable regulations, policies, guidelines, design standards, and density. Therefore, the proposed development will comply with the applicable City regulations, policies, guidelines, design standards and density.

2. The proposed use and project design meet the purpose and intent of the Otay Mesa Development District Ordinance and the Otay Mesa Community Plan.

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 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, including the Otay Mesa Development District Ordinance. Therefore, the proposed development meets the purpose and intent of the Otay Mesa Development District Ordinance and the Otay Mesa Community Plan.

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

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, and will not adversely affect other property in the vicinity.

4. The proposed use will comply with the relevant regulations in the Municipal Code.

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 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 use (subdivision with no other development) will comply with the relevant regulations in the Municipal Code.

5. A plan for the financing of public facilities as provided in Section 1517.0204 (Financing of Public Facilities) of the Otay Mesa Development District has been approved by the City Engineer.

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. A plan for the financing of public utilities will be prepared and evaluated as required during the processing of these future required permits, when the necessity of public facilities can be evaluated based upon the scope of requested improvements.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 997210 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 997210, a copy of which is attached hereto and made a part hereof.

MICHELLE SOKOLOWSKI
Development Project Manager
Development Services

Adopted on: August 8, 2012

Internal Order No.: 24000510

NOTICE OF EXEMPTION

(Check one or both)

TO: RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
 1400 TENTH STREET, ROOM 121
 SACRAMENTO, CA 95814

PROJECT No.: 199429

PROJECT TITLE: LA MEDIA OTAY MAP WAIVER

PROJECT LOCATION-SPECIFIC: 8420 Airway Road (southeasterly corner of Otay Mesa and La Media Roads)

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Map Waiver and Site Development Permit (Otay Mesa Development Permit) to waive the requirements of a Tentative Map to subdivide a 51.10-acre site into two parcels, within the Commercial Subdistrict of the Otay Mesa Development District, and Otay Mesa Community Plan and FAA Part 77 Notification Areas.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Steve Horine, Real Estate Consultants
 2190 Carmel Valley Road, Suite F
 Del Mar, CA, 92014
 (858) 755-7890

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b) (1); 15268);
 DECLARED EMERGENCY (SEC. 21080(b) (3); 15269(a));
 EMERGENCY PROJECT (SEC. 21080(b) (4); 15269 (b) (c))
 CATEGORICAL EXEMPTION; SECTION 15315, MINOR LAND DIVISIONS
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The division of property is within an urbanized area zoned for commercial use; is in conformance with the adopted General Plan and zoning; no variances or exceptions are required; all services and access are available; the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

LEAD AGENCY CONTACT PERSON: Bill Tripp

TELEPHONE: (619) 446-5273

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 YES NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Ana L. McPherson, Senior Planner
 SIGNATURE/TITLE

02/01/2010
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

PROJECT PLANS

As attachment to Hearing Officer
Package Only

**OTAY MESA PLANNING GROUP
MINUTES
February 17, 2010**

1.- CALL TO ORDER AND INTRODUCTIONS

The meeting was called to order by Chairman Rob Hixson at 3:00 p.m. and introductions were made across the room.

MEMBERS PRESENT	MEMBERS ABSENT
Jimmy Ayala	Steve Gross
Nici Boon	Chris Holder
Wayne Dickey	
Hector Espinoza	
Lisa Golden	
Shane Harmon	
Rob Hixson	
Mel Ingalls	
April Massarene	
Alejandra Mier y Teran	
Kaitlan Murphy	
Manuel Paul	
Francisco Rábago	
Joe Street	
Sarah Street	
Javier Serhan	
Emil Wohl	

2.- APPROVAL OF MINUTES

Manuel Paul did attend the January meeting; his attendance was corrected for the month of January. John Ziebarth is not an attorney, as stated on Informational Items. After the corrections, a motion was made by Mel Ingalls to approve January, 2010 minutes. Francisco Rabago seconded it and they passed unanimously.

3.- PUBLIC INPUT

John Ziebarth gave an update on the Brown Field ALUPC, stating that they have reached a compromise and it is a significant improvement. Mr. Ziebarth will present to the Group again in the March 17 meeting.

4.- CHAIRMAN'S REPORT

Chair Hixson reported on the following items received for the February meeting:

1. Brochures from the Environmental Services Dept.
2. Conditional Use Permit application for a wireless communication facility, Clearwater South bay Park
3. Agenda for Land Use & Housing
4. Invitation to a training session on what to know when reviewing projects at the Topaz Way Complex.
5. 1st Review Assessment letter for Crown Castle Park
6. First Set of Plans for the S.D. Tijuana Airport Crossing

Chair Hixson said that if there is any interest in reviewing these documents, please let him know.

Also, Chair Hixson distributed a Draft Ballot and said there was one position left for one more resident, or, if anybody would like to run, to please let him know.

**OTAY MESA PLANNING GROUP
MINUTES
February 17, 2010**

5.- GOVERNMENT LIAISON REPORTS

- a. **COUNCILMAN HUESO'S OFFICE** .- Lourdes Jiménez reported that she's been getting up to speed with Otay Mesa and was very interested in getting the Property Manager's perspective of Otay Mesa. She also reported that her Office is making sure they have all the projects in order and are looking very closely at the truck route and its southbound route to mitigate that problem.
- b. **MAYOR'S OFFICE**.- Theresa Millete. Report given at the Community Plan Update Report.
- c. **SUPERVISOR COX'S OFFICE**.- No report given.
- d. **ASSEMBLYMEMBER SALAS' OFFICE**.- No report given.
- e. **POLICE DEPARTMENT**.- No report given.
- f. **FIRE DEPARTMENT**.- No report given

6.- MONTHLY REPORTS

- a) **CPC – MEL INGALLS**.- There will be a meeting on February 23rd. The City Attorney's memorandum on the community planning group review is an Action Item. The Committee for Medical Marijuana Task Force is a possible Action Item, as well as the Sustainable Incentive Program and the Administrative Guidelines for Policy 600-24. There will be a bus tour to Downtown on April 3 at 10:00 a.m. to the Information Center in Horton Plaza, hosted by CCDC.
- b) **BORDER TRANSPORTATION – ALEJANDRA MIER Y TERAN**: Announced on February 16th that the 905 received an additional \$20 million dollars for improvements on the intersection of 805 and the new 905 that is basically one of the two phases of the project, the other one being the interchange with the South Bay Expressway which is still pending. Next month the Otay Port of Entry Community Relations Committee will begin. This is a group that will be advising the General Services Administration, which is the Federal Agency that builds ports on the expansion that will be on-going on the Otay Port of Entry. At this point there are stimulus funds to basically expand the Port of Entry which will double the inspection lanes to the passenger side and a major expansion in the imports facility to the U.S. The funds available are for design and acquisition of the land for the expansion of the imports facility with the money to actually build it still pending. Community Meetings will start next month.
- c) **COMMUNITY PLAN UPDATE.- THERESA MILLETTE**.- Still in process with the Community Plan Update. Have been meeting on the last two months with the Transportation, Remodeling and Environmental assessment people because some of the modeling assumptions used from Sandag appeared to have a very low FAR assumption for development as per the Mayor's office, the Community Planning and Development Services to help streamline the development entitlement process. The 2003 existing conditions have been completed and will meet on it on Friday the 19th at the latest to review that the physical count that they have matches the one modeled. This will put us off about two months or three, but hopefully this modeling will confirm what we are assuming and right for our infrastructure and other programs.
- d) **FACILITIES FINANCING COMMITTEE**.- Part of the Community Plan Update.
- e) **HEAVY INDUSTRIAL USE COMMITTEE** – Part of the Community Plan Update.
- f) **SAN DIEGO AIRPORT ADVISORY COMMITTEE (AAC) – LISA GOLDEN**.- The gypsum removal has been approved, they have until May of 2012 to remove it. The Regional Transportation Plan has come out. You may access it via computer at <http://www.sandag.org/index.asp?projectId=349&fuseaction=projects.detail>. **NICI BOON**.- No comments at this meeting.
- g) **CODE ENFORCEMENT.- ROB HIXSON**.- Theresa Millete and/or Lourdes Jiménez reported that the Customhouse Parking for the Airport is at the City Attorney's office and have gone for a civil stipulated judgment. Another enforcement open case is on Roll Drive where there are two parking lots across the street from each other, one person got a permit but has code issues and the other parking lot (even side of the street) did not get permits. There is an on-going illegal

**OTAY MESA PLANNING GROUP
MINUTES
February 17, 2010**

grading west side of La Media and north side at Siempre Viva. Also working on the illegal habitation on the Oleander pieces. Nothing on Lonestar.

- h) **CHAMBER UPDATE – ALEJANDRA MIER Y TERAN.** – Mexport Trade Show on May 13th at 1462 Corporate Center Drive. Joint event with the Chula Vista Chamber for clients or tenants that might be interested in franchising their businesses, such as restaurants, gas station, etc. there will be a specialist attorney giving that information. Tuesday the 23rd a new proposed Maquila Decree that will have major impacts on different operations, presenters from Deloitte.
- i) **EAST OTAY MESA PROPERTY OWNERS' ASSOCIATION UPDATE – ROB HIXSON.** Rob, asked if the letter was signed to send for the County on Otay Mesa Road but is still in process.

7.- ACTION ITEMS.-

- a) **La Media/Otay lot splits.-** ^{PAN} ~~Kathrin~~ **CONNIFF.** The Project is a 50 acre parcel for subdivision located to the north of Otay Mesa Road, to the west is La Media Road, to the south is Airway and the future 905 is to the east. It is needed to go back to the City for the mapping formalization of the North and South pieces of the property. The purpose of this presentation is to inform the Group what is happening to the property so far. There is no development yet, only the subdivision into two plots. Joe Street made the motion to formalize what already has been done to the property in order for Kathrin to go back to her Project Manager and report that this step has been taken, Alejandra Mier y Teran seconded it, and it passed unanimously, with Rob Hixson abstaining.
- b) **Medical Marijuana Task Force recommendations.-** Alex Reit, professor at Thomas Jefferson School of Law. The City Council established a Marijuana Task Force on October, 2009 because of the proliferation of medical marijuana dispensers in San Diego. They are studying the possibility of establishing a medical marijuana store in Otay Mesa, consistent with State Law and not to be used as a front for illegal activity. Their recommendation is that the location is only in commercial or industrial zones, excluding commercial parking or other not applicable and other location regulations. They also recommended that the cooperatives go through a permitting process that requires a use permit as there is an absence of regulations now, and that the cooperatives submit evidence that they are incorporated as a non-profit organization or description on how they intend to operate as per State Law. Recommendations in terms of use and operations of these facilities, including hours of operation (7:00 a.m. to 9:00 p.m.), and meet security requirements including camera systems and security guard on the premises, sufficient lighting, etc. Chair Hixson addressed the group and said that this group worked very hard to make this work, with a fine group of people, so he was inclined to support their efforts and he would like to hear the Group's opinion. April Massarente requested to read the report first before voting. Chair Hixson it would be left open for an Action Item in March. No votes were taken.

8.- INFORMATION ITEMS

- a) **Storm Water Drainage Presentation.-** Wayne Rosenbaum.- Presentation on the Detention requirements for portions of Otay Mesa that drain into Mexico, hydromodification and its strategies, low impact development site design, etc.
- b) **March Elections**

9.- OLD BUSINESS

No old business at this meeting.

10.- ADJOURNMENT

The meeting was adjourned at 4:37 p.m.

OWNERSHIP DISCLOSURE STATEMENT

LA MEDIA OTAY MAP WAIVER

Project No. 199429

Owner: Western Alliance Bancorporation

Executive Officers

Robert G. Sarver, Chairman and Chief Executive Officer
Kenneth A. Vecchione, President and Chief Operation Officer
Patricia A. Taylor, Executive Vice President and Chief Risk Officer
Dale M. Gibbons, Executive Vice President and Chief Financial Officer
Duane Froeschle, Executive Vice President – Credit Administration
Gerald Cady, Executive Vice President – Southern California Administration
James H. Lundy, Executive Vice President – Arizona Administration
Merrill S. Wall, Executive Vice President and Chief Administrative Officer
Bruce Hendricks, Executive Vice President – Southern Nevada Administration
Robert R. McAuslan, Executive Vice President and Chief Credit Officer
Dennis Rygwalski, Executive Vice President – Technology and Operations

Board of Directors

Robert G. Sarver, Chairman	Bruce D. Beach, Lead Director
William S. Boyd	Steven J. Hilton
Marianne Boyd Johnson	Cary Mack
Todd Marshall	M. Nafees Nagy
James E. Nave	John Peter Sande III
Donald D. Snyder	Sung Won Sohn
Kenneth A. Vecchione	



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 25, 2012

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	August 8, 2012
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	MAP WAIVER/SITE DEVELOPMENT PERMIT CEQA EXEMPTION/PROCESS THREE
PROJECT NO:	<u>199429</u>
PROJECT NAME:	<u>LA MEDIA OTAY MAP WAIVER</u>
APPLICANT:	KATHRYN CONNIFF
COMMUNITY PLAN AREA:	OTAY MESA
COUNCIL DISTRICT:	District 8
CITY PROJECT MANAGER:	Michelle Sokolowski, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5278/msokolowski@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Map Waiver and Site Development Permit (per SDMC Section 1517.0202.b.5) to waive the requirements of a Tentative Parcel Map for a subdivision to create two lots. The 51.12-acre 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. There is currently no address for this site. The unimproved property is a single parcel that was bisected by the creation of State Route 905 by the State of California (Caltrans). 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. The proposed project is purely a mapping action; no development activity is proposed with this action and no deviations are being requested.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they

will not be accepted. See Information Bulletin 505 "Appeal Procedure," available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on February 1, 2010, and the opportunity to appeal that determination ended February 23, 2010.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALDs) are also available for the meeting upon request.

Internal Order Number: 24000510.