



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: December 7, 2023 REPORT NO. PC-23-053

HEARING DATE: December 14, 2023

SUBJECT: Plaza La Media South - Site Development Permit, Planned Development Permit, and Vesting Tentative Map.

PROJECT NUMBER: [632813](#)

OWNER/APPLICANT: MAJESTIC Otay IV

### SUMMARY

Issue: Should the Planning Commission approve Site Development Permit, Planned Development Permit, and Vesting Tentative Map to construct three, single-story industrial warehouse buildings totaling 408,607 square feet and the subdivision of a 32.91-acre site into three developable parcels and one open space parcel, located at the northeast corner of Airway Road and Plaza La Media Road within the [Otay Mesa Community Planning Area](#)?"

Proposed Actions: APPROVE or DENY or MODIFY Site Development Permit No. 2269857, Planned Development Permit No. 2598211, and Vesting Tentative Map No. 2269859;

Fiscal Considerations: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Housing Impact Statement: The vacant site is designated Heavy Commercial within the Otay Mesa Community Plan and implemented through the Industrial - Light (IL-3-1) Base Zone. The land use designation and zoning prohibit residential development on the subject site, therefore there are no housing impacts associated with the project.

Community Planning Group Recommendation: The Otay Mesa Community Planning Group heard the project at the November 15, 2023, meeting and recommended approval by a vote of 8-0 with Chairperson Hixson, Mr. Simmons, Owner/Applicant, and Mr. Shaw as project representatives abstaining.

Environmental Impact: Addendum No. 632813 to Final Program Environmental Impact Report (Final PEIR) No. 30330/304032/SCH No. 2004651076, prepared for the Otay Mesa Community Plan update, has been prepared in accordance with the California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant

environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Biological Resources, Historical Resources, and Traffic/Circulation will be implemented with this project, which will reduce the potential impacts to below a level of significance.

## BACKGROUND

The 32.91-acre parcel is located south of State Route 905 on the northeast corner of La Media Road and Airway Road on an undeveloped site in the Industrial - Light (IL-3-1) Base Zone, Airport Land Use Compatibility (Brown Field), Airport Influence Area (Brown Field, Review Area 1 and 2), Federal Aviation Administration Part 77 Noticing Area, Airport Safety Zones, Community Plan Implementation Overlay Zone (CPIOZ-A), Very High Fire Hazard Severity Zone, Prime Industrial Lands, and Transit Priority Area of the Otay Mesa Community Plan (Community Plan).

The Community Plan land use designation is Heavy Commercial intended to provide for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. Additionally, the project site is within the Community Plan Implementation Overlay Zone – A (CPIOZ-A). The purpose of the CPIOZ is to provide site specific analysis to ensure protection of environmentally sensitive resources, construction of circulation infrastructure and conformance with applicable policies of the Urban Design Element.

## DISCUSSION

Project Description: The project as proposed is the construction of three, single-story industrial warehouse buildings totaling 408,607 square feet and the subdivision of a 32.91-acre site into three developable parcels and one open space parcel.

- Parcel One is 14.09-acres and will be developed with a 231,705 square foot industrial warehouse building with 56 loading docks, 86 trailer parking spaces, 232 automobile parking spaces, and an outdoor amenity area near the southwest corner of Building One with landscaping and pedestrian sidewalks around the north, east, and west sides of the structure and vehicular parking areas.
- Parcel Two is 5.30-acres and will be developed with an 80,652 square foot industrial warehouse building with 19 loading docks, 87 automobile parking spaces, an outdoor amenity area near the northwest corner of Building Two with landscaping and pedestrian sidewalks around the south, east, and west sides of the structure and vehicular parking areas.
- Parcel Three is 6.51-acres and will be developed with a 96,250 square foot industrial warehouse building with 24 loading docks, 97 automobile parking spaces, an outdoor amenity area near the northwest corner of Building Three with landscaping and pedestrian sidewalks around the south, east, and west sides of the structure and vehicular parking areas.
- Parcel Four is 4.52-acres and designed to incorporate the areas of the site that contain sensitive biological resources and wetland areas. The parcel will be undeveloped as an open

space lot and protected in perpetuity through a covenant of easement conditioned to be recorded on the site.

The project includes a deviation to allow Parcel One to be developed without street frontage. La Media Road is classified as a six-lane primary arterial roadway fronting the property which typically does not allow vehicular access when alternatives are available. In this instance vehicular access will be provided to and from Airway Road. The project will provide shared access and parking for the entire site through a Joint Use Driveway Mutual Access, access easement and in conjunction with a final map.

Permits Required: The scope of the project requires the following permits.

- A Site Development Permit per SDMC Sections 143.0303, 143.0305, 143.0375, 143.0380 is required for development in the Community Plan Implementation Overlay Zone; and
- A Planned Development Permit per SDMC Section 143.0401 is required for deviations to the development regulations of the Industrial Light Base Zone.
- A Vesting Tentative Map per SDMC Section 126.0410 is required for subdivision of the 32.91-acre lot into three developable and one open space lot.

The Community Plan, Land Use Element, Light Industrial Policy No. 2.4-4, calls to maintain the Light Industrial land use designation for the development of light manufacturing, distribution and storage uses, while providing adequate buffers, such as distance, landscape, berms, walls and other uses, where adjacent to open space, residential development, and educational facilities. The project as proposed is consistent with the land use and policy through the development of a three-warehouse building complex totaling 408,607 square feet with ancillary office, truck loading docks and vehicle parking.

The project site is within the Community Plan Implementation Overlay Zone – A (CPIOZ-A). The purpose of the CPIOZ is to provide site specific analysis to ensure protection of environmentally sensitive resources, construction of circulation infrastructure and conformance with applicable policies of the Urban Design Element.

The Urban Design Goals are aimed to foster complete and quality design in the CPIOZ areas. The development is designed as a clustered warehouse facility. An Urban Design Element goal is to achieve functional industrial corridors with a high-quality design standard. Due to the nature of this use, this goal can be achieved primarily by an attractively landscaped streetscape that sufficiently softens the development edge (as viewed from public rights-of-way) and building design. The landscape plan proposes landscaping and street trees along the site frontages on La Media Road, Airway Road, and the interior eastern property line. Landscape improvements are also provided along the building exterior and within the parking areas to soften the structures' appearance and parking areas. The landscape is in conformance with the SDMC landscape regulations as well as the urban design goal.

The proposed Project incorporates all other CPIOZ recommendations in its design, including include

screening loading areas through the use of buildings and landscaping, enhancing the street frontages through orienting pedestrian access points to face streets, the use of extensive landscape materials, implementing wide sidewalks along street frontages, locating parking away from public streets, and complying with the State and City energy efficiency requirements.

Community Plan Analysis: The project site is designated as "Commercial Employment, Retail, & Services" by the General Plan and as "Heavy Commercial" by the Otay Mesa Community Plan. The Heavy Commercial designation is intended to provide for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. The building intensity is limited to 0.5 Floor Area Ratio (FAR). The proposal would allow development of industrial warehouse buildings with associated office space for the heavier commercial uses described above. The proposal is consistent with the community plan land use and is within the FAR established by the plan.

The site is within the Otay Mesa Community Plan Implementation Overlay Zone (CPIOZ)-A. The purpose of the CPIOZ-A is to provide site specific analysis to ensure protection of environmentally sensitive resources, construction of circulation infrastructure and conformance with applicable policies of the Urban Design Element.

An Urban Design Element goal is to achieve functional industrial corridors with a high-quality design standard. Due to the nature of this use, this goal can be achieved primarily by an attractively landscaped streetscape that sufficiently softens the development edge (as viewed from public rights-of-way) and building design. The landscape plan and site plan are generally compliant.

Conclusion: The project development of a three-warehouse building complex with ancillary offices totaling 408,607 square feet, truck loading docks, vehicle parking and subdivision of the 32.91-acre site into three developable parcels and one open space parcel complies with the Community Plan Heavy Commercial land use designation, Community Plan Implementation Overlay Zone and urban Design features as well as the Industrial Light (IL-3-1) implementing zoning. The project includes a deviation to allow for a Parcel One to be developed without street frontage. La Media Road is classified as a six-lane primary arterial roadway fronting the property which typically does not allow vehicular access when alternatives are available. In this instance vehicular access will be provided to and from Airway Road. The project will provide shared access and parking for the entire site through a Joint Use Driveway Mutual Access, access easement and in conjunction with a final map. The project can be supported as consistent with the land use, implementing zoning, and allowable deviations.

#### ALTERNATIVES

1. Approve Site Development Permit No. 2269857, Planned Development Permit No. 2598211, and Vesting Tentative Map No. 2269859, with modifications.
2. Deny Site Development Permit No. 2269857, Planned Development Permit No. 2598211, and Vesting Tentative Map No. 2269859, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Renee Mezo  
Assistant Deputy Director  
Development Services Department

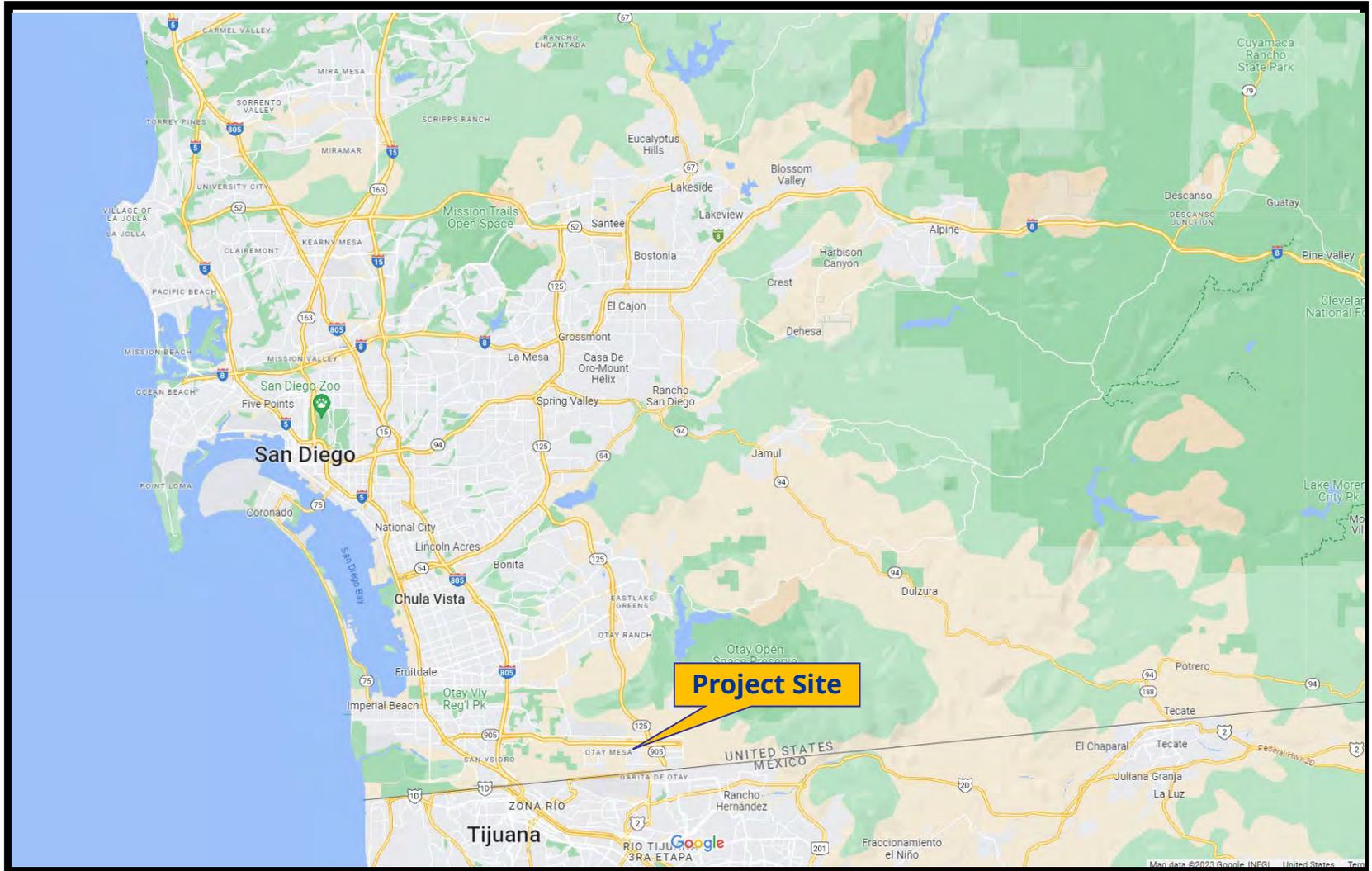


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Karen Bucey  
Development Project Manager  
Development Services Department

Attachments:

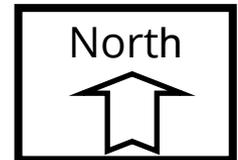
1. Project Location Map
2. Aerial Photographs
3. Draft Permit with Conditions
4. Draft Permit Resolution with Findings
5. Draft Map Conditions
6. Draft Map Resolution with Findings
7. Draft Environmental Resolution ([Final PEIR Addendum](#))
8. Ownership Disclosure Statement
9. Community Planning Group Vote Sheet
10. Project Plans
11. Vesting Tentative Map

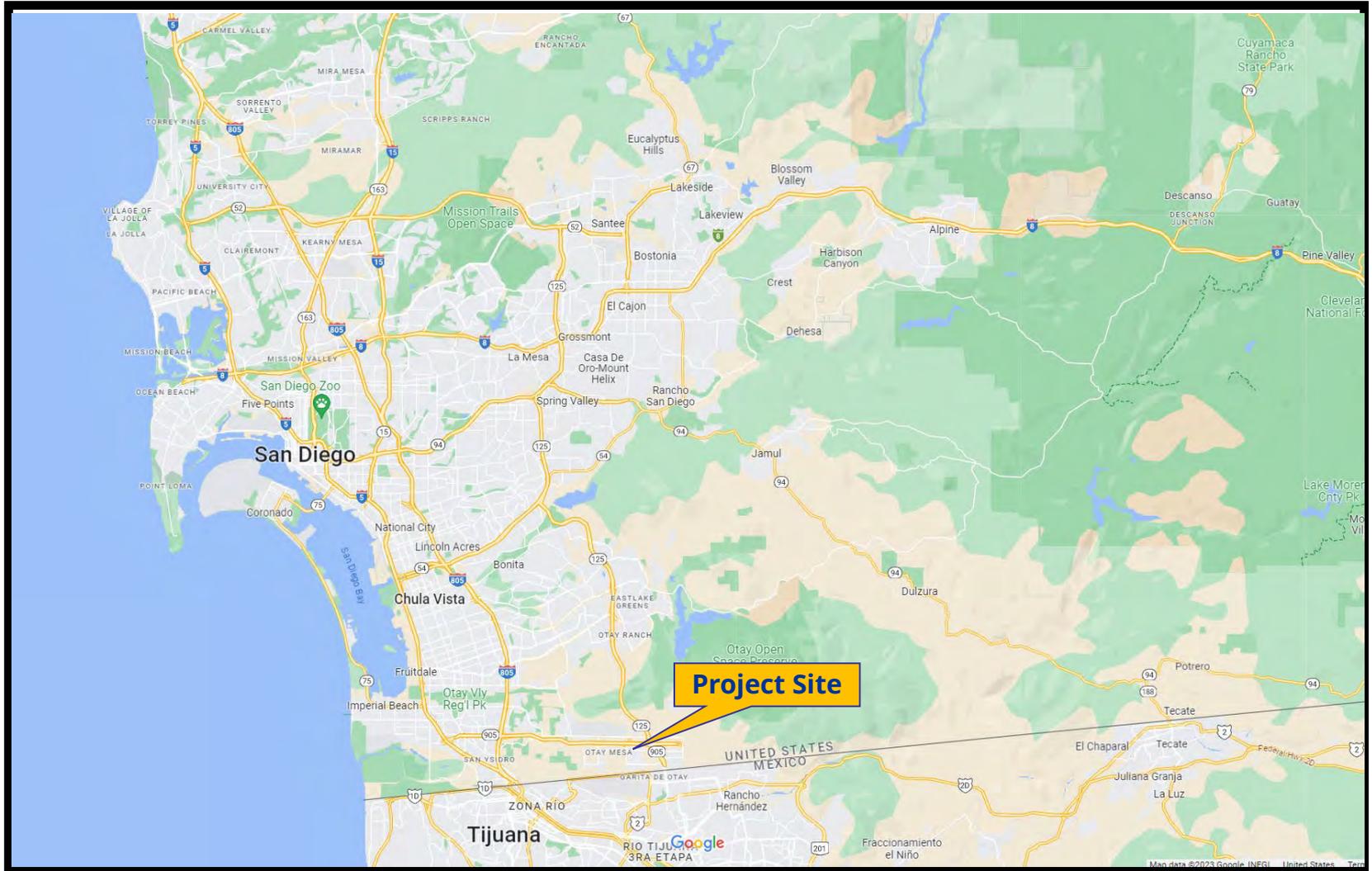


## Project Location Map

**La Media Drive South; Project No. 632813**

Northeast corner of Airway Drive and La Media Road

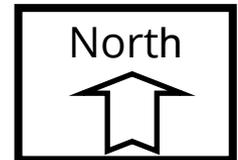




## Project Location Map

**La Media Drive South; Project No. 632813**

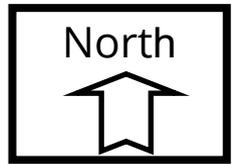
Northeast corner of Airway Drive and La Media Road





## Aerial Photo

**La Media Drive South; Project No. 632813**  
Northeast corner of Airway Drive and La Media Road



PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 2269857  
PLANNED DEVELOPMENT PERMIT NO. 2598211  
**PLAZA LA MEDIA SOUTH – PROJECT NO. 632813**

WHEREAS, Majestic Otay IV, A Delaware Limited Liability Corporation, Owner and Permittee, filed an application with the City of San Diego to construct three single-story industrial warehouse buildings totaling 408,607 square feet, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 2269857 and 2598211), on portions of a 32.91-acre site;

WHEREAS, the project site is located south of State Route 905 on the northeast corner of La Media Road and Airway Road in the Industrial - Light (IL-3-1) Base Zone, Airport Land Use Compatibility (Brown Field), Airport Influence Area (Brown Field, Review Area 1 and 2), Federal Aviation Administration Part 77 Noticing Area, Airport Safety Zones, Community Plan Implementation Overlay Zone (CPIOZ-A), Very High Fire Hazard Severity Zone, Prime Industrial Lands, and Transit Priority Area of the Otay Mesa Community Plan (Community Plan);

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map 21010, in the City of San Diego, County of San Diego, State of California, According to Map thereof;

WHEREAS, Addendum No. 632813 to Final Program Environmental Impact Report (Final PEIR) No. 30330/304032/SCH No. 2004651076, prepared for the Otay Mesa Community Plan update, has been prepared in accordance with the California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous Final PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project; and

WHEREAS, on December 14, 2023, the Planning Commission of the City of San Diego considered Site Development Permit No. 2269857 and Planned Development Permit No. 2598211 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2269857 and Planned Development Permit No. 2598211:

**I. SITE DEVELOPMENT PERMIT (SDMC Section 126.0505)**

**A. Findings for all Site Development Permits:**

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

The Community Plan land use designation is Heavy Commercial intended to provide for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. The Community Plan, Land Use Element, Light Industrial Policy No. 2.4-4, calls to maintain the Light Industrial land use designation for the development of light manufacturing, distribution and storage uses, while providing adequate buffers, such as distance, landscape, berms, walls and other uses, where adjacent to open space, residential development, and educational facilities. The project as proposed is consistent with the land use and policy through the development of a three-warehouse building complex with ancillary office, truck loading docks and vehicle parking totaling 408,607 square feet.

Parcel Four was designed to incorporate the areas of the site that contain sensitive biological resources and wetland areas. The parcel will be undeveloped as an open space lot and protected in perpetuity through a covenant of easement conditioned to be recorded on the site.

The project includes a deviation, processed concurrently as a Planned Development Permit per SDMC Section 143.0401, to allow for a Parcel One to be developed without street frontage. La Media Road is classified as a six-lane primary arterial roadway fronting the property which typically does not allow vehicular access when alternatives are available. In this instance vehicular access will be provided to and from Airway Road. The project will provide shared access and parking for the entire site through a Joint Use Driveway Mutual Access, access easement and in conjunction with a final map.

The project site is within the Community Plan Implementation Overlay Zone – A (CPIOZ-A). The purpose of the CPIOZ is to provide site specific analysis to ensure protection of environmentally sensitive resources, construction of circulation infrastructure and conformance with applicable policies of the Urban Design Element.

The Community Plan Urban Design Goals are aimed to foster complete and quality design in the CPIOZ areas. The development is designed as a clustered warehouse facility with a deviation from the street frontage requirement for Parcel One, that does not have frontage on Airway Road or La Media Road.

An Urban Design Element goal is to achieve functional industrial corridors with a high-quality design standard. Due to the nature of this use, this goal can be achieved primarily by an attractively landscaped streetscape that sufficiently softens the development edge (as viewed from public rights-of-way) and building design. The landscape plan proposed landscaping and street trees along the site frontages on La Media Road, Airway Road, and the interior eastern property line. Landscape improvements will also be provided along the building exterior and within the parking areas softening the structures' appearance and parking areas. The landscape is in conformance with the SDMC landscape regulations as well as the urban design goal.

Additionally, the Urban Design Architectural Details section 4.3-3 states, develop buildings and street frontages with architectural interest adjacent to public areas and the public right-of-way. Use design techniques such as façade step-backs, articulation, off-setting planes, unique roof forms, and varied building elevations. The orientation of Lots One, Two, and Three allows smaller scale buildings with frontage along Airway Road with a circulation pattern through the center and around the east and west sides. Parcel One is to the rear of the overall site and does not have frontage on Airway Road. Parcel One contains the largest of the three buildings and is visible through the main driveway. The loading docks for all buildings are sited to be internal facing for the three-building development and not visible from Airway Road and the multi-modal pathways within the public right-of-way. The deviation to the lot frontage does not conflict with the CPIOZ regulations or Urban Design Policy.

The proposed Project incorporates all other CPIOZ recommendations in its design, including screening loading areas through the use of buildings and landscaping, enhancing the street frontages through orienting pedestrian access points to face streets, the use of extensive landscape materials, implementing non-contiguous sidewalks along street frontages, locating parking away from public streets, and complying with the State and City energy efficiency requirements. 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 proposed development will not be detrimental to public health, safety, and welfare in that the permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements in addition to all associated conditions of approval.

The project has been conditioned to dedicate 40-52 feet of additional right-of-way, east of the La Media Road improvements (CIP# S-15018) adjacent to the site on Airway Road and to improve the Airway Road frontage to 4-lane major standards. Additionally, the project will be conditioned to underground existing overhead utilities, and install streetlights, curbs, gutter, non-contiguous sidewalk, and landscaped parkways along the majority of the Airway Road frontage, east of the improvements installed by the contractor for the CIP project #S-15018 to widen La Media Road. The City of San Diego La Media Road Widening Capital Improvement Project will construct public right-of-way improvements on La Media Road and on a portion of the Airway Road right-of-way. The project as proposed will be developed following the completion of the La Media Road Widening CIP (Project S-15018).

An Addendum No. 632813 to Final Program Environmental Impact Report (Final PEIR) No. 30330/304032/SCH No. 2004651076, for the Otay Mesa Community Plan update, has been prepared in accordance with the California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous Final PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project to mitigate impacts related to Biological Resources, Historical Resources, and Transportation/Circulation. The proposed project would not result in any additional significant impacts, nor would it result in an increase in the severity of impacts from that described in the previously certified PEIR. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The site is in the Industrial-Light (IL-3-1) Base Zone. As designed, the project meets or exceeds the requirements for lot dimensions, setbacks, floor area ration, and

parking. As a warehouse development the project will also provide 99 loading docks, 92 tractor trailer parking spaces, 3 showers, and 10 lockers.

Lot Four is a 4.52-acre parcel that contains an ephemeral drainage and the sensitive wetland vegetation communities of southern willow scrub, freshwater marsh, emergent wetland, tamarisk scrub, and disturbed riparian scrub. No sensitive plant species, narrow endemic plant species, or sensitive wildlife species were observed in the project site or off-site road improvement area. The project site is not within the Multi-Habitat Planning Area (MHPA) and no direct or indirect impacts to the MHPA would occur. Open Space Lot Four will be preserved in perpetuity through a covenant of Easement pursuant to the Environmentally Sensitive Lands Regulations SDMC Code, Section 143.0152. The development of Lots One, Two, and Three will not impact the Open Space lot.

The project includes a deviation, processed concurrently as a Planned Development Permit per SDMC Section 143.0401, to allow for a Parcel One to be developed without street frontage. La Media Road is classified as a six-lane primary arterial roadway fronting the property which typically does not allow vehicular access when alternatives are available. In this instance vehicular access will be provided to and from Airway Road. The project will provide shared access and parking for the entire site through a Joint Use Driveway Mutual Access, access easement and in conjunction with a final map. Therefore, 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.

**II. PLANNED DEVELOPMENT PERMIT (SDMC Section 126.0605)**

**A. Findings for all Planned Development Permits:**

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

The proposed development will not be detrimental to public health, safety, and welfare in that the permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements in addition to all associated conditions of approval.

The project has been conditioned to dedicate and improve 40-52 feet of additional right-of-way adjacent, east of the La Media Road (CIP#S-15018) improvements adjacent to the site on Airway Road and improve the Airway Road frontage to 4-lane major standards. Additionally, the project will be conditioned to underground existing overhead utilities, and install streetlights, curbs, gutter, non-contiguous sidewalk, and landscaped parkways along the majority of the Airway Road frontage east of the improvements installed by the contractor for the CIP project #S-15018 to widen La Media Road. The City of San Diego La

Media Road Widening Capital Improvement Project will construct the public right-of-way improvements on La Media Road and on a portion of the Airway Road right-of-way. The project as proposed will be developed following the completion of La Media Road Widening CIP (Project S-15018).

An Addendum No. 632813 to Final Program Environmental Impact Report (Final PEIR) No. 30330/304032/SCH No. 2004651076, for the Otay Mesa Community Plan update, has been prepared in accordance with the California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous Final PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project to mitigate impacts related to Biological Resources, Historical Resources, and Transportation/ Circulation. The proposed project would not result in any additional significant impacts, nor would it result in an increase in the severity of impacts from that described in the previously certified PEIR. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

**2. The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The implementing Industrial-Light (IL-3-1) Base Zone is intended to provide for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. The Community Plan, Land Use Element, Light Industrial Policy No. 2.4-4, calls to maintain the Light Industrial land use designation for the development of light manufacturing, distribution and storage uses, while providing adequate buffers, such as distance, landscape, berms, walls and other uses, where adjacent to open space, residential development, and educational facilities. The project as proposed is consistent with the land use and policy through the development of a three-warehouse building complex with ancillary office, truck loading docks and vehicle parking totaling 408,607 square feet.

The project includes a deviation, processed concurrently as a Planned Development Permit per SDMC Section 143.0401, to allow for a Parcel One to be developed without street frontage. La Media Road is classified as a six-lane primary arterial roadway fronting the property which typically does not allow vehicular access when alternatives are available. In this instance vehicular access will be provided to and from Airway Road. The project will provide shared access and parking for the entire site through a Joint Use Driveway Mutual Access, access easement and in conjunction with a final map.

The project site is within the Community Plan Implementation Overlay Zone – A (CPIOZ-A). The purpose of the CPIOZ is to provide site specific analysis to ensure protection of environmentally sensitive resources, construction of circulation infrastructure and conformance with applicable policies of the Urban Design Element.

The Urban Design Goals are aimed to foster complete and quality design in the CPIOZ areas. The development is designed as a clustered warehouse facility. An Urban Design Element goal is to achieve functional industrial corridors with a high-quality design standard. Due to the nature of this use, this goal can be achieved primarily by an attractively landscaped streetscape that sufficiently softens the development edge (as viewed from public rights-of-way) and building design. The landscape plan proposed landscaping and street trees along the site frontages on La Media Road, Airway Road, and the interior eastern property line. Landscape improvements are also provided along the building exterior and within the parking areas softening the structures' appearance and parking areas. The landscape is in conformance with the SDMC landscape regulations as well as the urban design goal.

The proposed Project incorporates all other CPIOZ recommendations in its design, including include screening loading areas through the use of buildings and landscaping, enhancing the street frontages through orienting pedestrian access points to face streets, the use of extensive landscape materials, implementing wide sidewalks along street frontages, locating parking away from public streets, and complying with the State and City energy efficiency requirements. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 2269857 and Planned Development Permit No. 2598211, is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.'s 2269857 and 2598211, a copy of which is attached hereto and made a part hereof.

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Karen Bucey  
Development Project Manager  
Development Services

Adopted on: December 14, 2023  
IO#: 24008210

Draft

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

**WHEN RECORDED MAIL TO**  
**CITY CLERK**  
**MAIL STATION 2A**

INTERNAL ORDER NUMBER: 24008210

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2269857  
PLANNED DEVELOPMENT PERMIT NO. 2598211  
**PLAZA LA MEDIA SOUTH - PROJECT NO. 632813**  
PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_

This Site Development Permit No. 2269857 and Planned Development Permit No. 2598211 is granted by the Planning Commission of the City of San Diego to MAJESTIC Otay IV, A Delaware Limited Liability Corporation, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) Section 143.0410(a)(2) for Commercial and Industrial development requesting deviations and SDMC Section 126.0502(c)(1) for development in the Community Plan Implementation Overlay Zone. The 32.91-acre site is located south of State Route 905 on the northeast corner of La Media Road and Airway Road in the Industrial - Light (IL-3-1) Base Zone, Airport Land Use Compatibility (Brown Field), Airport Influence Area (Brown Field, Review Area 1 and 2), Federal Aviation Administration Part 77 Noticing Area, Airport Safety Zones, Community Plan Implementation Overlay Zone (CPIOZ-A), Very High Fire Hazard Severity Zone, Prime Industrial Lands, and Transit Priority Area of the Otay Mesa Community Plan (Community Plan). The project site is legally described as: Parcel 2 of Parcel Map 21010, in the City of San Diego, County of San Diego, State of California, According to Map thereof.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to construct three single-story industrial warehouse buildings totally 408,607 square-feet, described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated December 14, 2023, on file in the Development Services Department.

The project shall include:

- a. Construction of three, single-story, industrial warehouse buildings totaling 408,607 square-feet;
- b. A deviation for Parcel One to be developed without street frontage access to a public street per [SDMC Section 131.0530](#) and Table 131-05D. Subdivision of the 32.91-acre site into four parcels is being processed concurrently under a Vesting Tentative Parcel Map;
- c. Landscaping (planting, irrigation and landscape related improvements);

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

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 29, 2026.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service (USFWS) pursuant to Section 10(a) of the federal Endangered Species Act (ESA) and by the California Department of Fish and Wildlife (CDFW) pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program (MSCP), the City of San

Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement (IA), executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394.

Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third-Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

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

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

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

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

#### **ENVIRONMENTAL RECOMMENDATIONS**

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

12. The mitigation measures specified in the MMRP and outlined in Addendum to Final Environmental Impact Report, No. 30330/304032 and MMRP No. 632813 shall be noted on the

construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Addendum to Final Environmental Impact Report, No. 30330/304032 and MMRP No. 632813 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

**Biological Resources**

**Historical Resources**

**Transportation**

**CLIMATE ACTION PLAN REQUIREMENTS:**

14. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**AIRPORT REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

16. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the walkway, landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.

17. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of new City Standard sidewalk, adjacent to the site on Airway Road, satisfactory to the City Engineer.

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of new City Standard streetlights as shown on Exhibit A, adjacent to the site on Airway Road, satisfactory to the City Engineer.

19. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an approved Green Street report to demonstrate treatment of adjacent public improvements and compliance with the Stormwater regulations and requirements, satisfactory to the City Engineer.

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

21. Prior to the issuance of any Grading permit, the Owner/Permittee shall obtain an approved Drainage Study to demonstrate that the proposed condition peak flows from the project site are less than pre-project condition peak flows from the project site. The analysis should be run for the 5, 10, 25, 50, and 100-year design rainfall events. The analysis should include peak flow detention basin routing in the proposed mixed-use onsite basins and follow regional conjunctive use guidelines which preclude double counting of water quality treatment volumes with peak flow attenuation volumes.
22. Prior to the issuance of any Grading permit, the Owner/Permittee shall obtain an approved Drainage Study to determine the capacity of the receiving downstream storm conveyance system. If insufficient capacity is determined, then coordination will be required with the Engineering and Capital Projects Department and the Stormwater Department regarding potential timing and upgrades to the receiving storm drain conveyance system in the public right-of-way.
23. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
24. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
25. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
26. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report (Stormwater Quality Management Plan) that will be subject to final review and approval by the City Engineer, based on the City's Stormwater Standards Manual in effect at the time of the construction permit issuance.
27. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
28. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

**LANDSCAPE REQUIREMENTS:**

29. Barrier plantings would be installed along the outer edge of the wetland buffer to restrict access to the adjacent wetlands.
30. A peeler log fence shall be installed at the outer edge of the buffer and signage posted that informs people of the sensitive nature of the adjacent wetland habitat.
31. Only native plants will be used in the planting of the wetland buffer.
32. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
33. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
34. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).
35. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

**PLANNING/DESIGN REQUIREMENTS:**

36. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement, in accordance with the requirements of the San Diego Municipal Code, Section 143.0152, against the title to the affected premises and executed in favor of the City. The Covenant of Easement shall contain a description of the premises affected by the permit with a description of the development area and the Environmentally Sensitive Lands that shall be preserved.

37. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

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

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

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

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

41. Prior to the issuance of any construction permit for a building structure the Subdivider shall:

- a. Install components of the permanent Pump Station 23; or
- b. Install components of the permanent Pump Station 23 and contribute proportionately based on the project size and impact to an approved and installed project(s) that upgraded the affiliated sewer infrastructure; or
- c. Contribute proportionately based on the project size and impact to an approved and installed project(s) that upgraded the affiliated sewer infrastructure and converted the Pump Station 23 T sewer system from temporary to permanent, all in a manner satisfactory to the Public Utilities Director and the City Engineer.

42. The proposed development is currently subject to the following sewer reimbursement fee: The Otay Mesa Sewer Surcharge fee of \$1,821.75 per building plus six percent simple interest from 3 12 08 (21351-D-O).

43. All separately titled buildings which share private water or sewer mains are required to have their titles encumbered by Covenants Conditions and Restrictions which have been written to ensure that the operation and maintenance of those private mains (and all associated appurtenances) will be provided for in perpetuity.
44. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.
45. Prior to the City's issuance of any permit for public improvement or grading plans associated with this permit request, the plans must have a signature block for Otay Water District (OWD) which has been signed and dated by OWD. NOTE: The project site is located within the OWD service area. It is the sole responsibility of the applicant to apply for water service with OWD and meet OWD's standards for service installations.
46. Prior to any Building Construction Permit being issued, any private improvements which lie within a public right-of-way fronting the development, or within a public easement inside the development, which could inhibit the City's right to access, maintain, repair, or replace its public water and sewer facilities must be removed unless the Owner/Permittee has or obtains a City approved/County Recorded Encroachment and Maintenance Removal Agreement (EMRA) specific to that encroachment.
47. Prior to any Building Construction Permit being issued, all private sewer mains associated with the development which connect directly to a public sewer manhole must be located and labeled on an approved City Construction Record Drawing (D-sheet) so as to clearly convey all of the following: the sewer main's non-public status (PRIVATE), its nominal inside diameter, the type of material it's to be constructed of, and its authorization to encroach (i.e. the City approved EMRA #).
48. Prior to any Certificate of Occupancy being issued, any damages caused to the City of San Diego's public water and sewer facilities, which are due to the activities associated with this project, shall be repaired or reconstructed in a manner satisfactory to the Public Utilities Director and the City Engineer in accordance with Municipal Code section 142.0607.
49. Prior to any Certificate of Occupancy being issued, all proposed water and sewer facilities associated with the Project's development (as detailed within the Project's PUD approved Water and Sewer Studies and/or on the Project's City approved Exhibit 'A') shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
50. Prior to the issuance of any Building Construction Permit, the Owner/Permittee shall have constructed, or ensured the construction of (via permit and bond), all public sewer facilities as recommended in the Project's approved Exhibit 'A' and approved Sewer Study.
51. Prior to any Building Construction Permit being issued, all private sewer mains associated with the development which connect directly to a public sewer manhole must be located and labeled on an approved City Construction Record Drawing (D-sheet) so as to clearly convey all of the following:

the sewer main's non-public status (PRIVATE), its nominal inside diameter, the type of material it is to be constructed of, and its authorization to encroach (i.e. the City approved EMRA #).

52. Prior to any building construction permit submittal for ministerial review, the Owner/Permittee shall submit and obtain approval for a Sewer Planning Study in accordance with the City of San Diego's current Sewer Design Guide.

**TRANSPORTATION REQUIREMENTS**

53. Prior to issuance of any Certificate of Occupancy, the City's Capital Improvement Project (CIP) #S-15018 La Media Road Improvements shall be completed and operational, with the intersection of La Media Road/Airway Road open.

54. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

55. Prior to issuance of the first building permit, the Owner/Permittee shall dedicate and improve 40-52 feet of right of way (east of the Capital Improvement Project No. S-15018 eastern project limit to the project's eastern property line) and assure by permit and bond to widen Airway Road between La Media Road and Project Driveway One (east of the Capital Improvement Project No. S-15018 eastern project limit) from a three-Lane Collector to a four-Lane Major Arterial, construct a full width raised median, curb, gutter, and 22-foot wide parkway with six-foot wide non-contiguous sidewalk, as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. All improvements shall be constructed and operational prior to first occupancy.

56. Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond to widen Airway Road between Project Driveway One and Avenida Costa Azul from a three-Lane Collector to a four-Lane Major Arterial, relocate existing overhead electrical lines and power poles on the south side of Airway Road, construct a full width raised median, curb, gutter, and 22-foot wide parkway with six-foot wide non-contiguous sidewalk with offsite transitions as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. All improvements shall be constructed and operational prior to first occupancy.

57. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 26-foot-wide emergency only access with rolled curb along Airway Road as shown on Exhibit 'A', satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

58. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 48-foot-wide signalized driveway with curb returns at Airway Road/ Project Driveway One as a two-lane undivided approach (with one inbound and one outbound travel lane) per current City standards, satisfactory to the City Engineer. The Owner/Permittee shall also construct the west leg to include an exclusive eastbound left turn lane with 200 feet of storage,

satisfactory to the City Engineer. The traffic signal shall include the current 2070 signal controller and communications equipment. All improvements shall be completed and operational prior to first occupancy.

59. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction a 28-foot wide right-in/right-out only driveway along the project's frontage on Airway Road as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

60. Prior to the issuance of any construction permit, the Owner/Permittee shall record reciprocal access easements in favor of all affected parcels within the project site, satisfactory to the City Engineer.

61. Prior to the issuance of any construction permit, the Owner/Permittee shall record a Joint Use Driveway/Mutual Access Agreement (DS-3248) in favor of all affected parcels within the project site, satisfactory to the City Engineer.

62. Prior to the issuance of any construction permit, the Owner/Permittee shall record a shared parking agreement to share six parking spaces from Parcel Two with Parcels One and Three within the project site, satisfactory to the City Engineer.

63. Prior to issuance of any building permit, the Owner/Permittee shall pay a 0.77 percent fair share towards intersection improvements at La Media Road and Otay Mesa Road to widen all approaches to accommodate dual left-turn lanes and dual right-turn lanes on each intersection approach, two southbound through lanes, and three through lanes on the northbound, eastbound, and westbound approaches per the Community Plan EIR, satisfactory to the City Engineer.

64. Prior to issuance of any building permit, the Owner/Permittee shall pay a 2.63 percent fair share towards intersection improvements at La Media Road and St. Andrews Avenue/State Route (SR)-905 WB Ramps to restripe the west leg to restrict the eastbound through movement and provide an eastbound left-turn lane and right-turn lane. It also includes restriping the south leg to provide dual left-turn lanes, three through lanes, and right-turn pocket per the Community Plan EIR, satisfactory to the City Engineer.

65. Prior to issuance of any building permit, the Owner/Permittee shall pay a 3.46 percent fair share towards intersection improvements at La Media Road and SR-905 east bound ramps to widen the southbound La Media Road approach to accommodate three through lanes and a right-turn lane per the Community Plan EIR, satisfactory to the City Engineer.

66. Prior to issuance of any building permit, the Owner/Permittee shall pay a 3.57 percent fair share towards signaling Avenida Costa Azul/Private Driveway and Airway Road, per Otay Mesa Public Facilities Financing Plan (OM PFFP) Project T-35, and restriping to provide a northbound left-turn/through lane and right-turn pocket, satisfactory to the City Engineer.

67. Prior to issuance of any building permit, the Owner/Permittee shall pay a 2.62 percent fair share towards the roadway improvements on La Media Road between St. Andrews Avenue/ SR-905

west bound ramps and SR-905 east bound ramps to construct a raised median to provide a six-Lane Primary Arterial per the Community Plan EIR, satisfactory to the City Engineer.

**INFORMATION ONLY:**

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

APPROVED by the Planning Commission of the City of San Diego on December 14, 2023, and Resolution \_\_\_\_\_.

**ATTACHMENT 4**

Site Development Permit No. 2269857  
Planned Development Permit No. 2598211  
Date of Approval: December 14, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Karen Bucey  
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.

**MAJESTIC Otay IV**  
Owner/Permittee

By \_\_\_\_\_  
Edward P. Roski, Jr.,  
President and Chairman of the Board

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

PLANNING COMMISSION  
CONDITIONS FOR VESTING TENTATIVE MAP NO. 2269859,  
PLAZA LA MEDIA SOUTH - PROJECT NO. 632813 (MMRP)  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON DECEMBER 14, 2023

**GENERAL**

1. This Tentative Parcel Map will expire December 14, 2025.
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 Final Map, unless otherwise noted.
3. Prior to the expiration of the Tentative Map, if approved, a Parcel Map to subdivide the 32.91-acre property into four parcels shall be recorded with the County Recorder's office.
4. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map.
5. Prior to the recordation of the Parcel Map, all private streets and drives shall be shown with bearings and distances along the centerline and/or sidelines on a non-title sheet of the Parcel Map. The proposed street names shall be submitted to Building Development Review-Street Name Coordinator prior to approval of the Parcel Map.
6. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
7. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
8. The Parcel Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearings" 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 First Order accuracy. 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 shall be shown on the map.
9. The Tentative Map shall conform to the provisions of Site Development Plan No. 2269857 and Planned Development Permit No. 2598211.
10. 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 Subdivider of any claim, action, or proceeding, or if 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 both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**AIRPORT**

11. Prior to recordation of the Vesting Tentative Map, the Subdivider shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration (FAA).

**ENGINEERING**

12. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
13. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
14. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

**GEOLOGY**

15. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

**PLANNING**

16. Prior to the recordation of the Parcel Map the Subdivider shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for the 4.52-acre Open Space Lot, in accordance with San Diego Municipal Code section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."
17. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

**PUBLIC UTILITIES DEPARTMENT**

18. Prior to the recordation of any Final Map, the Subdivider shall:
  - a. Install components of the permanent Pump Station 23; or,
  - b. Install components of the permanent Pump Station 23 and contribute proportionately based on the project size and impact to an approved and installed project(s) that upgraded the affiliated sewer infrastructure; or (see below for continuation),
  - c. Contribute proportionately based on the project size and impact to an approved and installed project(s) that upgraded the affiliated sewer infrastructure and converted the Pump Station 23 T sewer system from temporary to permanent, all in a manner satisfactory to the Public Utilities Director and the City Engineer.
19. Prior to any Final Map being recorded, the following sewer reimbursement fee must be paid: The Otay Mesa Sewer Surcharge fee of \$1821.75 per living unit plus 6% simple interest from 3 12 08 (21351-D-O).
20. Prior to any Final or Parcel Map being recorded, all separately titled dwelling units which share private water or sewer mains are required to have their titles encumbered by CC&Rs

which have been written to ensure that the operation and maintenance of those private mains (and all associated appurtenances) will be provided for in perpetuity.

21. Prior to any Final Map being recorded, the Subdivider shall construct, or assure the construction of (via permit and bond), all public water and sewer facility improvements as proposed in the project's City approved Exhibit 'A' and as recommended in the project's City approved Water and Sewer Studies.

**TRANSPORTATION**

22. Prior to recordation of any Final Map, the Subdivider shall relinquish access rights along the project's frontage on La Media Road, satisfactory to the City Engineer.

**INFORMATION:**

- The approval of this Tentative Parcel Map by the Planning Commission 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 USC § 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 Tentative Parcel Map 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 Tentative Parcel Map, may protest the imposition within ninety days of the approval of Tentative Parcel Map 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).

Internal Order No. 24008210

PLANNING COMMISSION RESOLUTION NUMBER R-\_\_\_\_\_

VESTING TENTATIVE MAP NO. 2269859, PLAZA LA MEDIA SOUTH - PROJECT NO. 632813 MMRP

WHEREAS, MAJESTIC Otay IV, A Delaware Limited Liability Corporation, Subdivider, and Kimley-Horn and Associates, Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 2269859 to subdivide a 32.91-acre site into three developable parcels (One, Two, and Three) and one open space parcel (Four). The project site is south of State Route 905 on the northeast corner of La Media Road and Airway Road in the Industrial - Light (IL-3-1) Base Zone, Airport Land Use Compatibility (Brown Field), Airport Influence Area (Brown Field, Review Area 1 and 2), Federal Aviation Administration Part 77 Noticing Area, Airport Safety Zones, Community Plan Implementation Overlay Zone (CPIOZ-A), Very High Fire Hazard Severity Zone, Prime Industrial Lands, and Transit Priority Area of the Otay Mesa Community Plan Community Plan). The property is legally described as Parcel 2 of Parcel Map 21010, in the City of San Diego, County of San Diego, State of California, According to Map thereof; and

WHEREAS, the Map proposes the Subdivision of a 32.91-acre site into three developable parcels (One, Two, and Three) and one open space parcel (Four); and

WHEREAS, Addendum No. 632813 to Final Program Environmental Impact Report (Final PEIR) No. 30330/304032/SCH No. 2004651076, prepared for the Otay Mesa Community Plan update, has been prepared in accordance with the California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous Final PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on December 14, 2023, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 2269859, and pursuant to San Diego Municipal Code section 125.0440 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 Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 2269859;

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

This proposed subdivision of the 32.91-acre site will create three developable lots and one open space lot. Project proposes to create four parcels on a 32.91-acres site. Parcel One is proposed as 14.09-acres, Parcel Two as 5.30-acres, Parcel Three as 6.51-acres, and Parcel Four, a 4.52-acres open space parcel for preservation of sensitive biological resources. The Parcel sizes exceed the minimum required lot size of 15,000 square feet or 0.34-acre.

The Community Plan land use designation for the site is Heavy Commercial, intended to provide for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. The Community Plan, Land Use Element, Light Industrial Policy No. 2.4-4, calls to maintain the Light Industrial land use designation for the development of light manufacturing, distribution and storage uses, while providing adequate buffers, such as distance, landscape, berms, walls and other uses, where adjacent to open space, residential development, and educational facilities. The project as proposed is consistent with the land use and policy through the development of a three-warehouse building complex and an open space lot. Therefore, the proposed subdivision and its design or improvements are 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.**

The site is in the Industrial-Light (IL-3-1) Base Zone. The purpose of the IL zones is to provide a wide range of manufacturing and distribution activities. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL-3-1 allows a mix of light industrial, office, and commercial uses.

The IL-3-1 Base Zone development regulations allow for the subdivision of land into parcels of no less than 15,000 square feet, lot widths of at least 75 feet, depth of 100 feet or greater and Street Frontage of at least 75 feet. The proposed parcels are each several acres in size and surpass the minimum parcel dimension with the exception of Parcel One that is an interior lot without street frontage.

The project includes a deviation, processed concurrently as a Planned Development Permit per SDMC Section 143.0401, to allow for a Parcel One to be developed without street frontage. La Media Road is classified as a six-lane primary arterial roadway fronting the property which typically does not allow vehicular access when alternatives are available. In this instance vehicular access will be provided to and from Airway Road. The project will provide a shared access and parking agreement for the entire site through a Joint Use Driveway Mutual Access, access easement and in conjunction with a final map. Therefore, 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.

**3. The site is physically suitable for the type and density of development.**

The site is predominately flat with an elevation of approximately 475 feet above mean sea level (AMSL) at the western side rising to approximately 480 feet AMSL towards the eastern third of the property. Onsite sensitive biological resources are located along the northeast portion of the site with wetland drainage continuing southwest along La Media Road.

The surrounding development is also large lot development distribution facilities related to the Otay Mesa Port of Entry approximately two miles southeast of the site. The immediate vicinity also includes large truck storage and undeveloped land. The site is surrounded by State Route 905 to the north, Airway Road to the south, and La Media Road to the west. Wet and dry utilities and infrastructure are available near the site. Therefore, the site is physically suitable for the type and density of development.

**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.**

Parcel Four was designed to incorporate the areas of the site that contain sensitive biological resources and wetland areas. This parcel will be undeveloped as an open space lot and protected in perpetuity through a covenant of easement conditioned to be recorded on the site.

An Addendum No. 632813 to Final Program Environmental Impact Report (Final PEIR) No. 30330/304032/SCH No. 2004651076, for the Otay Mesa Community Plan update, has been prepared in accordance with the California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous Final PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program (MMRP) would be implemented with this project to mitigate impacts related to Biological Resources, Historical Resources, and Transportation/ Circulation. The proposed project would not result in any additional significant impacts, nor would it result in an increase in the severity of impacts from that described in the previously certified PEIR.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

The proposed subdivision of the 32.91-acre site into three developable lots. Project proposes to create four parcels on a 32.91-acres site. Parcel One is proposed as 14.09-acres, Parcel Two as 5.30-acres, Parcel Three as 6.51-acres, and Parcel Four, a 4.52-acres open space parcel for preservation of sensitive biological resources. The IL-3-1 Base Zone development regulations allow for the subdivision of land into parcels of no less than 15,000 square feet, lot widths of at least 75 feet, depth of 100 feet or greater and Street Frontage of at least 75 feet. The proposed parcels are each several acres in size and surpass the minimum parcel dimension with the exception of Parcel One that is an interior lot without street frontage. The project includes a deviation, processed concurrently as a Planned Development Permit per SDMC Section 143.0401, to allow for a Parcel One to be developed without street frontage.

The City as Lead Agency has determined that project will process an Addendum No. 632813 to Final Program Environmental Impact Report (Final PEIR) No. 30330/304032/SCH No. 2004651076, for the Otay Mesa Community Plan update as there are no new significant environmental impacts. An MMRP would be implemented with this project to mitigate impacts related to Biological Resources, Historical Resources, and Transportation/ Circulation. Therefore, the design of the subdivision or the type of improvement 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.**

The project does not contain access easement through the site. The project does contain the following easements:

- an easement to the State of California for public road, drainage, construction and temporary construction, recorded February 21, 2006 as file no. 2006-0119991. These areas are located near the northeast and northwest corners of the site.
- An irrevocable offer to dedicate public street along the western and southern property lines per Map 21010.
- Additionally, access rights have been severed along the northern property line adjacent to State Route 90, recorded February 21, 2006 as file no. 2006-0119991.

The drainage and access severance easement will remain. The offer to dedicate has been accepted and will be developed as part of the City of San Diego La Media Road Widening Capital Improvement Project (CIP# S-15018) which will include improvements along the project's entire frontage on La Media Road and along a portion of the project's frontage on Airway Road. Therefore, 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.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The proposed subdivision of a 32.91-acre parcel into four lots for industrial development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserving sensitive biological resources in Parcel Four, an open space lot. The proposed subdivision does not impede or inhibit any future passive or natural heating and cooling opportunities. With the independent design of the proposed subdivision each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**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.**

The proposed project is the subdivision of a 32.91-acre parcel into four lots for industrial warehouse development. The Community Plan land use designation for the site is Heavy Commercial, intended to provide for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. The land use is implemented through the Industrial - Light (IL-3-1) Base Zone. Residential development is not permitted in the Community Plan land use or the implementing base zone. Additionally, sensitive biological resources are present on the site and Parcel Four was designed to incorporate those areas of the site that

**ATTACHMENT 6**

(R-[Reso Code])

contain sensitive biological resources and wetland areas. This parcel will be undeveloped as an open space lot and protected in perpetuity through a covenant of easement conditioned to be recorded on the site. Therefore, 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.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 2269859, hereby granted to Kimley-Horn and Associates subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Karen Bucey  
Development Project Manager  
Development Services Department

ATTACHMENT: Vested Tentative Map Conditions

Internal Order No. 24008210

RESOLUTION NUMBER R- \_\_\_\_\_

ADOPTED ON DECEMBER 14, 2023

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SAN DIEGO ADOPTING ADDENDUM NO. 632813 TO PROGRAM  
ENVIRONMENTAL IMPACT REPORT NO. 30330/304032 / SCH NO.  
2004651076 AND THE MITIGATION, MONITORING, AND  
REPORTING PROGRAM FOR  
PLAZA LA MEDIA SOUTH, NO. 632813**

WHEREAS, the City of San Diego Planning Department conducted a comprehensive plan update to the Otay Mesa Community Plan that included a General Plan Amendment, rescission of the Otay Mesa Development District, adoption of a Rezone Ordinance to replace the Otay Mesa Development District with citywide zoning and the creation of two new Community Plan implementation Overlay Zones, amendments to the City's Land Development Code, and an update of the Otay Mesa Community Plan Public Facilities Financing Plan; and

WHEREAS, on March 11, 2014, the San Diego City Council adopted Resolution No. R-308810, certifying the Program Environmental Impact Report No. 30330/304032, a copy of which is on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on March 27, 2019, Majestic Otay IV submitted an application to the Development Services Department for approval of a Site Development Permit, Planned Development Permit and Tentative Map for the Plaza La Media South project PTS No. 632813, as well as approval of minor technical changes or additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Environmental Impact Report if such Addendum meets the requirements of CEQA; and

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

1. That the information contained in the final Program Environmental Impact Report (PEIR) No. 30330/304032 / SCH No. 2004651076 along with the Addendum has been reviewed and considered by this Planning Commission prior to making a decision on the Project.

2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Program Environmental Impact Report (PEIR) No. 30330/304032 / SCH No. 2004651076 for the Project.

3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Program Environmental Impact Report (PEIR) No. 30330/304032 / SCH No. 2004651076 or that any significant effects previously examined will be substantially more severe than shown in the Program Environmental Impact Report (PEIR) No. 30330/304032 / SCH No. 2004651076.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Planning Commission adopts Addendum to Program Environmental Impact Report (PEIR) No. 30330/304032 / SCH No. 2004651076, a copy of which is on file in the Office of the Development Services Department.

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

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

APPROVED:

By:

  
\_\_\_\_\_  
Karen Bucey, Development Project Manager

Karen Bucey, Development Project Manager

**EXHIBIT A**

## MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT and TENTATIVE MAP

PROJECT NO. 632813

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in Addendum No. 632813 to Program Environmental Impact Report (PEIR) No. 30330/304032 / SCH No. 2004651076 shall be made conditions of the Site Development Permit, Planned Development Permit, and Tentative Map as may be further described below.

**MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT**

The project shall be required to comply with the applicable mitigation measures outlined within the Mitigation Monitoring and Reporting Program (MMRP) of the previously certified PEIR (No. 30330/304032/SCH No. 2004651076) and those identified with the project-specific subsequent technical studies. The following MMRP identifies measures that specifically apply to this project.

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

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/ Mitigation Requirements" notes are provided.

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

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

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

*Qualified Archaeologist*  
*Qualified Native American Monitor*

**Note:**

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

CONTACT INFORMATION:

- a) The Primary Point of Contact is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #632813 and /or Environmental Document # 632813, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

**Note:**

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

**3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining

documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

***Not Applicable***

**4. MONITORING EXHIBITS**

All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**NOTE:**

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

**5. OTHER SUBMITTALS AND INSPECTIONS:**

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

**Document Submittal/Inspection Checklist**

<b>Issue Area</b>	<b>Document Submittal</b>	<b>Associated Inspection/ Approvals/Notes</b>
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**General (Biological Resource Protection During Construction)**

**I. Prior to Construction**

- A. **Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2018), has been retained to

implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.

- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- F. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

## II. During Construction

- A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive

areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1<sup>st</sup> day of monitoring, the 1<sup>st</sup> week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

- B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

### III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

### Historical Resources

#### MM-HIST-1: Archaeological Monitoring

##### I. Prior to Permit Issuance

- A. Entitlements Plan Check
1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to ADD
1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
  2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.

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

## II. Prior to Start of Construction

### A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4 mile radius) has been completed. Verification includes but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

### B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to

bedrock, etc., which may reduce or increase the potential for resources to be present.

### **III. During Construction**

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

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed or emailed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.

#### **B. Discovery Notification Process**

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

#### **C. Determination of Significance**

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in Guidelines Section, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
  - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

#### **IV. Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
  1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
  2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
  1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
  2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
  3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Guidelines Section 15064.5(e), the California Public Resources and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
  - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
  - c. To protect these sites, the landowner shall do one or more of the following:
    - (1) Record the site with the NAHC;
    - (2) Record an open space or conservation easement; or
    - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

#### **V. Night and/or Weekend Work**

- A. If night and/or weekend work is included in the contract
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  2. The following procedures shall be followed.
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
    - c. Potentially Significant Discoveries

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

- d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
    - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
    - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
  - C. All other procedures described above shall apply, as appropriate.

## **VI. Post Construction**

- A. Preparation and Submittal of Draft Monitoring Report
  - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
  - 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  - 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  - 4. MMC shall provide written verification to the PI of the approved report.
  - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
  - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued

2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
  3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
  3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

## **Transportation**

### **Opening Year 2025 Plus Project**

#### **Roadway Segments:**

**MM-TRF-1:** Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond to widen Airway Road between La Media Road and Project Driveway 1 (east of the CIP S-15018 eastern project limit) from a 3-Lane Collector to a 4-Lane Major Arterial, construct a full width raised median, curb, gutter, and 22-foot wide parkway with 6-foot wide non-contiguous sidewalk, as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. All improvements shall be constructed and operational prior to first occupancy.

**MM-TRF-2:** Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond to widen Airway Road between Project Driveway 1 and Avenida Costa Azul from a 3-Lane Collector to a 4-Lane Major Arterial, relocate existing overhead electrical lines and power poles on the south side of Airway Road, construct a full width raised median, curb, gutter, and 22-foot wide parkway with 6-foot wide non-

contiguous sidewalk with offsite transitions as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. All improvements shall be constructed and operational prior to first occupancy.

### **Horizon Year 2062 Plus Project**

#### **Intersections:**

**MM-TRF-3:** Prior to issuance of any building permit, the Owner/Permittee shall pay a 0.77% fair-share towards intersection improvements at La Media Road and Otay Mesa Road to widen all approaches to accommodate dual left-turn lanes and dual right-turn lanes on each intersection approach, two southbound thru lanes, and three through lanes on the northbound, eastbound, and westbound approaches per the OMCPU EIR, satisfactory to the City Engineer

**MM-TRF-4:** Prior to the issuance of any building permit, the Owner/Permittee shall pay an 2.63% fair-share towards intersection improvements at La Media Road and St. Andrews Avenue/SR-905 westbound ramps to restripe the west leg to restrict EBT movement and provide an eastbound left-turn and right-turn lane. It also includes restriping the south leg to provide dual left-turn lanes, three thru lanes, and right-turn pocket per the OMCPU EIR, satisfactory to the City Engineer.

**MM-TRF-5:** Prior to the issuance of any building permit, the Owner/Permittee shall pay an 3.46% fair-share contribution towards intersection improvements at La Media Road and SR-905 EB Ramps to widen the southbound La Media Road approach to accommodate three thru lanes and a right-turn lane per the OMCPU EIR, satisfactory to the City Engineer.

**MM-TRF-6:** Prior to the issuance of any building permit, the Owner/Permittee shall pay a 3.57% fair-share contribution towards signaling Avenida Costa Azul/Private Driveway & Airway Road per OM PFFP Project T-35 and restriping to provide a northbound left-turn/thru lane and right-turn pocket, satisfactory to the City Engineer.).

#### **Roadway Segments:**

**MM-TRF-7:** Prior to the issuance of any building permit, the Owner/Permittee shall pay an 2.62% fair-share towards the roadway improvements on La Media Road between SR-905 westbound ramps/St. Andrews Avenue and SR-905 eastbound ramps to construct of a raised median to provide a 6-Lane Primary Arterial per the OM CPU IEIR, satisfactory to the City Engineer.

**MM-TRF-8:** Prior to the issuance of any building permit, the Owner/Permittee shall pay a 1.21% fair-share towards roadway improvements on Airway Road between Avenida Costa Azul and Piper Ranch Road to restripe the roadway as a 4-Lane Major Arterial per the OMCPU EIR, satisfactory to the City Engineer.

**MM-TRF-9:** Prior to the issuance of any building permit, the Owner/Permittee shall pay a 1.21% fair-share towards roadway improvements on Airway Road between Piper Ranch Road and Avenida de la Fuente N to widen the roadway and construct a raised median to provide a 4-Lane Major Arterial per the OMCPU EIR, satisfactory to the City Engineer.

**MM-TRF-10:** Prior to the issuance of any building permit, the Owner/Permittee shall pay a 1.21% fair-share towards roadway improvements on Airway Road between Avenida de la Fuente N and Harvest Road to widen the roadway and construct a raised median to provide a 4-Lane Major Arterial per the OMCPU EIR, satisfactory to the City Engineer, satisfactory to the City Engineer.

**MM-TRF-11:** Prior to the issuance of any building permit, the Project Applicant shall pay a 1.70% fair-share contribution towards roadway improvements on Airway Road between Harvest Road and Sanyo Avenue to widen the roadway and construct a raised median to provide a 4-Lane Major Arterial. PRJ-1042571, the Sanyo Logistics project, is currently under construction and includes widening the north side of Airway Road to a 4-Lane Major Arterial, constructing a raised median along the project site's frontage, and restriping the roadway segment with four travel lanes. Therefore, fair-share contributions will be based on the cost of constructing the remaining portion of raised median between Harvest Road and this PRJ-1042571 project's limits (approximately 450-feet), and any other improvements required to provide a 4-Lane Major Arterial, satisfactory to the City Engineer.

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM</b>
			<b>DS-318</b>
			<b>October 2017</b>

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

**Project Title:** Majestic Airway **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** northeast corner of La Media Road and Airway Road

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? Delaware Corporate Identification No. 202202010620  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: Majestic Otay IV, LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 13191 Crossroads Pkwy N, 6<sup>th</sup> floor

City: City of Industry State: CA Zip: 91746

Phone No.: 562 948 4347 Fax No.: 562 695 2329 Email: tsimmons@majesticrealty.com

Signature: [Signature] Date: 9/27/2023

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Majestic Otay IV, LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 13191 Crossroads Pkwy N, 6<sup>th</sup> floor

City: City of Industry State: CA Zip: 91746

Phone No.: 562 948 4347 Fax No.: 562 695 2329 Email: tsimmons@majesticrealty.com

Signature: [Signature] Date: 9/27/2023

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: N/A  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No



**City of San Diego  
Development Services**  
1222 First Ave., MS-302  
San Diego, CA 92101

# Community Planning Committee Distribution Form

Project Name: Plaza La Media South

Project Number: 062813

Community: Otay Mesa

For project scope and contact information (project manager and applicant),  
log into OpenDSD at <https://aca.accela.com/SANDIEGO>.

Select "Search for Project Status" and input the Project Number to access project information.

- Vote to Approve  
 Vote to Approve with Conditions Listed Below  
 Vote to Approve with Non-Binding Recommendations Listed Below  
 Vote to Deny

Date of Vote:

November 15, 2023

# of Members Yes

8

# of Members No

0

# of Members Abstain

3

Conditions or Recommendations:

Approved

- No Action  
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Rob Hixson III

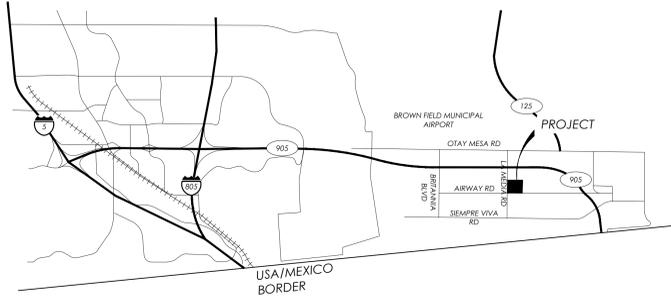
TITLE: Otay Mesa Planning Group, Chair

DATE: November 16, 2023

*Attach additional pages if necessary (maximum 3 attachments).*

# MAJESTIC AIRWAY

PROJECT No. 632813  
SITE DEVELOPMENT PERMIT No. 2269857  
VESTING TENTATIVE MAP No. 2269859



VICINITY MAP  
N.T.S.

### SOURCE OF TOPOGRAPHY

THE TOPOGRAPHY FOR THIS SITE IS PER AERIAL SURVEY DONE ON SEPTEMBER 26, 2019 BY PHOTO GEODETIC CORPORATION, AND A FIELD SURVEY DONE ON AUGUST 2019 BY KIMLEY-HORN.

### BENCHMARK

BEING A FOUND BRASS PLUG AT THE SOUTHEAST CORNER, ON AN INLET AT THE INTERSECTION OF AIRWAY ROAD AND AVENIDA COSTA AZUL PER THE CITY OF SAN DIEGO VERTICAL CONTROL RECORDED. ELEVATION: 483.221' DATUM: MEAN SEA LEVEL.

### REFERENCE DRAWINGS

PLANS FOR THE IMPROVEMENT OF AIRWAY ROAD IN SUNROAD OTAY PARK I	29251-7-D, 29251-8-D, 29251-9-D
PLANS FOR THE IMPROVEMENT OF SEWER IN AIRWAY ROAD IN SUNROAD OTAY PARK I	29251-31-D
PLANS FOR THE IMPROVEMENT OF AIRWAY ROAD	22598-3-D, 22598-4-D
IMPROVEMENT PLANS FOR AIRWAY ROAD IN BROWN FIELD BUSINESS PARK UNIT I	24414-5-D, 24414-6-D
IMPROVEMENT PLANS FOR OFFSITE SEWER IN BROWN FIELD BUSINESS PARK	24668-1-D
PLANS FOR THE IMPROVEMENT OF SEWER MAIN IN AIRWAY ROAD IN EMPIRE BUSINESS CENTRE	28313-7-D, 28313-8-D

### STANDARD DRAWINGS

CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION 2018 EDITION

### ZONING SUMMARY

EXISTING: IL-3-1  
PROPOSED: IL-3-1  
AIRPORT INFLUENCE AREA  
FAA PART 77

### SETBACK INFORMATION

FRONT: 20' STANDARD  
SIDE: 20' MIN TO ADJACENT/  
0' WITHIN PROJECT  
REAR: 15' MIN/  
0' ADJACENT TO FREEWAY JURISDICTION

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 21010, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 7, 2012 AS FILE NO. 2012-0696721, OFFICIAL RECORDS.

### MAPPING NOTE

A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

### ASSESSOR'S PARCEL NUMBER

646-121-35-00

### GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED: 24.83 ACRES  
TOTAL DISTURBED AREA PER IMPROVEMENTS: 24.83 ACRES  
(WITHIN SUBDIVISION BOUNDARY)  
PERCENT OF TOTAL SITE GRADED: 81.6%  
AMOUNT OF SITE WITH 2% PERCENT  
NATURAL SLOPES OR GREATER: 0 ACRES  
AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0 ACRES  
PERCENT OF SITE WITHIN HILLSIDE REVIEW: 0%  
AMOUNT OF CUT: 0 CUBIC YARDS  
AMOUNT OF FILL: 130,000 CUBIC YARDS  
AMOUNT OF EXPORT: 0 CUBIC YARDS  
AMOUNT OF IMPORT: 0 CUBIC YARDS  
MAXIMUM HEIGHT OF FILL SLOPE(S): 9 FEET 2:1 SLOPE RATIO  
MAXIMUM HEIGHT OF CUT SLOPE(S): 1.5 FEET 3:1 SLOPE RATIO  
RETAINING/WSE WALLS: 304 LF MAX HEIGHT: 5 FT

GEOLOGIC HAZARD CATEGORY: CATEGORY 53: LOW TO MODERATE RISK

LANDSCAPE AREA PROVIDED: 134,000 MINIMUM SQUARE FEET

### UNDERGROUND UTILITIES

THIS PROJECT WILL UNDERGROUND THE EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEMS AND SERVICE FACILITIES WITHIN THE PROJECT BOUNDARY.

### BUS STOPS

EXISTING CLOSEST BUS STOP LOCATED AT THE INTERSECTION OF LA MEDIA ROAD AND AIRWAY ROAD ON THE NORTH BOUND EASTERN SIDE OF LA MEDIA ROAD, 91' FROM PROJECT ROW BOUNDARY.

### ENVIRONMENTALLY SENSITIVE LANDS

SOUTHERN WILLOW SCRUB, FRESHWATER MARSH, DISTURBED RIPARIAN SCRUB, TAMARISK SCRUB, AND EMERGENT WETLAND.

SITE/BUILDING INFORMATION	
OCCUPANCY GROUP	= B / S1
CONSTRUCTION TYPE	= II B FULLY SPRINKLERED
ALLOWABLE AREA	= UNLIMITED FOR TYPE II N FULLY SPRINKLERED WITH (4) 60' YARDS
GROSS FLOOR AREA	= 408,607 SQUARE FEET
FLOOR AREA RATIO	= 34.58

### APPLICABLE CODES

- CALIFORNIA BUILDING CODE 2018 EDITION, VOLUMES 1 & 2
- CALIFORNIA MECHANICAL CODE 2018 EDITION
- CALIFORNIA PLUMBING CODE 2018 EDITION
- CALIFORNIA ELECTRICAL CODE 2018 EDITION
- CALIFORNIA FIRE CODE 2018 EDITION
- CURRENT CALIFORNIA REGULATIONS INCLUDING STATE BUILDING CODE TITLE 24
- DISABLED ACCESS CODE
- 2018 TITLE 24 ENERGY CODE
- 2018 CALIFORNIA GREEN BUILDING STANDARDS

### STANDARD DRAWINGS

THE LATEST VERSION OF THE CITY OF SAN DIEGO STANDARD DRAWINGS ARE TO BE USED FOR PUBLIC IMPROVEMENTS.

### OWNER / DEVELOPER

MAJESTIC REALTY CO  
13191 CROSSROADS PARKWAY NORTH, 6TH FLOOR  
CITY OF INDUSTRY, CA 91746

### ENGINEER OF WORK

KIMLEY-HORN AND ASSOCIATES  
401 B STREET, SUITE 600  
SAN DIEGO, CA 92101  
TELEPHONE: (619) 452-2203  
EMAIL: ERIN.LEE@KIMLEY-HORN.COM

### GENERAL NOTES

- GRADING SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE IN FINAL DESIGN.
- MAXIMUM SLOPES ARE 2:1, EXCEPT WHEN IN ACCORDANCE WITH SECTION 620415 OF THE MUNICIPAL CODE. SLOPES LESS THAN 10' IN VERTICAL HEIGHT MAY BE CONSTRUCTED AT A GRADIENT OF 1.5:1.
- PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) SHALL STORE AND TREAT ALL STORM WATER PRIOR TO BEING DISCHARGED INTO THE CITY STORM WATER SYSTEM. ANY DISCHARGED WATER INTO THE CITY STORM WATER SYSTEM WILL NOT CONTAIN POLLUTANTS OR PARTICULATE.
- NO CONNECTION SHALL BE MADE TO ANY STORM WATER SEWER SYSTEM WITHOUT PROPER BMP'S.
- PEDESTRIAN RAMPS ARE REQUIRED AT ALL STREET INTERSECTIONS.
- UTILITIES PURVEYORS:
  - WATER: OTAY WATER DISTRICT
  - SEWER: CITY OF SAN DIEGO
  - STORM DRAIN: CITY OF SAN DIEGO
  - GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
  - TELEPHONE: AT&T
  - CABLE T.V: SOUTHWESTERN CABLE TELEVISION
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER RHPS POLICY P-00-5 (UPC 901.4.4).
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT. THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- NO OBJECTS HIGHER THAN 36" ARE PROPOSED IN VISIBILITY AREA.
- NON-STANDARD DESIGN ELEMENTS WILL BE MAINTAINED BY THE COMMERCIAL OWNER'S ASSOCIATION

### DEVELOPMENT SUMMARY

THIS PROJECT PROPOSES A SUBDIVISION OF ONE PARCEL INTO FOUR (4) PARCELS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT (SMA). THIS PROJECT RESERVES THE RIGHT TO DEVELOP AS A MULTI-UNIT SUBDIVISION. MULTIPLE PARCEL MAPS MAY BE FILED PURSUANT TO SECTION 66463.1 OF THE SUBDIVISION MAP ACT.

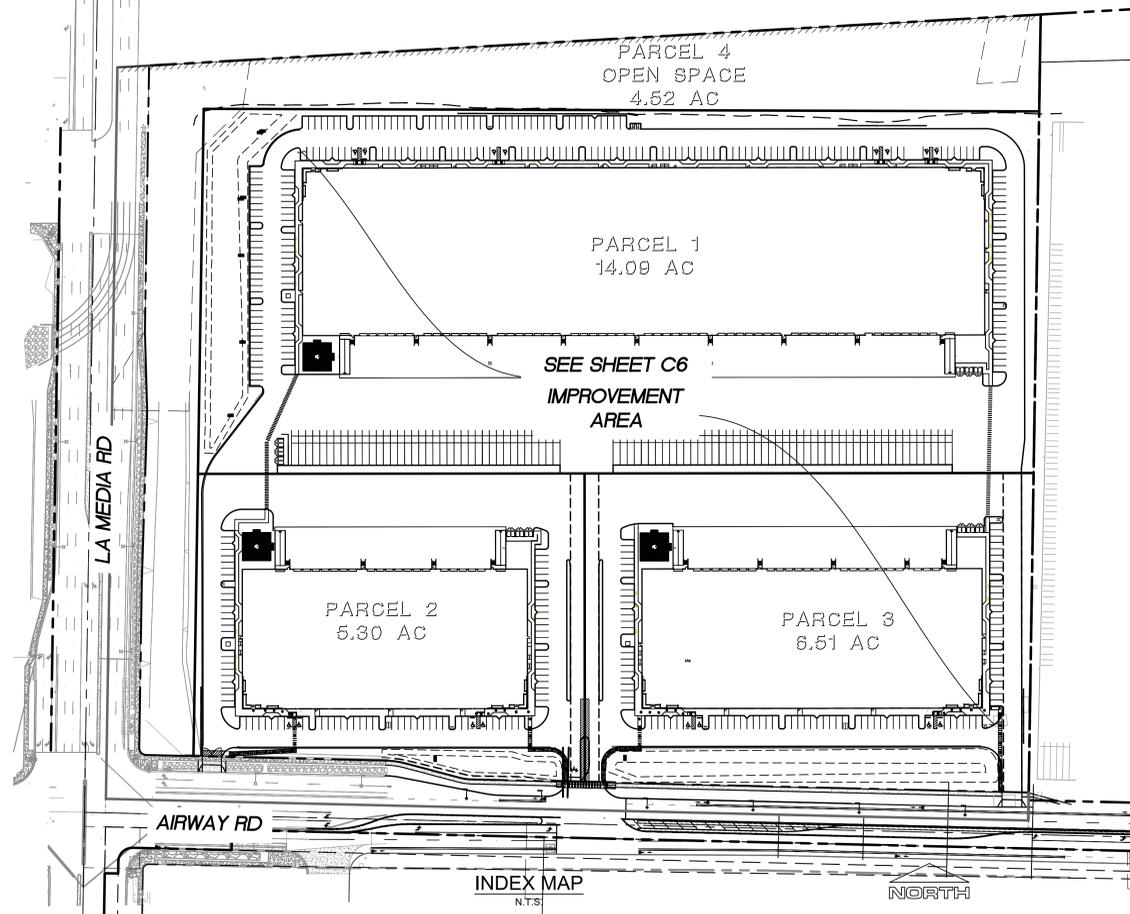
THIS PROJECT IS A PLANNED DEVELOPMENT AS IT PROPOSES TO CREATE LOTS WHICH HAVE PUBLIC STREET FRONTAGE, BUT MAY LACK DRIVEWAYS TO THE PUBLIC STREET. ACCESS WILL BE PROVIDED VIA RECIPROCAL ACCESS EASEMENTS BETWEEN THE LOTS.

THIS PROJECT APPROVAL WILL GRANT A SITE DEVELOPMENT PERMIT (SDP), AND TENTATIVE PARCEL MAP.

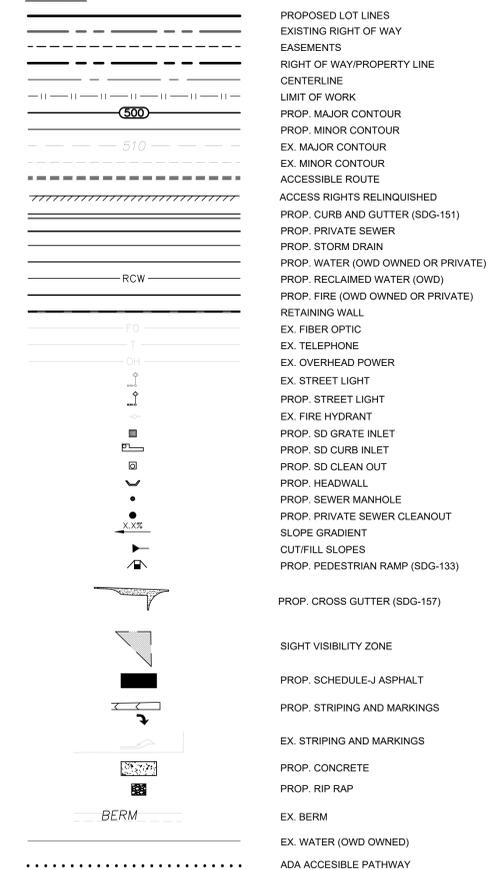
- NUMBER OF EXISTING PARCELS: 1; NUMBER OF PROPOSED PARCELS: 4
- ACREAGE WITHIN TENTATIVE PARCEL MAP BOUNDARY: 30.42 ACRES (GROSS)
- THE TITLE EXCEPTIONS SHOWN ARE BASED UPON THAT CERTAIN PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY, DATED JULY 29, 2019.
- THE PROPOSED LAND USE IS INDUSTRIAL WAREHOUSING.
- THERE WILL BE ONE DEVIATION:
  - PARCEL 1 TO BE DEVELOPED WITHOUT STREET FRONTAGE

### PROPOSED PARCEL SUMMARY

PROPOSED PARCEL 1	14.09 AC
PROPOSED PARCEL 2	5.30 AC
PROPOSED PARCEL 3	6.51 AC
PROPOSED OPEN SPACE PARCEL 4	4.52 AC
TOTAL =	30.42 AC
PROPOSED R/W	2.49 AC
AREA OF SUBDIVISION BOUNDARY =	32.91 AC



### LEGEND



### ABBREVIATIONS

R/W	RIGHT OF WAY
BLDG.	BUILDING
SUB.	SUBDIVISION
PROP.	PROPOSED
EX.	EXISTING
RD.	ROAD
CL	CENTERLINE
SR	STATE ROUTE
P	PROPERTY LINE
AC	ACRE
SD	STORM DRAIN
SSWR	SANITARY SEWER
PVT	PRIVATE

### LIST OF PROJECT TEAM

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES  
401 B STREET, SUITE 600  
SAN DIEGO, CA 92101  
(619) 234-9411

LANDSCAPE ARCHITECT:  
KIMLEY-HORN AND ASSOCIATES  
  
ARCHITECT:  
COMMERCE CONSTRUCTION COMPANY  
13191 CROSSROADS PARKWAY NORTH, 6TH FLOOR  
CITY OF INDUSTRY, CA 91746  
(952) 899-0453

### SHEET INDEX

- GENERAL NOTES
- MASTER SITE PLAN
- FIRE ACCESS SITE PLAN
- EXISTING LOT LINES AND EASEMENT
- FUTURE CIP IMPROVEMENTS
- PROPOSED LOT LINES AND EASEMENT
- SITE SECTIONS
- GRADING AND DRAINAGE
- SECTIONS AND DETAILS
- TRUCK TURN EXHIBIT
- PROPOSED BUILDING 1 FLOOR PLAN
- PROPOSED BUILDING 2 FLOOR PLAN
- PROPOSED BUILDING 3 FLOOR PLAN
- BUILDING 1 PARTIAL SOUTH ELEVATION
- BUILDING 2 PARTIAL SOUTH ELEVATION
- BUILDING 3 PARTIAL SOUTH ELEVATION
- BUILDING WALL SECTIONS
- LANDSCAPE COVER
- LANDSCAPE PLAN
- LANDSCAPE CALCULATIONS

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- SHEET MS1
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- SHEET C2
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- SHEET C4
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- SHEET C6
- SHEET C7
- SHEET C8
- SHEET A1.1
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- SHEET A1.3
- SHEET A2.1
- SHEET A2.2
- SHEET A2.3
- SHEET A3.1
- LS-0
- LS-1
- LS-2
- LS-3
- LS-4
- LS-5
- LS-6
- LS-7
- LS-8

PREPARED BY: KIMLEY HORN AND ASSOCIATES, INC.  
NAME: \_\_\_\_\_  
ADDRESS: 401 B STREET, SUITE 600, SAN DIEGO, CA 92101  
PHONE: (619) 234-9411

PROJECT ADDRESS: \_\_\_\_\_

PROJECT NAME: MAJESTIC AIRWAY

SHEET TITLE: GENERAL NOTES

REVISION 14: \_\_\_\_\_  
REVISION 13: \_\_\_\_\_  
REVISION 12: \_\_\_\_\_  
REVISION 11: \_\_\_\_\_  
REVISION 10: \_\_\_\_\_  
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REVISION 4: \_\_\_\_\_  
REVISION 3: \_\_\_\_\_  
REVISION 2: \_\_\_\_\_  
REVISION 1: \_\_\_\_\_

SUBMITTAL DATE: \_\_\_\_\_

SHEET C1 OF C7

CPA/SPA No. \_\_\_\_\_  
POP No. \_\_\_\_\_  
NUP No. \_\_\_\_\_  
SOP No. 2269857

SV No. \_\_\_\_\_  
VTM No. 2269859  
CC&S: 1784-6339  
LC: 144-1779

MAJESTIC AIRWAY  
NORTHEAST CORNER OF LA MEDIA RD AND AIRWAY RD  
SAN DIEGO, CALIFORNIA



REVISIONS

Scale \_\_\_\_\_

Project No. \_\_\_\_\_

GENERAL NOTES

Sheet C1

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401 B Street - Suite 600 - San Diego, Ca. 92101  
Tel: (619) 234-9411

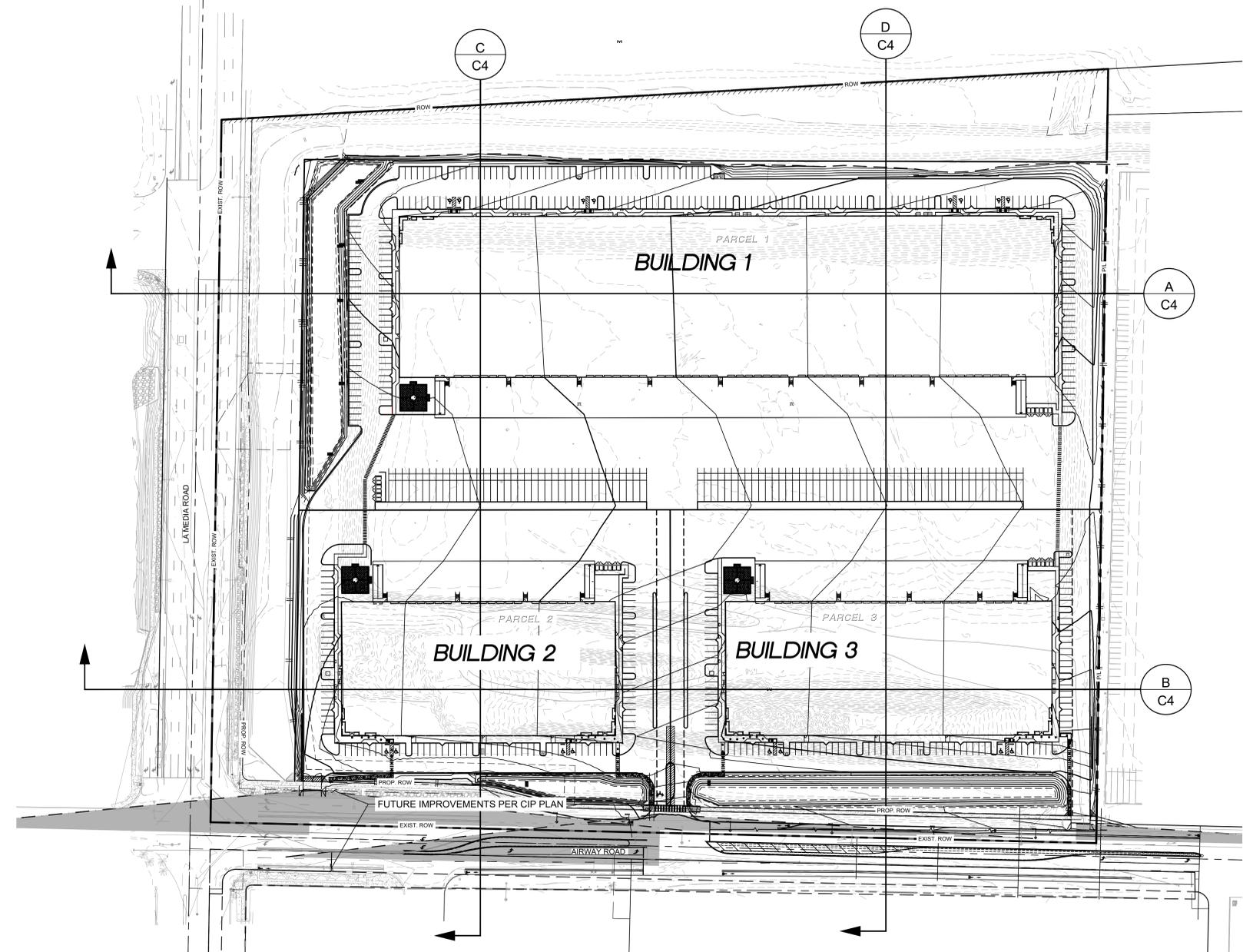




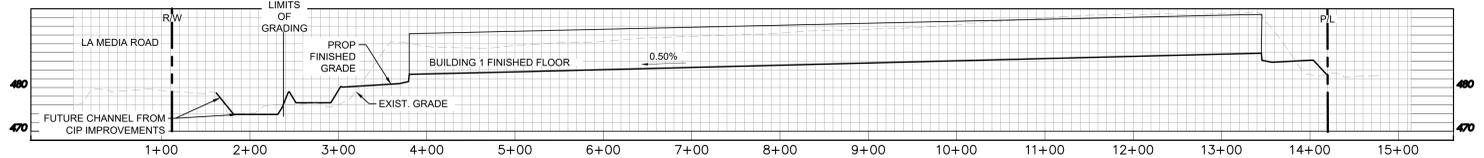




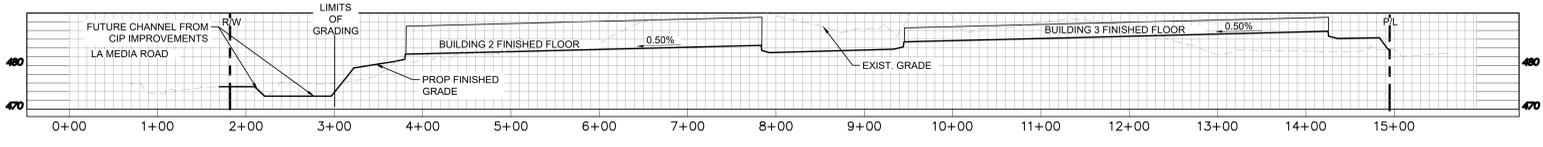




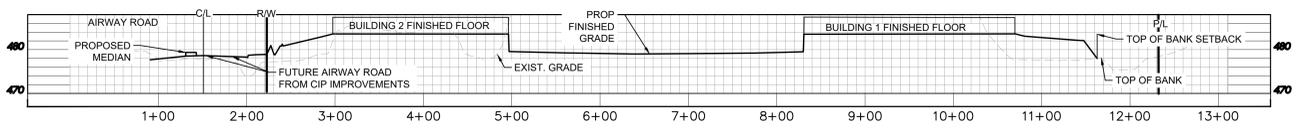
**SECTION A-A**  
HORIZONTAL SCALE: 1"=80' VERTICAL SCALE: 1"=16'



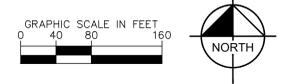
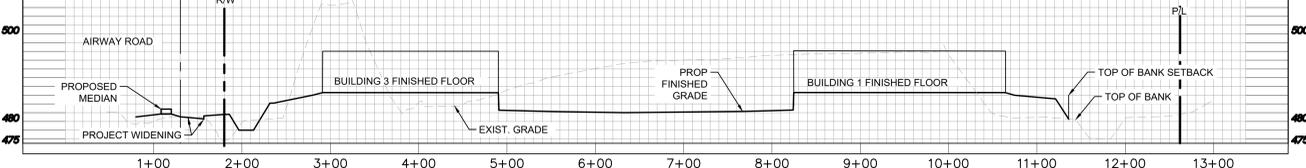
**SECTION B-B**  
HORIZONTAL SCALE: 1"=80' VERTICAL SCALE: 1"=16'



**SECTION C-C**  
HORIZONTAL SCALE: 1"=80' VERTICAL SCALE: 1"=16'



**SECTION D-D**  
HORIZONTAL SCALE: 1"=80' VERTICAL SCALE: 1"=16'



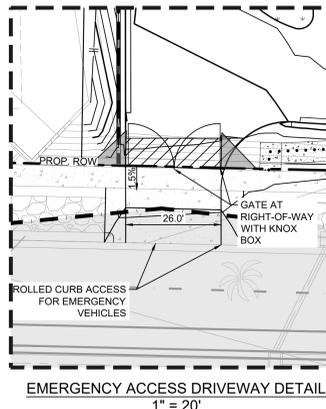
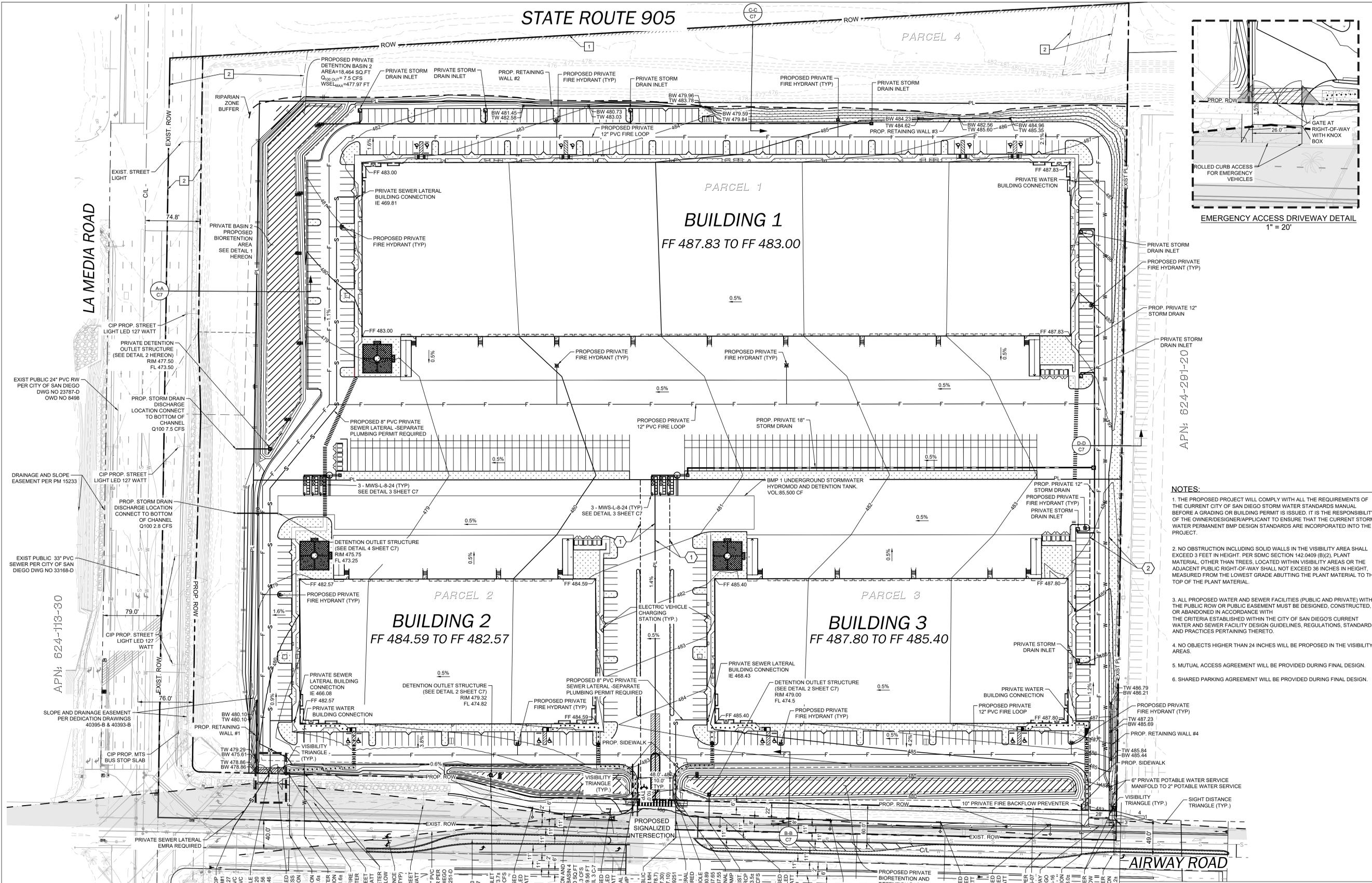
PREPARED BY: NAME: <b>KIMLEY HORN AND ASSOCIATES, INC.</b>	REVISION 14: _____
ADDRESS: <b>401 B STREET, SUITE 600 SAN DIEGO, CA 92101</b>	REVISION 13: _____
PHONE: <b>(619) 234-9411</b>	REVISION 12: _____
PROJECT ADDRESS: _____	REVISION 11: _____
SUBMITTAL DATE: _____	REVISION 10: _____
SHEET <b>C5</b> OF <b>C7</b>	REVISION 9: _____
PROJECT NAME: <b>MAJESTIC AIRWAY</b>	REVISION 8: _____
SHEET TITLE: <b>SITE SECTIONS</b>	REVISION 7: _____
	REVISION 6: _____
	REVISION 5: _____
	REVISION 4: _____
	REVISION 3: _____
	REVISION 2: _____
	REVISION 1: _____

**MAJESTIC AIRWAY**  
 NORTHEAST CORNER OF LA MEDIA RD AND AIRWAY RD  
 SAN DIEGO, CALIFORNIA

REVISIONS	_____
Scale	_____
Project No.	_____
<b>SITE SECTIONS</b>	_____
Sheet	<b>C5</b>

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# STATE ROUTE 905



APN: 624-291-20

APN: 624-113-30

- NOTES:**
1. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
  2. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (B)(2), PLANT MATERIAL OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
  3. ALL PROPOSED WATER AND SEWER FACILITIES (PUBLIC AND PRIVATE) WITHIN THE PUBLIC ROW OR PUBLIC EASEMENT MUST BE DESIGNED, CONSTRUCTED, OR ABANDONED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERETO.
  4. NO OBJECTS HIGHER THAN 24 INCHES WILL BE PROPOSED IN THE VISIBILITY AREAS.
  5. MUTUAL ACCESS AGREEMENT WILL BE PROVIDED DURING FINAL DESIGN.
  6. SHARED PARKING AGREEMENT WILL BE PROVIDED DURING FINAL DESIGN.

**EASEMENTS TO REMAIN:**

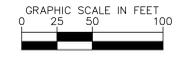
SEE PRELIMINARY TITLE REPORT BY THE CHICAGO TITLE COMPANY, ORDER NO. 00114604-004-DD-TV4 DATED JULY 29, 2019 ITEMS LISTED BELOW ARE SHOWN IN THE PRELIMINARY TITLE REPORT AND PLOTTABLE ITEMS ARE DEVOTED THUS: [ ] WITH LOCATIONS KEYED THE SAME HEREON.

1. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED FEBRUARY 21, 2006 AS FILE NO. 2006-0119991, OFFICIAL RECORDS AFFECTS: [ ] SUBJECT PROPERTY, PLOTTED HEREON.
2. AN EASEMENT FOR STATE OF CALIFORNIA FOR PUBLIC ROAD, DRAINAGE, CONSTRUCTION AND TEMPORARY CONSTRUCTION AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 21, 2006 AS FILE NO. 2006-0119991, OFFICIAL RECORDS AFFECTS: [ ] SUBJECT PROPERTY, PLOTTED HEREON.

- APN: 624-120-52
- PROPOSED EASEMENTS:**
1. PROPOSED 20' ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 FROM PARCELS 2 AND 3.
  2. PROPOSED 26' ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 FROM PARCEL 3.



401 B Street - Suite 600 - San Diego, Ca. 92101  
Tel: (619) 234-9411



PREPARED BY: KIMLEY HORN AND ASSOCIATES, INC.  
 ADDRESS: 401 B STREET, SUITE 600, SAN DIEGO, CA 92101  
 PHONE: (619) 234-9411

PROJECT ADDRESS:

PROJECT NAME: MAJESTIC AIRWAY

SHEET TITLE: GRADING AND DRAINAGE

REVISION 14	
REVISION 13	
REVISION 12	
REVISION 11	
REVISION 10	
REVISION 9	
REVISION 8	
REVISION 7	
REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

SUBMITTAL DATE:

SHEET C6 OF C7

CRA/GPA No.:

POP No.:

NUP No.:

SOP No. 2269857

SV No.:

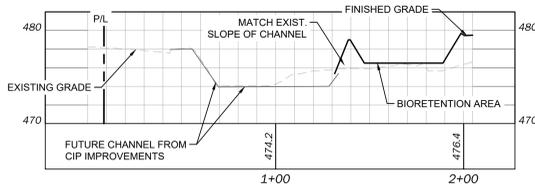
VTM No. 2269859

CC&S: 1784-6339

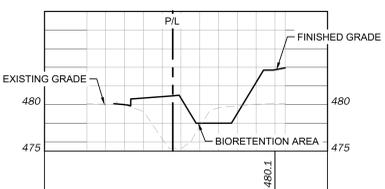
L.C.: 144-1779

REVISIONS	
Scale	
Project No.	
GRADING AND DRAINAGE	
Sheet	C6

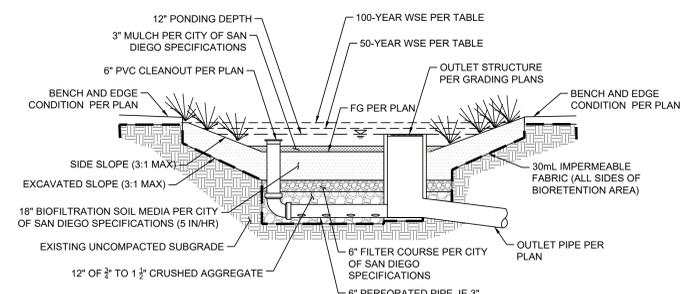
**MAJESTIC AIRWAY**  
 NORTHEAST CORNER OF LA MEDIA RD AND AIRWAY RD  
 SAN DIEGO, CALIFORNIA



SECTION A-A  
N.T.S.

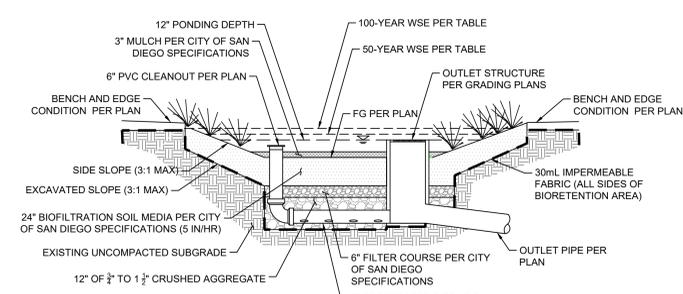


SECTION B-B  
N.T.S.



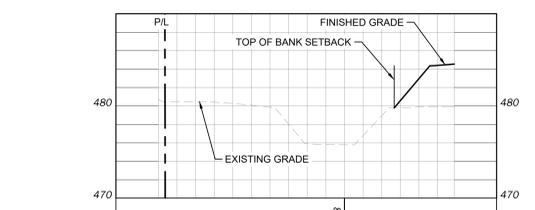
1 TYPICAL BIOFILTRATION WITH UNDERDRAIN  
NOT TO SCALE

BASIN ID	WQ PONDING DEPTH INCHES	FG ELEVATION OF BASIN FEET	50-YEAR WSE FEET	100-YEAR WSE FEET
2	12	476.50	477.92	477.97

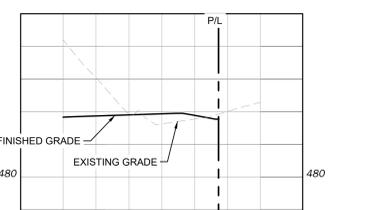


3 TYPICAL BIOFILTRATION WITH UNDERDRAIN  
NOT TO SCALE

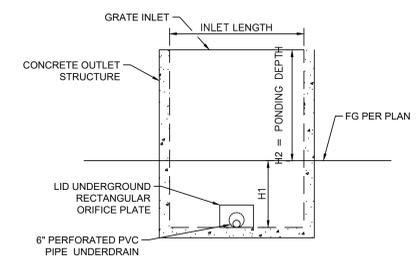
BASIN ID	WQ PONDING DEPTH INCHES	FG ELEVATION OF BASIN FEET	50-YEAR WSE FEET	100-YEAR WSE FEET
3	12	478.00	479.30	479.33
4	12	478.32	479.54	479.56



SECTION C-C  
N.T.S.

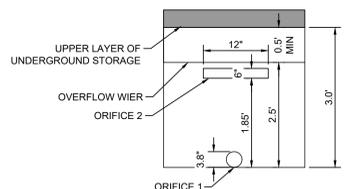


SECTION D-D  
N.T.S.



BASIN ID	LID ORIFICE PLATE		GRATE INLET	
	H1 INCHES	DIAMETER INCHES	H2 INCHES	LENGTH FEET
2	36	2.3	12	4
3	42	1.5	12	4
4	42	1.1	12	4

2 BMP 2, 3, 4 OUTLET STRUCTURE  
NOT TO SCALE



4 BMP 1 OUTLET STRUCTURE  
NOT TO SCALE

**SITE SPECIFIC DATA**

PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)	FLOW BASED (CFS)		
N/A	0.693		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE OFFLINE			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
FRAME & COVER	3EA #30" OPEN PLANTER 2EA #24"		

NOTES:  
\* PRELIMINARY NOT FOR CONSTRUCTION

**INSTALLATION NOTES**

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURERS STANDARD CONNECTION DETAIL.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE. VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
- CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURERS WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

**GENERAL NOTES**

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAIL EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.

WETLANDS

PROPRIETARY AND CONFIDENTIAL:  
THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE SOLE PROPERTY OF FORTERRA AND ITS COMPANIES. THIS DOCUMENT, NOW OR IN THE FUTURE, MAY BE USED, REPRODUCED OR MOVED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF FORTERRA.

BioClean  
A Forterra Company

**MWS-L-8-24-V**  
STORMWATER BIOFILTRATION SYSTEM  
STANDARD DETAIL

TREATMENT FLOW (CFS)	0.693
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	2.0
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

3 TYPICAL MODULAR WETLANDS DETAIL  
NOT TO SCALE

**RETAINING WALL DATA**

RW	MAX HEIGHT	LENGTH	MATERIAL
RW #1	4.50 Ft	190.00 Ft	CMU
RW #2	4.50 Ft	250.00 Ft	CMU
RW #3	3.50 Ft	170.00 Ft	CMU
RW #4	3.50 Ft	80.00 Ft	CMU

NOTE: WALLS ARE ON PRIVATE PROPERTY AND NOT VISIBLE FROM PUBLIC RIGHT OF WAY.

PREPARED BY: KIMLEY HORN AND ASSOCIATES, INC.  
 ADDRESS: 401 B STREET, SUITE 600, SAN DIEGO, CA 92101  
 PHONE: (619) 234-9411

PROJECT ADDRESS: \_\_\_\_\_

PROJECT NAME: MAJESTIC AIRWAY

SHEET TITLE: SECTIONS AND DETAILS

REVISION 14: \_\_\_\_\_  
 REVISION 13: \_\_\_\_\_  
 REVISION 12: \_\_\_\_\_  
 REVISION 11: \_\_\_\_\_  
 REVISION 10: \_\_\_\_\_  
 REVISION 9: \_\_\_\_\_  
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 REVISION 1: \_\_\_\_\_

SUBMITTAL DATE: \_\_\_\_\_

SHEET C7 OF C7  
 CPA/SPA No. \_\_\_\_\_  
 PDP No. \_\_\_\_\_  
 NUP No. \_\_\_\_\_  
 SDF No. 2269857  
 SV No. \_\_\_\_\_  
 VTM No. 2269859  
 CC&S: 1784-6339  
 L.C.: 144-1779

**MAJESTIC AIRWAY**  
 NORTHEAST CORNER OF LA MEDIA RD AND AIRWAY RD  
 SAN DIEGO, CALIFORNIA

REVISIONS

Scale \_\_\_\_\_

Project No. \_\_\_\_\_

**SECTIONS AND DETAILS**

Sheet \_\_\_\_\_

C7

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PARCEL 1

	City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101	<b>Landscape Calculations Worksheet</b> Vehicular Use Area (VUA)	<b>FORM DS-5</b> August 2020
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.			
<ul style="list-style-type: none"> <li>At least one-half of the required planting points shall be achieved with trees.</li> <li>If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.</li> </ul>			
<b>VEHICULAR USE AREA (&lt;6,000 sf) [§142.0406 - §142.0407]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
40 sq. ft. per tree.			
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area _____ sq. ft. x 0.05 = _____ points	_____ points	_____ points	
Plant Points Achieved with Trees (50%)		_____ points	
<b>VEHICULAR USE AREA (&gt;6,000 sf) [§142.0406 - §142.0407]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
VUA Inside Street Yard _____ sq. ft. x 0.05 = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
VUA outside Street Yard _____ sq. ft. x 0.03 = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided	
VUA Inside Street Yard _____ sq. ft. x 0.05 = _____ points	_____ points	_____ points	
Plant Points Achieved with Trees (50%)		_____ points	
VUA outside Street Yard _____ sq. ft. x 0.03 = _____ sq. ft.	_____ points	_____ points	_____ points
Plant Points Achieved with Trees (50%)		_____ points	
<b>TEMPORARY VEHICULAR USE AREA [§142.0408]</b> (a specified time limit of less than 5 years from the date of construction permit issuance.)			
Planting Area Required	Planting Area Provided	Excess Area Provided	
Length of Public ROW adjacent to VUA _____ ft. x 3 ft. = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	

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Upon request, this information is available in alternative formats for persons with disabilities.  
DS-5 (08-20)

	City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101	<b>Landscape Calculations Worksheet</b> Industrial Development in All Zones Except RM & C	<b>FORM DS-7</b> August 2020
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.			
<ul style="list-style-type: none"> <li>At least one-half of the required planting points shall be achieved with trees.</li> <li>If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.</li> </ul>			
<b>STREET YARD [§142.0404 - §142.0405]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 25% = _____ sq. ft.		_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area _____ sq. ft. x 0.05* = _____ points	_____ points	_____ points	
Plant Points Achieved with Trees (50%)		_____ points	
*Increase point rate to 0.10 when loading docks are located along more than 25% of the street wall length. [§142.0405(d)(2)]			
<b>FAÇADE PLANTING AREA [§142.0404 - §142.0405]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
Length of Street Wall _____ ft. x 50% x 10* = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
*Planting area must have a minimum width of 10 ft. [§142.0405(d)(1)]			
Plant Points Required	Plant Points Provided	Excess Points Provided	
Planting Area Required _____ sq. ft. x 0.50* = _____ points*	_____ points	_____ points	
Plant Points Achieved with Trees (50%)		_____ points	
*The facade planting area shall be planted with a combination of trees and shrubs. [§142.0405(d)(1)]			
<b>REMAINING YARD [§142.0404 - §142.0405]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
Length of Property Lines Adjacent to Remaining Yard _____ ft. x 5* = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
*Planting area must have a minimum width of 5 ft. [§142.0405(d)(3)]			
Plant Points Required	Plant Points Provided	Excess Points Provided	
Planting Area Required _____ sq. ft. x 0.50 = _____ points	_____ points	_____ points	

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DS-7 (08-20)

PARCEL 3

	City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101	<b>Landscape Calculations Worksheet</b> Vehicular Use Area (VUA)	<b>FORM DS-5</b> August 2020
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.			
<ul style="list-style-type: none"> <li>At least one-half of the required planting points shall be achieved with trees.</li> <li>If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.</li> </ul>			
<b>VEHICULAR USE AREA (&lt;6,000 sf) [§142.0406 - §142.0407]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
40 sq. ft. per tree.			
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area _____ sq. ft. x 0.05 = _____ points	_____ points	_____ points	
Plant Points Achieved with Trees (50%)		_____ points	
<b>VEHICULAR USE AREA (&gt;6,000 sf) [§142.0406 - §142.0407]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
VUA Inside Street Yard _____ sq. ft. x 0.05 = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
VUA outside Street Yard _____ sq. ft. x 0.03 = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided	
VUA Inside Street Yard _____ sq. ft. x 0.05 = _____ points	_____ points	_____ points	
Plant Points Achieved with Trees (50%)		_____ points	
VUA outside Street Yard _____ sq. ft. x 0.03 = _____ sq. ft.	_____ points	_____ points	_____ points
Plant Points Achieved with Trees (50%)		_____ points	
<b>TEMPORARY VEHICULAR USE AREA [§142.0408]</b> (a specified time limit of less than 5 years from the date of construction permit issuance.)			
Planting Area Required	Planting Area Provided	Excess Area Provided	
Length of Public ROW adjacent to VUA _____ ft. x 3 ft. = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	

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DS-5 (08-20)

	City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101	<b>Landscape Calculations Worksheet</b> Industrial Development in All Zones Except RM & C	<b>FORM DS-7</b> August 2020
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.			
<ul style="list-style-type: none"> <li>At least one-half of the required planting points shall be achieved with trees.</li> <li>If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.</li> </ul>			
<b>STREET YARD [§142.0404 - §142.0405]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 25% = _____ sq. ft.		_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area _____ sq. ft. x 0.05* = _____ points	_____ points	_____ points	
Plant Points Achieved with Trees (50%)		_____ points	
*Increase point rate to 0.10 when loading docks are located along more than 25% of the street wall length. [§142.0405(d)(2)]			
<b>FAÇADE PLANTING AREA [§142.0404 - §142.0405]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
Length of Street Wall _____ ft. x 50% x 10* = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
*Planting area must have a minimum width of 10 ft. [§142.0405(d)(1)]			
Plant Points Required	Plant Points Provided	Excess Points Provided	
Planting Area Required _____ sq. ft. x 0.50* = _____ points*	_____ points	_____ points	
Plant Points Achieved with Trees (50%)		_____ points	
*The facade planting area shall be planted with a combination of trees and shrubs. [§142.0405(d)(1)]			
<b>REMAINING YARD [§142.0404 - §142.0405]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
Length of Property Lines Adjacent to Remaining Yard _____ ft. x 5* = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
*Planting area must have a minimum width of 5 ft. [§142.0405(d)(3)]			
Plant Points Required	Plant Points Provided	Excess Points Provided	
Planting Area Required _____ sq. ft. x 0.50 = _____ points	_____ points	_____ points	

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DS-7 (08-20)

PARCEL 2

	City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101	<b>Landscape Calculations Worksheet</b> Vehicular Use Area (VUA)	<b>FORM DS-5</b> August 2020
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.			
<ul style="list-style-type: none"> <li>At least one-half of the required planting points shall be achieved with trees.</li> <li>If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.</li> </ul>			
<b>VEHICULAR USE AREA (&lt;6,000 sf) [§142.0406 - §142.0407]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
40 sq. ft. per tree.			
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area _____ sq. ft. x 0.05 = _____ points	_____ points	_____ points	
Plant Points Achieved with Trees (50%)		_____ points	
<b>VEHICULAR USE AREA (&gt;6,000 sf) [§142.0406 - §142.0407]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
VUA Inside Street Yard _____ sq. ft. x 0.05 = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
VUA outside Street Yard _____ sq. ft. x 0.03 = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided	
VUA Inside Street Yard _____ sq. ft. x 0.05 = _____ points	_____ points	_____ points	
Plant Points Achieved with Trees (50%)		_____ points	
VUA outside Street Yard _____ sq. ft. x 0.03 = _____ sq. ft.	_____ points	_____ points	_____ points
Plant Points Achieved with Trees (50%)		_____ points	
<b>TEMPORARY VEHICULAR USE AREA [§142.0408]</b> (a specified time limit of less than 5 years from the date of construction permit issuance.)			
Planting Area Required	Planting Area Provided	Excess Area Provided	
Length of Public ROW adjacent to VUA _____ ft. x 3 ft. = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	

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DS-5 (08-20)

	City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101	<b>Landscape Calculations Worksheet</b> Industrial Development in All Zones Except RM & C	<b>FORM DS-7</b> August 2020
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.			
<ul style="list-style-type: none"> <li>At least one-half of the required planting points shall be achieved with trees.</li> <li>If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.</li> </ul>			
<b>STREET YARD [§142.0404 - §142.0405]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 25% = _____ sq. ft.		_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area _____ sq. ft. x 0.05* = _____ points	_____ points	_____ points	
Plant Points Achieved with Trees (50%)		_____ points	
*Increase point rate to 0.10 when loading docks are located along more than 25% of the street wall length. [§142.0405(d)(2)]			
<b>FAÇADE PLANTING AREA [§142.0404 - §142.0405]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
Length of Street Wall _____ ft. x 50% x 10* = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
*Planting area must have a minimum width of 10 ft. [§142.0405(d)(1)]			
Plant Points Required	Plant Points Provided	Excess Points Provided	
Planting Area Required _____ sq. ft. x 0.50* = _____ points*	_____ points	_____ points	
Plant Points Achieved with Trees (50%)		_____ points	
*The facade planting area shall be planted with a combination of trees and shrubs. [§142.0405(d)(1)]			
<b>REMAINING YARD [§142.0404 - §142.0405]</b>			
Planting Area Required		Planting Area Provided	Excess Area Provided
Length of Property Lines Adjacent to Remaining Yard _____ ft. x 5* = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
*Planting area must have a minimum width of 5 ft. [§142.0405(d)(3)]			
Plant Points Required	Plant Points Provided	Excess Points Provided	
Planting Area Required _____ sq. ft. x 0.50 = _____ points	_____ points	_____ points	

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DS-7 (08-20)

OVERALL SITE ETWU CALCULATIONS

STATE OF CALIFORNIA ESTIMATED WATER USE					
TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE. WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:					
$EWU \text{ (HYDROZONE)} = \text{ESTIMATED WATER USE (GAL / YEAR)}$ $ETO = \text{REFERENCE EVAPOTRANSPIRATION (INCHES / YEAR)}$ $PF = \text{PLANT ETU ADJUSTMENT FACTOR}$ $HA = \text{HYDROZONE AREA (S.F.)}$ $C = \text{CONVERSION FACTOR}$ $IE = \text{IRRIGATION EFFICIENCY}$ $SLA = \text{SPECIAL LANDSCAPE AREA (S.F.)}$ $EWU \text{ (HYDROZONE)} = (ETO * PF * HA * C) / (IE)$					
HYDROZONE A (DRIP)					
ETO	PF	HA	IE	CONVERSION FACTOR	EWU GAL/YEAR
47	2	132734	.81	.62	955029
HYDROZONE B (LOW WATER BUBBLER)					
ETO	PF	HA	IE	CONVERSION FACTOR	EWU GAL/YEAR
47	2	4608	.81	.62	33155
HYDROZONE C (MOD WATER BUBBLER)					
ETO	PF	HA	IE	CONVERSION FACTOR	EWU GAL/YEAR
47	.4	2496	.81	.62	35918
ESTIMATED TOTAL WATER USE (ETWU)					1024102
MAWA (MAXIMUM APPLIED WATER ALLOWANCE)					
ETO	ET ADJUSTMENT FACTOR	TOTAL HA	CONVERSION FACTOR	MAWA	
47	.45	139838	.62	1833696	
ESTIMATED ANNUAL WATER USE (% OF MAWA)					56

PREPARED BY: NAME: <b>KIMLEY HORN AND ASSOCIATES, INC.</b>	REVISION 14: _____
ADDRESS: <b>401 B STREET, SUITE 600 SAN DIEGO, CA 92101</b>	REVISION 13: _____
PHONE: <b>(619) 234-9411</b>	REVISION 12: _____
PROJECT ADDRESS: _____	REVISION 11: _____
PROJECT NAME: <b>MAJESTIC AIRWAY</b>	REVISION 10: _____
SHEET TITLE: <b>LANDSCAPE CALCULATIONS</b>	REVISION 9: _____
	REVISION 8: _____
	REVISION 7: _____
	REVISION 6: _____
	REVISION 5: _____
	REVISION 4: _____
	REVISION 3: _____
	REVISION 2: _____
	REVISION 1: _____
SUBMITTAL DATE: _____	
SHEET <b>9</b> OF <b>9</b>	
CPA/GPA No. _____	
POP No. _____	
NIP No. _____	
SDP No. <b>2269857</b>	
SV No. _____	
VTM No. <b>2269859</b>	
CC583: <b>1784-6339</b>	
L.C.: <b>144-1779</b>	

**MAJESTIC AIRWAY**  
 NORTHEAST CORNER OF LA MEDIA RD AND AIRWAY RD  
 SAN DIEGO, CALIFORNIA  
 LANDSCAPE CALCULATIONS

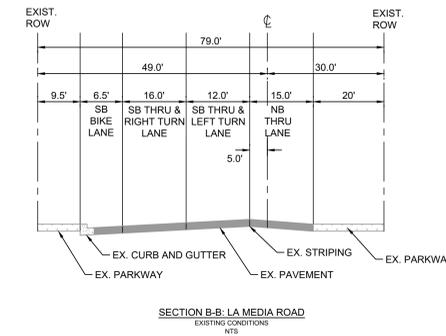
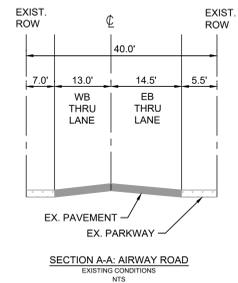
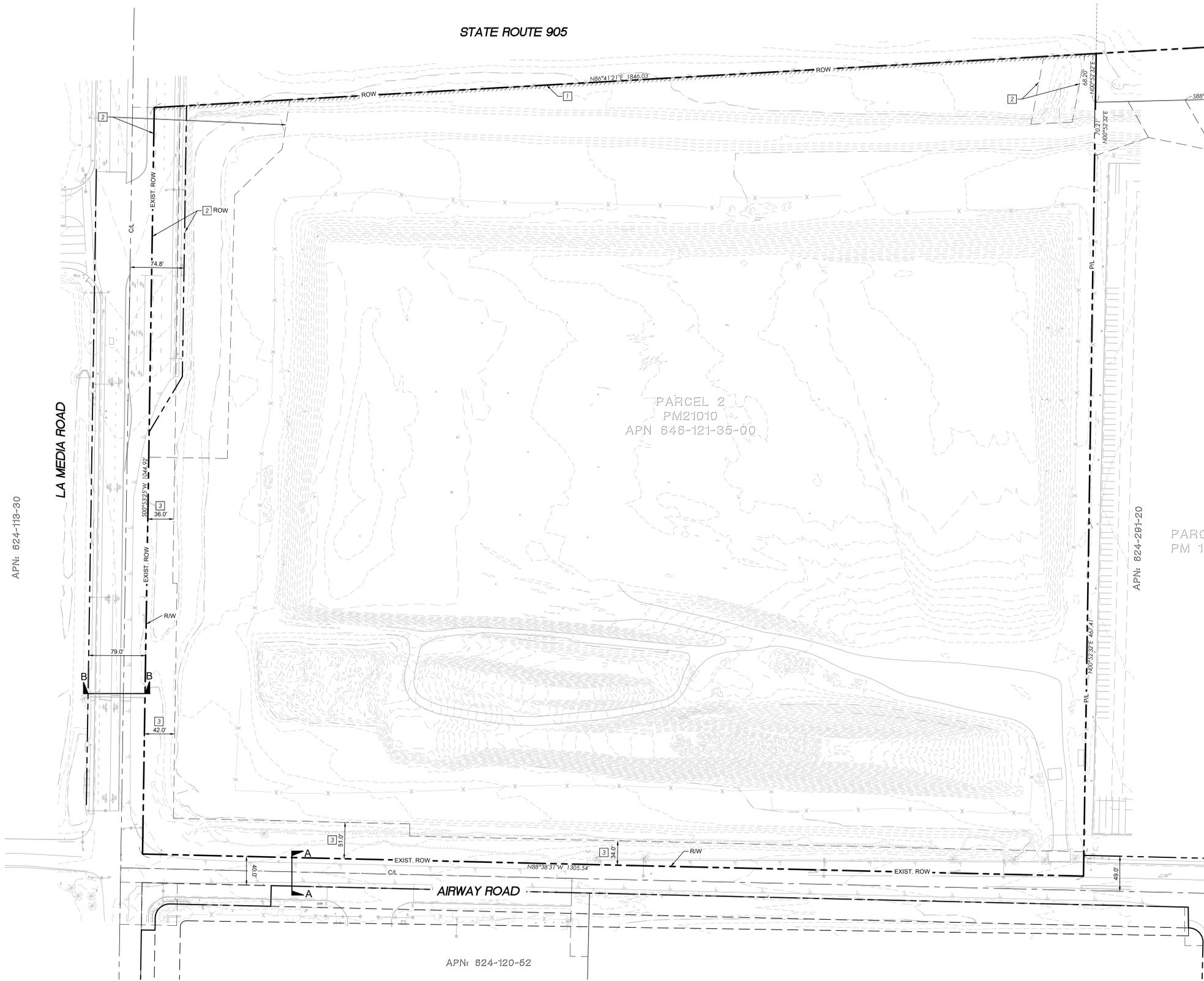


REVISIONS	_____
Scale	_____
Project No.	_____

SHEET  
**LS-8**



STATE ROUTE 905



APN: 624-113-80

LA MEDIA ROAD

PARCEL 2  
PM21010  
APN 646-121-35-00

PARCEL 9  
PM 18959

APN: 624-281-20

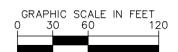
APN: 624-120-62

AIRWAY ROAD

**LEGEND:**  
 - - - - - PROJECT BOUNDARY  
 - - - - - CENTERLINE  
 - - - - - EXISTING EASEMENTS

- EASEMENTS TO REMAIN:**
- SEE PRELIMINARY TITLE REPORT BY THE CHICAGO TITLE COMPANY, ORDER NO. 00114604-004-DD-TVA DATED JULY 29, 2019. ITEMS LISTED BELOW ARE SHOWN IN THE PRELIMINARY TITLE REPORT AND PLOTTABLE ITEMS ARE DENOTED THUS: [1] WITH LOCATIONS KEYED THE SAME HEREON.
- [1] THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED FEBRUARY 21, 2006 AS FILE NO. 2006-0119991, OFFICIAL RECORDS
  - [2] AN EASEMENT FOR STATE OF CALIFORNIA FOR PUBLIC ROAD, DRAINAGE, CONSTRUCTION AND TEMPORARY CONSTRUCTION AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 21, 2006 AS FILE NO. 2006-0119991, OFFICIAL RECORDS
  - [3] AN IRREVOCABLE OFFER TO DEDICATE PUBLIC STREET SHOWN OR AS OFFERED FOR DEDICATION ON PARCEL MAP NO. 21010.

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY LINE OF SECTION 35 AS SHOWN ON PARCEL MAP NO. 21704. I.E. NORTH 88°51'12" WEST



PREPARED BY: KIMLEY HORN AND ASSOCIATES, INC.  
 NAME: 401 B STREET, SUITE 600  
 ADDRESS: SAN DIEGO, CA 92101  
 PHONE: (619) 234-9411

PROJECT ADDRESS:  
 \_\_\_\_\_  
 \_\_\_\_\_

PROJECT NAME:  
 MAJESTIC AIRWAY

SHEET TITLE:  
 EXISTING CONDITIONS

REVISION 14: \_\_\_\_\_  
 REVISION 13: \_\_\_\_\_  
 REVISION 12: \_\_\_\_\_  
 REVISION 11: \_\_\_\_\_  
 REVISION 10: \_\_\_\_\_  
 REVISION 9: \_\_\_\_\_  
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 REVISION 3: \_\_\_\_\_  
 REVISION 2: \_\_\_\_\_  
 REVISION 1: \_\_\_\_\_

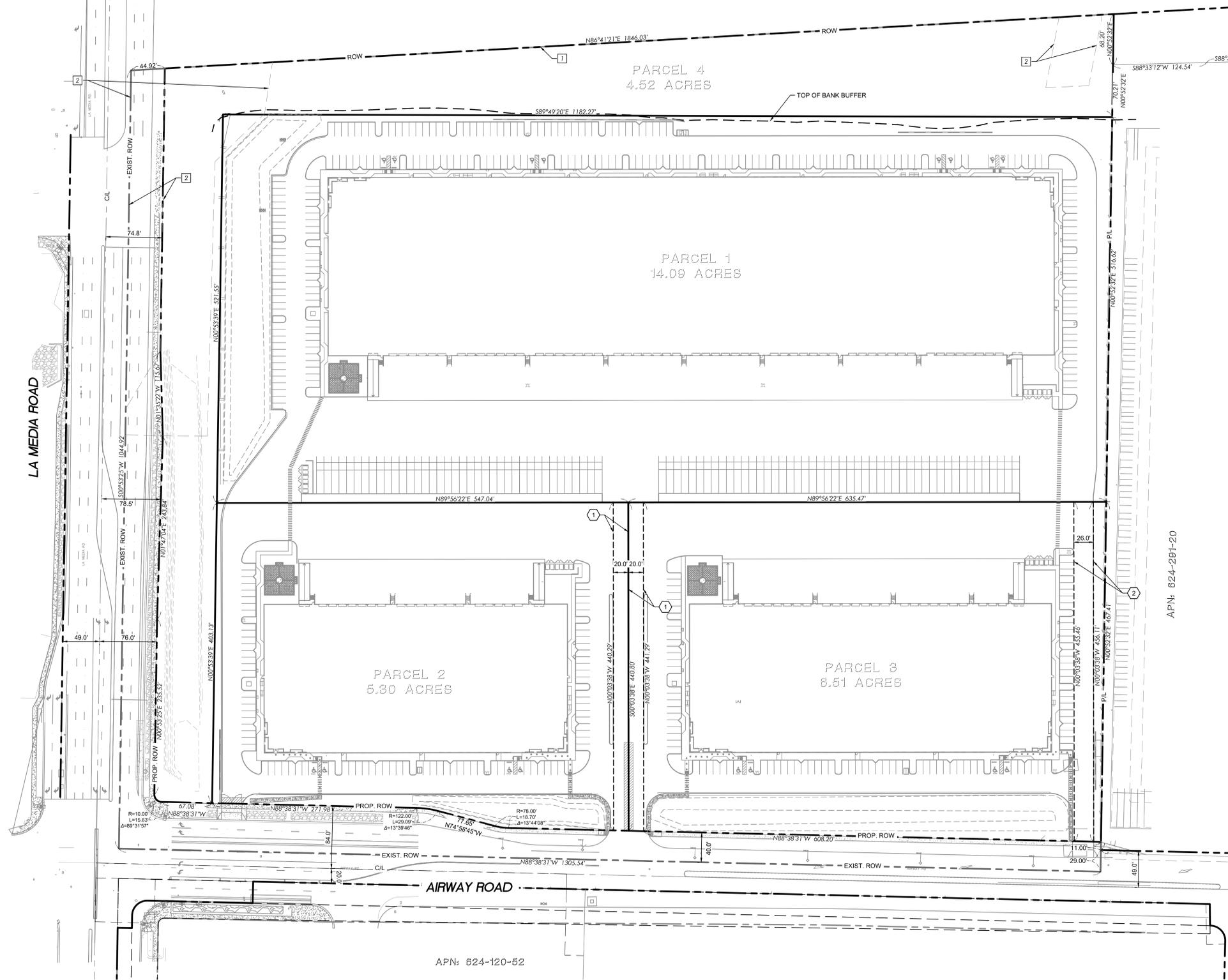
SUBMITTAL DATE:  
 SHEET 2 OF 13  
 C/P/AS/PA No. \_\_\_\_\_  
 PDP No. \_\_\_\_\_  
 NJP No. \_\_\_\_\_  
 SDF No. 2269857  
 SV No. \_\_\_\_\_  
 VTH No. 2269859  
 CC&S: 1784-6339  
 L.C.: 144-1779

REVISIONS  
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Scale \_\_\_\_\_  
 Project No. \_\_\_\_\_

EXISTING CONDITIONS

STATE ROUTE 905



APN: 624-118-30

APN: 624-261-20

APN: 624-120-52

**LEGEND:**

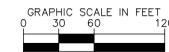
- PROJECT BOUNDARY
- CENTERLINE
- PROPOSED EASEMENTS
- EXISTING EASEMENTS
- PROPOSED LOT LINES
- EXISTING ROW

**EASEMENTS TO REMAIN:**

- SEE PRELIMINARY TITLE REPORT BY THE CHICAGO TITLE COMPANY, ORDER NO. 00114604-004-DD-TVA DATED JULY 29, 2019. ITEMS LISTED BELOW ARE SHOWN IN THE PRELIMINARY TITLE REPORT AND PLOTTABLE ITEMS ARE DENOTED THUS: [1] WITH LOCATIONS KEYED THE SAME HEREON.
- 1 THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ADJUTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED FEBRUARY 21, 2006 AS FILE NO. 2006-0119991, OFFICIAL RECORDS AFFECTS: SUBJECT PROPERTY; PLOTTED HEREON.
  - 2 AN EASEMENT FOR STATE OF CALIFORNIA FOR PUBLIC ROAD, DRAINAGE, CONSTRUCTION AND TEMPORARY CONSTRUCTION AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 21, 2006 AS FILE NO. 2006-0119991, OFFICIAL RECORDS AFFECTS: SUBJECT PROPERTY; PLOTTED HEREON.

**PROPOSED EASEMENTS:**

- 1 PROPOSED 20' ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 FROM PARCELS 2 AND 3.
- 2 PROPOSED 26' ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 FROM PARCEL 3.



PREPARED BY: KIMLEY HORN AND ASSOCIATES, INC.  
 NAME: \_\_\_\_\_  
 ADDRESS: 401 B STREET, SUITE 600, SAN DIEGO, CA 92101  
 PHONE: (619) 234-9411  
 PROJECT ADDRESS: \_\_\_\_\_  
 PROJECT NAME: MAJESTIC AIRWAY  
 SHEET TITLE: PROPOSED LOT LINES AND EASEMENT

REVISION 14: \_\_\_\_\_  
 REVISION 13: \_\_\_\_\_  
 REVISION 12: \_\_\_\_\_  
 REVISION 11: \_\_\_\_\_  
 REVISION 10: \_\_\_\_\_  
 REVISION 9: \_\_\_\_\_  
 REVISION 8: \_\_\_\_\_  
 REVISION 7: \_\_\_\_\_  
 REVISION 6: \_\_\_\_\_  
 REVISION 5: \_\_\_\_\_  
 REVISION 4: \_\_\_\_\_  
 REVISION 3: \_\_\_\_\_  
 REVISION 2: \_\_\_\_\_  
 REVISION 1: \_\_\_\_\_  
 SUBMITTAL DATE: \_\_\_\_\_  
 SHEET 3 OF 13  
 CPA/GSPA No. \_\_\_\_\_  
 POP No. \_\_\_\_\_  
 NJP No. 2269857  
 SV No. \_\_\_\_\_  
 VTM No. 2269859  
 CC&S: 1784-6339  
 L.C.: 144-1779

REVISIONS

Scale \_\_\_\_\_  
 Project No. \_\_\_\_\_

PROPOSED LOT LINES AND EASEMENT

Sheet