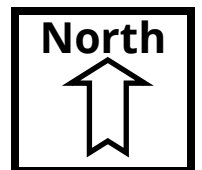
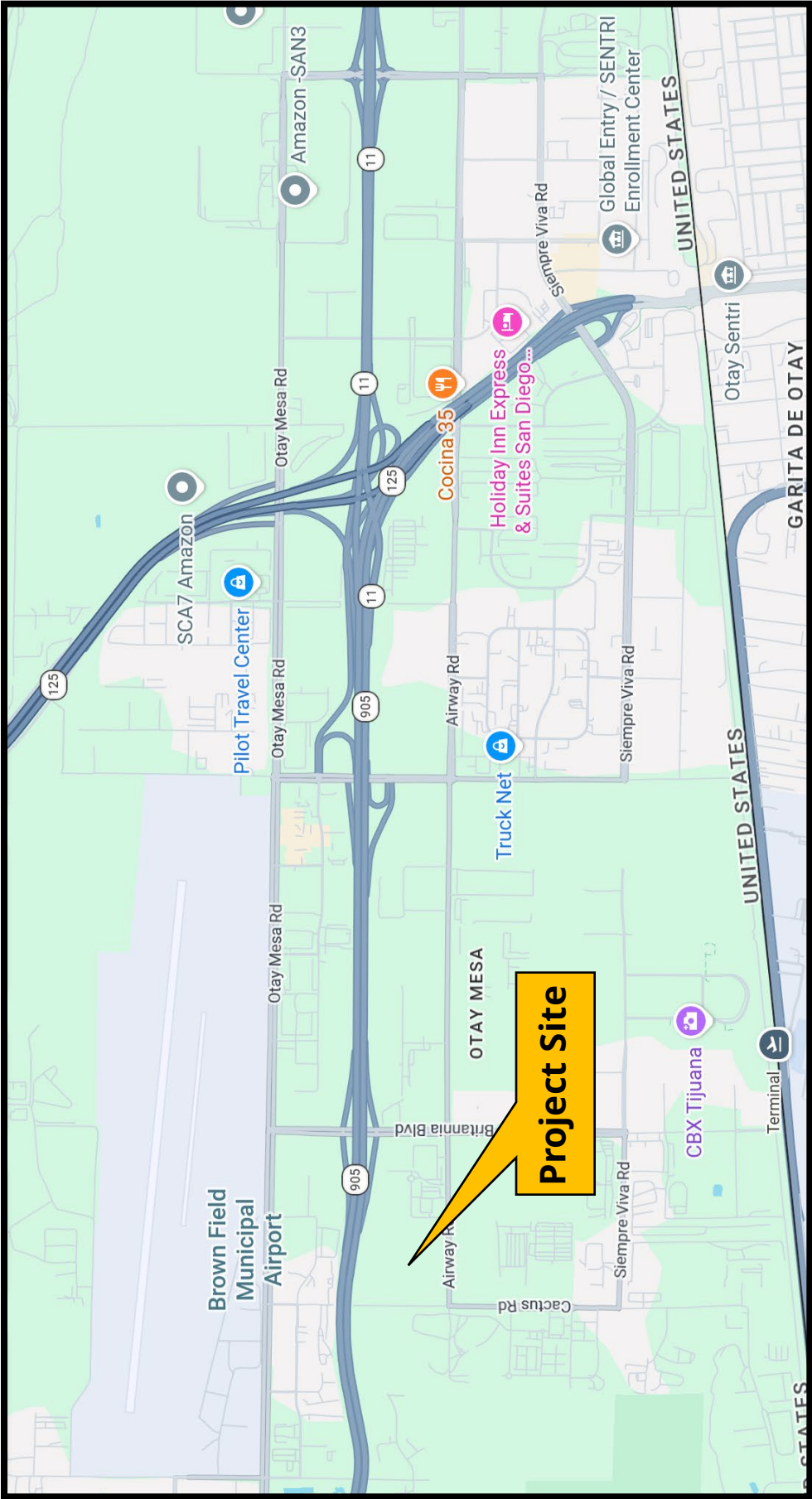
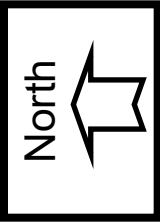




## Aerial Photo

Collection at Cactus  
PRJ-1111415 - 7020 Airway Road

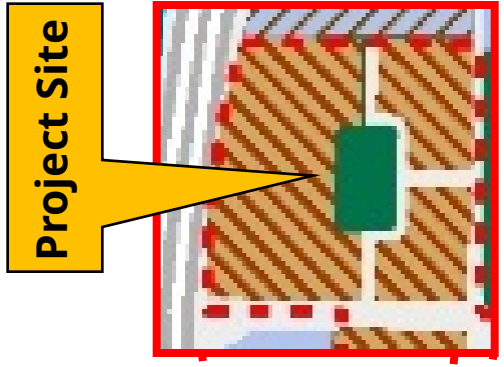
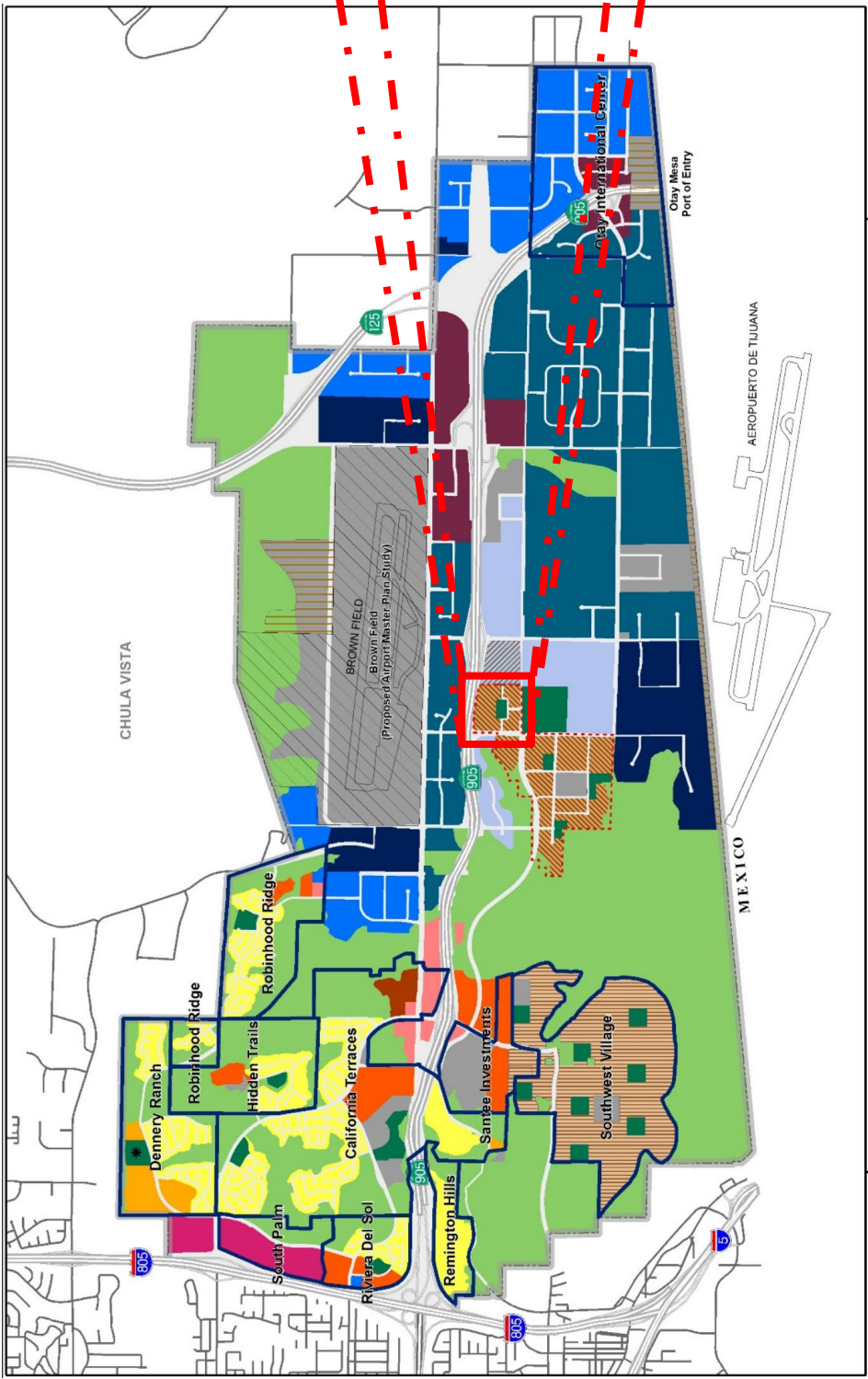
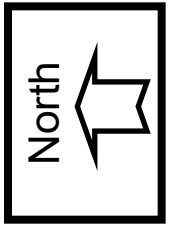




# Location Map

Collection at Cactus  
PRJ-1111415 - 7020 Airway Road





- Legend**
- Parks, Open Space, and Institutional**
    - Open Space
    - Parks
    - Institutional
  - Village Centers**
    - Neighborhood Village 15-23 du/ac
    - Community Village 30-35 du/ac

# Land Use Map

Collection at Cactus  
PRJ-1111415 - 7020 Airway Road



**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
DSD-1A

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION DSD-1A**

INTERNAL ORDER NUMBER: 24009835

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3273795  
SITE DEVELOPMENT PERMIT NO. PMT-3398899  
**COLLECTION AT CACTUS - PROJECT NO. PRJ-1111415 [MMRP]**  
PLANNING COMMISSION

This Neighborhood Development Permit No. PMT-3273795 and Site Development Permit No. PMT-3398899 is granted by the Planning Commission of the City of San Diego to JPI Real Estate Acquisitions II, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0402, 126.0502(a), and 126.0502(b). The 38.80-acre site is located at 7020 Airway Road in the RM-2-5 Zone, RM-3-7 Zone, CC-3-6 Zone, AR-1-1 Zone, Airport Land Use Compatibility Overlay Zone (Brown Field), Airport Influence Area (Review Area 1), Airport Safety Zone (Safety Zone 6), Communities of Concern, Complete Communities Mobility Choices (Mobility Zone 2), FAA Part 77 Noticing Area (546' AMSL), and Transit Priority Area within the Otay Mesa Central Village Specific Plan (CVSP) of the Otay Mesa Community Plan. The project site is legally described as: The Southwest Quarter of the Northeast Quarter of Section 33, Township 18 South, Range 1 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to Official Plat thereof.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide a 38.80 acre site into four lots for residential development and one lot for a public park, construct 985 multi-dwelling units on four newly created lots for residential development on Planning Area(PA)-10, 11, 12, and 13, and construct a public park on one newly created lot on PA 17 described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 16, 2026, on file in the Development Services Department.

The project shall include:

- a. The subdivision of one lot into five new lots;
- b. The construction of 985 multi-dwelling units on four new lots (PA-10 through 13);
- c. The construction of a 3.62 gross-acre public park on one new lot (PA 17);

- d. Allowable waivers from the following development regulations of the San Diego Municipal Code (SDMC) pursuant to SDMC section 143.0743;

<b>PA-10 REQUESTED WAIVERS</b>		
<b>CODE SECTION(S)</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>
SDMC 131.0540(c)(1)	Ground Floor Restrictions - residential use and residential parking are prohibited on the ground floor in the front 30 feet of the lot	No commercial space is proposed; all buildings are entirely residential use. Along all frontages, ground floor residential use occurs within the front 30 feet of the lot, ranging from within 4'-0" to 8'-9" of the property line.
SDMC 131.0552 & SDMC 131.0554	Transparency and Building Articulation requirements of base zone CC 3-6	Proposed unit design transparency varies per building per frontage type but is less than the required minimum 50% transparency per the SDMC. Building articulation is based on CVSP Policy 2.5-54 to minimize building openings (windows and doors) and usable outdoor spaces from having a direct line-of-sight with SR-905.
CVSP 3.4.3	Private Exterior Open Space - Minimum 50 square feet (sf) of private exterior open space per dwelling units (DU) with a minimum dimension of 4 feet	Approx. 7,000 sf of private exterior open space is proposed in the form of balconies/patios in townhome units 1, 2, 3, 4, 5, and 6. Townhome units 7, 8, and 9 do not have any balconies/patios.
SDMC 142.0525	Motorcycle parking - 0.1 space per DU per Table 142-05C	No motorcycle parking is proposed. However, each unit has a garage which the tenant could utilize for motorcycle parking.
SDMC 142.0525	Bicycle Parking - 0.4 space/DU for 1-bedroom units, 0.5 space/DU for 2-bedroom units, and 0.6 space/DU for 3-4 bedroom units per Table 142-05C	Five (5) bicycle spaces provided, located in the recreation area. Additionally, each unit has a garage which the tenant could utilize for bicycle storage.
SDMC 142.1010(a)	Loading Area requirements per Table 142-10B	No loading area proposed.

<b>PA-11 REQUESTED WAIVERS</b>		
<b>CODE SECTION(S)</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>
CVSP 3.4.3	Private Storage Requirements - 240 cubic feet per DU	308 of the proposed units will include enclosed personal storage closets located on decks/patios at an average size of 82 cubic feet. 118 of the proposed units will have access to a personal garage, which the tenant could utilize for additional storage.
CVSP 3.4.3	Maximum Structure Height - 45 feet	Proposed maximum building height of ±60'-6".
SDMC 142.0525	Motorcycle Parking - 0.1 space per DU per Table 142-05C per Table 142-05C	No motorcycle parking is proposed.
SDMC 142.0525	Bicycle Parking - 0.4 space/DU for 1-bedroom units, 0.5 space/DU for 2-bedroom units, and 0.6 space/DU for 3-4 bedroom units per Table 142-05C per Table 142-05C	Five (5) bicycle spaces provided, located in the recreation area.
SDMC 142.1010(a)	Loading Area requirements per Table 142-10B	No loading area proposed.

<b>PA-12 REQUESTED WAIVERS</b>		
<b>CODE SECTION(S)</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>
CVSP 3.4.3	Private Storage Requirements - 240 cubic feet per DU	340 of the proposed units will include enclosed personal storage closets located on decks/patios at an average size of 82 cubic feet. 132 of proposed units will have access to a personal garage which tenant could utilize for additional storage.
CVSP 3.4.3	Maximum Structure Height - 45 ft	Proposed maximum building height of ±57'-1". The FAA has reviewed and cleared the height

		for any potential interference with Brown Field.
SDMC §142.0403	Remaining Yards: Landscape Requirements	Landscape yard area reduction buildings 3, 8, and 11
SDMC 142.0525	Motorcycle Parking - 0.1 space per DU per Table 142-05C	Six (6) motorcycle parking is proposed.
SDMC 142.0525	Bicycle Parking - 0.4 space/DU for 1-bedroom units, 0.5 space/DU for 2-bedroom units, and 0.6 space/DU for 3-4 bedroom units per Table 142-05C	Five (5) bike spaces provided, located in the recreation area.
SDMC 142.1010(a)	Loading area requirements per Table 142-10B	No loading area proposed.
SDMC 142.0560(b)	Off-street Parking Space - parallel to aisle (interior space) minimum dimension 8' wide x 21' long	7' wide x 22' long parallel parking spaces with a 24' wide drive aisle.

<b>PA-13 REQUESTED WAIVERS</b>		
<b>CODE SECTION(S)</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>
CVSP 3.4.3	Minium Street Side Setback - 10 feet	Building 20 along Street D extends several feet into setback, within 1' of the property line at the closest point.
CVSP 3.4.3	Private Exterior Open Space - min. 50 sf of private exterior open space per DU with a min. dimension of 4 ft	Approx. 11,560 square feet of private exterior open space is proposed in the form of balconies/patios in townhome units 1, 2, 3, 4, 5, and 6. Townhome units 7, 8, and 9 do not have any balconies/patios.
SDMC 142.0525	Motorcycle Parking - 0.1 space per DU per Table 142-05C	No motorcycle parking is proposed. However, each unit has a garage which the tenant could utilize for motorcycle parking.
SDMC 142-05C	Bicycle Parking - 0.4 space/DU for 1-bedroom units, 0.5 space/DU for 2-bedroom units, and 0.6 space/DU for 3-4 bedroom units per Table 142-05C	5 bike spaces provided, located in the recreation area. Additionally, each unit has a garage which the tenant could utilize for bicycle storage.

SDMC 142.1010(a)	Loading Area requirements per Table 142-10B	No loading area proposed.
SDMC §142.0403	Remaining Yards: Landscape Requirements	Landscape yard area reduction buildings 3, 9, 10, 14, 15, 21, and 22

- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking; and
- g. 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 May 1, 2029.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

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

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

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

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

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

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

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

12. 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.

13. The mitigation measures specified in the MMRP and outlined in Addendum to Final Program Environmental Impact Report No. 30330/304032 and MMRP No. 1111415, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Addendum to Final Program Environmental Impact Report No. 30330/304032 and MMRP No. 1111415, 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**
- Air Quality**
- Traffic/Circulation**

**15. PRECONSTRUCTION SURVEY ELEMENT**

**Prior to Permit or Notice to Proceed Issuance:**

1. As this project has been determined to be BUOW occupied or to have BUOW occupation potential, the Applicant Department or Permit Holder shall submit evidence to the ADD of Entitlements and Multiple Species Conservation Program (MSCP) staff verifying that a Biologist possessing qualifications pursuant "Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency Department of Fish and Game. March 7, 2012 (hereafter referred as CDFG 2012, Staff Report), has been retained to implement a burrowing owl construction impact avoidance program.

2. The qualified BUOW biologist (or their designated biological representative) shall attend the pre-construction meeting to inform construction personnel about the City's BUOW requirements and subsequent survey schedule.

**Prior to Start of Construction:**

1. The Applicant Department or Permit Holder and Qualified Biologist must ensure that initial pre-construction/take avoidance surveys of the project "site" are completed between 14 and 30 days before initial construction activities, including brushing, clearing, grubbing, or grading of the project site; regardless of the time of the year. "Site" means the project site and the area within a radius of 450 feet of the project site. The report shall be submitted and

approved by the Wildlife Agencies and/or City MSCP staff prior to construction or BUOW eviction(s) and shall include maps of the project site and BUOW locations on aerial photos.

2. The pre-construction survey shall follow the methods described in CDFG 2012, Staff Report -Appendix D

3. 24 hours prior to commencement of ground disturbing activities, the Qualified Biologist shall verify results of preconstruction/take avoidance surveys. Verification shall be provided to the City's Mitigation Monitoring and Coordination (MMC) and MSCP Sections. If results of the preconstruction surveys have changed and BUOW are present in areas not previously identified, immediate notification to the City and WA's shall be provided prior to ground disturbing activities.

**During Construction:**

1. **Best Management Practices shall be employed as** BUOWs are known to use open pipes, culverts, excavated holes, and other burrow-like structures at construction sites. Legally permitted active construction projects which are BUOW occupied and have followed all protocol in this mitigation section, or sites within 450 feet of occupied BUOW areas, should undertake measures to discourage BUOWs from recolonizing previously occupied areas or colonizing new portions of the site. Such measures include, but are not limited to, ensuring that the ends of all pipes and culverts are covered when they are not being worked on, and covering rubble piles, dirt piles, ditches, and berms.

2. **On-going BUOW Detection** - If BUOWs or active burrows are not detected during the pre-construction surveys, Section "A" below shall be followed. If BUOWs or burrows are detected during the pre-construction surveys, Section "B" shall be followed. NEITHER THE MSCP SUBAREA PLAN NOR THIS MITIGATION SECTION ALLOWS FOR ANY BUOWs TO BE INJURED OR KILLED OUTSIDE OR WITHIN THE MHPA; in addition, IMPACTS TO BUOWs WITHIN THE MHPA MUST BE AVOIDED.

**A. Post Survey Follow Up if Burrowing Owls and/or Signs of Active Natural or Artificial Burrows Are Not Detected During the Initial Pre-Construction Survey -**

Monitoring the site for new burrows is required using CDFW Staff Report 2012 Appendix D methods for the period following the initial pre-construction survey, until construction is scheduled to be complete and is complete (*NOTE - Using a projected completion date (that is amended if needed) will allow development of a monitoring schedule*).

- 1) If no active burrows are found but BUOWs are observed to occasionally (1-3 sightings) use the site for roosting or foraging, they should be allowed to do so with no changes in the construction or construction schedule.
- 2) If no active burrows are found but BUOWs are observed during follow up monitoring to repeatedly (4 or more sightings) use the site for roosting or foraging, the City's MMC and MSCP Sections shall be notified and any portion of the site

where owls have been sites and that has not been graded or otherwise disturbed shall be avoided until further notice.

- 3) If a BUOW begins using a burrow on the site at any time after the initial pre-construction survey, procedures described in Section B must be followed.
- 4) Any actions other than these require the approval of the City and the Wildlife Agencies.

**B. Post Survey Follow Up if Burrowing Owls and/or Active Natural or Artificial Burrows are detected during the Initial Pre-Construction Survey** - Monitoring the site for new burrows is required using Appendix D CDFG 2012, Staff Report for the period following the initial pre-construction survey, until construction is scheduled to be complete and is complete (*NOTE - Using a projected completion date (that is amended if needed) will allow development of a monitoring schedule which adheres to the required number of surveys in the detection protocol*).

- 1) This section (B) applies only to sites (including biologically defined territory) wholly outside of the MHPA – **all direct and indirect impacts to BUOWs within the MHPA SHALL be avoided.**
- 2) If one or more BUOWs are using any burrows (including pipes, culverts, debris piles etc.) on or within 300 feet of the proposed construction area, the City's MMC and MSCP Sections shall be contacted. The City's MSCP and MMC Section shall contact the Wildlife Agencies regarding eviction/collapsing burrows and enlist appropriate City biologist for on-going coordination with the Wildlife Agencies and the qualified consulting BUOW biologist. No construction shall occur within 300 feet of an active burrow without written concurrence from the Wildlife Agencies. This distance may increase or decrease, depending on the burrow's location in relation to the site's topography, and other physical and biological characteristics.
  - a) **Outside the Breeding Season** - If the BUOW is using a burrow on site outside the breeding season (i.e. September 1 – January 31), the BUOW may be evicted after the qualified BUOW biologist has determined via fiber optic camera or other appropriate device, that no eggs, young, or adults are in the burrow. Eviction requires preparation of an Exclusion Plan prepared in accordance with CDFW Staff Report 2012, Appendix E (or most recent guidance available) for review and submittal to Wildlife Agencies. Written concurrence from the Wildlife Agencies is required prior to Exclusion Plan implementation.
  - b) **During Breeding Season** - If a BUOW is using a burrow on-site during the breeding season (Feb 1-Aug 31), construction shall not occur within 300 feet of the burrow until the young have fledged and are no longer dependent on the burrow, at which time the BUOWs can be evicted. Eviction requires preparation of an Exclusion Plan prepared in accordance with CDFW Staff Report 2012, Appendix E (or most recent guidance available) for review and submittal to Wildlife Agencies. Written

concurrence from the Wildlife Agencies is required prior to Exclusion Plan implementation.

**3. Survey Reporting During Construction** - Details of construction surveys and evictions (if applicable) carried out shall be immediately (within 5 working days or sooner) reported to the City's MMC, and MSCP Sections and the Wildlife Agencies and must be provided in writing (as by e-mail) and acknowledged to have been received by the required Agencies and DSD Staff member(s).

**Post Construction:**

1. Details of the all surveys and actions undertaken on-site with respect to BUOWs (i.e. occupation, eviction, locations etc.) shall be reported to the City's MMC Section and the Wildlife Agencies within 21 days post-construction and prior to the release of any grading bonds. This report must include summaries off all previous reports for the site; and maps of the project site and BUOW locations on aerial photos.

**AFFORDABLE HOUSING REQUIREMENTS:**

15. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code and Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project which contains a 32.5% density bonus (166 units in addition to what is permitted by the underlying zoning regulations) alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 62 affordable units with rents of no more than 30% of 60% of AMI, and 26 affordable units with rents of no more than 30% of 50% AMI for no fewer than 55 years. The unit mix and characteristics for the affordable units – including, but not limited to: number of bedrooms, square footage, and amenities – must be comparable to the unit mix and characteristics for the unrestricted units in the project.

**AIRPORT REQUIREMENTS:**

16. Prior to issuance of a building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

**ENGINEERING REQUIREMENTS:**

17. The Neighborhood Development Permit and Site Development Permit shall comply with all Conditions of the Final Map for the Tentative Map PMT-3273796.

18. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate additional Right of Way on Airway Road, Cactus Road and Continental Road, in accordance with Exhibit "A", to the satisfaction of the City Engineer.
19. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate Right of Way for the construction of new roads, Street D and Park Way, in accordance with Exhibit "A", to the satisfaction of the City Engineer.
20. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate a 20-foot-wide drainage easement, in accordance with Exhibit "A", to the satisfaction of the City Engineer.
21. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of new City Standard curb and gutter adjacent to the site, in accordance with Exhibit "A", to the satisfaction of the City Engineer.
22. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of new City Standard non-contiguous sidewalk adjacent to the site, in accordance with Exhibit "A", to the satisfaction of the City Engineer.
23. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of new City Standard curb ramps at all intersections adjacent to the site, in accordance with Exhibit "A", to the satisfaction of the City Engineer.
24. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of new City Standard driveways adjacent to the site, in accordance with Exhibit "A", to the satisfaction of the City Engineer.
25. Prior to the issuance of any building permit, the Owner/Permittee shall assure obtain an Encroachment Maintenance and Removal Agreement (EMRA) for the landscape, irrigation, private storm drains and non-standard driveway adjacent to the site, in accordance with Exhibit "A", to the satisfaction of the City Engineer.
26. Prior to the issuance of a building permit, a hydrologic analysis shall be provided to assess the pre-developed and post-developed condition 100-year peak flows to each discharge location. Peak flow attenuation shall be provided when the post-developed condition 100-year peak flow exceeds the pre-developed 100-year peak flow. To simulate peak flow attenuation, the inflow hydrograph should be constructed based on a 6-hour design storm as detailed in guidance provided by the County of San Diego. Stage-storage and stage-discharge data should be developed following Conjunctive Use Guidelines set forth by the County of San Diego, and the routed outflow hydrograph should be generated using computational methods. Following the detention routing, report the 100-year peak inflow and hydrograph, the 100-year peak outflow and hydrograph, and the 100-year water surface elevation in the detention facility, to the satisfaction of the City Engineer.
27. The drainage system proposed for this development, as shown on the site plan, is private and subject to the approval of the City Engineer.

28. Prior to the issuance of any building permit, the Owner/Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of public drainage conveyed to private property, to the satisfaction of the City Engineer.
29. Development of this project shall comply with all permanent stormwater requirements set forth in Municipal Stormwater Permit No. 2013-0001, or any subsequent order, as well as the current version of the City of San Diego's Stormwater Standards Manual.
30. Prior to the issuance of any building permit, the Owner/Permittee shall submit a Technical Report (Stormwater Quality Management Plan), which shall be subject to final review and approval by the City Engineer, in accordance with the City's Stormwater Standards Manual in effect at the time of the construction permit issuance.
31. Prior to the issuance of any building permit, the Owner/Permittee shall enter into a Stormwater Management Device Maintenance Agreement (SWMDCMA) detailing the ongoing maintenance of permanent Best Management Practices (BMP), to the satisfaction of the City Engineer.
32. Development of this project shall comply with all stormwater construction requirements of the State Construction General Permit, Order No. 2022-0057-DWQ. In accordance with this order, or any subsequent order, a Risk Level Determination shall be calculated for the site, and a Stormwater Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
33. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI), including 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. If ownership of the entire site or any portion of the site changes prior to the filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with Section II.C of Order No. 2022-0057-DWQ, and a copy shall also be submitted to the City.

**LANDSCAPE REQUIREMENTS:**

34. 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.
35. 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.

36. 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).

37. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

38. 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.

39. 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.

**PARKS & RECREATION REQUIREMENTS:**

40. The Owner/Permittee shall provide 3.62 acres (gross) of recreational facilities satisfying the development's population-based park requirements, per the City of San Diego Parks Master Plan, as labeled as "Lot A - Park" on the Overall Site Plan of the Site Development Plans of the approved Exhibit "A" to the satisfaction of the Parks and Recreation Director or designee.

41. The 3.62 acres (gross) of recreational facilities satisfying population-based park requirements within the project boundaries shall be publicly accessible in perpetuity.

42. Prior to final inspection of the first dwelling unit in the development, the Owner/Permittee shall prepare and obtain Parks and Recreation Department Director or designee approval of General Development Plans for the 3.62 acres (gross) of the recreational facilities satisfying population-based park requirements as indicated on the approved Exhibit A plan sheets titled "Lot A - Park". The General Development Plans shall be in conformance with the Parks and Recreation Department's Park Design Manual, and the City of San Diego Council Policy 600-33 COMMUNITY NOTIFICATION

AND INPUT FOR CITY-WIDE PARK DEVELOPMENT PROJECTS, which requires community input, recommendation for approval from the Community Recreation Group, and recommendation of approval by the City of San Diego Parks and Recreation Board.

43. All utility infrastructure for the 3.62 acres (gross) of recreational facilities satisfying population-based park requirements shall be segregated from the utility infrastructure for the private development.

44. Prior to the issuance of any of the development's grading permits, public improvement permits, and permits associated with the park construction, plans shall be reviewed and approved by the Parks and Recreation Department.

45. Any portion of the private development that is satisfying the development's population-based park requirements shall be designed and constructed in accordance with all Disability Access Laws, all federal, state and local accessibility laws, regulations and standards including but not limited to the applicable version of the Americans with Disabilities Act (ADA), Title II Regulations 28 CFR Part 35 and 35.151, including the 2010 ADA Standards for Accessible Design, (Appendix A of 28 CFR PART 36) (ADAS); The State of California Code of Regulations (CCR), including the current California Building Code (CBC) and the current California Access Compliance Reference Manual; and City of San Diego Access Memorandums.

46. Prior to submitting 60 percent construction drawings to the Parks and Recreation Department, as required by the Park Design Manual, for any portion of the private development proposed to satisfy the development's population-based park requirements, the Owner/Permittee shall submit to Parks and Recreation any substantial deviations from the approved General Development Plans for the 3.62 acres (gross) of recreational facilities. Parks and Recreation will review the proposed changes to determine whether the Owner/Permittee is required to process a General Development Plan Amendment per Council Policy 600-33.

47. Any recreational facilities that satisfy the development's population-based park requirements shall be designed and constructed in accordance with the City's Park Development Standard Terms and Conditions, the approved General Development Plan, and the Park Design Manual, to the satisfaction of the Parks and Recreation Director or designee. The Owner/Permittee shall ensure the Parks and Recreation Department's review and approval of park construction plans prior to submittal of the plans to Development Services Department for permitting.

48. If the development is receiving park credit for long-term maintenance in accordance with the Parks Master Plan, prior to final inspection of the first dwelling unit in the development, the Owner/Permittee shall enter into a fully executed Park Maintenance Agreement (PMA) for the long-term maintenance of 3.62 acres (gross) of recreational facilities satisfying the development's population-based park requirements as indicated on the Site Development Plans of the approved Exhibit "A". This includes compliance with prevailing wage and meet-and-confer process with employee organizations.

49. The Owner/Permittee shall ensure that any Substantial Conformance Review (SCR) for the development is reviewed by Parks and Recreation for consistency with the approved Permit Conditions.

50. Prior to the final inspection of the first dwelling units in the development, a performance and payment bond shall be provided covering 100% of the hard and soft costs for the design and construction of the recreational facilities satisfying the development's population-based park requirements.

51. Prior to requesting final inspection for any of the last 50% of the total dwelling units of the development, the recreational facilities satisfying population-based park requirements shall be constructed to the satisfaction of the Parks and Recreation Director or designee.

**PLANNING/DESIGN REQUIREMENTS:**

52. 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 by the appropriate City decision maker in accordance with the SDMC, except as identified in the waivers, above.

53. 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.

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

55. 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.

56. The Owner/Permittee shall provide 1,300 square feet of amenity space as part of Planning Area 13 to accommodate business space to support residents who work from home and will be available to residents who reside in Planning Area 10. This business space satisfies the Mixed-Use intent of Planning Area 10 as outlined in the Central Village Specific Plan.

**TRANSPORTATION REQUIREMENTS**

57. 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.

58. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 25-foot-wide driveway along Cactus Road to access Planning Area 11, 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.

59. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of four (4) 25-foot-wide driveways along Street 'D' to access Planning Areas 10, 11, 12, and 13, 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 issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 25-foot-wide non-standard driveway along Street 'D' (opposite of Continental Street) with an Encroachment Maintenance and Removal Agreement (EMRA) to access Planning Area 12, as shown on Exhibit 'A', satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

61. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of two (2) 25-foot-wide driveways along Park Way to access Planning Areas 10 and 13, as shown on Exhibit 'A', satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

62. The Owner/Permittee shall provide and maintain adequate intersection sight distance at all project driveways, satisfactory to the City Engineer. All improvements to achieve this shall be completed prior to first occupancy.

63. Prior to first occupancy, the Owner/Permittee shall provide and privately maintain the following Transportation Amenities totaling at least 4 points, as shown on Exhibit A:

- Two (2) Delivery Support Areas (one in PA-11 and one in PA-12) - Provide a secure area on-site for receipt of deliveries that offers at least one of the following: (1) closed lockers, (2) temporary storage for packages, laundry, and other deliveries, or (3) temporary refrigeration for groceries. (2 points)
- On-site Bicycle Repair Station - Install and properly maintain an on-site public bicycle repair station. The bicycle repair station must be located in a well-lit area, near the street frontage and must include, at a minimum, a bike pump, English and metric Allen wrenches, pedal wrench, headset wrench, tire levers, and screwdrivers. (2 points)

64. Prior to first occupancy, the Owner/Permittee shall provide and privately maintain at least one of the following publicly accessible pedestrian amenities for every 250 linear feet of street frontage such as: trash receptacle and recycling container; seating comprised of movable seats, fixed individual seats, benches with or without backs, or design feature seating, such as seat walls, ledges, or seating steps; pedestrian-scale lighting that illuminates the adjacent sidewalk; public artwork; community wayfinding signs; or enhancement of a bus stop or public transit waiting station within 1,000 feet of the premises, per the Climate Action Plan (CAP) Consistency Regulations, satisfactory to the Development Services Department.

65. Prior to first occupancy, the Owner/Permittee shall provide and maintain at least 50% (10 short-term bicycle spaces) of all residential bicycle parking spaces to be supplied with an individual outlet for electric charging at each bicycle space.

66. Prior to issuance of the first building permit, the Owner/Permittee shall record a vehicular and pedestrian access easement between Planning Areas 11 and 12, satisfactory to the City Engineer.

67. Airway Road between Cactus Road and Continental Street - Prior to issuance of any building permit, the Owner/Permittee shall dedicate 43 to 70 feet of right-of-way to provide 63 feet to 90 feet centerline to right-of-way line and assure by permit and bond to widen Airway Road between Cactus Road and Continental Street as a 3-lane collector (2 westbound lanes/1 eastbound lane), underground existing overhead electrical lines and power poles, and construct a 14-foot wide parkway with 6-foot wide non-contiguous sidewalk and buffered Class II bike lane on the north side of 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.

68. Park Way between Airway Road and Street 'D' - Prior to issuance of any building permit, the Owner/Permittee shall dedicate 80 feet of right-of-way and assure by permit and bond the construction of Park Way between Airway Road and Proposed Street 'D' as 46 feet curb-to-curb on 80 feet of right-of-way two-lane collector with two-way center left turn lane with parking on both sides, 22-foot wide parkway with 6 ft wide non-contiguous sidewalk, 2-foot wide landscape, 8-foot wide Class I bike path and 6-foot wide landscape on the west side and 12-foot wide parkway with 6-foot wide non-contiguous sidewalk on the east side 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.

69. Continental Street between Street 'D'/Colchester Court and Airway Road - Prior to issuance of any building permit, the Owner/Permittee shall dedicate 43 feet of right-of-way and assure by permit and bond the construction of half width improvements (43 feet centerline to right-of-way line) along Continental Street between Street 'D'/Colchester Court and Airway Road as a two-lane collector with two-way center left turn lane with parking on both sides and 12-foot wide parkway with 6-foot wide non-contiguous sidewalk on the west side only and buffered Class II bike lanes on both sides as shown on 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.

70. Street 'D' between Cactus Road and Park Way - Prior to issuance of any building permit, the Owner/Permittee shall dedicate 86 feet of right-of-way and assure by permit and bond the construction of Street 'D' between Cactus Road and Park Way as 62 feet curb-to-curb on 86 feet of right-of-way two-lane collector with two-way center left turn lane with parking on both sides, 12-foot wide parkway with 6-foot wide non-contiguous sidewalk, and buffered Class II bike lanes on both sides, 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.

71. Street 'D' between Park Way and Continental Street - Prior to issuance of any building permit, the Owner/Permittee shall dedicate 60 to 70 feet of right-of-way (70 feet east of Park Way to accommodate an exclusive westbound left turn lane) and assure by permit and bond the construction of Street 'D' between Park Way and Continental Street as 36 feet to 46 feet curb-to-curb on 60 feet to 70 feet right-of-way two-lane collector with parking on both sides and 12-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 completed and operational prior to first occupancy.

72. Cactus Road between Airway Road and Street 'D' - Prior to issuance of any building permit, the Owner/Permittee shall dedicate 35 feet of right-of-way to provide 55 feet centerline to right-of-way line and assure by permit and bond to widen Cactus Road between Airway Road and Street 'D' as a 3-lane collector (2 lanes northbound/1 lane southbound), underground existing overhead electrical lines and power poles on the east side of Cactus Road, construct a 12-foot wide parkway with 6-foot wide non-contiguous sidewalk, and buffered Class II bike lane on the east side of Cactus 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.

73. Cactus Road, north of Street 'D' - Prior to issuance of any building permit, the Owner/Permittee shall dedicate 30 to 35 feet of right-of-way to provide 50 to 55 feet centerline to right-of-way line and assure by permit and bond to widen Cactus Road north of Street 'D' as a 3-lane collector (2 lanes northbound/1 lane southbound), underground existing overhead electrical lines and power poles on the east side of Cactus Road, construct a 12-foot wide parkway with 6-foot wide non-contiguous sidewalk, and buffered Class II bike lane on the east side of Cactus 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.

74. Park Way and Airway Road - Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond to construct the intersection of Park Way/Airway Road as a right-in/right-out only side-street stop-controlled intersection (Park Way), and installation of temporary glued down delineators along Airway Road to restrict left-in/left-out access until Airway Road is widened and a raised median is constructed. The following minimum lane configuration shall be constructed at the intersection of Park Way / Airway Road per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy:

- Southbound approach: right-turn lane
- Westbound approach: one through lane and a shared through-right turn lane
- West leg: configured with two receiving lanes

75. Cactus Road and Street 'D' - Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond to construct the intersection of Cactus Road / Street 'D' as a side-street stop-controlled intersection (Street 'D') with the following lane configurations per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy:

- Westbound approach: one left turn lane and one right turn lane
- Northbound approach: through and shared through-right turn lane
- North leg: configured with two receiving lanes

76. Park Way and Street 'D' - Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond to construct the intersection of Park Way/Street 'D' as a side-street stop-controlled intersection (Park Way) with the following lane configurations per current City standards,

satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy:

- Northbound approach: shared left-right turn lane
- Eastbound approach: shared through-right turn lane
- Westbound approach: left turn lane and through lane

77. Continental Street/PA-12 Driveway and Street D/Colchester Ct - Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond to construct and reconfigure the intersection of Continental Street/PA-12 Driveway and Street D/Colchester Ct with the following lane configurations and maintained as an all-way stop-controlled intersection per current City standards, satisfactory to the City Engineer.

- Northbound approach: shared left-through-right lane
- Eastbound approach: shared left-through-right lane
- Westbound approach: shared left-through-right lane

78. Britannia Boulevard, between SR-905 EB Ramps and Airway Road - Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond to improve Britannia Boulevard between SR-905 Eastbound Ramps and Airway Road from a 5-Lane Prime Arterial (2 NB/3 SB) to a 6-Lane Prime Arterial per current City standards and Caltrans standards, satisfactory to the City Engineer and Caltrans. This improvement shall include the reconstruction of the existing raised median to provide an additional northbound lane and restriping the existing pavement to accommodate this roadway configuration. The improvement does not require widening the existing curb-to-curb width along the segment. All improvements shall be completed and operational prior to first occupancy. The following items will be required prior to the Caltrans Encroachment Permit submittal: An approved Caltrans Intersection Safety and Operational Assessment Process (ISOAP) Stage 1 with conclusion to comply with Appendix B submitted on August 22, 2025, and traffic signal plan sheets.

79. Airway Road, between Continental Street and Britannia Boulevard – Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond to improve Airway Road between Continental Street and Britannia Boulevard from a 2-Lane Collector to a 3-Lane (1EB/2WB) Collector per current City standards, satisfactory to the City Engineer. This improvement shall include restriping the existing pavement to accommodate this roadway configuration. All improvements shall be completed and operational prior to first occupancy.

80. Airway Road, between Britannia Boulevard and 50 feet west of La Media Road – Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond to improve Airway Road between Britannia Boulevard and 50 feet west of La Media Road from a 2-Lane Collector to a 2-Lane Collector with a two-way center left-turn lane per current City standards, satisfactory to the City Engineer. This improvement shall include restriping the existing pavement to accommodate this roadway configuration and removal of parking along the roadway. Furthermore, this improvement does not require widening of existing right-of-way. All improvements shall be completed and operational prior to first occupancy.

81. Cactus Road, south of Airway Road – Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond to improve Cactus Road south of Airway Road from a 2-Lane Collector to a 3-Lane (1NB/2SB) Major Arterial per current City standards, satisfactory to the City Engineer. This improvement shall include the construction of a raised median and restriping within the existing pavement to accommodate this lane configuration. All improvements shall be completed and operational prior to first occupancy.

82. Cactus Road and Otay Mesa Road - Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond to lengthen the existing 110-foot northbound right turn lane by 20 feet to provide a total of 130 feet northbound right turn lane storage length via signage and striping plans at the intersection of Cactus Road and Otay Mesa Road per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

83. Britannia Boulevard and SR-905 Westbound Ramps - Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond to lengthen the existing 330-foot westbound left turn lane by 120 feet to provide a total of 450 feet westbound left turn lane storage length with appropriate transition at the intersection of Britannia Boulevard and SR-905 Westbound Ramps per current City standards and Caltrans standards, satisfactory to the City Engineer and Caltrans. All improvements shall be completed and operational prior to first occupancy.

84. Britannia Boulevard and Airway Road - Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond to lengthen the existing 210 feet long northbound left turn lane by 90 feet to provide a total of 300 feet northbound left turn lane storage length with appropriate transition at the intersection of Britannia Boulevard and Airway Road, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

85. Britannia Boulevard and Airway Road - Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond to lengthen the existing 300 feet long eastbound left turn lane by 100 feet to provide dual eastbound left turn lanes each with 400 feet of storage length with appropriate transition at the intersection of Britannia Boulevard and Airway Road, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

86. Britannia Boulevard and Otay Mesa Road – Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the restriping of the westbound approach to accommodate dual left-turn lanes and three through lanes and associated traffic signal modification at the intersection of Britannia Boulevard and Otay Mesa Road per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

87. Britannia Boulevard and SR-905 Westbound Ramps - Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the restriping of the westbound off-ramp approach to accommodate an exclusive left-turn lane, a shared left-through-right lane, an exclusive right-turn, and associated traffic signal modification at the intersection of Britannia

Boulevard & SR-905 Westbound per current City standards and Caltrans standards, satisfactory to the City Engineer and Caltrans. All improvements shall be completed and operational prior to first occupancy. These recommended mitigation measures are consistent with the ultimate intersection geometrics assumption of the OMCPU EIR's analysis of traffic at OMCPU buildout.

88. Britannia Boulevard and SR-905 Eastbound Ramps – Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the reconfiguration of the northbound approach to accommodate two through lanes and a shared through-right lane and associated traffic signal modification at the intersection of Britannia Boulevard & SR-905 Eastbound Ramps and reconstruction of existing raised median along Britannia Boulevard per current City standards and Caltrans standards, satisfactory to the City Engineer and Caltrans. All improvements shall be completed and operational prior to first occupancy. These recommended mitigation measures are consistent with the ultimate intersection geometrics assumption of the OMCPU EIR's analysis of traffic at OMCPU buildout.

89. Britannia Boulevard and Airway Road – Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond to restripe the eastbound approach to accommodate 400-foot dual left-turn lanes and a shared through-right turn lane and restripe the southbound approach to accommodate a left-turn lane, one through lane and dual right-turn lanes and associated traffic signal modification at the intersection of Britannia Boulevard and Airway Road per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

90. Continental Street and Airway Road - Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the signalization of the Continental Street and Airway Road intersection. The following minimum lane configuration shall be constructed at the intersection per current City standards:

- Southbound approach: left-turn lane and a right-turn lane
- Eastbound approach: left-turn lane and one through lane
- West Leg: configured with two receiving lanes
- Westbound Approach: one through lane and shared through right-turn lane

All improvements shall be satisfactory to the City Engineer and shall be completed and operational prior to first occupancy.

91. Cactus Road and Airway Road – Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the reconfiguration of the intersection of Cactus Road and Airway Road with the following lane configuration per current City standards:

- North leg: configured with two receiving lanes
- Westbound approach: one left-turn lane and one right-turn lane

All improvements shall be satisfactory to the City Engineer and shall be completed and operational prior to first occupancy.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

92. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond the design and construction all public sewer facilities as required in the accepted sewer study for this project, excepting as noted in condition 63 below ("Gap Piece"), in a manner satisfactory to the Public Utilities Department and the City Engineer. Sewer facilities, as shown on the approved Exhibit "A", may require modification based on the accepted sewer study and final engineering.
93. The Owner/Permittee shall design and construct all proposed public sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Sewer Facility Design Guidelines and City regulations, standards and practices.
94. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new sewer service(s) outside of any driveway or drive aisle, in a manner satisfactory to the Public Utilities Director, the City Engineer.
95. The design for the proposed public sewer mains and the proposed depths of the proposed Manholes 99 and 98 in Public Street "D" will be finalized during ministerial review.
96. All proposed private sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
97. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
98. Prior to First Certificate of Occupancy, Owner/Applicant shall design, permit, and bond the "Gap Piece" improvements. During construction of the project, Owner/Applicant shall continuously monitor all flows at Pump Station 23T through a monitoring report to be provided by Dexter Wilson on a 6-month basis based on projected flows such that if the flows surpass 4.1 mgd the Owner/Applicant agrees to complete the construction of the "Gap Piece" Improvements. Else, Owner/Applicant shall construct the "Gap Piece" improvements no later than the issuance of 75% of the Certificate of Occupancy of the entitlement or no later than 10-years from the first Certificate of Occupancy.

**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 April 16, 2026 and [Approved Resolution Number].

DRAFT

**ATTACHMENT 4**

Neighborhood Development Permit No. PMT-3273795  
Site Development Permit No. PMT-3398899  
Date of Approval: April 16, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Benjamin Hafertepe  
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.

**JPI Real Estate Acquisitions II, LLC**  
Owner/Permittee

By \_\_\_\_\_  
Mollie Fadule  
Chief Financial & Investment Officer

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

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3273795  
SITE DEVELOPMENT PERMIT NO. PMT-3398899  
**COLLECTION AT CACTUS - PROJECT NO. PRJ-1111415 [MMRP]**

RECITALS

The Planning Commission of the City of San Diego adopts this Resolution based on the following:

A. JPI Real Estate Acquisitions II, LLC, Owner/Permittee, submitted an application to the City of San Diego for a Neighborhood Development Permit and Site Development Permit to subdivide a 38.80 acre site into five lots, four lots for residential development and one lot for a public park, construct 985 multi-dwelling units on four newly created lots for residential development on Planning Areas (PA) 10, 11, 12, and 13, and construct a public park on one newly created lot on PA 17 (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the Collection at Cactus project (Project).

B. The 38.80-acre site is located at 7020 Airway Road within the Otay Mesa Central Village Specific Plan of the Otay Mesa Community Plan in the RM-2-5 Zone, the RM-3-7 Zone, the CC-3-6 Zone, the AR-1-1 Zone, the Airport Land Use Compatibility Overlay Zone (Brown Field), the Airport Influence Area (Review Area 1), the Airport Safety Zone (Safety Zone 6), the Communities of Concern, the Complete Communities Mobility Choices (Mobility Zone 2), the FAA Part 77 Noticing Area (546' AMSL), and the Transit Priority Area. The project site is legally described as: The Southwest Quarter of the Northeast Quarter of Section 33, Township 18 South, Range 1 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to Official Plat thereof.

C. On April 16, 2026, the Planning Commission considered Neighborhood Development Permit No. PMT-3273795 and Site Development Permit No. PMT-3398899 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Planning Commission of the City of San Diego:

1. The Planning Commission adopts the following findings with respect to Neighborhood Development Permit No. PMT-3273795 and Site Development Permit No. PMT-3398899:

**A. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC SECTION 126.0404]**

**1. Findings for all Neighborhood Development Permits:**

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

The proposed project is composed of the construction of 985 multi-dwelling units (including 88 affordable units), 17,452 square feet (sf) of leasing/amenity space, and a 3.50 net acres (3.62 gross acres) public park located on one vacant parcel at 7020 Airway Road (northeast intersection of Cactus Road and Airway Road - APN: 646-103-0100). The 38.80-acre site is in the RM-2-5, AR-1-1, CC-3-6, and RM-3-7 Zones within Planning Areas (PAs) 10, 11, 12, 13, and 17 in the northeast corner of the Central Village Specific Plan (CVSP or Specific Plan) of the Otay Mesa Community Plan (OMCP) Area. The CVSP designated PA 10 as Medium to Medium-High Density Mixed Use (15-44 du/ac), PAs 11 and 12 as Community Village (15-29 du/ac), and 13 as Community Village (15-44 du/ac), while PA 17 is designated Parks. The site is in the Brown Field Airport Land Use Compatibility Overlay Zone, Brown Field Airport Land Use Compatibility Plan Airport Influence Area Review Area 1, Brown Field Airport Land Use Compatibility Plan Safety Zone 6, Federal Aviation Administration Part 77 Noticing Area, Transit Priority Area, Very High Fire Hazard Severity Zone, and Geological Hazard Category 53.

The project site is located approximately one mile north of the United States/Mexico Border and is directly south of State Route 905 (SR-905). The Project site is surrounded by industrial land uses north of SR-905, residential land uses to the east, vacant and industrial land uses to the south, and residential and commercial land uses to the west. Additionally, west of the Project are land uses planned for multi-family residential, mixed use, and open space land uses associated with the CVSP. The project site has a small area (1,102sf) of Environmentally Sensitive Land (ESL) in the form of disturbed

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wetlands within the drainage area in the northwest corner which will be dedicated under a covenant of easement.

The project includes a Neighborhood Development Permit per CVSP Section 3.5 for the construction of any buildings or for the grading of any site within the CVSP.

The Otay Mesa Community Plan designates the site as Parks and Community Village and includes the site within the Central Village Specific Planning area. The Central Village is envisioned as a walkable, mixed-use village that integrates residential, commercial, civic, and recreational uses in ways that create a vibrant living experience. The Central Village Specific Plan divides the Specific Plan area into planning areas. The Project proposes to develop five planning areas. The Specific Plan designates the project site as Medium-High Density Mixed Use, Medium Density Multifamily, Medium-High Multifamily, and Park. Below is a breakdown of the site acreage, Specific Plan land use designation, Specific Plan unit count, Specific Plan target density, the project's proposed unit count, and the project's proposed density for each of the planning areas.

<b>Planning Area</b>	<b>Site Acreage</b>	<b>Specific Plan Land Use Designation</b>	<b>Specific Plan Units</b>	<b>Specific Plan Target Density</b>	<b>Proposed Units</b>	<b>Proposed Density</b>
10	5.49	Medium-High Density Mixed Use	228	34-44 du/acre	145	25 du/acre
11	8.41	Medium Density Multi-Family	281	20-29 du/acre	324	39 du/acre
12	8.89	Medium Density Multi-Family	272	20-29 du/acre	342	39 du/acre
13	6.46	Medium-High Multi-Family	200	25-40 du/acre	174	27 du/acre
17	3.62	Park	0	0	0	0
<b>Total</b>	<b>32.87</b>	<b>n/a</b>	<b>981</b>	<b>n/a</b>	<b>985</b>	<b>n/a</b>

The project would allow for the development of 145 units on approximately 5.49 net acres in PA 10, 324 units on approximately 8.41 net acres in PA 11, 342 units on approximately 8.89 net acres in PA 12, and 174 units on approximately 6.46 net acres in PA 13 for a total of 985 units. Additionally, the Project includes 17,452 sf

in private leasing/amenity space, a public park on 3.62 gross acres (3.5 net acres not including right-of-way and the storm-water basin in PA 17, five detention basins, and associated public improvements).

The project's proposed multi-dwelling unit housing and park implement the planned land use designations. 1,300 square feet of amenity space within Planning Area 13, located toward the southeastern portion of the project site will accommodate business space to implement the mixed-use intent of the Central Village Specific Plan. The project's proposed densities vary from those presented in the Specific Plan. However, the proposed density conforms with affordable housing density bonus regulations.

The Project includes a 3.62-acre public park within Planning Area 17 located at the center of the project site. The park will be designed in accordance with Council Policy 600-33, culminating in an approved General Development Plan prepared in coordination with the Parks and Recreation Department and will implement the Specific Plan.

Grading activities and development would avoid the ESL in the drainage area in the northwest corner of the Project site by proposing a perimeter fence around the ESL and provide a 20ft wetland buffer along with a covenant of easement over the ESL; therefore, no impacts will occur. Access to the project would be provided via Airway Road, Cactus Road, and Continental Street. The project would connect to existing utilities within Airway Road, Continental Street, and Cactus Road. The project would include appropriate improvements to Airway Road, Cactus Road, and Continental Street as well as the construction of Street D and Park Way as public streets. Specifically, to accommodate internal circulation, the project includes the construction of Street D running east to west through the central portion of the project site and connecting with Cactus Road and Continental Street, as well as the construction of Park Way running north to south and connecting with Airway Road and proposed Street D.

The proposal would implement the following General Plan policies for balanced communities by providing housing available for households of all income levels, including 83 affordable housing units on-site for varying levels of AMI:

- Provide affordable housing throughout the City so that no single area experiences a disproportionate concentration. (LU-H.2)
- Maintain or increase the City's supply of land designated for various residential densities as community plans are being prepared, updated, or amended. (LU-C.3)

The General Plan also has policies that aim to provide a variety of housing types and sizes with varying levels of affordability in residential and village developments and different types of land uses within a community to offer a diverse mix of uses. The proposed project would include affordable housing opportunities available for households of all income levels, including 88 affordable housing units on-site for varying levels of AMI consistent with policies in the Housing Element of the General Plan, including:

- Seek attainment of community balance with respect to utilization of affordable housing resources. (HE-1.1)
- Encourage location of affordable housing opportunities throughout all sections of the City by encouraging mixed-income development. (HE-1.8)

The project's is consistent with the following policies in the Land Use element of the Otay Mesa Community Plan by proposing 985 multifamily units including 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units, including 88 affordable housing units on-site for varying levels of AMI.

- Integrate a variety of housing types within village and residentially designated areas with multi-modal access from the villages to the employment centers in the eastern portion of Otay Mesa. (2.2-2)
- Include in all residential developments housing units that are sized to meet the household family sizes anticipated in Otay Mesa. (2.2-3)
- Develop housing at different density ranges to provide housing affordable to all income levels. (2.2-5)
- Promote affordable housing development through the provision of a variety of housing types, including flats, townhomes, smaller-lot single-family homes, and other types of housing that are affordable in nature. (2.2-6)

The Otay Mesa Community Plan designates both Planning Areas 10 and 13 as Community Village, which calls for, "housing in a mixed-use setting and serves the commercial needs of the community-at-large, including the industrial and business areas" (Table 2-3, Page LU-5, Otay Mesa Community Plan). Within Planning Area 13 there is 7,452 square feet of leasing/amenity space. Within the Specific Plan, "Real Estate Sales Offices & Model Homes" is a Separately Regulated Office use. This office space in Planning Area 13 makes the entire premise a mixed-use development to satisfy the Community Village Land Use designation.

The proposed project is consistent with the goals and policies of the CVSP, the OMCP and the General Plan as it would provide affordable housing, housing at different price points, and the overall project satisfies the inclusionary housing requirement by providing affordable housing on site. The proposed housing would be consistent with the OMCP goals by providing workforce housing with access to transit and job opportunities. Therefore, the proposed project will not adversely affect the applicable land use plan.

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

The development permit contains specific conditions addressing compliance with the City's codes, policies, regulations, and 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. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine compliance with all regulations.

These conditions, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large. Construction of the project authorized through these permits and subsequent permits will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors.

The proposed drainage patterns and drainage improvements have been designed to mimic existing drainage patterns. The proposed project will include a storm drain system consisting of inlets, pipes, brow ditches, roof drains, and water quality features/detention basins. The proposed drainage improvements include public storm drain infrastructure for a proposed park onsite, public streets, and private storm drain improvements serving the private project site.

Since the project site is in a Very High Fire Severity Zone, the project is also conditioned to require implementation of a Brush Management Program to comply with the City of San Diego's Landscape Regulations, Landscape Standards, and to reduce fire risks.

No significant impacts to public health and safety were identified during the environmental review. Addendum No. 1111415 to the Otay Mesa Community Plan Update Environmental Impact Report No. 30330/304032/SCH No. 2004651076 was prepared pursuant to the California Environmental Quality Act Statute and Guidelines consistent with Section 15164 since only minor technical changes and additions were necessary. 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 Air Quality, Biological Resources, Historical Resources, and Traffic/Circulation will be implemented.

The construction will be inspected by certified building and engineering inspectors to ensure construction is in accordance with the approved plans and with all regulations.

The site has adequate access from Airway Road, Cactus Road, and Continental Street which will provide adequate access for emergency services. The site is designed to comply with all emergency service access requirements. The proposed project does not include any features that would have any adverse effect on public health, safety, and welfare. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The Project is in the RM-2-5, AR-1-1, CC-3-6, and RM-3-7 Zones. The Project is requesting a Neighborhood Development Permit for the construction of any buildings or for the grading of any site within the CVSP. Due to the shifting of Street D and shortening of the on-site park, the proposed dwelling units of PA 10 and PA 13 encroach upon the AR-1-1 zoned portion of the site. The project is subject to a Site Development Permit and applicable supplemental regulations outlined in Chapter 14, Article 3, Division 3. Pursuant to SDMC 143.0310, if the premises is located in two or more zones, the dwelling units may be distributed without regard to the zone boundaries.

The Project requests the following waivers through the implementation of the Affordable Housing Regulations:

<b>PA-10 REQUESTED WAIVERS</b>		
<b>CODE SECTION(S)</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>
SDMC 131.0540(c)(1)	Ground Floor Restrictions - residential use and residential parking are prohibited on the ground floor in the front 30 feet of the lot	No commercial space is proposed; all buildings are entirely residential use. Along all frontages, ground floor residential use occurs within the front 30 feet of the lot, ranging from within 4'-0" to 8'-9" of the property line.
SDMC 131.0552 & SDMC 131.0554	Transparency and Building Articulation requirements of base zone CC 3-6	Proposed unit design transparency varies per building per frontage type but is less than the required minimum 50% transparency per the SDMC. Building articulation is based on CVSP Policy 2.5-54 to minimize building openings (windows and doors) and usable outdoor spaces from having a direct line-of-sight with SR-905.
CVSP 3.4.3	Private Exterior Open Space - min. 50 sf of	Approx. 7,000 sf of private exterior open space is proposed in the form of

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	private exterior open space per DU with a min. dimension of 4 ft	balconies/patios in townhome units 1, 2, 3, 4, 5, and 6. Townhome units 7, 8, and 9 do not have any balconies/patios.
SDMC 142.0525	Motorcycle parking - 0.1 space per DU per Table 142-05C	No motorcycle parking is proposed. However, each unit has a garage which the tenant could utilize for motorcycle parking.
SDMC 142.0525	Bicycle Parking - 0.4 space/DU for 1-bedroom units, 0.5 space/DU for 2-bedroom units, and 0.6 space/DU for 3-4 bedroom units per Table 142-05C	5 bike spaces provided, located in the recreation area. Additionally, each unit has a garage which the tenant could utilize for bicycle storage.
SDMC 142.1010(a)	Loading Area requirements per Table 142-10B	No loading area proposed.

<b>PA-11 REQUESTED WAIVERS</b>		
<b>CODE SECTION(S)</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>
CVSP 3.4.3	Private Storage Requirements - 240 cubic ft per DU	308 of the proposed units will include enclosed personal storage closets located on decks/patios at an average size of 82 cubic feet. 118 of proposed units will have access to a personal garage which tenant could utilize for additional storage.
CVSP 3.4.3	Maximum Structure Height - 45 ft	Proposed maximum building height of 60'-6".
SDMC 142.0525	Motorcycle Parking - 0.1 space per DU per Table 142-05C per Table 142-05C	No motorcycle parking is proposed.
SDMC 142.0525	Bicycle Parking - 0.4 space/DU for 1-bedroom units, 0.5 space/DU for 2-bedroom units, and 0.6 space/DU for 3-4 bedroom	5 bike spaces provided, located in the recreation area.

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	units per Table 142-05C per Table 142-05C	
SDMC 142.1010(a)	Loading Area requirements per Table 142-10B	No loading area proposed.

<b>PA-12 REQUESTED WAIVERS</b>		
<b>CODE SECTION(S)</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>
CVSP 3.4.3	Private Storage Requirements - 240 cubic ft per DU	340 of the proposed units will include enclosed personal storage closets located on decks/patios at an average size of 82 cubic feet. 132 of proposed units will have access to a personal garage which tenant could utilize for additional storage.
CVSP 3.4.3	Maximum Structure Height - 45 ft	Proposed maximum building height of 57'-1". The FAA has reviewed and cleared the height for any potential interference with Brown Field.
SDMC 142.0525	Motorcycle Parking - 0.1 space per DU per Table 142-05C	6 motorcycle parking spaces are proposed.
SDMC 142.0525	Bicycle Parking - 0.4 space/DU for 1-bedroom units, 0.5 space/DU for 2-bedroom units, and 0.6 space/DU for 3-4 bedroom units per Table 142-05C	5 bike spaces provided, located in the recreation area.
SDMC 142.1010(a)	Loading area requirements per Table 142-10B	No loading area proposed.
SDMC 142.0560(b)	Off-street Parking Space - parallel to aisle (interior space) minimum dimension 8' wide x 21' long	7' wide x 22' long parallel parking spaces with a 24' wide drive aisle.

<b>PA-13 REQUESTED WAIVERS</b>		
<b>CODE SECTION(S)</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>
CVSP 3.4.3	Minium Street Side Setback - 10 ft	Building 20 along Street D extends several feet into setback, within 1' of the property line at the closest point.
CVSP 3.4.3	Private Exterior Open Space - min. 50 sf of private exterior open space per DU with a min. dimension of 4 ft	Approx. 11,560 sf of private exterior open space is proposed in the form of balconies/patios in townhome units 1, 2, 3, 4, 5, and 6. Townhome units 7, 8, and 9 do not have any balconies/patios.
SDMC 142.0525	Motorcycle Parking - 0.1 space per DU per Table 142-05C	No motorcycle parking is proposed. However, each unit has a garage which the tenant could utilize for motorcycle parking.
SDMC 142-05C	Bicycle Parking - 0.4 space/DU for 1-bedroom units, 0.5 space/DU for 2-bedroom units, and 0.6 space/DU for 3-4 bedroom units per Table 142-05C	5 bike spaces provided, located in the recreation area. Additionally, each unit has a garage which the tenant could utilize for bicycle storage.
SDMC 142.1010(a)	Loading Area requirements per Table 142-10B	No loading area proposed.

Pursuant to Government Code section 65915 Density Bonus Law, the project is entitled to incentives and unlimited waivers. The requested waivers do not have a significant unavoidable impact upon health, safety, or physical environmental. The property is not listed in the California Register of Historical Resources, and there is no evidence of the requested waivers being contrary to state or federal law. The waivers were analyzed in compliance with CEQA and Addendum No. 1111415 to the Otay Mesa Community Plan Update Environmental Impact Report No. 30330/304032/SCH No. 2004651076 was prepared pursuant to the California Environmental Quality Act Statute and Guidelines consistent with Section 15164 since only minor technical changes and additions were necessary. The changes to the density and intensity of PA 10, 11, 12 and 13 do not alter the conclusions of the OMCPU PEIR. The OMCPU and Central Village Specific Plan analyzed a maximum of 981 dwelling units across the four planning areas. The project proposes a total of 985 dwelling units using an affordable housing density bonus. The four additional units on the project site do not impact roadway facilities or other public facilities planned for and analyzed by the OMNCPU and Central Village Specific Plan. A Mitigation, Monitoring, and

Reporting Program for Air Quality, Biological Resources, Historical Resources, and Traffic/Circulation will be implemented. The requested waivers are appropriate and will result in a project that efficiently utilizes the subject property and provides housing for a diverse and mixed population, affordable housing near major transit stops and stations, and develop resource-efficient development located near employment, shopping, schools, recreation, and walking/bicycling infrastructure, in conformance with the goals and policies of the Otay Mesa Community, Central Village Specific Plan, and the General Plan's Housing Element. Precluding each requested waiver would not allow the construction of the proposed housing development. Therefore, the proposed development will comply with the regulations of the Land Development Code.

**B. SITE DEVELOPMENT PERMIT [SDMC SECTION 126.0505]**

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

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

Finding A.1.a. above, which is hereby incorporated by reference.

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

Finding A.1.b. above, which is hereby incorporated by reference.

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

Finding A.1.c. above, which is hereby incorporated by reference.

**2. Supplemental Findings - Environmentally Sensitive Lands:**

- a. The proposed development will not adversely affect the applicable land use plan. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The approximately 38.80-acre site consists of undeveloped land located in the CVSP of the OMCP in the City. The site is bordered to the north by State Route 905, to the south by Airway Road, to the west by Cactus Road, and partially bordered to the east by Continental Street. The site is surrounded by industrial land uses north of State Route 905, residential land uses to the east, vacant and commercial land uses to the south, and residential and commercial land uses to the west. The project site is not located within or adjacent to the City's MSCP, MHPA or VPHCP area, and it is outside the Coastal Zone. The nearest MHPA land occurs approximately 500 feet to the west in Spring Canyon.

The Project proposes the development of 985 multi-family residential dwelling units, comprising 145 units on approximately 5.49 acres in CVSP Planning Area (PA) 10; 324 units on approximately 8.41 acres in PA 11; 342 units on approximately 8.89 acres in PA 12; and 174 units on approximately 6.46 acres in PA 13, including 88 Affordable units. Additionally, the project would include 17,452 square feet (sf) in leasing/amenity space, a public park on approximately 3.5 net acres (3.62 gross acres) in PA 17, two detention basins, and associated utilities and improvements.

Proposed grading is estimated at 17,550 cubic yards (cy) of cut to a maximum depth of four feet and 60,475 cy of fill to a maximum depth of five feet, requiring 42,925 cy of import. Grading activities and development would avoid an existing drainage area in the northwest corner of the Project site.

The project would include improvements to Cactus Road, Continental Street, and Airway Road as well as the construction of internal roadways: Street D and Park Way as public streets. Improvements to Cactus Road include the undergrounding of existing powerlines and power poles from the southwestern corner of the project site to just outside of the disturbed wetland area located in the northwestern corner of the project site. At the drainage crossing itself, the line would remain above ground to prevent disturbance of the drainage channel and its associated disturbed wetland. This design ensures that the utility improvement avoids impacts to potential jurisdictional aquatic resources and City of San Diego wetlands.

The Project is specifically designed to avoid impacts to the disturbed wetland area, and includes a 30-foot-wide buffer area to protect its functions and value. The buffer would be planted with a coastal sage scrub seed mix that meets brush management requirements. Additionally, a water retention basin would be constructed adjacent to the buffer that would further protect the disturbed wetland through the treatment of storm water runoff from the Project site before it enters the channel. Additionally, and consistent with ESL avoidance standards, the project's proposed undergrounding of existing power lines at the western border of the project site has been designed to maintain full avoidance of the disturbed wetland. Specifically, the power line would transition to above ground at the drainage crossing to eliminate the need for trenching or grading within or adjacent to the wetland, therefore avoiding direct or indirect impacts to the disturbed wetland. With this designed avoidance, the Project would not impact potential Waters of the U.S. and State, and no regulatory agency permits would be required. Avoidance of this drainage channel and its protection with a buffer also eliminates impacts to potential City wetland. No other impacts to ESL would occur with project implementation.

Additionally, the Project site is located approximately 500 feet east of the MHPA and would not result in impacts to sensitive habitats or sensitive species located within the MHPA. . The Project would be developed in accordance with CVSP and

OMCPU policies, which include policies and goals that intend to remove invasive species. The landscape plans for the Project were reviewed by a qualified biologist to confirm that they do not include any invasive species. Therefore, the site is physically suitable for the Project's design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The site consists of mostly level topography with some berms and gentle slopes. Elevation on site ranges from approximately 505 to 525 feet above mean sea level, sloping from northwest to southeast.

The Project site is not located in a seismically-active region, and no active fault is known to exist at the site. Additionally, the site is not situated within an Alquist-Priolo Earthquake Fault Zone or a Special Studies Zone. The nearest known active fault is located approximately nine miles west of the Project site.

The liquefaction potential and seismic settlement potential on the Project site is considered negligible due to the apparent density of the underlying formation and lack of a shallow groundwater table. Additionally, the potential for potential for landslides and rockfall is considered low. The site would not be subject to seiches and tsunamis due to site elevation and distance from an open body of water.

Proposed grading is estimated at 17,550 cubic yards (cy) of cut to a maximum depth of four feet and 60,475 cy of fill to a maximum depth of five feet, requiring 42,925 cy of import. Grading activities and development would avoid the drainage area in the northwest corner of the Project site. The Project will comply with a site-specific Storm Water Pollution Prevention Plan (SWPPP) in accordance with San Diego Regional Quality Control Board (SDRQCB) and San Diego Municipal Code. The Project would not be expected to result in undue risk to the area.

Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue rise from geologic and erosional forces, flood hazards, or fire hazards.

**c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The project site is not located within or adjacent to the City's MHPA, or VPHCP area, and it is outside the Coastal Zone. Since the project site is not adjacent to (or within) the MHPA, there would be no land use adjacency management issues associated with the MHPA.

The Project is specifically designed to avoid impacts to the wetland area located in the northwest corner of the project site, which includes a 30-foot-wide buffer area as described in Finding B.2.a and incorporated herein by reference.

Therefore, the Project has been sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

**d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The project site is not located within or adjacent to the City's MHPA or VPHCP area, and it is outside the Coastal Zone. The Project would not impact the MHPA and would not result in impacts to sensitive habitats located within the MHPA. The Project site is specifically designed to avoid impacts to disturbed wetlands on site and would not result in impacts to sensitive vegetation communities. The Project would be developed in accordance with CVSP and OMCPU policies, which include policies and goals that intend to remove invasive species. Additionally, landscape plans for the Project were reviewed by a qualified biologist to confirm that they do not include any invasive species.

The ESL regulations also specify development requirements inside and outside of the City's preserve, the MHPA. Inside the MHPA, development must be located in the least sensitive portion of a given site; outside of the MHPA, development must avoid wetlands and non-MSCP Covered Species. The project site is outside the MHPA, would avoid potential wetland, as described in Finding B.2.a, incorporated herein by reference, and would avoid impacts to sensitive species not covered by the MSCP. The Project would comply with the City's Subarea Plan, in accordance with ESL Regulations and the City's Biology Guidelines. Other projects in the City would also be required to comply with the City's Subarea Plan. Therefore, the project would not contribute considerably to cumulatively significant impacts on sensitive biological resources in the City and there are no vernal pools onsite.

Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and VPHCP.

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

The site is located over 8 miles from the Pacific Ocean. The Project is compliant with all stormwater regulations. Therefore, the proposed development would not be anticipated to contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

Addendum No. 1111415 to the Otay Mesa Community Plan Update Program Environmental Impact Report No. 30330/304032/SCH No. 2004651076 was prepared pursuant to the California Environmental Quality Act Statute and Guidelines consistent with Section 15164 (Addendum to an Environmental Impact Report or Negative Declaration) since only minor technical changes and additions were necessary. 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 Air Quality, Biological Resources, Historical Resources, and Traffic/Circulation will be implemented for the proposed development.

It was determined that impacts to air quality, biological resources, transportation, and historical resources would occur with project implementation and are consistent with the impacts anticipated in the Otay Mesa Community Plan Update Final Environmental Impact Report. As such, appropriate mitigation measures have been incorporated in the project-specific OMCPU Final PEIR Addendum.

Air quality measures/technology shall be incorporated to reduce emissions to below daily emission standards established by the City of San Diego. Best control measures/technology shall include: Minimizing simultaneous operation of multiple pieces of construction equipment; Use of more efficient or low pollutant emitting, equipment, e.g. Tier III or IV rated equipment; Use of alternative fueled construction equipment; Dust control measures for construction sites to minimize fugitive dust, e.g. watering, soil stabilizers, and speed limits; and Minimizing idling time by construction vehicles.

A qualified Biological Monitor, Archaeologist, and Native American Monitor shall be present before construction and during construction to implement the Mitigation, Monitoring, and Reporting Program (MMRP).

A project-specific Transportation Impact Study (TIS) was prepared by CR Associates to evaluate the project's potential to impact the surrounding traffic/circulation network, and it was determined that the project's impacts are within the scope of the OMCPU PEIR. Conditions of approval for the proposed development related to improving intersections and roadway segments will be implemented to mitigate traffic/circulation.

Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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

3. Based on these findings adopted by the Planning Commission, Neighborhood Development Permit No. PMT-3273795 and Site Development Permit No. PMT-3398899 are granted by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Neighborhood Development Permit No. PMT-3273795 and Site Development Permit No. PMT-3398899, a copy of which is attached to and made a part of this Resolution by this reference.

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Benjamin Hafertepe  
Development Project Manager  
Development Services

Adopted on: April 16, 2026

IO#: 24009835

PLANNING COMMISSION  
CONDITIONS FOR VESTING TENTATIVE MAP NO. PMT-3273796  
**COLLECTION AT CACTUS - PROJECT NO. PRJ-1111415 [MMRP]**  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

**GENERAL**

1. This Vesting Tentative Map will expire April 16, 2029.
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 Vesting Tentative Map expiration date, a Final Map shall be recorded in the Office of the San Diego County Recorder to subdivide the condominium project as defined in CA. Civil Code Section 4125 into a total number of units not to exceed 985 units.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Final Map shall conform to the provisions of Neighborhood Development Permit No. PMT-3273796 and Site Development Permit No. PMT-3398899.
6. 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.

**ENGINEERING**

7. The Subdivider shall comply with all conditions of Neighborhood Development Permit PMT-3273795 and Site Development Permit No. PMT-3398899.
8. The Subdivider shall install and upgrade all streetlights adjacent to the site in accordance with the City of San Diego Street Design Manual-Street Light Standards and Council Policy 200-18, to the satisfaction of the City Engineer.

9. The Subdivider shall ensure that all onsite utilities serving the subdivision are undergrounded under the appropriate permits. The subdivider shall provide written confirmation from applicable utility providers that the conversion has been completed, or provide other means of assurance, to the satisfaction of the City Engineer.
10. Prior to the issuance of any building permit, the Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall comply with the requirements of the City of San Diego Municipal Code, to the satisfaction of the City Engineer.

**MAPPING**

11. The Final 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 unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project requiring a cash deposit for delayed monumentation in accord with S.D.M.C. Sec, 144.0130.
12. Final Map survey information to be based upon California Coordinate System of 1983 (CCS83), Zone 6, as required per California Public Resources Code Sections 8801 through 8819.
13. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
14. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
15. The Final Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of 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 distances shall be shown on the map.
16. All proposed public and private easement interests noted within the approved Tentative Map shall be granted on the Final Map.

**GEOLOGY**

17. 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**

18. Prior to the recordation of the Final 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", 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."

**TRANSPORTATION**

19. Airway Road between Cactus Road and Continental Street - Prior to recordation of the first final map, the Subdivider shall dedicate 43 to 70 feet of right-of-way to provide 63 to 90 feet centerline to right-of-way line for the widening of Airway Road between Cactus Road and Continental Street to a 3-lane collector (2 westbound lanes/1 eastbound lane) and construction of 14-foot wide parkway with 6-foot wide non-contiguous sidewalk and buffered Class II bike lane on the north side of Airway Road per Sheets C004 and C028 of the VTM Exhibit, satisfactory to the City Engineer.
20. Park Way between Airway Road and Proposed Street 'D' - Prior to recordation of the first final map, the Subdivider shall dedicate 80 feet of right-of-way for the construction of Park Way between Airway Road and Proposed Street 'D' as 46 feet curb-to-curb on 80 feet of right-of-way to a two-lane collector with two-way center left turn lane with parking on both sides, 22-foot wide parkway with 6 ft wide non-contiguous sidewalk, 2-foot wide landscape, 8-foot wide Class I bike path and 6-foot wide landscape on the west side and 12-foot wide parkway with 6-foot wide non-contiguous sidewalk on the east side, satisfactory to the City Engineer.
21. Continental Street between Street 'D'/Colchester Court and Airway Road - Prior to recordation of the first final map, the Subdivider shall dedicate 43 feet of right-of-way for the construction of half width improvements (43 feet centerline to right-of-way line) along Continental Street between Street 'D'/Colchester Court and Airway Road to a two-lane collector with two-way center left turn lane and 12-foot wide parkway with 6-foot wide non-contiguous sidewalk on the east side only and buffered Class II bike lanes on both sides, satisfactory to the City Engineer.
22. Street 'D' between Cactus Road and Park Way - Prior to recordation of the first final map, the Subdivider shall dedicate 86 feet of right-of-way for the construction of Street 'D' between Cactus Road and Park Way as 62 feet curb-to-curb on 86 feet of right-of-way to a two-lane collector with two-way center left turn lane with parking on both sides, 12-foot wide parkway with 6-foot wide non-contiguous sidewalk, and buffered Class II bike lanes on both sides, satisfactory to the City Engineer.

23. Street 'D' between Park Way and Continental Street - Prior to recordation of the first final map, the Subdivider shall dedicate 60 to 70 feet of right-of-way (70 feet east of Park Way to accommodate an exclusive westbound left turn lane) for the construction of Street 'D' between Park Way and Continental Street as 36 feet to 46 feet curb-to-curb on 60 feet to 70 feet right-of-way to a two-lane collector with parking on both sides and 12-foot wide parkway with 6-foot wide non-contiguous sidewalk, satisfactory to the City Engineer.
24. Cactus Road between Airway Road and Street 'D' - Prior to recordation of the first final map, the Subdivider shall dedicate 35 feet of right-of-way to provide 55 feet centerline to right-of-way line for the widening of Cactus Road between Airway Road and Street 'D' to a 3-lane collector (2 lanes northbound/1 lane southbound), a 12-foot wide parkway with 6-foot wide non-contiguous sidewalk, and buffered Class II bike lane on the east side of Cactus Road, satisfactory to the City Engineer.
25. Cactus Road, north of Street 'D' - Prior to recordation of the first final map, the Subdivider shall dedicate 30 to 35 feet of right-of-way to provide 50 to 55 feet centerline to right-of-way line for the widening of Cactus Road north of Street 'D' to a 3-lane collector (2 lanes northbound/1 lane southbound), construction of a 12-foot wide parkway with 6-foot wide non-contiguous sidewalk, and buffered Class II bike lane on the east side of Cactus Road, satisfactory to the City Engineer.
26. Prior to recordation of the first final map, the Subdivider shall record a vehicular and pedestrian access easement between Planning Areas 11 and 12, satisfactory to the City Engineer.
27. Prior to recordation of the first final map, the Subdivider shall relinquish access rights along Airway Road, satisfactory to the City Engineer.

**PARKS AND RECREATION**

28. Prior to recordation of the Final Map, the Owner/Permittee shall irrevocably offer to dedicate (IOD) in fee to the City of San Diego, Lot PA 17 (3.62 acres) for recreational purposes, in conformance with the approved Vesting Tentative Map No. PMT-3273796, to the satisfaction of the City Engineer. At no time will Lot PA 17 be encumbered by any deed of trust and shall remain free and clear until at such time the City of San Diego accepts said lot.
29. Prior to recordation of any Final Map, the Subdivider shall ensure Parks and Recreation review and approval of any Final Map to ensure substantial conformance with the parks facilities as shown on the approved Exhibit A.

**INFORMATION:**

- The approval of this Tentative Map by 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.).

## ATTACHMENT 6

- 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 Vesting Tentative 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 Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative 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. 24009835

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

VESTING TENTATIVE MAP NO. PMT-3273796  
COLLECTION AT CACTUS PROJECT NO. PRJ-1111415 [MMRP]

RECITALS

The Planning Commission of the City of San Diego adopts this Resolution based on the following:

A. JPI Real Estate Acquisitions II, LLC, Subdivider, and Gregory M. Shields, Engineer, submitted an application to the City of San Diego for Vesting Tentative Map No. PMT-3273796 for the subdivision of a 38.80 acre site into four lots for residential development and one lot for a public park, construction 985 multi-dwelling units on four newly created lots for residential development on Planning Area (PA) 10, 11, 12, and 13, construction of a public park on one newly created lot on PA 17, and to waive the requirement to underground existing offsite overhead utilities at the northern end of Cactus Road. The project site is located at 7020 Airway Road in the RM-2-5 Zone, RM-3-7 Zone, CC-3-6 Zone, AR-1-1 Zone, Airport Land Use Compatibility Overlay Zone (Brown Field), Airport Influence Area (Review Area 1), Airport Safety Zone (Safety Zone 6), Communities of Concern, Complete Communities Mobility Choices (Mobility Zone 2), FAA Part 77 Noticing Area (546' AMSL), and Transit Priority Area within Otay Mesa Central Village Specific Plan of the Otay Mesa Community Plan. The property is legally described as: The Southwest Quarter of the Northeast Quarter of Section 33, Township 18 South, Range 1 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to Official Plat thereof.

B. The Map proposes the Subdivision of a 38.80-site into five lots: four lots for residential development and one lot for a public park.

C. 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.

D. The subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units will not exceed 985 units.

E. The requested underground waiver of the existing overhead facilities qualifies under the guidelines of San Diego Municipal Code section 144.0242(c) Waiver of the Requirements to Underground Privately Owned Utility Systems and Services Facilities in that: (B) The conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.

F. On April 16, 2026, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. PMT-3273796, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 144.0240, 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,

G. ACTION ITEMS

Be it resolved by the Planning Commission of the City of San Diego:

1. The Planning Commission of the City of San Diego adopts the following findings with respect to Vesting Tentative Map No. PMT-3273796:

**TENTATIVE MAP - SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 125.0440**

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

The proposed project is composed of the construction of 985 multi-dwelling units (including 83 affordable units), 17,452 square feet (sf) of leasing/amenity space, and a 3.62-acre public park located on one vacant parcel at 7020 Airway Road (northeast intersection of Cactus Road and Airway Road - APN: 646-103-0100). The 38.80-acre site is in the RM-2-5, AR-1-1, CC-3-6, and RM-

3-7 Zones within Planning Areas (PAs) 10, 11, 12, 13, and 17 in the northeast corner of the Central Village Specific Plan (CVSP or Specific Plan) of the Otay Mesa Community Plan (OMCP) Area. The CVSP designated PA 10 as Medium to Medium-High Density Mixed Use (15-44 du/ac), PAs 11 and 12 as Community Village (15-29 du/ac), and 13 as Community Village (15-44 du/ac), while PA 17 is designated Parks. The site is in the Brown Field Airport Land Use Compatibility Overlay Zone, Brown Field Airport Land Use Compatibility Plan Airport Influence Area Review Area 1, Brown Field Airport Land Use Compatibility Plan Safety Zone 6, Federal Aviation Administration Part 77 Noticing Area, Transit Priority Area, Very High Fire Hazard Severity Zone, and Geological Hazard Category 53.

The project site is located approximately one mile north of the United States/Mexico Border and is directly south of State Route 905 (SR-905). The Project site is surrounded by industrial land uses north of SR-905, residential land uses to the east, vacant and industrial land uses to the south, and residential and commercial land uses to the west. Additionally, west of the Project are land uses planned for multi-family residential, mixed use, and open space land uses associated with the CVSP.

The Otay Mesa Community Plan designates the site as Parks and Community Village and includes the site within the Central Village Specific Planning area. The Central Village is envisioned as a walkable, mixed-use village that integrates residential, commercial, civic, and recreational uses in ways that create a vibrant living experience. The Central Village Specific Plan divides the Specific Plan area into planning areas. The Project proposes to develop five planning areas. The Specific Plan designates the project site as Medium-High Density Mixed Use, Medium Density Multifamily, Medium-High Multifamily, and Park. Below is a breakdown of the site acreage, Specific Plan land use designation, Specific Plan unit count, Specific Plan target density, the project's proposed unit count, and the project's proposed density for each of the planning areas.

The project would allow for the development of 145 units on approximately 5.49 net acres in PA 10, 324 units on approximately 8.41 net acres in PA 11, 342 units on approximately 8.89 net acres in PA 12, and 174 units on approximately 6.46 net acres in PA 13 for a total of 985 units. Additionally, the Project proposes 17,452 sf in private leasing/amenity space, a public park on 3.62 gross acres (3.5 net acres not including right-of-way and the storm-water basin in PA 17, five detention basins, and associated public improvements).

<b>Planning Area</b>	<b>Site Acreage</b>	<b>Specific Plan Land Use Designation</b>	<b>Specific Plan Units</b>	<b>Specific Plan Target Density</b>	<b>Proposed Units</b>	<b>Proposed Density</b>
10	5.49	Medium-High Density Mixed Use	228	34-44 du/acre	145	25 du/acre
11	8.41	Medium Density Multi-Family	281	20-29 du/acre	324	39 du/acre

12	8.89	Medium Density Multi-Family	272	20-29 du/acre	342	39 du/acre
13	6.46	Medium-High Multi-Family	200	25-40 du/acre	174	27 du/acre
17	3.62	Park	0	0	0	0
<b>Total</b>	32.87	n/a	981	n/a	985	n/a

The project’s proposed multi-dwelling unit housing and park implement the planned land use designations. 1,300 square feet of amenity space within Planning Area 13, located toward the southeastern portion of the project site will accommodate business space to implement the mixed-use intent of the Central Village Specific Plan. The project’s proposed densities vary from those presented in the Specific Plan. However, the proposed density conforms with affordable housing density bonus regulations.

The Project proposes a 3.62-acre public park within Planning Area 17 located at the center of the project site. The park will be designed through a General Development Plan in concert with the Park and Recreation Department and will implement the Specific Plan.

The Otay Mesa Community Plan designates both Planning Areas 10 and 13 as Community Village, which calls for, “housing in a mixed-use setting and serves the commercial needs of the community-at-large, including the industrial and business areas” (Table 2-3, Page LU-5, Otay Mesa Community Plan). Within Planning Area 13 there is 7,452 square feet of leasing/amenity space. Within the Specific Plan, “Real Estate Sales Offices & Model Homes” is a Separately Regulated Office use. This office space in Planning Area 13 makes the entire premise a mixed-use development to satisfy the Community Village Land Use designation.

Grading activities and development would avoid the drainage area in the northwest corner of the Project site. Access to the project would be provided via Airway Road, Cactus Road, and Continental Street. The project would connect to existing utilities within Airway Road, Continental Street, and Cactus Road. The project would include appropriate improvements to Airway Road, Cactus Road, and Continental Street as well as the construction of Street D and Park Way as public streets. Specifically, to accommodate internal circulation, the project includes the construction of Street D running east to west through the central portion of the project site and connecting with Cactus Road and Continental Street, as well as the construction of Park Way running north to south and connecting with Airway Road and proposed Street D.

The proposal would implement the following General Plan policies for balanced communities by providing housing available for households of all income levels, including 88 affordable housing units on-site for varying levels of AMI:

- Provide affordable housing throughout the City so that no single area experiences a disproportionate concentration. (LU-H.2)

- Maintain or increase the City's supply of land designated for various residential densities as community plans are being prepared, updated, or amended. (LU-C.3)

The General Plan also has policies that aim to provide a variety of housing types and sizes with varying levels of affordability in residential and village developments and different types of land uses within a community to offer a diverse mix of uses. The proposed project would include affordable housing opportunities available for households of all income levels, including 88 affordable housing units on-site for varying levels of AMI consistent with policies in the Housing Element of the General Plan, including:

- Seek attainment of community balance with respect to utilization of affordable housing resources. (HE-1.1)
- Encourage location of affordable housing opportunities throughout all sections of the City by encouraging mixed-income development. (HE-1.8)

The project's is consistent with the following policies in the Land Use element of the Otay Mesa Community Plan by proposing 985 multifamily units including 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units, including 88 affordable housing units on-site for varying levels of AMI :

- Integrate a variety of housing types within village and residentially designated areas with multi-modal access from the villages to the employment centers in the eastern portion of Otay Mesa. (2.2-2)
- Include in all residential developments housing units that are sized to meet the household family sizes anticipated in Otay Mesa. (2.2-3)
- Develop housing at different density ranges to provide housing affordable to all income levels. (2.2-5)
- Promote affordable housing development through the provision of a variety of housing types, including flats, townhomes, smaller-lot single-family homes, and other types of housing that are affordable in nature. (2.2-6)

The proposed project is consistent with the goals and policies of the CVSP, the OMCP and the General Plan as it would provide affordable housing, housing at different price points, and the overall project satisfies the inclusionary housing requirement by providing affordable housing on site. The proposed housing would be consistent with the OMCP goals by providing workforce housing with access to transit and job opportunities. Therefore, the proposed subdivision and its design or improvement 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 Project is in the RM-2-5, AR-1-1, CC-3-6, and RM-3-7 Zones. The Project is requesting a Neighborhood Development Permit per Central Village Specific Plan Section 3.5 for the construction of any buildings or for the grading of any site within the Central Village. The Project includes the construction of Street D (public) running east to west through the central portion of the Project site

and connecting with Cactus Road and Continental Street, as well as the construction of Park Way (public) running north to south and connecting with Airway Road and proposed Street D.

Due to the realignment of Street D and the adjustment of the location of the onsite park, the proposed multi-dwelling units of Planning Areas 10 and 13 would encroach into portions of the site zone AR-1-1 where the Central Village Specific Plan identifies the park site. Multi-dwelling unit development is permitted to be distributed throughout the site without regard to zone boundaries in accordance with the Site Development Permit supplemental regulations outlined in San Diego Municipal Code (SDMC) Chapter 14, Article 3, Division 3. The project includes a Site Development Permit, and pursuant to SDMC section 143.0310, if the premises is located in two or more zones, the dwelling units may be distributed without regard to the zone boundaries. As previously mentioned, the Project site is within the RM-2-5, RM-3-7, AR-1-1, and CC-3-6 zones. The proposed roadway alignment provides a linear connection between Cactus Boulevard and Continental Street, and the park acreage remains consistent with the amount allocated in the Central Village Specific Plan.

The Project requests the following incentives and waivers through the implementation of the Affordable Housing Regulations:

<b>PA-10 REQUESTED WAIVERS</b>		
<b>CODE SECTION(S)</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>
SDMC 131.0540(c)(1)	Ground Floor Restrictions - residential use and residential parking are prohibited on the ground floor in the front 30 feet of the lot	No commercial space is proposed; all buildings are entirely residential use. Along all frontages, ground floor residential use occurs within the front 30 feet of the lot, ranging from within 4'-0" to 8'-9" of the property line.
SDMC 131.0552 & SDMC 131.0554	Transparency and Building Articulation requirements of base zone CC 3-6	Proposed unit design transparency varies per building per frontage type but is less than the required minimum 50% transparency per the SDMC. Building articulation is based on CVSP Policy 2.5-54 to minimize building openings (windows and doors) and usable outdoor spaces from having a direct line-of-sight with SR-905.

CVSP 3.4.3	Private Exterior Open Space - min. 50 sf of private exterior open space per DU with a min. dimension of 4 ft	Approx. 7,000 sf of private exterior open space is proposed in the form of balconies/patios in townhome units 1, 2, 3, 4, 5, and 6. Townhome units 7, 8, and 9 do not have any balconies/patios.
SDMC 142.0525	Motorcycle parking - 0.1 space per DU per Table 142-05C	No motorcycle parking is proposed. However, each unit has a garage which the tenant could utilize for motorcycle parking.
SDMC 142.0525	Bicycle Parking - 0.4 space/DU for 1-bedroom units, 0.5 space/DU for 2-bedroom units, and 0.6 space/DU for 3-4 bedroom units per Table 142-05C	5 bike spaces provided, located in the recreation area. Additionally, each unit has a garage which the tenant could utilize for bicycle storage.

<b>PA-11 REQUESTED WAIVERS</b>		
<b>CODE SECTION(S)</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>
CVSP 3.4.3	Private Storage Requirements - 240 cubic ft per DU	308 of the proposed units will include enclosed personal storage closets located on decks/patios at an average size of 82 cubic feet. 118 of proposed units will have access to a personal garage which tenant could utilize for additional storage.
CVSP 3.4.3	Maximum Structure Height - 45 ft	Proposed maximum building height of ±60'-6".
SDMC 142.0525	Motorcycle Parking - 0.1 space per DU per Table 142-05C per Table 142-05C	No motorcycle parking is proposed.
SDMC 142.0525	Bicycle Parking - 0.4 space/DU for 1-bedroom units, 0.5 space/DU for 2-	

	bedroom units, and 0.6 space/DU for 3-4 bedroom units per Table 142-05C per Table 142-05C	5 bike spaces provided, located in the recreation area.
SDMC 142.1010(a)	Loading Area requirements per Table 142-10B	No loading area proposed.

<b>PA-12 REQUESTED WAIVERS</b>		
<b>CODE SECTION(S)</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>
CVSP 3.4.3	Private Storage Requirements - 240 cubic ft per DU	340 of the proposed units will include enclosed personal storage closets located on decks/patios at an average size of 82 cubic feet. 132 of proposed units will have access to a personal garage which tenant could utilize for additional storage.
CVSP 3.4.3	Maximum Structure Height - 45 ft	Proposed maximum building height of ±57'-1". The FAA has reviewed and cleared the height for any potential interference with Brown Field.
SDMC 142.0525	Motorcycle Parking - 0.1 space per DU per Table 142-05C per Table 142-05C	6 motorcycle parking spaces are proposed.
SDMC 142.0525	Bicycle Parking - 0.4 space/DU for 1-bedroom units, 0.5 space/DU for 2-bedroom units, and 0.6 space/DU for 3-4 bedroom units per Table 142-05C per Table 142-05C	5 bike spaces provided, located in the recreation area.
SDMC 142.0560(b)	Loading Area requirements per Table 142-10B	No loading area proposed.

<p>SDMC 142.0560(b)</p>	<p>Off-street Parking Space - parallel to aisle (interior space) minimum dimension 8' wide x 21' long</p>	<p>7' wide x 22' long parallel parking spaces with a 24' wide drive aisle.</p>
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<p><b>PA-13 REQUESTED WAIVERS</b></p>		
<p>CODE SECTION(S)</p>	<p>REQUIREMENT</p>	<p>PROPOSED</p>
<p>CVSP 3.4.3</p>	<p>Minium Street Side Setback - 10 ft</p>	<p>Building 20 along Street D extends several feet into setback, within 1' of the property line at the closest point.</p>
<p>CVSP 3.4.3</p>	<p>Private Exterior Open Space - min. 50 sf of private exterior open space per DU with a min. dimension of 4 ft</p>	<p>Approx. 11,560 sf of private exterior open space is proposed in the form of balconies/patios in townhome units 1, 2, 3, 4, 5, and 6. Townhome units 7, 8, and 9 do not have any balconies/patios.</p>
<p>SDMC 142.0525</p>	<p>Motorcycle Parking - 0.1 space per DU per Table 142-05C per Table 142-05C</p>	<p>No motorcycle parking is proposed. However, each unit has a garage which the tenant could utilize for motorcycle parking.</p>
<p>SDMC 142.0525</p>	<p>Bicycle Parking - 0.4 space/DU for 1-bedroom units, 0.5 space/DU for 2-bedroom units, and 0.6 space/DU for 3-4 bedroom units per Table 142-05C per Table 142-05C</p>	<p>5 bike spaces provided, located in the recreation area. Additionally, each unit has a garage which the tenant could utilize for bicycle storage.</p>

SDMC 142.1010(a)	Loading Area requirements per Table 142-10B	No loading area proposed.
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Pursuant to Government Code section 65915 Density Bonus Law, the project is entitled to incentives and unlimited waivers. During the review process, it has been determined the requested waivers do not have a significant unavoidable impact upon health, safety, or physical environmental. The property is not listed in the California Register of Historical Resources, and there is no evidence of the requested waivers being contrary to state or federal law. The waivers were analyzed in compliance with CEQA and Addendum No. 1111415 to the Otay Mesa Community Plan Update Environmental Impact Report No. 30330/304032/SCH No. 2004651076 was prepared pursuant to the California Environmental Quality Act Statute and Guidelines consistent with Section 15164 since only minor technical changes and additions were necessary. The changes to the density and intensity of PA 10, 11, 12 and 13 do not alter the conclusions of the OMNCPU EIR. The OMNCPU and Central Village Specific Plan analyzed a maximum of 981 dwelling units across the four planning areas. The project proposes a total of 985 dwelling units using an affordable housing density bonus. The 4 additional units on the project site do not impact roadway facilities or other public facilities planned for and analyzed by the OMNCPU and Central Village Specific Plan. A Mitigation, Monitoring, and Reporting Program for Air Quality, Biological Resources, Historical Resources, and Traffic/Circulation will be implemented. The requested waivers are appropriate and will result in a project that efficiently utilizes the subject property and provides housing for a diverse and mixed population, affordable housing near major transit stops and stations, and develop resource-efficient development located near employment, shopping, schools, recreation, and walking/bicycling infrastructure, in conformance with the goals and policies of the Otay Mesa Community, Central Village Specific Plan, and the General Plan’s Housing Element. Precluding each requested waiver would not allow the construction of the proposed housing development. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The 38.80-acre project site is located in the southern portion of the City of San Diego, within the Otay Mesa area. Land uses to the north of the project site include State Route 905 immediately to the north and industrial land uses. Land uses to the east of the site include mixed-use, industrial, and residential. Land uses to the south of the site include industrial land uses. Land uses to the west include mixed-use, industrial, and open space. Land to the west and southwest of the project site is planned for mixed-use under the CVSP.

The property is characterized by gently sloping topography, draining from the southeast to the northwest to a drainage channel running parallel to the east-bound lanes of the 905 freeway. Existing site elevations range from approximately 494 to 515 feet Mean Sea Level (MSL).

A Geotechnical Investigation Report was prepared for the project by Geocon Incorporated dated May 18, 2023, and it was concluded from a geological and geotechnical standpoint, the site is suitable for the proposed development with no major adverse or geotechnical or geological conditions noted.

The project site is within the RM-2-5 Zone, RM-3-7 Zone, CC-3-6 Zone, AR-1-1 Zone. The Otay Mesa Community Plan designates the site as Parks and Community Village and includes the site within the Central Village Specific Planning area. The Central Village is envisioned as a walkable, mixed-use village that integrates residential, commercial, civic, and recreational uses in ways that create a vibrant living experience. The Central Village Specific Plan divides the Specific Plan area into planning areas. The Project proposes to develop five planning areas. The Specific Plan designates the project site as Medium-High Density Mixed Use, Medium Density Multifamily, Medium-High Multifamily, and Park. The existing 38.80 site has a target density of up to 981 dwellings, and the development proposed a total of 985 multi-dwelling units utilizing an affordable housing density bonus, which is in conformance with the Otay Mesa Community Plan. The changes to the density and intensity of PA 10, 11, 12 and 13 do not alter the conclusions of the OMNCPU EIR. The OMNCPU and Central Village Specific Plan analyzed a maximum of 981 dwelling units across the four planning areas. The project proposes a total of 985 dwelling units using an affordable housing density bonus. The four additional units on the project site do not impact roadway facilities or other public facilities planned for and analyzed by the OMNCPU and Central Village Specific Plan. The creation of five lots, four for residential development, and one lot for a public park is consistent with the community plan's land use designations and zoning density range. 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.**

The design of the project and subdivision are specifically designed to avoid impacts to wetlands at the northwest corner by providing a 30-foot-wide buffer area. The first 20 feet from the channel would be the environmentally sensitive lands (ESL) buffer. An additional 10-foot-wide buffer outside the ESL buffer would be planted with a coastal sage scrub seed mix that meets brush management requirements. Additionally, a water retention basin would be constructed adjacent to the buffer that would further protect the disturbed wetland through the treatment of storm water runoff from the Project site before it enters the channel.

The project proposes to waive the requirement to underground a portion of the overhead utilities at the northern end of Cactus Road abutting the project site. As the overhead lines cross drainage on-site, then State Route 905 (SR-905) immediately to the north of the project site, the small portion of the overhead utility will remain in place from the immediate pole south of the drainage up to SR-905. The stretch of overhead utility is less than ten-percent of the total frontage of the ownership. The northern portion of the overhead lines cannot be undergrounded because it crosses over SR-905 and the last existing pole would require a Guy Wire for support which would be located within the existing turnaround roadway. The California Department of Transportation (CALTRANS) has an outfall for drainage from north of SR-905 and the SR-905 pavement which drains to a low spot on the east side of Cactus Road then under Cactus Road to the west. Maintaining overhead utilities for approximately 100 feet will avoid the drainage and allow the utilities to be easily accessed.

Additionally, and consistent with ESL avoidance standards, the project's proposed undergrounding of existing power lines at the western border of the project site has been designed to maintain full avoidance of the disturbed wetland. Specifically, the power line would transition to above ground at the drainage crossing to eliminate the need for trenching or grading within or

adjacent to the wetland, therefore avoiding direct or indirect impacts to the disturbed wetland. With this designed avoidance, the Project would not impact potential Waters of the U.S. and State, and no regulatory agency permits would be required. Avoidance of this drainage channel and its protection with a buffer also eliminates impacts to potential City wetland. The Project is not located adjacent to the MHPA. The nearest MHPA is located approximately 500 feet to the west in Spring Canyon. Therefore, the Project would not result in impacts to sensitive species within the MHPA.

The Project would not impact the MHPA and would not result in impacts to sensitive habitats located within the MHPA. The Project site is specifically designed to avoid impacts to disturbed wetland community on site and would not result in impacts to vegetation communities.

The Project would be developed in accordance with CVSP and OMCPU policies, which include policies and goals that intend to remove invasive species. The landscape plans for the Project were reviewed by a qualified biologist to confirm that they do not include any invasive species. The Project is not located within or adjacent to the MHPA. Additionally, the Project's landscape plans do not contain exotic or invasive species. Therefore, 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.

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

The development contains specific conditions addressing compliance with the City's codes, policies, regulations, and 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. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine compliance with all regulations.

The conditions of approval, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large. Construction of the project will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors.

The proposed drainage patterns and drainage improvements have been designed to mimic existing drainage patterns. The proposed project will include a storm drain system comprising inlets, pipes, brow ditches, roof drains, and water-quality features/detention basins. The proposed drainage improvements include public storm drain infrastructure for a proposed park onsite, public streets, and private storm drain improvements serving the private project site.

Since the project site is in a Very High Fire Severity Zone, the project is also conditioned to require implementation of a Brush Management Program to comply with the City of San Diego's Landscape Regulations, Landscape Standards, and to reduce fire risks.

No significant impacts to public health and safety were identified during the environmental review. Addendum No. 1111415 to the Otay Mesa Community Plan Update Environmental Impact Report No. 30330/304032/SCH No. 2004651076 was prepared pursuant to the California Environmental Quality Act Statute and Guidelines consistent with Section 15164 since only minor technical changes and additions were necessary. 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 Air Quality, Biological Resources, Historical Resources, and Traffic/Circulation will be implemented. The construction will be inspected by certified building and engineering inspectors to ensure construction is in accordance with the approved plans and with all regulations.

The site has adequate access from Airway Road, Cactus Road, and Continental Street which will provide adequate access for emergency services. The site is designed to comply with all emergency service access requirements. The proposed project does not include any features that would have any adverse effect on public health, safety, and welfare. Therefore, the proposed 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.**

This proposed subdivision of the 38.80-acre site will create five (5) developable lots. Parcel One (PA 10) is proposed as 5.49 acres, Parcel Two (PA 11) is proposed as 8.41 acres, Parcel Three (PA 12) is proposed as 8.89 acres, Parcel Four (PA 13) is proposed as 6.46-acres, and Parcel Five (PA 17) is proposed as 3.50-acres (3.62 gross acres).

A 25-foot-wide sewer easement per Parcel Map No. 21868 runs north to south along the easternmost portion of PA 12. In addition, there is an existing 15-foot PVC Sewer per DWG. 33875-75 which runs north to south along the easternmost portion of PA 12. According to Sewer Design Guide, Section 3.3.1, a permanent structure shall not be allowed within sewer easement. The project has been designed not to provide any permanent structures within the sewer easement.

A 17-foot-wide existing slope easement also runs east to west along the southernmost portion of PA 10 and 13 on Airway Road. Public improvements for Airway Road will be constructed within the existing slope easement, however, there will not be any permanent structures within the slope easement.

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 38.80 acres into five lots, four lots for residential development, and one lot for a public park will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has considered the best use of the land to minimize grading and would be developed in accordance with the SDMC requirements, which include the granted requested waivers for setbacks and height to allow natural ventilation and light between structures, to the extent feasible, for future passive or natural heating and cooling opportunities. The independent design of each new residential structure will have the opportunity

through building materials, site orientation, architectural treatments, placement and selection of plant material to provide for passive and 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 subdivision will not have a significant impact on public resources such as police, fire, parks, and library resources. Existing public utility services to the subdivision will continue to be provided and serve the proposed development. The proposed subdivision is within a built urbanized community with adequate infrastructure. The decision maker has determined that the available fiscal and environmental resources are balanced by adequate transit in the immediate area, the proximity of shopping and essential services and recreation in the nearby development area. The project is within one-third of a mile of the nearest Metropolitan Transit System bus stop for Bus Route 909 on Airway Road, east of Britannia Boulevard and the project site will allow the creation of a public park. 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. PMT-3273796, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to JPI Real Estate Acquisitions II, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Benjamin Hafertepe  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24009835

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

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO ADOPTING ADDENDUM NO. 1111415 TO PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 30330/304032/SCH NO. 2004651076 AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR COLLECTION AT CACTUS, PROJECT NO. 1111415.

RECITALS

The Planning Commission of the City of San Diego adopts this Resolution based on the following:

A. On March 11, 2014, the Council adopted Resolution No. R-308810 certifying 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 (CEQA) (Public Resources Code section 21000, *et seq.*), and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, section 15000, *et seq.*).

B. On February 12, 2024, JPI Real Estate Acquisitions II, LLC submitted an application to the Development Services Department for approval of a Vesting Tentative Map, a Neighborhood Development Permit and a Site Development Permit for the construction of 985 multi-dwelling units, 17,452 square feet of lease/amenity space and a public park on four vacant lots at 7020 Airway Road. (Project).

C. CEQA Guidelines section 15164 allows a lead agency to prepare an Addendum to a final Program Environmental Impact Report if the Addendum meets the requirements of CEQA.

D. The matter was set for a public hearing and heard by the Planning Commission of the City of San Diego on April 16, 2026. At the hearing, the Planning Commission considered the issues discussed in the Addendum prepared for the Project.

ACTION ITEMS

Be it resolved by the Planning Commission of the City of San Diego:

1. The information contained in the final Program Environmental Impact Report (PEIR) No. 30330/304032/ SCH No. 2004651076, and the Addendum, including comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.
2. No substantial changes are proposed to the Project, and no substantial changes to the circumstances under which the Project is to be undertaken that would require major revisions in the PEIR No. 30330/304032/ SCH No. 2004651076 for the Project due to significant environmental effects or a substantial increase in the severity of previously identified environmental effects.
3. No new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the PEIR No. 30330/304032/ SCH No. 2004651076 or that any significant effects previously examined will be substantially more severe than shown in the PEIR 30330/304032/ SCH No. 2044651076.
4. No new information of substantial importance has become available showing that mitigation measures or alternatives previously determined to be infeasible are now feasible and would substantially reduce any significant effects, but which the Project proponents decline to adopt and there are no 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. Under CEQA Guidelines section 15164, only minor technical changes or additions are necessary, and therefore, the Planning Commission adopts Addendum to PEIR No. 30330/304032/ SCH No. 2004651076, a copy of which is on file with the Development Services Department.

6. Pursuant to California Public Resources Code section 21081.6, the Planning Commission 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. A copy of the Mitigation Monitoring and Report Program is attached to this Resolution as Exhibit A.

7. The Development Services Department is directed to file a CEQA Notice of Determination regarding the Project with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Land Use and Climate Innovation.

APPROVED:

By

\_\_\_\_\_  
Benjamin Hafertepe  
Development Project Manager

**EXHIBIT A**

**MITIGATION MONITORING AND REPORTING PROGRAM**

**VESTING TENTATIVE MAP, NEIGHBORHOOD DEVELOPMENT PERMIT AND SITE  
DEVELOPMENT PERMIT**

**PRJ-1111415**

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 monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and the completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Development Services Department, 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108. All mitigation measures contained in the Addendum No. 1111415 to Program Environmental Impact Report No. 30330/304032 shall be made conditions of the Neighborhood Development Permit and the Site Development Permit as may be further described below.

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

The project shall be required to comply with applicable mitigation measures outlined within the MMRP of the previously certified PEIR (PRJ-1111415 / SCH No. 2004051076) and 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/information/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 consultant:

*Qualified biological monitor*  
*Qualified archaeologist*  
*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, applicant is also required to call **RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This project, PRJ-1111415 and/or Environmental Document Number 1111415, 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 would be performed. When necessary for clarification, a detailed methodology of how the work would 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:

**Project-Specific 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 Observation
Biology	Biology Reports	Biological Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

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

**AIR QUALITY/ODOR**

**Mitigation Framework AQ-1:** For projects that would exceed daily construction emissions thresholds established by the City of San Diego, best available control measures/technology shall be incorporated to reduce construction emissions to below daily emission standards established by the City of San Diego. Best available control measures/technology shall include:

- a. Minimizing simultaneous operation of multiple pieces of construction equipment;

- b. Use of more efficient or low pollutant emitting, equipment, e.g. Tier III or IV rated equipment;
- c. Use of alternative fueled construction equipment;
- d. Dust control measures for construction sites to minimize fugitive dust, e.g. watering, soil stabilizers, and speed limits; and
- e. Minimizing idling time by construction vehicles.

**BIOLOGICAL RESOURCES**

**MM-BIO-1: Resource Protections 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: Data Recovery Program**

- I. **HISTORICAL RESOURCES ARCHAEOLOGICAL DATA RECOVER PROGRAM.** This project requires implementation of an Archaeological Data Recovery Program (ADRP) to mitigate impacts to archaeological site CA-SDI-11,424, prior to the issuance of ANY construction permits or the start of ANY construction if no permits are required. The ADRP with Native American

participation consists of a Statistical Sample and shall be implemented as described below after consultation with DSD ED in accordance with the Cultural Resources Report prepared by Dudek (May 2025).

- a. Phase 1: Hand excavation of 104 test units for a proposed sample size of 2.5% which represents the approximately 4,500 square meter area of greatest research potential. An additional phase of sampling will be determined if necessary following Phase 1 results;
- b. Laboratory Analysis in the form of specialized studies shall be conducted in accordance with the ADRP;
- c. Curation of all materials recovered during the ADRP with the exception of human remains and any associated burial goods, shall be prepared in compliance local, state and federal standards and be permanently curated at an approved facility that meets City standards;
- d. ADRP provision for the discovery of human remains shall be invoked in accordance with the California Public Resources Code, the Health and Safety Code. In the event human remains are encountered during the ADRP, soil shall only be exported from the project site after it has been cleared by the Most Likely Descendant (MLD) and the Project Archaeologist;
- e. Archaeological and Native American Monitoring shall be conducted during the remaining grading activities after completion of the ADRP and acceptance of a draft progress report for the program. The detailed Mitigation Monitoring and Reporting Program is identified in below.
- f. Upon completion of the ADRP and prior to issuance of grading permits, the qualified archaeologist and Native American Monitor shall attend a second preconstruction meeting to make comments and/or suggestions concerning the proposed grading process.

**MM-HIST-2: 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  
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.  
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/CIRCULATION**

**Mitigation Framework TRF-1:** Intersections shall be improved per the intersection lane designations identified in [OMCPU PEIR] Figure 5.12-4.

**MM-3** Britannia Boulevard and Otay Mesa Road - Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the restriping of the westbound approach to accommodate dual left-turn lanes and three through lanes and associated traffic signal modification at the intersection of Britannia Boulevard and Otay Mesa Road per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

**MM-4** Britannia Boulevard & SR-905 Westbound Ramp - Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the restriping of the westbound off-ramp approach to accommodate an exclusive left-turn lane, a shared left-through-right lane, an exclusive right-turn, and associated traffic signal modification at the intersection of Britannia Boulevard & SR-905 Westbound Ramps per current City standards and Caltrans standards, satisfactory to the City Engineer and Caltrans. All improvements shall be completed and operational prior to first occupancy. These recommended mitigation measures are consistent with the ultimate intersection geometrics assumption of the OMCPU PEIR's analysis of traffic at OMCPU buildout.

**MM-5** Britannia Boulevard & SR-905 Eastbound Ramps - Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the reconfiguration of the northbound approach to accommodate two through lanes and a shared through-right lane and associated traffic signal modification at the intersection of Britannia Boulevard & SR-905 Eastbound Ramps and reconstruction of existing raised median along Britannia Boulevard per current City standards and Caltrans standards, satisfactory to the City Engineer and Caltrans. All improvements shall be completed and operational prior to first occupancy. These recommended mitigation measures are consistent with the ultimate intersection geometrics assumption of the OMCPU EIR's analysis of traffic at OMCPU buildout.

**MM-6** Britannia Boulevard and Airway Road - Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond to restripe the eastbound approach to accommodate 400-foot dual left-turn lanes and a shared through-right turn lane and restripe the southbound approach to accommodate a left-turn lane, one through lane and dual right-turn lanes and associated traffic signal modification at the intersection of Britannia Boulevard and Airway Road per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

**MM-7** Continental Street and Airway Road - Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the signalization of the Continental Street and Airway Road intersection. The following lane configuration shall be constructed at the intersection per current City standards:

- a. Southbound approach: left-turn pocket and a right-turn lane
- b. Eastbound approach: left-turn pocket and a through lane
- c. West leg: configured with two receiving lanes
- d. Westbound Approach: one through lane and shared through right turn lane

All improvements shall be satisfactory to the City Engineer and shall be completed and operational prior to first occupancy.


**MM-8** Cactus Road and Airway Road - Prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the reconfiguration of the intersection of Cactus Road and Airway Road with the following lane configuration per current City standards:

- o North leg: configured with two receiving lanes
- o Westbound approach: one left-turn lane and one right-turn lane

All improvements shall be satisfactory to the City Engineer and shall be completed and operational prior to first occupancy.

**MM-9** Britannia Boulevard between SR-905 Eastbound Ramps and Airway Road - Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond to improve Britannia Boulevard between SR-905 Eastbound Ramps and Airway Road from a 5-Lane Prime Arterial (2 NB/3 SB) to a 6-Lane Prime Arterial per current City standards and Caltrans standards, satisfactory to the City Engineer and Caltrans. This improvement shall include the reconstruction of the existing raised median to provide an additional northbound lane and restriping the existing pavement to accommodate this roadway configuration. This improvement does not require widening the existing curb-to-curb width along the segment. All improvements shall be completed and operational prior to first occupancy. The following items will be required prior to the Caltrans Encroachment Permit submittal: An approved Caltrans Intersection Safety and Operational Assessment Process (ISOAP) Stage 1 with conclusion to comply with Appendix B submitted on August 22, 2025, traffic signal plan sheets.

- MM-10** Airway Road between Continental Street and Britannia Boulevard - Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond to improve Airway Road between Continental Street and Britannia Boulevard from a 2-Lane Collector to a 3-Lane (1EB/2WB) Collector per current City standards, satisfactory to the City Engineer. This improvement shall include restriping the existing right-of-way to accommodate this roadway configuration. All improvements shall be completed and operational prior to first occupancy.
- MM-11** Airway Road between Britannia Boulevard and 50 feet west of La Media Road - Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond to improve Airway Road between Britannia Boulevard and 50 feet west of La Media Road from a 2-Lane Collector to a 2-Lane Collector with a two-way center left-turn lane per current City standards, satisfactory to the City Engineer. This improvement shall include restriping the existing pavement to accommodate this roadway configuration and removal of parking along the roadway. This improvement does not require widening of existing right-of-way. All improvements shall be completed and operational prior to first occupancy.
- MM-12** Cactus Road south of Airway Road - Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond to improve Cactus Road south of Airway Road from a 2-Lane Collector to a 3-Lane (1NB/2SB) Major Arterial per current City standards, satisfactory to the City Engineer. This improvement shall include the construction of a raised median and restriping within the existing pavement to accommodate this lane configuration. All improvements shall be completed and operational prior to first occupancy.

Page 3	City of San Diego · Information Bulletin 620	August 2018
	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101	<b>Community Planning Committee Distribution Form</b>
	Project Name: Collection at Cactus	Project Number: 1111415
Community: Otay Mesa		
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>		
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: January 21, 2026
# of Members Yes 8	# of Members No 0	# of Members Abstain 1
Conditions or Recommendations: Recommend for Approval		
<input type="checkbox"/> 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: January 22, 2026

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

Otay Mesa Planning Group, Chair, Rob Hixson called the meeting to order at 3:07 pm. Introductions are made across the Zoom screen.

Members present:	Members absent:
Alejandra Mier y Teran	Diane Kirma
Allen Kashani	Jason Wells
Chris Holder	Ronnie Taylor
Felipe Nuño, Secretary	Seth Dorros
Jorge Goytortua	Tom Simmons
Jose Hernandez	Tony Blas
Rita Mahoney	
Rob Hixson, Chair	
Ted Shaw, Vice-chair	

**Approval of minutes:**

December 2025

- **Vote:** A motion was made by R. Mahoney *seconded* by J. Goytortua. Motion passed (09-0-0-0)  
**Yes:** R. Hixson, F. Nuno, C. Holder, J. Hernandez, A. Kashani, A. Mier y Teran, & T. Shaw.
- **Recusal:** None
- **Abstained:** None
- **Vote No:** None
- **Comments:** None

**Public Input/Comments on Matters Not on the Agenda**

**Brandon Plasencia:** I'm part of a community where public transportation is limited and I've been trying to get a bus route established in our area, specifically the Epoca community, to help residents. I've been communicating with the city and other residents to make this happen. I'm the property association is willing to fund a parking program for our community to address the issue of abandoned vehicles and limited parking options. I've reported a truck with no plates that's been parked in the neighborhood for months and it's been hard to get it removed. I'm hoping to work with the police department to address this issue.

**Becky Rapp:** Thank you for letting me speak today. As I've been going through some of the land use development code updates, I felt it was important to bring to your attention. Item Number 20, this is an important reminder that when proposition 64 was written, one of the central purposes was to protect children and youth from exposure to a predatory industry. So, what the city is doing is reaffirming that intent through this update. What it is emphasizing that that any marijuana store is not to display the marijuana leaf on the outside. So, while the storefront signage is tightly regulated off site, advertising is not held to the same standard, and so today we see large billboards near pot shops that display marijuana imagery using bright colors, cartoon style graphics, and it's drawing attention to everyone. So, if marijuana imagery is considered inappropriate on a scene because of public health concerns, it shouldn't be allowed on a billboard in the same neighborhood.

**Rob Hixson:** In Otay Mesa, we decided approximately 40 years ago, at the beginning of the community plan updates, we don't allow billboards. So, we have no billboards in the city of San Diego or even in the county part of Otay Mesa, so we don't have that problem.

**Chairman's Report:** Rob Hixson, Chair

Items Received

1. Epoca D | PRJ-1145347 | Assessment Letter
2. Notice of Right to Appeal and Environmental Determination for Ocean View Hills MAD Landscape Maintenance Agreement

**Government Liaison Reports**

- A. **COUNCILMEMBER MORENO'S OFFICE:** *Victor Caymaris*
  - An EFD meeting will be held on February 19 at City Council.
  - A study on Airway Road improvements, funded by EFD, will be shared with stakeholders soon (in the next few days) and is expected to be completed by 2030-2031.
- B. **MAYOR'S OFFICE:** *No report was provided.*
- C. **ASSEMBLY MEMBER DAVID ALVAREZ OFFICE:** *Liliana Barba*
  - AB 35 passed the Assembly Natural Resources Committee and will be heard in the Assembly Appropriations Committee, aiming to ensure timely distribution of Proposition 1 dollars for wildfire and environmental protection.
  - AB 86 was approved by the Assembly Higher Education Committee and will be heard in the Assembly Appropriations Committee, allowing Southwestern College to offer online bachelor's degree programs.

- Assembly Member will announce \$4.3 million in funding for Grove neighborhood park construction on Friday.
- Assembly Member Alvarez will be hosting community meetings this year, details to be shared soon.

**D. COUNTY OF SAN DIEGO SUPERVISOR'S OFFICE:** Andres Geurts-Barreto

- A press conference was held on Tuesday to discuss unlocking county reserves to address the Tijuana River Valley crisis and impending HR cuts.
- A board meeting is scheduled next week to discuss these issues. We should be getting some traction on those soon.

**E. SENATOR PADILLA'S OFFICE:** *No report was provided.*

**F. POLICE DEPARTMENT & CODE COMPLIANCE:** *Officer Edington*

- I met with the neighborhood Policing Lieutenant about a month ago, and he mentioned that our division ranks among the lowest in the number of Get It Done submissions with a police nexus, including encampments, parking issues, 72-hour violations, and motorhomes. I encourage everyone to continue submitting Get It Done reports and to share the app with your networks if they are not familiar with it.
- I drive through the area regularly and conduct enforcement, and I know these issues exist; on Monday, I personally handled several Get It Done reports and saw multiple additional cases that should be submitted.
- Because our division ranks so low, I especially encourage consistent reporting, so these issues are accurately documented and addressed.
- If a Get It Done report is submitted and no action is taken within approximately two weeks, you may email me the report number so I can follow up directly.
- When follow-up is needed, I will either contact the unit responsible (such as parking enforcement or vehicle abatement) or, if time allows, personally go out to address the issue within a week.
- Public Comment: There appears to be an issue in the app involving Cactus and possibly Secano, where the system redirects the location to a different street, causing enforcement officers to be sent to the wrong place.
- Public Comment: This location-error issue has resulted in repeated notes stating, "vehicle not at location," even when the same vehicle has remained unmoved for four to five months.
- I'll go ahead and handle that tomorrow. I'll mark that vehicle for 72-hour violation, if it's not moved within 72 hours, then I follow up with a tow.

**G. FIRE DEPARTMENT:** *No report was provided.*

**H. IMMIGRATION & CUSTOMS DEPARTMENT:** *No report was provided.*

**Monthly Reports:**

**A. CPC- (Allen Kashani)**

- There was a subcommittee meeting at CPC on January 9<sup>th</sup> regarding the land development code.
- The next CPC meeting is scheduled for the following Tuesday.

**B. Southwest Village Committee – (Felipe Nuño)**

- No new update to report. We're waiting for the city, hopefully this coming summer will give us the next thing to for us to proceed.

**C. Border Transportation – (Alejandra Mier y Teran)**

- New pilot program for pedestrians, mainly students, allowing pre-registration and front-of-the-line access at San Ysidro and Otay after SENTRI.
- CBP is testing two different technologies for this program.
- Once the preferred technology is selected, the program will be expanded to employers. Goal: help community members experience reduced wait times.
- Otay Mesa employees will be engaged as the program expands.

**D. Siempre Viva Rd / Britannia Blvd Route – (Rob Hixson)**

- We are going to begin working on our CIP project.

**E. San Diego Airport Advisory Committee – (Rob Hixson)**

- No report to provide.

**F. Otay Mesa Chamber of Commerce – (Alejandra Mier y Teran)**

- Upcoming Member Breakfast on February 18<sup>th</sup> with Supervisor Paloma Aguirre and Chief Hassan (Head of SENTRI / Global Entry).
- A webinar on tariffs will take place in the first week of February. Currently, there are no new green-related tariffs, but updates are expected in the coming weeks.
- Golf Tournament is scheduled for May 1<sup>st</sup>.
- A series of events for truckers is planned; details available upon request.

**G. East Otay Mesa Property Owner's Association Update – (David Wick)**

## ATTACHMENT 9

- In East Otay Mesa, significant progress has been made on road construction, and anyone who has not visited in recent months or years is encouraged to take a look.
- Multiple road segments, including portions of Lone Star, have been constructed by various developers, including Amazon, a large distribution center.
- Many of these newly built road sections are in the process of being deeded over to the County for long-term maintenance and future circulation planning.
- The federal government has completed the fix to the former gap in the border fence, resulting in nearly zero illegal crossings at that location, which had been a significant issue during the previous administration.
- Anyone interested in holding a meeting in Otay Mesa is welcome to use the conference rooms at the local truck stop, TruckNet, which also offers food and amenities.

**H. La Media West Wetlands** - *No report was provided.*

**I. Informational Items** - *None.*

**J. Action Items** -

**a) Collection at Cactus | PRJ No. 111415**

The project is located at the northeast intersection of Airway Road and Cactus Road and is within the Central Village Specific Plan area. The project includes applications for a Vesting Tentative Map (VTM No. 3273796) and Neighborhood Development Permit (NDP No. 3273795). The proposed development is located on a 38.8-acre site and includes 985 multi-family residential units of which 83 units will be deed restricted Affordable Units, a 3.5-acre public park, roadways, and utility infrastructure improvements intended to support both the project and the surrounding community.

**Presented by: Jason Shepard, JPI**

- A motion was made by R. Mahoney, *seconded* by F. Nuno. Motion passed (8-0-1-0)

**Vote Yes:** R. Hixson, J. Goytortua, J. Hernandez, A. Kashani, C. Holder, & A. Mier y Teran.

**Recuse:** None


**Abstained:** T. Shaw

**Vote No:** None

**K. Closing remarks** - *Rob Hixson, Chair*

- In two months, March 18<sup>th</sup>, we will be holding elections.
- Anyone interested in running for Chair of the Planning Group is welcome and encouraged to do so.
- I have served as Chair for eight years, and I would be glad to see someone else take the role.
- Regardless of the outcome, the group will continue moving forward.

*The meeting was adjourned at 3:43 pm by Rob Hixson, Chair of the Otay Mesa Planning Group.*

	<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 DS-318</b>  <b>October 2017</b>
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**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 \_\_\_\_\_

**Project Title:** Collection at Cactus **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** NE intersection of Cactus Rd & Airway Rd / APN 646-100-77-00

Otay Mesa

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

Corporation  Limited Liability -or-  General – What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_

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: Joe Paez, Jr.  Owner  Tenant/Lessee  Successor Agency

Street Address: 7808 Saint Andrews Ave.

City: San Diego State: CA Zip: 92154

Phone No.: 619-885-1601 Fax No.: \_\_\_\_\_ Email: joseph@bcsproduce.com

Signature:  \_\_\_\_\_ Date: 2/1/2024 | 1:38 PM PST

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: JPI REAL ESTATE ACQUISITION II, LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 11988 El Camino Real, Suite 200

City: San Diego State: CA Zip: 92130

Phone No.: 314-302-2469 Fax No.: \_\_\_\_\_ Email: conner.kloepfel@jpi.com

Signature:  \_\_\_\_\_ Date: 2/1/2024 | 1:40 PM PST

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

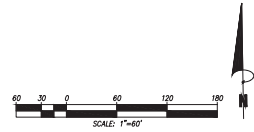
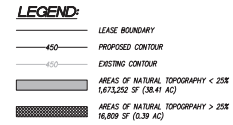
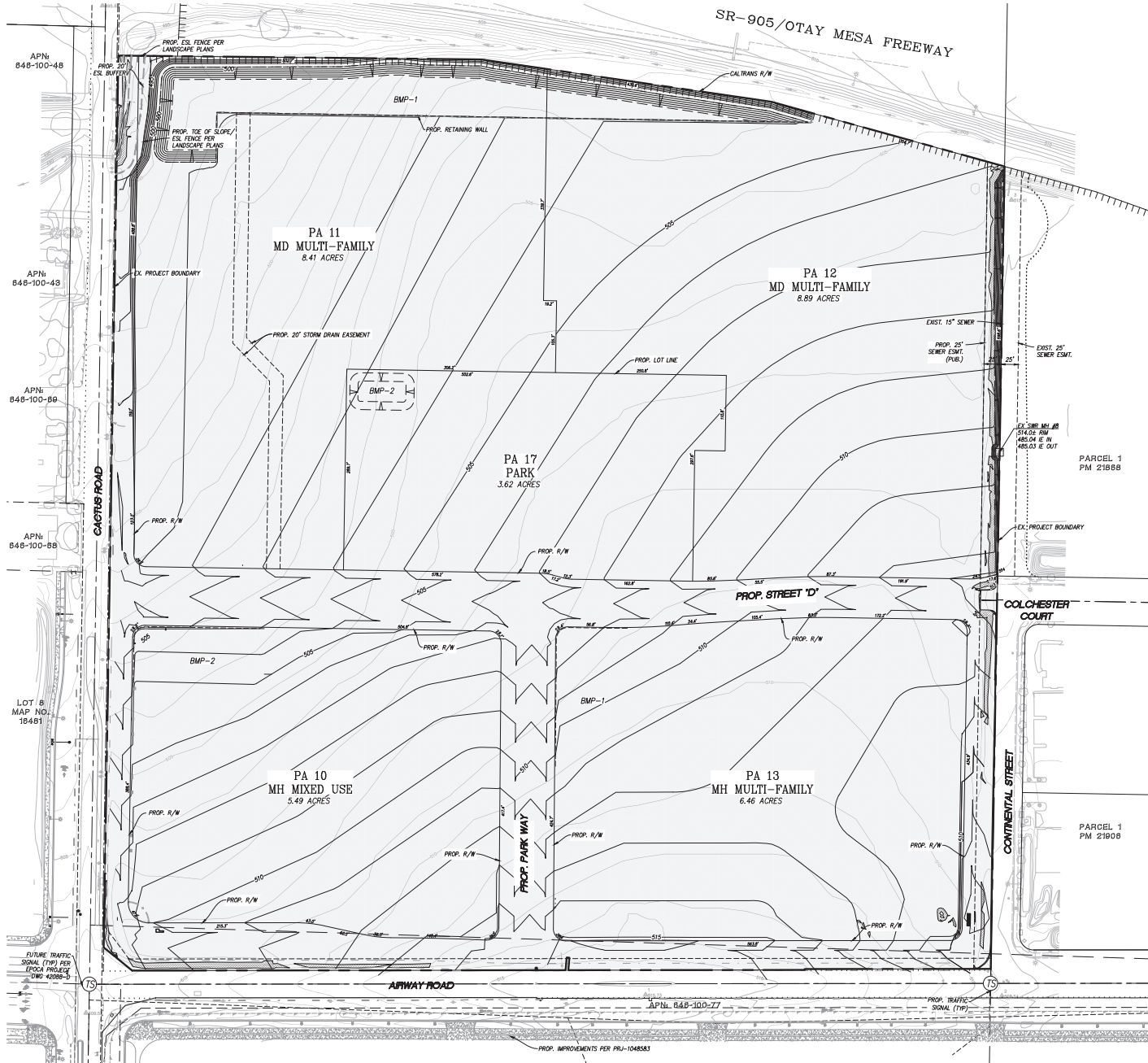
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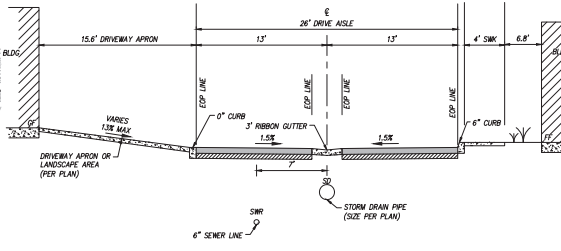
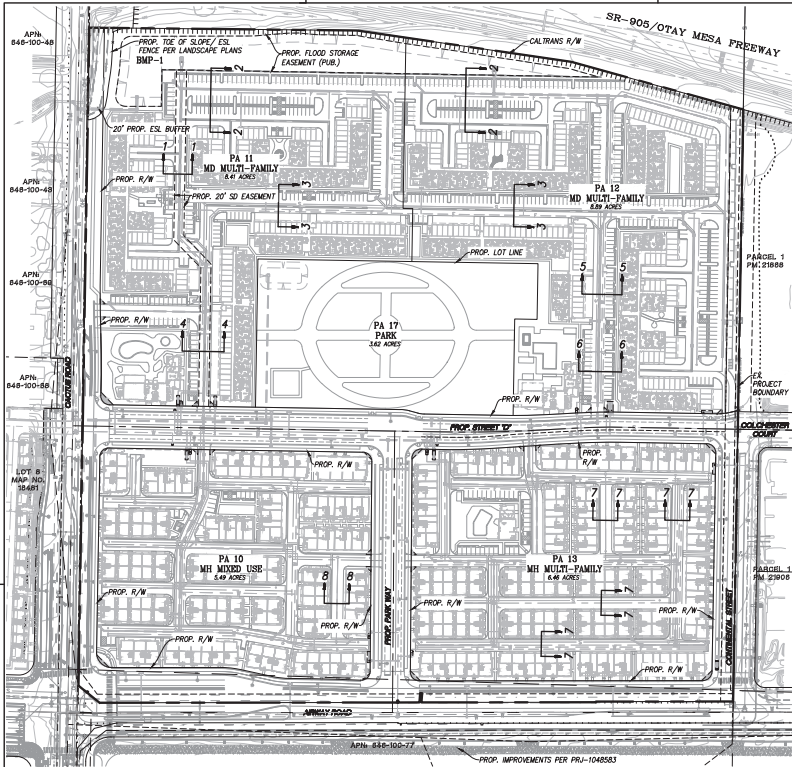
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

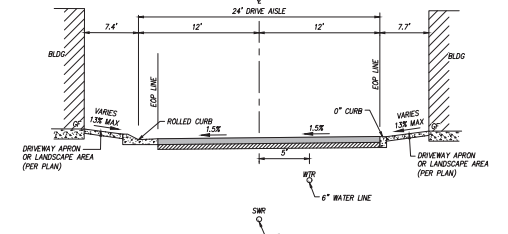
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

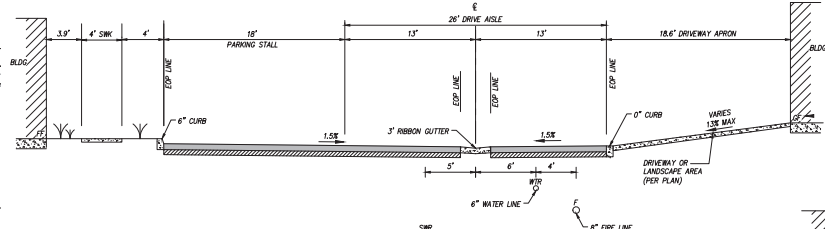




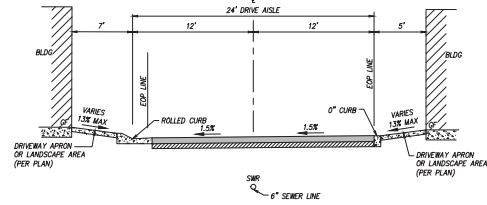
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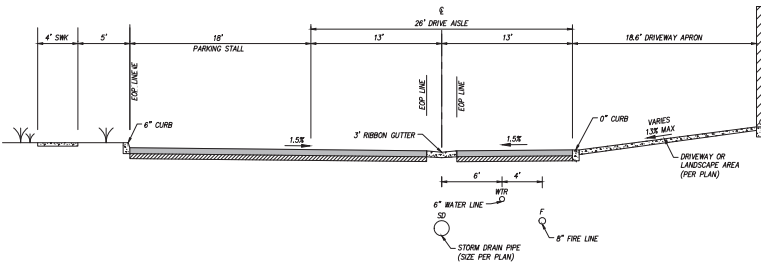
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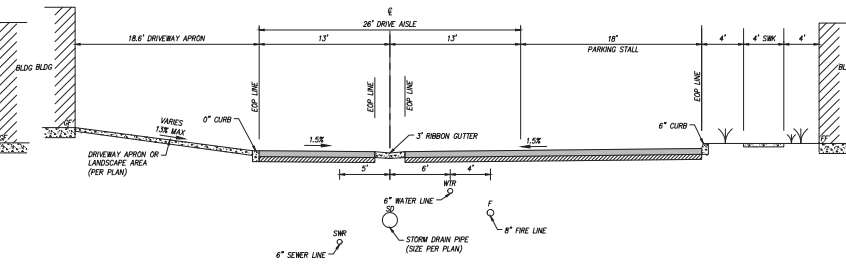
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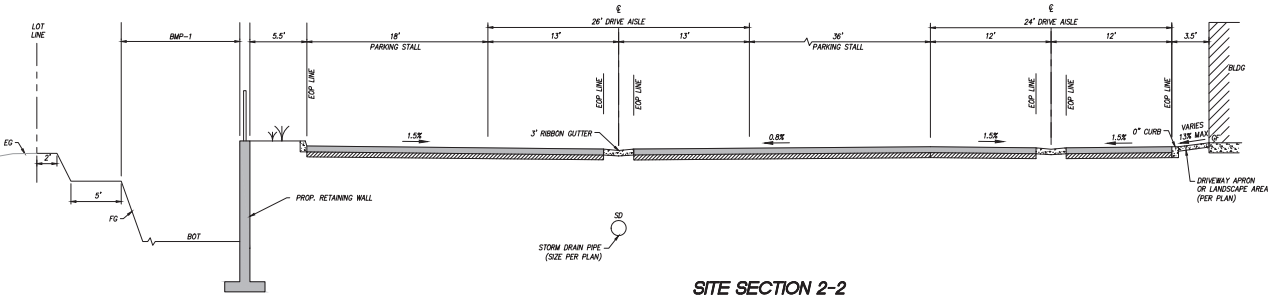
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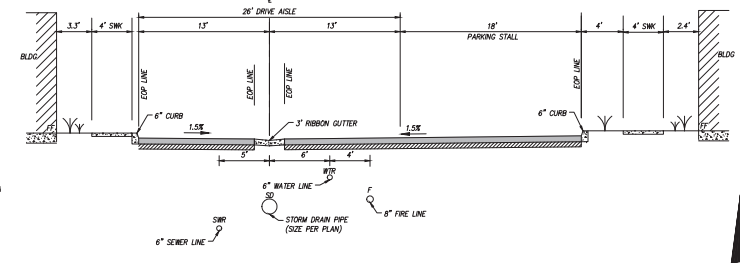
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**SITE SECTION 5-5**  
N.T.S.



**SITE SECTION 2-2**  
N.T.S.



**SITE SECTION 6-6**  
N.T.S.

