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PRESS RELEASE

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CITY ATTORNEY'S OFFICE TAKES LEGAL ACTION TO SHUT DOWN LONG-RUNNING ILLEGAL CONSTRUCTION OPERATION IN OTAY MESA

SAN DIEGO — The San Diego City Attorney's Office has filed a civil enforcement action under the Unfair Competition Law (UCL) and the San Diego Municipal Code (SDMC) against Abd Mahmoud Jahshan, Nunc Coepi LLC, and PAL General Engineering Inc. for operating an unpermitted paving and construction business on an undeveloped, industrial lot. This action was brought on behalf of the People of the State of California and the City of San Diego.

The Complaint alleges that since at least February 2022, the defendants have run their businesses without permits from a vacant Otay Mesa parcel zoned for prime industrial/sensitive vegetation. Conditions at the property included an unpermitted trailer used as office space with electrical service from an onsite generator, an RV used as habitable space with unpermitted plumbing and electrical connections, an unpermitted septic tank, multiple cargo containers, and a chain-link fence installed in the public right of way that blocks access to Harvest Road.

The City's Building and Land Use Enforcement (BLUE) team issued a Civil Penalty Notice and Order in April 2022, but the defendants did not appeal and failed to correct the violations. Following administrative hearings in 2023 and 2025, the defendants were ordered to pay civil penalties and costs and to restore the property to a vacant lot. The defendants refused to pay any portion of the amounts ordered, now totaling more than \$132,000 in penalties, costs, referral fees, and accrued interest, and continue to operate illegally from the site to this day.

"For over four years, these defendants have defied City orders, refused to pay administrative penalties, and continued operating an illegal business on land that should be preserved for legitimate industrial use. My office will pursue every available legal remedy to stop this unlawful activity, collect the penalties owed to taxpayers, and ensure that businesses operating in our City follow the law," said **City Attorney Heather Ferbert**.

The lawsuit seeks a temporary restraining order, preliminary and permanent injunctions to stop the unlawful operations, civil penalties of up to \$2,500 per day for each UCL and SDMC violation, and recovery of the outstanding administrative penalties, costs, referral fees, and interest already owed.

This case is being handled by the City Attorney's Housing Protection and Civil Code Compliance Unit (HPU) and being prosecuted by Senior Deputy City Attorney Paul Prather. The City Attorney's Office partnered with the City's Building and Land Use Enforcement (BLUE) team to address the ongoing violations at this illegal business.

The Complaint is attached [here](#).

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