



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: March 23, 2023 REPORT NO. PC-23-010

HEARING DATE: March 30, 2023

SUBJECT: BDM Mixed Use Project, Process Five Decision

PROJECT NUMBER: [673818](#)

REFERENCE: Initiation of an amendment to the Otay Community Plan to re-designate the land use of a 13.44-acre site from Community Commercial-Residential Prohibited to Residential-Medium High (30-44 dwelling units per acre) Planning Commission Report No. PC-19-071.

OWNER/APPLICANT: BDM Investments LLC, Owner / Atlantis Group, Applicant

SUMMARY

Issue: Should the Planning Commission recommend that City Council approve a Community Plan Amendment, Rezone, Vesting Tentative Map, Site Development Permit, Neighborhood Development Permit, Public Right-Of-Way Vacation, and Public Service Easement Vacation for the development of a mixed use residential and commercial project consisting of three to four level multi-family residential buildings with 430 dwelling units that total 442,230 square feet of which 52 dwelling units will be affordable to low income households with rents at 30 percent of 60 percent of Area Median Income, 6,000 square-feet of commercial uses, and associated site improvements on a vacant 13.44-acre site located south of Otay Mesa Road, east of Emerald Crest Court, southwest of Corporate Center Drive, and north of State Route 905 (SR-905) (APN No. 645-410-0300 to 645-410-0900), within the Otay Mesa Community Plan Area?

Staff Recommendation:

1. Recommend to the City Council to ADOPT Addendum to the Otay Mesa Community Plan Update Final Program Environmental Impact Report No. 30330/304032/SCH No. 2004651076; and
2. Recommend to the City Council to APPROVE Rezone No. 2468435, Community Plan Amendment No. 2468438, Site Development Permit No. 2468436, Neighborhood Development Permit No. 2576649, Vesting Tentative Map No. 2468440, Public Right of Way Vacation No. 2468433, and Public Service Easement Vacation No. 2610071.

Fiscal Considerations: None with this action. All costs associated with the processing of this application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The Otay Mesa Community Plan (Community Plan) designates the project site as Community Commercial-Residential Prohibited. The project includes an amendment to the Community Plan to redesignate the site to Community Commercial-Residential Permitted to allow for the development of 430 multifamily homes, including 378 market-rate rentals and 52 affordable dwellings units that will be affordable to low income households with rents at 30 percent of 60 percent of Area Median Income. The additional homes will add to the City's housing stock and contribute towards addressing the City-wide affordable housing crisis which is consistent with the policies of the General Plan and the City's Housing Element

Community Planning Group Recommendation: On March 15, 2023, the Otay Mesa Community Planning Group voted 6-0-3 to recommend approval of the project without conditions or recommendations (Attachment 15).

Environmental Impact: Addendum No. 673818 to the Otay Mesa Community Plan Update Final Program Environmental Impact Report (No. 30330/304032; SCH No. 2004651076) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). Staff determined that only minor technical changes or additions are necessary, and that no changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project.

BACKGROUND:

Location

The 13.44-acre vacant project site is located south of Otay Mesa Road, east of Emerald Crest Court, southwest of Corporate Center Drive, and north of SR-905 (APN No. 645-410-0300 to 645-410-0900), in the Southwest District of the Otay Mesa Community Plan Area (Community Plan) (Attachments 1-3).

Community Plan and General Plan

The site is designated Community Commercial – Residential Prohibited in the Otay Mesa Community Plan and Commercial Employment, Retail, & Services in the General Plan.

Zoning

The site is in the CC-2-3 Base Zone (Community Commercial).

Adjacent Uses

The project site is surrounded with a variety of land uses, including residential to the west and northwest, industrial to the east and north, open space to the north, and commercial to the northeast.

Existing Use and Site Conditions

The project site was previously approved under Handler Commercial Map No. 16340 for commercial development. However, the site was not developed due to market conditions at the time. The entire 13.44-acre site was graded in 2020 except for a 0.01 acre area of Diegan coastal sage scrub located within the property just east of the Multi-Habitat Planning Area (MHPA) preserve fence, in accordance with previous approval for the Otay Mesa East Project. This portion is still considered MHPA and no action to remove or revise the boundary is required for the project. The original project for the site did not identify adverse impacts to the MHPA. The project site does not contain any vernal pools and is not within the City's Vernal Pool Habitat Conservation Plan area. The project site is in an area served by existing public services and utilities.

Transit

A transit stop is located at Otay Mesa Road and Corporate Center Drive approximately 400 feet from the project site, and a Caltrans park and ride lot is located a half mile west at the terminus of Otay Mesa Road. The project site is located in close proximity to Metropolitan Transit System (MTS) Routes 905 A and B with planned high frequency transit service which connects the site to employment areas within Otay Mesa, including the Ocean View Hills Corporate Center and Otay Corporate Center South. An existing Class III shared bicycle facility is located on Otay Mesa Road and can be accessed from the project site.

DISCUSSION

Project Description:

The BDM Mixed-Use Project (Project) (Attachment 19) consists of the development of a mixed-use residential and commercial project consisting of three to four level multi-family residential buildings with 430 dwelling units that total 442,230 square feet of which 52 dwelling units will be affordable to low income households with rents at 30 percent of 60 percent of Area Median Income, 6,000 square feet of commercial uses, and associated site improvements. The project also includes a Vesting Tentative Map to consolidate and subdivide 13.44 acres into four residential lots and a commercial lot, a public right-of-way (ROW) vacation, and a public service easement vacation for storm water storage and drainage easements. Access to the project will be provided by two new private driveways along Emerald Crest Court and one new driveway via the proposed private Corporate Center Drive cul-de-sac, south of Otay Mesa Road. The project proposes five buildings, including:

1. Building 1: One story to include 6,000 square feet of commercial retail space located in the northwest corner of the project site.
2. Building 2: Three stories to include 52 dwelling units that will be affordable to low income household at rents at 30 percent of 60 percent of Area Median Income. The dwelling units will have a mix of one-, two-, and three-bedroom layouts and includes 2,180 square feet of amenity space located on the west side of the project site. The affordable housing component of the project is anticipated to be developed by an affordable housing developer with local expertise in attracting federal and state funding resources to maximize public investment to the project. Families that reside in the affordable units will benefit from services that will

enhance their socio-economic well-being, including after school tutoring, computer labs, health and wellness classes, and financial literacy programs.

3. Building 3: Four stories to include a mix of one-, two-, and three-bedroom market rate units and 2,700 square feet of amenity space located in the north-central portion of the project site.
4. Building 4: Four stories to include a mix of studio, one-, two-, and three-bedroom market rate units located in the south-central portion of the project site.
5. Building 5: Three stories to include a of mix of one-, two-, and three-bedroom units and 2,640 square feet of amenity space located on the eastern portion of the project site.

Architecture:

The project design incorporates painted stucco surfaces with a variety colors, varying setbacks, balconies with metal railings, and offsetting planes and building articulation on all building elevations.

Parking:

The project will provide 630 residential surface parking spaces and 13 commercial retail surface parking spaces for a total of 643 parking spaces. Of the total parking spaces, there will be 64 residential electrical vehicle charging stations and one for the commercial area. The project also provides a total of 235 bicycle spaces and 45 motorcycle spaces.

Landscaping:

The project landscaping includes a mix of low water use and climate appropriate plants that are well-adapted to the climate of region, including rows of large flowering or shade trees, and landscaped islands with medium-sized evergreen shade trees. Street trees will be planted along Otay Mesa Road, including shrubs, grasses, and landcovers. Landscaping throughout the project site will also include accents trees, evergreen screening trees, shrubs, grasses, and artificial turf recreational areas. Adjacent to the Caltrans right-of-way (ROW) along SR-905, the project includes screening with solid walls, fencing, or a combination of both. Screening treatment will be provided in the form of evergreen plantings that will be spaced to ensure 100 percent screening.

Pedestrian and Bicycle Improvements:

The project will provide pedestrian improvements to activate the street and increase walking opportunities. Pedestrian improvements include sidewalk connections between buildings, on-site amenities, and public sidewalks to enhance pedestrian connectivity. The project will also provide non-contiguous sidewalks and landscaped parkways along Otay Mesa Road connecting to the project's internal streets and walkways, and transit and bike facilities. Pedestrian access to the site will be improved by the addition of a six-foot-wide concrete paseo through the project's interior streets and walkways, connecting the residential and commercial buildings and providing residents access to community spaces and other on-site amenities (community pool, several courtyards, tot-lot and fenced dog run). The project will develop an 8-foot Class II bike lane along Otay Mesa Road and will install bike racks in front of the commercial building along Emerald Crest Court.

Grading and Stormwater Improvements

Earthwork for the project would result in approximately 2,193 cubic yards of cut and 65,467 cubic yards of fill with 63,274 cubic yards of import. Maximum depth of cut will be ten feet associated with a storm drain vault. Maximum height of fill slopes will be 12 feet and approximately 1,400 linear feet of retaining walls will be installed ranging from two feet to 8.5 feet in height. The project will also provide a five-foot deep water detention basin to capture stormwater run-off. The detention basin will be located between the commercial and residential buildings and will be surrounded by a five-foot tall tubular steel fence atop a 6.5-foot retaining wall installed for safety purposes.

Required Approvals:

The project requires the following discretionary actions, which are briefly discussed in Table 1 and discussed below:

Pursuant to San Diego Municipal Code (SDMC) Sections 123.0105, 122.0105, 125.0940, 125.1030, and 125.0430 a decision on a Rezone, Community Plan Amendment, Public Right-Of-Way Vacation, Public Service Easement Vacation, and Vesting Tentative Map, shall be made in accordance with a Process Five, City Council decision. Pursuant to SDMC Section 126.0502(a)(2), a Site Development Permit is required due to the presence of environmentally sensitive lands (MHPA) and pursuant to SDMC Section 126.0402(p), a Neighborhood Development Permit is required for requested deviations from the SDMC requirements for front setback, side setback, and minimum street frontage. The discretionary actions have been consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in SDMC Section 112.0103(a)(1) and are processed at the highest process level. Before these actions are considered by the City Council, the request shall be presented to the City's Planning Commission for a recommendation, pursuant to SDMC Section 112.0509.

Table 1: Required Discretionary Actions	
Discretionary Action	Reason
General Plan/Community Plan Amendment	Process 5 to change the land use designation from Community Commercial – Residential Prohibited to Community Commercial – Residential Permitted
Rezone	Process 5 to rezone from the CC-2-3 Zone to the CC-3-6 Zone (Commercial Community) to allow for a mixed use residential and commercial project.
Vesting Tentative Map with Public Right of Way Vacation and Public Service Easement Vacation	Process 5 to consolidate and subdivide the site into four residential lots and one commercial lot, vacate a portion of Corporate Center Drive, and vacate public service easements for storm water storage and drainage easements.
Site Development Permit	Process 3 due to environmentally sensitive lands located on a portion of the project site.

Neighborhood Development Permit	Process 2 – To request deviations from the SDMC development requirements for front setback, side setback, and minimum street frontage.
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Community Plan Amendment:

The Otay Mesa Community Plan designation of Community Commercial – Residential Prohibited does not allow the proposed development. A Community Plan Amendment is proposed to allow housing at the site which will provide both affordable and market-rate housing to help meet the housing needs of the City. On July 25, 2019, the Planning Commission approved the initiation of a Community Plan Amendment where it was requested to change the site's designation to Residential – Medium High at 30-44 dwelling units per acre. However, this designation would not allow commercial development. Staff recommends removing the prohibition on residential by changing the land use designation to Community Commercial – Residential Permitted to facilitate a residential and commercial mixed-use project. Considering that the added 430 new homes will help meet the need for housing in the City, as well as provide for 52 affordable housing units where none are currently allowed by the Community Plan, staff supports the amendment. There is no change to the General Plan designation for the site.

Rezone:

The project site is in the CC-2-3 Base Zone, which allows a density of 1,500 square feet/dwelling unit for a maximum of 390 dwelling units allowed on the site. To provide the desired unit count and housing mix, the applicant has requested a rezone to the CC-3-6 Base Zone, which allows a density of 1,000 square feet/dwelling unit. The rezone would allow up to 585 dwelling units on the property. The project proposes 430 dwelling units. The project was also designed to comply with the CC-3-6 Base Zone requirements for height (varies up to 47 feet) that is below the 65-foot height limit, and the 0.75 Floor Area Ratio (FAR) does not exceed the maximum 2.30 FAR.

Vesting Tentative Map with Public Right of Way Vacation and Public Services Easement Vacation:

A Vesting Tentative Map is required to consolidate and subdivide 13.44 acres into four residential lots and a commercial lot, a public right-of-way (ROW) vacation, and a public service easement vacation for storm water storage and drainage easements. The public ROW vacation consists of vacating Corporate Center Drive south of Otay Mesa Road since it provides access to the project site only and there is no present or prospective public use as access to any other property within the vicinity. The project will also dedicate additional public ROW along Otay Mesa Road to provide adequate public access.

The project also requires a public service easement vacation for storm water storage and drainage easements on the project site. These easements were granted to the previous development, however, are not currently used for their intended purpose and are not required or necessary for the project. The easement vacation will not result in any adverse drainage impacts. Staff has reviewed and accepted a drainage report prepared for the site that concluded that the project complies with the City's drainage regulations and standards. The Tentative Map for the project has been determined by staff to be in compliance with the SDMC and Subdivision Map Act.

Site Development Permit:

A Site Development Permit is required due to the presence of environmentally sensitive lands (ESL) on the property in the form of the City's Multi Habitat Planning Area (MHPA). However, the surficial portion of the MHPA within the project footprint has already been graded for development except for a 0.01 acre area of Diegan coastal sage scrub located within the property just east of the MHPA preserve fence, in accordance with previous approval for the Otay Mesa East project. This area is still considered MHPA and no action to remove or revise the boundary is required for the project. The original project for the site did not identify adverse impacts to the MHPA. In addition, the conditions of approval require the project to comply with ESL regulations and the MHPA land use adjacency guidelines.

Neighborhood Development Permit:

A Neighborhood Development Permit is required for deviations to the SDMC regulations for required front setback, side setback, and minimum street frontage. Staff has reviewed and approved the following deviations for setbacks:

Municipal Code Regulation	SDMC Language	Required	Proposed Deviation
Table 131.05E	Minimum Street Frontage	25 feet	The proposed Lot 5 has zero street frontage
Table 131.05E	Front Setback Requirement	Maximum of 10 feet	Proposed set back is 30 feet 5 inches along Emerald Crest Court and 182 feet 10 inches along Corporate Centre Drive
Table 131.05E	Street Side Setback	Maximum of 10 feet along Otay Mesa Road	Proposed set back is 38 feet 9 inches along Otay Mesa Road

The front setback development regulation in SDMC Table 131- 05E requires a front setback of a maximum of 10 feet. The project includes a setback of 30 feet 5 inches along Emerald Crest Court and a setback of 182 feet 10 inches along Corporate Centre Drive. In addition, the side setback development regulations in SDMC Table 131-05E requires a side setback of a maximum of 10 feet. The project includes a setback of 38 feet 9 inches along Otay Mesa Road. The front and side setback deviations allow for the buildings to be configured on the site to allow adequate vehicular access and landscaping, and to comply with the City's storm water requirements.

The project also includes a deviation to allow Lot 5 to be developed without street frontage. The proposed lot configuration requires a deviation from the minimum street frontage requirement of 25 feet for the CC-3-6 Base Zone, per SDMC Table 131-05E. The design for the lots is consistent with the CC-3-6 Zone. The deviation allows for shared access to each parcel to facilitate the orderly development of the site. Access to the site will be implemented through a shared-access agreement that will be recorded against each parcel.

Community Plan/General Plan Analysis:

Land Use and Housing

The Otay Mesa Community Plan (Community Plan) designates the 13.44-acre project site for Community Commercial-Residential Prohibited. The project proposes a Community Plan Amendment to redesignate the site from Community Commercial-Residential Prohibited to Community Commercial-Residential Permitted to allow multi-family residential as part of a horizontal, mixed-use residential and commercial development. The added 430 new homes will help meet the need for housing in the City, as well as provide for 52 affordable housing units where none are currently allowed by the Community Plan. The project will also provide added residential development within a Transit Priority Area (TPA), locating new residents in close proximity to transit as well as commercial services.

Amending the Community Plan to the Community Commercial – Residential Permitted land use designation also provides a designation that is consistent with the land use and housing policies in the Community Plan, including:

- Integrating 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)
- Developing 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 project complies with the General Plan Land Use Element and Housing Element policies that strive for balanced communities and provide for 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 project includes affordable housing opportunities consistent with the policies in the General Plan, including:

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

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

Residential/Commercial

The proposed project is consistent with the Community Plan policies pertaining to housing, specifically Policy 2.2-3 which recommends including homes that are sized to meet the household family sizes anticipated in Otay Mesa by providing studio, one-, two- and three-bedroom units. The project is also consistent with Policy 2.2-5 which recommends developing housing at different density ranges to provide housing affordable to all income levels and Policy 2.2-6 to promote affordable housing development through the provision of a variety of housing types. The project will provide 52 dwelling units that will be affordable to low income households with rents at 30 percent of 60 percent of Area Median Income. In addition, 6,000 square feet of commercial space will be developed which is consistent with Commercial Policy 2.3-2 which promotes maintaining commercial areas in Otay Mesa to support the development of retail, office, and other commercial services to serve surrounding areas.

Urban Design

The project site is located within the Southwest District of the Community Plan which envisions village development, primarily residential within a mixed-use center for civic and neighborhood-serving commercial uses and services. Policy 4.1-8 in the Urban Design Element of the Community Plan recommends that residential uses within the Southwest District minimize exposure from noise, traffic and air quality impacts associated with SR-905 through the orientation of buildings and site planning, the design of buildings, landscape treatments, and distance separation. The proposed project implements this policy by locating the surface parking area to the south along SR-905 and siting buildings away from the southern property line by no less than 100 feet along with a double row of evergreen trees within the surface parking area and installing trees with large shrubs along the southern perimeter of the project site.

Community Plan Policy 4.3-3 related to architectural details recommends that buildings and street frontages be developed with architectural interest adjacent to the public right-of-way and utilize design techniques such as facade step backs, articulation, off-setting planes, unique roof forms, and varied building elevations. The project implements this policy by including painted stucco surfaces with a variety colors, varying setbacks, balconies with metal railings, and offsetting planes and building articulation on all building elevations.

The project will also implement Community Policy 4.3-7 related to creating visual and physical linkages within project site areas through a unified landscape theme. The project includes landscaping that complies with the design recommendations of the Community Plan by incorporating a mix of low water use and climate appropriate plants that are well-adapted to the climate of region. The surface parking areas will install a range of 24-inch evergreen trees to provide shade and minimize heat gain. The project also includes 24-inch box Brisbane Box trees along Otay Mesa Road, and street trees will

be planted along Otay Mesa Road, including shrubs, grasses, and landcovers. Landscaping throughout the project site will consist of accent trees, evergreen screening trees, shrubs, grasses, and artificial turf recreational areas.

Along the southern frontage of the project adjacent to the Caltrans right-of-way (ROW), the project proposes screening with solid walls, fencing, or a combination of both. Areas exposed to the SR-905/Caltrans ROW will provide 100 percent screening by installing evergreen plantings. The eastern frontage of the project along Corporate Center Drive will include native trees and plants due to its proximity to the adjacent Multi-Habitat Planning Area (MHPA). Boulders will also be installed to prevent entry into the MHPA. Along the project western frontage on Emerald Crest Court, 24-inch box Silk Trees will be planted to match the street improvement and landscape plans prepared along the western half of Emerald Crest Court by the adjacent residential development.

Mobility

The project design is compatible with the Transit Priority Area (TPA) designation of the site. The closest transit stop is located at Otay Mesa Road and Corporate Center Drive located approximately 400 feet from the project site, and a Caltrans park and ride lot is located a half mile west at the terminus of Otay Mesa Road. The nearest major transit stop is located just over half a mile to the east at the Heritage Road and Otay Mesa Road intersection. The project site would be served by Metropolitan Transit System (MTS) transit routes 905 A and B with planned high frequency transit service which connects the site to employment areas within Otay Mesa, including the Ocean View Hills Corporate Center and Otay Corporate Center South.

Community Plan Policy 3.4-1 (a) in the Mobility Element recommends the refinement and implementation of the Bicycle Master Plan in the Community Plan area by developing bicycle facilities that implement internal connectivity to activity areas within the community and links to the regional bicycle network. An existing Class III shared bicycle facility is located on Otay Mesa Road and can be accessed from the project site. The Community Plan recommends a future Class II bicycle lane for Otay Mesa Road. The project will provide this improvement by developing an eight-foot Class II bike lane along Otay Mesa Road and by installing bike racks in front of the commercial building along Emerald Crest Court.

Community Plan Policy 4.2-1 related to pedestrian movement, sidewalks, and streets recommends that pedestrian-oriented design principles be implemented at the project level to activate the street and promote walkability. The project will implement this policy by including sidewalk connections between buildings, the onsite amenities and public sidewalks to enhance pedestrian connectivity. The project will also provide non-contiguous sidewalks and landscaped parkways along Otay Mesa Road that will connect to the project's internal streets, walkways, and the transit and bike facilities. Pedestrian access throughout the site will be accommodated by a six-foot-wide concrete paseo and interior streets and walkways that will provide residents access to the centrally located community pool, several courtyards, tot-lot, and fenced dog run that lead through the project's interior streets and walkways to connect to the residential and commercial buildings.

Noise

Community Plan Policy 9.2-3 recommends that noise reduction features be included in the design of a project with noise sources that may affect adjacent and/or sensitive uses. Consistent with this policy, a noise study prepared for the project determined that future noise levels could be further attenuated with upgraded building facade elements (i.e., windows, walls, doors, and/or exterior wall assemblies) with Sound Transmission Class (STC) ratings of 35 or higher.

Conservation

The project complies with the Conservation Element goal of implementing urban runoff management techniques. The project will provide drought-tolerant landscaping and a five-foot deep water detention basin to capture stormwater run-off. The detention basin will be located between the commercial and residential buildings and will be surrounded by a five-foot tall tubular steel fence atop a 6.5-foot retaining wall for safety. The project will also implement Conservation Element policies in the Community Plan related to energy efficiency and energy saving technology by installing a total of 64 residential electrical vehicle charging stations and one for the commercial area.

Environmental Analysis:

A Final Program Environmental Impact Report (PEIR) (Project No. 30330/304032; SCH No. 2004651076) for the Otay Mesa Community Plan Update was certified by City Council on March 11, 2014 (Resolution No. R-308810). The PEIR concluded that the Community Plan update would result in significant and unmitigated environmental impacts to air quality, greenhouse gas emissions (GHG), noise, traffic/circulation, and utilities. The Final PEIR issue areas that were determined to be significant but mitigated to below a level of significance included land use, biological resources, historical resources, human health/public safety/hazardous materials, hydrology/water quality, geology/soils, and paleontological resources. All other impacts analyzed in the Final PEIR were determined to be less than significant.

Addendum No. 673818 to Final PEIR has been prepared for the project in accordance with Section 15164 of the CEQA State Guidelines. Staff determined that only minor technical changes or additions are necessary, and that no changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

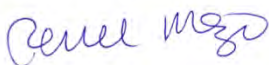
Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft resolutions, an ordinance, and conditions of approval and recommends that the Planning Commission recommend to the City Council approval of the project.

ALTERNATIVES

1. Recommend that the City Council ADOPT Addendum to the Otay Mesa Community Plan Update Final Program Environmental Impact Report No. 30330/304032/SCH No. 2004651076 and APPROVE Rezone No. 2468435, Community Plan Amendment No. 2468438, Site Development Permit No. 2468436, Neighborhood Development Permit No. 2576649, Vesting Tentative Map No. 2468440, Public Right of Way Vacation No. 2468433 and Public Services Easement Vacation No. 2610071, with modifications.
2. Recommend that the City Council NOT ADOPT Addendum to the Otay Mesa Community Plan Update Final Program Environmental Impact Report No. 30330/304032/SCH No. 2004651076 and DENY Rezone No. 2468435, Community Plan Amendment No. 2468438, Site Development Permit No. 2468436, Neighborhood Development Permit No. 2576649, Vesting Tentative Map No. 2468440, Public Right of Way Vacation No. 2468433 and Public Services Easement Vacation No. 2610071, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department



Xavier Del Valle
Development Project Manager
Development Services Department

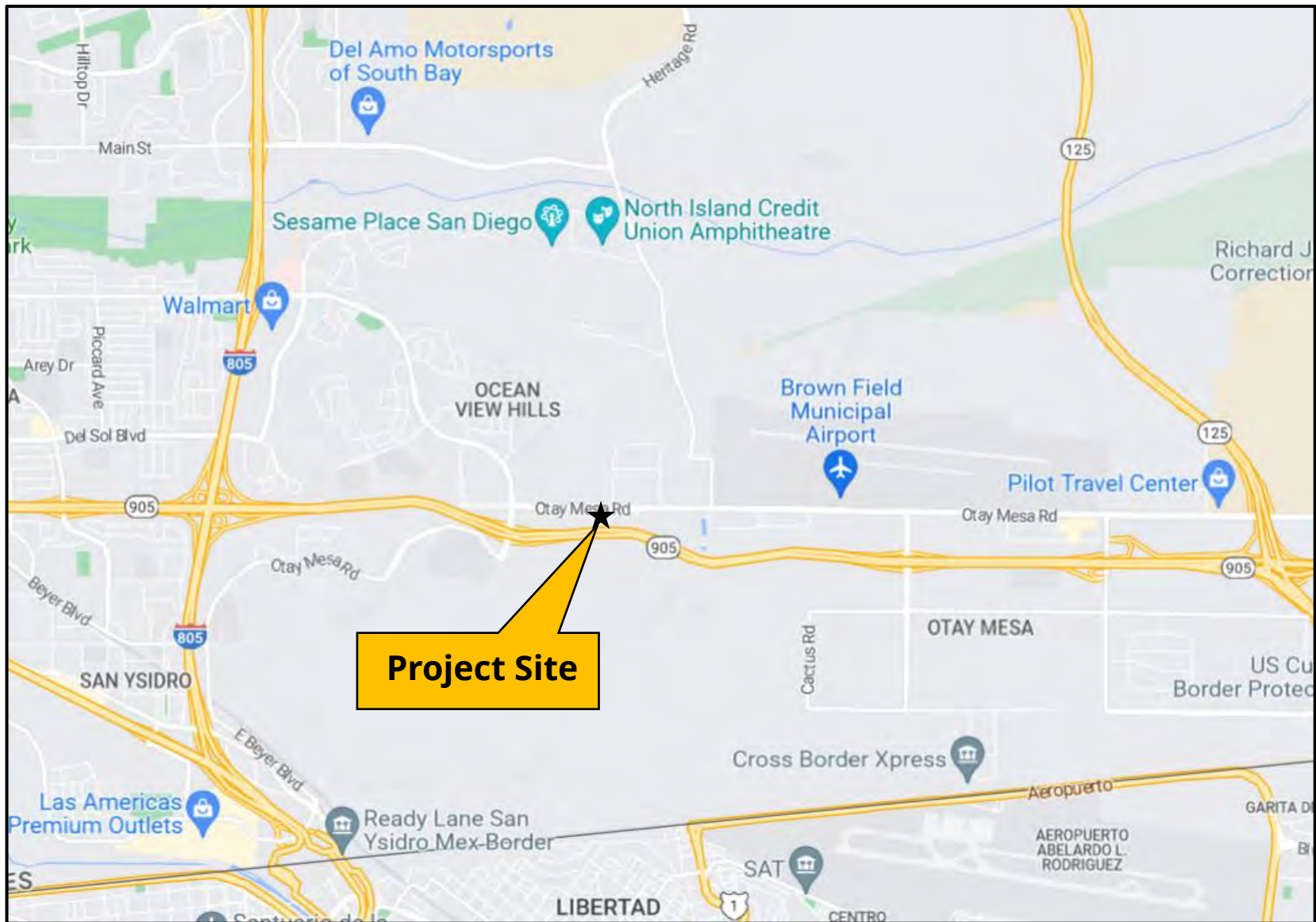


Tait Galloway
Deputy Director
Planning Department

Attachments:

1. Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Site Photographs
5. Planning Commission Initiation Resolution
6. Permit Resolution with Findings
7. Permit with Conditions
8. VTM Resolution with Findings

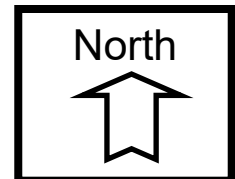
9. VTM conditions
10. CEQA Addendum Resolution
11. Community Plan Amendment Resolution
12. Community Plan Amendment Strikeout/Underline Text, Exhibit/Map
13. Rezone Ordinance and B-Sheet
14. Planning Commission Recommendation
15. Community Planning Group Recommendation
16. Final EIR Addendum
17. Commercial Market Memo and Analysis
18. Ownership Disclosure Statement
19. Project Plans



Project Location Map

BDM Mixed Use Project No. 673818

South of Otay Mesa Road, east of Emerald Crest Court, west of Corporate Center Drive,
and north of State Route (SR) 905

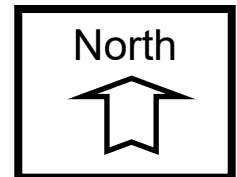


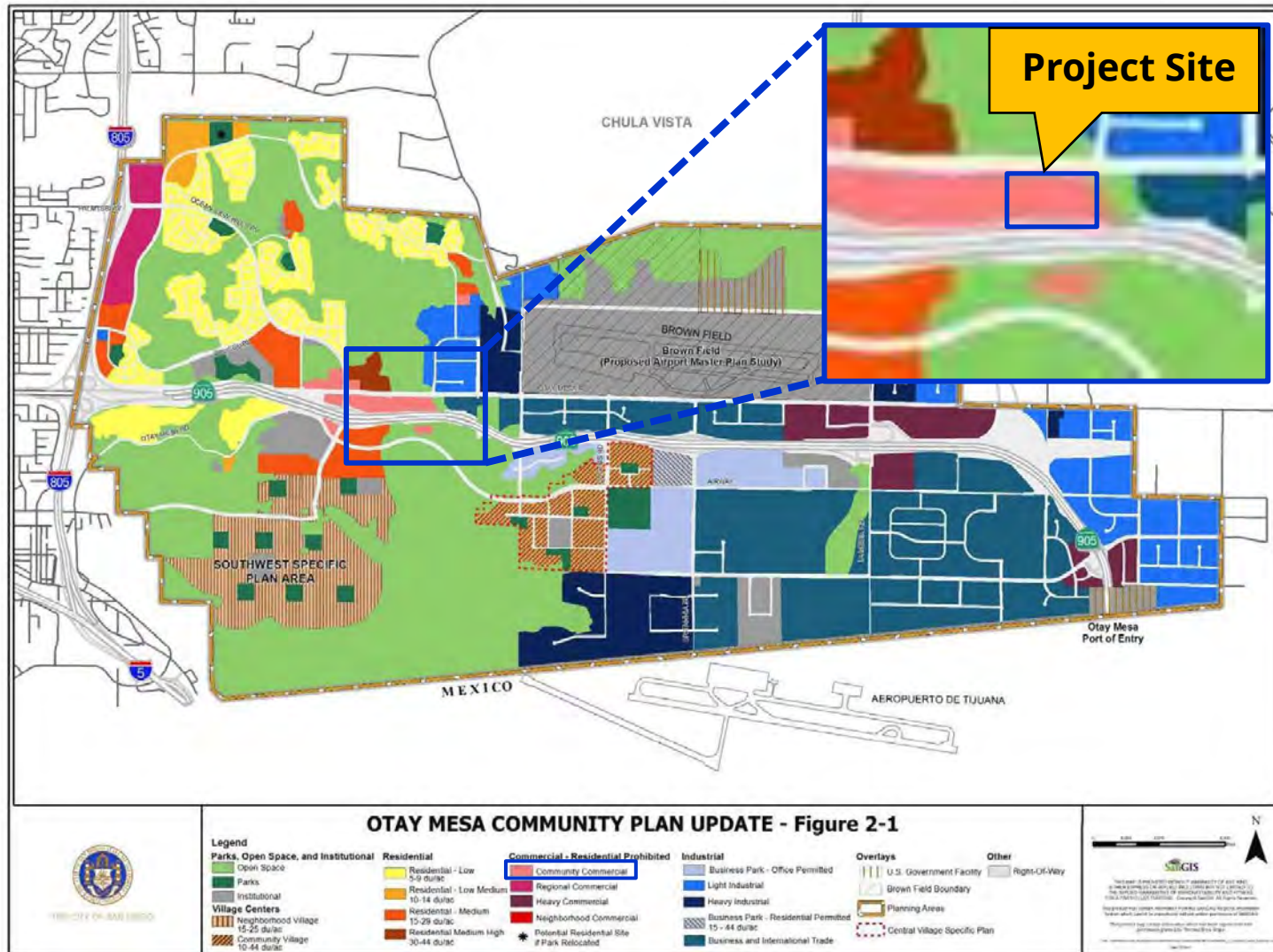


Aerial Photograph

BDM Mixed Use Project No. 673818

South of Otay Mesa Road, east of Emerald Crest Court, west of Corporate Center Drive,
and north of State Route (SR) 905

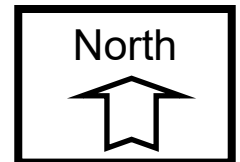




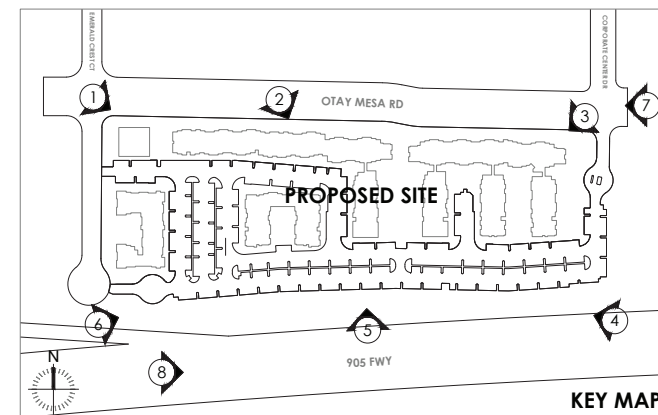
Land Use Map

BDM Mixed Use Project No. 673818

South of Otay Mesa Road, east of Emerald Crest Court, west of Corporate Center Drive, and north of State Route (SR) 905



Attachment 4



PLANNING COMMISSION INITIATION APPROVAL RESOLUTION

PLANNING COMMISSION RESOLUTION NO. 5038-PC

**INITIATING AN AMENDMENT TO THE Otay Mesa Community Plan TO
REDESIGNATE LAND FROM Community Commercial-Residential Prohibited TO
Residential-Medium High.**

WHEREAS, on July 25th 2019, the Planning Commission of the City of San Diego held a public hearing to consider a request to amend the Otay Mesa Community Plan to redesignate a 14.16-acre site located on the southwest corner of Corporate Center Drive and Otay Mesa Road, from Community Commercial-Residential Prohibited to Residential-Medium High; and

WHEREAS the 2008 General Plan will be amended as the Otay Mesa Community Plan is a component of the adopted general plan; and

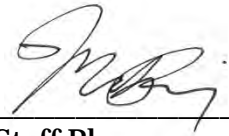
WHEREAS, the Planning Commission considered Report No. PC-19-071 as well as all maps, exhibits, evidence and testimony; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby initiates the requested Community Plan and General Plan Amendment based on its compliance with the initiation criteria found in policy LU-D.10 of the Land Use Element of the General Plan and specifically addressed in Report No. PC-19-071; and

BE IT FURTHER RESOLVED that the Planning Commission directs staff to consider the following issues as identified in Report No. PC-19-071:

- Appropriate land use designation, residential density, and zoning for the site;
- Potential for horizontal/vertical mixed-use development on the site;
- Appropriate size and boundary for the amendment site;
- Analysis of the retail market to determine if the reduction of retail would impact the community;
- Urban and site design considerations, consistent with General Plan/Community Plan policies, for the proposed land use designation;
- Provision of amenities, public spaces, and pedestrian-scale elements associated with the proposed development;
- Connectivity of pedestrian and bicycle facilities to better integrate the site with surrounding development;
- Climate Action Plan consistency and sustainable development features;
- Noise attenuation measures for residential uses sited near SR-905 and Otay Mesa Road; and
- Provision of additional benefit to the community.

BE IT FURTHER RESOLVED, that this initiation does not constitute an endorsement of a project proposal. This action allows the future development project to become a complete submittal and will allow staff analysis to proceed.

A handwritten signature in black ink, appearing to be 'J. M. [unclear]', written over a horizontal line.

Staff Planner

Initiated: July 25, 2019

By a vote of: 5-0-0

RESOLUTION NUMBER R- _____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO
GRANTING SITE DEVELOPMENT PERMIT NO. 2468436 AND
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2576649 FOR THE
BDM MIXED-USE PROJECT – PROJECT NO. 673818

WHEREAS, BDM Investments LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for Site Development Permit No. 2468436 and Neighborhood Development Permit No. 2576649 to construct a mixed use residential and commercial development of three to four level multi-family residential buildings with 430 dwelling units that total 442,230 square feet of which 52 dwelling units will be affordable to low income households with rents at 30% of 60% of Area Median Income, 6,000 square-feet of commercial uses, and associated site improvements. The 13.44-acre vacant site is located south of Otay Mesa Road, east of Emerald Crest Court, southwest of Corporate Center Drive, and north of State Route 905 (APN No. 645-410-0300 to 645-410-0900). The property is legally described as lots 1, 2, 3, 4, 5, A, B, and C of Handler Commercial, in the City of San Diego, County of San Diego, State of California, according to Map thereof of No. 16340, filed in the Office of the of the County Recorder of San Diego County, May 7, 2019, as File No. 2019-7000180 of Official Records; and

WHEREAS, on March 30, 2023, the Planning Commission of the City of San Diego considered Site Development Permit No. 2468436 and Neighborhood Development Permit No. 2576649 and voted _____to approve the project by Resolution No._____; and

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, 2023, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2468436 and Neighborhood Development Permit No. 2576649:

A. 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.

The project consists of the development of 430 multi-family residential dwelling units in three to four level buildings, including 6,000 square feet of commercial uses, and associated site improvements at a site located at the southeast corner of Emerald Crest Court and Otay Mesa Road in the northwestern area of the approved Otay Mesa East project (Project No. 108628) area, within the Southwest District of the Otay Mesa Community Plan (Community Plan) area. The surrounding area is developed with a variety of uses, including residential to the west and northwest, industrial to the east and north, open space to the north, and commercial to the northeast.

The project requires a Community Plan Amendment to change the land use designation from Community Commercial – Residential Prohibited to Community Commercial – Residential Permitted, and a rezone from the CC-2-3 Zone (Commercial Community) to the CC-3-6 Zone (Commercial Community). The project also includes a Vesting Tentative Map to consolidate and subdivide 13.44 acres into four residential lots and a commercial lot, a public right-of-way vacation, and a public service easement vacation.

The project supports a land use that is consistent with the Community Plan and General Plan, and is compatible with the adjacent land uses. Amending the Community Plan to Community Commercial – Residential Permitted provides a land use designation that is consistent with the land uses within the Southwest District. The General Plan Village Propensity map identifies the site as medium to high propensity range, and the project is consistent with the prescribed range. The new homes will help meet the need for housing in the City, including providing 52 affordable housing units for low income households with rents at 30% of 60% of Area Median Income. The project will also provide residential development within a Transit Priority Area (TPA), locating new residents in close proximity to transit and commercial services.

The project is consistent with the Community Plan policies that address housing, including Policy 2.2-3 which recommends developing homes that are sized (studio, one, two and three-bedroom units) to meet the household family sizes in demand in the Otay Mesa community. The project is consistent with Policy 2.2-5 which recommends developing housing at different density ranges to provide housing affordable to all income levels and Policy 2.2-6 which promotes affordable housing development through the provision of a variety of housing types. In addition, 6,000 square feet of commercial space will be developed which is consistent with Community Plan Policy 2.3-2 that recommends maintaining commercial areas in Otay Mesa to support the development of retail, office, and other commercial services to serve surrounding areas.

As previously mentioned, the project site is located within the Southwest District of the Otay Mesa community which envisions village style development that is primarily residential with a mixed use center for civic and neighborhood serving commercial uses and services. Community Plan Policy 4.1-8 in the Urban Design Element recommends that residential uses within the Southwest District minimize exposure from noise, traffic and air quality impacts associated with State Route (SR) 905 through the orientation of buildings and site planning, the design of buildings, landscape treatments, and distance separation. The project implements this policy by locating the surface parking area to the south along SR-90 and siting buildings away from the southern property line by no less than 100 feet along with a double row of evergreen trees within the surface parking area, and incorporating trees with large shrubs along the southern perimeter of the project site. In addition, the noise study prepared for the project concluded that future noise levels could be further attenuated with upgraded building facade elements (i.e., windows, walls, doors, and/or exterior wall assemblies) with Sound Transmission Class (STC) ratings of 35 or higher which the projects implements.

Community Plan Policy 4.3-3 which addresses architectural details recommends that buildings and street frontages be developed with architectural interest adjacent to the public right-of-way and to include design features such as facade step backs, articulation, off-setting planes, unique roof forms, and varied building elevations. The project implements this Community Plan policy by incorporating painted stucco

surfaces with a variety colors, varying setbacks, balconies with metal railings, and offsetting planes and building articulation on all building elevations.

The project implements Community Plan Policy 4.3-7 related to creating visual and physical linkages within the project site through a unified landscape theme. The project includes landscaping that is consistent with the design recommendations of the Community Plan by incorporating a mix of low water use and climate appropriate plants that are adapted to the climate of the region. A range of 24-inch evergreen trees within the surface parking areas will provide shade and minimize heat gain. The project also includes 24-inch box Brisbane Box trees along Otay Mesa Road. The project will also install accents trees, evergreen screening trees, shrubs, grasses, and artificial turf recreational areas. Street trees will be planted along Otay Mesa Road, including shrubs, grasses, and landcovers.

Along the southern frontage of the project adjacent to the Caltrans right-of-way (ROW), the project includes screening with solid walls and fencing. Areas exposed to SR-905 will provide 100 percent screening in the form of evergreen plantings that will be distributed throughout the area. The eastern frontage of the project along Corporate Center Drive will include native trees and plants due to its proximity to the adjacent Multi-Habitat Planning Area (MHPA). Boulders will also be installed to discourage entry into the MHPA. Along the project western frontage of Emerald Crest Court, 24-inch box silk trees will be planted to match street improvements and landscape plans prepared along the western half of Emerald Crest Court adjacent to the residential development.

Community Plan Policy 4.2-1 related to pedestrian movement, sidewalks, and streets recommends that pedestrian-oriented design principles be implemented at the project level to activate the street and promote walkability. The project implements this Community Plan policy by including sidewalk connections between buildings, the onsite amenities and public sidewalks to enhance pedestrian connectivity. The project will also provide non-contiguous sidewalks and landscaped parkways along Otay Mesa Road that connect to the project's internal streets, walkways, and transit and bike facilities. Pedestrian access across the site will be accommodated by a six-foot-wide concrete paseo and interior streets and walkways that provide residents access to the centrally located community pool, several courtyards, tot-lot and fenced dog run that lead into commercial area through the project's interior streets and walkways to connect the residential and commercial areas.

The project design is compatible with the Transit Priority Area (TPA) designation of the site. The closest transit stop is located at Otay Mesa Road and Corporate Center Drive approximately 400 feet from the project site, and a Caltrans park and ride lot is located a half mile west at the terminus of Otay Mesa Road. The project site is located in close proximity to Metropolitan Transit System (MTS) Routes 905 A and B with planned high frequency transit service which connects the site to employment areas within Otay Mesa, including the Ocean View Hills Corporate Center and Otay Corporate Center South.

Community Plan Policy 3.4-1 (a) in the Mobility Element recommends the refinement and implementation of the Bicycle Master Plan in the Community Plan by developing bicycle facilities that implement internal connectivity to activity areas within the community and links to the regional bicycle network. An existing Class III shared bicycle facility is located on Otay Mesa Road and can be accessed from the project site. The Community Plan recommends a future Class II bicycle lane for Otay Mesa Road. The project will provide this improvement by developing an 8-foot Class II bike lane along Otay Mesa Road and by installing bike racks in front of the commercial building along Emerald Crest Court.

The project complies with the Conservation Element goal of implementing urban runoff management techniques. The project will implement this goal by providing drought-tolerant landscaping and a five-foot deep water detention basin to capture stormwater run-off. The detention basin will be located between the commercial and residential buildings and will be surrounded by a five-foot tall tubular steel fence atop a 6.5-foot retaining wall installed for safety purposes. The project will also implement Conservation Element policies related to energy efficiency and energy saving technology by installing a total of 64 residential electrical vehicle charging stations and one for the commercial area.

In addition, the project complies with the General Plan policies that strive for balanced communities and provide for 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 project includes affordable housing opportunities consistent with the policies in the General Plan and the City's Housing Element, including:

- Providing affordable housing throughout the City so that no single area experiences a disproportionate concentration. (LU-H.2)
- Maintaining or increasing the City's supply of land designated for various residential densities as community plans are being prepared, updated, or amended. (LU-C.3)
- Seek attainment of community balance with respect to utilization of affordable housing resources. (HE-1.1)
- Encourage location of affordable housing opportunities throughout all areas of the City by encouraging mixed-income development. (HE-1.8)

Amending the Community Plan to the Community Commercial – Residential Permitted land use designation provides a designation that is consistent with the policies in the Land Use Element, including:

- Integrating 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)
- Developing 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)

As previously mentioned, the project requires a rezone from the CC-2-3 Zone (Commercial Community) to the CC-3-6 Zone (Commercial Community). The project was designed to comply with the CC-3-6 Zone requirements for density (1000 square feet/dwelling unit; 430 units proposed on a site that allows 586 units), height (varies up to 47 feet) that is below the 65-foot height limit, and floor area ratio (.75) that does not exceed the maximum requirement (2.3). Staff has also reviewed and approved deviations from the SDMC requirement for front, side, and minimum street frontage setbacks and has determined that the deviations do not adversely impact the project site or surrounding land uses.

The project supports a land use that is consistent with the Community Plan and General Plan, including policies that strive for balanced communities, promotes mobility options, and implements conservation policies related to energy efficiency and energy saving technology. The project will also provide market rate and affordable housing with varying price points, including residential and commercial uses in close proximity to transit and employment opportunities. Therefore, the 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 entire 13.44-acre site was graded in 2020 except for a 0.01 acre area of Diegan coastal sage scrub located within the property just east of the Multi-Habitat Planning Area (MHPA) preserve fence, in accordance with previous approval for the Otay Mesa East project. This portion is still considered MHPA and no action to remove or revise the boundary is required for the project. The original project for the site did not identify adverse impacts to the MHPA.

The project site is in an area served by existing public services and utilities. Staff has reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements includes securing a valid

Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration; granting an aviation easement to the City for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft; requiring a geotechnical report to address the construction plans; construction of a City standard ramps, driveways, sidewalks, curbs and gutters for the project; obtaining an Encroachment Maintenance Removal Agreement for landscaping and private improvements adjacent to the site; implementing storm water construction best management practices (BMPs), including a Maintenance Agreement for ongoing permanent BMP maintenance; obtaining a Hold Harmless Agreement for the public storm drain connecting to a private storm drain; maintenance of all landscape improvements; compliance with the City's ESL regulations and MHPA land use adjacency guidelines; ensuring no temporary or permanent construction impacts adjacent to the open space; widening Emerald Crest Court between Otay Mesa Road and the southern property boundary with a 60-foot curb to curb in an 80-foot ROW as a four lane undivided roadway; constructing the south leg at the existing signalized intersection of Corporate Center Drive and Otay Mesa Road as a three lane undivided roadway and associated improvements (i.e., traffic signal modification, restriping, etc.); removal of the existing K-Rail and fence along Otay Mesa Road between Emerald Crest Court and Corporate Center Drive and replacement with a raised median; maintenance of transportation amenities; installing appropriate private back flow prevention devices on each water service; constructing all public water facilities per the City's water design regulations and standards; all private water and sewer facilities shall be designed to comply with the requirements of the California Uniform Plumbing Code; and granting a water easement for the above ground water meters and public water main, as shown on the Exhibit A. Therefore, the the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project requires a rezone from the CC-2-3 Zone (Commercial Community) to the CC-3-6 Zone (Commercial Community). The project was designed to comply with the CC-3-6 Zone requirements for density (1000 square feet/dwelling unit; 430 units proposed on a site that allows 586 units), height (varies up to 47 feet) that is below the 65-foot height limit, and floor area ratio (.75) that does not exceed the maximum requirement (2.3). Staff has reviewed and approved the following deviations for setbacks:

Municipal Code Regulation	SDMC Language	Required	Proposed Deviation
Table 131.05E	Minimum Street Frontage	25 feet	The proposed Lot 5 has zero street frontage
Table 131.05E	Front Setback Requirement	Maximum of 10 feet	Proposed set back is 30 feet 5 inches along Emerald Crest Court and 182 feet 10 inches along Corporate Centre Drive
Table 131.05E	Street Side Setback	Maximum of 10 feet along Otay Mesa Road	Proposed set back is 38 feet 9 inches along Otay Mesa Road

The front setback development regulation in SDMC Table 131- 05E requires a front setback of a maximum of 10 feet. The project includes a setback of 30 feet 5 inches along Emerald Crest Court and a setback of 182 feet 10 inches along Corporate Centre Drive. In addition, the side setback development regulations in SDMC Table 131-05E requires a side setback of a maximum of 10 feet. The project includes a setback of 38 feet 9 inches along Otay Mesa Road. The front and side setback deviations allow for the buildings to be configured on the site to allow adequate vehicular access and landscaping, and to comply with the City's storm water requirements.

The project also includes a deviation to allow Lot 5 to be developed without street frontage. The proposed lot configuration requires a deviation from the minimum street frontage requirement of 25 feet for the CC-3-6 Base Zone, per SDMC Table 131-05E. The design for the lots is consistent with the CC-3-6 Zone. The deviation allows for shared access to each parcel to facilitate the orderly development of the site. Access to the site will be implemented through a shared-access agreement that will be recorded against each parcel. Therefore, proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. Site Development Permit Supplemental Findings - Environmentally Sensitive Lands.

- a. 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 entire 13.44-acre site was graded in 2020 except for a 0.01 acre area of Diegan coastal sage scrub located within the property just east of the Multi-Habitat Planning Area (MHPA) preserve fence, in accordance with previous approval for the Otay Mesa East project. This portion is still considered MHPA and no action to remove or revise the boundary is required for the project. The original project for the site did not identify adverse impacts to the MHPA. The project site does not contain any vernal pools and is not within the City's Vernal Pool Habitat Conservation Plan area.

The project site is in an area served by existing public services and utilities. Staff has reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

The project also requires a rezone from the CC-2-3 Zone (Commercial Community) to the CC-3-6 Zone (Commercial Community). The project was designed to comply with the CC-3-6 Zone requirements for density (1000 square feet/dwelling unit; 430 units proposed on a site that allows 586 units), height (varies up to 47 feet) that is below the 65-foot height limit, and floor area ratio (.75) that does not exceed the maximum requirement (2.3). Staff has also reviewed and approved deviations from the SDMC requirement for front, side, and minimum street frontage setbacks and has determined that the deviations do not adversely impact the project site or surrounding land uses.

An Addendum to the Community Plan Update Final Program Environmental Impact Report (No. 30330/304032; SCH No. 2004651076) has been prepared for the project. Staff determined that only minor technical changes or additions are necessary, and that no changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. The project permit also requires compliance with the City's ESL regulations and MHPA land use adjacency guidelines. Therefore, 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.

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 project site will not result in adverse impacts to geologic and erosional forces, flood hazards, or fire hazards. The entire 13.44-acre site was graded in 2020 except for a 0.01 acre area of Diegan coastal sage scrub located within the property just east of the Multi-Habitat Planning Area (MHPA) preserve fence, in accordance with previous approval for the Otay Mesa East project. This portion is still considered MHPA and no action to remove or revise the boundary is required for the project. The original project for the site did not identify adverse impacts to the MHPA. The project site does not contain any vernal pools and is not within the City's Vernal Pool Habitat Conservation Plan area.

The project site is in an area served by existing public services and utilities. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. Therefore, 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.

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

The entire 13.44-acre site was graded in 2020 except for a 0.01 acre area of Diegan coastal sage scrub located within the property just east of the Multi-Habitat Planning Area (MHPA) preserve fence, in accordance with previous approval for the Otay Mesa East project. This portion is still considered MHPA and no action to remove or revise the boundary is required for the project. The original project for the site did not identify adverse impacts to the MHPA. The project site does not contain any vernal pools and is not within the City's Vernal Pool Habitat Conservation Plan area.

The project site is in an area served by existing public services and utilities. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

An Addendum to the Community Plan Update Final Program Environmental Impact Report (No. 30330/304032; SCH No. 2004651076) has been prepared for the project. Staff determined that only minor technical changes or additions are necessary, and that no changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. The project permit also requires compliance with the City's ESL regulations and MHPA land use adjacency guidelines. Therefore, the proposed development will be 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 entire 13.44-acre site was graded in 2020 except for a 0.01 acre area of Diegan coastal sage scrub located within the property just east of the Multi-Habitat Planning Area (MHPA) preserve fence, in accordance with previous approval for the Otay Mesa East project. This portion is still considered MHPA and no action to remove or revise the boundary is required for the project. The original project for the site did not identify adverse impacts to the MHPA. The project site does not contain any vernal pools and is not within the City's Vernal Pool Habitat Conservation Plan area. The project permit also requires compliance with the City's ESL regulations and MHPA land use adjacency guidelines. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program Subarea Plan and Vernal Pool Habitat Conservation Plan.

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

The project site is located inland and not in close proximity to a public beach. Therefore, the proposed development will not 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.**

An Addendum to the Community Plan Update Final Program Environmental Impact Report (No. 30330/304032; SCH No. 2004651076) has been prepared for the project. Staff determined that only minor technical changes or additions are necessary, and that no changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. The project permit also requires compliance with the City's ESL regulations and MHPA land use adjacency guidelines. 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.

B. 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.**

See Site Development Permit finding A.1.a.

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

See Site Development Permit finding A.1.b.

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

See Site Development Permit finding A.1.c.

3. Supplemental Findings SDMC Section 126.0404(f) – Affordable Housing, In-Fill Projects, or Sustainable Buildings Deviation

a. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

The project includes the development of a mixed use residential and commercial project consisting of three to four level multi-family residential buildings with 430 dwelling units that total 442,230 square feet. Of the 430 dwelling units, 52 dwelling units will be affordable to low income households with rents at 30% of 60% of Area Median Income, 6,000 square-feet of commercial uses, and associated site improvements.

The project complies with the General Plan policies that strive for balanced communities and provide for 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 project includes affordable housing opportunities consistent with the policies in the General Plan and the City's Housing Element, including:

- Providing affordable housing throughout the City so that no single area experiences a disproportionate concentration. (LU-H.2)
- Maintaining or increasing the City's supply of land designated for various residential densities as community plans are being prepared, updated, or amended. (LU-C.3)
- Seek attainment of community balance with respect to utilization of affordable housing resources. (HE-1.1)
- Encourage location of affordable housing opportunities throughout all areas of the City by encouraging mixed-income development. (HE-1.8)
- Integrating 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)
- Developing 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)

In addition, the design and layout of the proposed subdivision and buildings provides for optimum solar orientation that allows for future passive heating and cooling opportunities in the Otay Mesa community. The design of the residential units and adjacent commercial uses includes features that provide future passive or natural heating and cooling improvements, including side and rear setbacks that facilitate the passage of air and penetration of sunlight between buildings. The project also consists of landscaping such as canopy trees and other ornamental trees throughout the project that will mitigate heat gain and provide an attractive landscape environment. Therefore, the development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

b. Any proposed deviations are appropriate for the proposed location.

Staff has reviewed and approved the following deviations for setbacks:

Municipal Code Regulation	SDMC Language	Required	Proposed Deviation
Table 131.05E	Minimum Street Frontage	25 feet	The proposed Lot 5 has zero street frontage
Table 131.05E	Front Setback Requirement	Maximum of 10 feet	Proposed set back is 30 feet 5 inches along Emerald Crest Court and 182 feet 10 inches along Corporate Centre Drive
Table 131.05E	Street Side Setback	Maximum of 10 feet along Otay Mesa Road	Proposed set back is 38 feet 9 inches along Otay Mesa Road

The front setback development regulation in SDMC Table 131- 05E requires a front setback of a maximum of 10 feet. The project includes a setback of 30 feet 5 inches along Emerald Crest Court and a setback of 182 feet 10 inches along Corporate Centre Drive. In addition, the side setback development regulations in SDMC Table 131-05E requires a side setback of a maximum of 10 feet. The project includes a setback of 38 feet 9 inches along Otay Mesa Road. The front and side setback deviations allow for the buildings to be configured on the site to allow adequate vehicular access and landscaping, and to comply with the City's storm water requirements.

The project also includes a deviation to allow Lot 5 to be developed without street frontage. The proposed lot configuration requires a deviation from the minimum street frontage requirement of 25 feet for the CC-3-6 Base Zone, per SDMC Table 131-05E. The design for the lots is consistent with the CC-3-6 Zone. The deviation allows for shared access to each parcel to facilitate the orderly development of the site. Access to the site will be implemented through a shared-access agreement that will be recorded against each parcel. Therefore, the proposed deviations are appropriate for the proposed location.

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

BE IT FURTHER RESOLVED, that Site Development Permit No. 2468436 and Neighborhood Development Permit No. 2576649 is granted to BDM Investments LLC, a California Limited Liability Company, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Deputy City Attorney

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24008285

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2468436
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2576649
BDM MIXED-USE - PROJECT NO. 673818
CITY COUNCIL

This Site Development Permit No. 2468436 and Neighborhood Development Permit No. 2576649 is granted by the City Council of the City of San Diego to BDM Investments, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0402 and 126.0502. The 13.44-acre site is located south of Otay Mesa Road, east of Emerald Crest Court, southwest of Corporate Center Drive, and north of State Route 905 (APN No. 645-410-0300 to 645-410-0900) and is in the CC-2-3 Zone within the Otay Mesa Community Plan area. The project site is legally described as: Lots 1, 2, 3, 4, 5, A, B, and C of Handler Commercial, in the City of San Diego, County of San Diego, State of California, according to Map thereof of No. 16340, filed in the Office of the of the County Recorder of San Diego County, May 7, 2019, as File No. 2019-7000180 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the development of a mixed use residential and commercial project described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, 2023, on file in the Office of the City Clerk's Office.

The project shall include:

- a. Development of a mixed use residential and commercial project consisting of three to four level multi-family residential buildings with 430 dwelling units that total 442,230 square feet of which 52 dwelling units will be affordable to low income households with rents at 30% of 60% of Area Median Income, 6,000 square-feet of commercial uses, and associated improvements;
- b. Deviations:
 - I. A deviation from SDMC Section 131.0531, Table 131.05E allowing a reduction in the minimum street frontage requirement to zero feet where 25 feet is required;

- II. A deviation from SDMC Section 131.0531, Table 131.05E allowing an increase in the maximum setback to 182 feet 10 inches where 10 feet is required along Corporate Center Drive;
 - III. A deviation from SDMC Section 131.0531, Table 131.05E allowing an increase in the maximum setback to 30 feet 5 inches where 10 feet is required along Emerald Crest Court;
 - IV. A deviation from SDMC Section 131.0531, Table 131.05E allowing an increase in the maximum setback to 38 feet 9 inches where 10 feet is required along Otay Mesa Road; and
- c. 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 _____, 2026.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

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

7. 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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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 No. 673818 to Program Environmental Impact Report No. 30330/304032; SCH No. 2004651076, 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 No. 673818 to Program Environmental Impact Report No. 30330/304032; SCH No. 2004651076, 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 the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Historical
- Paleontological Resources

CLIMATE ACTION PLAN REQUIREMENTS:

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

AFFORDABLE HOUSING REQUIREMENTS:

16. Prior to issuance of the first residential building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual. 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, the Owner/Permittee

shall provide 52 affordable units with rents of no more than 30% of 60% of Area Median Income for no fewer than 55 years.

AIRPORT REQUIREMENTS:

17. 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].
18. Prior to the issuance of any building permits, the Owner/Permittee shall grant an avigation easement to the City of San Diego as the operator of Brown Field Municipal Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the avigation easement form provided by the City of San Diego.

GEOLOGY REQUIREMENTS:

19. Prior to the issuance of any construction permits (either grading or building), the Owner/Permittee shall submit a geotechnical investigation report or updated letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.
20. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

ENGINEERING REQUIREMENTS:

21. The Site Development Permit and Neighborhood Development Permit shall comply with all conditions of the Vesting Tentative Map No. 2468440.
22. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, the construction of City Standard curb ramps at the southeast corner of Otay Mesa Road and Emerald Crest Court, satisfactory to the City Engineer.
23. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, the construction of City Standard curb ramps at the southeast corner of Otay Mesa Road and Private Drive G, satisfactory to the City Engineer.
24. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, the construction of City Standard curb ramp at the southwest corner of Otay Mesa Road and Private Drive G, satisfactory to the City Engineer.

25. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, the construction of half width AC pavement per City Standard, adjacent to the site along Emerald Crest Court, satisfactory to the City Engineer.
26. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, the construction of three 25 feet wide driveways per City Standard, adjacent to the site on Emerald Crest Court, satisfactory to the City Engineer.
27. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, the construction of a five-foot-wide sidewalk per City Standard, adjacent to the site along Emerald Crest Court, satisfactory to the City Engineer.
28. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, the construction of a six-foot-wide sidewalk per City Standard, adjacent to the site along Otay Mesa Road, satisfactory to the City Engineer.
29. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for landscape and irrigation and private connections to public storm drain systems, adjacent to the site along Otay Mesa Road and Emerald Crest Court, satisfactory to the City Engineer.
30. Prior to the issuance of any building permits, the applicant shall incorporate into the construction plans or specifications, any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code.
31. Prior to the issuance of any building permits, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
32. Prior to the issuance of any building permits, the applicant shall enter into a Maintenance Agreement for ongoing permanent BMP maintenance, satisfactory to the City Engineer.
33. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Agreement to Hold the City Harmless for public storm drain connecting to a private storm drain, adjacent to the site on Emerald Crest Court, satisfactory to the City Engineer.

LANDSCAPING REQUIREMENTS:

34. Prior to issuance of any grading permit, 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 public improvement permits, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape construction documents for right-of-way improvements. 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 to not prohibit the placement of street trees.

36. Prior to issuance of any building permit, the Owner/Permittee shall submit to the Development Services Department for approval, complete landscape and irrigation construction documents, which are consistent with the Landscape Standards. 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 SDMC Section 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 as 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 landscaping 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 landscaping (including existing or new plantings, hardscape, landscape features, etc.), as shown on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

MHPA LAND USE ADJACENCY REQUIREMENTS:

40. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the owner/permittee shall depict the following requirements on the construction documents and plans for the project site under the heading "Environmental Requirements"

- **Grading/Land Development/MHPA Boundaries** - Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the

use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- **Lighting** - All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA or limited to the immediate area and is in compliance with City's Outdoor Lighting Regulations per SDMC Section 142.0740.
- **Barriers** - Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** - Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a home owner association or other private party.
- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required.

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

Prior to the issuance of any grading permit, the Development Services Department shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project

requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
 - I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
 - II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR
 - III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE

MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the Development Services Department, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE DEVELOPMENT SERVICES DEPARTMENT AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
 - I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
 - II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

PARKS AND RECREATION REQUIREMENTS:

40. The Owner/Permittee shall provide regular maintenance and monitoring of the flow spreader stormwater discharge facility that outfalls onto City-fee owned open space on the east side of the property to ensure that no erosional impacts occur on the adjacent parcel.

41. If erosional impacts do occur onto adjacent City fee-owned open space, Owner/Permittee shall make adjustments to the flow spreader stormwater outfall facility to prevent further erosional impacts from occurring to the satisfaction of the Parks and Recreation Department.

42. The Owner/Permittee shall ensure that there are no temporary or permanent construction impacts to the adjacent open space.

43. The Owner/Permittee shall ensure that no invasive trees or plants are planted adjacent to open space.
44. The Owner/Permittee shall ensure that there is no overspray or irrigation runoff on adjacent open space.
45. Parks and Recreation Department shall review and approve grading plans prior to permit issuance.
46. The Owner/Permittee shall ensure that no private easements, encroachments, remedial grading or sub-surface infrastructure occur on adjacent open space.

PLANNING/DESIGN REQUIREMENTS:

47. 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.
48. 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 (City Outdoor Lighting Regulations per LDC Section 142.0740).
49. Prior to the issuance of building permit, site specific interior noise analyses demonstrating compliance with the interior noise compatibility standards of the City's General Plan. This shall include demonstrating the interior noise level of habitable residential space is 45 dBA Community Noise Equivalent Level or less. Noise control measures, including but not limited to increasing roof, wall, window, and door sound attenuation ratings, placing HVAC in noise reducing enclosures, or designing buildings so that no windows face freeways or major roadways may be used to achieve the noise compatibility standards. Exact noise measures and their effectiveness shall be determined by the site-specific exterior noise analyses.

TRANSPORTATION REQUIREMENTS

50. 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.
51. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate 12 feet of right-of-way along the project frontage on Otay Mesa Road, per the approved Exhibit A, and assure by permit and bond the construction of a 22-foot parkway with a six foot wide non-contiguous sidewalk, curb, and gutter, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

52. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the widening of Emerald Crest Court between Otay Mesa Road and the southern property boundary with 60 feet curb to curb in an 80-foot right-of-way as a four lane undivided roadway (two northbound lanes and two southbound lanes), including a ten foot parkway with five foot wide non-contiguous sidewalk, curb, and gutter, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.
53. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the construction of the south leg at the existing signalized intersection of Corporate Center Drive and Otay Mesa Road as a three lane undivided roadway (one northbound lane and two southbound lanes), including traffic signal modification with split phasing in the northbound and southbound direction, lead pedestrian interval for the east leg crossing, and two blank-out R3-1 (no right turn) signs facing northbound during the lead pedestrian interval. The Owner/Permittee shall also restripe the north leg to include an exclusive left turn lane, a shared thru/right lane, and an exclusive right turn lane and restripe the east leg to provide an exclusive left turn lane. In addition, the project shall widen Otay Mesa Road and construct an exclusive eastbound right-turn lane at Otay Mesa Road/Corporate Center Drive and restripe the existing Class II bicycle lane to a buffered Class II bicycle lane along Otay Mesa Road between Emerald Crest Court and Corporate Center Drive, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.
54. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the construction of two 25-foot wide driveways along the project frontage on Emerald Crest Court per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.
55. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the construction of curb ramps at the southeast corner of Otay Mesa Road and Emerald Crest Court, and both southwest and southeast corner of Otay Mesa Road and Corporate Center Drive, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.
56. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the removal of the existing K-Rail and fence along Otay Mesa Road between Emerald Crest Court and Corporate Center Drive and replacement with a raised median, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.
57. Prior to the issuance of any building permits, the Owner/Permittee shall record reciprocal access easements in favor of all parcels within the project site, satisfactory to the City Engineer.
58. Prior to issuance of any building permits, the vacation of Corporate Center Drive south of Otay Mesa Road, as shown in Exhibit A shall be recorded, satisfactory to the City Engineer.
59. Prior to the issuance of any building permit, but after the recordation of the Corporate Center Drive street vacation, the Owner/Permittee shall record an electrical easement for City traffic signal

assets such as traffic signal detector loops, conduits, along Corporate Center Drive south of Otay Mesa Road, satisfactory to the City Engineer.

60. Prior to the issuance of building permits, the Owner/Permittee shall record a shared parking agreement between all affected lots within the project site, to the satisfaction of the City Engineer.

61. Prior to the issuance of a Certificate of Occupancy, the Owner/Permittee shall provide and maintain transportation amenities for the project, to include the following, as shown on Exhibit A:

- a. Transit and Rideshare Information - Install and maintain an on-site kiosk or information center with multi-modal wayfinding information and transit information. The kiosk information center shall be located in a prominent location that can easily be seen by residents entering and exiting the development.
- b. 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.
- c. Co-Working Space - Provide and maintain a co-working space within the project premises available for resident use. The co-working space shall be at least 500 square feet and shall provide private or semi-private office workspaces.

WATER & SEWER DEVELOPMENT REQUIREMENTS:

62. Prior to the issuance of a Certificate of Occupancy, all public water and sewer facilities within the public right-of-way or public easement shall be complete and operational, in a manner satisfactory to the Public Utilities Department and the City Engineer.

63. Prior to the issuance of a Certificate of Occupancy, the Owner/Permittee shall have installed an appropriate permitted private backflow prevention device (BFPDs) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. The BFPDs shall be located above ground on private property, in line with the service, and immediately adjacent to the public right-of-way.

64. The Owner/Permittee shall design and construct all proposed public water facilities, in accordance with established criteria in the current edition of the City of San Diego Water Design Guidelines and City regulations, standards and practices.

65. Prior to the issuance of a Certificate of Occupancy, the Owner/Permittee shall grant a water easement for the proposed above ground water meters and proposed public water main as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Department and the City Engineer.

66. All proposed private water and 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.

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 City Council of the City of San Diego on [INSERT Approval Date] and [Approved Resolution Number].

ATTACHMENT 7

Site Development Permit No. 2468436
Neighborhood Development Permit No. 2576649
Date of Approval: _____, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Xavier Del Valle
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.

BDM Investments, LLC
Owner/Permittee

By _____
Michael H Shoemaker,
Manager

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

CITY COUNCIL RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. 2468440
PUBLIC RIGHT OF WAY VACATION NO. 2468433
PUBLIC SERVICE EASEMENT VACATION NO. 2610071
BDM MIXED USE PROJECT - PROJECT NO. 586670

WHEREAS, BDM Investments LLC, a California Limited Liability Company, Subdivider, and Alisa S. Vialpando, Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 2468440, Public Right of Way Vacation No. 2468433 and Public Service Easement Vacation No. 2610071 for the construction of mixed-use residential and commercial project consisting of three to four level multi-family residential buildings with 430 dwelling units that total 442,230 square feet of which 52 dwelling units will be affordable to low income households with rents at 30% of 60% of Area Median Income, 6,000 square-feet of commercial uses, and associated improvements. The project site is located south of Otay Mesa Road, east of Emerald Crest Court, southwest of Corporate Center Drive, and north of State Route 905 (APN No. 645-410-0300 to 645-410-0900). The property is legally described as lots 1, 2, 3, 4, 5, A, B, and C of Handler Commercial, in the City of San Diego, County of San Diego, State of California, according to Map thereof of No. 16340, filed in the Office of the of the County Recorder of San Diego County, May 7, 2019, as File No. 2019-7000180 of Official Records.

WHEREAS, the Map proposes the subdivision of a 13.44-acres site into four residential lots and one commercial lot; and

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

WHEREAS, on March 30, 2023, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 2468440, Public Right of Way Vacation No. 2468433 and Public Service Easement Vacation No. 2610071, and pursuant to Resolution No. _____, the Planning Commission voted to recommend City Council approval of the map; and

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on _____, the City Council of the City of San Diego considered Vesting Tentative Map No. 2468440, Public Right of Way Vacation No. 2468433 and Public Service Easement Vacation No. 2610071 pursuant to San Diego Municipal Code section(s) 125.0440, 125.0430, 125.0941, 125.1040 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 City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 2468440, Public Right of Way Vacation No. 2468433 and Public Service Easement Vacation No. 2610071:

Findings for Tentative Map - San Diego Municipal Code 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 project consists of the development of 430 multi-family residential dwelling units in three to four level buildings, including 6,000 square feet of commercial uses, and associated site improvements at a site located at the southeast corner of Emerald Crest Court and Otay Mesa Road in the northwestern area of the approved Otay Mesa East Project (Project No. 108628) area, within the Southwest District of the Otay Mesa Community Plan (Community Plan) area. The surrounding area is developed with a variety of uses, including residential to the west and northwest, industrial to the east and north, open space to the north, and commercial to the northeast.

A Vesting Tentative Map (VTM) is required to consolidate and subdivide 13.44 acres into four residential lots and a commercial lot, a public right-of-way vacation, and a public service easement vacation. The VTM for the project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act.

The project requires a Community Plan Amendment to change the land use designation from Community Commercial – Residential Prohibited to Community Commercial – Residential Permitted, and a rezone from the CC-2-3 Zone (Commercial Community) to the CC-3-6 Zone (Commercial Community). The subdivision (consolidation of the lots) supports a land use that is consistent with the Community Plan and General Plan and is compatible with the adjacent land uses. Amending the Community Plan to Community Commercial – Residential Permitted provides a land use designation that is consistent with the land uses within the Southwest District. The General Plan Village Propensity map identifies the site as medium to high propensity range, and the project is consistent with the prescribed range. The new homes will help meet the need for housing in the community, including providing 52 affordable housing units for low income households with rents at 30% of 60% of Area Median Income. The project will also provide residential development within a Transit Priority Area (TPA), locating new residents in close proximity to transit and commercial services.

The project is consistent with the Community Plan policies that address housing, including Policy 2.2-3 which recommends developing homes that are sized (studio, one, two and three-bedroom units) to meet the household family sizes in demand in the Otay Mesa community. The project is consistent with Policy 2.2-5 which recommends developing housing at different density ranges to provide housing affordable to all income levels and Policy 2.2-6 which promotes affordable housing development through the provision of a variety of housing types. In addition, 6,000 square feet of commercial space will be developed which is consistent with Community Plan Policy 2.3-2 that recommends maintaining commercial areas in Otay Mesa to support the development of retail, office, and other commercial services to serve surrounding areas.

As previously mentioned, the project site is located within the Southwest District of the Otay Mesa community which envisions village style development that are primarily residential with a mixed use center for civic and neighborhood serving commercial uses and services. Community Plan Policy 4.1-8 in the Urban Design Element recommends that residential uses within the Southwest District minimize exposure from noise, traffic and air quality impacts associated with State Route (SR) 905 through the orientation of buildings and site planning, the design of buildings, landscape treatments, and distance separation. The project implements this policy by locating the surface parking area to the south along SR-90 and siting buildings away from the southern property line by no less than 100 feet along with a double row of evergreen trees within the surface parking area, and incorporating trees with large shrubs along the southern perimeter of the project site. In addition, the noise study prepared for the project concluded that future noise levels could be further attenuated with upgraded building facade elements (i.e., windows, walls, doors, and/or exterior wall assemblies) with Sound Transmission Class (STC) ratings of 35 or higher which the projects implements.

Community Plan Policy 4.3-3 which addresses architectural details recommends that buildings and street frontages be developed with architectural interest adjacent to the public right-of-way and to include design features such as facade step backs, articulation, offsetting planes, unique roof forms, and varied building elevations. The project implements this Community Plan policy by incorporating painted stucco surfaces with a variety colors, varying setbacks, balconies with metal railings, and offsetting planes and building articulation on all building elevations. The project implements Community Plan Policy 4.3-7 related to creating visual and physical linkages within the project site through a unified landscape theme. The project includes landscaping that is consistent with the design recommendations of the Community Plan by incorporating a mix of low water use and climate appropriate plants that are adapted to the climate of the region. A range of 24-inch evergreen trees within the surface parking areas will provide shade and minimize heat gain. The project also includes 24-inch box Brisbane Box trees along Otay Mesa Road. The project will also install accents trees, evergreen screening trees, shrubs, grasses, and artificial turf recreational areas. Street trees will be planted along Otay Mesa Road, including shrubs, grasses, and landcovers.

Along the southern frontage of the project adjacent to the Caltrans right-of-way, the project includes screening with solid walls and fencing. Areas exposed to SR-905 will provide 100 percent screening in the form of evergreen plantings that will be distributed throughout the area. The eastern frontage of the project along Corporate Center Drive will include native trees and plants due to its proximity to the adjacent Multi-Habitat Planning Area (MHPA). Boulders will also be installed to discourage entry into the MHPA. Along the project western frontage of Emerald Crest Court, 24-inch box silk trees will be planted to match street improvements and landscape plans prepared along the western half of Emerald Crest Court adjacent to the residential development.

Community Plan Policy 4.2-1 related to pedestrian movement, sidewalks, and streets recommends that pedestrian-oriented design principles be implemented at the project level to activate the street and promote walkability. The project implements this Community Plan policy by including sidewalk connections between buildings, the onsite amenities and the

public sidewalks to enhance pedestrian connectivity. The project will also provide non-contiguous sidewalks and landscaped parkways along Otay Mesa Road that connect to the project's internal streets, walkways, and transit and bike facilities. Pedestrian access across the site will be accommodated by a six-foot-wide concrete paseo and interior streets and walkways that provide residents access to the centrally located community pool, several courtyards, tot-lot and fenced dog run that lead into commercial area through the project's interior streets and walkways to connect the residential and commercial areas.

The project design is compatible with the Transit Priority Area (TPA) designation of the site. The closest transit stop is located at Otay Mesa Road and Corporate Center Drive is approximately 400 feet from the project site, and a Caltrans park and ride lot is located a half mile west at the terminus of Otay Mesa Road. The project site is located in close proximity to Metropolitan Transit System (MTS) Routes 905 A and B with planned high frequency transit service which connects the site to employment areas within Otay Mesa, including the Ocean View Hills Corporate Center and Otay Corporate Center South.

Community Plan Policy 3.4-1 (a) in the Mobility Element recommends the refinement and implementation of the Bicycle Master Plan in the Community Plan by developing bicycle facilities that implement internal connectivity to activity areas within the community and links to the regional bicycle network. An existing Class III shared bicycle facility is located on Otay Mesa Road and can be accessed from the project site. The Community Plan recommends a future Class II bicycle lane for Otay Mesa Road. The project will provide this improvement by developing an 8-foot Class II bike lane along Otay Mesa Road and by installing bike racks in front of the commercial building along Emerald Crest Court.

The project complies with the Conservation Element goal of implementing urban runoff management techniques. The project will implement this goal by providing drought-tolerant landscaping and a five-foot deep water detention basin to capture stormwater run-off. The detention basin will be located between the commercial and residential buildings and will be surrounded by a five-foot tall tubular steel fence atop a 6.5-foot retaining wall installed for safety purposes. The project will also implement Conservation Element policies related to energy efficiency and energy saving technology by installing a total of 64 residential electrical vehicle charging stations and one for the commercial area.

In addition, the project complies with the General Plan policies that strive for balanced communities and provide for 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 project includes affordable housing opportunities consistent with the policies in the General Plan and the City's Housing Element, including:

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

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

Amending the Community Plan to the Community Commercial – Residential Permitted land use designation provides a designation that is consistent with the policies in the Land Use Element, including:

- Integrating 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)
- Developing 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)

As previously mentioned, the project requires a rezone from the CC-2-3 Zone (Commercial Community) to the CC-3-6 Zone (Commercial Community). The project was designed to comply with the CC-3-6 Zone requirements for density (1000 square feet/dwelling unit; 430 units proposed on a site that allows 586 units), height (varies up to 47 feet) that is below the 65-foot height limit, and floor area ratio (.75) that does not exceed the maximum requirement (2.3). Staff has reviewed and approved deviations from the SDMC requirement for front, side, and minimum street frontage setbacks and has determined that the deviations do not adversely impact the project site or surrounding land uses.

The subdivision supports a land use that is consistent with the Community Plan and General Plan, including policies that strive for balanced communities, promotes mobility options, and implements conservation policies related to energy efficiency and energy saving technology. The project will provide market rate and affordable housing with varying price points, including residential and commercial uses in close proximity to transit and employment opportunities. Therefore, the project subdivision design and related improvements will be consistent with the policies, goals, and objectives of the Otay Mesa Community 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.

A Vesting Tentative Map (VTM) is required to consolidate and subdivide 13.44 acres into four residential lots and a commercial lot, a public right-of-way vacation, and a public service easement vacation. The VTM for the project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act.

The project also requires a rezone from the CC-2-3 Zone (Commercial Community) to the CC-3-6 Zone (Commercial Community). The project was designed to comply with the CC-3-6 Zone requirements for density (1000 square feet/dwelling unit; 430 units proposed on a site that allows 586 units), height (varies up to 47 feet) that is below the 65-foot height limit, and floor area ratio (.75) that does not exceed the maximum requirement (2.3). Staff has reviewed and approved the following deviations for setbacks:

Municipal Code Regulation	SDMC Language	Required	Proposed Deviation
Table 131.05E	Minimum Street Frontage	25 feet	The proposed Lot 5 has zero street frontage
Table 131.05E	Front Setback Requirement	Maximum of 10 feet	Proposed set back is 30 feet 5 inches along Emerald Crest Court and 182 feet 10 inches along Corporate Centre Drive
Table 131.05E	Street Side Setback	Maximum of 10 feet along Otay Mesa Road	Proposed set back is 38 feet 9 inches along Otay Mesa Road

The front setback development regulation in SDMC Table 131- 05E requires a front setback of a maximum of 10 feet. The project includes a setback of 30 feet 5 inches along Emerald Crest Court and a setback of 182 feet 10 inches along Corporate Centre Drive. In addition, the side setback development regulations in SDMC Table 131-05E requires a side setback of a maximum of 10 feet. The project includes a setback of 38 feet 9 inches along Otay Mesa Road. The front and side setback deviations allow for the buildings to be configured on the site to allow adequate vehicular access and landscaping, and to comply with the City's storm water requirements.

The project also includes a deviation to allow Lot 5 to be developed without street frontage. The proposed lot configuration requires a deviation from the minimum street frontage requirement of 25 feet for the CC-3-6 Base Zone, per SDMC Table 131-05E. The design for the lots is consistent with the CC-3-6 Zone. The deviation allows for shared access to each parcel to facilitate the orderly development of the site. Access to the site will be implemented through a shared-access agreement that will be recorded against each parcel.

The VTM for the project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code

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

The project requires a rezone from the CC-2-3 Zone (Commercial Community) to the CC-3-6 Zone (Commercial Community). The project was designed to comply with the CC-3-6 Zone requirements for density (1000 square feet/dwelling unit; 430 units proposed on a site that allows 586 units), height (varies up to 47 feet) that is below the 65-foot height limit, and floor area ratio (.75) that does not exceed the maximum requirement (2.3). Staff has also reviewed and approved deviations from the SDMC requirement for front, side, and minimum street frontage setbacks and has determined that the deviations do not adversely impact the project site or surrounding land uses.

The entire 13.44-acre site was graded in 2020 except for a 0.01 acre area of Diegan coastal sage scrub located within the property just east of the Multi-Habitat Planning Area (MHPA) preserve fence, in accordance with previous approval for the Otay Mesa East project. This portion is still considered MHPA and no action to remove or revise the boundary is required for the project. The original project for the site did not identify adverse impacts to the MHPA. The project site does not contain any vernal pools and is not within the City's Vernal Pool Habitat Conservation Plan area.

The project site is in an area served by existing public services and utilities. Staff has reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. The project permit also requires compliance with the City's ESL regulations and MHPA land use adjacency guidelines.

An Addendum to the Community Plan Update Final Program Environmental Impact Report (No. 30330/304032; SCH No. 2004651076) has been prepared for the project. Staff determined that only minor technical changes or additions are necessary, and that no changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. 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 project will not result in environmental damage or injure fish or wildlife or their habitat. The entire 13.44-acre site was graded in 2020 except for a 0.01 acre area of Diegan coastal sage scrub located within the property just east of the Multi-Habitat Planning Area (MHPA) preserve fence, in accordance with previous approval for the Otay Mesa East project. This

portion is still considered MHPA and no action to remove or revise the boundary is required for the project. The original project for the site did not identify adverse impacts to the MHPA. The project site does not contain any vernal pools and is not within the City's Vernal Pool Habitat Conservation Plan area.

An Addendum to the Community Plan Update Final Program Environmental Impact Report (No. 30330/304032; SCH No. 2004651076) has been prepared for the project. Staff determined that only minor technical changes or additions are necessary, and that no changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. The project permit also requires compliance with the City's ESL regulations and MHPA land use adjacency guidelines. Therefore, the design of the subdivision and 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 design of the project will not be detrimental to the public health, safety, and welfare. The entire 13.44-acre site was graded in 2020 except for a 0.01 acre area of Diegan coastal sage scrub located within the property just east of the Multi-Habitat Planning Area (MHPA) preserve fence, in accordance with previous approval for the Otay Mesa East project. This portion is still considered MHPA and no action to remove or revise the boundary is required for the project. The original project for the site did not identify adverse impacts to the MHPA. The project site is in an area served by existing public services and utilities. Staff has also reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements includes securing a valid Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration; granting an aviation easement to the City for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft; requiring a geotechnical report to address the construction plans; construction of a City standard ramps, driveways, sidewalks, curbs and gutters for the project; obtaining an Encroachment Maintenance Removal Agreement for landscaping and private improvements adjacent to the site; implementing storm water construction best management practices (BMPs), including a Maintenance Agreement for ongoing permanent BMP maintenance; obtaining a Hold Harmless Agreement for the public storm drain connecting to a private storm drain; maintenance of all landscape improvements; compliance with the City's ESL regulations and MHPA land use adjacency guidelines; ensuring no temporary or permanent construction impacts to the adjacent open space; widening Emerald Crest Court between Otay Mesa Road and the southern property boundary with a 60-foot curb to curb in an 80-foot ROW as a four lane undivided roadway; construction of the south leg at the existing signalized intersection of Corporate Center Drive and Otay Mesa Road as a three lane undivided roadway and associated improvements (i.e.,

traffic signal modification, restriping, etc.); removal of the existing K-Rail and fence along Otay Mesa Road between Emerald Crest Court and Corporate Center Drive and replacement with a raised median; maintenance of transportation amenities; installing appropriate private back flow prevention devices on each water service; constructing all public water facilities, per the City's water design regulations and standards; all private water and sewer facilities shall be designed to comply with the requirements of the California Uniform Plumbing Code; and granting a water easement for the above ground water meters and public water main, as shown on the Exhibit A. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

A Vesting Tentative Map (VTM) is required to consolidate and subdivide 13.44 acres into four residential lots and a commercial lot, a public right-of-way vacation, and a public service easement vacation. The VTM for the project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act.

The public ROW vacation consists of vacating Corporate Center Drive south of Otay Mesa Road since it provides access to the project site only and there is no present or prospective public use as access to any other property within the vicinity. The Mobility Element of the Community Plan will be amended to reflect the classification change. The project will also dedicate additional public ROW along Otay Mesa Road to provide adequate public access which is consistent with the Community Plan.

The project also includes a public service easement vacation for storm water storage and drainage easements on the project site. These easements were granted to a previous development, however, are not currently used for their intended purpose and are not required or necessary for the project. The easement vacation will not result in any adverse drainage impacts. Staff has reviewed and accepted a drainage report prepared for the site that concluded that the project complies with the City's drainage regulations and standards. 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 design and layout of the proposed subdivision and buildings provides for optimum solar orientation that allows for future passive heating and cooling opportunities in the Otay Mesa community. The design of the residential units and adjacent commercial uses includes features that provide future passive or natural heating and cooling improvements, including side and rear setbacks that will facilitate the passage of air and penetration of sunlight between buildings. The project also consists of landscaping such as canopy trees and other ornamental trees throughout the project that will mitigate heat gain and provide for an attractive landscape environment. Therefore, the design of the proposed subdivision

provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

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

The project consists of the development of 430 multi-family residential dwelling units and 6,000 square feet of commercial uses at a site located at the southeast corner of Emerald Crest Court and Otay Mesa Road in the northwestern area of the approved Otay Mesa East project (Project No. 108628) area, within the Southwest District of the Otay Mesa Community Plan (Community Plan) area. Of the 430 residential dwelling units, 52 dwelling units will be affordable to low income households with rents at 30% of 60% of Area Median Income. The project site is in an area served by existing public services and utilities.

The project complies with the General Plan policies that strive for balanced communities and provide for 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 project includes affordable housing opportunities consistent with the policies in the General Plan and the City's Housing Element, including:

- Providing affordable housing throughout the City so that no single area experiences a disproportionate concentration. (LU-H.2)
- Maintaining or increasing the City's supply of land designated for various residential densities as community plans are being prepared, updated, or amended. (LU-C.3)
- Seek attainment of community balance with respect to utilization of affordable housing resources. (HE-1.1)
- Encourage location of affordable housing opportunities throughout all areas of the City by encouraging mixed-income development. (HE-1.8)
- Integrating 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)
- Developing 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 entire 13.44-acre site was graded in 2020 except for a 0.01 acre area of Diegan coastal sage scrub located within the property just east of the Multi-Habitat Planning Area (MHPA) preserve fence, in accordance with previous approval for the Otay Mesa East project. This portion is still considered MHPA and no action to remove or revise the boundary is required for the project. The original project for the site did not identify adverse impacts to the MHPA. 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 portions of Corporate Center Drive, located within the project boundaries as shown in the Vesting Tentative Map shall be vacated and public service easements shall be vacated, contingent upon the recordation of the approved Final Map for the project. The project site currently contains storm water storage and drainage easements that were granted to a previous development which will be vacated and storm water from the new project will be processed in accordance with the project's accepted drainage study and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

Findings for Public Right-of-Way Vacations – San Diego Municipal Code Section 125.0941:

- 1. There is no present or prospective public use for the public right-of-way either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.0941(a)).**

A Vesting Tentative Map (VTM) is required to consolidate and subdivide 13.44 acres into four residential lots and a commercial lot, a public right-of-way vacation, and a public service easement vacation. The VTM for the project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act.

The public ROW vacation consists of vacating Corporate Center Drive south of Otay Mesa Road since it provides access to the project site only and there is no present or prospective public use as access to any other property within the vicinity. The Mobility Element of the Community Plan will be amended to reflect the classification change. The project will also dedicate additional public ROW along Otay Mesa Road to provide adequate public access which is consistent with the Community Plan. Therefore, there is no present or prospective public use for the public right-of-way either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

2. The public will benefit from the action through improved use of the land made available by the vacation. (San Diego Municipal Code § 125.0941(b))

The public will benefit from the ROW vacation which will provide additional private land to the tax base and facilitate the development of a mixed use housing and commercial project, which are land uses that are supported by the Community Plan and General Plan. The vacation will also remove any public maintenance and liability obligations to the City. Therefore, the public will benefit from the action through improved use of the land made available by the vacation.

3. The vacation does not adversely affect any applicable land use plan. (San Diego Municipal Code § 125.0941(c))

The ROW vacation will provide additional private land to the tax base and facilitate the development of a mixed use housing and commercial project, which are land uses that are supported by the Community Plan and General Plan. Therefore, the vacation does not adversely affect any applicable land use plan.

4. The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation. (San Diego Municipal Code § 125.0941(d))

The public ROW vacation consists of vacating Corporate Center Drive south of Otay Mesa Road since it provides access to the project site only and there is no present or prospective public use as access to any other property within the vicinity. Therefore, the public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

Findings for Public Service Easement Vacations – San Diego Municipal Code Section 125.1040:

1. There is no present or prospective public use for the easement, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The project includes a public service easement vacation for storm water storage and drainage easements on the project site. These easements were granted to a previous development, however, are not currently used for their intended purpose and are not required or necessary for the project. The easement vacation will not result in any adverse drainage impacts. Staff has reviewed and accepted a drainage report prepared for the site that concluded that the project complies with the City's drainage regulations and standards. Therefore, there is no present or prospective public use for the easement, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

2. The public will benefit from the action through improved utilization of the land made available by the vacation.

The public will benefit from the easement vacation which will additional private land to the tax base and facilitate the development of a mixed use housing and commercial project, which are land uses that are supported by the Community Plan and General Plan. The

easement vacation will also remove any public maintenance and liability obligations to the City. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

3. The vacation is consistent with any applicable land use plan.

The easement vacation will provide additional private land to the tax base and facilitate the development of a mixed use housing and commercial project, which are land uses that are supported by the Community Plan and General Plan. Therefore, the vacation is consistent with any applicable land use plan.

3. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

The project includes a public service easement vacation for storm water storage and drainage easements on the project site. These easements were granted to a previous development, however, are not currently used for their intended purpose and are not required or necessary for the project. The easement vacation will not result in any adverse drainage impacts. Staff has reviewed and accepted a drainage report prepared for the site that concluded that the project complies with the City's drainage regulations and standards. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 2468440, Public Right of Way Vacation No. 2468433 and Public Service Easement Vacation No. 2610071 are hereby granted to BDM Investments LLC subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: Mara Elliott, City Attorney

By _____
(Name)
Deputy City Attorney

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24009114

CITY COUNCIL
CONDITIONS FOR VESTING TENTATIVE MAP NO. 2468440
BDM MIXED-USE PROJECT NO. 673818

ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Vesting Tentative Map will expire _____.
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 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.
4. The Vesting Tentative Map shall conform to the provisions of Site Development Permit No. 2468436, Neighborhood Development Permit No. 2576649, Vesting Tentative Map No. 2468440, Public Right-Of-Way Vacation No. 24668433, and Public Service Easement Vacation No. 2610071.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify 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

6. The Subdivider shall obtain a bonded grading permit for the grading proposed for the project. All grading shall conform to the requirements of the City of San Diego Municipal Code (SDMC) in a manner satisfactory to the City Engineer.
7. The drainage system for this project, per approved Exhibit "A", will be subject to approval by the City Engineer.

8. Prior to issuance of the first building permit, the Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the SDMC.
9. Prior to issuance of the first building permit, per the City of San Diego Street Design Manual-Street Light Standards and Council Policy 200-18, the Subdivider will be required to install new street lights, per approved Exhibit A adjacent to the site on Otay Mesa Road and Emerald Crest Court, satisfactory to the City Engineer.
10. Development of this project shall comply with all stormwater construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
11. Prior to issuance of a grading permit, the Subdivider shall submit a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

WATER & SEWER DEVELOPMENT

12. The Subdivider shall process encroachment maintenance and removal agreements (EMRA) for all private, and sewer facilities within the public right-of-way.
13. Prior to the recordation of the Final Map, the Owner/Permittee shall assure by permit and bond, the design and construction of all public water mains and sewer facilities as required in the accepted water and sewer studies for this project in a manner satisfactory to the Public Utilities Department and the City Engineer. The water and sewer facilities, as shown on the approved Exhibit A, may require modification based on the accepted water and sewer studies and final engineering.

MAPPING

14. Prior to recordation of the Final Map, a certified copy of the approved City Council resolution to vacate a portion of Corporate Center Drive shall be recorded at the San Diego County Recorder's Office.
15. Prior to the expiration of the Tentative Map, if approved, a Final Map to consolidate and subdivide the property into five lots shall be recorded at the San Diego County Recorder's Office.
16. 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 Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

17. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
18. 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.
19. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.
20. Prior to the recordation of the Final Map, all private streets and drives shall be shown with bearings and distances along the centerline and width of the streets shown on a non-title sheet on the Final Map. The street names shall be submitted to BDR-Street Name Coordinator for approval and published on the Final Map.
21. The Easements as shown on the Vesting Tentative Map exhibit will be vacated pursuant to Section 66434 (g) of the Subdivision Map Act.

INFORMATION:

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such

facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this 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. 24008285

RESOLUTION NUMBER R-XXXXX

ADOPTED ON _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF SAN DIEGO ADOPTING ADDENDUM NO. 673818 TO PROGRAM
ENVIRONMENTAL IMPACT REPORT NO. 30330/304032/SCH NO.
2004651076 AND THE MITIGATION, MONITORING, AND
REPORTING PROGRAM**

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

WHEREAS, on March 11, 2014 , the San Diego City Council adopted Resolution No. R-308810 CERTIFYING the Environmental Impact Report (EIR) Project No. 30330/304032, SCH No. 2004651076, adopting Findings of Fact and Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, copies of which are on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on July 8, 2021, BDM Investments, LLC submitted an application to the Development Services Department for approval of Community Plan Amendment (CPA), Rezone, Vesting Tentative Map (VTM), Site Development Permit (SDP), Neighborhood Development Permit (NDP), Public Right-Of-Way Vacation, and Public Service Easement Vacation for the BDM Mixed-use Project No. 673818, as well as approval of minor technical changes or additions to the Project; and

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

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the San Diego City Council as follows:

1. That the information contained in the final EIR No. 30330/304032, SCH No. 2004651076 along with the Addendum has been reviewed and considered by City Council prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the EIR for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the EIR or that any significant effects previously examined will be substantially more severe than shown in the EIR.
4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.
5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the San Diego City Council adopts Addendum to EIR No. 30330/304032, SCH No. 2004651076, a copy of which is on file in the Office of the City Clerk.

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

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

APPROVED: MARA W. ELLIOTT, City Attorney

By _____

Deputy City Attorney

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COMMUNITY PLAN AMENDMENT (CPA), REZONE, VESTING TENTATIVE MAP (VTM), SITE DEVELOPMENT PERMIT (SDP), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), PUBLIC RIGHT-OF-WAY VACATION, AND PUBLIC SERVICE EASEMENT VACATION

PROJECT NO. 673818

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Addendum No. 673818 to Program Environmental Impact Report No. 30330/304032 shall be made conditions of Community Plan Amendment (CPA), Rezone, Vesting Tentative Map (VTM), Site Development Permit (SDP), Neighborhood Development Permit (NDP), Public Right-Of-Way Vacation, and Public Service Easement Vacation as may be further described below.

I. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE 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: <https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
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. **PRECONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent, and the following consultants: Qualified Biologist, Qualified Archaeologist, and Native American Monitor, Qualified Paleontological Monitor

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division, 858-627-3200.**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360.**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 615398 and/or Environmental Document No. 615398, 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.

- A. **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**
- B. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.
- Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**
- C. **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:

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Land Use (MSCP)	Land Use Adjacency Issues CVSRs	Land Use Adjacency Issue Site Observations
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

Historical Resources

HIST-1 ARCHAEOLOGICAL RESOURCES

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 Development Services Department 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 Development Services Department Environmental Designee

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

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

B. PI Shall Attend Precon Meetings

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

III. During Construction

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

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction

activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.

2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVr). The CSVr's shall be faxed 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 CEQA, 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.

I. 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 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.

II. 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 CSV 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.

III. 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.

B. 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.

Paleontological Resources

PALEO-1: PALEONTOLOGICAL RESOURCES

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 Development Services Department Environmental Designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to Development Services Department Environmental Designee

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 paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain 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 has been completed. Verification includes but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution 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.

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, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological 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 a Paleontological Monitoring Exhibit (PME) 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 PME 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 conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **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 PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed 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 Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery 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.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - 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. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) 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.

- c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
- d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. 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 on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM on 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 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.
- 3. All other procedures described above shall apply, as appropriate.

V. 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 Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum 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 Fossil Remains

1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
3. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

C. Curation of fossil remains: Deed of Gift and Acceptance Verification

1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
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.

D. Final Monitoring Report(s)

1. The PI shall submit two copies of the Final Monitoring Report 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 until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

COMMUNITY PLAN AMENDMENT RESOLUTION

(R-INSERT~)

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE 2014 OTAY MESA COMMUNITY PLAN TO REDESIGNATE A 13.44-ACRE SITE FROM COMMUNITY COMMERCIAL-RESIDENTIAL PROHIBITED TO COMMUNITY COMMERCIAL-RESIDENTIAL PERMITTED IN THE OTAY MESA COMMUNITY.

WHEREAS, The applicant, BDM Investments, LLC., requested an amendment to the 2014 Otay Mesa Community Plan to redesignate a 13.44-acre site located south of Otay Mesa Road, east of Emerald Crest Court, southwest of Corporate Center Drive, and north of State Route 905 from Community Commercial-Residential Prohibited to Community Commercial-Residential Permitted; and

WHEREAS, the site is legally described as: Lots 1, 2, 3, 4, 5, A and C of Handler Commercial, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 16340, filed in the Office of County Recorder of San Diego County, May 7, 2019; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan, and the Otay Mesa Community Plan; and

WHEREAS, on _____ the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the Otay Mesa Community Plan; and

WHEREAS, the City Council has considered the Planning Commission record and recommendation, as well as the maps, exhibits, and written documents contained in the file for this amendment on record in the City of San Diego, and has considered the oral presentation given at public hearing; and

WHEREAS, the amendment retains internal consistency with the Otay Mesa Community Plan and the General Plan and helps achieve long-term community and citywide goals; NOW, THEREFORE,

WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; and

WHEREAS, under San Diego Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the San Diego City Council (City Council) to act as quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

Attachment 11

BE IT RESOLVED, by the City Council of the City of San Diego that the amendment to the Otay Mesa Community Plan and General Plan is approved, a copy of which is on file in the office of the City Clerk as Document No. RR-

_____.

APPROVED: MARA ELLIOTT, City Attorney

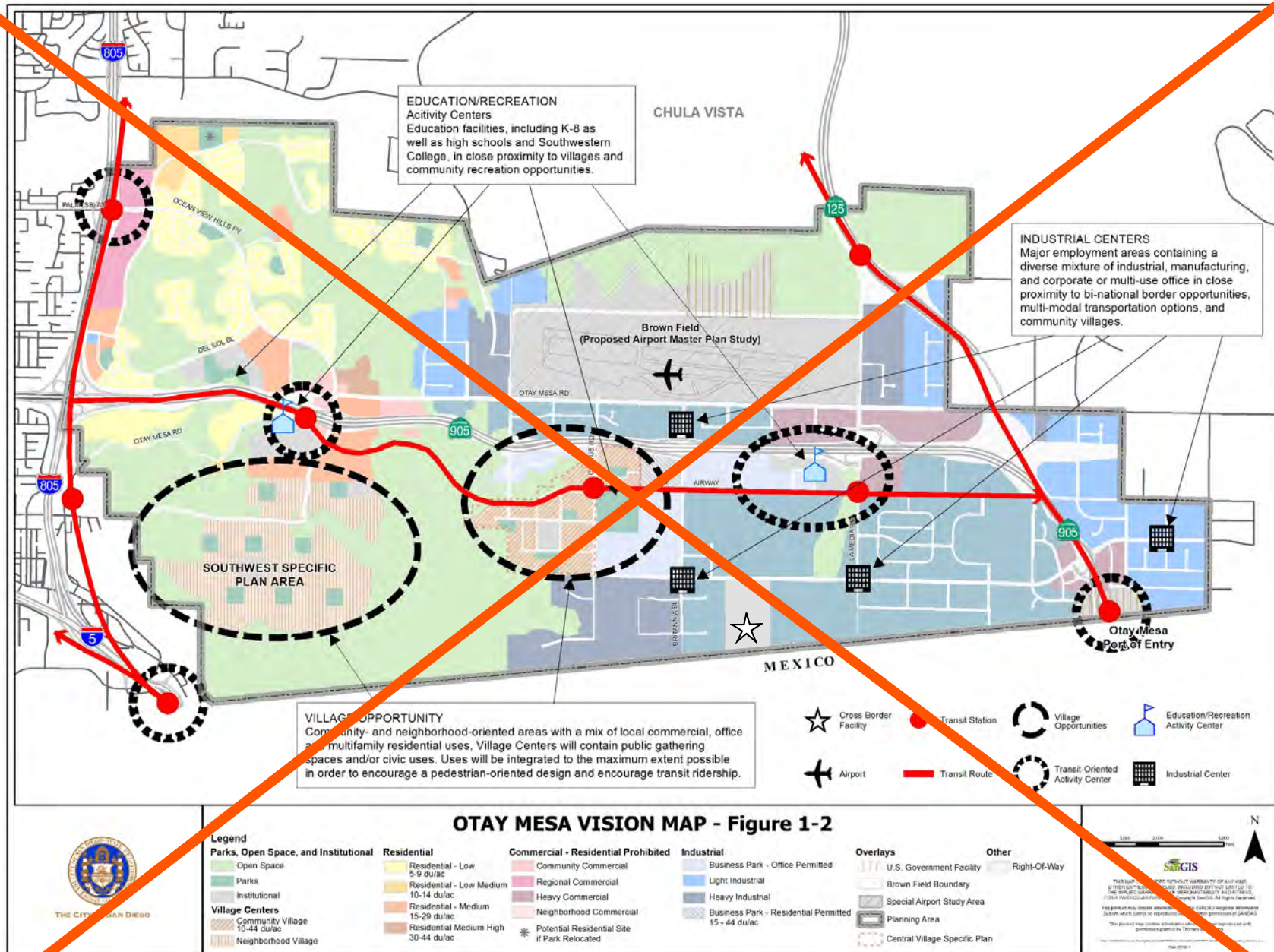
By _____
Corrine L. Neuffer
Chief Deputy City Attorney

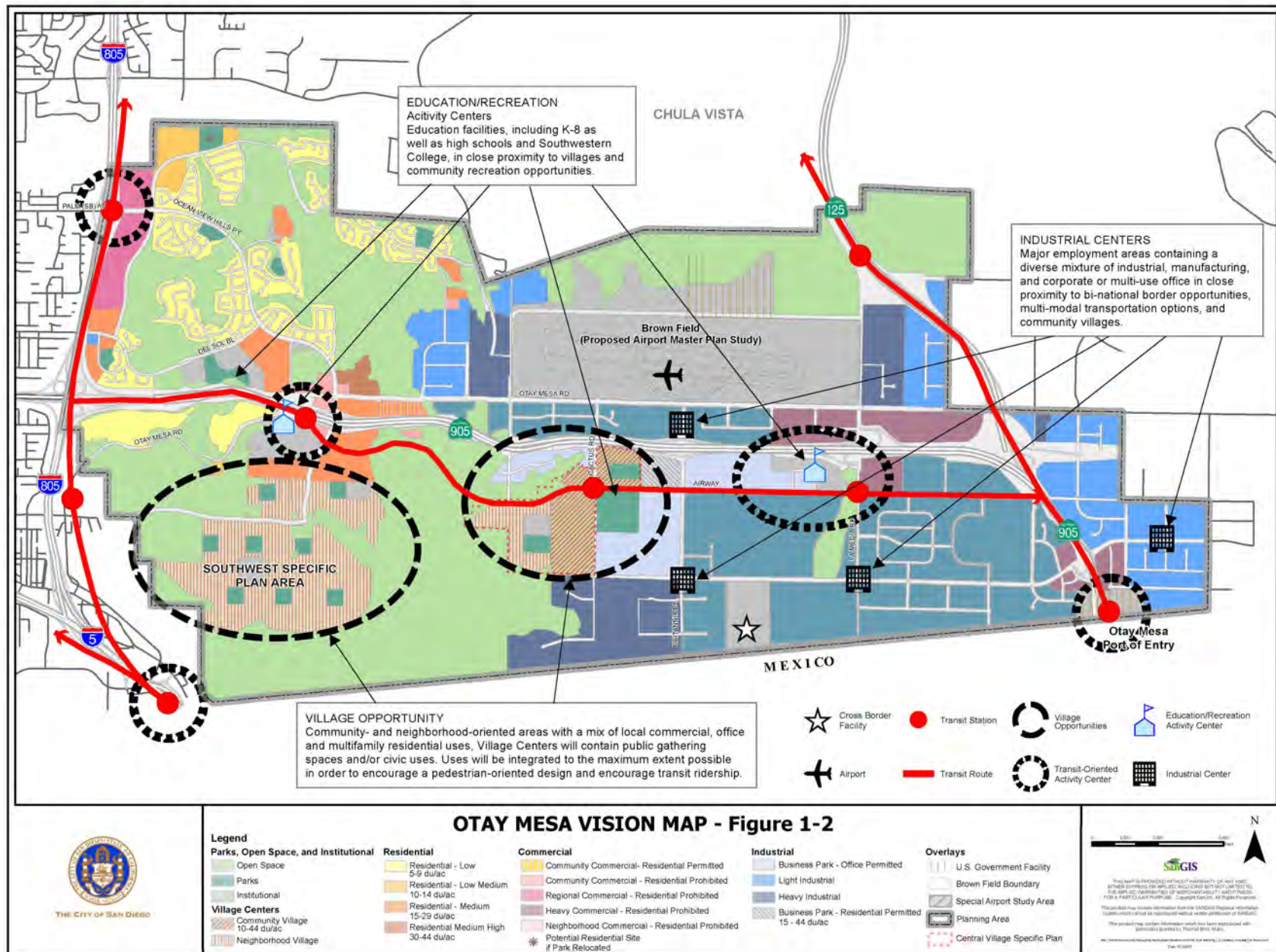
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Or.Dept: Development Services
Doc. No.: XXXXX

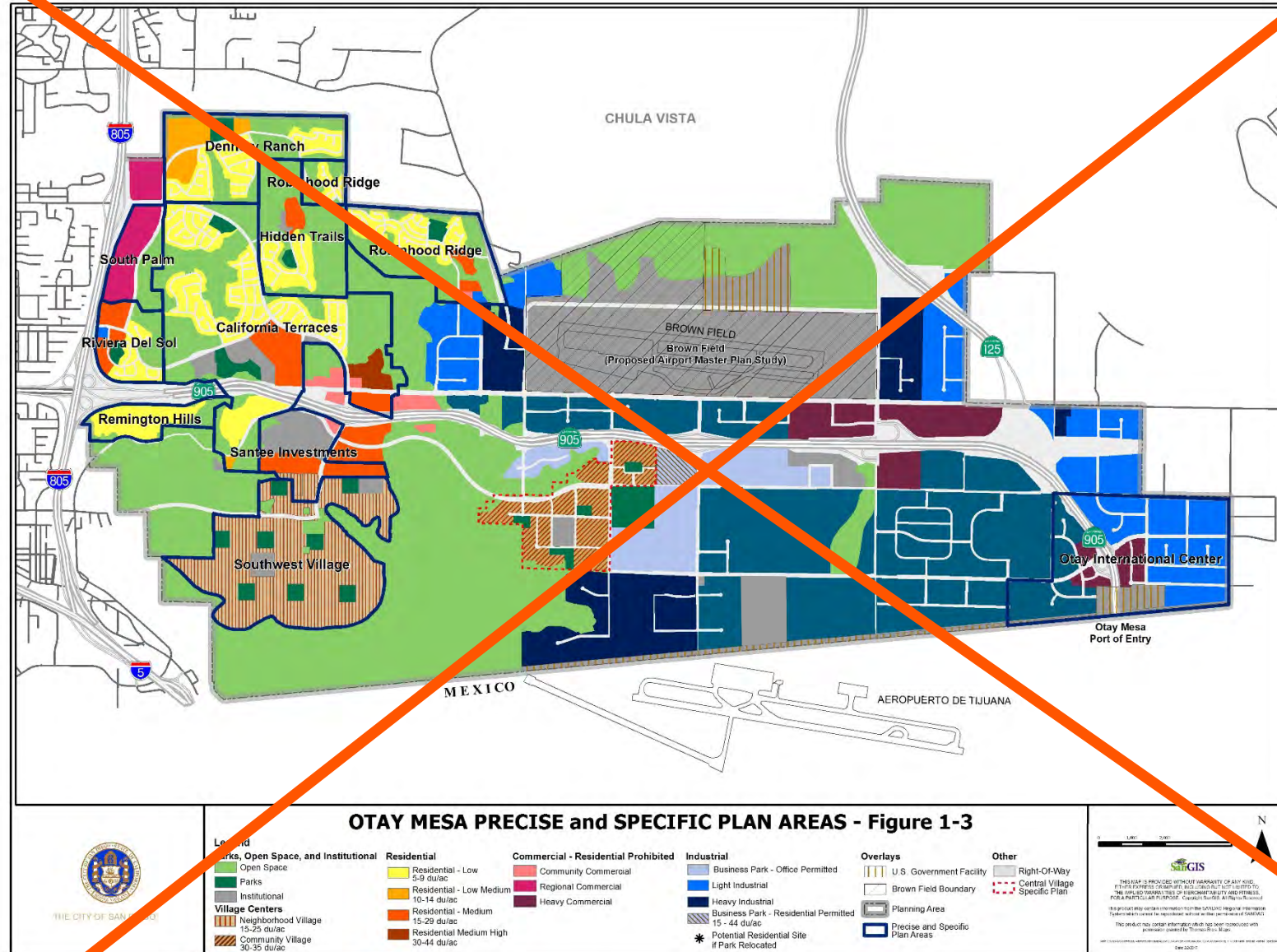
OTAY MESA COMMUNITY PLAN

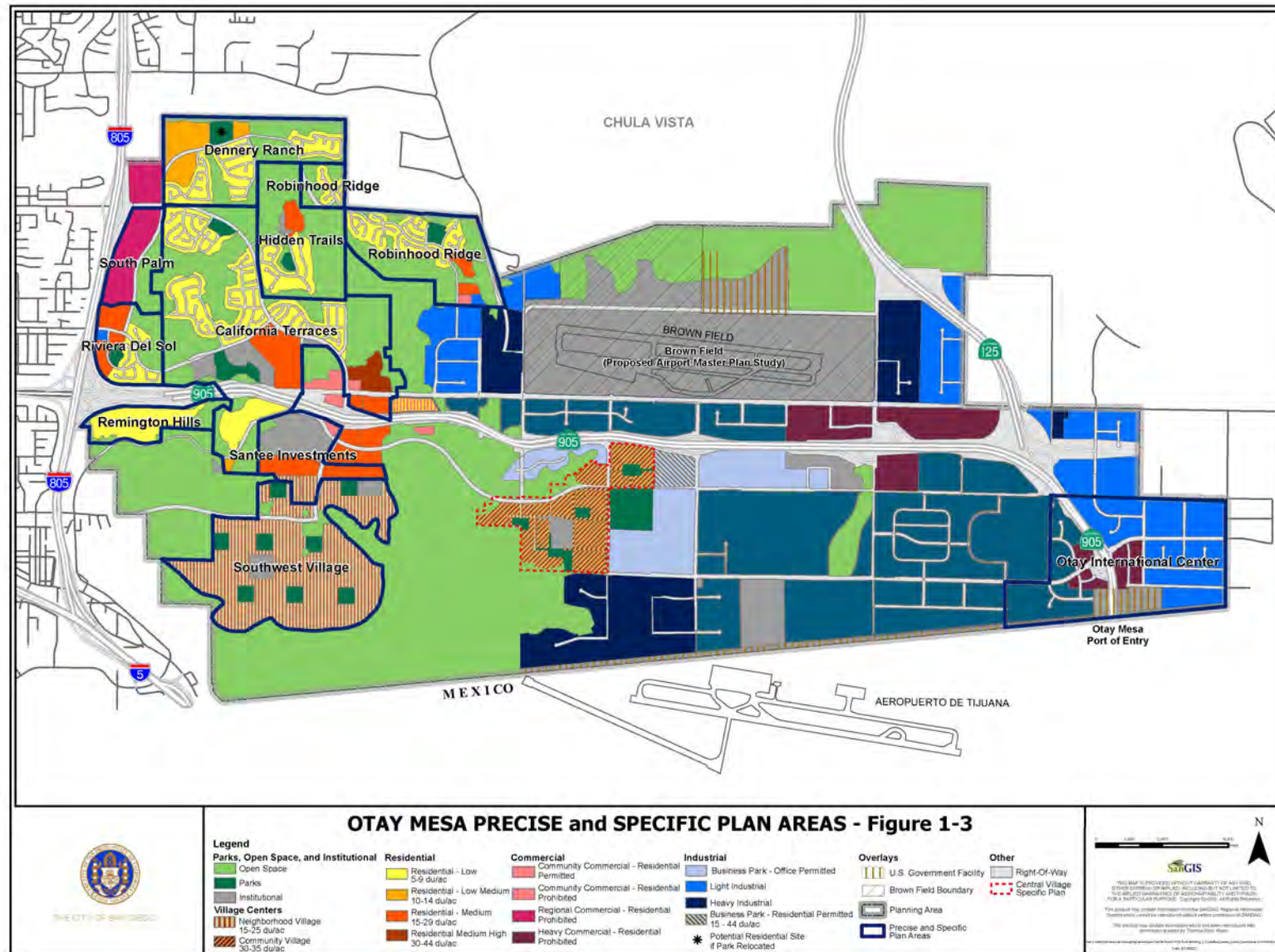
Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Removal of a portion of Avenida Costa Azul, immediately south of Otay Mesa Road related to the Sunroad Otay 50 Project.			May 20,2019	R-312469
Removal of Otay Pacific Drive, Otay Pacific Place and Las Californias Drive from the Mobility Element's classified Roadways network serve private drives serving the Otay Mesa Cross Boarder Facility.			October 5, 2021	R-313736
Redesignating 4.46 acres at the southeast corner of Caliente Avenue and Otay Mesa Road from Community Commercial-Residential Prohibited to Residential Medium (15-29 dwelling units per acre).			November 15, 2022	R-314470
<u>Redesignating 13.44 acres at the Northwest corner of Otay Mesa Road and Emerald Crest Court from Community Commercial-Residential Prohibited to Community Commercial-Residential Permitted.</u>			_____, 2023	<u>R-xxxxxx</u>

Editor's note: After the adoption of the Otay Mesa Community Plan, it was noticed that Figure 3-2 depicted the street classifications for Otay Pacific Drive, Otay Pacific Place, and Las Californias incorrectly; these streets were classified pursuant to City Council Resolution R-307235 on January 10, 2012, which the reclassification was not captured in all places in the Otay Mesa Community Update documents, including Figure 3-2; and therefore, Figure 3-2 in Document Number R-308810 is replaced with Figure 3-2.









**Table 1-2
Otay Mesa Fast Facts**

Physical Characteristics:

Total Area:	9,300 acres
Approximately	14.53 square miles
Latitude:	32.57 degrees north
Longitude:	116.99 degrees west
Highest Point:	616 feet above sea level
Lowest Point:	98 feet above sea level

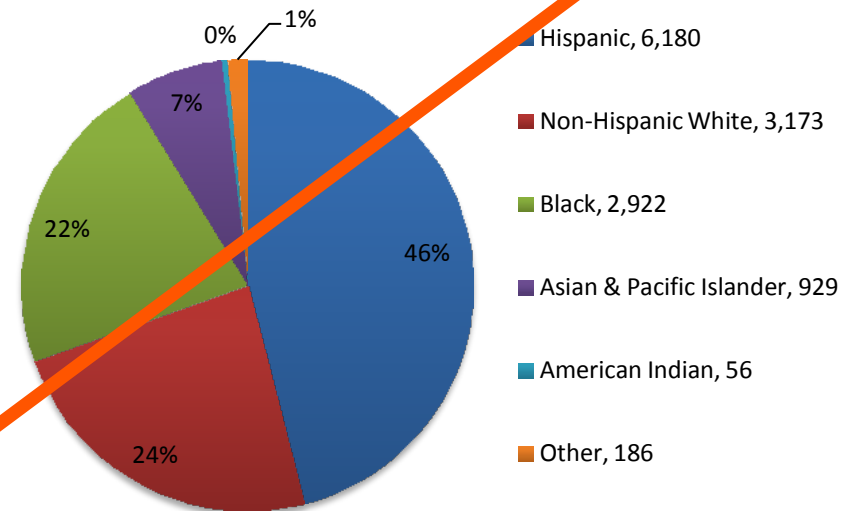
Population Trends (2000 – 2010 Census info):

	2000	2010
Total Population	1,740	15,001
Housing Units	481	4,745

2030 Population, Housing, and Employment Forecast:

Total Population	51,329
Housing Units	13,850
Housing Units Occupied	13,560
Civilian Employment	31,412

2010 Population by Ethnic Categories



Total Population: 13,446



Table 1-2
Otay Mesa Fast Facts

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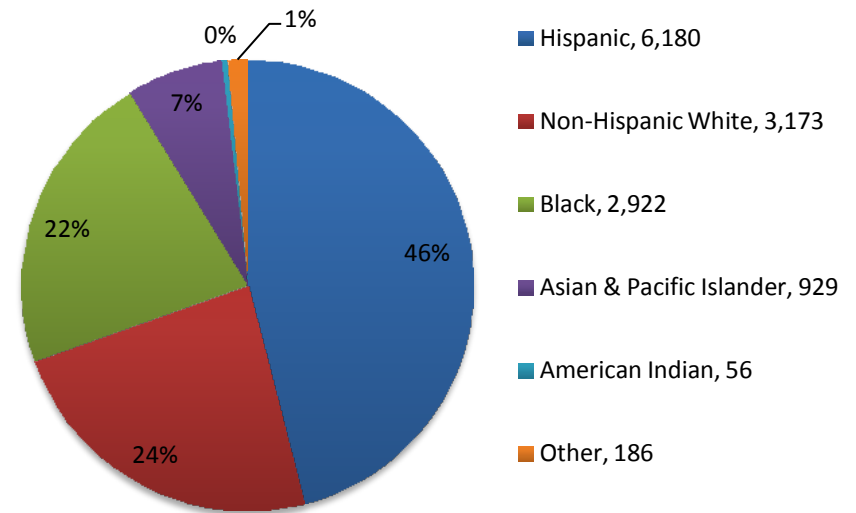
Population Trends (2000 – 2010 Census info):

	<u>2000</u>	<u>2010</u>
Total Population	1,740	15,001
Housing Units	481	4,145

2030 Population, Housing, and Employment Forecast:

Total Population	51,329	<u>53,055</u>
Housing Units	13,850	<u>14,359</u>
Housing Units Occupied	13,560	
Civilian Employment	31,412	

2010 Population by Ethnic Categories



Total Population: 13,446



Year 2010 and planned land uses within Otay Mesa are outlined in Tables 2-1 and 2-2. Otay Mesa's extensive canyon systems in the western portion of the planning area accounts for 29 percent of the total community acreage and results in Open Space comprising the largest single land use. The Open Space areas are home to sensitive resources, and the opportunity to combine protection of the resources with educational opportunities will help facilitate community awareness and stewardship. In support of the General Plan's identification of Otay Mesa as a Subregional Employment Area, industrial land uses in the eastern portion encompass the next largest land use accounting for approximately 26 percent of the total acreage. Residential land uses comprise approximately 8 percent with the majority of the acreage in the western half of the planning area. The Village Area uses, which include residential and commercial opportunities, encompass approximately 8 percent. Park uses, in support of the residential and employment land uses, include approximately 2 percent of the total acreage of Otay Mesa. The Institutional uses comprise approximately 13 percent, with almost 900 of the acres belonging to Brown Field, the City's general aviation airport. Figure 2-1 illustrates the Community Plan Land Use Map and Table 2-3 outlines the land use categories within the community, as well as the types of uses allowed in each category.

Table 2-1
2010 Existing Land Use Distribution

Land Use	Acres	% of Total Acres	Dwelling Units
Open Space	2,565	27%	
Residential	1,270	14%	12,400
Commercial	453	5%	
Village Area			
Industrial	2,839	30%	
Institutional	1,023	11%	
Parks	53	1%	
Right-of-Way	1,099	12%	
Total	9,302	100%	12,400

Table 2-2
Planned Land Use Distribution

Land Use	Acres	% of Total Acres	Dwelling Units
Open Space	2,833	30%	
Residential	807	9%	7,727
Commercial	297	3%	
Village Area	560	6%	11,126
Industrial	2,510	27%	
Institutional	1,120	12%	
Parks	151	2%	
Right-of-Way	1,023	11%	
Total	9,302	100%	18,853



Year 2010 and planned land uses within Otay Mesa are outlined in Tables 2-1 and 2-2. Otay Mesa's extensive canyon systems in the western portion of the planning area accounts for 29 percent of the total community acreage and results in Open Space comprising the largest single land use. The Open Space areas are home to sensitive resources, and the opportunity to combine protection of the resources with educational opportunities will help facilitate community awareness and stewardship. In support of the General Plan's identification of Otay Mesa as a Subregional Employment Area, industrial land uses in the eastern portion encompass the next largest land use accounting for approximately 26 percent of the total acreage. Residential land uses comprise approximately 8 percent, with the majority of the acreage in the western half of the planning area. The Village Area uses, which include residential and commercial opportunities, encompass approximately 8 percent. Park uses, in support of the residential and employment land uses, include approximately 2 percent of the total acreage of Otay Mesa. The Institutional uses comprise approximately 13 percent, with almost 900 of the acres belonging to Brown Field, the City's general aviation airport. Figure 2-1 illustrates the Community Plan Land Use Map and Table 2-3 outlines the land use categories within the community, as well as the types of uses allowed in each category.

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Total	9,302	100%	12,400

Table 2-2
Planned Land Use Distribution

Land Use	Acres	% of Total Acres	Dwelling Units
Open Space	2,833	30%	
Residential	807	9%	7,727
Commercial	297	3%	430
Village Area	560	6%	11,126
Industrial	2,510	27%	
Institutional	1,120	12%	
Parks	151	2%	
Right-of-Way	1,023	11%	
Total	9,302	100%	19,283 +8,853





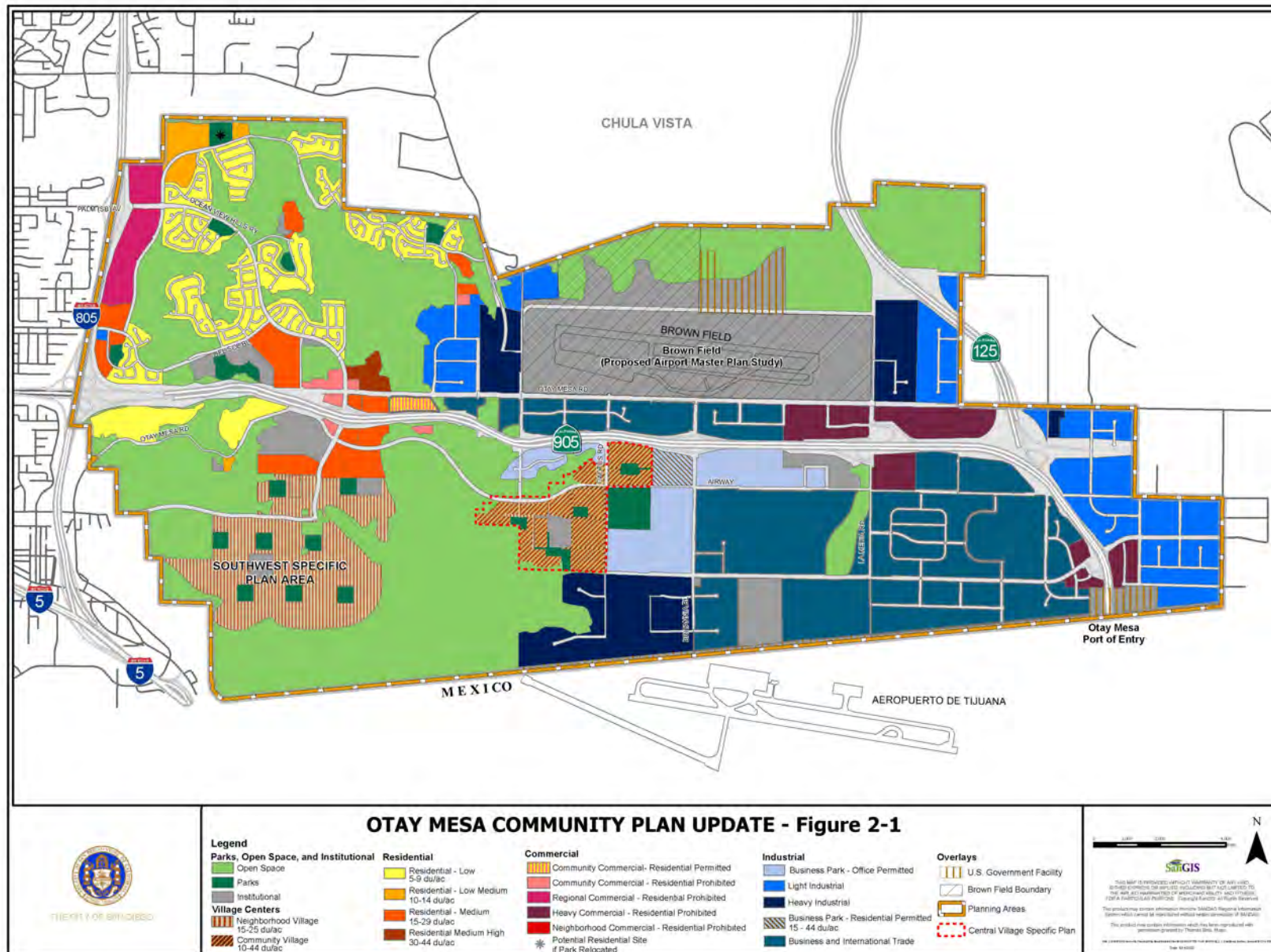


Table 2-3 Community Plan Land Use Designations

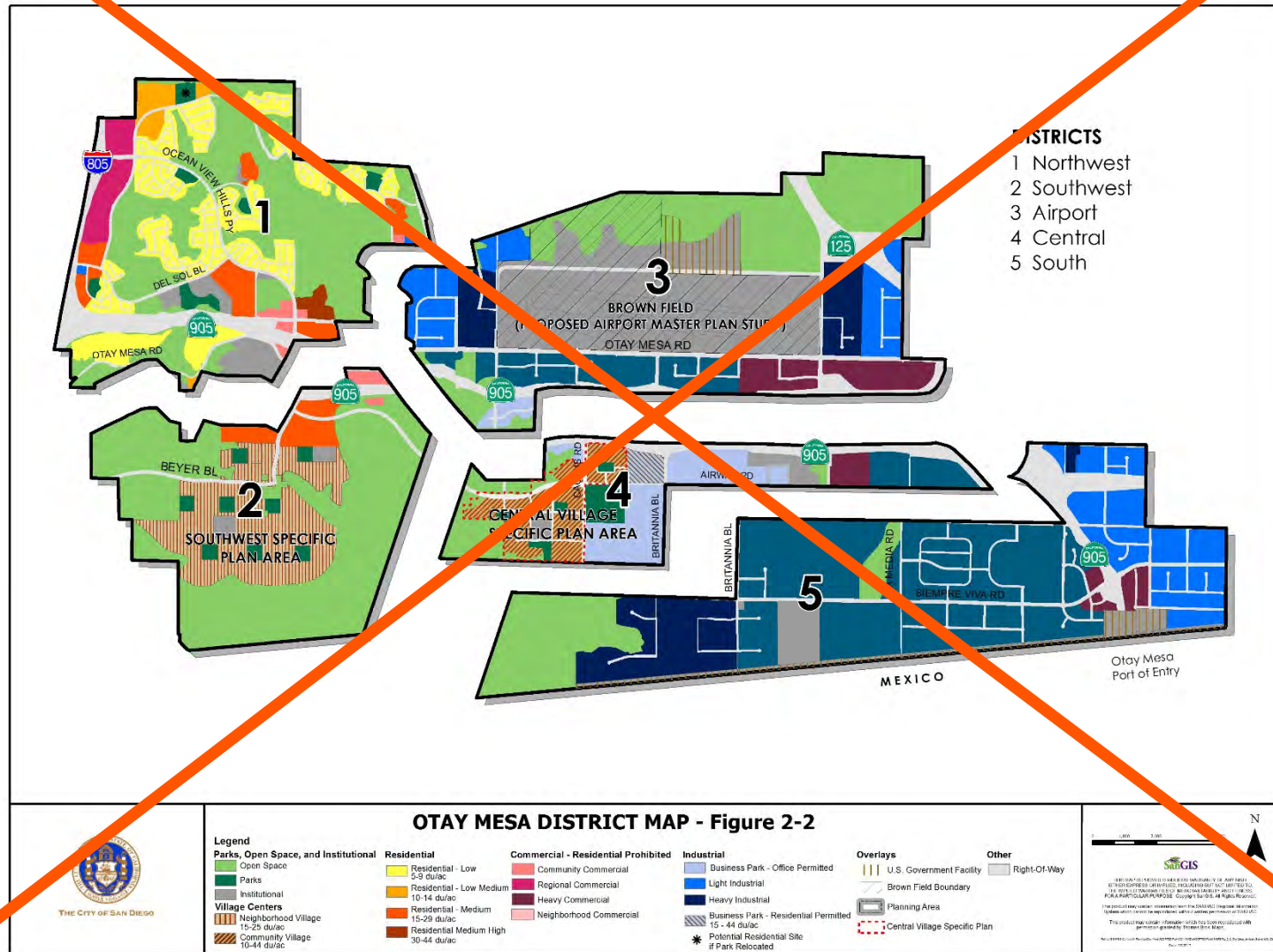
General Plan Land Use	Community Plan Designation	Use Considerations	Description	Residential Density (du/ac)	Non-Residential Building Intensity
	Residential - Medium High	None	Provides for multifamily housing within a medium-high-density range.	30 - 44 du/ac	
	Community Commercial	Residential Prohibited	Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles.	N/A	CC-2-3 with 0.3 FAR
		<u>Residential Permitted</u>	<u>Provides housing in a mixed-use setting with retail, service, civic, and office uses for the community at large.</u>	<u>0 - 44 du/ac</u>	<u>CC-3-6 with 0.2 FAR</u>
	Regional Commercial	Residential Prohibited	Serves the region, within five to 25-plus miles, with a wide variety of uses, including commercial service, civic, retail, office, and limited industrial uses.	N/A	CC-1-3 with 0.3 FAR
	Heavy Commercial	Residential Prohibited	Provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. This designation is appropriate for transportation corridors where the previous community plan may have allowed for both industrial and commercial uses.	N/A	IL-3-1 with 0.5 FAR
Institutional, Public and Semi-Public Facilities	Institutional	None	Provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community. Uses may include but are not limited to: military facilities, community colleges, communication and utilities, transit centers, schools, libraries, police and fire facilities, post offices, hospitals, park-and-ride lots, government offices and civic centers.	N/A	N/A
Multiple Use	Neighborhood Village	Residential Required	Provides housing in a mixed-use setting and convenience shopping, civic uses as an important component, and services serving an approximate three mile radius.	15 to 25 du/ac	
	Community Village	Residential Required	Provides housing in a mixed-use setting and serves the commercial needs of the community-at-large, including the industrial and business areas. Integration of commercial and residential use is emphasized; civic uses are an important component. Retail, professional / administrative offices, commercial recreation facilities, services businesses, and similar types of uses allowed.	10 to 44 du/ac	



Districts

Within the planning area and as shown in Figure 2-2 below, a series of districts help to organize and form the community of Otay Mesa. Predominant land uses,

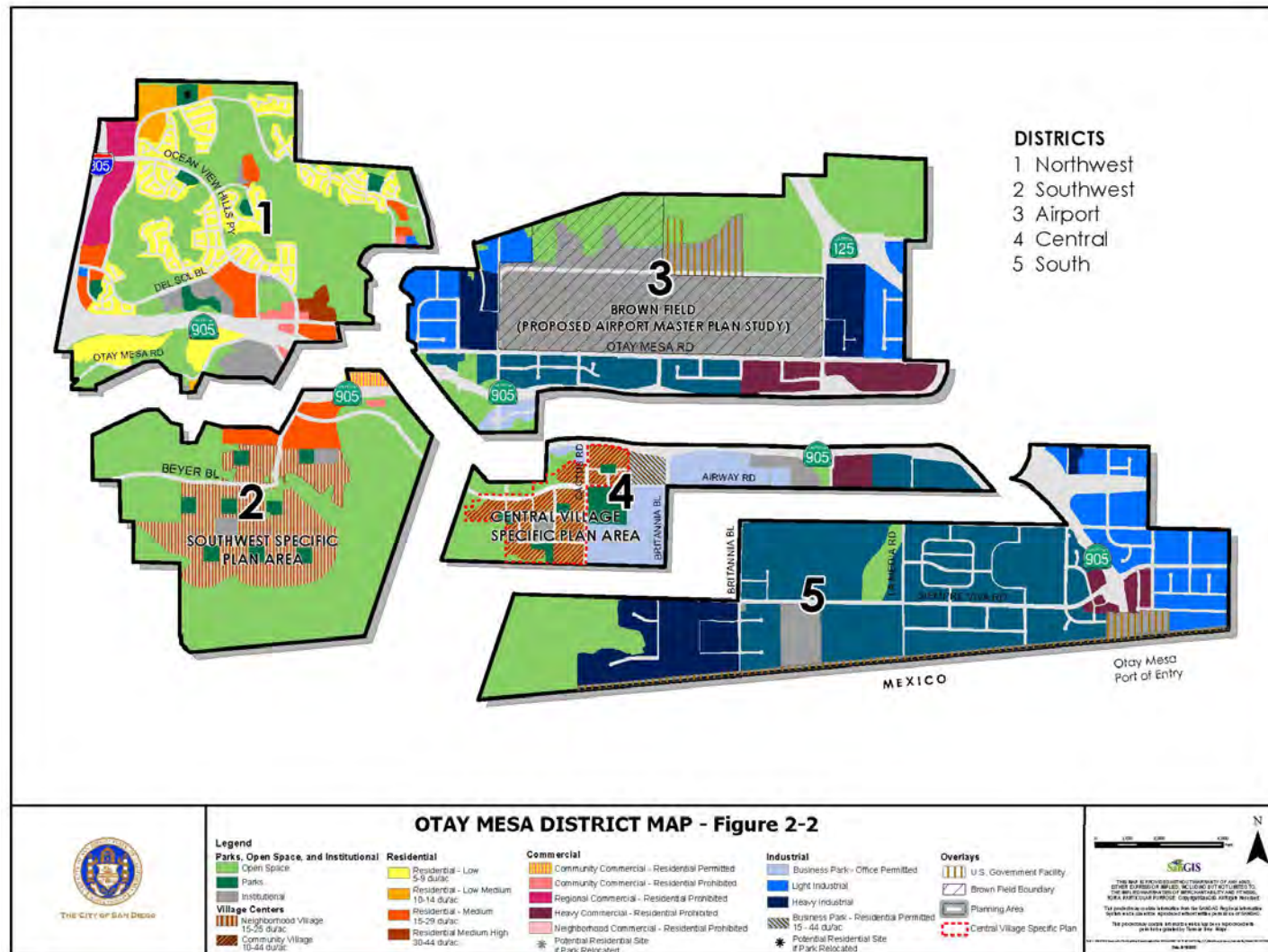
facilities, natural features, and infrastructure help form the five districts.



Districts

Within the planning area and as shown in Figure 2-2 below, a series of districts help to organize and form the community of Otay Mesa. Predominant land uses,

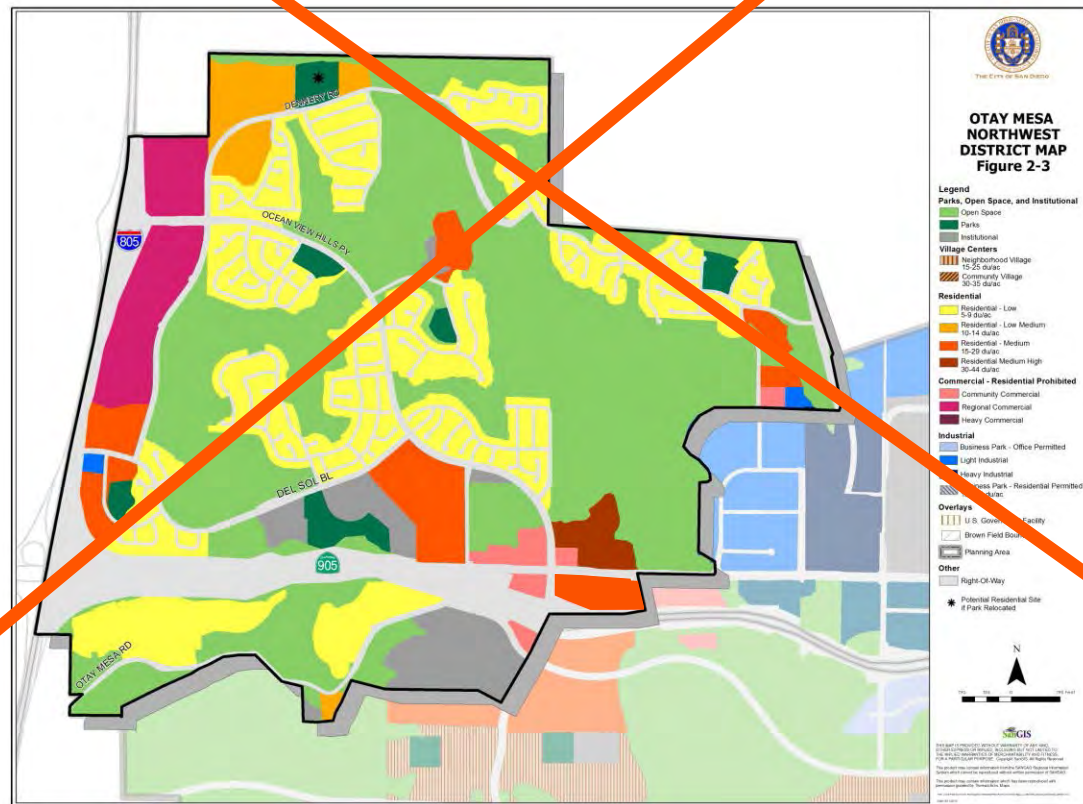
facilities, natural features, and infrastructure help form the five districts.



1. Northwest District

The Northwest District of Otay Mesa is generally bounded by I-805 on the west, Moody Canyon to the south, Dennerly Canyon to the west, and the boundary with Chula Vista to the north. The district is characterized by hilltop low density single-family residential development, a canyon system with protected sensitive biological resources and habitat areas, and associated community and regional commercial services. Several locations are designated for medium to high density multifamily

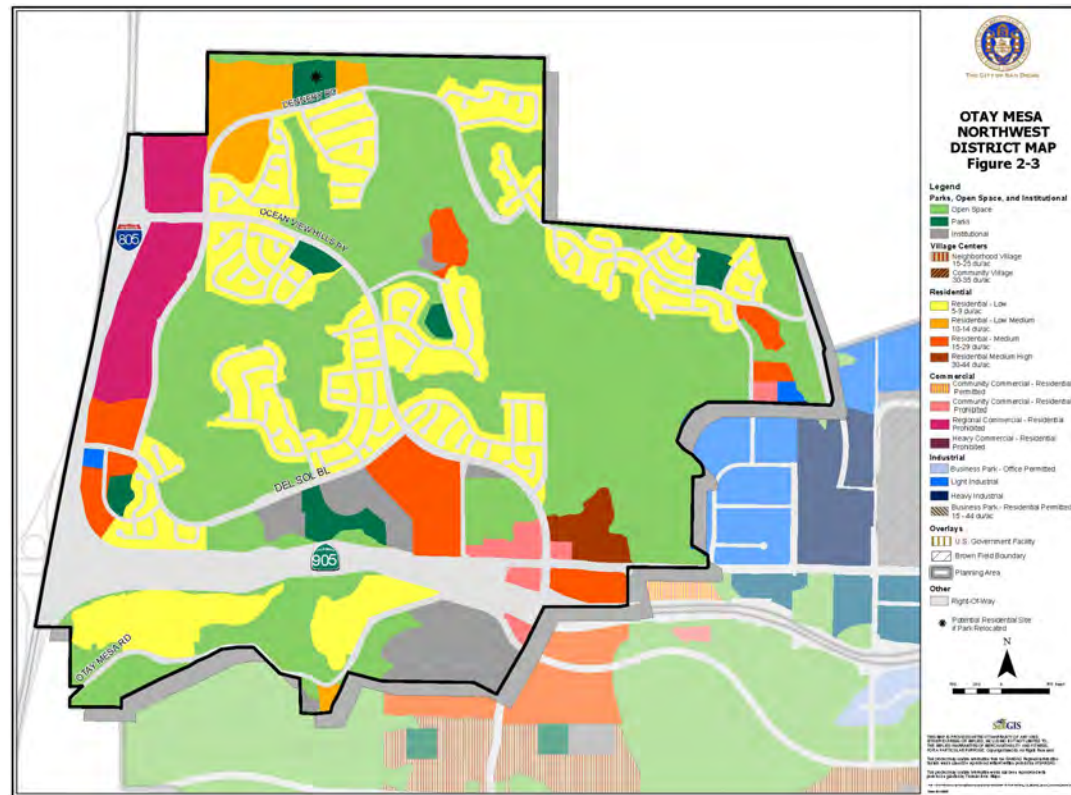
development, and are located near SR-905 and commercial services. The District includes the San Ysidro High School, and seven Precise Planning Area neighborhoods: California Terraces, Dennerly Ranch, Hidden Trails, Remington Hills, Riviera del Sol, Robinhood Ridge, and Santee Investments (Figure 1-3). Because the precise planning areas are almost completely developed, these residential neighborhoods are not projected to change significantly for the life of the plan.



1. Northwest District

The Northwest District of Otay Mesa is generally bounded by I-805 on the west, Moody Canyon to the south, Dennerly Canyon to the west, and the boundary with Chula Vista to the north. The district is characterized by hilltop low density single-family residential development, a canyon system with protected sensitive biological resources and habitat areas, and associated community and regional commercial services. Several locations are designated for medium to high density multifamily

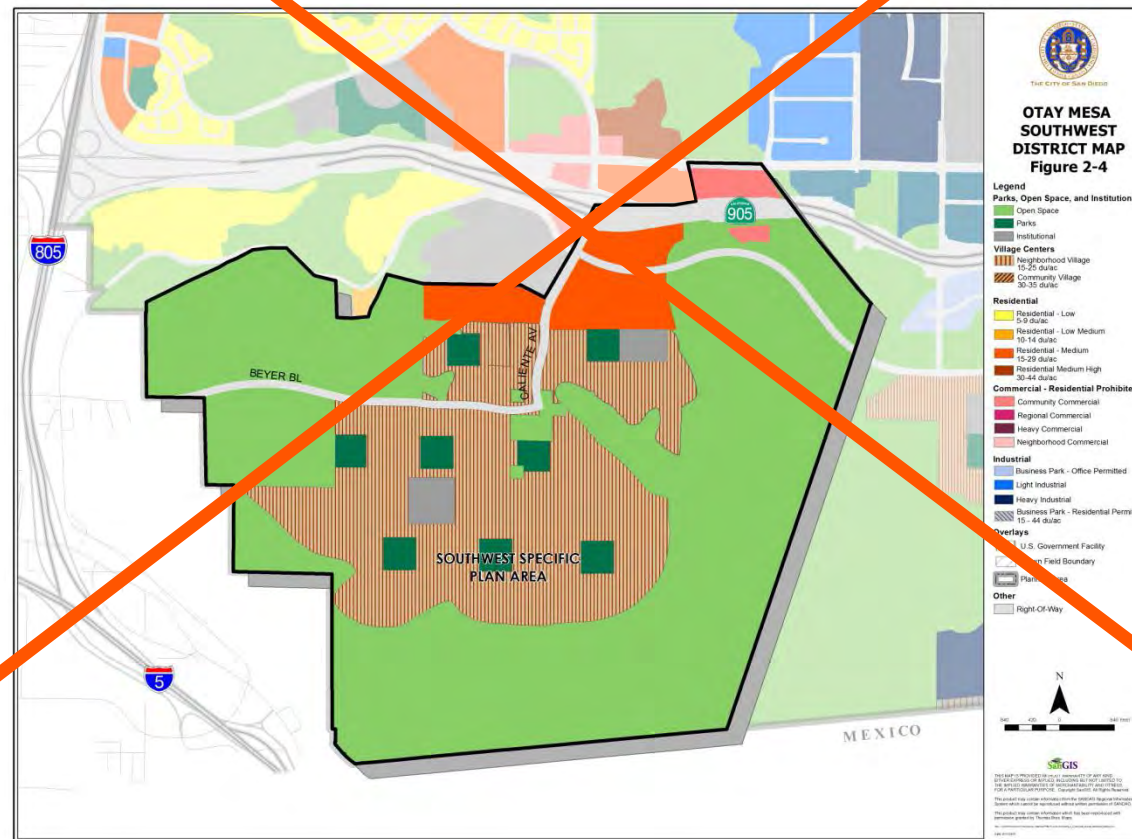
development, and are located near SR-905 and commercial services. The District includes the San Ysidro High School, and seven Precise Planning Area neighborhoods: California Terraces, Dennerly Ranch, Hidden Trails, Remington Hills, Riviera del Sol, Robinhood Ridge, and Santee Investments (Figure 1-3). Because the precise planning areas are almost completely developed, these residential neighborhoods are not projected to change significantly for the life of the plan.



2 Southwest District

The Southwest District of Otay Mesa is generally bounded by the Moody and Spring Canyon systems to the west, south, and east, and San Ysidro High School and the SR-905 to the north. The district is characterized as a mesa top bounded by Open Space and extensive canyon systems that are home to sensitive biological resources and habitat areas. The Southwest District includes opportunities for both village development and resource preservation.

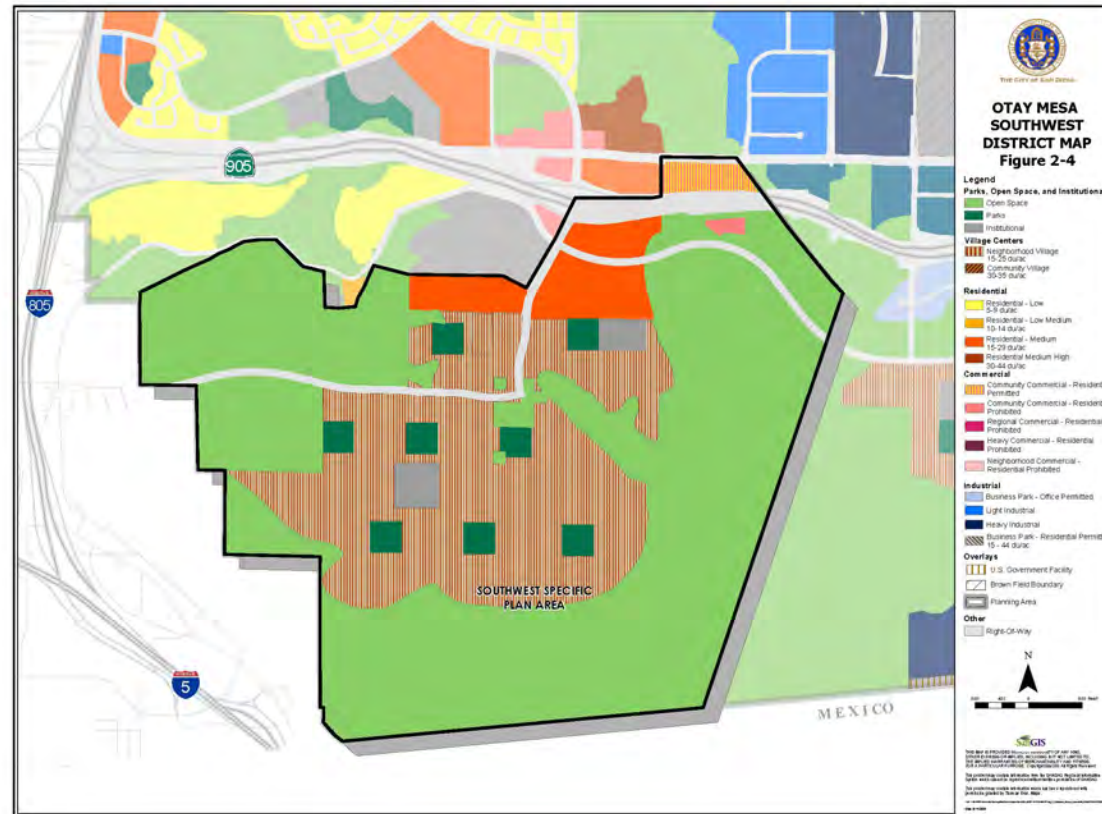
The village will be primarily residential in nature, with a core mixed-use center including civic, and neighborhood-serving commercial uses and services. Resource protection combined with educational opportunities will help facilitate community awareness and stewardship of the sensitive resources. There is also a large community-serving commercial center planned in the northeast corner of the District that straddles SR-905.



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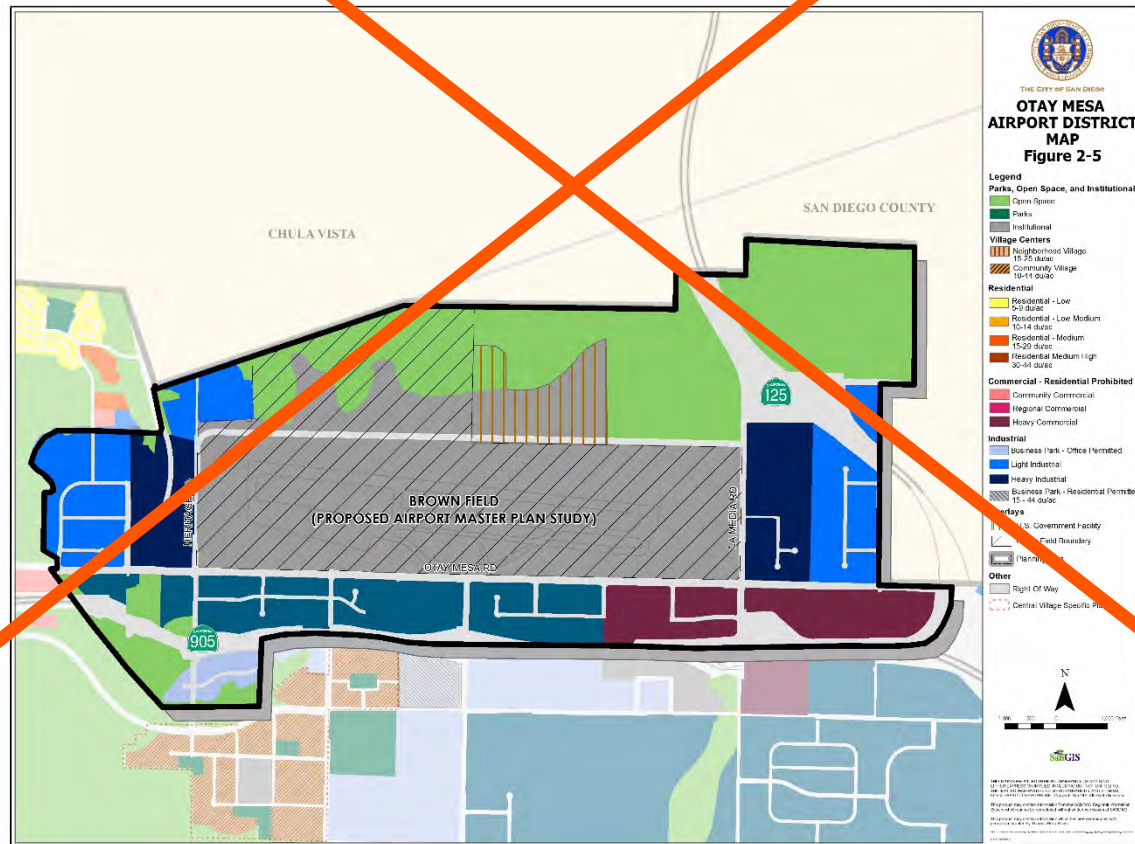
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3. Airport District

The Airport District is generally bounded by SR-905 to the south, Spring Canyon and Dennerly Canyon to the west, the City/Chula Vista boundary to the north, and the City/County boundary to the east. The northern Open Space portion, with protected sensitive resources and habitat areas, includes steep canyons that drop to the Otay River Valley Regional. The district includes Brown Field Airport and industrial land uses surrounding the airfield.

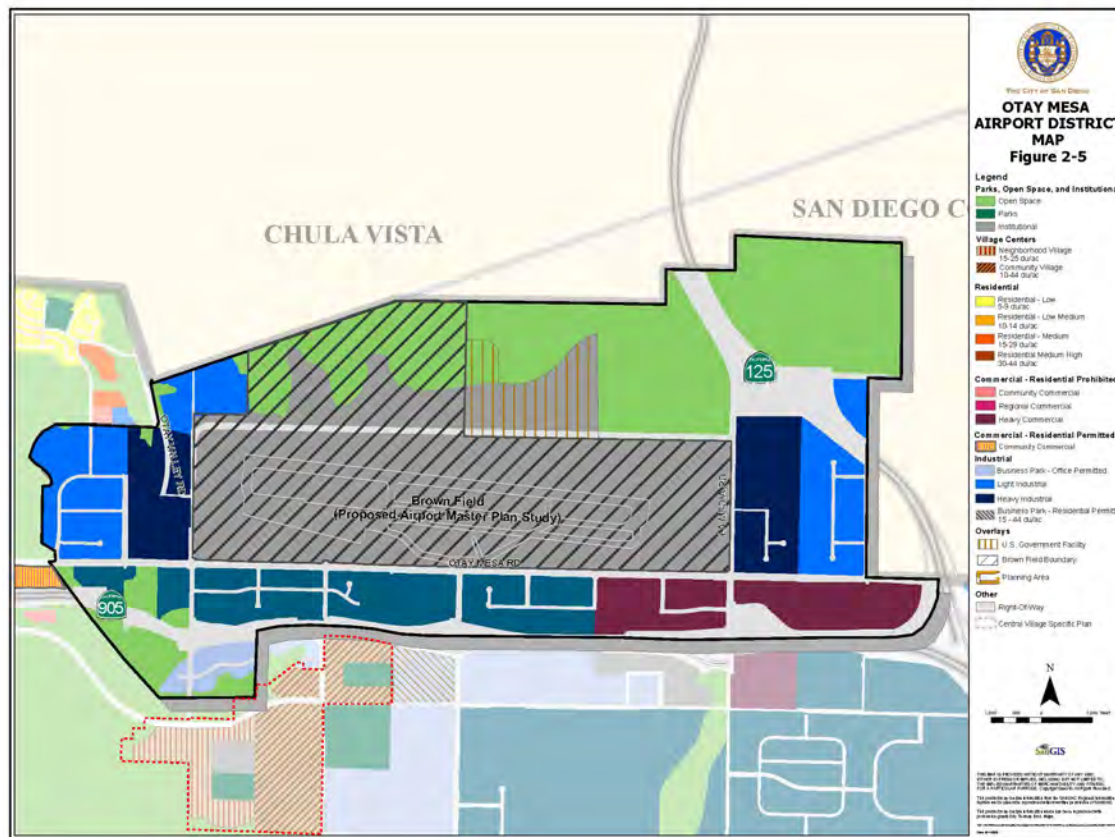
Brown Field is a general aviation airport which serves as a catalyst for economic development in Otay Mesa, with emphasis on corporate aircraft, Customs and Border Patrol operations and international trade logistics support. Due to airport operations, the eastern and western areas adjacent to the airport are suited for low occupancy uses including but not limited to: warehousing, distribution, auto salvaging, and truck yards for cross border goods movement.



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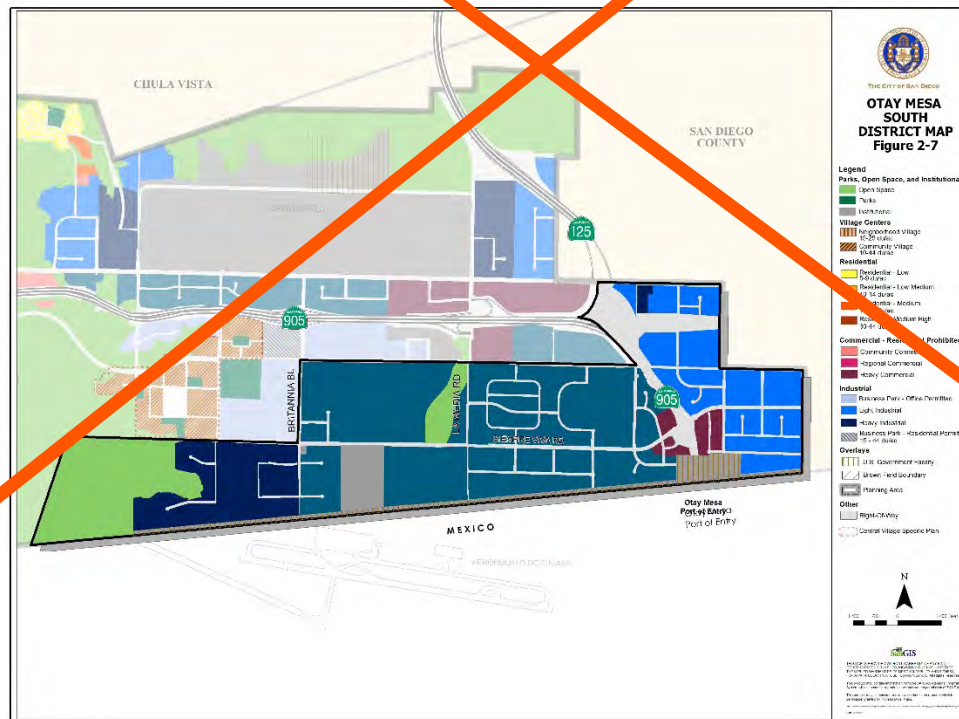
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5. South District

The South District is generally bounded by Wruck Canyon to the west, the International border to the south, the boundary with the County to the east, and Airway Road to the north. Open space, canyon lands and wetlands with sensitive biological resources and habitat areas, large lot heavy commercial, open space and industrial uses characterize the land uses, with much of the developed land occupied by warehousing, distribution, truck depots, and customs brokerages to support the international logistics industry. The South District includes the international Port of Entry, and the uses are intended to support the international business and trade uses that

are necessary for the movement of goods across the border. The west portion of the South District is designated for heavy industrial uses, such as automobile recycling, truck depots that rely upon outdoor storage, and other uses which can tolerate the truck traffic and noise generated in this area. The South District's proximity to the International border and adjacency to the Rodriguez International Airport provides an opportunity to create a cross border airport facility and associated uses south of Siempre Viva Road and in close proximity to the border.



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refinement of the land use designations and dwelling unit counts may occur when Specific Plans are submitted for the village areas.

Residential development is planned for the Central Village, with a goal of providing housing in close proximity to employment. A variety of industrial lands are located to the north, east, and south of the Central Village, providing a diversity of employment opportunities for village residents. In order to prevent potential conflicts between village and industrial uses, the Otay Mesa Community Plan utilizes multiple land use designations to help create distance between sensitive receptors in the Central Village and the industrial lands to the east and the south.

The Open Space lands serve as a natural distance separator between industrial activity and sensitive receptors, reducing the potential for conflicts. The Business Park land use designation, which allows for light manufacturing and office uses that do not create nuisance or hazardous characteristics, provides uses that can locate near sensitive receptors as well as more traditional industrial uses. Business Park lands located along Britannia Boulevard and Siempre Viva Road separate the Grand Park and residential village from other industrial land uses. Heavy Industrial lands located south of Siempre Viva Road are separated from the Central Village by Wruck Canyon, depicted in Figure 8-1. Although this distance separation reduces the potential

for conflicts between users, all future development will need to ensure appropriate separation distances between industrial and residential uses, as stated in the General Plan's Economic Prosperity Element and Appendix C.

Table 2-6

Otay Mesa Residential Density Ranges Single Family (SF) and Multi-family (MF) Dwelling Units (du's)			
Designation	Density Range	SF Units	MF Units
Residential - Very Low	0-4 du's /acre	59	0
Residential - Low	5-9 du's /acre	2,814	0
Residential - Low Medium	10-14 du's /acre	0	860
Residential - Medium	15-29 du's /acre	0	1,400
Residential - Medium High	30-44 du's /acre	0	2,594
Neighborhood Village	15-25 du's /acre	1,400	4,480
Community Village	10-44 du's /acre	0	768
Business Park, Res. Permitted	15-44 du's /acre		4,478
Total Units		4,273	14,580



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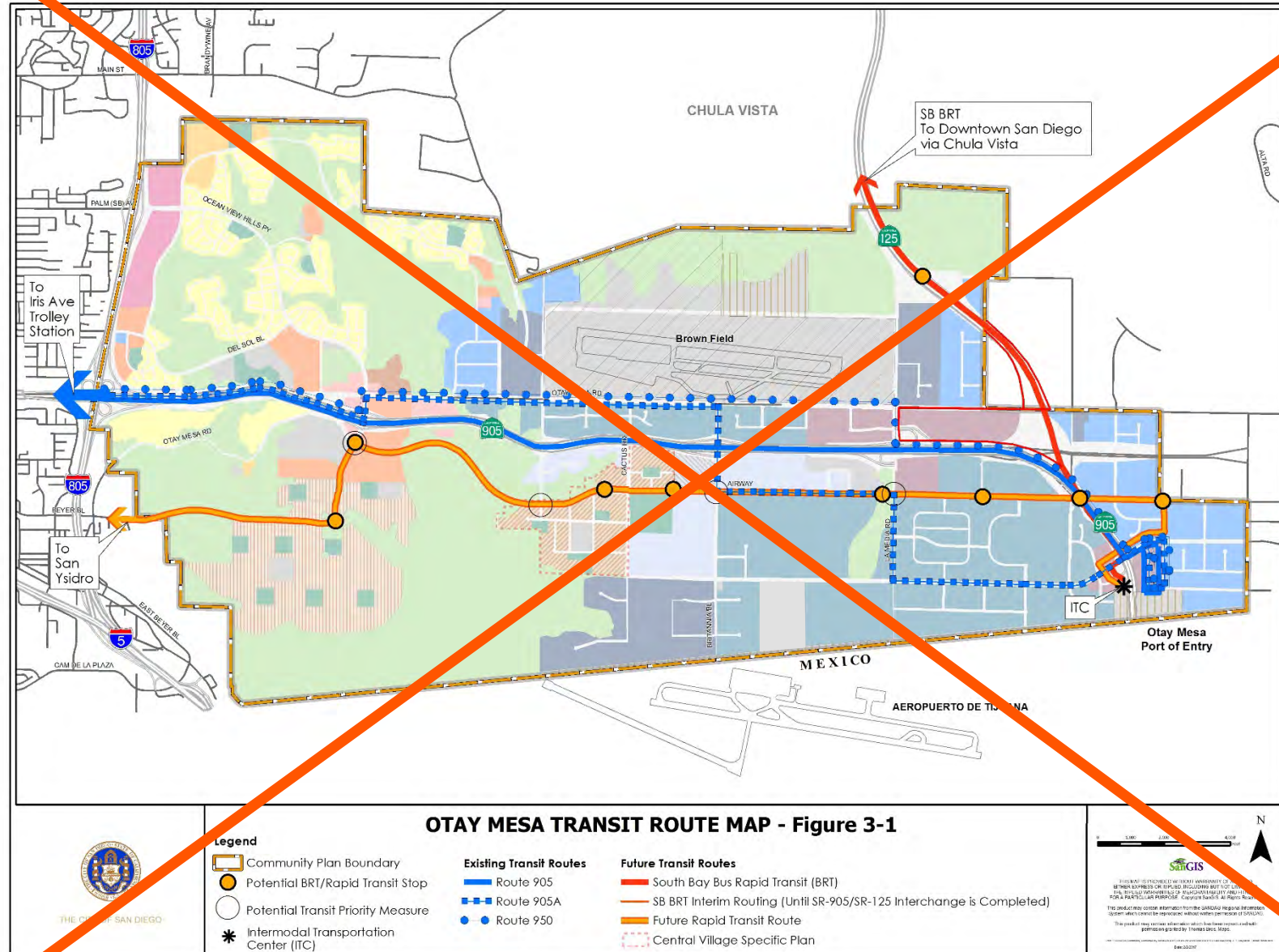
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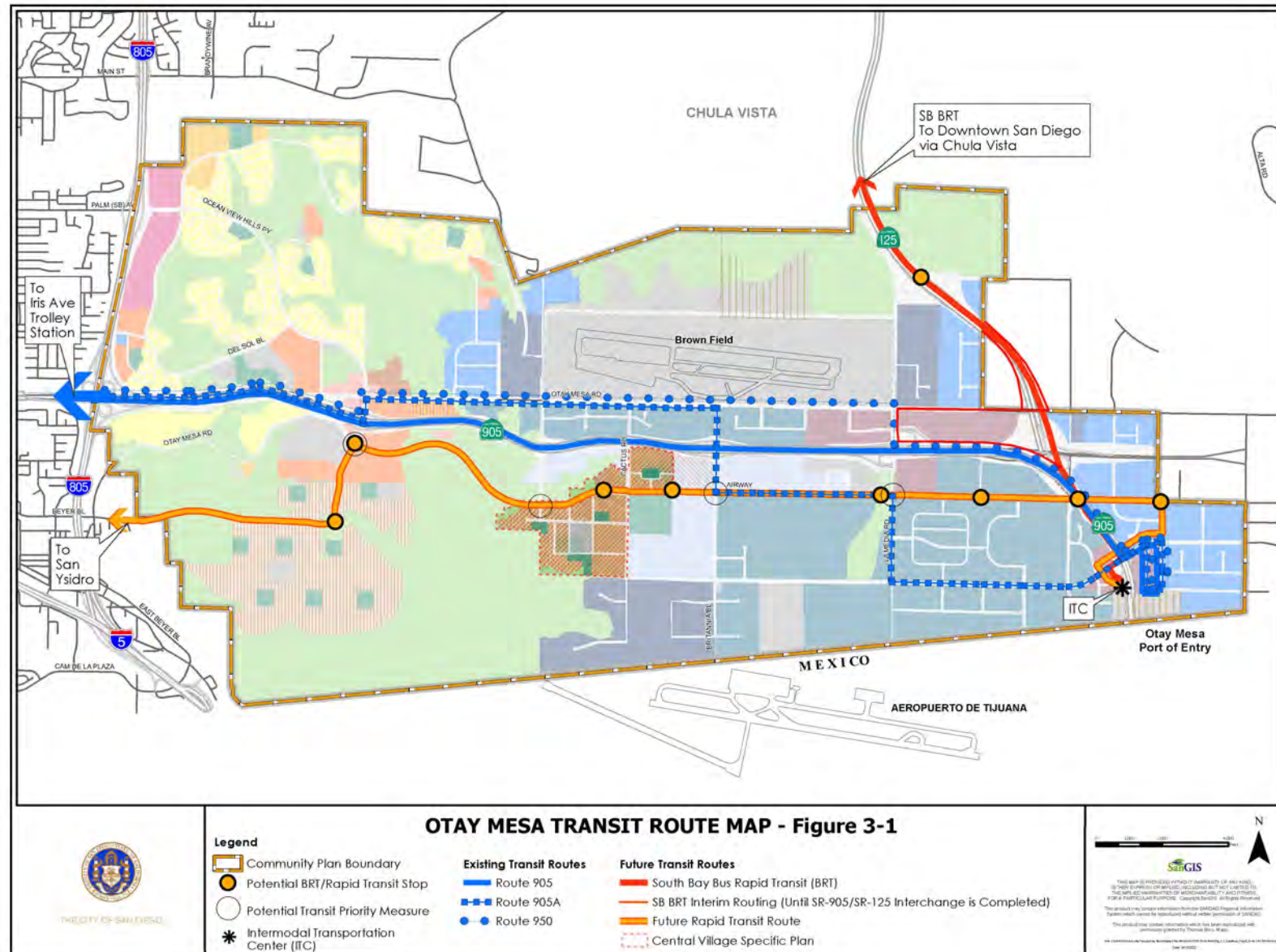
Table 2-6

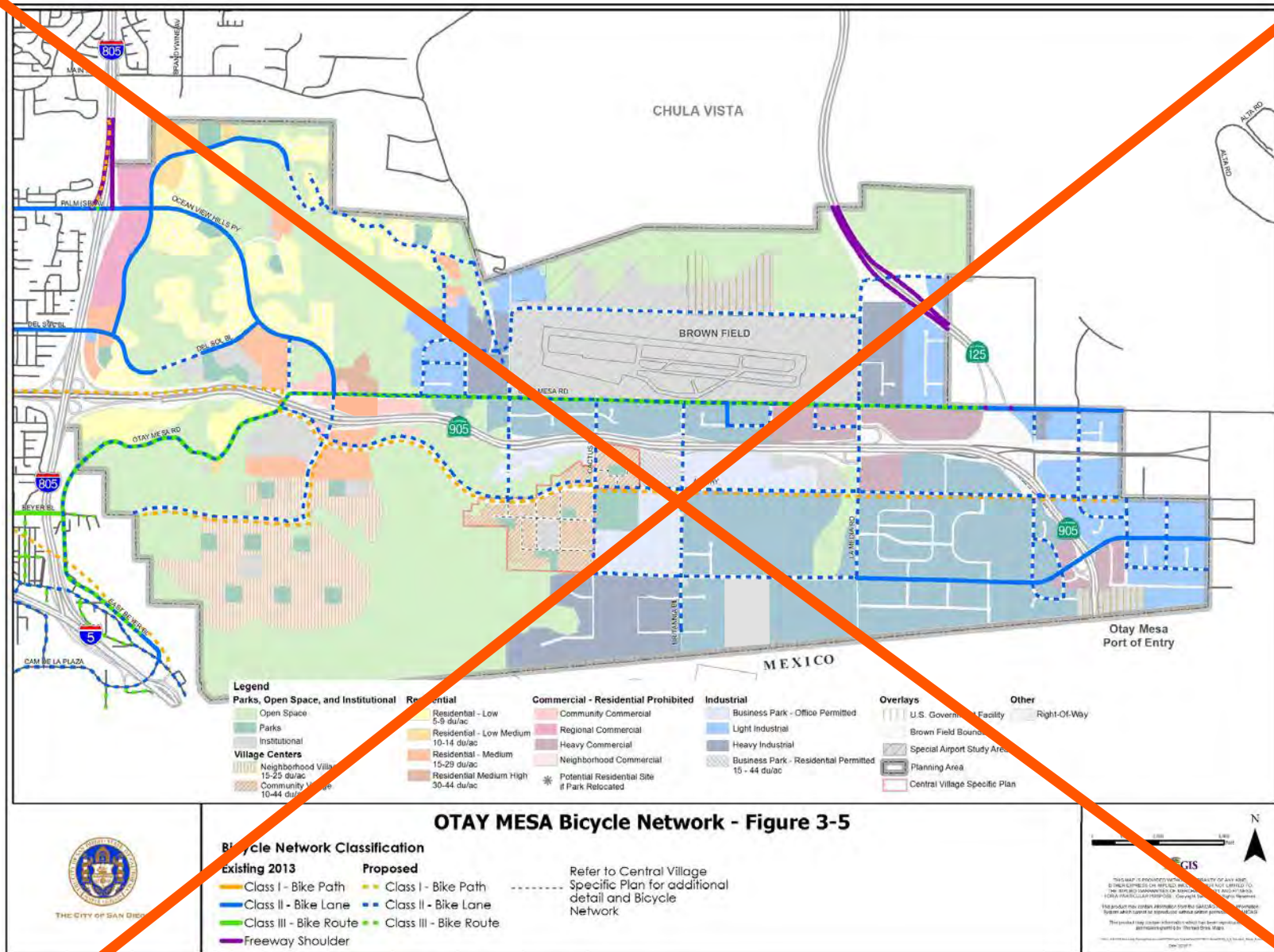
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Community Village	10-44 du's /acre	0	4,768
<u>Community Commercial, Res. Permitted</u>	<u>0-44 du's/acre</u>	<u>0</u>	<u>430</u>
Business Park, Res. Permitted	15-44 du's/acre		
Total Units		4,273	14,580

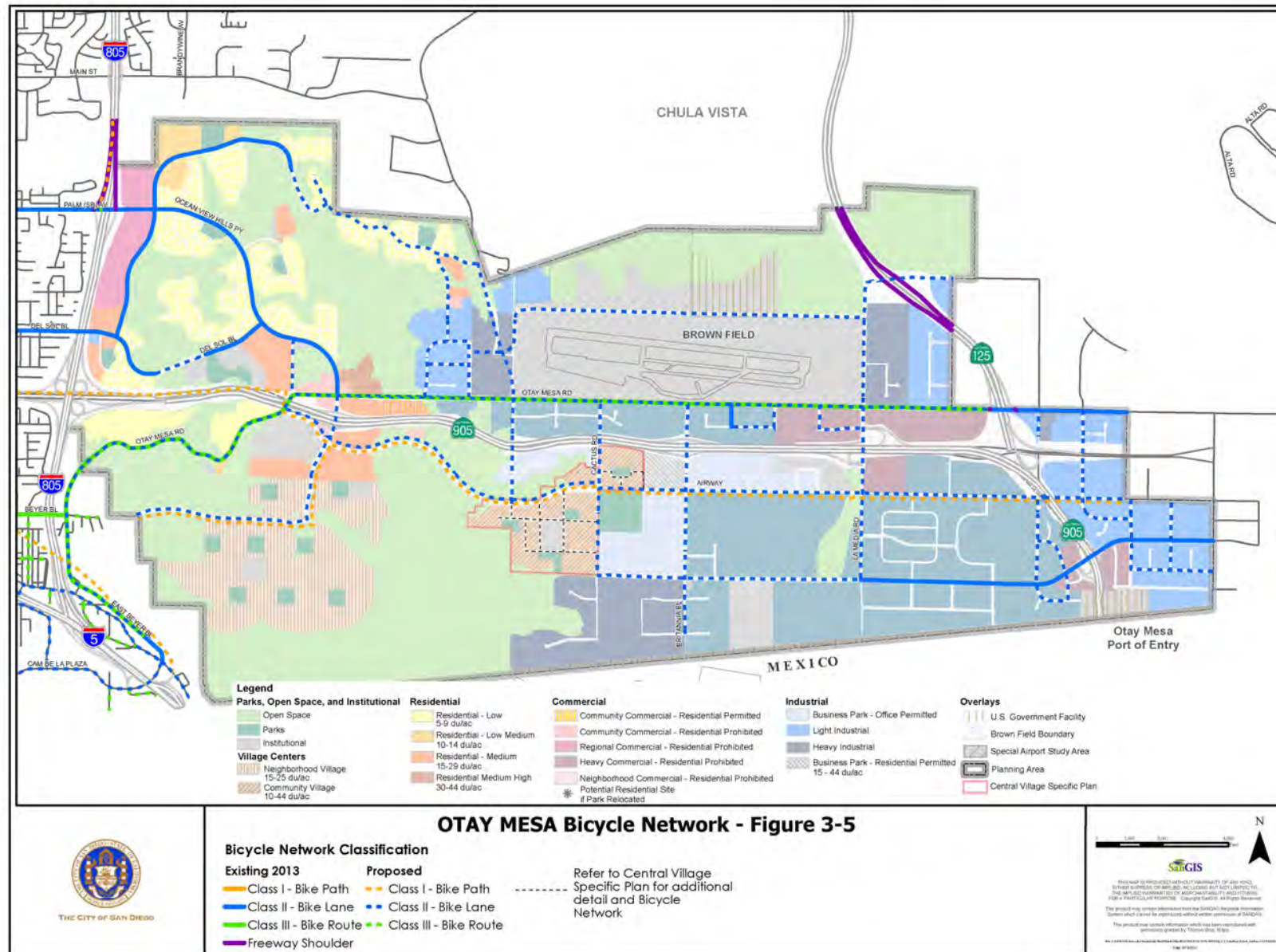
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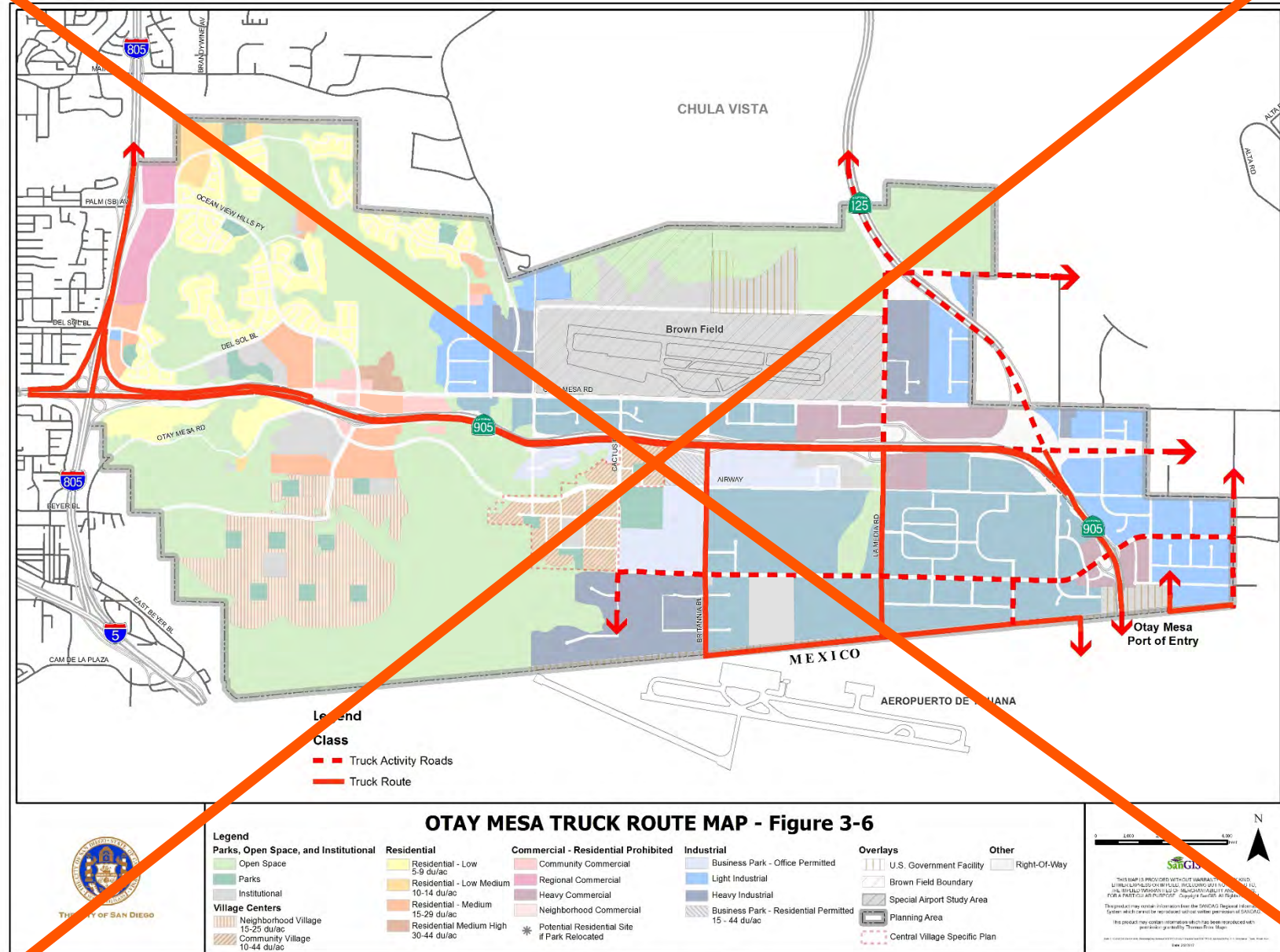


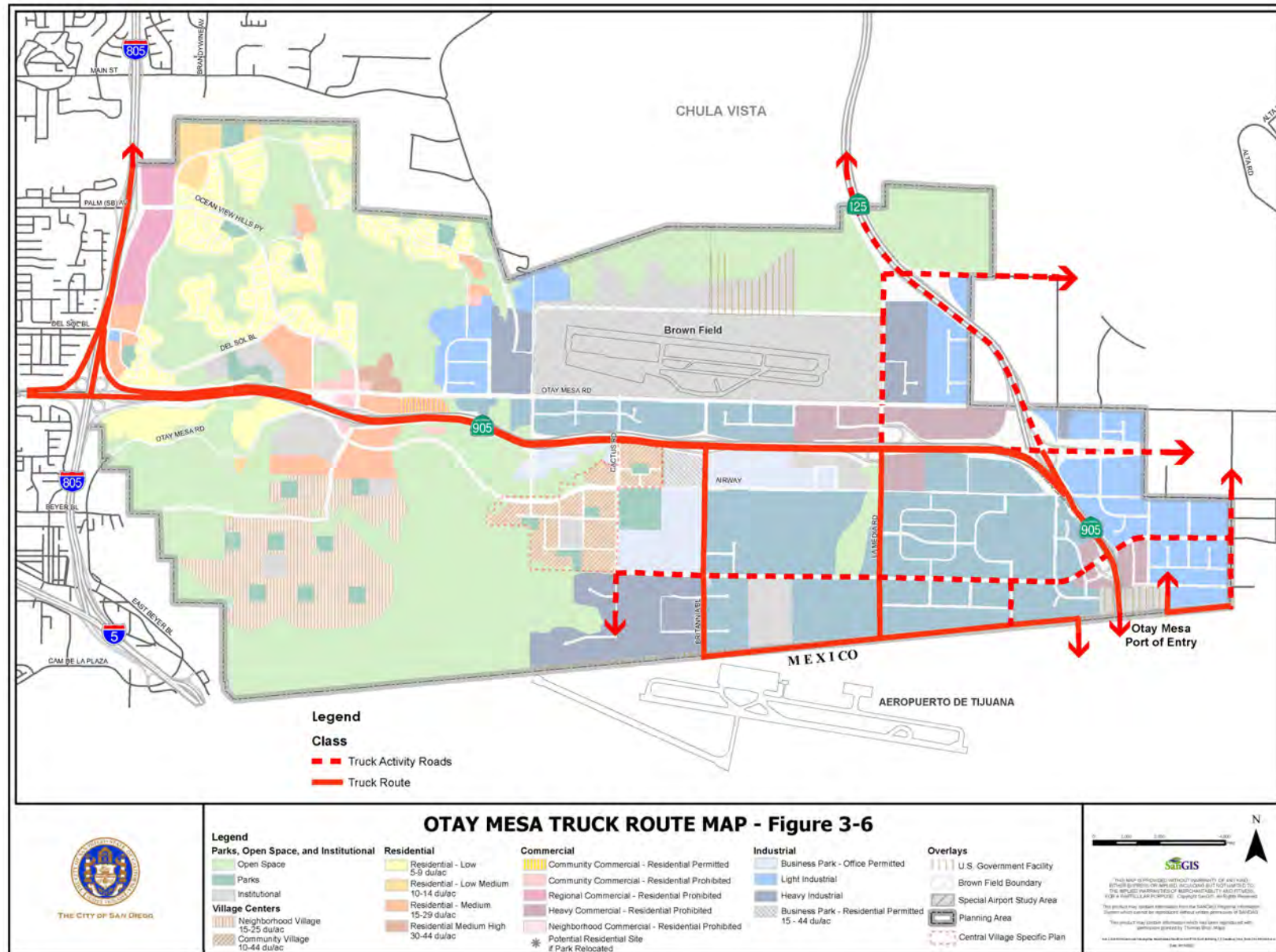


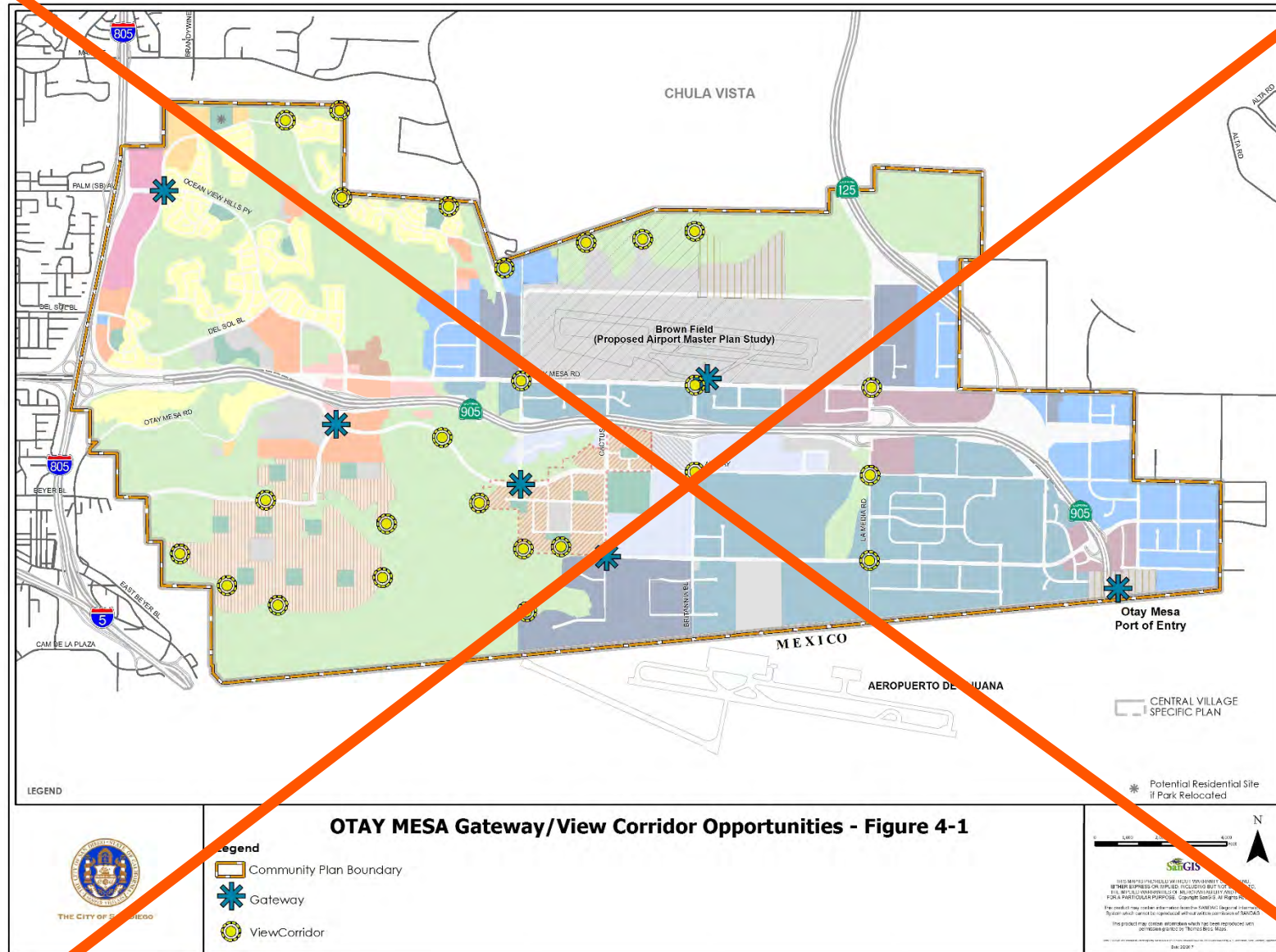




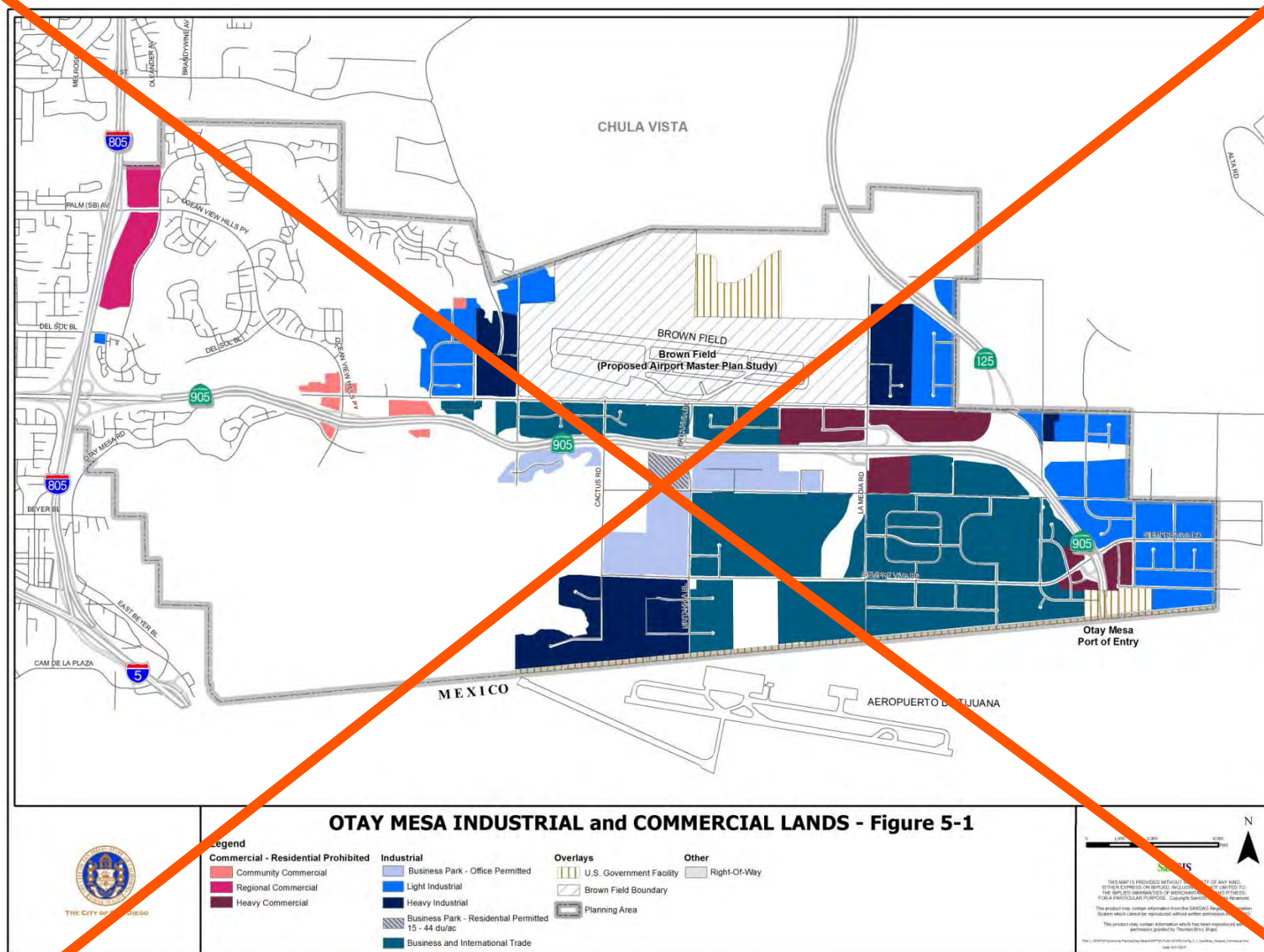


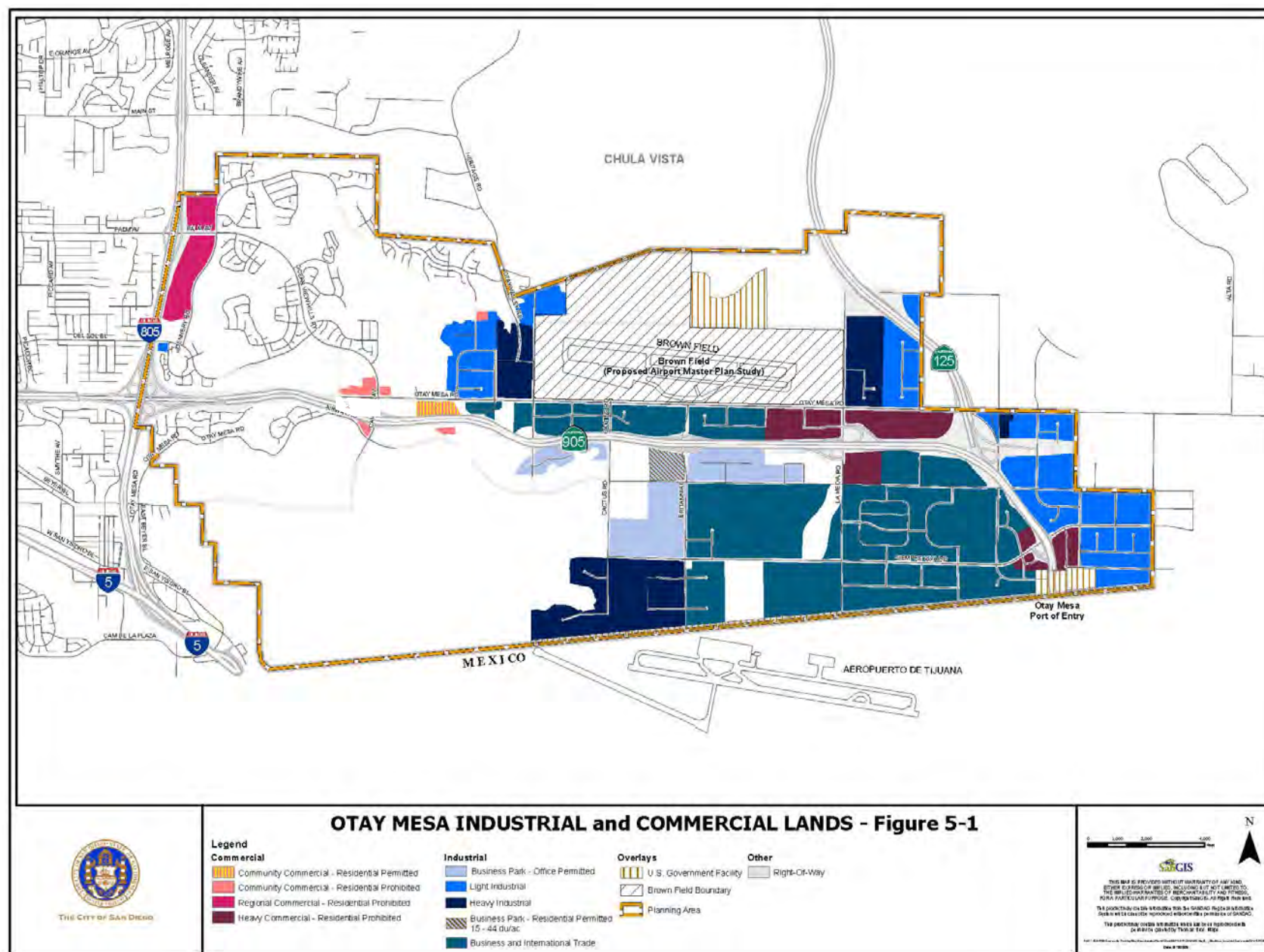


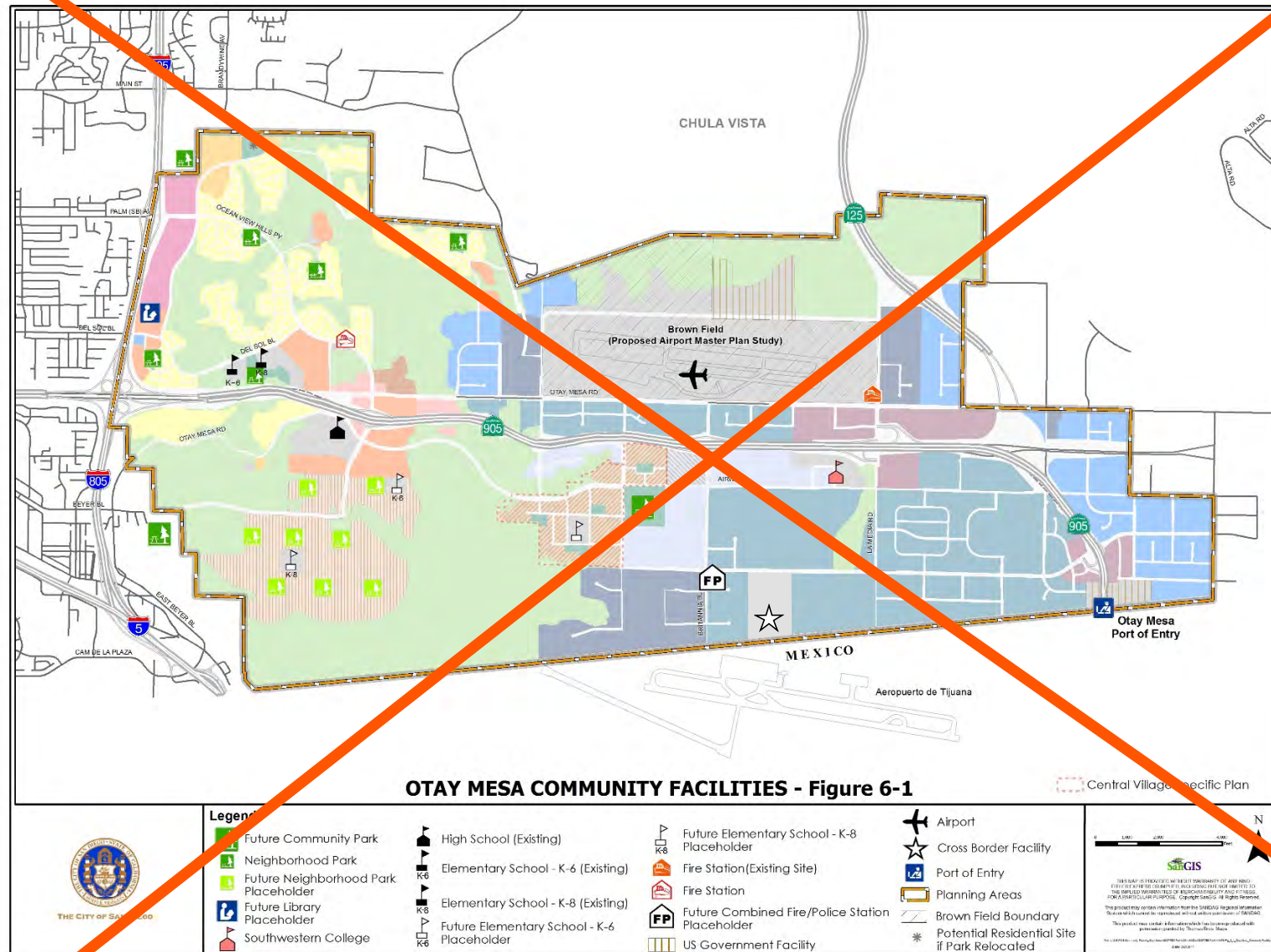


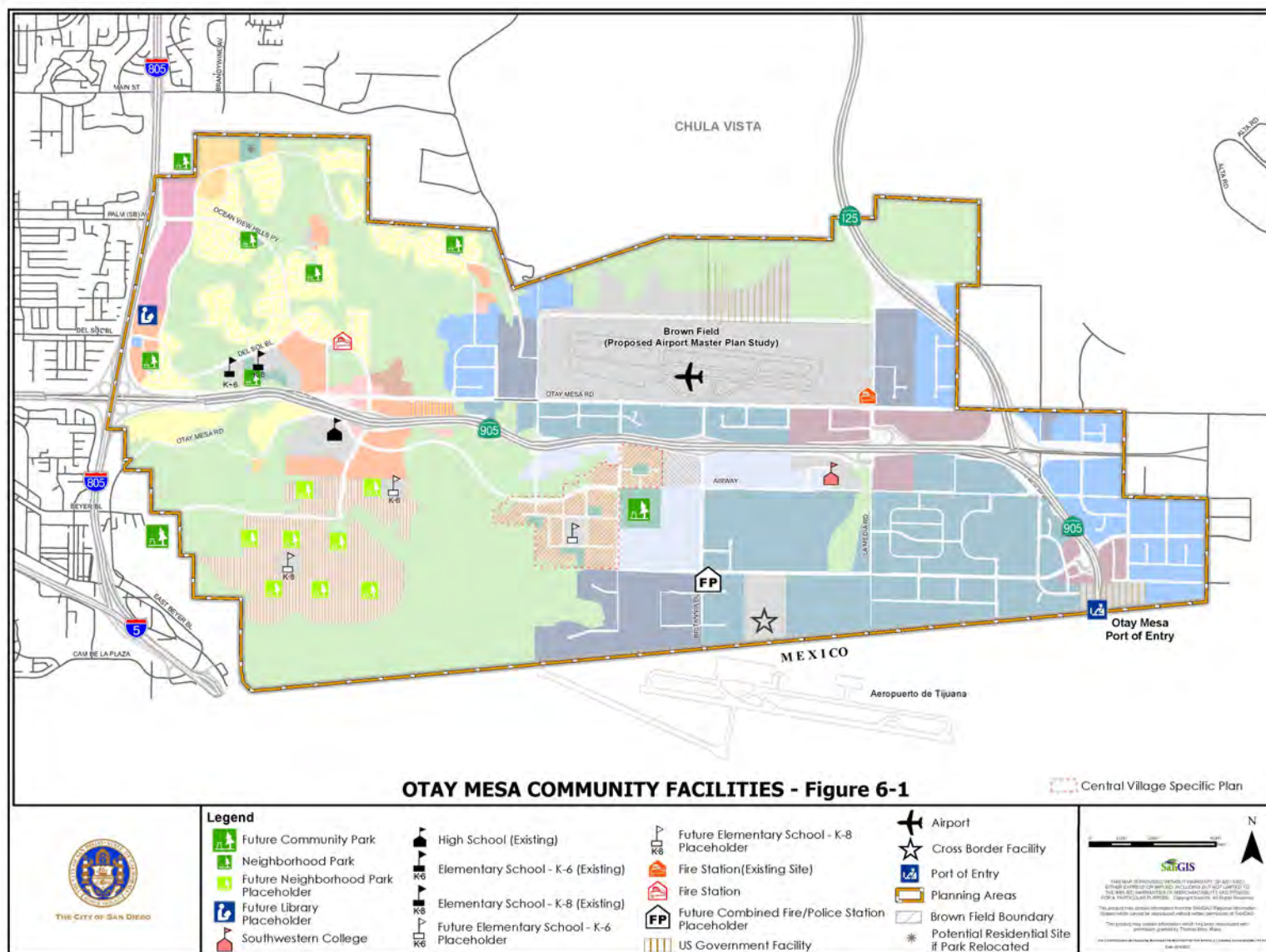


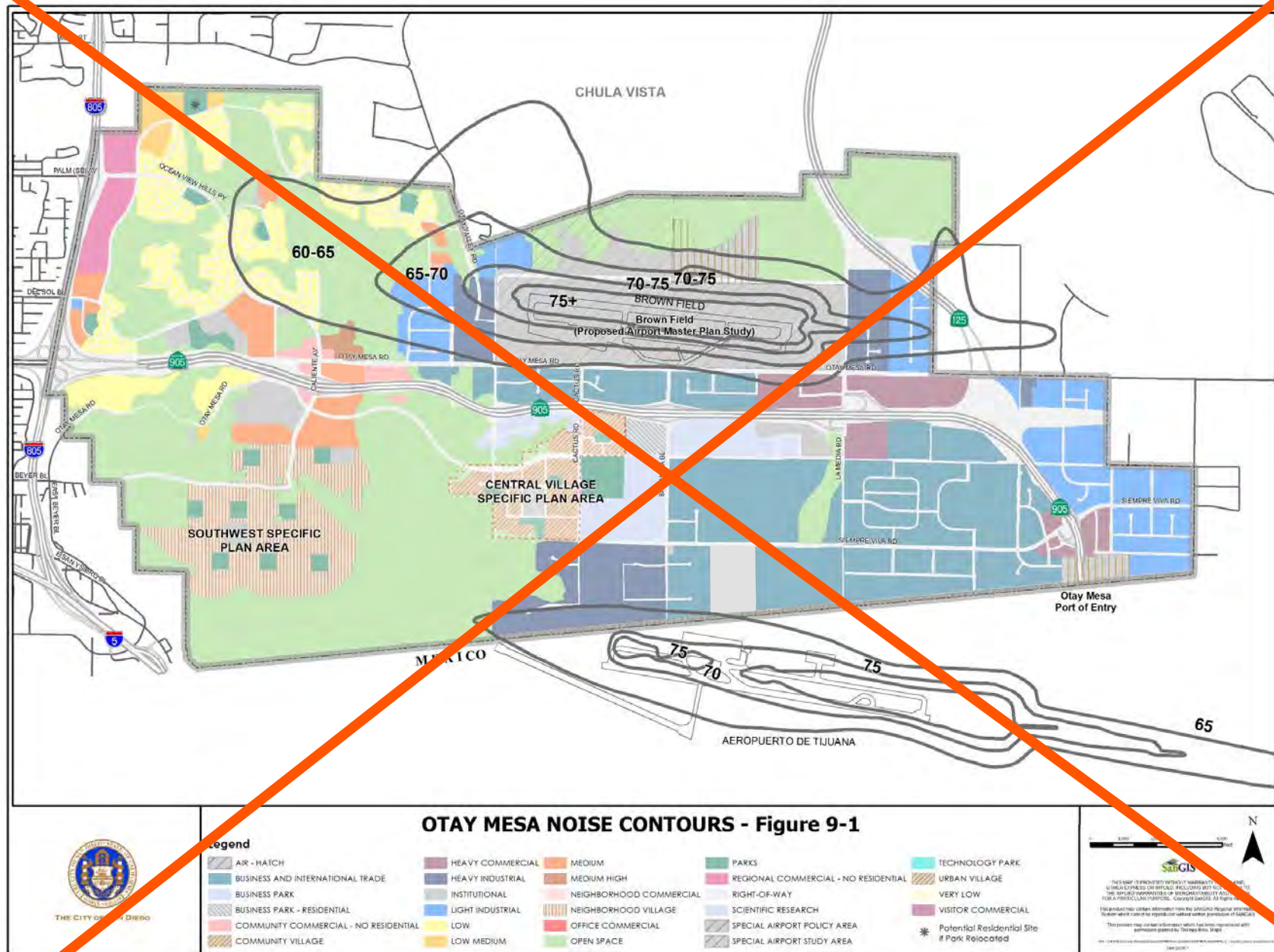


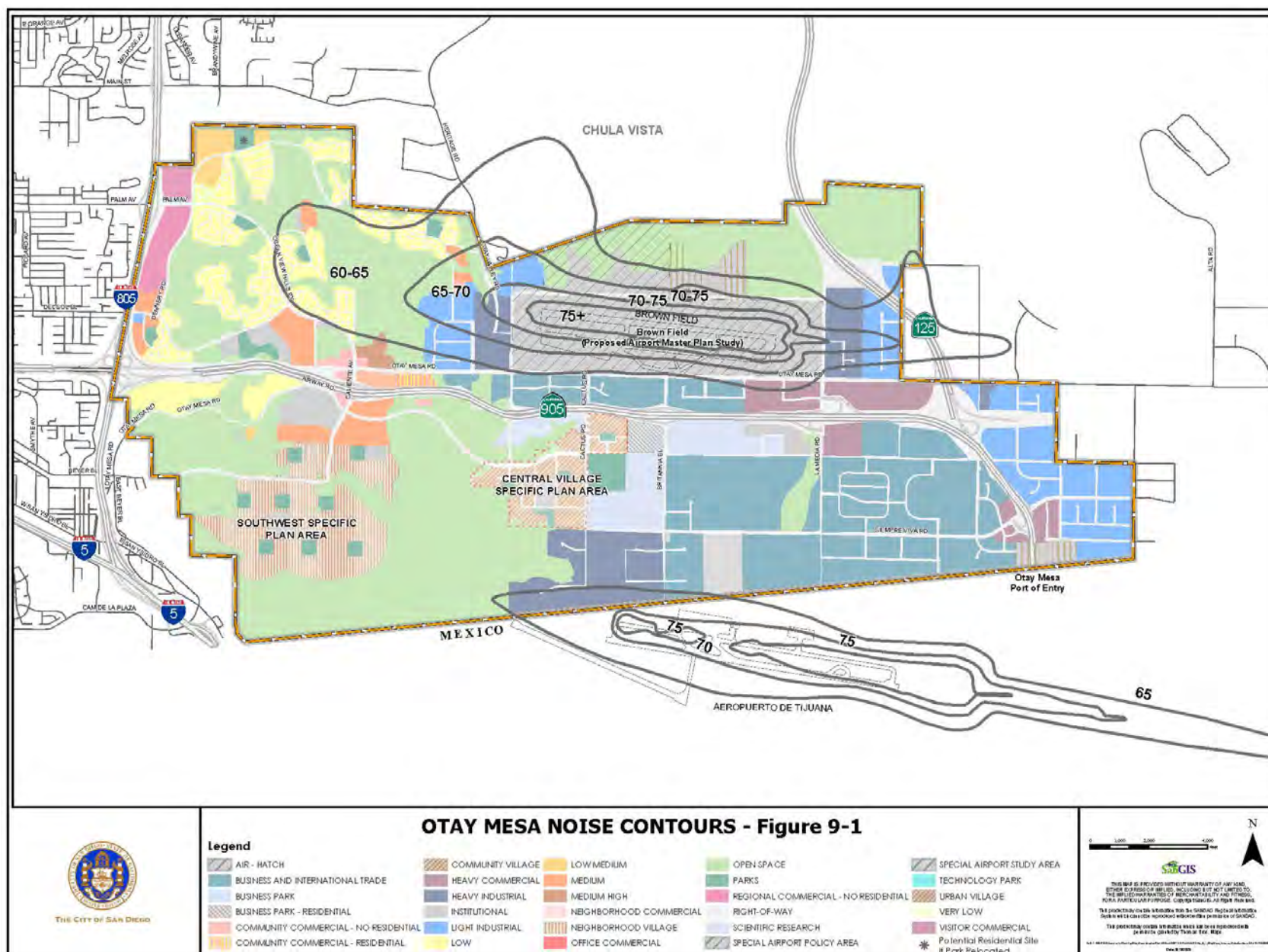












REZONE ORDINANCE

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 13.44-ACRES LOCATED WITHIN THE OTAY MESA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE CC-2-3 (COMMUNITY COMMERICAL) ZONE INTO THE CC-3-6 (COMMUNITY COMMERICAL) ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0507 AND REPEALING ORDINANCE O-21589 (NEW SERIES), ADOPTED DEC. 6, 2022, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICTS HEREWITH.

WHEREAS, BDM Investments, LLC., applied to rezone 13.44 acres from the CC-2-3 Zone (Community-Commercial) to the CC-3-6 Zone (Community Commercial), in the Otay Mesa Community Plan area; and

WHEREAS, San Diego Resolution R- _____ (Otay Mesa Community Plan Amendment), which was considered along with this ordinance, proposes an amendment to the Otay Mesa Community Plan to redesignate a 13.44-acre site located south of Otay Mesa Road, east of Emerald Crest Court, southwest of Corporate Center Drive, and north of State Route 905 from Community Commercial-Residential Prohibited to Community Commercial-Residential Permitted; and

WHEREAS, on March 30, 2023, the Planning Commission of the City of San Diego considered the rezone, pursuant to Resolution No. _____-PC, voted to recommend the San Diego City Council (City Council) approval of the rezone; and

WHEREAS, the matter was set for public hearing to be conducted by the City Council; and

WHEREAS, the Office of the City Attorney has drafted this Ordinance based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate, and

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 13.44 acres located south of Otay Mesa Road, east of Emerald Crest Court, southwest of Corporate Center Drive, and north of State Route 905, and legally described as Lots 1, 2, 3, 4, 5, A and C of Handler Commercial,

in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 16340, filed in the Office of County Recorder of San Diego County, May 7, 2019, are rezoned from the CC-2-3 Zone into the CC-3-6 Zone, as described and defined by San Diego Municipal Code Chapter 13 Division 5. This action amends the Official Zoning Map adopted by Resolution R-301263 on March 14, 2006.

Section 2. That Ordinance No. 21589 (New Series), adopted Dec. 6, 2023, of the Ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. That a full reading of this Ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This Ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption of this ordinance.

APPROVED: MARA ELLIOTT, City Attorney

By _____
Corrine L. Neuffer
Chief Deputy City Attorney

MIP:mp
XX/XX/2023

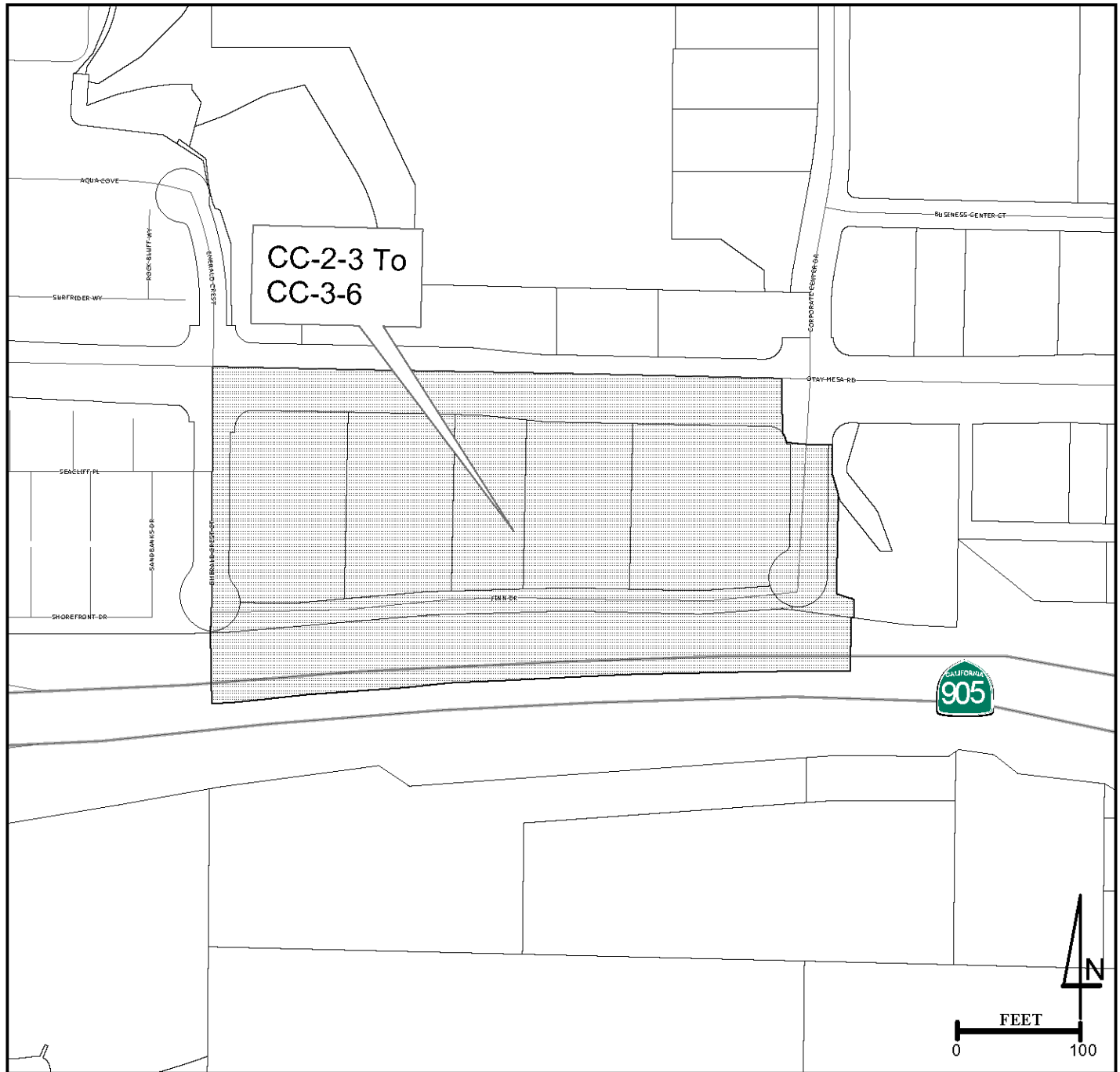
Attachment 13

Or.Dept: Development Services
Case No. XXXXXX

ATTACHMENTS: Map B-4366



PROPOSED REZONING



LOTS 1, 2, 3, 4, 5, A AND C, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16340 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MAY 7, 2019 AS FILE NO. 2019-7000180, OFFICIAL RECORDS.

ORDINANCE NO. _____
EFF. DATE ORD. _____
ZONING SUBJ. TO _____
BEFORE DATE _____
EFF. DATE ZONING _____

REQUEST

PLANNING COMM.
RECOMMENDATION

CITY COUNCIL
ACTION

B-4366

DEVELOPMENT SERVICES MANAGER

APN(s): 64541003, 64541004, 64541005,
64541006, 64541007,
64541008, 64541009

PLANNING COMMISSION RESOLUTION NO. ____-PC

RECOMMENDING TO THE CITY COUNCIL APPROVAL OF
COMMUNITY PLAN AMENDMENT, REZONE, SITE DEVELOPMENT PERMIT, NEIGHBORHOOD
DEVELOPMENT PERMIT, VESTING TENTATIVE MAP, PUBLIC RIGHT OF WAY VACATION,
AND PUBLIC SERVICE EASEMENT VACATION AND ADOPTION OF ADDENDUM NO. 673818 TO
ENVIRONMENTAL IMPACT REPORT NO. 30330/304032, SCH NO. 2004651076
BDM MIXED USE - PROJECT NO. 673818 [MMRP]

WHEREAS, on March 30, 2023 the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of The City of San Diego approval of a Community Plan Amendment from Community Commercial – Residential Prohibited to Community Commercial – Residential Permitted, Rezone from CC-2-3 to CC-3-6, Site Development Permit, Neighborhood Development Permit, Vesting Tentative Map, Public Right of Way Vacation, and Public Service Easement Vacation and Adoption of Addendum No. 673818 to Environmental Impact Report No. 30330/304032, SCH No. 2004651076 on a vacant 13.44-acre site located south of Otay Mesa Road, east of Emerald Crest Court, west of Corporate Center Drive, and north of State Route 905 within the Otay Mesa Community Plan area; and

WHEREAS, BDM INVESTMENTS LLC, Owner/Permittee, requested a Community Plan Amendment from Community Commercial – Residential Prohibited to Community Commercial – Residential Permitted, Rezone from CC-2-3 to CC-3-6, Site Development Permit, Neighborhood Development Permit, Vesting Tentative Map, Public Right of Way Vacation, and Public Service Easement Vacation and Adoption of Addendum No. 673818 to Environmental Impact Report No. 30330/304032, SCH No. 2004651076 for the development of a mixed use residential and commercial project consisting of three to four level multi-family residential buildings with 430 dwelling units that total 442,230 square feet of which 52 dwelling units will be affordable to low income households with rents at 30% of 60% of Area Median Income, 6,000 square-feet of commercial uses, and associated site improvements; and

WHEREAS, the Planning Commission of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego approval of a Community Plan Amendment from Community Commercial – Residential Prohibited to Community Commercial – Residential Permitted, Rezone from CC-2-3 to CC-3-6, Site Development Permit, Neighborhood Development Permit, Vesting Tentative Map, Public Right of Way Vacation, and Public Service Easement Vacation and Adoption of Addendum No. 673818 to Environmental Impact Report No. 30330/304032, SCH No. 2004651076.

Xavier Del Valle
Development Project Manager
Development Services

March 30, 2023
By a vote of: x:x:x

From: [Del Valle, Xavier](#)
To: [Del Valle, Xavier](#)
Subject: Otay Mesa CPG Recommendation: 673818 - BDM Mixed Use Project
Date: Friday, March 17, 2023 10:44:31 AM

From: Steven Bossi <sbossi@atlantissd.com>
Sent: Thursday, March 16, 2023 11:39 AM
To: Del Valle, Xavier <XDelValle@saniego.gov>
Cc: Mezo, Renee <RMezo@saniego.gov>; Cleveland, Travis <TCleveland@saniego.gov>; Blake, Martha <MBlake@saniego.gov>
Subject: [EXTERNAL] RE: 673818 - BDM Mixed Use Project (3/30 PC hearing)

Hi Xavier,

I want to let you know that we presented this project to the Otay Mesa Community Planning Group as an action item yesterday and they voted:

- 6 in favor
- 0 opposed
- 3 abstentions

Please let me know if I can provide further information on this vote or the meeting.

Best regards,
Steven Bossi
Principal Project Manager
Atlantis Group Land Use Planning
www.AtlantisSD.com
2488 Historic Decatur Road, Suite 220
San Diego, CA 92106
619-523-1930 (office)
858-472-2677 (mobile)



THE CITY OF SAN DIEGO

ADDENDUM

Project No. 673818
 Addendum to EIR No. 30330/304032
 SCH No. 2004651076

SUBJECT: BDM MIXED-USE: COMMUNITY PLAN AMENDMENT (CPA) to redesignate the 13.44-acre project site from Community-Commercial – Residential Prohibited to Community Commercial – Residential Permitted, REZONE from CC-2-3 to CC-3-6, VESTING TENTATIVE MAP (VTM), SITE DEVELOPMENT PERMIT (SDP), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), -PUBLIC RIGHT-OF-WAY VACATION, and PUBLIC SERVICE EASEMENT VACATION to allow the construction of 430 multi-family residential dwelling units, including 52 affordable units, and approximately 6,000 square feet of commercial use. The project would request allowable deviations from applicable development regulations with respect to street frontage, front setback, and street side setback. The site is within the Otay Mesa Community Plan Area/Community Plan Implementation Overlay Zone Type "A"; Airport Compatibility Overlay Zone (Brown Field)/Airport Influence Area Review Area 2/FAA Part 77 Noticing Area; Mobility Zone 4; and Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: Lots 1, 2, 3, 4, 5, A and C of Handler Commercial, in the City of San Diego, County of San Diego, State of California) The site is not included on any Government Code listing of hazardous waste sites. Applicant: BDM Investments, LLC.

I. SUMMARY OF ORIGINAL PROJECT

Otay Mesa East – Mitigated Negative Declaration

The Otay Mesa East project is located south of Otay Mesa Road and included a total of 45.5 acres. The BDM Mixed-Use project site is located within the approved Otay Mesa East project (Project No. 108628) area. See Figure 1, *Otay Mesa East Project*.

The Otay Mesa East project included a Rezone, Vesting Tentative Map (VTM No 138-1761), Otay Mesa Development District Ordinance Amendment, and Resource Protection Ordinance Permit. A Vesting Tentative Map (VTM), Site Development Permit (SDP), and Rezone for an Extension of Time was approved on November 9, 2006 by the San Diego Planning Commission. Since the Resource Protection Ordinance (RPO) regulations were replaced with the Environmentally Sensitive Lands (ESL) Regulations of the San Diego Municipal Code, the RPO Permit was replaced with the SDP permit. The SDP applies to the site until amended. The Otay Mesa East Mitigated Negative Declaration (MND) (MND No. 3159, SCH No. 2003051060; Project No. 108628) was adopted on July 3, 2003, and the Otay Mesa East project was approved by City of San Diego Council on September 16, 2003. Two ordinances (Otay Mesa Development District Ordinance Amendment and Rezone for an Extension of Time) required for the Otay Mesa East project was finalized on July 3, 2003 and the Otay

Mesa East project was approved and the MND certified by City of San Diego Council on September 29, 2003.

The Otay Mesa East project rezoned a 45.5-acre vacant project site from A1-10 (Agricultural) to Otay Mesa Development District – Commercial Subdistrict (OMDD-C). That project further included the subdivision of 13 legal lots, consisting of nine commercial lots (Lots 1 through 8 and 12), with 1,302 parking spaces on 32.1 developable acres; three open space lots (Lots 9, 10, and 13); and construction of a private underground sewer pump station in the northeast corner of the Otay Mesa East project site (Lot 11). The preservation of a 1.3-acre wildlife corridor and Multi-Habitat Planning Area (MHPA) in the northeast corner of the Otay Mesa East project site adjacent to an existing six-foot wildlife underground tunnel as open space to protect the MHPA on the southern boundary of the site was also a part of the Otay Mesa East project. (See Figure 2, *MHPA Map*, for the location of the MHPA in relation to the proposed project.) An additional six acres on the eastern boundary of the Otay Mesa East project site was designated as open space to include a fenced preserve for 22 existing vernal pools located at Otay Mesa Road and Corporate Center Drive.

Approval of VTM No 138-1761 allowed grading of a portion of the Otay Mesa East project site. A Final Subdivision Map No. 16340 was completed in 2019 for the Handler Commercial that includes Lots 1 to 5 and Lots A, B and C. The proposed BDM Mixed Use project is located in the northwestern area of the approved Otay Mesa East project. The entire 13.44-acre BDM Mixed-Use project was graded in 2020 except for 0.01 acre of Diegan coastal sage scrub located within the property but east of the MHPA preserve fence in accordance with the approved VTM and Grading Permit. The Otay Mesa East MND included mitigation measures for Land Use, Biological Resources, Historical Resources, Paleontological Resources, Water Quality. As stated above, the entire project site except for 0.1 acre of Diegan coastal sage scrub was graded in 2020 and thus, all mitigation measures included in the Mitigation Monitoring Reporting Program (MMRP) from the MND were implemented.

Otay Mesa Community Plan Update

Subsequent to the approval of the Otay Mesa East project, the Otay Mesa Community Plan (OMCP) was updated. The Otay Mesa Community Plan Update (OMCPU) Final Program Environmental Impact Report (PEIR) (Project No. 30330/304032; SCH No. 2004651076) (hereinafter referred to as the CPU PEIR) was certified by the San Diego City Council on March 11, 2014, Resolution No. R-308810. The OMCPU involved an update to the Otay Mesa Community Plan, a General Plan Amendment, rescission of the Otay Mesa Development District, adoption of a Rezone Ordinance to replace the Otay Mesa Development District with citywide zoning and creation of two new Community Plan Implementation Overlay Zones (CPIOZs), amendments to the City's Land Development Code (LDC), and an update of the Otay Mesa Community Plan Public Facilities Financing Plan (PFFP). In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15168, the CPU PEIR examined the environmental impacts of the OMCPU.

The OMCPU provides for a long-range, comprehensive policy framework for growth and development in the Otay Mesa community during a 2062 horizon year build-out addressed by this plan. The OMCPU designates new land uses to create villages, activity centers, and industrial/employment centers along major transportation corridors, while strengthening cultural and business linkages to Tijuana, Mexico, via the Otay Mesa Port of Entry. The land use element establishes a number of land use planning goals for the OMCPU area, such as providing a

distribution of land uses that provides sufficient capacity for a variety of uses, facilities, and services needed to serve the planning area; providing distinct villages that include places to live, work, and recreate; providing diversified commercial uses that serve local, community, and regional needs; and providing sufficient industrial land capacity to maintain Otay Mesa as a subregional employment center. The OMCPU reflects elements contained in the City's 2008 General Plan, with goals and policies for each element. The General Plan elements addressed in the OMCPU are: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services, and Safety; Recreation; Conservation; Noise; and Historic Preservation.

The CPU PEIR concluded that the OMCPU would result in significant and unmitigated environmental impacts to air quality, greenhouse gas (GHG) emissions, noise, traffic/circulation, and utilities. The following issue areas were determined to be significant but mitigated to below a level of significance: land use, biological resources, historical resources, human health/ public safety/ hazardous materials, hydrology/water quality, geology/soils, and paleontological resources. All other impacts analyzed in the CPU PEIR were determined to be less than significant. Implementation of the OMCPU requires subsequent approval of public or private development proposals (i.e., future development) to carry out the land use plan and demonstrate compliance with policies presented in the OMCPU, as well as the mitigation framework, as applicable. With adoption of the OMCPU, it is now known as the OMCP.

The CPU PEIR contained an analysis of cumulative impacts (Section 6.0 of the PEIR), as required by CEQA. This cumulative impacts analysis relies on the cumulative impact analysis of the General Plan PEIR and also included specific analyses of cumulative effects associated with each of the environmental issues areas addressed in the PEIR. The cumulative impact analysis in the PEIR remains sufficient for the purposes of CEQA Guidelines Section 15162, and no additional cumulative effects analysis is needed.

Per the OMCP, the site is designated Community Commercial- Residential Prohibited and zoned CC-2-3 (see Figure 3, *Otay Mesa Community Plan Land Use Map*). The site is within the CPIOZ Type "A".

II. SUMMARY OF PROPOSED PROJECT

The BDM Mixed-Use project site is located in the Otay Mesa Community Plan area of the City of San Diego. The approximately 13.44-acre project site is situated south of Otay Mesa Road, east of Emerald Crest Court, southwest of Corporate Center Drive, and north of State Route (SR) 905 (see Figure 4, *Location Map*). The project site includes Assessor's Parcel Numbers (APNs) 645-410-0300 to 645-410-0900. The project area also includes a portion of the Emerald Crest Court right-of-way (ROW) south of Otay Mesa Road, as well as the Corporate Center Drive right-of-way south of Otay Mesa Road. The improvements in the ROW of Otay Mesa Road and Emerald Crest Court, as well as the vacated portion of Corporate Center Drive, would include water, sewer, and transportation infrastructure. Subsurface work for the sewer force main in the area proximate to the MHPA culvert would require excavation of seven feet to 10 feet; however, this would not conflict with the MHPA culvert. The top of the MHPA undercrossing culvert is located 15feet below ground surface (DWG #28063-D).

The BDM Mixed-Use project proposes construction of a mixed-use development consisting of 430 multi-family dwelling units, including 52 affordable units, and 6,000 square feet of commercial use.

The project would include half-width improvements for Emerald Crest Court, as well as a vacation of the proposed extension of Corporate Center Drive south of Otay Mesa Road. Access to the project would be provided via two new private driveways along Emerald Crest Court and one new driveway via the proposed private Corporate Center Drive cul-de-sac, south of Otay Mesa Road. Parking would be provided in surface parking areas located throughout the project site. Figure 5, *Site Plan*, shows the proposed site plan.

The project would be composed of five buildings. Building 1 would contain the 6,000 square feet of commercial retail space in one level totaling 20 feet in height and would be located in the northwest corner of the project site. Building 2 would be located on the west side of the project site and contain the 52 affordable units as a mix of one-, two-, and three-bedroom layouts and 2,180 square feet of amenity space in three stories totaling 33 feet in height. Building 3 would be four stories totaling 44 feet in height and contain a mix of one-, two-, and three-bedroom units at market rate in the north-central portions of the project site as well as 2,700 square feet of amenity space on the first level of the building. Building 4 is located in the south-central portion of the project site and would contain a mix of market rate studio, one-, two-, and three-bedroom units in four stories totaling 41 feet in height. Building 5 would be three stories totaling 31 feet in height and is located on the east side of the project site and contains a mix of one-, two-, and three-bedroom units as well as 2,640 square feet of residential amenity space that would be located on the first level. The project would provide 630 residential surface parking spaces and 13 commercial retail surface parking spaces for a total of 643 parking spaces. The project would also provide a total of 235 bicycle spaces and 45 motorcycle spaces.

The project includes a Landscape Plan that follows the guidelines and design recommendations of the OMCP. The Landscape Plan includes a mix of low-water use and climate appropriate plants that are well-adapted to the climate of San Diego. Entrance to the parking lot would feature rows of large flowering or deciduous shade trees. Landscaped islands would also occur throughout the parking lot, planted with medium-sized evergreen shade trees. Street trees would be planted along Otay Mesa Road, as well as shrubs, grasses, and landcovers. Landscaping throughout the project site would also include accents trees, evergreen screening trees, shrubs, grasses, and artificial turf recreational areas. Adjacent to the California Department of Transportation (Caltrans) ROW, the project proposes screening with solid walls, fencing, or a combination thereof. For areas exposed to SR 905/Caltrans ROW, screening treatment would be provided in the form of evergreen plantings that would be spaced to ensure 100 percent screening. The MHPA occurs in the extreme eastern portion of the project and extends off-site to the northeast. In accordance with Multiple Species Conservation Program (MSCP) Management Directive NW-3, landscape screening would occur within the project site adjacent to the MHPA. Specifically, the Landscape Plan includes native evergreen plant materials spaced to ensure 100 percent screening. Since the buildings are buffered from off-site native habitat by developed roadways, the project is not subject to any traditional brush management requirements.

The project would implement pedestrian improvements to increase walking opportunities. Pedestrian improvements, including sidewalk connections between buildings and on-site amenities and to the public sidewalks on the perimeter of the site, would be constructed to enhance pedestrian connectivity. The project would provide non-contiguous sidewalks and landscaped parkways along Otay Mesa Road, connecting to the project's internal streets and walkways. This connectivity encourages access to the nearest bus stop located within walking distance on

westbound Otay Mesa Road, east of Corporate Center Drive. Additionally, pedestrian access to the site would be improved by the addition of a six-foot-wide concrete paseo through the project's interior streets and walkways, connecting residential and retail commercial buildings and providing resident access to community spaces and other on-site recreational opportunities, and other amenities.

Earthwork for the project would result in approximately 2,193 cubic yards of cut and 65,467 cubic yards of fill with 63,274 cubic yards of import. Maximum depth of cut would be ten feet associated with a storm drain vault. Maximum height of fill slopes would be 12 feet. The project proposes retaining walls along the majority of the southern property line extending around the southeast corner and then along a small portion of the south-east property line where development would occur. Approximately 1,400 linear feet of retaining walls would be provided and would range from two feet to 8.5 feet in height. The project would also include a wall around the detention basin that would be three feet in height, as well as a small screening wall six feet in height at the artificial turf area north of the pool facing Otay Mesa Road (see Figure 6, *Vesting Tentative Map*.).

The project is requesting a CPA to redesignate the project site from Community-Commercial – Residential Prohibited to Community Commercial – Residential Permitted to allow for development of the project as a mixed-use project, a REZONE from CC-2-3 to CC-3-6 to allow for the proposed mix of residential and retail uses, a VTM to consolidate the site into five lots, a SDP due to MHPA located on a portion of the project site, NDP for deviations to street frontage and setbacks, a PUBLIC ROW VACATION for a portion of Corporate Center Drive, and a PUBLIC SERVICE EASEMENT VACATION for public storm drains located in two areas within the development footprint.

The project is being processed under an Affordable/In-fill Housing & Sustainable Building Expedite Program and is therefore, eligible to request allowable deviations from applicable development regulations pursuant to a Process 2 NDP per LDC Regulations provided the Finding in Sections 126.0404(a) and (f), and Section 126.0505(a) and the supplemental findings in Section 126.0505(b) through (m). The project is requesting the following deviations as summarized on the table below.

Municipal Code Regulation	SDMC Language	Required	Proposed Deviation
Table 131.05E	Minimum Street Frontage	25 feet for a lot	The proposed Lot 5 has zero street frontage
Table 131.05E	Front Setback Requirement	Maximum of 10 feet	Proposed maximum set back is 30'-5" feet along Emerald Crest Court and 182'-10" along Corporate Centre Drive
Table 131.05E	Street Side Setback	Maximum of 10 feet along Otay Mesa Road	Proposed maximum set back is 38'-9" feet along Otay Mesa Road

III. ENVIRONMENTAL SETTING

Except for 0.01 acre east of the MHPA preserve fence, the project site has been fully graded in accordance with a previously approved Vesting Tentative Map (No. 362532). The site is currently undeveloped and is characterized by flat topography. Elevations vary from approximately 520 feet

above mean sea level (AMSL) at the west end to approximately 502 feet AMSL at the east section of the project site. The project site is located in a developing area. Surrounding land uses include multi-family residential uses to the northwest; open space to the north; office and commercial uses to the northeast; open space to the east; multi-family residential to the west; and SR-905 to the south, as well as the California Terraces Planning Area 61 multi-family residential development that is currently under construction. (See Figure 4, *Location Map*.)

The project site is designated Community Commercial – Residential Prohibited in the Otay Mesa Community Plan and zoned CC-2-3. Additionally, the project is located in CPIOZ Type A, Airport Influence Area (AIA) Review Area 2 (Brown Field), Airport Compatibility Overlay Zone (Brown Field), Federal Aviation Administration (FAA) Part 77 Noticing Area (Brown Field), and Very High Fire Hazard Severity Zone.

The project site is within the City's MSCP area. The MSCP identifies areas to be preserved, known as the MHPA. The eastern portion of the site is shown as within the City's MHPA mapping area; however, the surficial portion of the MHPA within the project footprint has already been graded for development in accordance with previous approvals for the Otay Mesa East project and the subsurface 72-inch-wide culvert wildlife crossing would not be altered by the project. This portion is still considered MHPA and no action to remove or revise the boundary is included with this project (e.g., MHPA Boundary Line Correction). The original project did not identify impacts to the MHPA. The boundary of the MHPA in this location is to accommodate a wildlife crossing under Otay Mesa Road. Community Plan Circulation Element roadways are considered a conditionally compatible use in the MHPA. Both Otay Mesa Road (Six-Lane Prime Arterial) and Corporate Center Drive (Four-Lane Collector) were identified as circulation element roadways in the OMCP at the time of the original project approval and grading for the VTM. As indicated in Section I, *Summary of Original Project*, the site was previously approved for development and this above-ground area was graded in anticipation of Corporate Center Drive construction¹. The MHPA is located east of the proposed.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and certified the CPU PEIR No. 30330/304032/SCH No. 2004651076 per Resolution No. R-308810 on March 11, 2014. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 and 15164 of the State CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental

¹ Circulation Element Roadways, such as Corporate Center Drive when this area was graded, are allowed uses in the MHPA.

document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, that shows any of the following:

- a) The project will have one or more significant effects not discussed in the previous environmental document;
- b) Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum to the OMCPU PEIR has been prepared in accordance with Section 15164 of the CEQA State Guidelines. Public review of this Addendum is not required per CEQA.

V. IMPACT ANALYSIS

This Addendum includes the environmental issues analyzed in detail in the previously certified PEIR as well as the project-specific environmental analysis pursuant to the CEQA. The analysis in this document evaluates the adequacy of the PEIR relative to the project and documents that the proposed modifications and/or refinements would not cause new or more severe significant impacts than those identified in the previously certified environmental document.

The CPU PEIR identified significant impacts related to land use, air quality, biological resources, transportation/circulation, geology/soils, historical resources, hydrology/water quality, paleontological resources, human health/public safety/hazardous materials, noise, utilities, and greenhouse gas emissions. All impacts would be mitigated to below a level of significance, except air quality, transportation/circulation, noise, utilities and GHG emissions that would be significant and unmitigated.

This Addendum includes the subsequent impact analysis to demonstrate that environmental impacts associated with the proposed project are consistent with or not greater than the impacts disclosed in the previously certified PEIR. This Addendum includes the environmental issues analyzed in detail in the previously certified PEIR, as well as the subsequent project-specific environmental analysis pursuant to the CEQA. The analysis in this document evaluates the adequacy

of the PEIR relative to the project and documents that the proposed modifications and/or refinements would not cause new or more severe significant impacts than those identified in the previously certified environmental document.

The following analysis indicates there would be no new significant impacts, nor would there be an increase in the severity of impacts resulting from the project. Further, there is no new information in the record or otherwise available indicating that there are substantial changes in circumstances that would require major changes to the PEIR. A comparison of the project's impacts related to those of the certified CPU PEIR is provided below in Table 1, *Impact Assessment Table*.

Table 1, *Impact Assessment Table*

Issue Area	Otay Mesa CPU PEIR	Otay Mesa CPU Mitigation	Project	Project Level New Mitigation?	Project Resultant Impacts
<i>Land Use</i>	Significant but Mitigated	Yes	No New Impacts	No	Less than Significant
<i>Visual Effects and Neighborhood Character</i>	Less than Significant	No	No New Impacts	No	Less than Significant
<i>Air Quality/Odor</i>	Significant, Unmitigated	Yes	No New Impacts	No	Less than Significant
<i>Biological Resources</i>	Significant but Mitigated	Yes	No New Impacts	Yes	Significant but Mitigated
<i>Historical Resources</i>	Significant but Mitigated	Yes	No New Impacts	Yes	Significant but Mitigated
<i>Human Health/Public Safety/Hazardous Materials</i>	Significant but Mitigated	Yes	No New Impacts	No	Less than Significant
<i>Hydrology/Water Quality</i>	Significant but Mitigated	Yes	No New Impacts	No	Less than Significant
<i>Geology/Soils</i>	Significant but Mitigated	Yes	No New Impacts	No	Less than Significant
<i>Energy Conservation</i>	Less than Significant	No	No New Impacts	No	Less than Significant
<i>Noise</i>	Significant, Unmitigated	Yes	No New Impacts	No	Less than Significant
<i>Paleontological Resources</i>	Significant but Mitigated	Yes	No New Impacts	No	Less than Significant
<i>Traffic/Circulation</i>	Significant, Unmitigated	Yes	No New Impacts	No	Less than Significant
<i>Public Services</i>	Less than Significant	No	No New Impacts	No	Less than Significant
<i>Utilities</i>	Significant, Unmitigated	Yes	No New Impacts	No	Less than Significant
<i>Water Supply</i>	Less than Significant	No	No New Impacts	No	Less than Significant
<i>Population and Housing</i>	Less than Significant	No	No New Impacts	No	Less than Significant
<i>Agricultural and Mineral Resources</i>	Less than Significant	No	No New Impacts	No	Less than Significant
<i>Greenhouse Gas Emissions</i>	Significant, Unmitigated	Yes	No New Impacts	No	Less than Significant

Land Use

CPU PEIR

Land Use Plan Conflict

The CPU PEIR found that the goals, policies, and programs of the OMCP were consistent with existing applicable local land use plans, policies, and regulations. This includes consistency with the City General Plan, San Diego Association of Governments (SANDAG) Regional Comprehensive Plan, SANDAG 2050 Regional Transportation Plan, Brown Field Master Plan and Airport Land Use Compatibility Plan (ALUCP), and City's MSCP Subarea Plan (MSCP discussed in Issue 4 below). No inconsistencies were identified, and land use impacts were determined to be less than significant.

Specific to the ALUCP, the General Plan and the Municipal Code provide policies for land use compatibility with ALUCPs that would be implemented for future development. The OMCP requires all future development proposals to demonstrate consistency with the adopted ALUCP.

Land Use Compatibility

The OMCP places residential and industrial uses in proximity to one another and allows for the conversion of some industrial uses to residential, which could have potential impacts associated with the collocation or interface of incompatible land uses. The OMCP contains policies and performance standards to avoid and/or reduce potential impacts associated with collocation of diverse land uses, such as residential and industrial uses. Three locations within the OMCP are identified as areas that would include the interface of industrial and residential uses. The first location, a small area of medium density residential (within the Northwest District), would be adjacent to a larger tract of light industrial designated land (within the Airport District). The second area is between the Central District and the South District, where the Central Village Specific Plan Area would be located west of land designated for industrial uses (business park) and separated by Cactus Road. The third area includes development within the Business Park-Residential permitted land use category, which would be placed into a CPIOZ to ensure appropriate interface treatments in this location. Future development projects would be required to comply with the collocation policies of the General Plan and Community Plan. Through implementation of the measures identified in Section 5.6 (Human Health/Public Safety/Hazardous Materials) of the CPU PEIR, the potential environmental impacts resulting from change in land use designations in accordance with the OMCP was found to be less than significant.

Regulation Consistency

The Land Use Section of the CPU PEIR also addresses the City's policies included in the OMCP's Conservation Element directed at implementing ESL regulations, the MSCP, and the Biology Guidelines. The development footprint of the OMCP encroaches into ESL areas. The CPU PEIR Mitigation Framework LU-1a states that future public and private development proposals would be required to comply with the ESL regulations through a Site Development Permit. Additionally, all subsequent projects in the Community Plan area would be subject to review in accordance with CEQA, at which time appropriate site-specific mitigation in accordance with the CPU's PEIR Mitigation Framework measures BIO-1 through BIO-4 would be identified for impacts to sensitive biological resources covered under ESL. For other resource areas covered under the ESL regulations, such as steep hillsides and floodplains, future projects would be designed to ensure compliance with the supplemental regulations and any other regulatory requirements to ensure that no impacts would

occur. Therefore, at the program-level, the CPU PEIR determined that the OMCP would not be in conflict with the purpose and intent of the ESL regulations and potential impacts would be below a level of significance.

Given the presence of historical resources distributed throughout the Community Plan area, implementation of the OMCP has the potential to result in significant impacts to historical resources. The OMCP includes several policies aimed to reduce impacts to historical resources within the Community Plan area, as well as development regulations required for projects within areas covered by CPIOZ Type A that address archaeological resources. Additionally, incorporation of the Mitigation Framework LU-1b, which states future development project types that are consistent with the OMCP, base zone regulations, and the supplemental regulations for CPIOZ Type A and can demonstrate that there are no archaeological resources present on the project site, can be processed ministerially and would not be subject to further environmental review under CEQA. Development proposals that do not comply with the CPIOZ Type A supplemental regulations shall be subject to discretionary review in accordance with CPIOZ Type B and the Mitigation Framework HIST-1 in Section 5-5, Historical Archaeological Resources.

The City's Brush Management Regulations are intended to minimize wildland fire hazards through implementation of prevention activities and programs. Compliance with the Brush Management Regulations, or equivalent protection measures, as approved by the Fire Chief, would be accomplished at the project level as part of the development review and permit approval process.

Environmental Plan Consistency

The CPU PEIR included an analysis of potential impacts due to a conflict with the City's MSCP Subarea Plan in CPU PEIR Subsection 5.1, Land Use. As stated in the CPU PEIR, future development in the Community Plan area would be evaluated at the project-level for consistency with the MHPA Land Use Adjacency Guidelines. The CPU PEIR found that, although implementation of the OMCP would introduce land uses adjacent to MHPA that would potentially result in a significant impact, compliance with established development standards and other applicable regulations contained in the OMCP, as well as the MSCP Subarea Plan's Land Use Adjacency Guidelines, MSCP Management Policies and Directives, and Area Specific Management Directives were found to reduce impacts to below a level of significance.

Additionally, impacts due to a conflict with the MHPA Land Use Adjacency Guidelines were determined to be less than significant with implementation of Mitigation Framework LU-2. Mitigation Framework LU-2 requires that all subsequent development projects implemented in accordance with the OMCP adjacent to designated MHPA areas shall comply with the Land Use Adjacency Guidelines of the MSCP in terms of land use, drainage, access, toxic substances in runoff, lighting, noise, invasive plant species, grading, and brush management requirements. Projects adjacent to designated MHPA would be evaluated and specific mitigation measures would be identified to reduce impacts to below a level of significance.

The CPU PEIR identified that future projects within the OMCP area would be required to comply with the LDC. This includes brush management for structures within 100 feet of native or naturalized vegetation. The City's Brush Management Regulations are intended to minimize wildland fire hazards through implementation of prevention activities and programs. Compliance with the Brush Management Regulations, or equivalent protection measures, as approved by the Fire Chief, would

be accomplished at the project level as part of the development review and permit approval process.

No conflict with the Brush Management Regulations were identified, as project would continue to be required to comply with the LDC with the adoption of the OMCPU. Impacts would be less than significant.

Project

Land Use Plan Consistency

City of San Diego General Plan

The General Plan Land Use and Street System map shows the project site as located within the Commercial, Employment, Retail, and Services land use. The General Plan allows for changes in a Community Plan land use designation when that change will assist in enhancing and implementing the community's vision. The project would provide multi-family residential development that would enhance the viability of the existing and planned commercial uses, including the 6,000 square feet of commercial use included in the project. The redesignation of approximately 13.44 acres to allow for medium-high density residential development and 6,000 square feet of retail commercial uses would result in approximately 27 acres remaining in the community for strictly community commercial uses. Thus, a distribution of land uses that provide sufficient capacity for a variety of uses, facilities, and services needed to serve Otay Mesa would be available, consistent with the Land Use Element goal of the General Plan.

Additionally, the proposal would implement General Plan policies for balanced communities including:

- 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 amendment would include affordable housing opportunities 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)

Otay Mesa Community Plan

The project proposes the construction of 430 multi-family dwelling units, including 52 affordable units, and 6,000 square feet of commercial use. The project includes a CPA to change the land use

designation from Community Commercial – Residential Prohibited to Community Commercial – Residential Permitted.

The project would be consistent with OMCP policies pertaining to housing, specifically Housing Policy 2.2-3 to include housing units that are sized to meet the household family sizes anticipated in Otay Mesa by providing studio, one-, two- and three-bedroom units. The project would also be consistent with Housing Policies 2.2-5: Develop housing at different density ranges to provide housing affordable to all income levels and 2.2-6: Promote affordable housing development through the provision of a variety of housing types by including 52 affordable units in a multifamily apartment building. Additionally, the project would be consistent with Community Commercial Policies 2.3-1: Maintain lands for existing commercial development within Otay Mesa to serve the residential and employment communities and 2.3-2: Maintain Community Commercial areas in Otay Mesa to support the development of retail, office and other commercial services to serve surrounding areas, as it would provide 6,000 square feet of commercial space to be utilized by the community. The OMCP CPIOZ includes all industrial and commercial properties within Otay Mesa and is required to ensure protection of sensitive resources, construction of the circulation infrastructure, and conformance with the appropriate policies from the Urban Design Element. The project site is located within the CPIOZ Type A per the land use plan for the OMCP. The project would comply and be consistent with all of the standards and regulations of CPIOZ Type A. Impacts would be less than significant.

The OMCP provides opportunities for a variety of housing types catering to a diversity of economic needs including market rate, workforce, and affordable housing. The land use designations and design guidelines are intended to help improve Otay Mesa's image, provide a diversity of housing for all income levels, and implement the City of Villages strategy. The project would provide a variety of housing unit types, including 52 affordable units, thereby providing opportunities for economic diversity. The project would increase the housing density in the area and add commercial space resulting in implementing the City of Village strategy. The project would benefit the community and surrounding area and uses. With the proposed CPA, the project would be consistent with the General Plan and land use policies. Impacts would be less than significant.

San Diego Association of Governments 2021 Regional Plan

SANDAG's 2021 Regional Plan (Regional Plan) provides a long-term blueprint for the San Diego region that seeks to meet regulatory requirements; address traffic congestion; and create equal access to jobs, education, healthcare, and other community resources. The Regional Plan combines the Regional Transportation Plan, Sustainable Communities Strategy (SCS), and Regional Comprehensive Plan. At the heart of the Regional Plan is a transformed regional transportation system centered on the fundamental idea that increased personal mobility can help drive future economic prosperity regionwide, create opportunities for advancement for more people across our region, and improve the overall quality of life for everyone.

The vision of the Regional Plan is a fast, fair, and clean transportation system and a resilient region. To achieve this vision, the Regional Plan sets forth three goals: the efficient movement of people and goods by providing alternatives to driving; access to affordable, reliable, and safe mobility options for everyone by prioritizing improved access to basic needs and economic opportunities for people with the least access; and healthier air and reduced GHG emissions regionwide by focusing growth

and development in the region's urbanized areas, where there are existing and planned transportation options.

Land uses and zoning associated with the project include high-density multi-family residential and neighborhood-serving commercial retail uses. The residential component of the project would provide for housing to serve employment uses in the project area. The proposed commercial uses in concert with high-density residential development would allow for residents to access some daily needs without automobile use. The project provides and supports multi-modal transportation options, including pedestrian and bicycle mobility. The project is within walking distance to several employment areas and includes a non-contiguous and landscaped sidewalk on Otay Mesa Road, as well as Emerald Crest Court and Corporate Center Drive, thereby promoting walking as an option to vehicle travel. The project would stripe a buffer for the existing Class II bike lane along Otay Mesa Road, expanding opportunities for safe bicycle travel for future project residents. Residents/employees of the project are provided access to an existing bus stop less than a block from the site, which provides access to business and industrial parks, as well as larger retail centers. Schools, entertainment uses, and parks are located in within a two-mile-radius of the project site. As such, the project results in development that supports transit and has access to many services and amenities via walking and bicycling, thereby reducing automobile use, meeting the goals of providing alternatives to driving and reducing GHG emissions.

Thus, the BDM Mixed Use project directly supports one of the Regional Plan's core strategies – incentivize sustainable growth and development. In response to the need for housing equity, the project provides both affordable and market-rate housing. With respect to climate resilience, the project implements the City's CAP through implementation of a project specific CAP Consistency Checklist. Relative to mobility, the project locates 430 multi-family residential units within walking distance of existing transit service and supports bicycle and pedestrian mobility. Additionally, the project contributes to the availability and affordability of housing located proximate to transit and jobs, furthering the goals of the Regional Housing Needs Assessment (RHNA).

Brown Field Airport Land Use Compatibility Plan

The project site is approximately 1.5 miles southwest of the Brown Field Municipal Airport and is located within Review Area 2 of the Brown Field AIA and FAA Part 77 Noticing Area. As discussed in Section 5.1.3.1 of the CPU PEIR, all projects within the Community Plan area must satisfy all applicable conditions and criteria in the ALUCP for Brown Field prior to the approval of individual development projects for any proposed building or uses within the AIA for Brown Field.

Implementation of this policy would ensure that future projects developed in accordance with the OMCP, including the proposed BDM Mixed-Use project, would be consistent with the adopted ALUCP for Brown Field and related policies and regulations. Although the project site is within the ALUCP compatibility zone area for Brown Field, the proposed project would not include elevated features that could interfere with navigable airspace. The project received Determinations of No Hazard to Air Navigation from the FAA stating that the project would have no substantial adverse effect to air navigation. Implementation of the project would not result in a safety hazard for people working in the project area, nor would it affect aircraft operations at Brown Field. Therefore, no land use inconsistency relative to the ALUCP for Brown Field would result from implementation of the project.

Land Use Compatibility

The proposed project would provide affordable and market-rate housing in an appropriate location within the Otay Mesa Community and would add neighborhood-serving commercial uses. The density would be comparable to the densities in the Southwest District and the neighboring Northwest District.

The project site is located in a developing area. Surrounding land uses include multi-family residential uses to the northwest; open space to the north; office and commercial uses to the northeast; open space to the east; multi-family residential to the west; and SR-905 to the south, as well as the California Terraces multi-family residential development that is currently under construction. The project would reflect and be compatible with the development trend along Otay Mesa Road. Furthermore, the project would be consistent with the land use and development design guidelines and policies in the CPU that are intended to ensure that development within the CPU area would not strongly contrast with the surrounding development or natural topography through excessive bulk, signage, or architectural projection.

The project would implement pedestrian improvements to increase walking opportunities. Pedestrian improvements, including sidewalk connections between buildings and on-site amenities and to the public sidewalks on the perimeter of the site, would be constructed to enhance pedestrian connectivity. The project would provide non-contiguous sidewalks and landscaped parkways along Otay Mesa Road, connecting to the project's internal streets and walkways. This connectivity allows for direct access to the bus stop located on Otay Mesa Road. Additionally, pedestrian access to the site would be improved by the addition of a six-foot-wide concrete paseo through the project's interior streets and walkways, connecting residential and retail commercial buildings and providing resident access to community spaces and other on-site recreational opportunities, and other amenities.

Regulation Consistency

As discussed in the CPU PEIR, all future projects implemented in accordance with the OMCP are required to incorporate measures into site plans in accordance with the City's Brush Management Regulations and Landscape Standards pursuant to General Plan and Community Plan policies intended to reduce the risk of wildfires. The project site's proximity to native vegetation in the undeveloped land to the east could present wildland fires as a significant threat. The project has been reviewed by the City's Fire Rescue Department and Landscape Planning and has been found consistent with all applicable policies and regulations. Compliance with policies and regulations would reduce the impacts related to exposure of people or structures to a significant risk of loss, injury, or death from wildland fires to less than significant. Impacts would be less than significant. No mitigation measures are required.

Relative to Historical Resources, in accordance with the OMCP Mitigation Framework for Historical Archaeological Resources (Mitigation Framework HIST-1), a Cultural Resources Letter Report was prepared for the Otay Mesa East project MND that determined that the project site is situated within prehistoric site CA-SDI-6941 a lithic scatter site that contains artifact concentrations. When SR-905 was constructed, a Management Plan was prepared in lieu of testing sparse lithic scatters that was accepted by the City, Caltrans, and the State Historic Preservation Officer (SHPO). The Otay Mesa East project site was surveyed as part of the SR-905 project and no artifact or loci of site CA-SDI-6941 were identified within the project area. However, given the poor ground visibility during the SR-905

study and as a result of working with City staff, implementation of a monitoring program was required for the Otay Mesa East project.

The project site has been previously graded in accordance with a previously approved VTM. The Geotechnical Investigation prepared by GEOCON, Inc. (December 29, 2017) for the project found that the project site is underlain by undocumented fill at a depth of three feet, topsoils at a depth of one to four feet, and Very Old Paralic Deposits. The project would involve approximately 2,193 cubic yards of cut at a depth of eight feet; some grading would occur within native material. Based on these findings and the prior disturbance of the site, the project site is not likely to contain archaeological resources. However, because some grading would occur within native material, potential impacts to unknown subsurface archaeological resources could occur. The project would require Mitigation Framework HIST-1 be implemented during grading activities.

Relative to the City's ESL regulations pertaining to biological resources, as discussed under Biological Resources, below, the project would not impact sensitive biological resources. The ESL regulations also specify development requirements inside and outside of the MHPA. The MHPA preserve occurs east of the graded site and would not be directly impacted. The project would not bisect or otherwise fragment sensitive habitat on -or off-site. However, development adjacent to the MHPA must ensure that indirect impacts to the MHPA are minimized. Because the project would occur adjacent to MHPA land, conformance with the adjacency guidelines would be required.

Environmental Plan Consistency

In accordance with CPU PEIR Mitigation Framework BIO-2, which requires future projects to prepare site-specific biological resources surveys for projects that may impact areas within the MHPA, the Biological Letter prepared for the project (Alden Environmental, Inc., January 3, 2023, included as Appendix B to this Addendum) addresses the projects impacts to the MSCP through the MSCP's Management Directives, and evaluates the potential for indirect impacts to the adjacent MHPA as summarized below.

MSCP Management Directives

The project complies with the General Management Directives of the MSCP Subarea Plan (Section 1.5.2) as it observes and maintains the existing MHPA to the east, without incursion. As such, there would be no impacts to sensitive biological resources. Additionally, Section 1.5.3 of the Subarea Plan includes a management directive specific to the MHPA adjacent to the site. This directive (NW-3) states the following:

The wildlife crossings under Otay Mesa Road and SR-905 are the only link from south to north Otay Mesa. These crossings must be kept free of debris, and illegal encampments. Provide screening of this area along both sides from residential and other adjacent development, and provide limited cover for wildlife within the crossing area that is compatible with border patrol activities. Restrict night lighting near this crossing.

The project also complies with specific Management Directive NW-3 as it avoids the adjacent MHPA and ensures that the existing fence and planted screening vegetation would remain unaffected. The off-site sewer and water connections in Otay Mesa Road to the north also would have no impact to the MHPA as it is already a developed roadway. The sewer force main would require excavation work above the MHPA culvert; however, this would not

conflict with the MHPA culvert and would not impact the undercrossing. In this way, the project would have no impact upon the wildlife undercrossing at Otay Mesa Road.

Conditions and ASMD's for MSCP Covered Species

Coastal California Gnatcatcher

MSCP Area Specific Management Directives for the coastal California gnatcatcher (CAGN) must include measures to reduce edge effects and minimize disturbance during the nesting period, fire protection measures to reduce the potential for habitat degradation due to unplanned fire, and management measures to maintain or improve habitat quality including vegetation structure. No clearing of occupied habitat within the MHPA may occur between March 1 and August 15.

Project conformance with MHPA Land Use Adjacency Guidelines would ensure that the project minimizes edge effects on the CAGN including fire protection measures (i.e., the fencing between the project and the MHPA). The project site is already graded and, therefore, would not include clearing of occupied CAGN habitat. Minimization of disturbance during the nesting period (i.e., construction noise) would be addressed through project compliance with the MHPA Land Use Adjacency Guideline for Noise.

The project would implement CPU PEIR Mitigation Framework LU-2 that requires future projects adjacent to the MHPA areas to comply with Land Use Adjacency Guidelines. As stated, and discussed below, the project would comply with Land Use Adjacency Guidelines.

MHPA Land Use Adjacency Guidelines

Drainage. *All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. These systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate.*

During construction, the project would employ the use, as applicable, of structural and non-structural Best Management Practices, Best Available Technology, and sediment catchment devices downstream of paving activities to reduce potential drainage impacts associated with construction. Additionally, the project design complies with the Standard Urban Stormwater Management Plan and Municipal Stormwater Permit criteria of the State Water Resources Control Board and City. The project would also be conditioned to maintain and monitor the stormwater discharge facility that outfalls onto open space on the east side of the property (a portion of which is within the MHPA) to ensure that no erosional impacts occur on the adjacent parcel. If erosional impacts do occur onto adjacent open space, adjustments shall be made to the flow spreader stormwater outfall facility to prevent further erosional impacts from occurring to the satisfaction of the Parks and Recreation

Department. Further, the project would be conditioned that stormwater outfall inspection reports with site photos be submitted twice a year to Parks and Recreation Open Space Division.

Hardscape associated with the built project would result in runoff, which could significantly impact water quality in the MHPA. These potential drainage impacts would be avoided through the incorporation of biofiltration basins throughout the project that would collect and treat all water before it is discharged through an outfall with an energy dissipator into the natural drainage on site in the MHPA. As such, the project would not have any drainage issues that would affect the MHPA.

Toxics. *Land uses, such as recreation and agriculture, that use chemicals or generate by-products such as manure, that are potentially toxic or impactive to wildlife, sensitive species, habitat, or water quality need to incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided. Where applicable, this requirement should be incorporated into leases on publicly owned property as leases come up for renewal.*

No trash, oil, parking, or other construction/development related material/activities would be located outside approved project impact limits. No staging/storage areas for equipment and materials would be located within or adjacent to the MHPA. All construction related debris would be removed off site to an approved disposal facility. As such, the project would not release toxins into the adjacent MHPA.

Lighting. *Lighting of all developed areas adjacent to the MHPA should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.*

Lighting adjacent to the MHPA would be directed away/shielded and would be consistent with City Outdoor Lighting Regulations per LDC Section 142.0740. As such, the project would not result in a significant lighting impact to the adjacent MHPA.

Noise. *Uses in or adjacent to the MHPA should be designed to minimize noise impacts. Berms or walls should be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife utilization of the MHPA. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise reduction measures and be curtailed during the breeding season of sensitive species. Adequate noise reduction measures should also be incorporated for the remainder of the year.*

The CAGN is known to occur to the east of the project, within the MHPA. This area also has the potential to support other sensitive bird species. The birds in this area are already subject to noise from the adjacent Otay Mesa Road and SR 905. Given the existing noise, along with the fact that the project is a low-noise producing residential/commercial

development, noise from the built project is not expected to be of sufficient volume or duration to interfere with the CAGN or wildlife utilization of the adjacent MHPA.

Construction related noise from such sources as clearing, grading, and construction vehicular traffic could result in significant, temporary noise related impacts to the CAGN that was observed in the MHPA to the east. The project would comply with this Land Use Adjacency Guideline for construction related noise as explained below.

Construction noise that exceeds the maximum levels allowed will be avoided during the breeding season for the CAGN (March 1 through August 15). If construction is proposed during the breeding season for the species, a U.S. Fish and Wildlife Service (USFWS) protocol survey will be conducted in order to determine species presence/absence. If a protocol survey is not conducted, presence will be assumed with implementation of noise attenuation and biological monitoring. When applicable (i.e., habitat is occupied or if presence of the CAGN is assumed), and consistent with Mitigation Framework LU-2, adequate noise reduction measures will be incorporated as follows:

Prior to the issuance of any grading permit the City Manager (or appointed designee) will verify that the MHPA boundaries and the following project requirements regarding the CAGN are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities will occur within 500 feet of the MHPA between March 1 and August 15 (gnatcatcher breeding season) until the following requirements have been met to the satisfaction of the City Manager:

- A. A qualified biologist (possessing a valid Federal Endangered Species Act (FESA) Section 10(a)(1)(A) Recovery Permit) shall survey appropriate habitat (coastal sage scrub) areas within the MHPA that lie within 500 feet of the project footprint and would be subject to construction noise levels exceeding 60 decibel (dB) hourly average for the presence of the gnatcatcher. If no appropriate habitat is present then the surveys will not be required. If appropriate habitat is present, gnatcatcher surveys shall be conducted pursuant to USFWS protocol survey guidelines within the breeding season prior to commencement of any construction. If gnatcatchers are present within the MHPA, the following conditions must be met:
 - I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied CAGN habitat will be permitted within the MHPA. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and

Between March 1 and August 15, no construction activities will occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB hourly average at the edge of occupied CAGN habitat within the MHPA. An analysis showing that noise generated by construction activities would not exceed 60 dB hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species)

and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to commencement of construction activities during the breeding season, areas restricted from such activities will be staked or fenced under supervision of a qualified biologist; or

- II. At least two weeks prior to commencement of construction activities and under direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) will be implemented to ensure that noise levels resulting from construction activities do not exceed 60 dB hourly average at the edge of habitat (within the MHPA) occupied by the CAGN. Concurrent with commencement of construction activities and construction of necessary noise attenuation facilities, noise monitoring will be conducted at the edge of occupied habitat area within the MHPA to ensure that noise levels do not exceed 60 dB hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities will cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).
- B. If CAGNs are not detected within the MHPA during the protocol survey, the qualified biologist will submit substantial evidence to the City Manager and applicable wildlife agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:
- I. If evidence indicates high potential for CAGN presence based on historical records or site conditions, Condition A.III shall be adhered to as specified above.
 - II. If evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

Barriers. *New development adjacent to the MHPA may be required to provide barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation.*

The existing preserve area fence along the edge of the MHPA would remain in place as a barrier.

Invasives. *No invasive non-native plant species shall be introduced into areas adjacent to the MHPA.*

During construction, invasive, non-native plants transported to the site on construction equipment or vehicles (e.g., seeds on undercarriages) could colonize areas disturbed by construction activities, and those species could potentially spread into the Conservation Area. Additionally, invasive plant species already present on site in the project impact area could spread into the adjacent MHPA during construction activities.

Vehicles and equipment brought to the site would be washed at an appropriate off-site location/facility prior to entering the site, and no construction activities will be located

outside approved construction limits. Furthermore, all construction related debris would be removed off site to an approved disposal facility.

The project would follow San Diego Municipal Code (SDMC) Landscape Standards (Section 1.3) and not use invasive species, which would prevent their introduction to areas adjacent to the MHPA. Alden reviewed the proposed landscape constructions documents and found that the proposed plant palette adjacent to the MHPA boundary would be appropriate.

Brush Management. *New development located adjacent to and topographically above the MHPA (e.g., along canyon edges) must be set back from slope edges to incorporate Zone 1 brush management areas on the pad and outside of the MHPA. Zone 2 may be located in the MHPA upon granting of an easement to the City (or other acceptable agency) except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than is currently required by the City's regulations. Initial thinning of woody vegetation shall not exceed 50 percent coverage of the existing vegetation prior to implementation of Brush Management activities. Additional thinning and pruning shall be done consistent with City standards to obtain minimum vertical and horizontal clearances and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party. For existing and approved projects, the brush management zones, standards and locations, and clearing techniques will not change from those required under existing regulations*

All required brush management would occur within the project limits and would not encroach into the adjacent MHPA.

Grading/Land Development. *Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA.*

The project has been previously graded to the limits of the MHPA preserve and does not involve any additional significant manufactured slopes, grading, or landform alteration. The project would employ a City-approved, qualified biological monitor that would be on site during project construction activities to ensure compliance with all of the Land Use Adjacency Guidelines.

Conclusion

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the CPU PEIR relative to Land Use. CPU PEIR identified Mitigation Framework LU-1a, LU-1b, and LU-2. The site contains ESL (including MHPA) and therefore Mitigation Framework LU-1a requires the project undergo a discretionary review and provide a site-specific biology report. Pursuant to Mitigation Framework LU-1b, it has been demonstrated no archaeological resources are present on the site and a discretionary review is not triggered due to archaeological resources. Mitigation Framework LU-2 is being carried forward onto this project via a standard condition that requires compliance with the MHPA Land Use Adjacency Guidelines. The project would not result in a new significant Land Use impact, nor would a substantial increase in the severity of Land Use impacts from that described in the CPU PEIR result.

Visual Effects and Neighborhood Character

CPU PEIR

Impacts relative to Visual Effects and Neighborhood Character are address in Section 5.2 of the CPU PEIR.

Public Views

The OMCU PEIR identifies public viewpoints from roadways, designated open space areas, and other public use areas (primarily schools and parks). Of these public viewpoints identified in the PEIR, the proposed project site is located within the viewshed of SR-905 and Otay Mesa Road that are directly adjacent to the site. Development of the site in accordance with the OMCP would have been assumed to partially block views of visual resources from these public viewpoints. The PEIR specifically identifies the OMCPU allows for development along SR-905 that would block views of visual resources. Impacts were identified as less than significant because the majority of views of canyons and mesas would be preserved.

To prevent impacts to views of public resources, the CPU has been designed to include designated view corridors and gateways, identifying 25 view corridors and ten gateways. Also, the CPU includes policies and project design features to implement the proposed view corridors and gateways. The CPU would allow for development and land use changes at several of the proposed community gateways. While this would result in some view blockage of the gateway areas, the visual importance of gateways would be tied to a localized area, not a long- range view. The gateways would be located along City roadways, and therefore, localized public views of these areas would be maintained with CPU implementation. With the inclusion of project design features called out in the CPU, view blockage impacts would be less than significant.

Compatibility

The CPU PEIR found that implementation of the CPU would result in a more urbanized visual character of the area. However, the proposed intensification of uses was not considered a significant change to the visual character. The land use and development design guidelines and policies in the CPU are intended to ensure that development within the CPU area would not result in architecture, urban design, landscaping, or landforms that would negatively affect the visual quality of the area, or strongly contrast with the surrounding development or natural topography through excessive bulk, signage, or architectural projection. Future development would be required to comply with the relevant land use and development design guidelines and policies of the General Plan and CPU. In addition, development in areas designated for commercial and industrial uses on properties that have been previously graded and developed with structures that conform to the Urban Design Element of the OMCP would be subject to review in accordance with CPIOZ Type A. Development proposals that do not comply with the CPIOZ Type A supplemental regulations would be subject to discretionary review in accordance with CPIOZ Type B. Therefore, impacts would be less than significant.

Landform Alteration

Specific grading quantities associated with future development in accordance with the CPU land uses were not known at the time of the CPU PEIR. It was generally concluded, however, that future development would entail grading in quantities that would exceed the City's threshold of 2,000 cubic

yards per graded acre. In order to determine whether these grading quantities would result in a significant impact to landform, one of four conditions must be met. The first condition is that project grading must disturb steep hillsides in excess of the encroachment allowances of the ESL Regulations and Steep Hillside Guidelines. In addition to steep hillside encroachments, it is also possible that future development in accordance with the CPU would create manufactured slopes higher than 10 feet, and/or fill slopes that exceed five feet in height, thus exceeding the second and third grading significance thresholds as well. Future projects would be required to demonstrate compliance with landform grading guidelines contained in the City Grading Regulation, ESL Regulations, and Steep Hillside Guidelines of the LDC. Therefore, impacts would be less than significant.

Unique Physical Features

As discussed above, future grading associated with implementation of the CPU and infrastructure improvements would involve grading and modification of steep hillsides (slopes with gradients in excess of 25 percent) contained within the natural canyon areas. Future projects implemented in accordance with the CPU would be required to comply with the goals and policies of the General Plan pertaining to the preservation and enhancement of natural landforms, including canyons and steep hillsides. The General Plan Conservation Element indicates that ESL regulations shall be enforced to limit grading and alteration of steep hillsides to prevent landform impacts and preserve the City's form. The CPU includes Conservation Element Policies 8.1-1 through 8.1-3 related to landform alteration. These policies require the implementation of the ESL regulations related to biological resources and steep hillsides for all new development. Additionally, future projects implemented in accordance with the CPU would be required to preserve a network of open and relatively undisturbed canyons and relate to the topography and natural features of the CPU area. Future projects' compliance with the City's Grading Regulations, General Plan, and CPU policies would ensure that impacts associated with the modification of unique physical features would be less than significant.

The land use and development design guidelines and policies included in the OMCP are intended to ensure that development within the Community Plan area would not result in architecture, urban design, landscaping, or landforms that would negatively affect the visual quality of the area, or strongly contrast with the surrounding development or natural topography through excessive bulk, signage, or architectural projection. Future development would be required to comply with the relevant land use and development design guidelines and policies of the General Plan and OMCP. In addition, development in areas designated for commercial and industrial uses on properties that have been previously graded and developed with structures that conform to the Urban Design Element of the Otay Mesa Community Plan would be subject to review in accordance with a CPIOZ Type A. Development proposals that do not comply with the CPIOZ Type A supplemental regulations would be subject to discretionary review in accordance with CPIOZ Type B, and that review can ensure that land use and development guidelines are considered and incorporated, as applicable. Therefore, impacts associated with Visual Effects and Neighborhood Character were found to be less than significant.

Based on the analysis in the CPU PEIR, the OMCP has been designed to include designated view corridors and gateways in order to prevent impacts to views of public resources. Also, the OMCP includes policies and project design features that are to be implemented at the project level to protect identified view corridors and gateways. The CPU PEIR determined that, with the inclusion of

specific policies and required project design features, impacts would be less than significant. While implementation of the OMCP will result in a change in character for the community – transitioning from areas of undeveloped mesas and non-native grasslands to urban uses – the intensification of uses was not considered a significant change to the visual character.

Project

Public Views

The project site is located within public views from Otay Mesa Road and SR-905, which were identified as public viewpoint locations in the OMCP EIR. The project site is within an area assumed to be developed with Community Commercial – Residential Prohibited land uses in the OMCP and in accordance with the existing CC-2-3 zone, which has a height limit of 45 feet and a maximum floor-to-area ratio (FAR) of 0.3 with an FAR bonus of 0.75 and a minimum FAR of 0.56 for residential uses. The project includes a land use change to Community Commercial – Residential Permitted and a rezone to CC-3-6, which has a 65-foot height limit and a maximum FAR of 0.30 with an FAR bonus of 2.0 and a minimum FAR of 1.0 for residential uses. The proposed project would result in a visual change within a public viewpoint location from that of a commercial center to a mixed residential and commercial use project. The project would be composed of five buildings with building heights ranging from 20 feet to 44 feet in height and an FAR of 0.75. Thus, building heights and FAR would be comparable to what could occur under the existing zone.

As discussed above, the OMCPU Urban Design Element identifies 25 view corridors and ten gateways. Impacts would be less than significant.

Compatibility

The project site is located in the Southwest District, which is primarily characterized by undeveloped land and residential uses. The OMCP allows for development uses within the Southwest District that primarily include residential and neighborhood-serving commercial uses and services. The project site has been previously graded and development of the graded site would improve the visual compatibility of the site. Residential development is located to the northwest of the project site. The project proposes 430 residential units and 6,000 square feet of commercial spaces in five buildings that would range in heights of one, three, and four stories. The residential development to the northwest is three stories in height and the commercial retail uses to the northeast range from one to two stories. The project's largest buildings would be four stories in height, taller but similar in size and scale to what exists in the surroundings. The project would develop with residential and commercial uses, which are already present in the surrounding area. Impacts would be less than significant.

Landform Alteration

The project site has been previously graded in accordance with approved VTM No. 138-1761. Additional grading associated with the project would total 2,193 cubic yards of cut at a maximum depth of 10 feet (for the storm drain vault) and 65,467 cubic yards of fill at a depth of 12 feet and maximum height of fill slope is 12 feet. Proposed grading would not affect the site's generally flat topography and would not change the current view of the project site. As stated in the CPU PEIR, the project would be required to comply with the relevant land use development design guidelines and policies of the General Plan and CPU and would not result in significant impacts to landform alteration. Impacts would be less than significant.

Unique Physical Features

The project site does not include any unique physical features, such as a natural canyon or hillside slopes. The project would be required to comply with the City's relevant land use development regulations and would not result in a negative visual appearance due to the loss, covering, or modification of any unique physical features. Impacts would be less than significant.

Conclusion

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the CPU PEIR relative to Visual Effects and Neighborhood Character. The project would not result in any new significant Visual Effects and Neighborhood Character impacts from that described in the CPU PEIR, nor would a substantial increase in the severity of Visual Effects and Neighborhood Character impacts from that described in the CPU PEIR result.

Air Quality**CPU PEIR**

Air Quality impacts are evaluated in Section 5.3 of the CPU PEIR.

Plan Consistency

The CPU PEIR concludes that the change in the land uses under the OMCP and the traffic generated by future development in the OMCP would result in fewer emissions than the previously adopted Community Plan upon which the then-current Regional Air Quality Strategy (RAQS) was based. Thus, the CPU PEIR concluded that the OMCP would not obstruct or conflict with the implementation of the San Diego RAQS or applicable portions of the State Implementation Plan (SIP), and impacts would be less than significant.

Criteria Pollutants

A criteria pollutant analysis of air emissions conducted as part of the CPU PEIR determined that emissions due to construction would not exceed applicable thresholds. However, the CPU PEIR states that, if several future projects were to occur simultaneously, there is a potential for the combination of multiple projects to exceed significance thresholds. While it is not anticipated that construction activities under the OMCP would result in significant air quality impacts, air emissions from future developments within the OMCP area could not be adequately quantified at the time the OMCPU was drafted; therefore, impacts were concluded to be significant and unmitigated. Similarly, as air emissions from the future developments with respect to operational impacts could not be adequately quantified at the time of the OMCPU was drafted, operational air quality impacts associated with future projects were determined to be significant and unmitigated.

Sensitive Receptors

Relative to the potential for harmful concentrations of carbon monoxide (CO) to occur in areas of congested intersections, the CPU PEIR concludes that increases of CO due to the OMCP would be below Federal and State standards. Therefore, there would be no harmful concentrations of CO; localized air quality emission would not exceed applicable standards and would not result in a significant impact to sensitive receptors.

Based on the analysis and modeled results conducted for the OMCP with regard to future health risks associated with toxic air emissions (primarily from traffic-generated diesel exhaust emissions) and buildout of the OMCP, the CPU PEIR concludes that development of future land uses within the Community Plan area would not expose future residents or workers to significant cancer risk from traffic generated diesel exhaust emissions. Per the CPU PEIR, the site is within an area that exceeds a 1 in 1 million cancer risk exposure to residents and 1 in 1 million cancer risk worker exposure (see PEIR Figure 5.3-2).

The CPU PEIR concludes that industrial uses could generate air pollutants. Without appropriate controls, air emissions associated with planned industrial uses would represent a significant adverse air quality impact. Any new facility proposed that would have the potential to emit toxic air contaminants would be required to evaluate toxic air problems resulting from the facility's emissions. If the facility poses a potentially significant public health risk, then the facility would submit a risk reduction audit and plan to demonstrate how the facility would reduce health risks. Specific project-level design information would be needed to determine stationary source emission impacts. Therefore, at the program-level, impacts would be potentially significant.

The CPU PEIR requires mitigation measures (AQ-1 through AQ-4) for impacts to air quality. Mitigation Measure AQ-1 applies to projects that exceed daily construction emissions thresholds established by the City of San Diego. Mitigation Measure AQ-2 would apply to projects that significantly impact air quality. Mitigation Measure AQ-3 applies to projects that have the potential to emit toxic air emissions. Mitigation Measure AQ-4 pertains to projects that contain certain facilities identified in Table 5.3-7 of the CPU PEIR, which, if located proximate to residential and other sensitive uses, could expose sensitive receptors to toxic air emissions.

The OMCP would place residential, commercial, and industrial uses in proximity to one another, which has the potential for air quality impacts associated with the collocation of incompatible land uses. The OMCP contains policies and performance standards to avoid and/or reduce potential impacts associated with collocation of diverse land uses. Future development projects would be required to comply with the collocation policies of the General Plan and OMCP, which are necessary to reduce or avoid potential air quality impacts. While compliance with the OMCP and General Plan policies, along with local, State, and Federal regulations, would reduce potential impacts, the CPU PEIR concludes that future projects may result in sensitive uses (residential uses, schools, and parks) being located in areas where toxic air emissions may occur. Therefore, there would be a potential that sensitive receptors would be exposed to toxic air emissions and impacts were found to be potentially significant. The CPU PEIR includes a Mitigation Framework to reduce the potential impacts associated with exposure to air toxics but concludes that it could not be determined whether the proposed mitigation would reduce all impacts to below a level of significance. Therefore, impacts related to exposure to air toxics would be significant and unavoidable.

Project

An *Air Quality Technical Report* was prepared by BlueScape Environmental February 14, 2023) for the proposed project. A copy of that report can be found in Appendix A to this Addendum.

Plan Consistency

The RAQS is the applicable regional air quality plan that sets forth the San Diego Air Pollution Control District's (SDAPCD's) strategies for achieving the National Ambient Air Quality Standard (NAAQS) and California Ambient Air Quality Standard (CAAQS). The San Diego Air Basin (SDAB) is designated non-attainment for the federal and state ozone standard. Accordingly, the RAQS was developed to identify feasible emission control measures and provide expeditious progress toward attaining the standards for ozone. The two pollutants addressed in the RAQS are reactive organic gases (ROG) and oxides of nitrogen (NO_x), which are precursors to the formation of ozone. Projected increases in motor vehicle usage, population, and growth create challenges in controlling emissions and by extension to maintaining and improving air quality. The RAQS, in conjunction with the transportation control measures (TCM), were most recently adopted in 2016 as the air quality plan for the region.

The growth projections used by the SDAPCD to develop the RAQS emissions budgets are based on the population, vehicle trends, and land use plans developed in general plans and used by SANDAG in the development of the regional transportation plans and sustainable communities strategy. As such, projects that propose development that is consistent with the growth anticipated by SANDAG's growth projections and/or the general plan would not conflict with the RAQS. In the event that a project would propose development that is less dense than anticipated by the growth projections, the project would likewise be consistent with the RAQS. In the event a project proposes development that is greater than anticipated in the growth projections, further analysis would be warranted to determine if the project would exceed the growth projections used in the RAQS for the specific subregional area.

The project site is designated as Commercial, Employment, Retail, and Services in the General Plan, with an auto orientation and prohibited residential use zone (CC-2-3), and as Community Commercial – Residential Prohibited land use in the Otay Mesa Community Plan. The project proposes a CPA to allow for the construction of a mixed-use residential and commercial project, with a pedestrian orientation (CC-3-6). According to the OMCP, the Community Commercial designation allows for shopping areas with retail, service, civic, and office uses with a floor area ratio of 0.3. Therefore, an approximately 176,000-square foot commercial use could be constructed under the adopted land use designations. Applying a trip generation rate of 70 trips per 1,000 square feet for a commercial land use (CRA 2022), a retail use would generate 12,320 daily trips, which is significantly greater than the trips generated by the proposed project (2,820 daily trips). Therefore, the project would generate less emissions than the adopted land use designation upon which the current RAQS is based, and it can be concluded that the project would not obstruct or conflict with the implementation of the RAQS.

Site development would support the overall projected increase in the development potential within the OMCP area, consistent with SANDAG regional and OMCP growth projections and with the applicable environmental goals and objectives contained in the General Plan and the OMCP. Any development at the proposed project site is expected to be required to implement policies, actions, and design guidelines that support General Plan concepts such as increased walkability, enhanced pedestrian and bicycle networks, improved connections to transit, and sustainable development and green building practices. Any development would be consistent with the SDAPCD's regional goals of improving the balance between jobs and housing, and integrating land uses near major

transportation corridors such as the 905 freeway. Therefore, the project would be consistent with the RAQS and SIP. Impacts would be less than significant.

Criteria Pollutants

Construction of the project would generate temporary air pollutant emissions. These impacts are associated with fugitive dust [particulate matter 2.5 micrometers or less in aerodynamic diameter (PM_{2.5}) and particulate matter 10 micrometers or less in aerodynamic diameter (PM₁₀)] from soil disturbance and exhaust emissions (NO_x and CO) from heavy construction vehicles. Site preparation and grading would involve the greatest concentration of heavy equipment use and the highest potential for fugitive dust emissions. Table 2, *Maximum Daily Construction Emissions*, and Table 3, *Maximum Annual Construction Emissions*, show modeled maximum daily and annual emissions occurring during the construction period at the site, with a comparison of each year's daily and annual impacts to the City of San Diego CEQA screening level thresholds. Development of the project would be required to comply with SDAPCD Rule 55, which identifies fugitive dust standards and is required to be implemented at all construction sites located within the SDAB.

Table 2, Maximum Daily Construction Emissions

Year	ROG	NO _x	CO	SO ₂	Total PM ₁₀	Total PM _{2.5}
	lb/day					
2023	3.97	70.4	38.1	0.221	10.2	5.14
2024	51.3	18.3	27.1	0.075	4.79	1.73
Screening Threshold (lb/day)	137	250	550	250	100	67
Exceeds Threshold (Yes/No)?	No	No	No	No	No	No

Source: Appendix A.

See Appendix A for CalEEMod ver. 2020.4.0 computer model output for the daily emissions shown. The higher lb/day value between Winter and Summer results is shown for each pollutant.

Table 3, Maximum Annual Construction Emissions

Year	ROG	NO _x	CO	SO ₂	Total PM ₁₀	Total PM _{2.5}
	tons/year					
2023	0.36	3.12	3.41	0.011	0.674	0.269
2024	1.30	1.04	1.56	0.004	0.257	0.095
Screening Threshold (tons/yr)	15	40	100	40	15	10
Exceeds Threshold (Yes/No)?	No	No	No	No	No	No

Source: Appendix A.

See Appendix A for CalEEMod ver. 2020.4.0 computer model output for the annual emissions shown

All criteria pollutant emissions are below the daily and annual screening level thresholds, as analyzed for each year of construction. As such, air quality impacts from the construction of this development would be less than significant.

Operational emissions would include emissions from electricity consumption (energy sources), vehicle trips (mobile sources), area sources, landscape equipment and evaporative emissions as the structures are repainted over the life of the mixed-use development. The majority of operational emissions are associated with vehicle trips to and from the site. Average daily trips (ADTs) from the Traffic Analysis Memorandum (CRA 2022) were used in the CalEEMod modeling. Table 4, *Maximum Daily Operational Emissions* and Table 5, *Maximum Annual Operational Emissions*, summarize emissions associated with operation of the project site.

Table 4, Maximum Daily Operational Emissions

Category	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
	(lb/day)					
Area (Total)	11.2	0.406	35.3	0.002	0.195	0.195
Energy (Natural Gas)	0.096	0.822	0.363	0.005	0.066	0.066
Mobile (Total)	6.91	6.31	56.3	0.120	13.1	3.54
Total	18.2	7.54	91.9	0.127	13.3	3.80
Screening Threshold (lb/day)	137	250	550	250	100	67
Exceeds Threshold (Yes/No)?	No	No	No	No	No	No

Source: Appendix A.

See Appendix A for CalEEMod ver. 2020.4.0 computer model output. The higher lb/day value between Winter and Summer results is shown for each pollutant.

Table 5, Maximum Annual Operational Emissions

Category	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
	(tons/year)					
Area (Total)	1.95	0.037	3.17	0.0002	0.018	0.018
Energy (Natural Gas)	0.175	0.150	0.066	0.001	0.012	0.012
Mobile (Total)	1.20	1.23	10.4	0.021	2.32	0.630
Total	3.17	1.42	13.6	0.022	2.35	0.660
Screening Threshold (tons/yr)	15	40	100	40	15	10
Exceeds Threshold (Yes/No)?	No	No	No	No	No	No

Source: Appendix A.

See Appendix A for CalEEMod ver. 2020.4.0 computer model output.

As shown in Tables 4 and 5, the operational emissions associated with this development would not exceed the City of San Diego CEQA screening level thresholds for ROG, NO_x, CO, oxides of sulfur (SO_x), PM₁₀ or PM_{2.5}. Therefore, the scenario's operational air quality impacts (including impacts related to criteria pollutants, sensitive receptors and violations of air quality standards) would be less than significant under CEQA.

Sensitive Receptors

The closest sensitive receptors to the project site are an apartment complex within about 200 feet; San Ysidro High School, approximately one-half mile southeast; and a home-based childcare facility within about 0.8 mile to the northwest of the project site. Due to the short-term construction duration and the limited construction emissions, there is very low potential for fugitive dust or Diesel Particulate Matter (DPM) due to construction activities to impact sensitive receptors. The scenario's total construction DPM emissions are not of a magnitude and duration that could create substantial concentrations or significant air toxic risks to the nearest sensitive receptors during construction. Compliance with the SDAPCD rules and regulations would reduce the fugitive dust emissions during construction and associated impacts to sensitive receptors. The operating emissions would be negligible and would not have the potential to impact sensitive receptors. Therefore, the development's construction and operation air pollutant emissions would not expose sensitive receptors to substantial pollutant concentrations and would result in a less than significant impact.

For new sensitive land uses that are sited within 500 feet of a freeway or urban roads with 100,000 or more vehicles per day, consideration is needed for the higher impacts that may occur near these freeways/roadways. The California Air Resources Board (CARB) provides guidance for strategies that can be implemented to reduce the exposure to air pollution near heavily traveled roadways (CARB 2017).

Since the risk at the multi-family buildings may exceed 10 in one million without reducing potential exposures, the Project would include design features, such as Minimum Efficiency Reporting Value 13 (MERV-13) filters that are required to comply with the 2019 Building Energy Efficiency Standards (CEC 2019). All units would be equipped with a heating, ventilation, and air conditioning (HVAC) unit with air filters capable of meeting MERV-13 or better. MERV-13 filters are capable of filtering particles ranging from 1.0 to 10.0 parts per million (ppm) in size by more than 90 percent (CARB 2017). With the provision of MERV-13 filters or better, the potential incremental increase in cancer risk would be expected to be reduced to below significant risk levels.

Construction of the project would involve the use of diesel-powered construction equipment. Diesel exhaust odors may be noticeable temporarily at adjacent properties; however, construction activities would be temporary and are not considered significant. The proposed future residential and commercial designations of the site would not include industrial or agricultural uses that are typically associated with objectionable odors. Therefore, impacts associated with objectionable odors would be less than significant.

As demonstrated above, neither the construction nor the operation of the project would result in substantial quantities of air contaminants being emitted beyond the boundaries of the premises. The proposed future residential and commercial designations of the site is in keeping with the land use designations of adjacent properties and would not add substantial quantities beyond the

existing land use quantities into the region. Therefore, impacts associated with air contaminant emissions beyond the boundaries of the premises would be less than significant.

Because the CPU PEIR concluded that emissions from future developments within the Community Plan area could not be adequately quantified, air quality impacts related to both construction and operational emissions would be significant and unmitigated. Thus, the CPU PEIR included a Mitigation Framework that would be required for future projects. However, because the proposed project does not exceed daily construction emissions thresholds, would not significantly impact air quality, does not propose construction of a facility that would emit toxic air contaminants or inappropriately locate an air quality-sensitive receptor, the mitigation measures presented in the OMCP would not apply.

Conclusion

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the CPU PEIR. The CPU PEIR identified Mitigation Framework AQ-1, AQ-2, AQ-3 and AQ-4. Project-related emissions would not exceed the SDAPCD and City of San Diego thresholds during either construction or operation. The project would not conflict with the SIP, AQMP, or RAQS, nor would it produce objectionable odors. No significant or adverse Air Quality impacts would occur with construction or operation of the proposed project. The project would be required to comply with SDAPCD guidelines during grading and ground-disturbing activities, reducing fugitive dust. Therefore, Mitigation Framework AQ-1, AQ-2, AQ-3 and AQ-4 are not applicable to the project. The project would not result in any new significant air quality impacts or a substantial increase in the severity of Air Quality impacts from those described in the CPU PEIR. No mitigation measures related to Air Quality would be required.

Biological Resources

CPU PEIR

Impacts to Biological Resources are addressed in Section 5.4 of the CPU PEIR.

Sensitive Plants, Animals, and Habitat

The CPU PEIR found that implementation of the OMCP has the potential to significantly impact sensitive plants and animals directly through the loss of habitat or indirectly by placing development adjacent to the MHPA. Specifically, impacts to Tier I, II, IIIA, and IIIB habitats were found to be significant. These sensitive habitats include: maritime succulent scrub, native grassland, Diegan coastal sage scrub, non- native grassland, riparian scrub, vernal pools, and basins with fairy shrimp. Impacts to wetlands and other jurisdictional water resources would also be significant. Impacts to 17 species of sensitive plants would be potentially significant. Impacts to coastal California gnatcatcher, Quino checkerspot butterfly, San Diego fairy shrimp, Riverside fairy shrimp, San Diego horned lizard, Belding's orange-throated whiptail, western burrowing owl, coastal cactus wren, northern harrier, Cooper's hawk, golden eagle, least Bell's vireo, and southern California rufous-crowned sparrow would be potentially significant.

The CPU PEIR concluded that future projects would be required to implement Mitigation Framework included in Mitigation Measure BIO-1 (and BIO-3), that requires site-specific biological surveys to

determine if sensitive species are present on site. Furthermore, Mitigation Framework BIO-1 states that if burrowing owls are identified on a future project then the project is required to conduct a habitat assessment. If burrowing owl habitat or signs are encountered on or within 150 meters of the project site, breeding season surveys shall be conducted. If occupancy is determined then site-specific avoidance and mitigation measures shall be developed. Implementation of the Mitigation Framework would reduce impacts to sensitive plants and animals to below a level of significance.

Migratory Wildlife

The CPU PEIR concluded that future development, including construction or extension of Community Plan Mobility Element roadways, utility lines, and/or temporary construction activities within the MHPA, has the potential to interfere with nesting, reduce foraging habitat, and obstruct wildlife movement as a result of noise, construction activities, habitat loss and/or fragmentation. The CPU PEIR concluded that any direct or indirect impacts to migratory wildlife nesting, foraging, and movement would be significant. THE CPU PEIR included Mitigation Measure BIO-2, which required future projects to prepare site-specific biological resources surveys for projects that may impact areas within the MHPA. Compliance with the OMCPU policies and development standards and regulation as well as Mitigation Framework BIO-2 would reduce impacts at the program-level to below a level of significance.

MSCP

The OMCP was found to be consistent with the vision for the Otay Mesa MHPA, as the open space network would remain intact and the OMCP incorporates policies for adhering to the Specific Management Directives. No significant impacts relating to MSCP consistency would occur.

The PEIR identified developments proposed adjacent to the MHPA could result in direct impacts to significant biological resources. To ensure avoidance or reduction of the potential MHPA impacts resulting from new development adjacent to the MHPA, future projects would be required to comply with Mitigation Framework LU-2 included in Section 5.1 (Land Use) of the CPU PEIR. This Mitigation Framework LU-2 reinforces compliance with the MHPA Land Use Adjacency Guidelines.

Invasive Plants

The PEIR identified future projects allowed under the OMCPU would potentially result in impacts associated with the introduction of invasive species into the MHPA. Mitigation Framework LU-2 requires that landscape plans for future projects not contain any exotic plant/invasive species and include an appropriate mix of native species that would be used adjacent to the MHPA. With the requirement that Mitigation Framework LU-2 be implemented at the project level, as applicable, the CPU PEIR found that potential impacts at the Community Plan level would be reduced to below a level of significance.

Wetlands

The CPU PEIR concluded that impacts to wetlands, vernal pools, and other jurisdictional water resources would be potentially significant and that future projects that cannot demonstrate compliance with CPIOZ Type A because impacts to wetlands/jurisdiction resources cannot be avoided shall be required to implement Mitigation Framework BIO-4. Mitigation Framework BIO-4 requires compliance with U.S. Army Corps of Engineers (USACE) Clean Water Act Section 404 requirements and special conditions, California Department of Fish and Wildlife (CDFW) Section 1602 Streambed Alteration Agreement requirements and special conditions, and the City of San

Diego ESL Regulation for minimizing impacts to wetlands. With implementation of Mitigation Framework BIO-4 by future projects, impacts would be less than significant.

Project

In accordance with CPU PEIR Mitigation Framework BIO-1, a *Biological Letter* was prepared by Alden Environmental, Inc. (Alden) (January 3, 2023) for the proposed project. A copy of that report can be found in Appendix B to this Addendum.

Alden surveyed the project site on August 29, 2021, to map existing vegetation communities, search for special status plant species, list plant and animal species observed or detected, and photograph the site. Special attention was paid to the area east of the project site that is within the MHPA. This portion is still considered MHPA and no action to remove or revise the boundary is included with this project (e.g., MHPA Boundary Line Correction). The original project did not identify impacts to the MHPA. The boundary of the MHPA in this location is to accommodate the Otay Mesa Road wildlife undercrossing. Community Plan Circulation Element roadways are considered a conditionally compatible use in the MHPA. Both Otay Mesa Road (Six-Lane Prime Arterial) and Corporate Center Drive (Four-Lane Collector) were identified as circulation element roadways in the OMCP at the time of the original project approval and grading for the VTM. The off-site sewer and water connections to the north would occur within the already developed Otay Mesa Road.

Sensitive Plants, Animals, and Habitat

The majority of project site is developed land (Tier IV) that is not sensitive habitat; however, there is 0.01 acre of sensitive Diegan coastal sage scrub habitat (Tier II) on the east side of the MHPA preserve fence. There is also a small amount of off-site development to the south, adjacent to State Route 905. This area supports roadway landscaping. The MHPA (as delineated by the existing preserve fences) is outside of the project footprint and would not be disturbed. The buffer distance between the project impact footprint and the freshwater marsh would be seven feet to the north and 130 feet to the south. The closest proposed built project feature would be the roundabout of the entry drive, which would be 21 feet from the freshwater marsh. Impacts include the permanent project development as well as temporary impacts associated with an approximately 10-foot wide construction buffer area and off-site sewer and water connections in Otay Mesa Road to the north. The adjacent coastal sage scrub and freshwater marsh communities to the east would be avoided and protected by observing the existing MHPA preserve area fencing. The adjacent coastal sage scrub and freshwater marsh communities would be avoided and protected by observing the existing MHPA preserve area fencing. As such, there would be no impact to sensitive vegetation communities and mitigation would not be required.

Sensitive plant species are those that are considered Federal, State, or California Native Plant Society (CNPS) rare, threatened, or endangered; MSCP Covered Species; or MSCP Narrow Endemic species. Narrow Endemic species are a subset of MSCP Covered Species. The project site has been graded and does not support any sensitive plant species. There would be no significant direct impacts to sensitive plant species. Mitigation would not be required.

Sensitive animal species are those that are considered Federal or State threatened or endangered; MSCP Covered Species; or MSCP Narrow Endemic species. No sensitive animal species were found on site as it is a graded site. The Federal listed as threatened coastal California gnatcatcher (CAGN;

Poliophtila californica californica) has been observed off-site within the Diegan coastal sage scrub habitat to the east. There would be no significant direct impacts to sensitive animal species.

There is a potential indirect noise impact to the CAGN during project construction. This impact would be avoided through conformance with the specific CAGN MHPA Land Use Adjacency Guidelines discussed above in Land Use (Mitigation Framework LU-2). With compliance with Mitigation Framework LU-2, the project would have no significant impact upon sensitive animal species.

Migratory Wildlife and Nesting Birds

All migratory bird species that are native to the U.S. or its territories are protected under the federal Migratory Bird Treaty Act (MBTA), as amended under the Migratory Bird Treaty Reform Act of 2004. The MBTA is intended to protect migratory birds but it does not mandate specific protections. Typically, protection of migratory birds through the MBTA is provided through restrictions on disturbance of active bird nests during the nesting season. In addition, the USFWS commonly places restrictions on disturbances allowed near active raptor nests. As a general/standard condition, the project must comply with the MBTA and impacts would be less than significant.

Vegetation has been removed from the site and there is no on-site vegetation with potential to support birds and their nests. While there is no suitable nesting habitat on-site, the off-site MHPA area to the east supports suitable nesting habitat for sensitive bird species, including the CAGN. The project site is graded; therefore, the project would not directly impact the nesting of birds the City considers sensitive. Indirect noise impacts to the CAGN, or other sensitive avian species that may be present in the MHPA off-site to the east, would be addressed through project compliance with the MHPA Land Use Adjacency Guideline for Noise discussed above under Land Use. Therefore, the project would not interfere with nesting, reduce foraging habitat, or obstruct wildlife movement as a result of noise, construction activities, habitat loss and/or fragmentation. Impacts would be less than significant.

MSCP

The project site is within the City's MSCP Subarea. The MSCP identifies areas to be preserved, known as the MHPA. The eastern portion of the project site is shown as within the City's MHPA mapping area; however, the portion of the MHPA within the project footprint represents a subsurface wildlife corridor connection via a culvert undercrossing and previously graded area as described under Section III, Environmental Setting. The off-site sewer and water connections in Otay Mesa Road to the north would have no impact to the MHPA. The sewer force main would require excavation work above the MHPA culvert; however, this would not conflict with the MHPA culvert and would not impact the undercrossing. The surface MHPA located east of the proposed project limits and is delineated by an existing chain link fence installed by the City and Caltrans. The project would not grade or remove sensitive habitats or otherwise directly impact covered species within the MHPA. As such, the project impact would be less than significant.

The City adopted the Vernal Pool Habitat Conservation Plan (VPHCP) in October 2017, after the CPU PEIR was certified therefore, the VPHCP was not addressed in the analysis provided in the CPU PEIR. The project site is not located in or adjacent to the CPHCP conservation area.

Wetlands

No potential Waters of the U.S., Waters of the State, and/or City Wetlands would be affected by the project, as none are present on-site. All work associated with the project would occur on top of the existing graded pad area.

The project site was graded in accordance with a previously approved Vesting Tentative Map for the Otay Mesa East project, and that project, like the proposed project, included a new private drive off Otay Mesa Road along the site's eastern boundary. The project would include the new private drive with surface parking beyond the gate in the south. Buffer distances between the current project impact footprint and the freshwater marsh would be seven feet in the north and 130 feet in the south. The closest built project feature would be the entry drive roundabout before the gate, which would be 21 feet from the freshwater marsh.

The off-site MHPA and the freshwater marsh wetland habitat therein would not be impacted by the project directly, and potential indirect effects would be addressed through project compliance with the MHPA Land Use Adjacency Guidelines as discussed above under Land Use (see Mitigation Framework LU-2). The buffer distances are considered adequate to protect the freshwater marsh because no sensitive plant or animal species have been reported in the freshwater marsh, and the project would comply with the MHPA Land Use Adjacency Guidelines to protect the MHPA from: 1) potential drainage issues; 2) potential issues with toxins; 3) significant night lighting impacts; 4) human intrusion by not affecting the preserve fencing barrier; and 5) the introduction of invasive species.

No impacts to potential Waters of the U.S., Waters of the State, and/or City Wetlands would occur because no such features occur on-site. As such, the project does not require agency permitting or City wetland deviation findings. Mitigation would not be required.

Conclusion

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the CPU PEIR relative to Biological Resources. The CPU PEIR included Mitigation Framework BIO-1, BIO-2, BIO-3, and BIO-4. In accordance with Mitigation Framework BIO-1 and BIO-3 a site-specific biological resources survey report was conducted for the project and the project was analyzed in accordance with CEQA Significant Thresholds. The project would not result in direct impacts on sensitive wildlife species and therefore Mitigation Framework BIO-2 does not apply to the project. Mitigation Framework BIO-4 does not apply to the project as the project would not result in any direct impacts to City, State or Federally regulated wetlands. Mitigation Framework LU-2 is being carried forward onto this project via a standard condition that requires compliance with the MHPA Land Use Adjacency Guidelines. The project is consistent with all CPU PEIR measures relevant to sensitive plant, animal species, migratory birds, the MSCP, and the MHPA. The project would not result in any new significant Biological Resource impacts or a substantial increase in the severity of Biological Resource impacts from those described in the CPU PEIR.

Historical Resources

CPU PEIR

The CPU PEIR evaluated impacts to historical resources in Section 5.5.

Prehistoric or Historical Impacts

The CPU PEIR found that due to the number and density of prehistoric and historical resources in the Community Plan area, future development has the potential to result in the loss of resources, which would be a significant impact at the program level. Impacts from future development on the built environment would occur at the project level. Any alteration, relocation, or demolition associated with future development that would affect historic buildings, structures, objects, landscapes, and sites would represent a potential significant impact to historical resources.

Given the presence of historical resources distributed throughout the Community Plan area, the CPU PEIR found that implementation of the OMCP has the potential to result in significant impacts to historical resources. The OMCP includes several policies aimed to reduce impacts to historical resources within the Community Plan area, as well as development regulations required for projects within areas covered by CPIOZ Type A that address archaeological resources. Additionally, implementation of the Mitigation Framework for Historical Archaeological Resources (Mitigation Framework HIST-1) and Historic Building, Structures, and Object (Mitigation Framework HIST-2) detailed in the CPU PEIR would reduce impacts associated with future development projects to below a level of significance. Mitigation Measure HIST-1 required that, prior to issuance of any permit for a future development project implemented in accordance with the OMCP area that could directly affect an archaeological resource, steps shall be taken to determine: (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources that may be impacted by a development activity. Sites may include, but are not limited to, residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socio-economic and ethnic backgrounds. Sites may also include resources associated with prehistoric Native American activities.

Mitigation Framework HIST-2 requires that the City determine historical significance of any future development that would directly or indirectly impact a building/structure in excess of 45 years. The evaluation of historical architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity.

Religious or Sacred Uses

The CPU PEIR concluded that Impacts on sacred or religious places could result during construction activities associated with implementation of the CPU. Impacts to known resources and those not yet found and formally recorded, could occur anywhere within the CPU. Future grading of original in situ soils could also expose buried historical archaeological resources and features including sacred sites. Potential impacts to historical resources associated with construction of future projects implemented in accordance with the CPU, would be considered significant. Future development implemented in accordance with the CPU and the supplemental development regulations for CPIOZ Type A (ministerial) would not be required to incorporate the Mitigation Framework measures and alternatives adopted in conjunction with the certification of this PEIR. However, for future development subject to review under CPIOZ Type B (discretionary), implementation of the Mitigation

Framework measures adopted in conjunction with the certification of this PEIR would be required as outlined in Mitigation Framework HIST-1. Therefore, the program-level impact related to religious or sacred uses would be reduced to below a level of significance.

Human Remains

Impact thresholds for human remains depend on whether sites or places containing human remains occur within the potential impact area of a project. Although Native American human remains have not been identified in the CPU area, there is a potential for human remains to be encountered during future construction activities associated with implementation of the CPU. All future development implemented in accordance with the CPU would be subject to the development review process to ensure compliance with Federal, State and local criteria for the appropriate treatment of human remains. Any impacts would therefore be considered significant. The discovery of human remains also demands that certain laws and protocols be followed before proceeding with any action that might disturb the remains further. If human remains are discovered, then the provisions set forth in California Public Resources Code Section 5097.98 and State Health and Safety Code Section 7050.5 would be implemented in consultation with the assigned Most Likely Descendant as identified by the NAHC. Impacts to known resources and those not yet found and formally recorded could occur anywhere within the CPU. Future grading of original in situ soils could also expose buried human remains. Potential impacts to historical resources associated with construction of projects implemented in accordance with CPU would be considered significant. Mitigation Framework HIST-1 would be required. Future development implemented in accordance with the CPU and the supplemental development regulations for CPIOZ Type A (ministerial) would not be required to incorporate the Mitigation Framework measures and alternatives adopted in conjunction with the certification of this PEIR. However, for future development subject to review under CPIOZ Type B (discretionary), implementation of the Mitigation Framework measures adopted in conjunction with the certification of this PEIR would be required as outlined in HIST-1 above. Therefore, the program-level impact related to human remains would be reduced to below a level of significance.

Project

Prehistoric or Historical Impacts

In accordance with the OMCP Mitigation Framework for Historical Archaeological Resources (Mitigation Framework HIST-1), a Cultural Resources Letter Report was prepared for the Otay Mesa East project MND that determined that the project site is situated within prehistoric site CA-SDI-6941 a lithic scatter site that contains artifact concentrations. When SR-905 was constructed, a Management Plan was prepared in lieu of testing sparse lithic scatters that was accepted by the City, Caltrans, and the SHPO. The Otay Mesa East project site was surveyed as part of the SR-905 project and no artifact or loci of site CA-SDI-6941 were identified within the project area. However, given the poor ground visibility during the SR-905 study and as a result of working with City staff, implementation of a monitoring program was required for the Otay Mesa East project.

The project site has been previously graded in accordance with a previously approved VT. The Geotechnical Investigation prepared by GEOCON, Inc. (December 29, 2017) for the project found that the project site is underlain by undocumented fill at a depth of three feet, topsoils at a depth of one to four feet, and Very Old Paralic Deposits. The project would involve approximately 2,193 cubic yards of cut at a depth of eight feet; some grading would occur within native material. Based on

these findings and the prior disturbance of the site, the project site is not likely to contain archaeological resources. However, because some grading would occur within native material, potential impacts to unknown subsurface archaeological resources could occur. Mitigation Framework HIST-1 would be required to reduce potential impacts to below a level of significance.

Religious or Sacred Uses

As stated above, the project site has been previously graded, and earthwork required for project construction would be unlikely to impact any religious or sacred uses. Impacts would be less than significant.

Human Remains

The project site has been previously graded and earthwork for project construction is not likely to disturb any human remains. Impacts would be less than significant.

Conclusion

The CPU PEIR included Mitigation Framework HIST-1 and HIST-2. The above initial determination satisfies the requirements of Mitigation Framework HIST-1 of the CPU PEIR. However, because the project would include grading into native materials Mitigation Framework HIST-1, which requires monitoring during grading activities, would be implemented as part of the project. Mitigation Framework HIST-2 related to historic buildings, structures and object and does not apply to the project as the project site is undeveloped and does not contain any buildings, structures, or objects.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the Otay Mesa CPU PEIR relative to Historic Resources. The project would not result in any new significant Historical Resources impacts or a substantial increase on the severity of impacts to Historical Resources from that described in the CPU PEIR.

Human Health/Public Safety/Hazardous Materials

CPU PEIR

The CPU PEIR evaluated human health relative to public safety and hazardous materials impacts in Section 5.6. Section 5.3, Air Quality of the CPU PEIR evaluated health risk associated with toxic air contaminants. (see discussion above in this Addendum under Air Quality). The CPU PEIR found that the OMCP would have significant impacts associated with wildfires, aircraft hazards, and hazardous sites and presented a Mitigation Framework, requiring Mitigation Measures HAZ-1, HAZ-2, and HAZ-3 to be implemented at the project level in order to reduce impacts to below a level of significance.

Health and Safety Hazards

Health Hazards

As indicated above, the PEIR discussed health hazards in several sections. Refer to those other discussions, as well as the below wildlife and airport discussions, for additional details.

Wildfire Hazards

The CPU PEIR found that future development projects that would implement the OMCP would have the potential to result in significant impacts related to wildland fires requiring implementation of Mitigation Framework HAZ-1 to reduce impacts related to wild land fires to below a level of significance. This mitigation framework measure requires future projects to incorporate sustainable development and other measures into site plans in accordance with the City's Brush Management Regulations, and Landscape Standards pursuant to General Plan and OMCP policies intended to reduce the risk of wildfires. In addition, the Mitigation Framework sets forth that future projects shall be reviewed for compliance with the 2010 California Fire Code, Section 145.0701 through 145.0711 of the LDC, and Chapter 7 of the California Building Code.

Aircraft Hazards

The CPU PEIR found that future development projects associated with the OMCP would have the potential to result in significant impacts related to airport operations at the Abelardo L. Rodriguez International Airport and Brown Field Municipal Airport and identified Mitigation Framework HAZ-2 to reduce impacts. Mitigation Framework HAZ-2 requires that the City inform project applicants for future development concerning the existence of the Part77 imaginary surfaces and Terminal Instrument Procedures and FAA requirements. The mitigation framework also requires the City to inform project applicants when proposed projects meet the Part 77 criteria for notification to the FAA as identified in City of San Diego Development Services Department Information Bulletin 520. It also prohibits the City from approving ministerial projects that require FAA notification without a FAA determination of "No Hazard to Air Navigation" for the project. Lastly, the mitigation framework states the City shall not recommend approval of subsequent development projects that require FAA notification without a FAA determination of "No Hazard to Air Navigation" for the project until the project can fulfill State and Airport Land Use Commission (ALUC) requirements. With implementation of Mitigation Framework HAZ-2, the PEIR identified potential future project aircraft hazards impacts would be reduced to below a level of significance.

Hazardous Substances

The CPU proposes new uses near existing industrial development or existing properties of environmental concern, as well as industrial and commercial land use designations that would allow certain business and industrial operations to generate, transport, or temporarily store hazardous waste within the vicinity of residential uses. Additionally, trucks serving local businesses would expose residents to hazards associated with the release of hazardous materials (i.e., spillage; accidents, and explosions) that would be transported through the CPU area. The designation of truck routes within the CPU area along with roadway improvements in conjunction with buildout of the circulation network would reduce the potential risk of exposure from hazardous materials to residents as a result of transporting hazardous materials. Implementation of the policies contained in the General Plan, CPU, and regulations imposed by Federal, State, and local agencies, including the Environmental Protection Agency (EPA), Resource Conservation and Recovery Act (RCRA), California Department of Health Services (DHS), County of San Diego Department of Environmental Health (DEH), and Caltrans, would reduce potential impacts to below a level of significance. Disclosure of adherence to the requirements outlined in the City's Municipal Code related to minimizing potential impacts from hazardous materials, as well as any regulations imposed by Federal, State and other local agencies would be required during the discretionary review process.

Hazardous Sites

The CPU PEIR identified that Community Plan area contained hazardous material sites pursuant to Government Code Section 65962.5 and that these sites, along with any unknown hazardous sites within the Community Plan area, would have potentially significant impacts on future development and land uses within the Community Plan area. The CPU PEIR identified Mitigation Framework HAZ-3 to reduce impacts, which requires the preparation of a Phase I Site Assessment prior to the approval of implementing development and to require that all on-site contamination be avoided or remediated in compliance with local, state, and federal regulations. The CPU PEIR concluded that with compliance to General Plan and OMCP policies and local, State, and Federal regulations, as well as implementation of Mitigation Framework HAZ-3, potential impacts associated with hazardous sites would be reduced to below a level of significance. Mitigation Framework HAZ-3 requires that a Phase I Site Assessment be completed in accordance with Federal, State, and local regulations for any property identified on a list compiled pursuant to Government Code Section 65962.5. Per the mitigation framework, the report shall include an existing condition survey, detailed project description, and specific measures proposed to preclude upset conditions (accidents) from occurring. If hazardous materials are identified, a Phase II risk assessment and remediation effort shall be conducted in conformance with federal, state, and local regulations per the mitigation framework. With compliance with regulations and Mitigation Framework HAZ-3, hazardous site impacts would be reduced to below a level of significance.

ProjectHealth and Safety HazardsHealth Hazards

Refer to the Air Quality analyses above, as well as the wildlife and airport, discussions below.

Wildfire Hazards

As discussed in the CPU PEIR and presented in Mitigation Framework HAZ-1, all future projects implemented in accordance with the OMCP shall be required to incorporate sustainable development and other measures into site plans in accordance with the City's Brush Management Regulations, Landscape Standards pursuant to General Plan, and OMCP policies intended to reduce the risk of wildfires.

The project site is directly bordered by Otay Mesa Road to the north and SR-905 to the south, as well as Emerald Crest Court to the west. Past these roadways, developed areas exist to the northwest and northeast. The project site's proximity to large areas of native vegetation in the undeveloped land to the south past SR-905 and north of the site past Otay Mesa Road could present wildland fires as a significant threat. The project includes a Landscape Plan that features a mix of climate-appropriate plants that are well adapted to the climate of San Diego, and also includes an irrigation system that conforms to the City of San Diego Landscape Ordinance and Land Development Manual Standards. The design of the irrigation system would provide adequate support for the vegetation to be added to the project site, reducing the potential for wildfires. In addition, the project would follow fire management policies, rules, and regulations established by the City of San Diego, County of San Diego Office of Emergency Services, and the California Department of Forestry and Fire Protection such as policies and regulations addressing wildfire evacuation and fire prevention.

Compliance with those policies, rules, and regulations would reduce the impacts related to exposure of people or structures to a significant risk of loss, injury, or death from wildland fires to less than significant. Impacts would be less than significant. No mitigation measures are required.

Aircraft Hazards

As discussed in Section 5.6.3 of the CPU PEIR, future projects developed in accordance with the OMCP have the potential to conflict with FAA requirements and result in a significant aircraft hazards impact. The project is located within AIA Review Area 2 and the FAA Part 77 Notification Area for Brown Field. In accordance with CPU PEIR Mitigation Framework HAZ-2, an FAA No Hazard notification request was processed for the project. The FAA concluded that the project poses no hazard to air navigation in a letter dated February 4, 2022 (included as Appendix C). Therefore, implementation of the project would not result in a safety hazard for people working in the project area. Impacts would be less than significant. No mitigation measures are required.

Hazardous Substances

Implementation of the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the project would involve the transport, use, and disposal of hazardous materials such as fuel, solvents, chemicals, and oils associated with operating construction equipment. Such transport, use, and disposal would be compliant with all applicable regulations and requirements. Although small amounts of fuel, solvents, chemicals, and oils would be transported, used, and disposed of during the construction phase, these materials are typically used in construction projects and would not represent the transport, use, and disposal of actively hazardous materials. In addition, the transport of the aforementioned materials would comply with all regulations and would not create a significant hazard to public health.

Hazardous Sites

In accordance with CPU PEIR Mitigation Framework HAZ-3, a Phase I Environmental Site Assessment (ESA) was prepared by GEOCON (January 31, 2020) for the project and is attached as Appendix D. The Phase I ESA searched Federal, State, and local databases regarding the use, storage, disposal, or release of hazardous substances and/or petroleum products for the site and surrounding area within one mile of the project site. The Phase I ESA identified no evidence of recognized environmental conditions (RECs) in connection with the project site except for previous agricultural use of the site. Past agricultural use of the site suggests that pesticides may have been used on-site and persistent pesticides and associated metals may be present in the soil on-site. Given the planned residential development of the site and the limited regulation of these materials during the period the site was used agriculturally, the potential for persistent pesticides and arsenic to be present in soil is considered a REC. Soil sampling and analysis was recommended to determine if a potential health risk for future site residents exists and if further action to mitigate that risk is warranted. A Phase II Environmental Site Assessment was prepared by GEOCON (February 6, 2020) to assess the potential presence of organochlorine pesticides (OCPs) and arsenic in the surface soil and aerially deposited lead around the northern boundary of the project site adjacent to Otay Mesa Road. The Phase II ESA found that OCPs, lead, and arsenic were detected in the soil samples; however, the level of concentration is below screening levels for residential soil and were determined to not be hazardous. In addition, the detected arsenic concentrations are within the range of naturally occurring concentrations for soil in California. These findings suggest that further investigations or corrective action to protect human health or the environment related to OCPs,

aerially deposited lead and arsenic at the project site is not warranted. Impacts associated with hazardous materials would be less than significant.

Conclusion

The CPU PEIR included Mitigation Framework HAZ-1, HAZ-2, and HAZ-3. The project would incorporate sustainable development and other measures into its site plans in accordance with the City's Brush Management Regulations, Landscape Standards pursuant to General Plan, and OMCP policies intended to reduce the risk of wildfires as required by Mitigation Framework HAZ-1. In addition, an FAA No Hazard Determination notification request was processed for the project in accordance with Mitigation Framework HAZ-2 and a Phase I ESA was prepared for the project in accordance with Mitigation Framework HAZ-3.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the CPU PEIR, relative to Human Health/Public Safety/Hazardous Materials. The project would not result in any new significant Human Health/Public Safety/Hazardous Materials impacts nor would a substantial increase in the severity of Human Health/Public Safety/Hazardous Materials impacts from that described in the CPU PEIR.

Hydrology/Water Quality

CPU PEIR

The CPU PEIR analyzed potential impacts to Hydrology and Water Quality in Section 5.7, Hydrology/Water Quality.

Runoff

The CPU PEIR found that buildout in accordance with the OMCP would result in an increase in impervious surfaces and associated increased runoff, and result in alterations to on- and off-site drainage. Therefore, implementation of the OMCP has the potential to result in significant direct and indirect impacts associated with runoff and alternations to on- and off-site drainage patterns.

Natural Drainage System

Buildout in accordance with the OMCP also has the potential to result in a substantial change to stream flow velocities and drainage patterns on downstream properties and could result in significant direct and indirect impacts to the natural drainage system.

Flow Alteration

Future development within the OMCP area could potentially impact the existing course and flow of flood waters, resulting in potentially significant impacts. Adherence to Federal, State, and local regulations would serve to reduce significant impacts to a degree but cannot guarantee that all future project-level impacts would be avoided or mitigated to below a level of significance. Therefore, impacts associated with Hydrology would be significant at the program-level. The CPU PEIR includes a Mitigation Framework (HYD/WQ-1) which, when implemented, would reduce impacts associated with Hydrology to below a level of significance. Mitigation Measure HYD/WQ-1 requires that project applicants demonstrate that future projects are sited and designed to minimize impacts on absorption rates, drainage patterns, and surface runoff rates and floodwaters in accordance with

current City and Regional Water Quality Control Board (RWQCB) regulations. Future design of projects shall incorporate all practicable measures in accordance with the RWQCB, the City Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC), and the LDC, and shall be based on the recommendations of a detailed hydraulic analysis.

Water Quality

The PEIR concluded future projects constructed during buildout of the CPU could result in potentially significant impacts to water quality. Pollutants of concern were identified for residential, commercial, industrial, and public facilities. In order to reduce potential impacts to water quality, a Mitigation Framework HYD/WQ-2 was identified. This Mitigation Framework HYD/WQ-2 requires that future projects be sited and designed to minimize impacts on receiving waters, in particular the discharge of identified pollutants to an already impaired water body. Prior to approval of any entitlements for any future project, the City shall ensure that any impacts on receiving waters shall be precluded and, if necessary, mitigated in accordance with the requirements of the City's Storm Water Runoff and Drainage Regulations (Chapter 14, Article 2, Division 2 of the LDC) and other appropriate agencies (e.g., RWQCB). To prevent erosion, siltation, and transport of urban pollutants, all future projects shall be designed to incorporate any applicable storm water improvement, both off- and on-site, in accordance with the City of San Diego Storm Water Standards Manual.

Project

The project is identified as a "priority" project; therefore, a *Storm Water Quality Management Plan* (SWQMP) was prepared by Hunsaker & Associates San Diego, Inc., dated January 18, 2022, as well as a *Drainage Study* (January 18, 2022), accordance with the CPU PEIR Mitigation Framework. These reports can be found as Appendix E and Appendix F, respectively.

Hydrology (Runoff, Natural Drainage System, and Flow Alteration)

The project site has been previously graded in accordance with VTM No. 138-1761 but is currently undeveloped and consists of two mass-graded pads with two built-in desilting basins. The runoff from the northern small pad (approximately 1.1 acres) flows from southwest into northeast of the pad where the small desilting basin is located. The basin then discharges into the existing storm drain system located in the northern part of the site, which then flows north across Otay Mesa Road and discharges to a canyon that flows toward the Otay River and eventually to the San Diego Bay. The runoff from the rest of the site mass-graded pad (approximately 10 acres) flows from northwest to southeast of the pad where the big desilting basin is located. The basin then drains in an easterly direction toward an existing canyon which conveys drainage south across the Mexico border to the Tijuana River and eventually to the Pacific Ocean.

Development of the project site includes the addition of storm drains, curb inlets, and cleanouts along the proposed on-site private roads and parking spaces to collect and convey the storm runoff to the north and east public storm drains. The project proposes two major drainage basins, which drain to major watersheds. Basin 100 drains in easterly direction toward an existing canyon, which conveys drainage south across the Mexico border to the Tijuana River and eventually to the Pacific Ocean, and Basin 200, which drains towards an existing storm drain system located in the northern part of the site, then flows north across Otay Mesa Road, and discharges to a canyon that flows toward the Otay River and eventually to the San Diego Bay.

The project's storm drain network would collect, convey, treat, and detain storm water runoff throughout the development area prior to discharging to each drainage basin's respective outfall. Development of the project would create more impervious surfaces than what exists in current conditions and would result in an increase in storm water runoff and potential urban pollutants typically associated with developed land uses. Therefore, the project would include a comprehensive storm water management design that would combine low impact design (LID), water quality pollutant control, detention/hydromodification management, and flood control design features. The detention of project flows would comply with requirements set forth in the City of San Diego Drainage Design Manual, dated January 2017, and Detention Criteria for Watersheds Tributary to the Mexico/U.S.A. border pursuant the City of San Diego Notice, dated August 7, 1987. The notice requires detention for the five-year, 10-year, 25-year, and 50-year storm events. Because the facilities for this development are sized to convey the 100-year storm event, 100-year detention would also be provided. Table 7, *Proposed Hydrological Conditions*, shows the peak flows for the five-, 10-, 25-, 50-, and 100-year storm events.

The "1987 NOTICE from Engineering and Development Department," which addresses drainage requirements for development in Otay Mesa, requires that all property in Otay Mesa that is within the water shed that drains into Mexico to provide storm water detention facilities so that there will be no increase in the rate of runoff due to development of the property. Detention facilities shall be designed so that the rate of runoff from the property will not be greater after development than it was before development for five-year, 10-year, 25-year, and 50-year storm event.

Table 7, *Proposed Hydrological Conditions*

Storm Event	Drainage Area (acres)	Proposed Condition			
		Time of Concertation (minutes)		Peak Flow Rate (CFS)	
Basin 100					
		Without Project Improvements	With Project Improvements	Without Project Improvements	With Project Improvements
100-year	14.3	11.92	23.67	34.31	17.96
50-year		12.39	24.65	32.45	15.94
25-year		12.09	23.69	29.59	13.77
10-year		12.67	25.19	25.12	10.43
5-year		12.46	24.80	21.59	6.26
Basin 200					
100-year	13	16.98	16.98	26.98	26.21

Source: Appendix F

The Basin 100 storm drain system would drain to the east, collect runoff from approximate 14 acres of the developed area, and convey it to the vault at the west border. The vault, which includes a detailed outlet structure, is proposed for detention and hydromodification purposes. The required water quality flow from Basin 100 would be routed to a modular wetland unit (MWS) to address the water quality requirements before connecting to a storm drain that conveys flows in an easterly direction toward a flow spreader located at the outfall designed to disperse flows and mimic historic drainage conditions. The storm drain outfall would be located outside of the designated MHPA boundary.

Basin 200 includes 0.65-acre that would drain to a biofiltration basin at the northern border of the site to address water quality and hydromodification requirements, and 1.81 acres from Otay Mesa

Road that drains to a curb inlet. The runoff captured by the inlet would be comingled with basin's discharge and flows from development west of the site and conveyed north via exiting 30-inch reinforced concrete pipe (RCP) that crosses Otay Mesa Road toward a canyon and flows to the Otay River and eventually to the San Diego Bay. Detention from Basin 200 would not be required, because this area would not discharge runoff south across the US/Mexico border.

The depth to perched groundwater at the project site was estimated to be over 50 feet.

Groundwater was not encountered in any explorations of the project site. Although the static groundwater is located at considerable depth, perched layers may exist or develop on top of impervious clay soil layers, particularly in close proximity to the drainage channels. Groundwater may be encountered during construction activities, but due to the lack of permanent near-surface groundwater, the project would not deplete groundwater supplies or interfere with groundwater recharge. Impacts would be less than significant. No mitigation measures are required.

The project site is not located within an identified flood hazards area or within a 100-year flood hazard area and is not subject to flooding. The proposed project would not increase existing flows and would not adversely impacting the existing downstream drainage facilities.

The project would not significantly alter the drainage pattern of the project site or area. There would be no changes to the existing drainage patterns or outlet locations. Runoff would be routed to onsite treatment BMPs to comply with San Diego Storm Water standards. The project would not result substantial erosion or siltation. While the project would increase storm water run-off from the site, it would not significantly alter the overall drainage pattern of the site or area in a manner that would result in substantial increase in the rate or amount of surface runoff. No impact would occur and no mitigation measures are required.

In accordance with Mitigation Measure HYD/WQ-1 of the CPU PEIR, the project has been designed to minimize impacts on absorption rates, drainage patterns, and surface runoff rates and floodwaters in accordance with City and RWQCB regulations and based off project-specific hydraulic analyses (refer to Appendices D and E of this Addendum).

Water Quality

According to the SWQMP, the project would implement biofiltration basins and source control best management practices (BMPs). Infiltration BMPs were deemed infeasible due to underlying soils, which are not conducive to infiltration practices. Bioretention BMPs were not selected due to the low infiltration potential of underlying soils. Biofiltration BMPs (Bioretention and underdrain) and an underground vault were selected as the most feasible solution to provide storm water pollutant control, hydromodification management, and detention of flows across a spectrum of return periods, including the two 10-year flows from hydromodification management measures, 25-year, 50-year, and 100-year storm events, prior to discharging to the historical outfall locations. One volume-based Modular Wetland Unit is proposed as a proprietary biofiltration BMP to treat the proposed mixed-use site. Another Modular Wetland unit is proposed as the proprietary biofiltration BMPs to treat the proposed public street on the eastern portion of the project.

The project would result in creating approximately 70 percent of the project site as impervious surfaces with buildings, roadways, and parking lots. Graded and disturbed areas would be re-vegetated and landscaped to minimize erosion. The post construction site would have minimal risks of erosion occurring given proper plant establishment, and transport of sediments downstream

would be significantly reduced by means of pretreatment and proposed on-site detention basins with no off-site discharge location. Adherence with the standards would preclude a cumulatively considerable contribution to erosion of siltation on- or off-site.

Development of the project site would result in an increase of storm water runoff. Due to the lack of infiltration on-site, biofiltration basins and an underground vault are proposed as the primary treatment to manage peak flows by storing storm water runoff and controlling release of flow. The site would utilize proprietary biofiltration devices to achieve compliance with the storm water standards.

The project would not result in any significant alteration of water quality or violate any water quality standards. No impact would result. To comply with current storm water regulations, bioretention BMPs would be implemented to control the anticipated increase in pollutant loads and peak runoff from the proposed development. No mitigation measures are required.

In accordance with the SDMC, the property owner would be required to enter into a Storm Water Management and Discharge Control Maintenance Agreement (Maintenance Agreement) for the installation and maintenance of permanent storm water BMPs prior to issuance of construction permits. The Maintenance Agreement is intended to ensure the establishment and maintenance of permanent storm water BMPs on-site as described in the SWQMP and shown on the Vesting Tentative Map. Additionally, the project would be required to adhere to all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.

In accordance with Mitigation Framework HYD/WQ-2 of the CPU PEIR, the project has been designed to minimize impacts on receiving waters, specifically the discharge of identified pollutants to an already impaired water body. In addition, the project was designed to incorporate any applicable storm water improvement, both off- and on-site, in accordance with the City of San Diego Storm Water Standards Manual.

Conclusion

The CPU PEIR included Mitigation Framework HYD/WQ-1 and HYD/WQ-2. In accordance with Mitigation Measure HYD/WQ-1 the project has been designed to minimize impacts on absorption rates, drainage patterns, and surface runoff rates and floodwaters. In accordance with Mitigation Framework HYD/WQ-2 of the CPU PEIR, the project has been designed to minimize impacts on receiving waters.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the CPU PEIR relative to Hydrology/Water Quality. Mitigation Measures HYD/WQ-1 and HYD/WQ-2 of the CPU PEIR would be completed as part of the project design. The project would not result in any new significant Hydrology/Water Quality impacts or a substantial increase in the severity of impacts to Hydrology/Water Quality from those described in the CPU PEIR.

Geology/Soils

CPU PEIR

Impacts to geology and from geologic hazards were analyzed in Section 5.8 of the CPU PEIR.

Geologic Hazards

The Community Plan area is located in a seismically active region of California; therefore, the potential exists for geologic hazards, such as earthquakes and ground failure. The CPU PEIR states that the Community Plan area is underlain by three surficial soils deposits and three geologic formations. The surficial soils include artificial fill (unmapped), topsoil/colluvium (unmapped), and alluvium. The geologic formations include Pleistocene Very Old Paralic Deposits (formerly the Lindavista Formation), Upper Pliocene San Diego Formation, and Pliocene Otay Formation.

The clay mudstone strata within the Very Old Paralic Deposits exhibits high to very high expansion potential. Unstable conditions relating to compressible soils, landslides, seismicity (faults), and expansive soils were found to be a potentially significant impact for future development. In order to ensure that impacts associated with geologic hazards are reduced to below a level of significance, the CPU PEIR Mitigation Framework required implementation of Mitigation Framework GEO-1.

Erosion

The CPU PEIR also found that, based on the steep nature of many of the hillsides and the generally poorly consolidated nature of the sedimentary materials and soils found throughout the Community Plan area, erosion would represent a potentially significant impact, particularly in conjunction with some portions of the San Diego Formation and in drainages and stream valleys.

In order to ensure that impacts associated with Geology and Soils are reduced to below a level of significance, the CPU PEIR Mitigation Framework required implementation of Mitigation Framework GEO-2. GEO-2 states that as a part of the future development permitting process, the City shall require individual project to adhere to the Grading Regulation and National Pollutant Discharge Elimination System (NPDES) permit requirements, as well as the California Building Code, to avoid or reduce erosion.

Project

A *Geotechnical Investigation Report* was prepared by GEOCON (December 29, 2017) for the proposed project. This report can be found as Appendix G to this Addendum.

Geologic Hazards

According to the site-specific geotechnical investigation, the site is not underlain by active or potentially active faults, nor does the site lie within an Alquist-Priolo Earthquake Fault Zone. The Newport-Inglewood/Rose Canyon Fault is the closest mapped active fault and is located approximately eight miles west of the site. Based on this information, the potential for ground rupture due to faulting at the site is considered low. However, the project would be required to comply with seismic requirements of the California Building Code (CBC), as well as utilize proper engineering design and standard construction practices, to be verified at the building permit stage,

in order to ensure that impacts to people or structures would be reduced to an acceptable level or risk.

The site is located in Geologic Hazard Category 53 on the San Diego Seismic Safety Maps. Category 53 is described as level or sloping terrain, unfavorable geologic structure, and variable slope stability. However, due to the relatively flat-lying topography on and nearby the subject site, the potential for landsliding is considered low. Due to the relatively high density of the underlying soils and the lack of permanent near-surface groundwater, the risk associated with liquefaction hazard at the site is low. The project site is located approximately eight miles east of the Pacific Ocean at an elevation of approximately 510 feet AMSL.

Highly expansive soils were observed within the borings and test pits preformed for the investigation. Grading would result in cuts and fills from existing grade of approximately two feet or less to construct the proposed sheet grades. Because of the limited depth of fills planned, grading would result in expansive clay soils near finish grade elevations. Therefore, the Geotechnical Investigation Report includes recommendations for select grading occur that would provide a three- to five-foot thick cap of low- to medium-expansive soil. To provide the select cap, one of three options would be used: (1) mine the underlying low to medium expansive Very Old Paralac Deposits to provide sufficient soil to cap the site; (2) perform lime treatment to reduce the expansive potential of the clayey soils; or (3) import select low-expansive soils to cap the site. Implementation of any of these options would remedy construction in areas of expansive soils. Impacts would be less than significant.

The project would be required to comply with seismic requirement of the CBC, as well as utilize proper engineering design and standard construction practices, to be verified at the building permit stage, in order to ensure that would reduce impacts to people or structures to an acceptable level of risk. No mitigation measures would be required.

Erosion

The project site is generally flat and does not contain any steep hillsides. The project would be designed with adequate site drainage to prevent erosion on-site. In addition, and in order to comply with Mitigation Framework GEO-2, the project would adhere to the Grading Regulation and NPDES permit requirements, as well as the CBC. This would preclude erosion on the project site. Impacts would be less than significant.

Conclusion

The CPU PEIR included Mitigation Framework GEO-1 and GEO-2. A project specific geotechnical report was prepared for the project in accordance with GEO-1 and the project would implement and adhere to the Grading Regulation and NPDES permit requirements in accordance with GEO-2.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the CPU PEIR, relative to Geology and Soils. The project would not result in any new significant geologic impacts or a substantial increase in the severity of Geology and Soils impacts from those described in the CPU PEIR.

Energy Conservation

CPU PEIR

The CPU PEIR analyzed energy conservation in Section 5.9 of the CPU PEIR. The CPU PEIR found that the OMCP would not result in the use of excessive amounts of fuel or other forms of energy use during the construction of future projects under the OMCP, and construction impacts would be less than significant. Implementation of the OMCP was not anticipated to result in a need for new electrical systems or require substantial alteration of existing utilities, which would create physical impacts. Based on the program-level analysis of the OMCP, State and local mandates for energy conservation and the energy reduction measures set forth in the OMCP policies, impacts associated with energy use would be less than significant. No mitigation measures are required.

Project

Energy usage during construction of the project would be short-term and not considered significant. The project includes a CPA and rezone to allow for residential development within a site planned for commercial use. However, development of the project would not result in any new or more severe impacts related to electric power or fuel consumption in comparison to what would be needed to accommodate the site if it was fully developed as a commercial property. Therefore, long-term operational impacts would not be considered significant.

The project would adhere to all State and local mandates for energy conservation, as well as the energy reduction measures set forth in the OMCP policies. These policies include incorporating energy saving technology in truck parking areas to reduce idling and the use of shading in development plans. The project's landscape plan includes tree-lined sidewalks and landscaped parkways on the perimeter of the site, as well as the internal parking area, to provide shade to minimize heat gain.

At a minimum, future projects implemented in accordance with the OMCP are required to meet the mandatory energy standards of the current California energy code (Title 24 Building Energy Standards of the California Public Resources Code). Some efficiencies associated with the Energy Standards under Title 24 include the building (HVAC mechanical system, water heating system, and lighting system). Within the Climate Change and Sustainability section of the OMCP's Conservation Element, a policy states that in order to reduce project-level GHG emissions to acceptable levels through project design, application of site-specific mitigation measures or adherence to standardized measures outlined in the City's adopted citywide Climate Action Plan (CAP) should take place. The project would be required to meet the mandatory energy standards of Title 24 Building Energy Standards of the California Public Resources Code and to comply with the energy conservation requirements of the CAP Consistency Checklist prepared for the project. The project would not result in excessive energy use during construction or operation and would not result in new or more severe impacts related to electrical power or fuel consumption. Impacts would be less than significant.

Conclusion

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the CPU PEIR, relative to Energy Conservation. The project would not result in any new significant Energy Conservation impacts or a substantial increase in the severity of impacts from those described in the CPU PEIR.

Noise

CPU PEIR

The CPU PEIR evaluated potential impacts from noise in Section 5.10.

Traffic Generated Noise

The CPU PEIR found that traffic-generated noise impacts based on future traffic volumes would result in potentially significant cumulative impacts due to the proximity of noise sensitive land uses in areas where exterior noise levels would exceed noise and land use compatibility standards established in the City's General Plan Noise Element. OMCP PEIR Figure 5.10-3, Future Traffic Noise Contours and Land Use for the Proposed CPU, shows noise levels at the perimeter of the site exceeding 75 community noise equivalent level (CNEL) and the interior of the site exceeding 70 CNEL from future traffic along SR-905 and Otay Mesa Road. The future uses assumed by the CPU PEIR at the site consisted of commercial, which is conditionally compatible with noise levels between 65 and 75 CNEL and incompatible with noise levels exceeding 75 CNEL per the General Plan Land Use Noise Compatibility Guidelines. The PEIR identified a potentially significant land use compatibility impact related to traffic noise, including for the project site. Future projects that would exceed the City's noise thresholds would be required to adhere to the Mitigation Framework included in the CPU PEIR, including Mitigation Measures NOI-1 that requires the preparation of a site-specific exterior noise analyses and NOI-2 that requires site specific interior noise analyses prior to building permit issuance.

Stationary Source Noise

Stationary noise from commercial and industrial uses located in proximity to noise sensitive uses were determined to be a potentially cumulative significant impact. While it was not anticipated that projects implemented under the OMCP would result in significant noise impacts, noise generation of future developments within the OMCP area could not be adequately quantified at the time the CPU PEIR was prepared. Therefore, future projects that would exceed the City's noise thresholds would be required to adhere to the Mitigation Framework included in the CPU PEIR, including Mitigation Framework NOI-3 that requires site-specific noise analyses of any on-site generated noise sources at property lines be conducted for future development projects.

Airport Noise

The CPU PEIR also evaluated the potential for noise impacts associated with existing residential uses located within the 60 and 65 CNEL contours for Brown Field and existing and future industrial uses located within the General Abelardo L. Rodríguez International Airport 70 CNEL contour. Residential and industrial land uses would be considered conditionally compatible their respective noise levels, as long as the uses meet the interior noise level standards. No new residential land uses are proposed within the Brown Field contours, thus no new impact on future residential uses are

anticipated with buildout of the OMCP. Additionally, noise levels would not exceed 70 CNEL at any nearby industrial uses. Based on the standard attenuation associated with commercial and industrial, exterior noise levels of 70 CNEL would be reduced to 40-45 CNEL within structures located within this zone. The PEIR shows that the project site would be located outside of the 60 CNEL airport noise contour. Therefore, impacts to future land uses would be less than significant.

Construction Noise

In addition, the CPU PEIR determined that any new construction in the Community Plan area would potentially generate short-term noise impacts to noise-sensitive land uses located adjacent to construction sites. The OMCP CPU EIR assumed the site would be developed with commercial uses adjacent to other commercial uses. Temporary noise impacts could have potentially significant impacts since some construction activities have the potential to generate noise in excess of 75 A-weighted decibel (dBA) equivalent continuous sound level (Leq). Therefore, the CPU PEIR includes that Mitigation Measure NOI-4 be implemented for construction activities. Mitigation Measure NOI-4 requires projects that exceed daily construction noise thresholds established by the City of San Diego to include best construction management practices to reduce construction noise levels to comply with standards established by the Municipal Code in Chapter 5, Article 9.5, Noise Abatement and Control; and that project applicants prepare and implement a Construction Noise Management Plan. Appropriate management practices shall be determined on a project-by-project basis and are to be specific to the location.

The MHPA Land Use Adjacency Guidelines in the MSCP Subarea Plan address noise impacts associated with industrial, commercial, mixed-use, or recreation uses that generate stationary noise adjacent to MHPA areas and are specifically detailed in Mitigation Framework LU-2 in Section 5.1 (Land Use) of the CPU PEIR. Additional construction-related noise measures are identified in Section 5.4, Biological Resources of the CPU PEIR. (See discussion above under *Land Use* and *Biological Resources*.)

Project

Consistent with CPU PEIR Mitigation Framework, a site-specific *Noise Analysis* was prepared for the project by dBF Associates, Inc. (March 25, 2022) and is included as Appendix N to this addendum. A summary of that analysis is provided below.

The project site is currently vacant. Noise sensitive land uses in the project area include the multi-family residences to the west and northwest. The primary existing noise source in the vicinity of the project is vehicular traffic on SR 905 and Otay Mesa Road.

Traffic Affecting the Project

The future noise environment would result from vehicular traffic on SR 905 and Otay Mesa Road. To determine the future noise levels from SR 905, the measured noise levels and simultaneous traffic counts were compared to the future projected traffic volumes. The future volume on Otay Mesa Road is projected to be 38,818 vehicles in the Horizon Year with Project Conditions scenario. Traffic Noise Model was used to estimate future noise levels from Otay Mesa Road. Arithmetic calculations were used to estimate future noise levels from SR 905. The future (year 2050) ADT volume on SR 905 is projected to be 126,900 vehicles. There are various common open space areas in the project: courtyards at Buildings 2 and 4; a pool/courtyard between Buildings 3 and 5; a bocce court, play

structure, and courtyard at Building 5; and a dog run east of Building 5. There would be a seven-foot-high sound wall at the north end of the courtyard between Buildings 3 and 5. Noise levels at the outdoor use areas would range from below 60 dBA CNEL in the courtyards to approximately 65 dBA CNEL at the dog run. The exterior noise threshold is 65 dBA CNEL based on City of San Diego Land Use – Noise Compatibility Guidelines. The impact of traffic noise affecting the outdoor use areas of the project site would be less than significant.

Because future exterior noise levels would exceed 60 dBA CNEL at some building façades, interior noise levels in habitable rooms could exceed the City of San Diego General Plan Noise Compatibility Guidelines and CBC Section 1206.4 requirement of 45 dBA CNEL in residences. To comply with this requirement, upgraded building façade elements (windows, walls, doors, and/or exterior wall assemblies) with Sound Transmission Class (STC) ratings of 35 or higher may be necessary. If the interior noise limit can be achieved only with the windows closed, the building design must include mechanical ventilation that meets CBC requirements. Implementation of these measures could ensure that interior noise levels would be 45 dBA CNEL or below in residences, and the project would comply with the City of San Diego General Plan Noise Compatibility Guidelines and the CBC Section 1206.4 requirement. At this time, building plans have not been developed. In order to ensure ultimate building plans provide compliance with the City of San Diego General Plan Noise Compatibility Guidelines and CBC Section 1206.4 requirement of 45 dBA CNEL in residences, the project would require implementation of Mitigation Framework NOI-2.

The project would generate an ADT volume of approximately 2,114 vehicles on Otay Mesa Road between Caliente Avenue and Emerald Crest Court (CR Associates 2022). The existing ADT volume on this roadway segment is 16,454 vehicles. The project would result in a traffic noise increase of approximately 0.5 dBA CNEL along this segment. The project would generate fewer absolute and relative trips along all other roadway segments. Per the City's CEQA Significance Determination Thresholds, an increase less than 3 dBA is not considered significant, and the project would only result in an increase in 0.5 dBA. Therefore, the impact of project-generated traffic noise would be less than significant.

Stationary Source Noise

The residential project buildings are expected to have rooftop HVAC units. It is anticipated that there would be one unit per residence, plus approximately 10 percent additional units for common areas. The commercial project building is expected to have two 10-ton rooftop HVAC units.

The project would produce operational noise levels up to approximately 46 dBA Leq at the property lines of the residences to the west, and approximately 39 dBA Leq at the northeast property line, toward the commercial land use. Per the Municipal Code Section 59.5.401, the most restrictive property line noise limit at the western property line is 47.5 dBA Leq, and the most restrictive property line noise limit at the northeastern property line is 52.5 dBA Leq. As the project noise generated would not exceed these thresholds, impacts would be less than significant.

The project would produce operational noise levels less than 60 dBA Leq in the coastal California gnatcatcher habitat in the MHPA within the property adjacent on the east. The project would be required to comply with the Land Use Adjacency Guidelines as a standard condition of approval. Impacts would be less than significant.

The operation of the commercial building HVAC units would produce noise levels up to approximately 49 dBA Leq at the nearest off-site residential lot line.

Overall, project operation would not exceed the property line sound levels at adjacent properties allowed by the City of San Diego Municipal Code or the Land Use Adjacency Guidelines. Project operation noise impacts would be less than significant.

Airport Noise

The project site is not within the any of the noise contours of the Brown Field Municipal Airport. Impacts due to airport noise would be less than significant.

Construction Noise

Construction of the project would generate a short-term temporary increase in noise in the project area. The increase in noise level would be primarily experienced close to the noise source. The magnitude of the impact would depend on the type of construction activity, noise level generated by various pieces of construction equipment, duration of the construction phase, acoustical shielding, and distance between the noise source and receiver. The project would implement conventional construction techniques and equipment. Standard equipment such as scrapers, graders, backhoes, loaders, tractors, cranes, and miscellaneous trucks would be used for construction of most project facilities. Sound levels of typical construction equipment range from approximately 65 to 95 dBA at 50 feet from the source.

The closest occupied residential properties are located adjacent to the project site on the west and northwest. Construction of the project would produce noise levels ranging from approximately 69 to 72 dBA Leq (12 hours) at the property lines of the residences. Construction of the project would adhere to the MSCP Land Use Adjacency Guidelines, including the 60 dB limit at coastal California gnatcatcher habitat within the MHPA, regarding noise specified in the project biological letter report (Alden Environmental, Inc. 2023). Land Use Adjacency Guidelines compliance would be a standard condition of approval. Construction would occur during the days and hours proscribed by the City of San Diego Municipal Code. Construction noise levels at residential property lines would not exceed the 75 dBA Leq (12 hour) sound level allowed by the City of San Diego Municipal Code. Project construction noise impacts would be less than significant.

Conclusion

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the CPU PEIR relative to Noise. The CPU PEIR identified Mitigation Framework NOI-1, NOI-2, NOI-3 and NOI-4. In accordance with NOI-1, NOI-2, and NOI-3 the project would provide a site-specific noise report and site-specific interior noise analysis. Mitigation Framework NOI-4 doesn't apply to the project as the project would not exceed daily construction noise thresholds. In addition to address noise impacts adjacent to the MHPA. Mitigation Framework LU-2 is being carried forward onto this project via a standard condition that requires compliance with the MHPA Land Use Adjacency Guidelines. The project would not result in any new significant Noise impacts or a substantial increase in the severity of impacts from those described in the CPU PEIR.

Paleontological Resources

CPU PEIR

Paleontological resources were analyzed in Section 5.11 of the CPU PEIR. The CPU PEIR found that the Community Plan area contains geologic formations considered to be of high (San Diego Formation, Otay Formation) and moderate (Very Old Paralac Deposits) sensitivity for fossils. Because human understanding of history is obtained, in part, through the discovery and analysis of paleontological resources, the excavation or grading of geologic formations, which could contain fossil remains, would result in a potentially significant impact.

Although grading information for future development within the Community Plan area could not be determined at the time of the analysis for the CPU PEIR, a “worst case” scenario was approximated. The “worst case” condition includes permanent disturbance (development and/or grading) of the entire Community Plan area with the exception of OMCP open space preserve acreage. Implementation of the OMCP has the potential to result in significant impacts to paleontological resources. Specifically, future projects implemented in accordance with the OMCP that would involve substantial grading within the San Diego and Otay formations and Very Old Paralac Deposits would result in the potential loss of significant fossil remains. Accordingly, as part of the Mitigation Framework contained in the CPU PEIR, implementation of Mitigation Measure PALEO-1 is required for future projects in order to reduce impacts associated with paleontological resources to below a level of significance for future development projects. Mitigation Measure PALEO-1 requires that the potential for impacts to paleontological resources be based on review of the project applications and whether the project is underlain by geologic formations where important paleontological resources could be encountered as a result of project grading. If construction of a project would occur within a formation with a moderate to high resource potential, monitoring during construction would be required.

Project

According to the Geotechnical investigation prepared by GEOCON (December 29, 2017), the project site is underlain by undocumented fill, topsoils, and Very Old Paralac Deposits (formerly mapped as Quaternary Terrace Deposits). The undocumented fill and topsoils have a zero-sensitivity rating and the Very Old Paralac Deposit has a moderate sensitivity rating.

The project's earthwork would result in 2,193 cubic yards of cut at a maximum depth of four feet and 65,467 cubic yards of fill at a maximum depth of two feet. These grading quantities are below the thresholds for moderate sensitivity ratings. However deep utility trenching and biofiltration grading could result in cuts up to 10 feet which meets the 10-foot and over 2,000 cubic yards of excavation thresholds for moderate sensitivity ratings. Therefore, paleontological monitoring would be required to reduce impacts to less than significant.

A Mitigation Monitoring and Reporting Program as detailed in Section VIII of the Addendum would be required. With implementation of the monitoring program, potential impacts on Paleontological Resources would be reduced to below a level of significance.

Conclusion

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the CPU PEIR relative to Paleontological Resources. The project would implement Mitigation Framework PALEO-1 and paleontological monitoring would be implemented. The project would not result in any new significant impacts or is there a substantial increase in the severity of impacts from that described in the CPU PEIR.

Transportation/Circulation

CPU PEIR

The CPU PEIR analyzed transportation/circulation impacts in Section 5.12.

Capacity

The CPU PEIR presented that a total of 24 roadway segments under the Horizon Year Plus Community Plan condition would be expected to operate at unacceptable level of service (LOS). Therefore, the OMCP would have a significant impact at all of these 24 roadway segment locations. Additionally, a total of 49 intersections would be expected to operate at unacceptable levels under the Horizon Year Plus Community Plan condition. Therefore, the OMCP would have a significant impact at all 49 of these intersections. Relative to freeway segments, with the planned and funded I-805 improvements, all I-805 freeway segments would be expected to operate at an acceptable LOS in the Horizon Year Plus Community Plan condition and, therefore, impacts would be less than significant. Five SR 905 freeway segments would be expected to operate at unacceptable levels in the Horizon Year Plus Community Plan condition. Thus, the OMCP impact at these five SR 905 freeway segments would be significant. Five SR 905 metered freeway on-ramps would be expected to experience delays over 15 minutes with downstream freeway operations at unacceptable levels in the Horizon Year Plus Community Plan condition. The OMCP impact at these five freeway metered on-ramps would be significant.

The OMCP Traffic Impact Analysis (TIA) identified additional potential improvement measures for roadway segments that would be significantly affected due to buildout under the OMCP; however, those improvements were not recommended as part of the OMCP and, therefore, were not included in the OMCP. The reasons for not recommending the improvements include various factors such as adjacency to ESL, existing development conflicts, and/or multi-modal and urban design context. Thus, impacts to the roadway segments are considered significant and unmitigated. At the project-level, partial mitigation may be possible in the form of transportation demand management measures that encourage carpooling and other alternate means of transportation. At the time future subsequent development projects are proposed, project-specific traffic analyses would contain detailed recommendations.

Similarly, even with future improvement to intersections that would be significantly affected with buildout of the OMCP, some intersections would continue to be significantly impacted. The OMCP TIA identified further potential improvement measures such as additional intersection turning movement lanes that were not recommended as part of the OMCP. The reasons for not recommending the improvements include considerations such as adjacency to ESL, routes to

schools, and multi-modal and urban design context, as detailed in the Findings and Statement of Overriding Considerations adopted with certification of the CPU PEIR.

The CPU EIR Mitigation Framework also included establishing OM-CPIOZ areas with CPIOZ A for projects that construct abutting streets to the classifications identified in the Mobility Element and generate less than 1,000 ADTs; and CPIOZ B for projects that do not meet the aforementioned CPIOZ A criteria (see Municipal Code Chapter 13, Article 2, Division 14). CPIOZ A projects can be processed ministerially while CPIOZ B projects would require a discretionary process. At the time future discretionary subsequent development projects are proposed, project-specific traffic analyses would contain detailed recommendations. All project-specific mitigation for direct impacts shall be implemented prior to the issuance of Certificate of Occupancy in order to provide mitigation at the time of impact. Nonetheless, to reduce impacts of the OMCP relative to Transportation and Circulation, the CPU PEIR requires that Mitigation Framework TRF-1 be implemented. Mitigation Framework TRF-1 requires that intersections be improved per the intersection lane designations identified in Figures 5.12-4a-g of the CPU PEIR.

Project

A Traffic Analysis Memorandum was prepared by CR Associates (July 27, 2022) for the project and is included as Appendix H.

According to the thresholds utilized in the CPU EIR, a project would cause a significant impact if the new project traffic degrades the operation of an existing intersection or decreases the operations on a surrounding roadway to an unacceptable LOS (i.e., E or F). In order to assess the potential for significant project impacts, the following roadway segments and intersections were analyzed as the project study area. Mainline freeway segments were not analyzed since the project is not anticipated to add more than 150 peak hour trips.

Roadway Segments

- Caliente Avenue, between Otay Mesa Road and SR 905 Westbound Ramps
- Caliente Avenue, between SR 905 Westbound Ramps and SR 905 Eastbound Ramps
- Caliente Avenue, between SR 905 Eastbound Ramps and Airway Road
- Otay Mesa Road, between Ocean Hills Parkway and Emerald Crest Court
- Otay Mesa Road, between Emerald Crest Court and Corporate Center Drive
- Otay Mesa Road, between Corporate Center Drive and Innovative Drive
- Otay Mesa Road, between Innovative Drive and Heritage Road

Intersections

1. Ocean View Hills Parkway/Caliente Avenue & Otay Mesa Road
2. Emerald Crest Court & Otay Mesa Road
3. Corporate Center Drive & Otay Mesa Road
4. Innovative Drive & Otay Mesa Road
5. Heritage Road & Otay Mesa Road
6. Caliente Avenue & SR 905 Westbound Ramps
7. Caliente Avenue & SR 905 Eastbound Ramps
8. Caliente Avenue & Airway Road

Additionally, the following facilities would be constructed by the project as part of the project frontage. These improvements would be completed and operational prior to first occupancy.

Roadway Segments

- Emerald Crest Court, between Otay Mesa Road and the southern property boundary – This segment of Emerald Crest Court has been constructed by Cal Terraces PA 61 with interim improvements as a 3-lane undivided roadway (two northbound lanes and one southbound lane). This segment serves as the project frontage and will be widened as a (60 ft on 80 ft) 4-lane undivided roadway (two northbound lanes and two southbound lanes).
- Corporate Center Drive, between Otay Mesa Road and the southern property boundary – This segment would be vacated via the Public Right-of-Way Vacation process, extended south of Otay Mesa Road, and would be constructed as a 3-lane undivided roadway (one northbound lane and two southbound lanes).

Intersections

- Emerald Crest Court & Otay Mesa Road – A traffic signal has been installed at this intersection by Cal Terraces PA 61. Intersection lane configurations by approach are as follows:
 - Northbound – Exclusive left-turn lane and shared through-right lane
 - Southbound – Exclusive left-turn lane and shared through-right lane
 - Eastbound – Exclusive left-turn lane, three through lanes, and exclusive right-turn lane
 - Westbound – Exclusive left-turn lane, three-through lanes, and exclusive right-turn lane

No changes to the existing lane configuration at this intersection is proposed with the construction of the project.

The project would restripe the existing Class II bike lane as a Class II bike lane with buffer in the eastbound direction between Emerald Crest Court and Corporate Center Drive. This intersection operates with protected left-turn phasing for all approaches.

- Corporate Center Drive & Otay Mesa Road – The project would construct the south leg at existing signalized intersection with a left-through-right lane configuration in the northbound direction. Additionally, the project would add in an exclusive right-turn lane in the eastbound direction for traffic entering the project site. Due to uneven intersection lane configuration (south leg would be constructed to align with the north leg), this intersection would operate with split phasing in the northbound and southbound directions.

Project trip generation estimates were derived utilizing the trip generation rates outlined in the City of San Diego Land Development Code – Trip Generation Manual, May 2003. Table 8, *BDM Mixed Use-Trip Generation*, shows the project's expected trip generation. As shown in Table 8, the project would be expected to generate a total of 2,820 weekday daily trips, including 215 (46 in/169 out) AM peak hour trips and 255 (174 in/81 out) PM peak hour trips.

Table 8, BDM Mixed Use – Trip Generation

Land Use	Units	Trip Rate	ADT	AM Peak Hour					PM Peak Hour				
				%	Trips	Split	In	Out	%	Trips	Split	In	Out
Commercial	6,000 SF	40/KSF	240	3%	8	6:4	5	3	9%	22	5:5	11	11
Multi-family	430 DU	6/DU	2,580	8%	207	2:8	41	166	9%	233	7:3	163	70
Total			2,820		215		46	169		255		174	81

Source: Appendix H and City of San Diego Land Development Code – Trip Generation Manual, May 2003

Notes: SF=Square Feet KSF= 1,000 Square Feet DU= Dwelling Unit

Existing with Project Conditions

Under existing with project conditions, all study roadway segments would continue to operate at LOS B or better within the study area. No roadway segments are anticipated to be significantly impacted by the project. All study area intersections are expected to operate at LOS D or better during both the AM and PM peak hours.

Table 9, Roadway Segment LOS Existing with Project Conditions

Roadway	Segment	Functional Classification	Capacity (LOS E)	ADT	V/C	LOS	V/C w/o Project	LOS w/o Project	$\Delta V/C$	SI?
Caliente Ave	Otay Mesa Rd to SR-905 WB Ramps	5-Lane Prime Arterial	50,000	22,531	0.451	B	0.419	B	0.032	N
Caliente Ave	SR-905 WB Ramps to SR-905 EB Ramps	5-Lane Prime Arterial	50,000	15,191	0.304	A	0.286	A	0.018	N
Caliente Ave	SR-905 EB Ramps to Airway Rd	5-Lane Prime Arterial	50,000	8,173	0.163	A	0.159	A	0.004	N
Otay Mesa Rd	Ocean View Hills Pkwy to Emerald Crest Ct	6-Lane Prime Arterial	60,000	18,512	0.309	A	0.274	A	0.035	N
Otay Mesa Rd	Emerald Crest Ct to Corporate Center Dr	6-Lane Prime Arterial	60,000	17,083	0.285	A	0.264	A	0.021	N
Otay Mesa Rd	Corporate Center Dr to Innovative Dr	6-Lane Prime Arterial	60,000	13,003	0.217	A	0.205	A	0.012	N
Otay Mesa Rd	Innovative Dr to Heritage Rd	6-Lane Prime Arterial	60,000	13,526	0.225	A	0.215	A	0.010	N

Source: Appendix A.

Notes: V/C= Volume to Capacity Ratio

SI?= Significant Impact?

Table 10, Intersection LOS Existing with Project Conditions

#	Intersection	Control Type	AM Peak Hour		PM Peak Hour		Delay w/o Project (sec) AM/PM	LOS w/o Project AM/PM	Change in Delay (sec) AM/PM	SI?
			Avg. Delay (sec)	LOS	Avg. Delay (sec)	LOS				
1	Ocean View Hills Pkwy/Caliente Ave & Otay Mesa Rd	Signal	16.5	B	27.9	C	14.9/25.9	B/C	1.6/2.0	N
2	Emerald Crest Ct & Otay Mesa Rd	Signal	10.4	B	9.2	A	5.3/4.9	A/A	5.1/4.3	N
3	Corporate Center Dr & Otay Mesa Rd	Signal	16.2	B	15.9	B	5.6/5.5	A/A	10.6/10.4	N
4	Innovative Dr & Otay Mesa Rd	Signal	8.6	A	27.6	C	8.8/27.3	A/C	-0.2/0.3	N
5	Heritage Rd & Otay Mesa Rd	Signal	18.4	B	21.6	C	18.7/20.0	B/B	-0.3/1.6	N
6	Caliente Ave & SR-905 WB Ramps	Signal	14.9	B	54.6	D	12.1/54.4	B/D	2.8/0.2	N
7	Caliente Ave & SR-905 EB Ramps	Signal	24.6	C	40.3	D	23.9/34.3	C/C	0.7/6.0	N
8	Caliente Ave & Airway Rd	Signal	35.8	D	39.3	D	34.5/39.1	D/D	1.3/0.2	N

Source: Appendix H.

Notes: BOLD letter indicates substandard LOS.

SI? = Significant Impact?

Near-Term Year (Opening Day) 2027 with Project Conditions

Near-Term Year (Opening Day) 2027 with project traffic volumes were derived by combining the Near-Term Year (Opening Day) 2027 traffic volumes and the project trip assignment volumes. All study area roadway segments are projected to operate at LOS C or better with implementation of the project.

The project study area intersections are projected to operate at LOS D or better during both the AM and PM peak hour, with the implementation of the project, except for the following five intersections²:

1. Ocean View Hills Parkway / Caliente Avenue & Otay Mesa Road – LOS F during both the AM and PM peak hours. The trips associated with the project would increase the delay at this intersection by 0.3 seconds in the AM peak hour and 0.5 seconds in the PM peak hour, which does not surpasses the one-second threshold for intersections operating at LOS F. Therefore, this intersection is not anticipated to be significantly impacted by the project.
5. Heritage Road & Otay Mesa Road – LOS E during both the AM and PM peak hours; The trips associated with the project would increase delay at this intersection by 1.0 seconds in the AM peak hour and 0.8 seconds in the PM peak hour, which does not surpass the two-second threshold for intersections operating at LOS E. Therefore, this intersection is not anticipated to be significantly impacted by the project.

² Intersection numbers correspond to intersections included in the list of “Intersections” above.

6. Caliente Avenue & SR-905 westbound ramps – LOS F during the PM peak hour. The trips associated with the project would increase delay at this intersection by 0.4 seconds in the PM peak hour, which does not surpass the one-second significant impact threshold for intersections operating at LOS F. Therefore, this intersection is not anticipated to be significantly impacted by the project.
7. Caliente Avenue & SR 905 eastbound ramps – LOS F during both the AM and PM peak hours. The trips associated with the project would increase delay at this intersection by 0.3 seconds in the AM peak hour and 0.8 second in the PM peak hour, which does not surpass one-second significant impact threshold for intersections operating at LOS F. Therefore, this intersection is not anticipated to be significantly impacted by the project.
8. Caliente Avenue & Airway Road – LOS F during both the AM and PM peak hours. The trips associated with the project would increase delay at this intersection by 0.7 seconds in the AM peak hour and 0.7 seconds in the PM peak hour, which does not surpass the one-second significant threshold for intersections operating at LOS F. Therefore, this intersection is not anticipated to be significantly impacted by the project.

Table 11, Roadway Segment LOS Near-Term Year (Opening Day) 2027 with Project Conditions

Roadway	Segment	Functional Classification	Capacity (LOS E)	ADT	V/C	LOS	V/C w/o Project	LOS w/o Project	$\Delta V/C$	SI?
Caliente Ave	Otay Mesa Rd to SR-905 WB Ramps	5-Lane Prime Arterial	50,000	33,530	0.671	C	0.639	C	0.032	N
Caliente Ave	SR-905 WB Ramps to SR-905 EB Ramps	5-Lane Prime Arterial	50,000	26,083	0.522	B	0.504	B	0.018	N
Caliente Ave	SR-905 EB Ramps to Airway Rd	5-Lane Prime Arterial	50,000	18,676	0.374	A	0.369	A	0.005	N
Otay Mesa Rd	Ocean View Hills Pkwy to Emerald Crest Ct	6-Lane Prime Arterial	60,000	34,638	0.577	B	0.543	B	0.034	N
Otay Mesa Rd	Emerald Crest Ct to Corporate Center Dr	6-Lane Prime Arterial	60,000	29,418	0.490	B	0.470	B	0.020	N
Otay Mesa Rd	Corporate Center Dr to Innovative Dr	6-Lane Prime Arterial	60,000	25,306	0.422	B	0.411	A	0.011	N
Otay Mesa Rd	Innovative Dr to Heritage Rd	6-Lane Prime Arterial	60,000	25,842	0.431	B	0.420	B	0.010	N

Source: Appendix H.

Notes: V/C= Volume to Capacity Ratio

SI?= Significant Impact?

Table 12, Intersection LOS Near-Term Year (Opening Day) 2027 with Project Conditions

#	Intersection	Control Type	AM Peak Hour		PM Peak Hour		Delay w/o Project (sec) AM/PM	LOS w/o Project AM/PM	Change in Delay (sec) AM/PM	SI?
			Avg. Delay (sec)	LOS	Avg. Delay (sec)	LOS				
1	Ocean View Hills Pkwy/Caliente Ave & Otay Mesa Rd	Signal	118.9	F	112.0	F	118.6/111.5	F/F	0.3/0.5	N
2	Emerald Crest Ct & Otay Mesa Rd	Signal	18.7	B	18.5	B	14.2/18.3	B/B	4.5/0.2	N
3	Corporate Center Dr & Otay Mesa Rd	Signal	20.2	C	17.6	B	5.0/5.1	A/A	15.2/12.5	N
4	Innovative Dr & Otay Mesa Rd	Signal	8.9	A	25.1	C	8.9/22.9	A/C	0.0/2.2	N
5	Heritage Rd & Otay Mesa Rd	Signal	63.7	E	68.3	E	62.7/67.5	E/E	1.0/0.8	N
6	Caliente Ave & SR-905 WB Ramps	Signal	42.8	D	216.4	F	35.2/216.0	D/ F	7.6/0.4	N
7	Caliente Ave & SR-905 EB Ramps	Signal	102.4	F	137.1	F	102.1/136.3	F/F	0.3/0.8	N
8	Caliente Ave & Airway Rd	Signal	86.0	F	210.7	F	85.3/210.0	F/F	0.7/0.7	N

Source: Appendix H.

Notes: **BOLD** letter indicates substandard LOS.

SI? = Significant Impact?

Horizon Year 2062 with Project Conditions

The traffic volumes in the Horizon Year 2062 scenarios are different than those identified in the OMCPU EIR because of a difference in methodology. The traffic volumes analyzed in the OMCPU EIR employed a different model (SANDAG Series 11) and assumed buildout of the community whereas the traffic volumes for the analysis of the project were developed using the forecasted volumes found in the SANDAG Series 14 model.

Under Horizon Year with project conditions all project study area roadway segments are projected to operate at LOS C or better with implementation of the project. Therefore, no roadway segments are anticipated to be significantly impacted by the project.

Project study area intersections are projected to operate at LOS D or better during both the AM and PM peak hour, with the implementation of the project, except for the following five intersections:

1. Ocean View Hills Parkway / Caliente Avenue & Otay Mesa Road – LOS E during both the AM and PM peak hours. The trips associated with the project would increase delay at this intersection by 0.4 seconds in the AM peak hour and 0.8 seconds in the PM peak hour, which does not surpass the two-second significant impact threshold for intersections operating at LOS E. Therefore, this intersection is not anticipated to be significantly impacted by the project.
5. Heritage Road & Otay Mesa Road – LOS E during both the AM and PM peak hours. The trips associated with the project would increase delay at this intersection by 1.0 seconds in the AM peak hour and 0.9 seconds in the PM peak hour, which does not surpass the two-second

threshold for intersections operating at LOS E. Therefore, this intersection is not anticipated to be significantly impacted by the project.

6. Caliente Avenue & SR 905 westbound ramps – LOS F during the PM peak hour. The trips associated with the project would increase delay at this intersection by 0.8 seconds in the PM peak hour, which does not surpass the one-second significant impact threshold for intersections operating at LOS F. Therefore, this intersection is not anticipated to be significantly impacted by the project.
7. Caliente Avenue & SR 905 eastbound ramps – LOS F during the AM peak hour and LOS E during the PM peak hour. The trips associated with the project would increase delay at this intersection by 0.5 seconds in the AM peak hour and 0.4 seconds in the PM peak hour, which do not surpass the one-second and two-second significant impact threshold for intersections operating at LOS F and LOS E, respectively. Therefore, this intersection is not anticipated to be significantly impacted by the project.
8. Caliente Avenue & Airway Road – LOS E during the PM peak hour. The trips associated with the project would increase delay at this intersection by 0.8 seconds in the PM peak hour, which does not surpass the two-second significant impact threshold for intersections operating at LOS E. Therefore, this intersection is not anticipated to be significantly impacted by the project.

Table 13, Roadway Segment LOS Horizon Year 2062 with Project Conditions

Roadway	Segment	Functional Classification	Capacity (LOS E)	ADT	V/C	LOS	V/C w/o Project	LOS w/o Project	$\Delta V/C$	SI?
Caliente Ave	Otay Mesa Rd to SR-905 WB Ramps	5-Lane Prime Arterial	50,000	35,210	0.704	C	0.673	C	0.031	N
Caliente Ave	SR-905 WB Ramps to SR-905 EB Ramps	5-Lane Prime Arterial	50,000	34,863	0.697	C	0.679	C	0.018	N
Caliente Ave	SR-905 EB Ramps to Airway Rd	5-Lane Prime Arterial	50,000	34,836	0.697	C	0.692	C	0.005	N
Otay Mesa Rd	Ocean View Hills Pkwy to Emerald Crest Ct	6-Lane Prime Arterial	60,000	39,038	0.651	C	0.616	C	0.035	N
Otay Mesa Rd	Emerald Crest Ct to Corporate Center Dr	6-Lane Prime Arterial	60,000	38,818	0.647	C	0.627	C	0.020	N
Otay Mesa Rd	Corporate Center Dr to Innovative Dr	6-Lane Prime Arterial	60,000	29,616	0.494	B	0.482	B	0.012	N
Otay Mesa Rd	Innovative Dr to Heritage Rd	6-Lane Prime Arterial	60,000	27,262	0.454	B	0.444	B	0.010	N

Source: Appendix H.

Notes: V/C= Volume to Capacity Ratio

SI?= Significant Impact?

Table 14, Intersection LOS Horizon Year 2062 with Project Conditions

#	Intersection	Control Type	AM Peak Hour		PM Peak Hour		Delay w/o Project (sec) AM/PM	LOS w/o Project AM/PM	Change in Delay (sec) AM/PM	SI?
			Avg. Delay (sec)	LOS	Avg. Delay (sec)	LOS				
1	Ocean View Hills Pkwy/Caliente Ave & Otay Mesa Rd	Signal	79.0	E	73.7	E	78.6/72.9	E/E	0.4/0.8	N
2	Emerald Crest Ct & Otay Mesa Rd	Signal	16.9	B	22.6	C	14.3/20.3	B/C	2.6/2.3	N
3	Corporate Center Dr & Otay Mesa Rd	Signal	21.1	C	17.7	B	5.2/5.3	A/A	15.9/12.4	N
4	Innovative Dr & Otay Mesa Rd	Signal	15.3	B	16.7	B	15.3/16.4	B/B	0.0/0.3	N
5	Heritage Rd & Otay Mesa Rd	Signal	57.2	E	69.0	E	56.2/68.1	E/E	1.0/0.9	N
6	Caliente Ave & SR-905 WB Ramps	Signal	40.8	D	233.5	F	34.8/232.7	C/F	6.0/0.8	N
7	Caliente Ave & SR-905 EB Ramps	Signal	81.6	F	70.3	E	81.1/69.9	F/E	0.5/0.4	N
8	Caliente Ave & Airway Rd	Signal	50.6	D	72.1	E	49.7/71.3	D/E	0.9/0.8	N

Notes: **BOLD** letter indicates substandard LOS.

Source: Appendix H.

SI? = Significant Impact?

Queue Analysis

A queue analysis was conducted at gates providing access to the project parking lots, the intersections immediately fronting the project, and freeway off-ramps where project trips are added. Queue analysis is used to determine if queues could form at parking lot gates or on the project's fronting roadway that would impede driveway operations or if the queue would spill back onto the freeway main line. The vehicle queues at the proposed gated entrances and for turning movements are expected to fit within available/proposed storage with implementation of the project.

No significant impacts were identified by the project specific Traffic Analysis Memorandum. There would be no new impacts and no new mitigation would be required.

Conclusion

The CPU PEIR identified Mitigation Framework TRF-1 which requires that intersections be improved per the intersection lane designations identified in Figures 5.12-4a-g of the CPU PEIR. The project would not affect any of these intersections and TRF-1 does not apply to the project. No project specific mitigations are required at these locations.

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the CPU PEIR, relative to Transportation/Circulation. The project would not result in any new significant impacts nor a substantial increase in the severity of impacts from that described in the CPU PEIR.

Public Services

CPU PEIR

The CPU PEIR analyzed impacts to public services in Section 5.13. Public services are those functions that serve residents on a communitywide basis. The CPU PEIR found that buildout of the OMCP would increase demand for all public services—including fire and police protection, schools, parks and recreation, and libraries—which would in turn result in the need for new public facilities. The construction and operation of these facilities would occur within the footprint of the Community Plan area (although a future library site has not yet been identified). These facilities would be subject to numerous development regulations within the City, including policies within the General Plan and OMCP and subject to environmental review as design plans are available. The individual school districts are responsible for planning, siting, building, and operating schools in their responsible districts within the Community Plan area. Impacts to public service would be less than significant. No mitigation measures were required.

Project

The project proposes 430 multi-family dwelling units and 6,000 square feet of commercial space and would result in additional residents within the Community Plan area. The project would add residential uses in an area designated Community Commercial - Residential Prohibited in the OMCP. This would result in an increase in population beyond that anticipated by the OMCP. The demand for fire protection would be increased; however, the project would comply with all applicable City regulations and applicable fire codes. The project site is within the service area for the San Diego Fire-Rescue Department (SDFD) which includes Fire Station Number (No.) 43, located on the eastern end of Brown Field at 1590 La Media Road, serves the eastern portion of the plan area. As of 2011, the western portion of the community, north of I-905, is served by Fire Station No. 6, located in the adjacent Otay Mesa-Nestor community planning area. The remaining portion of the OMCP area, south of I-905, is served by Fire Station No. 29, located in the San Ysidro community planning area. In addition, the OMCP identifies the planned construction of Fire Station No. 49, which would provide emergency response coverage to the west end of the community. This Fire Station No. 49 is included in the Otay Mesa Public Facilities Financing Plan (City of San Diego 2014). The project could result in an increase in service calls, due to the development of a vacant site and an increase in the population beyond that anticipated by the OMCP. However, no new facilities or improvements to existing facilities would be required. No new or expanded facilities would be required as a result of the project and impacts would be less than significant.

The project site is within the service area for Beat 713 of the San Diego Police Department's (SDPD) Southern Division. The project would introduce new residents at the project site and the Community Plan area beyond what was anticipated in the OMCP. The project could result in an increase in service call however no new facilities or improvements to existing facilities would be required as a result of the project. As shown in the CPU PEIR, the response times for Beat 713 exceed the citywide average and the department's goals for all calls except for Priority Four (parking complaints or lost and found reports). Under the OMCP, the project site was zoned for commercial development and would be serviced by the SDPD. Therefore, development of the project site with commercial and residential uses would not require the provision of new police service facilities.

The project site is within the Sweetwater Union High School District (SUHSD) and the San Ysidro School District (SYSD). Correspondence received from both the SUHSD and SYSD are included as Appendix J. The CPU PEIR cited a student generation rate for multi-family residential of 0.5424 for SYSD and 0.1171 for SUHSD. Using these rates and the anticipated buildout of 430 multi-family units, the project would generate approximately 233 additional students for SYSD and 50 additional students for SUHSD beyond that anticipated in the OMCP. As stated in the CPU PEIR, the individual school districts are responsible for planning, siting, building, and operating schools in their responsible districts within the Community Plan area. When additional demand warrants, the provision of school facilities is the responsibility of the SYSD and SUHSD. Senate Bill (SB) 50 identifies the development fee and mitigation procedures for school facilities. SB 50 limits the mitigation that may be required to the scope of the review of any future project's impacts to schools, and the findings for school impacts. Payment of the statutory fees by future projects consistent with the OMCP would constitute full and complete mitigation. Thus, the payment of statutory fees SYSD and SUHSD and adherence to the policies contained in the OMCP would reduce impacts related to the provision of new educational facilities to less than significant. Therefore, impacts associated with the construction of future school facilities would be less than significant.

Full buildout of the project would contain 430 multi-family units and using the SANDAG persons per household rate of 3.39 for Otay Mesa, generate a population of 1,458 residents. The additional residents from the project would require approximately 4.08 acres of park area. The increase in demand for recreational facilities associated with the project is not considered substantial relative to the community as a whole, and the project alone would not require provision of additional park land or the construction of additional recreational facilities. The project would include 12,524 square feet of artificial turf recreational areas, as well as a dog run, pool, play structure, and social recreational amenities, such as a bocce court. These amenity areas would provide recreational opportunities for the project's residents. No new or expanded recreational facilities would be required to service the project. Therefore, the project would have a less than significant impact on parks and recreational facilities.

The Otay Mesa-Nestor Library serves the need for both the Otay-Nestor and the Otay Mesa communities. In addition, the San Ysidro Library, located outside the Community Plan area, is also available for the residents of the Otay Mesa community. The CPU PEIR states that a new library facility would be provided within the Otay Mesa community as the community further develops. The project is expected to generate 1,458 new residents. This population increase would not impact the existing library facilities nor would additional or expanded library facilities be required. The existing branches could adequately serve the increase in residents from the project. Impacts would be less than significant.

Conclusion

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the CPU PEIR relative to Public Services. The project would not result in any new significant impacts or a substantial increase in the severity of impacts from that described in the CPU PEIR.

Public Utilities

CPU PEIR

The CPU PEIR evaluated impacts to utilities in Section 5.14. Utility services that were addressed include water, wastewater, reclaimed water, solid waste, storm water drainage, and communication systems.

Water, Sewer, and Reclaimed Water

Improvement to water and recycled water systems were previously identified in master planning documents and would be required whether or not the OMCP were to be implemented. However, additional wastewater system improvements beyond what was identified in master planning documents would be necessitated by OMCP implementation. These improvements include an increase in emergency storage at sewer pump station 23T to 0.50 million gallons, upsize 20-inch to 24-inch gravity main along Otay Mesa Road from force main to existing 42-inch gravity main, and upsize 24-inch to 30-inch gravity main from existing 42-inch gravity main to existing 24-inch San Ysidro Trunk Sewer. The need for these improvements would not result in significant impacts, because the 2004 Otay Mesa Trunk Sewer Master Plan and 2009 Refinement Report previously identified these improvements as required in future phases to accommodate buildout wastewater generation from the area. The three additional improvements identified in the OMCP would occur within existing utility line easements and facilities and would not result in significant impacts to the environment. Therefore, impacts associated with water, reclaimed water, and wastewater systems were considered less than significant at the program-level.

Solid Waste

The OMCP was found to not result in the direct need for a new landfill. Compliance with the Storage, Recycling, and Construction & Demolition ordinances and the requirement to prepare a project specific Waste Management Plan (WMP) for projects exceeding solid waste thresholds would contribute to the OMCP meeting the State-mandated 75 percent diversion rate. However, because all future projects within the Community Plan area may not be required to prepare a WMP or may not reduce project-level waste management impacts to below a level of significance, the OMCP cannot be guaranteed, at the program-level, to meet the 75 percent diversion requirement. Cumulative impacts associated with solid waste were found to be significant at the program-level. Mitigation Framework UTL-1 would require any subsequent project that would generate 60 tons or more of solid waste to prepare a WMP, to reduce impacts to below a level of significance.

Storm Water Infrastructure

No storm drains, or other community-wide drainage facilities were proposed for construction in conjunction with adoption of the OMCP. As such, future projects implemented in accordance with the OMCP would be sited and designed to minimize impacts on receiving waters; in particular, the discharge of identified pollutants to an already impaired water body. This would be accomplished through compliance with existing regulatory requirements contained in the City's Storm Water Runoff and Drainage Regulations of the SDMC. At the project-level, adherence to existing storm water regulation, conformance with General Plan and OMCP policies, and review under CEQA was found to assure that impacts associated with the requirement for and/or construction of storm water infrastructure would be less than significant at the program-level. No mitigation measures were required.

Communications Systems

The OMCP did not require new communication systems to be built; however, there would be the need to extend the existing systems to individual project sites. No significant impacts were anticipated as a result of undergrounding these utility lines. No mitigation measures were required.

ProjectWater

A site-specific *Water System Analysis* was prepared by Dexter Wilson Engineering, Inc. (October 20, 2022) and is included as Appendix K.

The project is served by the Otay Mesa 680 Zone distribution system. The Water System Analysis analyzed water demand for the project; the maximum day demand is 210,089 gallons per day (gpd) and the peak hour demand is 267,386 gpd. The project proposes to receive water service by extending the existing 16-inch public water line in Emerald Crest Court and extend a new 16-inch public water line from the 24-inch Otay Mesa Pipeline at the Corporate Center Drive and Otay Mesa Road intersection. This new 16-inch public water line from the 24-inch Otay Mesa Pipeline at the Corporate Center Drive and Otay Mesa Road intersection would be incorporated into a future City Capital Improvements Program overall replacement of the 24-inch Otay Mesa Pipeline. The water systems at the project site would be private on-site with separate meters.

The maximum static pressures on the project site would range from approximately 67 pounds per square inch (psi) to 74 psi which meets City of San Diego Guidelines. However, for multi-story structures, the building plumbing designer would need to evaluate if additional pumping would be required to boost building domestic pressures.

The project is not anticipated to have a substantial impact on existing water supply. The project site is served by existing water service from the City, and adequate services are available to serve the project. The project would not require the need for water supply in excess of existing regulations. The current water supply system is able to serve the project. The project would not require expanded or new facilities to be constructed, and therefore, no impacts would result from project implementation. No mitigation measures would be required.

Sewer

A site-specific *Sewer Study* was prepared by Dexter Wilson Engineering, Inc. (September 7, 2022) and is included as Appendix L.

The project proposes 430 residential units and 6,000 square-feet of commercial over 13.44 net-acres with a net-density of 31 units per acre. A dwelling unit density of 3.0 persons per dwelling unit and a unit sewage generation of 80 gpd/person results in a sewer generation rate of 240 gpd per multi-family dwelling unit for this project. From the City of San Diego's Sewer Design Guide, the peak dry weather flow to average flow ratio is approximately 2.41 based on the formula, resulting in an estimated peak dry weather flow of 249,886 gpd (174 gallon per minute).

Land Use	Quantity	Generation Factor	Average Sewer Generation, gpd
Multi-Family Residential (31 DUs/net acre)	430 units	240 gpd/unit	103,200
Commercial	6,000 SF 0.2 Ac	3,500 gpd/Ac	700
TOTAL			103,900 = 72 gpm

Source: Appendix L.

The proposed project consisting of 430 multi-family dwelling units and 6,000 square feet of commercial space would gravity sewer to a proposed private sewer lift station located on the southeast corner of the proposed project. The proposed private sewer lift station's force mains would discharge into a proposed private manhole before connecting to the existing public manhole on the existing 18-inch diameter gravity sewer line at the Corporate Center Drive and Business Center Court intersection. Subsurface work in the area of the MHPA wildlife crossing culvert area would be in the range of seven to 10 feet deep and would not extend into the area of the MHPA culvert that is located 15 feet below ground surface. The development of the project is projected to result in average sewage flow of 103,900 gpd. Existing gravity sewer lines are currently calculated to have a depth-to-diameter (d/D) of approximately 0.33 in the 18-inch diameter segments under existing peak flow. The addition of the project's peak sewage flow would increase the d/D to 0.44. These depths are below the City design criteria of 0.75 d/D for the 18-inch diameter segments. The existing 18-inch public gravity sewer lines downstream of the project site can accommodate both existing sewer flow and sewer flows of the proposed project. The proposed private on-site gravity sewer system would be designed according to City of San Diego Sewer Design Guide to comply with all design criteria (depth, velocity, minimum slope, etc.) For gravity sewer mains with depths not exceeding 15 feet, the project would use SDR-35 PVC sewer pipe.

Reclaimed Water

The project is not proposing use of reclaimed water, as reclaimed water is not available through the provider (Otay Water District). The project proposes a mixed-use development use that would not require the need for water supply in excess of existing regulations. The project would not require expanded or new facilities to be constructed, and therefore, no impacts would result from project implementation. No mitigation measures would be required.

Solid Waste

Per the requirements of the CPU PEIR Mitigation Framework measure UTL-1, a site-specific WMP was prepared for the project (KLR Planning, January 2022) for the project and is included as Appendix M to this Addendum. The project would be required to adhere to City ordinances, including the *Construction and Demolition Debris Diversion Deposit Program*, the *City's Recycling Ordinance*, and the *Refuse, Organic Waste, and Recyclable Materials Storages Regulations*. The *Recycling Ordinance* was recently updated to include the reduction of organic waste currently disposed if in landfills through SB 1383. The Project would comply with these updates and recycle organic waste. The WMP concluded that with adherence to all City ordinances and regulations with regards to waste management, the measures in the WMP would ensure that significant impacts relative to solid waste generation would be avoided. The designation of a Solid Waste Coordinator would achieve 89 percent of the construction materials generated by the project are expected to be diverted from landfills. The project would also implement standard measures to avoid cumulative impacts on solid waste. Impacts would be less than significant.

Storm Water Infrastructure

The project would not exceed the capacity of the existing storm water drainage system. Bioretention and underground detention structures are proposed to meet current storm water requirements. Refer to Hydrology/Water Quality section of this Addendum.

To comply with current storm water regulations, BMPs would be implemented. These include prevention of illicit discharges into the MS4, storm drain stenciling or signage, and protection trash storage area from rainfall, run-on, runoff and wind dispersal, and on-site storm drain inlets. Project review by qualified City staff determined that the project would not exceed the capacity of the existing system. Impacts would be less than significant. No mitigation measures would be required.

Communications Systems

The project site is located in an urbanized area of the City where communication services are already provided. The project would not adversely affect existing levels of communication system facilities to the area and would not require the construction of new or expanded governmental facilities. Impacts to communication systems would be less than significant. No mitigation measures would be required.

Conclusion

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the CPU PEIR, relative to Public Utilities. The CPU PEIR identified Mitigation Framework UTIL-1. The project would provide a project specific WMP in accordance with UTIL-1. The project would not result in any new significant impacts nor would a substantial increase in the severity of impacts from that described in the CPU PEIR result.

Water Supply

CPU PEIR

Water Supply

The CPU PEIR evaluated impacts to water supply in Section 5.15. The Community Plan area is serviced by two providers: the City's Public Utilities Department and the Otay Water District. The CPU PEIR found that there is sufficient water supply to serve the projected demands of the OMCP and future water demands within the service areas of both providers in normal and dry year forecasts during 20-year projection. Impacts would be less than significant. No mitigation measures were required.

Landscape Plans

The CPU PEIR also identified all future development must conform with existing regulations, as well as the General Plan and OMCP policies, which would ensure the use of predominantly drought-resistant landscaping and water conservation for landscape maintenance. Impacts would, therefore, be less than significant. No mitigation measures were required.

Project

Water Supply

The project would not affect the ability of the water-serving agencies to provide water. The project proposes a mixed-use development that would not require the need for water supply in excess of existing regulations. The current water supply system is able to serve the project. The project is consistent with the findings of the CPU PEIR. The project water demand would be less than the water demand equivalent to 500 dwelling units and, therefore, a water supply assessment is not warranted per CEQA Guidelines section 15155. Impacts would be less than significant. No mitigation measures would be required.

Landscape Plans

The project would conform with existing landscape plan regulations, as well as the General Plan and OMCP policies pertaining to landscaping, which would ensure the use of predominantly drought-resistant landscaping and water conservation for landscape maintenance. Impacts would be less than significant. No mitigation measures would be required.

Conclusion

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the Otay Mesa CPU PEIR, relative to Water Supply. The project would not result in any new significant impacts to Water Supply or a substantial increase in the severity of impacts to Water Supply from that described in the CPU PEIR.

Population and Housing

CPU PEIR

The CPU PEIR evaluated population and housing impacts in Section 5.16.

Population Growth

The CPU PEIR found that the projected population growth from implementation of the OMCP, as estimated by SANDAG, would primarily be multi-family dwelling units rather than single-family housing, thus substantially increasing the intensity of residential development within the Community Plan area. While this growth is considered substantial, the OMCP would:

- Implement SANDAG's Regional Comprehensive Plan (RCP) and Regional Housing Element and the City's General Plan and Housing Element by providing a mix of housing types within mixed-use centers linked to public transportation.
- Increase the City's and region's supply of needed housing consistent with SANDAG's regional growth forecast.
- Focus increased housing supply within compact villages conducive to supporting frequent transit service in accordance with the RCP and General Plan goals and policies.

As such, the OMCP provides comprehensive planning for the management of population growth and necessary economic expansion to support economic development efforts where none currently exist; therefore, impacts would be less than significant. No mitigation measures were required.

Affordable Housing

It is the intent of the CPU to provide affordable housing within the community. In support of this, the land use designations and design guidelines contained in the CPU are intended to foster the development of housing for all income levels. Of the additional units proposed under the CPU, approximately 77 percent of the residential dwelling units anticipated at buildout of the CPU would consist of multi-family units. In addition, implementation of Land Use Policies 2.2-5 through 2.2-8 provide for affordable housing within the community. As such, the CPU would provide affordable housing units consistent with federal and state regulations and the City's objective of increasing the stock of affordable housing impacts to affordable housing; therefore, impacts would be less than significant.

Project

Population Growth

The project site is designated as Community Commercial - Residential Prohibited under the OMCP and the project requires a CPA and a rezone to allow for residential development. The project would add residential capacity within an area not previously identified for residential development. However, the project would not induce substantial population growth beyond what was analyzed in the CPU PEIR. The CPU PEIR estimated that population buildout under the OMCP would increase to approximately 67,035 people by 2050. SANDAG estimated the total population for the Community Plan area as 18,038 for 2020. Utilizing a person per household rate of 3.39, as provided by SANDAG 2020 estimates, the project is anticipated to generate approximately 1,458 residents. The additional population of 1,458 resident from the project would not result in a significant increase in population growth within the area, and would be consistent with the projected increase in overall population expected for the Community Plan area.

Affordable Housing

The project would incorporate 52 affordable housing units within the residential development, thereby complying with the requirements of the City's Inclusionary Affordable Housing Regulations (LDC Section 142.1300) and General Plan and OMCP policies. Impacts would be less than significant. As such, impacts would not be considered substantially growth-inducing either directly or indirectly, and impacts would be less than significant. No mitigation measures would be required.

Conclusion

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the CPU PEIR, relative to Population and Housing. The project would not result in any new significant impacts to or a substantial increase in the severity of impacts from that described in the CPU PEIR.

Agriculture and Mineral Resources

CPU PEIR

The CPU PEIR evaluated impacts to agriculture and mineral resources in Section 5.17.

Conversion of Agricultural Land

The CPU PEIR found that buildout of the OMCP would eventually eliminate all agricultural activity that occurs within the Community Plan area. This includes the 306 acres of active farmland located in the area between Spring Canyon and La Media Road. Although the OMCP would convert additional Important Farmland to non-agricultural uses, these areas are fragmented and are surrounded by urban land uses and MHPA lands. Rising land values, water costs, increasing taxes, habitat management planning, and other land use conflicts have contributed to a significant reduction in future agricultural viability within the Community Plan area. The OMCP allows agriculture as an interim use pending development and rezoned the Central Village to an agricultural “holding” zone to accommodate continued agricultural operations until such time that a Specific Plan is implemented. Therefore, impacts associated with the conversion of agricultural land to non-agricultural uses would be less than significant. No mitigation measures were required.

City and Regional Consequences of Agricultural Land Conversion

Existing agricultural uses occur sporadically throughout the CPU area. Of the 3,900 acres listed in the 1981 Community Plan designated to be retained as agriculture until development is warranted, 306 acres mapped as active agricultural land remain (SANDAG 2009). This would represent only a tenth of one percent (0.1 percent) of the total acreage under cultivation within the County. As such, conversion would not be significant in terms of countywide agricultural value. Because these acres are such a small portion of the regional agricultural production and have limited agricultural viability, impacts would be less than significant.

Mineral Resources

The entire Community Plan area is classified as either Mineral Resource Zone (MRZ)-2 lands of “identified mineral resource significance” or MRZ-3 “containing mineral deposits that have not been adequately tested to determine the significance of the materials present”. Portions of the Community Plan area where MRZ-2 aggregate resource areas exist are currently developed or are where entitlements have already been approved for future development. These existing and planned developments restrict access to these aggregate areas and preclude the ability to extract those mineral resources. Further, the majority of the acreage designated as MRZ-2 contains existing residential uses, which would be incompatible with extraction operations even under the OMCP. No mining activities are currently present within the Community Plan area and development would not have any indirect impacts to extraction operations in the vicinity. MRZ-3 mineral resources are not considered a significant mineral resource. As such, the ability to extract mineral resources would not be impacted with the adoption of the OMCP. No mitigation measures are required.

Project

Conversion of Agricultural Land

The project site does not contain prime farmland, unique farmland, or farmland of Statewide Importance as designated by the California Department of Conservation. Agricultural land is not

present on the project site or in the general vicinity. No Williamson Act Contracts or properties exist on or within the vicinity of the project site. In addition, the project site is currently not zoned for agricultural use and would not affect any properties zoned for agricultural use or affected by a Williamson Act Contract, as there are none within the project vicinity. No impacts would result. No mitigation measures would be required.

City and Regional Consequences of Agricultural Land Conversion

The site is not located adjacent to any active agricultural land and does not contain any active agricultural uses. The CPU EIR also determined impacts to the remaining 306 acres of active agriculture would not be regionally significant, and therefore impacts would be less than significant. No impact would result. No mitigation measures would be required.

Mineral Resources

The project site lies in MRZ-3, which has been found to contain minerals that are not considered significant mineral resources. The project site is not currently being utilized for mineral extraction and does not contain any known mineral resources that would be of value to the region. Impacts would be less than significant. No mitigation measures would be required.

Conclusion

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the CPU PEIR, relative to Agriculture and Mineral Resources. The project would not result in any new significant impacts to or a substantial increase in the severity of impacts from that described in the CPU PEIR.

Greenhouse Gas Emissions

CPU PEIR

Consistency with Adopted Plans, Policies, and Regulations

The CPU PEIR determined that impacts associated with GHG emissions and consistency with adopted plans, policies, and regulations would be significant and unmitigated at the program level as if future projects could potentially not meet the necessary reduction goals even with implementation of Mitigation Framework GHG-1. The OMCP contains policies that would reduce GHG emissions from transportation and operational building uses and would be consistent with the strategies of local and state plans, policies, and regulations aimed at reducing GHG emissions from land use and development. Subsequent projects implemented in accordance with the Mitigation Framework would be required to implement GHG reducing features beyond those mandated under existing codes and regulations.

Cumulative GHG Emissions

The CPU PEIR determined that impacts associated with cumulative GHG emissions would be significant and unmitigated at the program level. Mitigation Framework measure GHG-1 required that future projects implemented in accordance with the OMCP to incorporate GHG reducing features or mitigation measures in order to show a 28.3 percent reduction in GHG emissions, relative to business as usual (BAU), to meet Assembly Bill Year 2020 target levels. However, since future projects could potentially not meet the necessary reduction goals even with implementation

of Mitigation Framework GHG-1, it was concluded that impacts would remain significant and unmitigated. The OMCP contains policies that would reduce GHG emissions from transportation and operational building uses and would be consistent with the strategies of local and state plans, policies, and regulations aimed at reducing GHG emissions from land use and development. Subsequent projects implemented in accordance with the OMCP would be required to implement GHG-reducing features beyond those mandated under existing codes and regulations. The CPU PEIR identified Mitigation Framework measure GHG-2, requiring future projects to demonstrate their avoidance of significant impacts related to long-term operational emissions. However, even with implementation of mitigation, impacts would remain significant and unmitigated as the analysis determined that the 9.1 to 11.4 percent reductions relative to BAU would fall short of meeting the City's goal of a minimum 28.3 percent reduction in GHG emissions relative to BAU. While the Mobility, Urban Design, and Conservation elements of the OMCP included specific policies that work to minimize GHG emissions, such as requiring dense and compact development, encouraging efficient energy and water conservation design, and increasing transit accessibility, among others, the OMCP's projected emissions would fall short of meeting the 28.3 percent reduction goal.

Project

Consistency with Adopted Plans, Policies, and Regulations, and Cumulative Emissions

Subsequent to the OMCP adoption in December 2015, the City adopted a CAP that outlines the actions that the City will undertake to achieve its proportional share of State GHG emission reductions. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP. In July 2016, the City adopted the CAP Consistency Checklist to provide a streamlined review process for the analysis of potential GHG impacts from proposed new development. Compliance with the checklist supersedes the CPU PEIR GHG mitigation measures. In October 2022, the City adopted an updated Climate Action Plan that establishes a community-wide goal of net zero emissions by 2035.

A *CAP Consistency Checklist* was prepared for the project by KLR Planning and can be found as Appendix I. Under Step 1 of the CAP Consistency Checklist, the project is not consistent with the existing General Plan and OMCP land use designations and zoning on the site; however, the proposed CPA and rezone would result in an increased density within a Transit Priority Area (TPA). Therefore, the project is consistent with Step 1 and must implement Step 3 of the CAP Consistency Checklist.

As determined under Step 2, the project would be consistent with the strategies and actions of the CAP including energy and water efficient buildings, electric vehicle charging, bicycle parking and transit land use. These project features would be assured as a condition of project approval. Thus, the project is consistent with the CAP Consistency Checklist Step 2 requirements.

Step 3 of the CAP Consistency Checklist would be applicable, as the project is proposing a land use amendment or rezone. The project would implement the General Plan's City of Villages strategy by proposing both residential and commercial components in a currently undeveloped area within the TPA. The project proposes development of 430 residential units, within a TPA on a site that currently

does not allow for any residential development. Thus, the project increases the capacity for transit-supportive uses within a TPA, supporting the CAP's definition of transit-supportive density. In addition, the project would contribute to the increased use of transit by locating high-density multi-family residential adjacent and proximate to existing transit (Bus Routes 905A and 950).

In regard to pedestrian improvements, the project would provide non-contiguous sidewalks and landscaped parkways along Otay Mesa Road, connecting to the project's internal streets and walkways. This connectivity allows for and facilitates direct access to the bus stop located on Otay Mesa Road at Corporate Center Drive, which is approximately 0.25 mile walking distance from the project site. Additionally, pedestrian access to the site would be improved by a six-foot-wide concrete paseo that would be provided through the project's interior streets and walkways, connecting residential and retail commercial buildings and providing resident access to community spaces and other on-site recreational opportunities, and other amenities. The project would include improvements along Otay Mesa Road by constructing non-contiguous sidewalks and restriping an existing Class II bike lane with buffer. The project is proposing bicycle parking in excess of the SDMC requirements (226 required, 235 provided), which supports bicycle ownership and ridership by providing safe, convenient access to bicycle parking and bike lanes.

The project site is currently vacant. The project would include planting more than 300 trees at a site where none currently exist. The proposed landscape plan for the project includes a diverse range of tree types and species. The expansive tree plan would contribute to the City's urban canopy tree coverage goal. This tree canopy along public sidewalks would create a more pleasant pedestrian environment and encourage walking, furthering the City's goals to reduce the use of single-occupant vehicles and promote active transportation.

As demonstrated in the responses to the Step 3 Conformance Evaluation questions, the project would provide transit-supportive residential densities, support the increased use of, implement features that support walkability, contribute to the City's urban canopy tree coverage goal, and result in development that supports transit and easily accessible services and amenities via walking and bicycling thereby reducing automobile use. Therefore, the project is consistent with Step 3 of the CAP Checklist.

The project's contribution of GHGs to cumulative Statewide emissions would be less than cumulatively considerable based on the project's consistency with the City's CAP Consistency Checklist. Therefore, the project's direct and cumulative GHG emissions would have a less than significant impact on the environment.

Conclusion

Based on the foregoing analysis and information, there is no evidence that implementation of the project would require a major change to the Otay Mesa CPU PEIR, relative to GHG Emissions. The CPU PEIR identified Mitigation Framework GHG-1 and GHG-2. The project would provide a CAP Consistency Checklist demonstrating its avoidance of significant impacts related to GHG emissions in accordance with GHG-1 and GHG-2. The project would not result in any new significant impacts or a substantial increase in the severity of impacts from those described in the CPU PEIR would result.

VI. ISSUES NOT ANALYZED IN THE PREVIOUS EIR

CEQA Guidelines, Section 15128, allows environmental issues for which there is no likelihood of a significant impact to not be discussed in detail or analyzed further in the CPU PEIR. The certified CPU PEIR provided a similar level of analysis, even for those issue areas considered to result in impacts found not to be significant.

Revisions to the project components evaluated under the CPU PEIR are proposed with the current project. Through the environmental analysis conducted, the City has determined that the current project, subject of and evaluated under this Addendum would not have the potential to cause significant impacts to those issue areas beyond those analyzed. While these issues were not analyzed in detail, as outlined in CEQA Section 15128, there is no new information available that would indicate that these issues would result in new significant impacts.

VII. SIGNIFICANT UNMITIGATED IMPACTS

The CPU PEIR Chapter 9, Significant Unavoidable Environmental Effects/ Irreversible Environmental Changes, identifies the following significant unmitigated impacts: transportation/circulation (capacity), utilities (solid waste), air quality (criteria pollutants, sensitive receptors), greenhouse gas emissions, and noise (traffic, stationary sources and construction). As there were significant unmitigated impacts associated with the original project approval, the decision maker was required to make specific and substantiated "CEQA Findings" which stated: (a) specific economic, social, or other considerations which make infeasible the mitigation measures or project alternatives identified in the CPU PEIR, and (b) the impacts have been found acceptable because of specific overriding considerations. Given that there are no new or more severe significant impacts that were not already addressed in the previous certified CPU PEIR, new CEQA Findings and/or Statement of Overriding Considerations are not required.

The project would not result in any additional significant impacts nor would it result in an increase in the severity of impacts from that described in the previously certified CPU PEIR.

VIII. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE 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: <https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
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. **PRECONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder’s Representative(s), Job Site Superintendent, and the following consultants: *Qualified Biologist, Qualified Archaeologist, and Native American Monitor, Qualified Paleontological Monitor*

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

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division, 858-627-3200.**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360.**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 615398 and/or Environmental Document No. 615398, 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.

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

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

- C. **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:

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Land Use (MSCP)	Land Use Adjacency Issues CVSRs	Land Use Adjacency Issue Site Observations

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

Historical Resources

HIST-1 ARCHAEOLOGICAL RESOURCES

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 Development Services Department 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 Development Services Department Environmental Designee

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

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

III. During Construction

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

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

I. 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 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.

II. 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.

3. 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 CSV 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.

III. 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.

B. 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.

Paleontological Resources

PALEO-1: PALEONTOLOGICAL RESOURCES

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 Development Services Department Environmental Designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

- B. Letters of Qualification have been submitted to Development Services Department Environmental Designee**

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 paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain 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 has been completed. Verification includes but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution 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.

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, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological 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 a Paleontological Monitoring Exhibit (PME) 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 PME 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 conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **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 PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed 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 Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery 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.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
 - 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. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) 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.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. 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 CSV and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM on 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 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.
 3. All other procedures described above shall apply, as appropriate.

V. 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 Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum 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 Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.

2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
- C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 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.
- D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report 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 until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

IX. CERTIFICATION

Copies of the addendum, the certified CPU PEIR, the Mitigation Monitoring and Reporting Program, and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at www.sandiego.gov/ceqa/final.



Dawna Marshall,
Senior Planner
Development Services Department

2/14/2023

Date of Final Report

Attachments:

- List of Acronyms and Abbreviations
- References
- Figure 1: Otay Mesa East Project
- Figure 2: MHPA Map
- Figure 3: Otay Mesa Community Plan Land Use Map
- Figure 4: Location Map
- Figure 5: Site Plan
- Figure 6: Vesting Tentative Map

Appendices:

Appendix A: Air Quality Technical Report
Appendix B: Biological Letter
Appendix C: FAA No Hazard Determination
Appendix D: Phase I and Phase II Environmental Site Assessment
Appendix E: Storm Water Quality Management Plan
Appendix F: Drainage Report
Appendix G: Geotechnical Investigation
Appendix H: Transportation Analysis Memorandum
Appendix I: CAP Consistency Checklist
Appendix J: Service Letters
Appendix K: Water System Analysis
Appendix L: Sewer Study
Appendix M: Waste Management Plan
Appendix N: Noise Analysis Report

LIST OF ACRONYMS AND ABBREVIATIONS

ADT	average daily trips
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AM/am	morning
AME	Archaeological Monitoring Exhibit
AMSL	above mean sea level
APNs	Assessor's Parcel Number
BAU	Business As Usual
BI	Building Inspector
BMP(s)	Best Management Practice(s)
Caltrans	California Department of Transportation
CAGN	coastal California gnatcatcher
CAP	Climate Action Plan
CAAQS	California Ambient Air Quality Standard
CARB	California Air Resources Board
CBC	California Building Code
CD	Construction Documents
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CM	Construction Manager
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CO	carbon monoxide
CPA	Community Plan Amendment
CPIOZ	Community Plan Implementation Overlay Zone
CPU	Community Plan Update
CSVR	Consultant Site Visit Record
dB	decibel
dBA	A-weighted decibel
d/D	depth-to-diameter
DEH	Department of Environmental Health
DHS	Department of Health Services
DIFs	Development Impact Fees
DPM	Diesel Particulate Matter
DSD	Development Services Department
EAS	Environmental Analysis Section
ED	Environmental Designee
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
ESL	Environmentally Sensitive Lands
FAA	Federal Aviation Administration

FAR	floor-to-area ratio
FESA	Federal Endangered Species Act
GHG	greenhouse gas
gpd	gallon per day
HRG	Historical Resources Guidelines
HVAC	heating, ventilating, and air conditioning
LDC	Land Development Code
Leq	equivalent continuous sound level
LID	low impact design
LOS	level of service
MBTA	Migratory Bird Treaty Act
MHPA	Multi Habitat Planning Area
MLD	Most Likely Descendent
MMC	Mitigation Monitoring Coordination
MMRP	Mitigation Monitoring Reporting Program
MND	Mitigated Negative Declaration
MRZ	Mineral Resources Zone
MSCP	Multiple Species Conservation Program
MWS	modular wetland unit
NAHC	Native American Heritage Commission
NAAQS	National Ambient Air Quality Standard
NDP	Neighborhood Development Permit
No.	Number
NO _x	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NTP	Notice to Proceed
OCPs	organochlorine pesticides
OMCP	Otay Mesa Community Plan
OMCPU	Otay Mesa Community Plan Update
OMDD-C	Otay Mesa Development District – Commercial Subdistrict
PEIR	Program Environmental Impact Report
PFFP	Public Facilities Financing Plan
PI	Principal investigator
PM/pm	afternoon
PM _{2.5}	particulate matter 2.5 micrometers or less in aerodynamic diameter
PM ₁₀	particulate matter 10 micrometers or less in aerodynamic diameter
ppm	parts per million
PTS	Project Tracking System
psi	pounds per square inch
RAQS	Regional Air Quality Strategy
RCP	Regional Comprehensive Plan

RCP	reinforced concrete pipe
RCRA	Resource Conservation and Recovery Act
RE	Resident Engineer
REC	recognized environmental condition
Regional Plan	SANDAG's 2021 Regional Plan
RHNA	Regional Housing Needs Assessment
ROG	relative organic gases
ROW	right of way
RPO	Resource Protection Ordinance
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SB	Senate Bill
SCS	Sustainable Communities Strategy
SDAB	San Diego Air Basin
SDAPCD	San Diego Air Pollution Control District
SDFD	San Diego Fire-Rescue Department
SDMC	San Diego Municipal Code
SDPD	San Diego Police Department
SDP	Site Development Permit
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SO _x	oxides of sulfur
SR	State Route
STC	sound transmission class
SUHSD	Sweetwater Union High School District
SWPPP	Storm Water Prevention Plan
SWQMP	Storm Water Quality Management Plan
SYDS	San Ysidro School District
TCM	transportation control measures
TIA	Traffic Impact Analysis
TPA	transit priority area
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
VPHCP	Vernal Pool Habitat Conservation Plan
VTM	Vesting Tentative Map
WMP	Waste Management Plan

REFERENCES

San Diego Association of Governments. 2050 Regional Transportation Plan/Sustainable Communities Strategy (October 2011).

San Diego, City of. *Otay Mesa Community Plan Final Program Environmental Impact Report* (2013)

San Diego, City of. *Climate Action Plan*. (2022)

San Diego, City of. *Development Services Department, California Environmental Quality Act, Significance Determination Thresholds*. (September 2022)

San Diego, City of. *Environmental Impact Report Guidelines* (1992; Revised 2005)

San Diego, City of. *General Plan* (March 2008)

San Diego, City of. *Land Development Code* (2021)

San Diego, City of. *Otay Mesa Community Plan*. (March 11, 2014).

San Diego County Regional Airport Authority. *Airport Land Use Compatibility Plan for Brown Field*. (December 20, 2010).

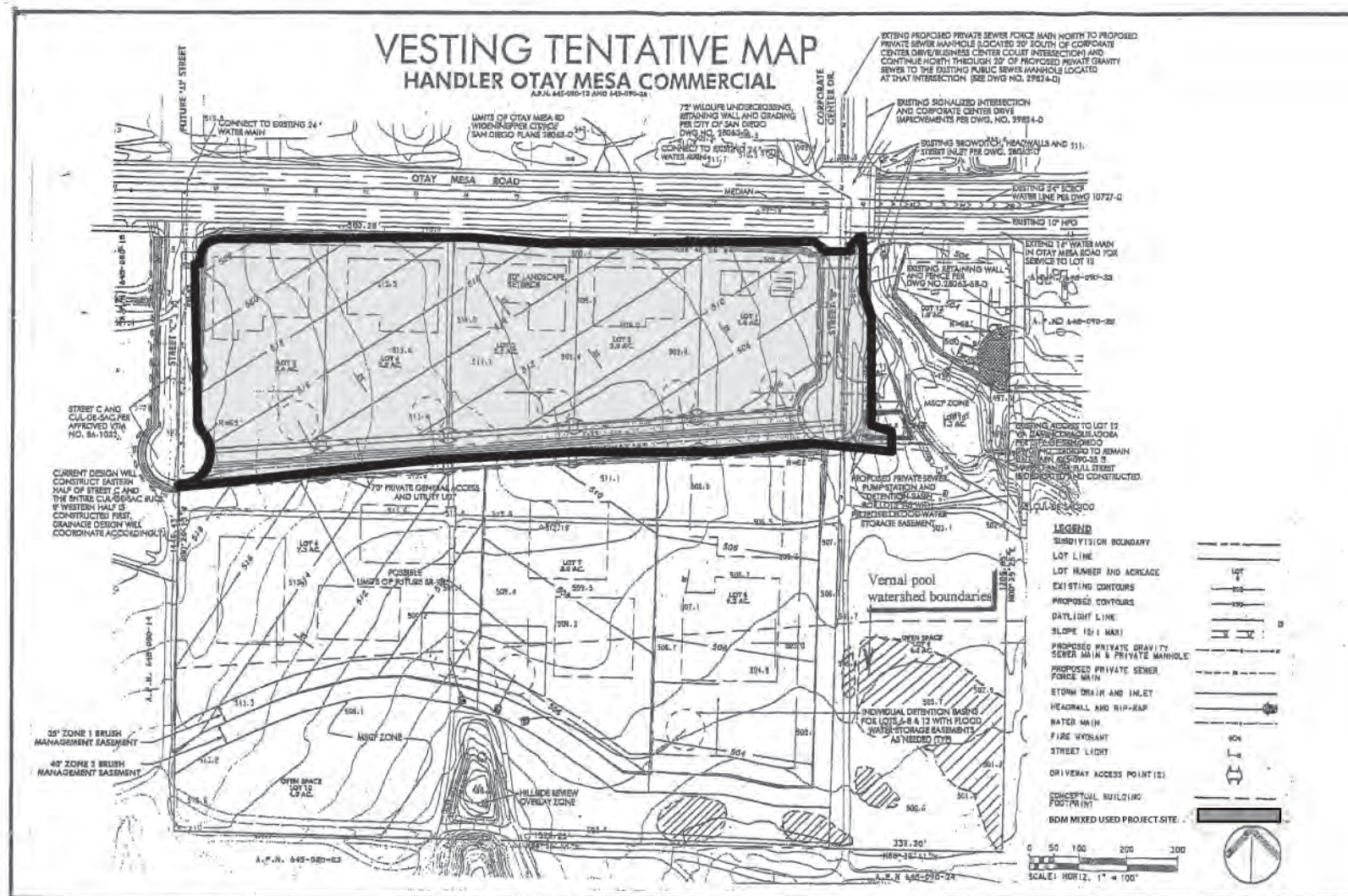


Figure 1. Otay Mesa East Project



 Project Site


Source: City of San Diego, SanGIS Aerial Photo: Nearmap 2022

Figure 2. MHPA Map

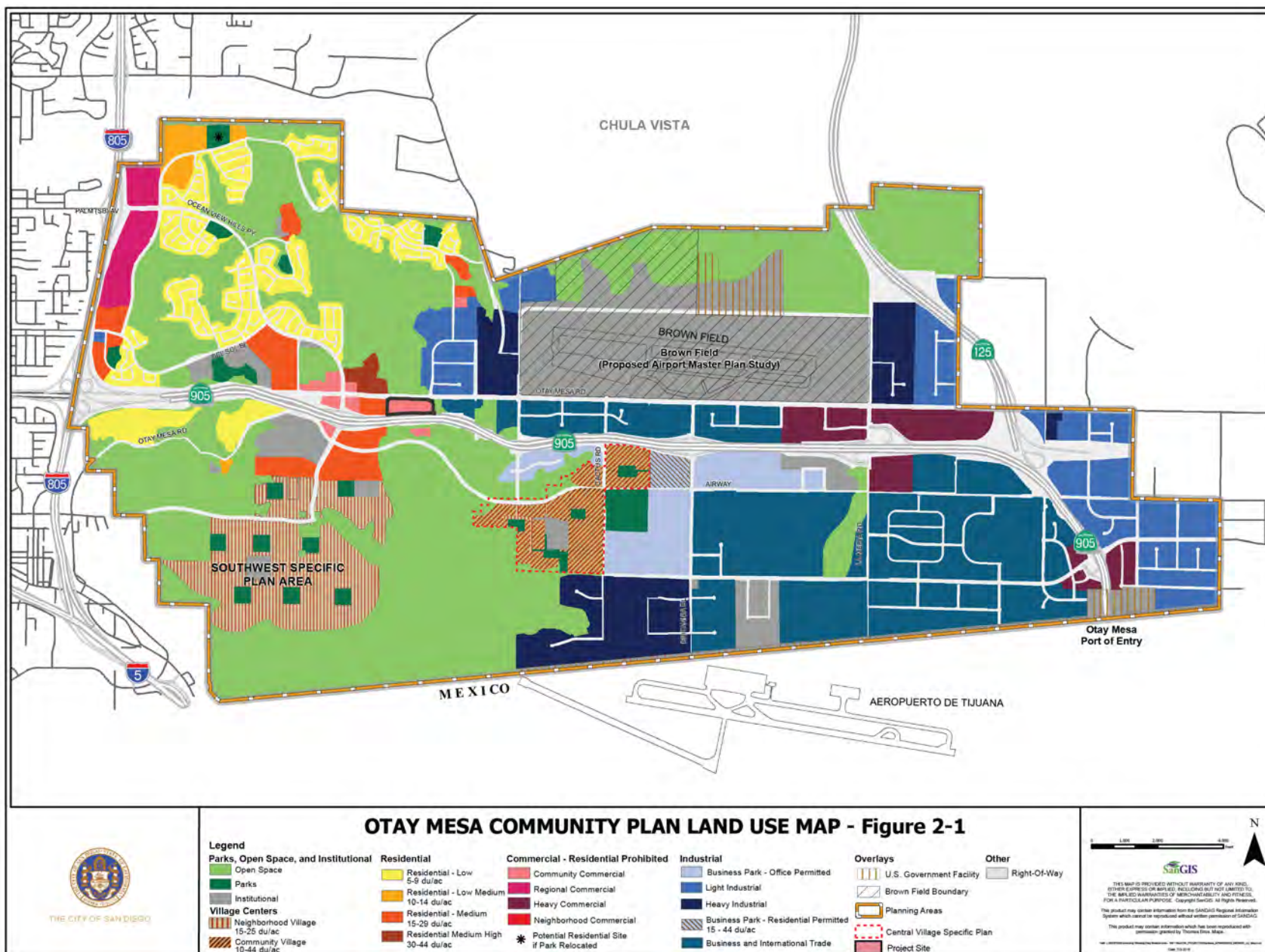


Figure 3. Otay Mesa Community Plan Land Use Map

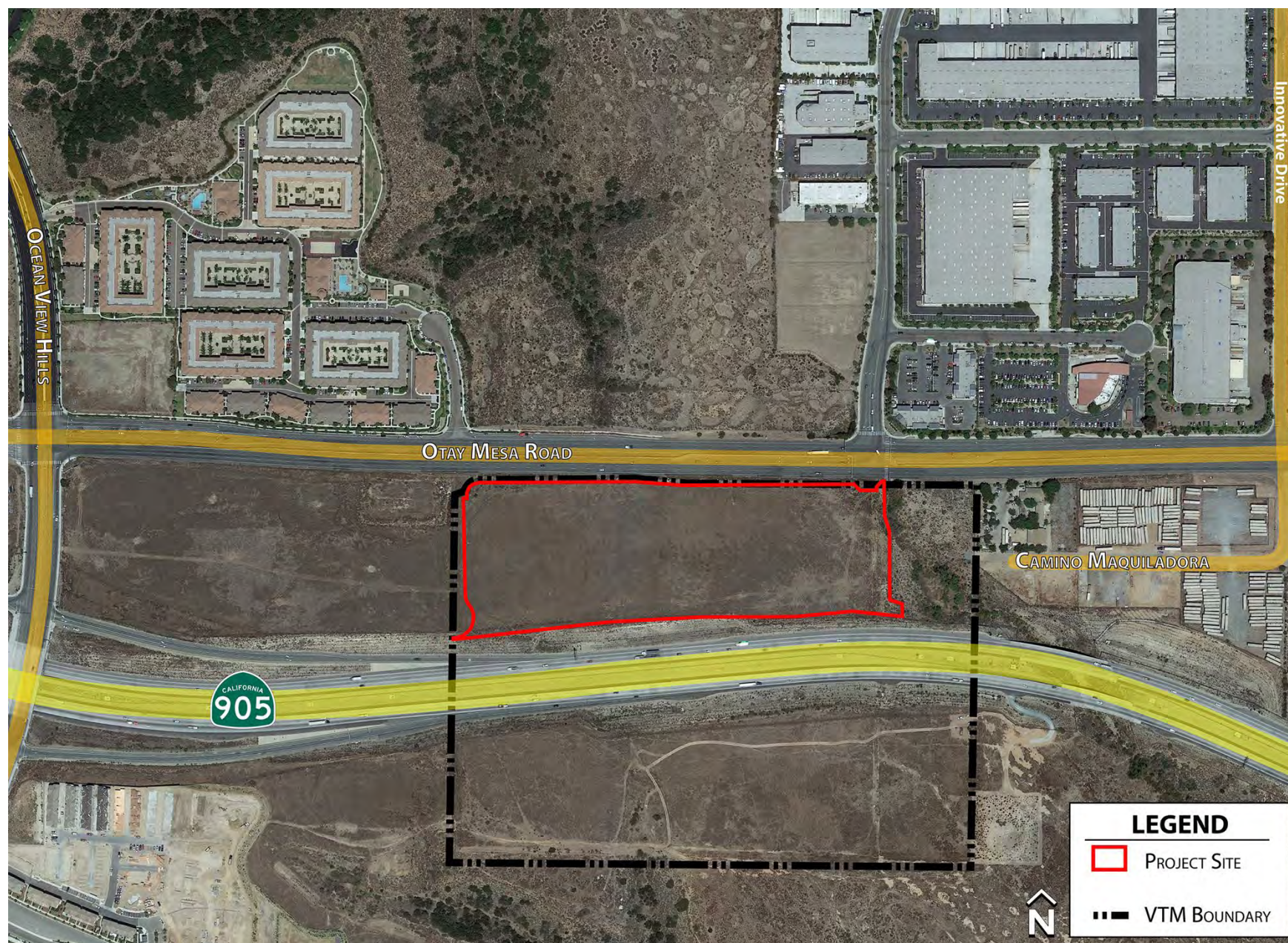


Figure 4. Location Map



Figure 5. Site Plan

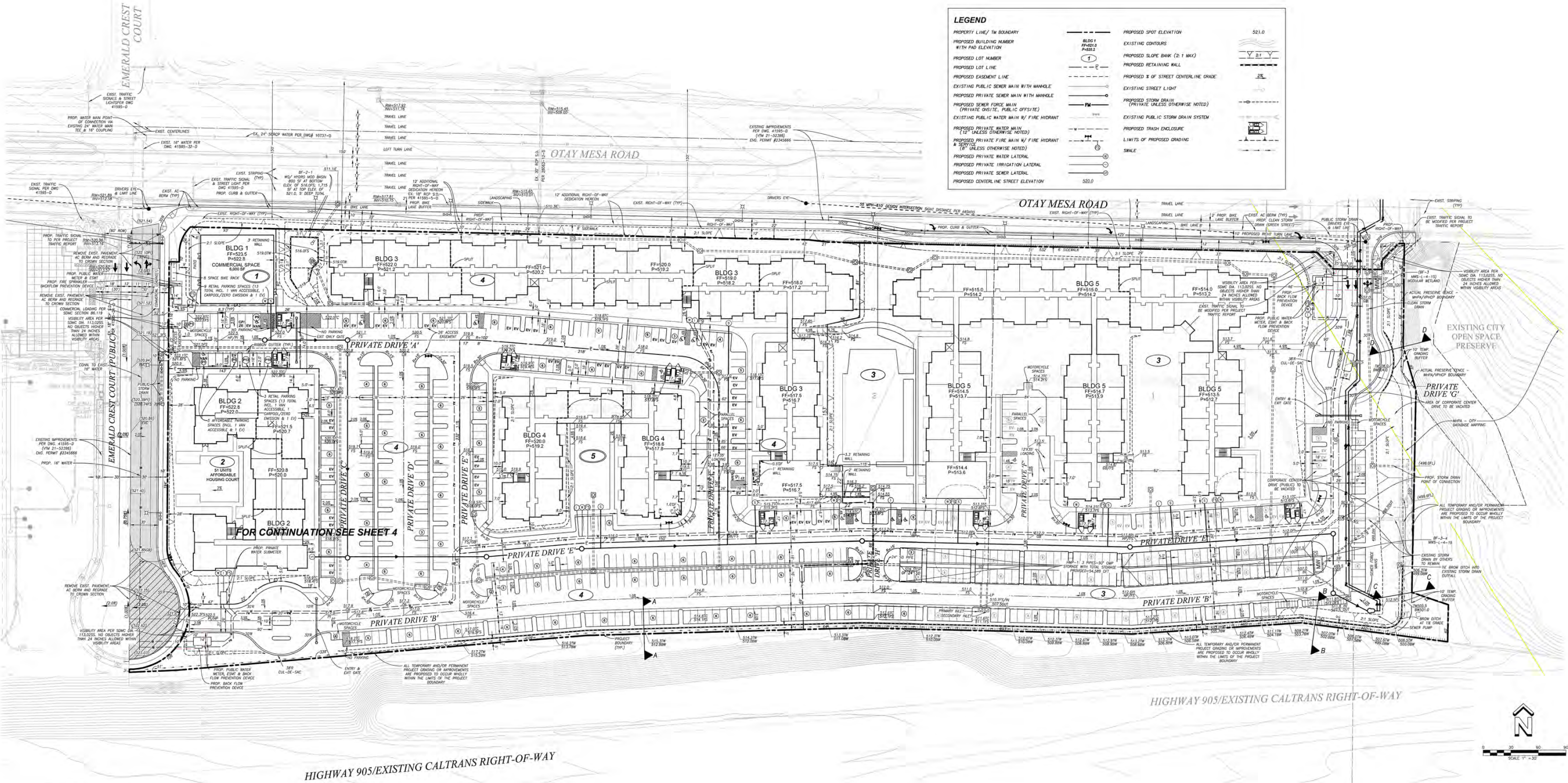


Figure 6. Vesting Tentative Map

memo

Cushman & Wakefield

To: Dr. Handler
From: Regan Tully
Date: March 1, 2019
Re: Otay Mesa, CA

Dr. Handler,

Per your request, below is my professional opinion of the status of the retail market in Otay Mesa.

As you know, Otay is predominately an industrial market with pockets of scattered retail throughout. These small centers have struggled to survive since opening their doors due to the lack of residential rooftops and foot traffic.

The majority of these centers catered to gas stations, C-stores, fast foods, small restaurants, small local businesses, and are only services the pedestrian traffic crossing the border, daily working employees, and tourism.

Industrial development in Otay has virtually exploded over the past few years. This is reinforced by Sunroad converting its 160-acre/ 500,000 SF Power Center to industrial, as well as the Regency Center's group, selling its 20-acre holdings to an industrial developer.

With the newly proposed retail/ commercial developments at the Brown Field/Metropolitan Airport and the Cross-Border Terminal (CBX), it is hard to see how any future retail developments will thrive in the area.

Each proposed residential developments ("Villages") throughout Otay, will have a retail component. These retail components will only be self-serving to each of the developments, and will add additional square footage to a market that is struggling.

Any new major Regional or Neighborhood Shopping developments, will be overshadowed by two existing centers.

Palm Plaza services the westerly residential developments in Otay Mesa, Chula Vista, and the shoppers crossing the Mexican border.

Otay Ranch Town Center (860,000SF open-air mall) will remain the major attraction to all Eastlake, Otay Ranch residents, and shoppers crossing the Mexican border.

What is needed in Otay, is residential. Residential developments need to be pushed and pushed strongly throughout the western corridors. This is why Pardee is converting 10 of their 15-acre retail parcels to residential.

If you have any questions, please feel free to give me a call.

Regan Tully
Senior Director
CA License #00712457

Direct: (619) 661-0656
Mobile: (619) 520-2424
Fax: (619) 661-1869
regan.tully@cushwake.com



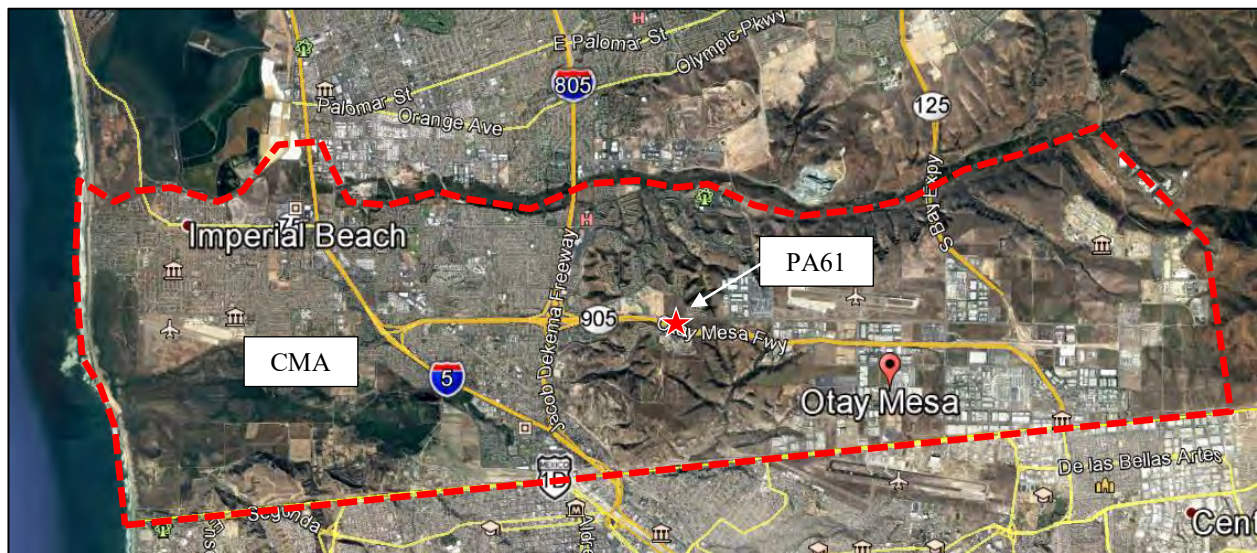
8780 Sherwood Terrace
San Diego, CA 92154 | USA
www.cushmanwakefield.com

October 12, 2018

Subject: Retail Analysis for "PA61", City of San Diego, San Diego County, California

.....

The objective of this study was to assess what impact, if any, reducing the amount of retail space planned at PA61 in the City of San Diego would have on the retail environment in the PA61 Competitive Market Area (CMA) and to what extent there is demand for a community shopping center with the potential for a major supermarket, drugstore or hardware store. For the purpose of this analysis, the CMA analyzed was the "Imperial Beach/South San Diego Submarket" (Area 14) as defined by CoStar (a commercial real estate data provider). Information in the CMA was compared to data in San Diego County as a whole to understand the relative performance of the CMA. PA61 is currently proposed for approximately 45K square feet of retail space on +/-4.5 acres, compared to an estimated +/-118K square feet in the original plan (JBREC estimate based on current coverage ratio).



The CMA currently has about 4.259M total square feet of retail space (all retail types) of which 280K is vacant, for a vacancy rate of 6.6%. In comparison, there is 140.3M square feet of retail space in San Diego County as a whole, of which 5.15M is vacant, for a vacancy rate of 3.7%. The CMA represents 3.0% of the total retail space in the county but 5.4% of the vacant space, indicating that the CMA is under-performing compared to the county as whole. The average retail rent in the CMA is currently \$25.23 per square foot, 15% lower than the average in the county as whole (\$29.60).

Since 2006, the CMA has added a total of 322K square feet of new retail space, or an average of about 24.7K square feet per year. Over the same time period the amount of occupied space has increased by only 161K square feet (12.4K square feet per year) and the vacancy rate has more than doubled from just 3.0% in 2006 to 6.6% today. In comparison, the vacancy rate in the county as a whole has actually decreased from 4.1% in 2006 to just 3.7% today, indicating that the county-wide retail market is performing better than the CMA.

PA61 Retail Analysis

The rise of e-commerce is disrupting the demand for “brick and mortar” retail space. The amount of occupied retail space per person has declined in both the CMA and San Diego County as a whole since 2010. The amount of occupied retail space per person in the CMA has dropped from 28 square feet in 2010 to 27 square feet in 2018, while in the county as a whole it has dropped from 42 to 40 square feet over the same time period (based on CoStar data on occupied square feet, and ESRI population estimates). The average household income in the CMA (\$69,648) is only 69% of the average for the county as a whole (\$101,373) translating into less spending power in the CMA, and lower retail demand.

Area	2010			2018			2018 Average HH Income
	Occupied Retail (sq.ft.)	Total Population	Retail Sq.Ft./ Person	Occupied Retail (sq.ft.)	Total Population	Retail Sq.Ft./ Person	
Imperial/So. SD Sub-Market	3,781,221	134,914	28	3,978,867	144,849	27	\$69,648
San Diego County	129,441,297	3,095,313	42	135,195,222	3,344,185	40	\$101,373
Sub-Market % of County	2.9%	4.4%	67%	2.9%	4.3%	68%	69%

Source: ESRI "Market Profile" reports

From 2010 through 2018, the amount of occupied retail space in the county as a whole increased by about 5.75M square feet compared to population growth of just under 249K people, or about 23 square feet of retail absorbed per person. Although the dynamics of the retail market are changing, it appears that population growth still fuels demand for new retail space; just not at the higher ratios seen in the past. Future residential growth in the CMA likely will translate into demand for more retail space.

Future developments in the CMA in the South Otay Mesa Specific Plan Area such as the Southwest Village and the Central Village are anticipated to include new on-site retail space. Current plans for the Central Village SPA indicate up to 139.7K square feet of retail. While specific plans for the Southwest Village have not been finalized, the community likely will include a mixed-use village core, which based on estimated acreage allocations, could accommodate upwards of 100K square feet of retail, if not more. According to CoStar there is another +/-80K square feet of planned retail space in three other proposed retail centers in other CMA locations. Combined with approximately 45K square feet of retail at PA61 there could be +/-365K square feet of new retail space constructed in the CMA.

According to ESRI the population of the CMA is projected to grow by about 6.3K people over the next five years. At the county-wide ratio of 23 square feet of retail per person (based on retail absorption vs. population growth from 2010 through 2018), that would imply demand for about 145K square feet of new retail space in the CMA over the next five years. Some of the demand for new space can be met by vacant space in existing centers.

PA61 has an advantageous location on Ocean View Hills Parkway at the I-905 freeway on/off-ramp to capture demand for retail space from existing households and household growth in the southeastern portions of the California Terraces Precise Plan, in addition to future residential development in the Southwest Village (south of I-905). According to CoStar the highest vacancy rate in the CMA at 12.4% is in “neighborhood centers”; while “strip centers” have a vacancy rate of just 5.0%. At 45K square feet, the size of the proposed retail center at PA61 falls in-between the typically smaller size of strip centers (5K to 25K square feet) and larger size of neighborhood centers (50K to 125K square feet). As such, it will be important to maintain some flexibility at PA61 to potentially accommodate an array of tenant types (for instance, typical neighborhood retail tenants such as a grocery store or drugstore might be interested in the location due to strong freeway exposure, while smaller tenants such as restaurants, beauty shops, and dry cleaners would also be strong prospects).

PA61 Retail Analysis

Our conclusion is that a reduction in the amount of retail space planned at PA61 from roughly 118K square feet of space to about 45K will have no adverse impact on the local retail environment. The CMA is currently adequately supplied with retail space and future planned retail (including 45K at PA61) will provide for future population growth in the area.

Pete Reeb
Principal
John Burns Real Estate Consulting
preeb@realestateconsulting.com

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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** REZONE & COMMUNITY PLAN AMENDMENT

Project Title: BDM Mixed Use **Project No. For City Use Only:** _____

Project Address: 5400 BLOCK OF OTAY MESA RD, SAN DIEGO, CA

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: BDM Investments LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 9523 La Jolla Farms Road
 City: La Jolla State: CA Zip: 92037
 Phone No.: 858-245-5258 Fax No.: _____ Email: m.h.shoemaker55@gmail.com
 Signature: [Signature] Date: 08/30/2020
 Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: BDM Investments LLC; Michael H Shoemaker, Manager ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 9523 La Jolla Farms Road
 City: La Jolla State: CA Zip: 92037
 Phone No.: 858-245-5258 Fax No.: _____ Email: m.h.shoemaker55@gmail.com
 Signature: [Signature] Date: 08/30/2020
 Additional pages Attached: ☐ Yes ☐ No

Other Financially Interested Persons

Name of Individual: Michael H Shoemaker, Manager ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 9523 La Jolla Farms Road
 City: La Jolla State: CA Zip: 92037
 Phone No.: 858-245-5258 Fax No.: _____ Email: m.h.shoemaker@gmail.com
 Signature: [Signature] Date: 08/30/2020
 Additional pages Attached: ☒ Yes ☐ No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

JWDA
JOSEPH WONG DESIGN ASSOCIATES
2359 FOURTH AVE
SAN DIEGO, CA 92101
T: 619.233.6777



BDM MIXED-USE

DISCRETIONARY SUBMITTAL SET

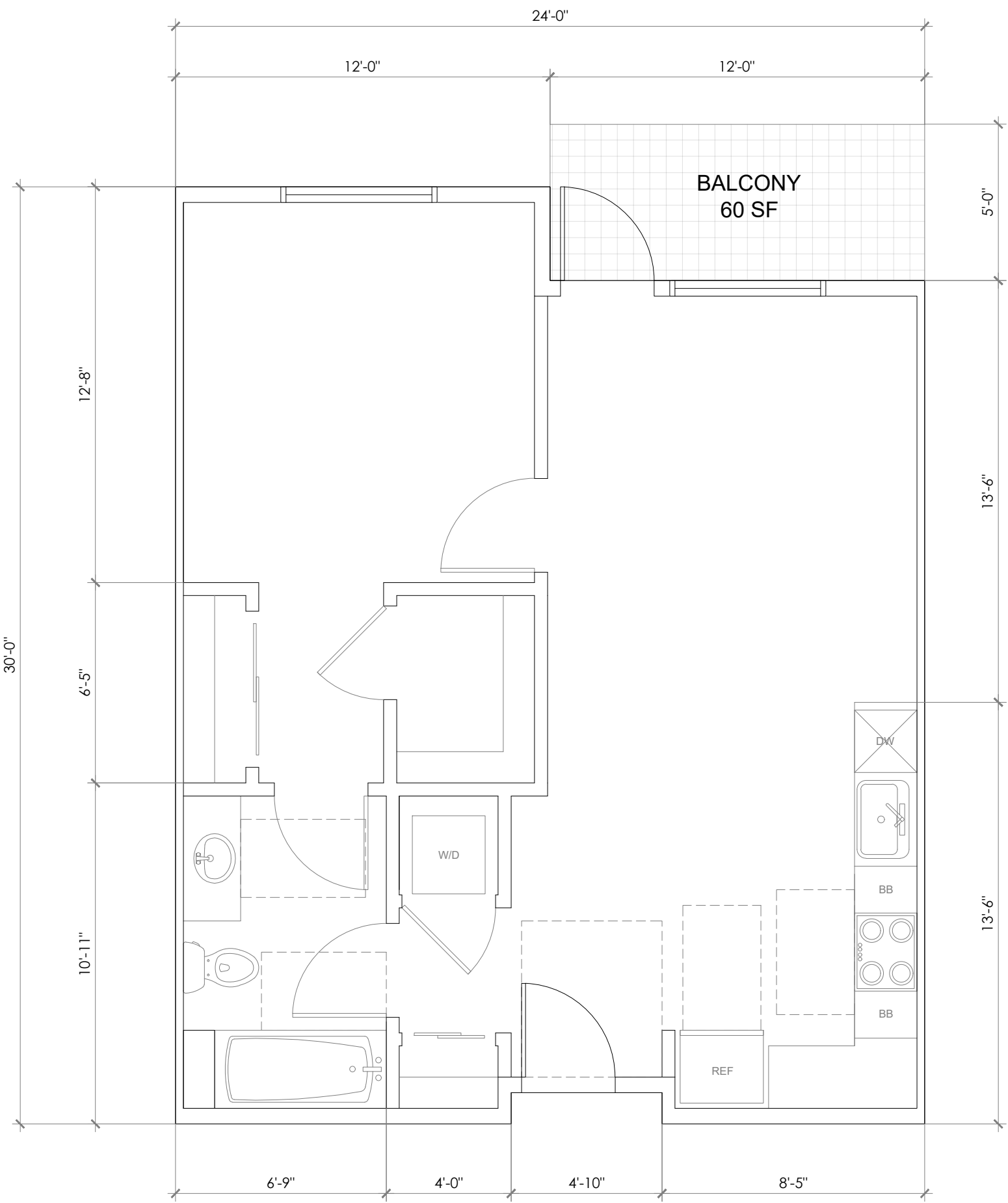
JANUARY 2023

PROJECT CALCULATIONS

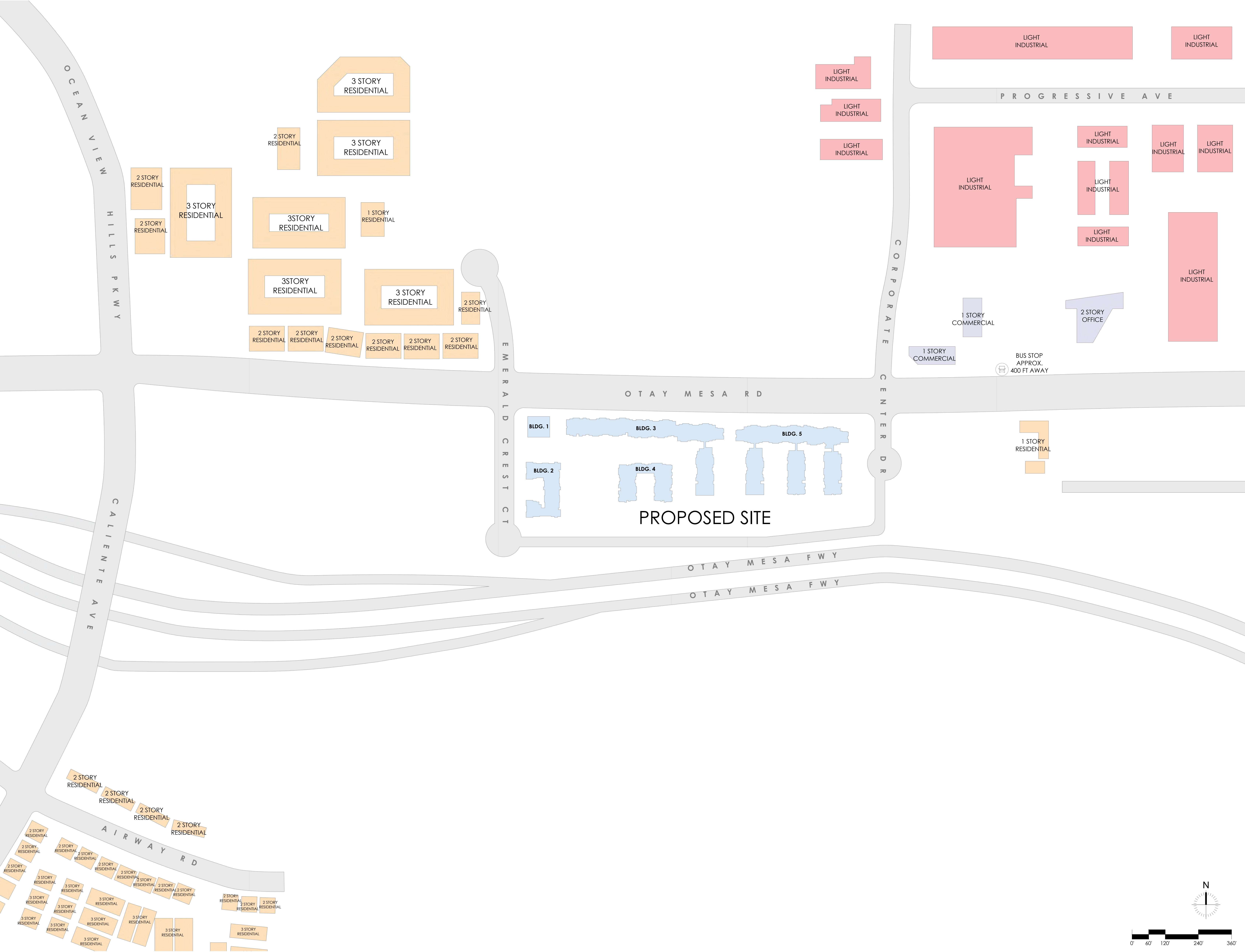
AREA CALCULATIONS					
	BUILDING #	LEVEL	USE	SUB-TOTAL	GFA
AFFORDABLE	BUILDING 1	L1	RETAIL	6,000	6,000
	BUILDING 2	L1	RESIDENTIAL	14,795	17,905
			AMENITY	2,180	
			STORAGE/ MISC	930	
		L2	RESIDENTIAL	16,890	17,820
		STORAGE/ MISC	930		
L3	RESIDENTIAL	16,890	17,820		
	STORAGE/ MISC	930			
MARKET RATE	BUILDING 3	L1	RESIDENTIAL	41,060	44,235
			AMENITY	2,700	
			STORAGE/ MISC	475	
		L2	RESIDENTIAL	40,945	41,420
			STORAGE/ MISC	475	
		L3	RESIDENTIAL	40,945	41,420
			STORAGE/ MISC	475	
		L4	RESIDENTIAL	23,590	23,590
			STORAGE/ MISC	655	
MARKET RATE	BUILDING 4	L1	RESIDENTIAL	18,335	18,990
			STORAGE/ MISC	655	
		L2	RESIDENTIAL	18,250	18,905
			STORAGE/ MISC	655	
		L3	RESIDENTIAL	18,250	18,905
			STORAGE/ MISC	655	
		L4	RESIDENTIAL	18,250	18,905
			STORAGE/ MISC	655	
MARKET RATE	BUILDING 5	L1	RESIDENTIAL	51,305	53,945
			AMENITY	2,640	
		L2	RESIDENTIAL	50,915	51,185
			STORAGE/ MISC	270	
		L3	RESIDENTIAL	50,915	51,185
			STORAGE/ MISC	270	
TOTAL GFA					442,230
LAND AREA (SF)					585,446
LAND AREA (ACREAGE)					13.44
ALLOWED					
FLOOR AREA RATIO			0.3 + 2.0 MIXED USED BONUS		2.3
FAR AREA			1,346,526		
PROPOSED					
FLOOR AREA RATIO			0.755		
FAR AREA			442,230		

UNIT MIX						
BUILDING 2 AFFORDABLE						
	LEVEL	STUDIO	1 BR	2 BR	3 BR	TOTAL
	LEVEL 1	0	5	8	3	16
	LEVEL 2	0	5	8	5	18
	LEVEL 3	0	5	8	5	18
	TOTAL	0	15	24	13	52
	PERCENTAGE	0%	29%	46%	25%	100%
BUILDING 3 MARKET RATE						
	LEVEL	STUDIO	1 BR	2 BR	3 BR	TOTAL
	LEVEL 1	0	10	34	1	45
	LEVEL 2	0	10	34	1	45
	LEVEL 3	0	10	34	1	45
	LEVEL 4	0	5	17	0	22
	TOTAL	0	35	119	3	157
	PERCENTAGE	0%	22%	76%	2%	100%
BUILDING 4 MARKET RATE						
	LEVEL	STUDIO	1 BR	2 BR	3 BR	TOTAL
	LEVEL 1	1	6	5	5	17
	LEVEL 2	1	6	5	5	17
	LEVEL 3	1	6	5	5	17
	LEVEL 4	1	6	5	5	17
	TOTAL	4	24	20	20	68
	PERCENTAGE	6%	35%	29%	29%	94%
BUILDING 5 MARKET RATE						
	LEVEL	STUDIO	1 BR	2 BR	3 BR	TOTAL
	LEVEL 1	0	24	22	5	51
	LEVEL 2	0	24	22	5	51
	LEVEL 3	0	24	22	5	51
	TOTAL	0	72	66	15	153
	PERCENTAGE	0%	47%	43%	10%	100%
TOTAL	STUDIO		1 BR	2 BR	3 BR	TOTAL
MARKET RATE	COUNT	4	131	205	38	378
	PERCENTAGE	1%	35%	54%	10%	100%
TOTAL	STUDIO		1 BR	2 BR	3 BR	TOTAL
MARKET RATE + AFFORDABLE	COUNT	4	146	229	51	430
	PERCENTAGE	1%	34%	53%	12%	100%

PARKING COUNT								
	NON-RESIDENTIAL							
	PARKING					MOTORCYCLE	BICYCLE	
	COMMERCIAL SPACE	COMMERCIAL SPACE ACCESS.	COMMERCIAL CARPOLL/ ZERO-EMISSION	COMMERCIAL EVCS	COMMERCIAL TOTAL	COMMERCIAL	COMMERCIAL- ST	COMMERCIAL - LT
ON-SITE	10	1	1	1	13	2	8	1
	RESIDENTIAL- Market Rate							
	PARKING					MOTO	BICYCLE	
LEVEL	STANDARD	PARALLEL	ACCESSIBLE	EVCS	TOTAL			
ON-SITE	545	4	13	63	625	43	200	
	RESIDENTIAL- AFFORDABLE							
	PARKING					MOTO	BICYCLE	
LEVEL	STANDARD	ACCESSIBLE		EVCS	**TOTAL			
ON-SITE	3	1		1	5	0	26	
	**9 PARKING SPACES NORTH OF AFFORDABLE BLDG.							
TOTAL: RESIDENTIAL								
(**)PARKING			630					
MOTORCYCLE			43					
BICYCLE			226					
TOTAL: NON-RESIDENTIAL + RESIDENTIAL								
PARKING			643					
MOTORCYCLE			45					
BICYCLE			235					



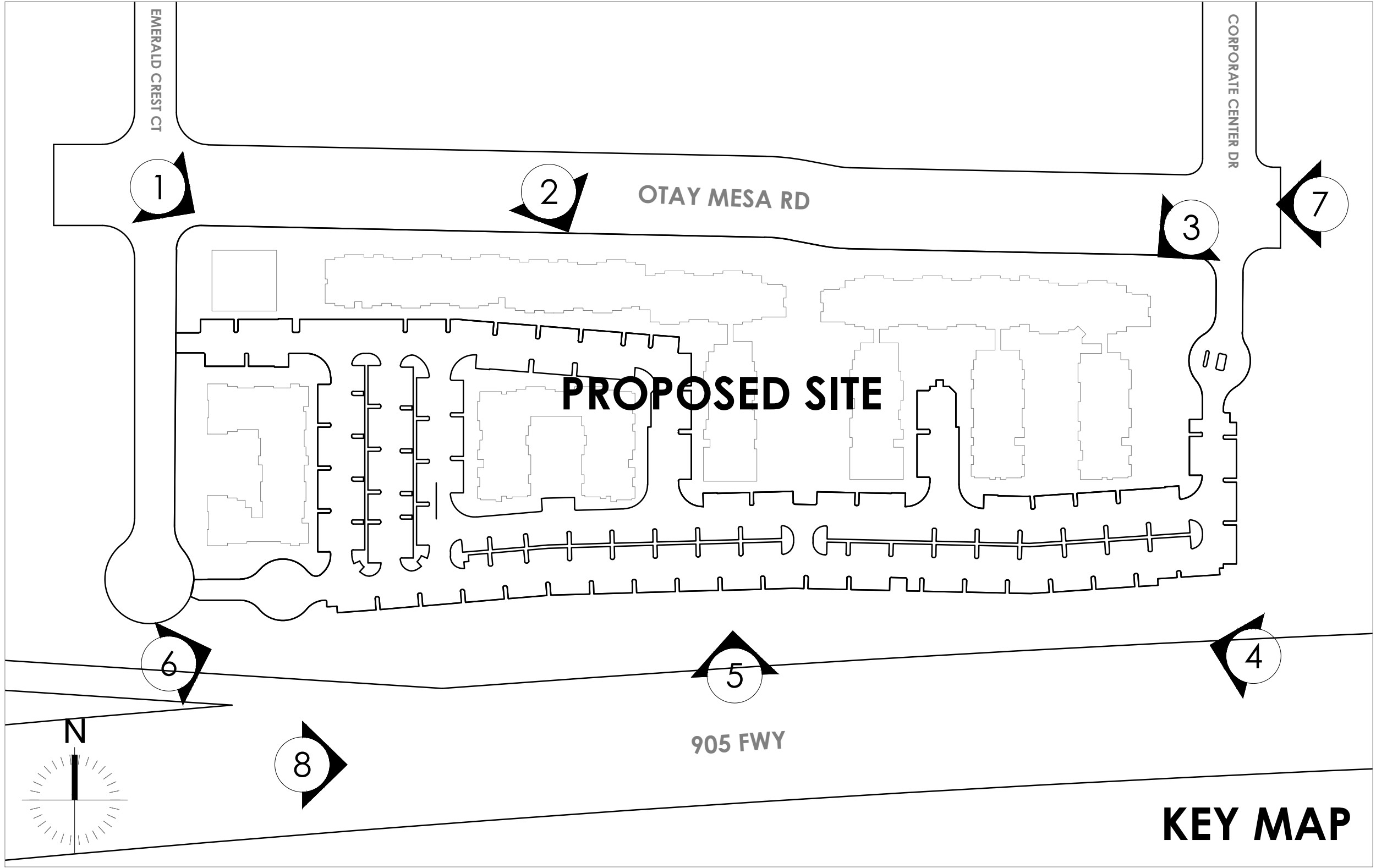
TYPICAL 1 BR UNIT PLAN
680 SF

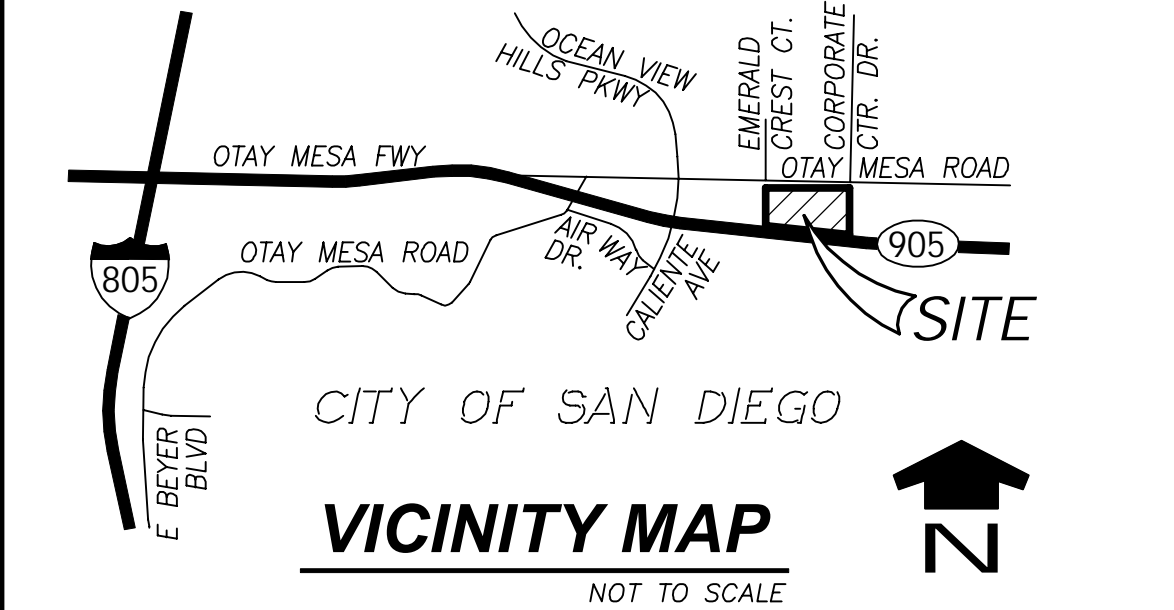


LEGEND

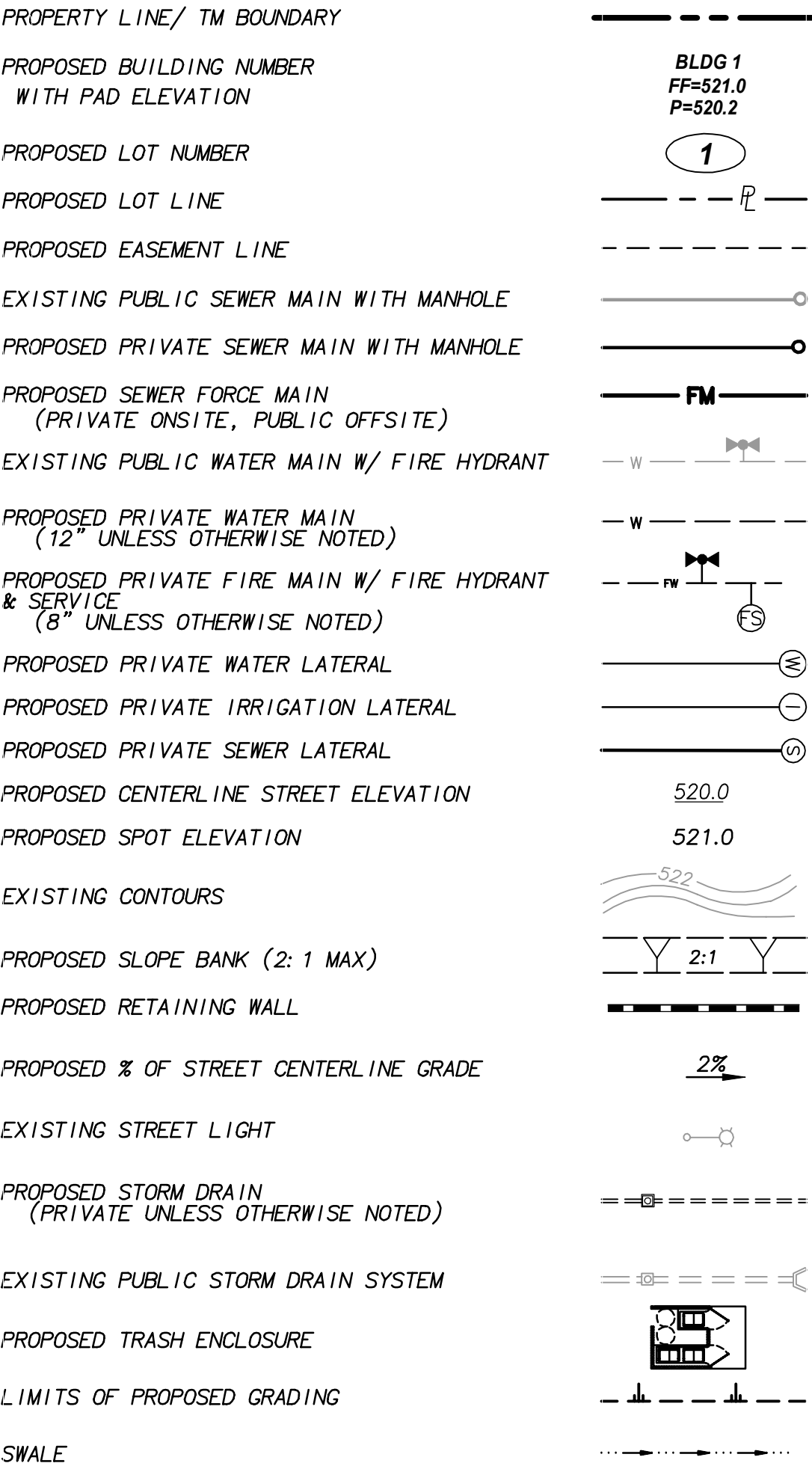
<div></div>	PROPOSED SITE
<div></div>	RESIDENTIAL
<div></div>	LIGHT INDUSTRIAL
<div></div>	COMMERCIAL

SHEET NAME: VICINITY MAP	SCALE: 1/128"=1'-0"	GN003
PROJECT NAME: BDM MIXED-USE DEVELOPMENT	JOB NO: 3443	





LEGEND



LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, A AND C OF HANDLER COMMERCIAL, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16340, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 7, 2019.

TOPOGRAPHY SOURCE

THE TOPOGRAPHY COMPILED BY RBF CONSULTING, DATED JULY 27, 2012. SUPPLEMENTAL FIELD SURVEY WAS PERFORMED ON NOVEMBER 7, 2017 BY RICK ENGINEERING COMPANY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) BASED LOCALLY UPON THE FOLLOWING STATION AS PUBLISHED BY THE CITY OF SAN DIEGO: CENTERLINE MONUMENT (SECTION CORNER) AT THE INTERSECTION OF OTAY MESA ROAD AND HERITAGE ROAD ELEVATION = 504.568 M.S.L.

UTILITIES & SERVICES

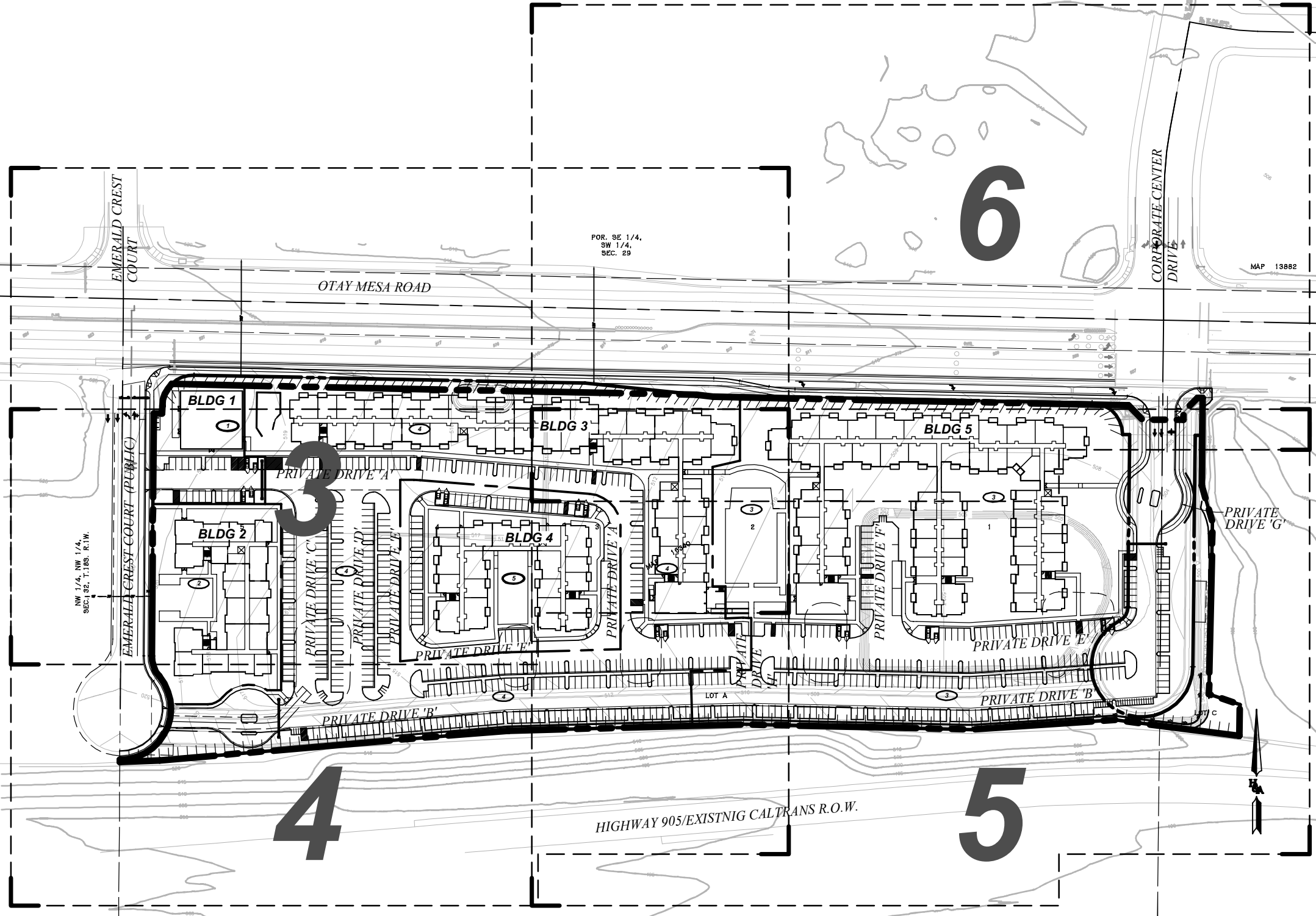
ONSITE WATERPRIVATE
OFFSITE WATERCITY OF SAN DIEGO (PUBLIC)
ONSITE SEWERPRIVATE
OFFSITE SEWERCITY OF SAN DIEGO (PUBLIC)
FIRE AND POLICECITY OF SAN DIEGO
GAS & ELECTRICITYSDG&E
SCHOOL DISTRICTSAN DIEGO UNIFIED SCHOOL DIST.

STREET TREES: ALL UTILITIES, HARDSCAPE AND OTHER SITE IMPROVEMENTS (PER LDC TABLE 142-04E "MINIMUM TREE SEPARATION DISTANCE" AND PER LDC 142.0403(b)(6) "MIN 40'-SOFT TREE ROOT ZONE") SHALL BE DESIGNED TO NOT PROHIBIT THE REQUIRED PLACEMENT AND QUANTITY OF REQUIRED STREET TREES.

MINIMUM TREE SEPARATION DISTANCE:
TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
UNDERGROUND UTILITY LINE - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET (5' FOR RESIDENTIAL STREET < 25 MPH)
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

VESTING TENTATIVE MAP & SITE DEVELOPMENT PERMIT

BDM MIXED USE
CITY OF SAN DIEGO, CALIFORNIA



PROJECT MAP

SCALE: 1" = 150'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTHELY SIDELINE OF OTAY MESA ROAD AS SHOWN ON MAP NO. 16340 (N88°48'54"W)

EXISTING EASEMENTS

REFER TO SHEET C8: "BOUNDARY, MONUMENTS, ENCUMBRANCES & EXISTING TOP"

PROPOSED EASEMENTS

REFER TO SHEET C3-C6 FOR THE LOCATION AND LIMITS OF ALL NEW PROPOSED EASEMENTS

EARTHWORK NOTES

GRADING TABULATIONS: TOTAL AMOUNT OF SITE TO BE GRADED: 13.42 ACRES. PERCENT OF TOTAL SITE: 100%. AMOUNT OF CUT: 2,193 CY. MAXIMUM DEPTH OF CUT: 10' (FOR STORM DRAIN VAULT). AMOUNT OF FILL: 65,467 CY. MAXIMUM DEPTH OF FILL: 12'. MAXIMUM HEIGHT OF FILL SLOPE (S): 12'. SLOPE RATION: 2:1. AMOUNT OF IMPORT/EXPORT SOIL: IMPORT 63,274 CY. RETAINING/CRIB WALLS: 1,400 LINEAR FEET; MAXIMUM HEIGHT FEET: 8.5'

PARKING SUMMARY

PARKING COUNT									
NON-RESIDENTIAL									
	PARKING					MOTORCYCLE	BICYCLE		
	COMMERCIAL SPACE	COMMERCIAL SPACE ACCESS.	COMMERCIAL CARPOOL/ ZERO-EMISSION	COMMERCIAL EVCS	COMMERCIAL TOTAL	COMMERCIAL	COMMERCIAL-ST	COMMERCIAL-LT	
ON-SITE	10	1	1	1	13	2	8	1	
RESIDENTIAL- Market Rate									
	PARKING					MOTO	BICYCLE		
	STANDARD	PARALLEL	ACCESSIBLE	EVCS	TOTAL				
LEVEL ON-SITE	545	4	13	63	625	43	200		
RESIDENTIAL- AFFORDABLE									
	PARKING					MOTO	BICYCLE		
	STANDARD		ACCESSIBLE	EVCS	**TOTAL				
LEVEL ON-SITE	3		1	1	5	0	26		
***9 PARKING SPACES NORTH OF AFFORDABLE BLDG.									
TOTAL: RESIDENTIAL									
(**)PARKING					630				
MOTORCYCLE					43				
BICYCLE					226				
TOTAL: NON-RESIDENTIAL + RESIDENTIAL									
PARKING					643				
MOTORCYCLE					45				
BICYCLE					235				

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THERE IS A MAXIMUM OF 378 MARKET RATE RESIDENTIAL UNITS (MARKET RATE UNITS: LOTS 3, 4 & 5).

THIS IS ALSO A MAP OF A COMMERCIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 6531 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION ACT. THERE IS A MAXIMUM OF 6,000 COMMERCIAL UNITS. (LOT 1).

SHEET INDEX

- C1 TITLE SHEET
- C2 STREET SECTIONS
- C3 PROJECT DESIGN
- C4 PROJECT DESIGN
- C5 PROJECT DESIGN
- C6 PROJECT DESIGN
- C7 FIRE ACCESS PLAN
- C8 BOUNDARY, ENCUMBRANCE & EXISTING TOPO

GENERAL DESIGN NOTES

- CUT/FILL SLOPES ARE 2:1 OR FLATTER UNLESS OTHERWISE SPECIFIED.
- GRADING SHOWN HEREON IS PRELIMINARY AND MAY BE SUBJECT TO MINOR REFINEMENTS IN FINAL DESIGN. FINAL GRADING PLANS WILL CONFORM TO THE APPROVED PERMIT AND EXHIBITS.
- DRAINAGE FACILITIES TO BE CONSTRUCTED PER CITY OF SAN DIEGO STANDARDS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- ALL LENGTHS, DISTANCES, LOT DIMENSIONS AND CURVE RADII ARE APPROXIMATE.
- ALL UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
- ALL PROPOSED WATER (INCLUDING SERVICES AND METERS) AND SEWER FACILITIES (PUBLIC & PRIVATE, WITHIN THE PUBLIC ROW OR PUBLIC EASEMENT) MUST BE DESIGNED, CONSTRUCTED, OR ABANDONED IN ACCORDANCE WITH ESTABLISHED CRITERIA WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER & SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO.
- ALL ON-SITE WATER AND SEWER FACILITIES SHOWN ON THIS DRAWING ARE PRIVATE AND SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
- ANY EXISTING WATER SERVICES TO BE KILLED AT THE MAIN UNLESS OTHERWISE NOTED.
- ANY EXISTING SEWER SERVICES TO BE ABANDONED AT THE PROPERTY LINE.
- THERE ARE NO PROPOSED OR EXISTING BUS/TRANSIT STATIONS OR STOPS.
- COMMUNAL TRASH PICKUP IS PROPOSED AS PART OF THIS PROJECT.
- AN ILLUMINATED DIRECTORY IN ACCORDANCE WITH FHS POLICY 00-6, SHALL BE PROVIDED.
- BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (PER UFC 901.4.4)
- IMPROVEMENTS SUCH AS DRIVEWAYS, UTILITIES, DRAINS AND WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS TO NOT PROHIBIT THE PLACEMENT OF STREET TREES, ALL TO THE SATISFACTION OF THE CITY MANAGER.
- CALIFORNIA BUILDING CODE CONSTRUCTION TYPE: V. FULLY SPRINKLED
- CALIFORNIA BUILDING CODE OCCUPANCY GROUP: R-2, A-2, A-3, M, B.
- MINIMUM 24 INCH OR 36 INCH BOX SIZE TREES SHALL BE INSTALLED WITHIN 10' OF THE FACE OF CURB AND IN OPENINGS BEING A MINIMUM 40 SQUARE FEET OF AIR AND WATER - PERMEABLE AREA AS INDICATED ON THE LANDSCAPE PLAN (SEE LANDSCAPE PLANS FOR DETAILS).
- IMPROVEMENT PLANS SHALL SHOW, LABEL, AND DIMENSION A 40 SQUARE FOOT AREA FOR EACH STREET TREE WHICH IS UNENCUMBERED BY HARDSCAPE AND UTILITIES.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITY AND FIVE FEET OF ANY WATER.
- ALL RESIDENTIAL BUILDINGS REQUIRE A FIRE SPRINKLER SYSTEM.
- FIRE ACCESS ROADWAY SIGNS OR RED CURBS WILL BE PROVIDED IN ACCORDANCE WITH BFLS POLICY A-96-1. TEMPORARY STREET SIGNS WILL BE PROVIDED IN ACCORDANCE WITH UFC 901.4.5
- ALL DRAIN SYSTEMS NOT LOCATED IN A PUBLIC STREET SHALL BE PRIVATE.
- WATER EASEMENTS WILL BE PROVIDED ADJACENT TO ALL ONSITE PUBLIC FIRE HYDRANTS, WATER METERS, BLOWOFFS AND VALVES, UPON FINAL LOCATION REVIEW BY THE CITY OF SAN DIEGO ENGINEERING AND FIRE DEPARTMENTS.
- ADEQUATE ATTENTION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 dB CNEL FOR ALL SLEEPING ROOMS AND AN INTERIOR NOISE LEVEL OF 50dB FOR ALL OTHER INDOOR AREAS.
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NO EXCEED 24 INCHES IN HEIGHT
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE SUBDIVIDER SHALL OBTAIN A LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNER, FOR ANY PROPOSED OFFSITE GRADING, TO THE SATISFACTION OF THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEES SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER, BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE
- DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL STORM WATER CONSTRUCTION REQUIREMENTS OF THE STATE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-009DWO, OR SUBSEQUENT ORDER, AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. R9-2013-0001, OR SUBSEQUENT ORDER. IN ACCORDANCE WITH ORDER NO. 2009-009DWO, OR SUBSEQUENT ORDER, A RISK LEVEL DETERMINATION SHALL BE CALCULATED FOR THE SITE AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES.
- PRIOR TO THE ISSUANCE OF A GRADING OR A CONSTRUCTION PERMIT, A COPY OF THE NOTICE OF INTENT (NOI) WITH A VALID WASTE DISCHARGE ID NUMBER (WID#) SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO AS A PROOF OF THE ENROLLMENT UNDER THE CONSTRUCTION GENERAL PERMIT. WHEN OWNERSHIP OF THE ENTIRE SITE OR PORTIONS OF THE SITE CHANGES PRIOR TO FILING OF THE NOTICE OF TERMINATION (NOT) A REVISED NOI SHALL BE SUBMITTED ELECTRONICALLY TO THE STATE WATER RESOURCES BOARD IN ACCORDANCE WITH THE PROVISIONS AS SET FORTH IN SECTION 11.C OF ORDER NO 2009-0009-DWO AND A COPY SHALL BE SUBMITTED TO THE CITY.
- ALL BEARINGS AND DISTANCES ARE LOCATED AND SHOWN ON C8.
- NO PRIVATE IMPROVEMENTS (INCLUDING LANDSCAPING, ENHANCED PAVING, PRIVATE UTILITIES, OR STRUCTURES OF ANY KIND) THAT COULD INHIBIT THE MAINTENANCE, REPAIR, OR REPLACEMENT OF PUBLIC UTILITIES, MAY BE INSTALLED, CONSTRUCTED, OR LOCATED WITHIN THE LIMITS OF A PUBLIC WATER, SEWER OR GENERAL UTILITY EASEMENT WITHOUT A CITY APPROVED AND COUNTY RECORDED ENCROACHMENT AND MAINTENANCE REMOVAL AGREEMENT (EMRA).
- ALL WATER LINES SERVING THIS DEVELOPMENT (INCLUDING DOMESTIC, IRRIGATION, AND FIRE) MUST PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD).
- THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER AND SEWER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607. IN THE EVENT ANY SUCH FACILITY LOSES INTEGRITY THEN, THE OWNER/PERMITEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND CITY ENGINEER.
- NO PUBLIC WATER, SEWER OR GENERAL UTILITY EASEMENTS CURRENTLY EXIST ON THE SUBJECT PROPERTY.
- IN NO EVENT SHALL ANY TEMPORARY GRADING OR IMPROVEMENTS ASSOCIATED WITH THIS PROJECT EXTEND BEYOND THE PROJECT BOUNDARY INTO THE CITY OPEN SPACE PRESERVE LOCATED ADJACENT TO THE EAST.
- THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
- THIS PROJECT WILL BE REQUIRED TO ADHERE TO THE CITY OF SAN DIEGO STORM WATER STANDARDS IN EFFECT AT THE TIME OF APPROVAL OF MINISTERIAL PERMIT. THE CURRENT STORM WATER DEVELOPMENT REGULATIONS BECAME EFFECTIVE ON FEBRUARY 16, 2016 AND THIS PROJECT WILL BE SUBJECT TO THOSE REGULATIONS.
- ALL STORM WATER RUN-OFF FROM THE PROPOSED DEVELOPMENT SHALL BE DIRECTED TO PROPOSED LANDSCAPE LOW-IMPACT DEVELOPMENT BMPs.
- SEE ARCHITECTURAL SET FOR ADDITIONAL DETAILS REGARDING THE RESIDENTIAL PROJECT.
- EXISTING MAINTENANCE ASSESSMENT DISTRICT (MAD) OWNED IRRIGATION SHALL BE CAPPED AND TERMINATED AT THE PROPERTY LINE TO THE SATISFACTION OF THE PARKS AND RECREATION DEPARTMENT.
- ALL ONSITE SEWER IS PRIVATE AND AS SUCH PRIVATE SEWER WILL REQUIRE A PRIVATE PLUMBING PERMIT.
- DUAL PERPENDICULAR CURB RAMPS PER CITY SD CURB RAMP DESIGN GUIDELINES (9/10/20).
- A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE VESTING TENTATIVE MAP, IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE 5 LOT FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.
- PLEASE REFER TO SHEET C6 FOR A DETAILED DESCRIPTION OF THE LOCATION AND AREAS OF RIGHT-OF-WAY PROPOSED TO BE VACATED AND TO BE DEDICATED ON THE FINAL MAP.
- EXISTING TRAFFIC SIGNALS AT INTERSECTION OF OTAY MESA ROAD AND CORPORATE CENTER DRIVE TO BE MODIFIED PER PROJECT TRAFFIC REPORT.
- THIS PROJECT IS A MULTIPLE "UNIT" SUBDIVISION. IT IS THE INTENT THAT MULTIPLE FINAL MAPS BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAP MAY CONSIST OF ONE OR MORE LOTS AS SHOWN ON THIS TENTATIVE MAP.
- PRIOR TO RECORDATION, EACH INDIVIDUAL RECORDED UNIT SHALL INSURE THAT ADEQUATE ACCESS AND UTILITY SERVICES ARE PROVIDED EITHER BY FEE OWNERSHIP OR BY COVENANT OF EASEMENT TO THE SATISFACTION OF THE CITY ENGINEER.
- EMRA REQUIRED FOR ALL PRIVATE IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY.
- ACCESS, UTILITY AND PARKING REQUIREMENTS WILL BE PROVIDED VIA RECIPROCAL ACCESS EASEMENTS BETWEEN THE LOTS WHICH ARE GOVERNED BY THE COVENANTS, CODES, AND RESTRICTIONS OF THE DEVELOPMENT.
- ALL PUBLIC EASEMENTS AND RIGHTS OF WAY TO BE VACATED SHALL BE DONE IN ACCORDANCE WITH SECTION 66436(g) OF THE SUBDIVISION MAP ACT AND 8300 OF THE STREETS AND HIGHWAYS CODE, EXCEPT AS NOTED HEREON.

ENGINEER



ALISA S. VIALPANDO R.C.E. 47945

DEVELOPMENT SUMMARY

THE BDM MIXED-USE PROJECT IS PROPOSED FOR A 13.45-ACRE SITE, LOCATED ON THE SOUTH SIDE OF OTAY MESA ROAD, EAST OF EMERALD CREST COURT, WEST OF CORPORATE CENTER DRIVE, AND NORTH OF STATE ROUTE 905, WITHIN THE OTAY MESA COMMUNITY PLAN AREA IN THE CITY OF SAN DIEGO. THE PROJECT SITE HAS BEEN GRADED IN ACCORDANCE WITH A PREVIOUSLY APPROVED VESTING TENTATIVE MAP.

THE PROJECT PROPOSES 430 TOTAL MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND APPROXIMATELY 6,000 SQUARE FEET OF COMMERCIAL USE. THE MULTI-FAMILY RESIDENTIAL USE INCLUDES 378 MARKET-RATE DWELLING UNITS, SITUATED IN THE NORTHERN PORTION OF THE SITE, AND 52 AFFORDABLE DWELLING UNITS (AFFORDABLE TO LOW-INCOME HOUSEHOLDS) SITUATED IN THE WESTERN PORTION OF THE SITE. COMMERCIAL USES WOULD BE LOCATED IN THE NORTHWESTERN PORTION OF THE SITE. ACCESS TO THE PROJECT WOULD BE PROVIDED OFF EMERALD CREST COURT AND BY A NEW PRIVATE DRIVE OFF OTAY MESA ROAD. PARKING WOULD BE PROVIDED IN SURFACE PARKING AREAS LOCATED THROUGHOUT THE PROJECT. THE PROJECT REQUIRES AN AMENDMENT TO THE OTAY MESA PLAN TO CHANGE THE LAND USE DESIGNATION FROM COMMUNITY COMMERCIAL - RESIDENTIAL PROHIBITED TO COMMUNITY COMMERCIAL - RESIDENTIAL PERMITTED, REZONE FROM THE EXISTING CC-2-3 ZONE TO CC-3-6, VESTING TENTATIVE MAP, SITE DEVELOPMENT PERMIT, NEIGHBORHOOD DEVELOPMENT PERMIT, AND PUBLIC RIGHT-OF-WAY VACATION TO VACATE CORPORATE CENTER DRIVE SOUTH OF OTAY MESA ROAD.

GENERAL NOTES

- SITE AREA DATA:
GROSS SITE AREA: 12.74 ACRES
NET SITE AREA: 13.44 ACRES (GROSS + VACATION - DEDICATION)
- TOTAL NUMBER OF EXISTING/PROPOSED LOTS:
EXISTING LOTS: 7
PROPOSED LOTS: 5 (LOT 1: COMMERCIAL, LOT 2: AFFORDABLE RESIDENTIAL, LOTS 3, 4 & 5: MARKET-RATE RESIDENTIAL)
- TOTAL NUMBER OF PROPOSED UNITS: 430 (378 MARKET RATE & 52 AFFORDABLE)
- COMMUNITY PLAN: OTAY MESA
EXISTING COMMUNITY PLAN LAND USE:
COMMUNITY COMMERCIAL - RESIDENTIAL PROHIBITED (0 DU/AC)
PROPOSED COMMUNITY PLAN LAND USE:
RESIDENTIAL: COMMUNITY COMMERCIAL - RESIDENTIAL PERMITTED
- ZONING: EXISTING: CC-2-3
PROPOSED: CC-3-6
SITE IS ALSO WITHIN THE AIRPORT LANDUSE COMPATIBILITY OVERLAY ZONE; THE AIRPORT INFLUENCE AREAS OVERLAY ZONE, THE RESIDENTIAL TANDEM PARKING OVERLAY ZONE, THE PARKING STANDARDS TRANSIT PRIORITY AREAS, THE TRANSIT PRIORITY AREAS OVERLAY ZONE, AND CPIOZ-A OVERLAY ZONE.
- DENSITY PROPOSED:
GROSS SITE DENSITY: 31.97/AC (430 UNITS/13.45 AC)
- APN #: 645-410-03 THRU 09.
- AVERAGE DAILY TRIPS: 4,497
- GEO HAZARD ZONE: 53 & 12
- TOTAL FLOOR AREA: 442,230 FLOOR AREA RATIO: 0.75
- NO TRANSIT STOPS ARE PROPOSED WITH THIS PROJECT.
- LAMBERT COORDINATES: 146-1765
- CCS83 COORDINATES 1786-6325

PROJECT TEAM
ENGINEER

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CONTACT: DAN REHM
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(858) 558-4500
EMAIL: DREHM@HUNSAKERSD.COM

LANDSCAPE
ARCHITECT

IN-SITE LANDSCAPE ARCHITECTURE
CONTACT: TIM JACHLEWSKI
2850 WOMBLE RD
SUITE 100-403
SAN DIEGO, CA 92106
(619) 795-7605
EMAIL: TIM@INSITELANDARCH.COM

DRY UTILITIES

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SUITE 200
SAN DIEGO, CA 92131
(858) 824-1761
JANY@ENGINEERINGPARTNERS.COM

OWNER

BDM INVESTMENTS, LLC
CONTACT: MICHAEL SHOEMAKER
(858) 245-5258
M.H.SHOEMAKERS5@GMAIL.COM

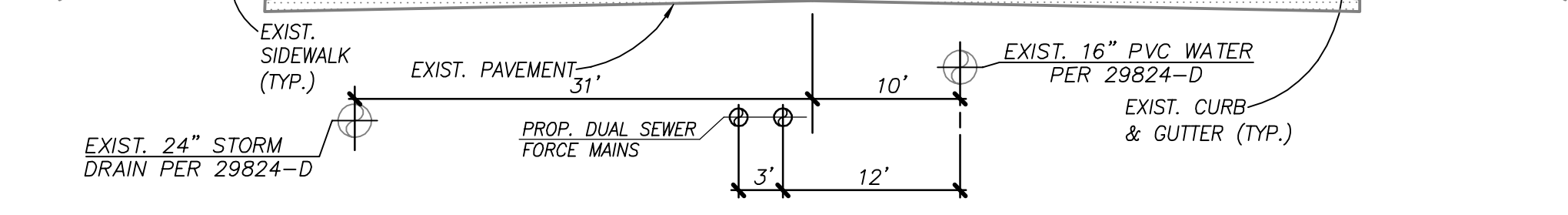
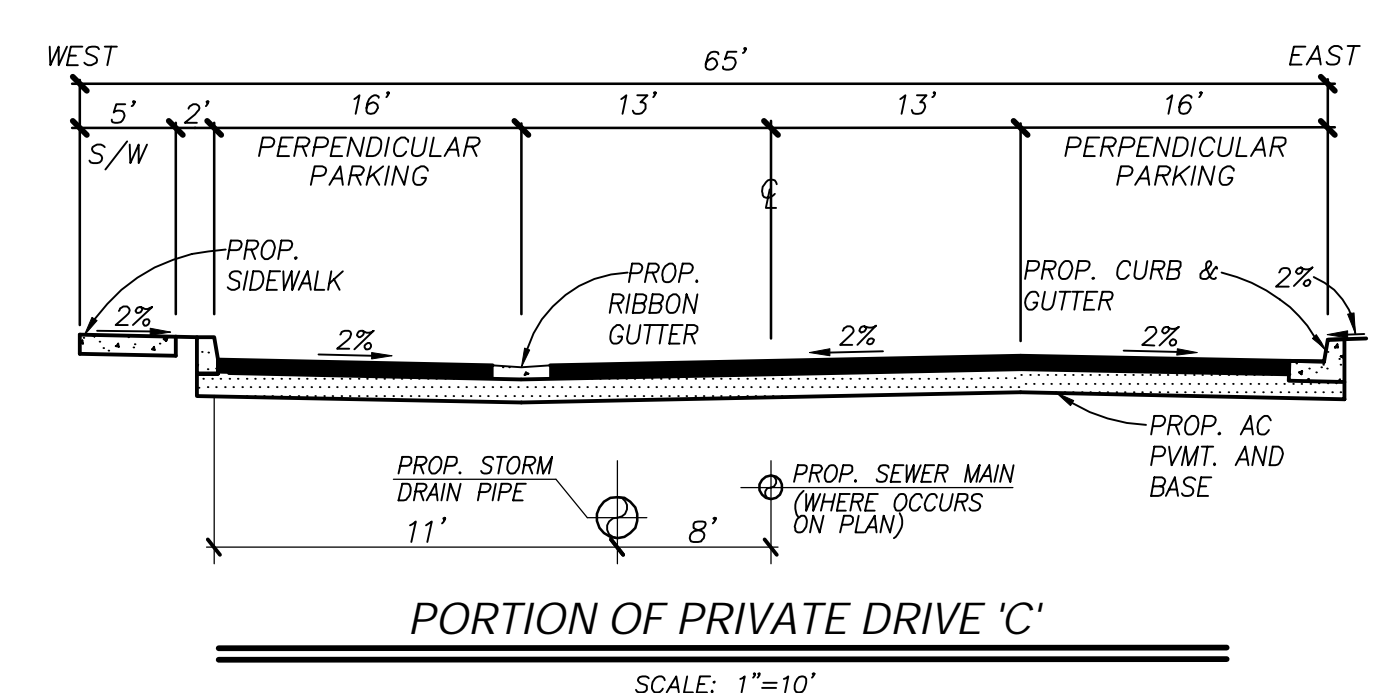
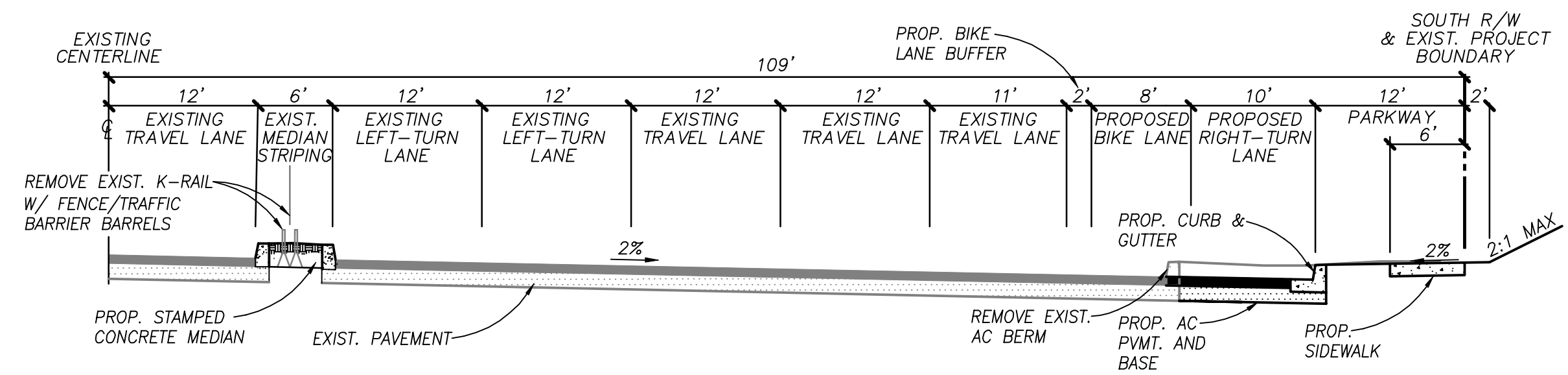
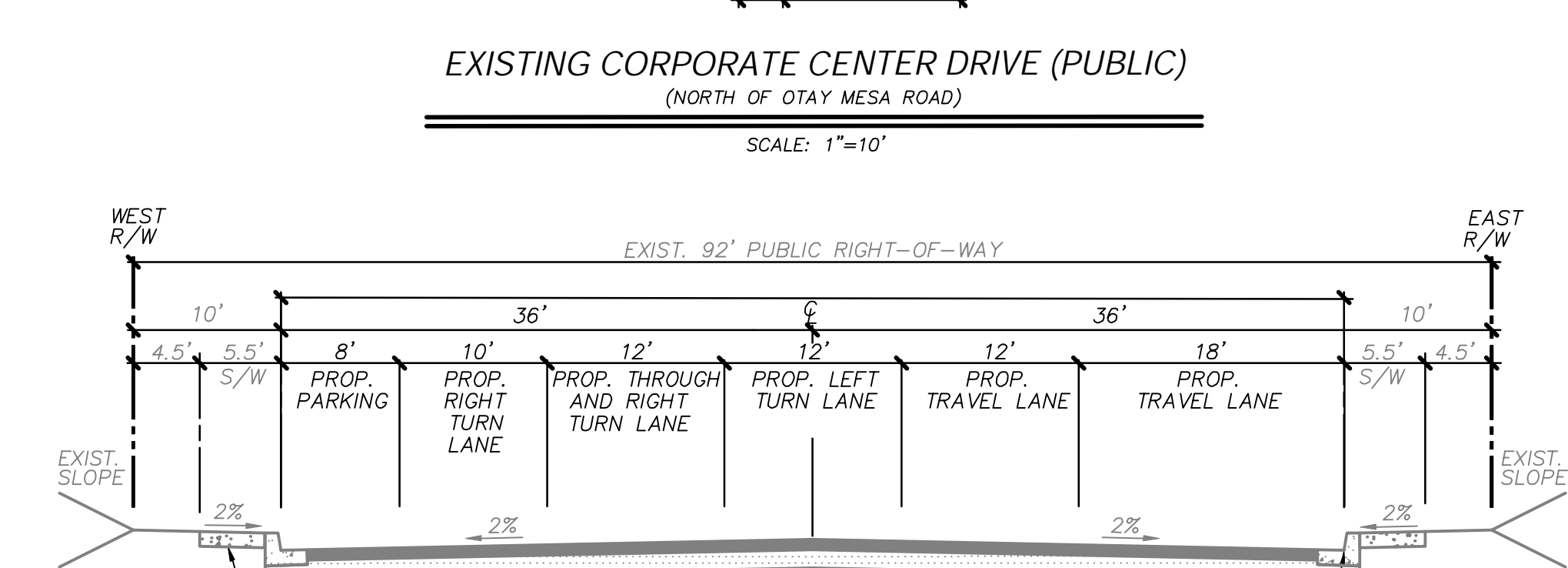
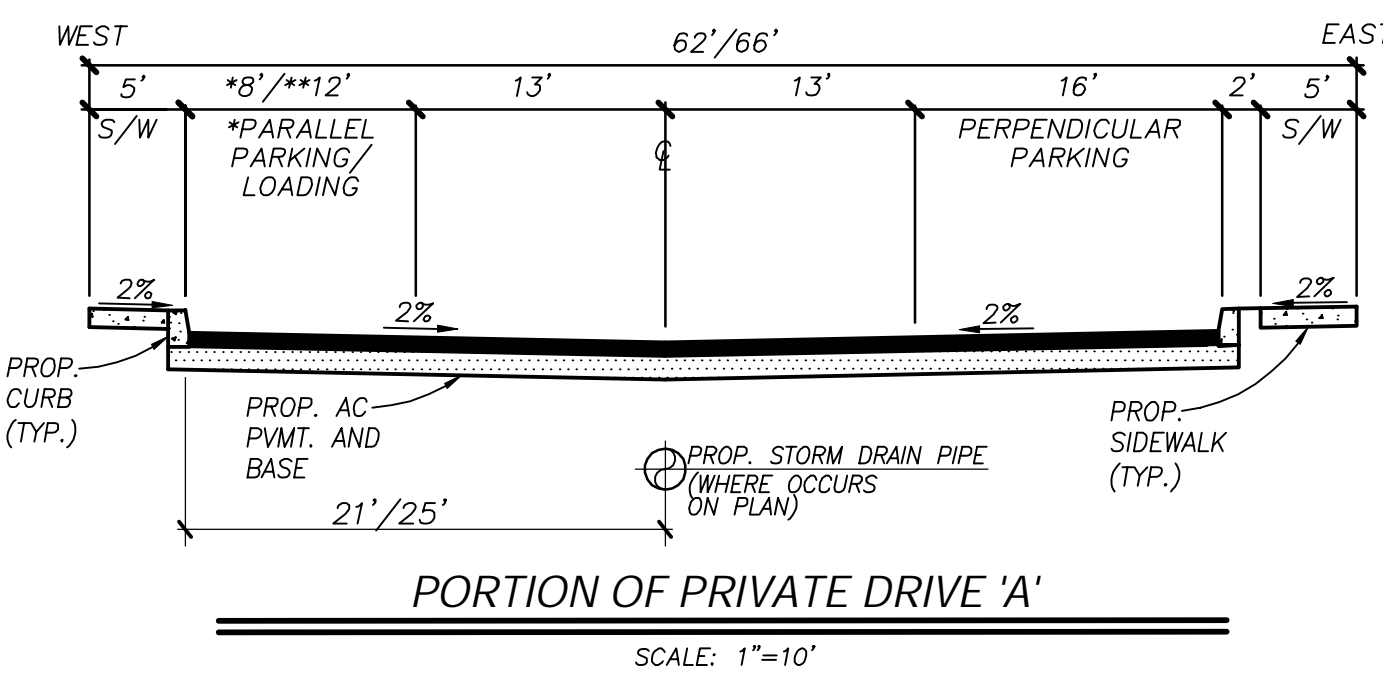
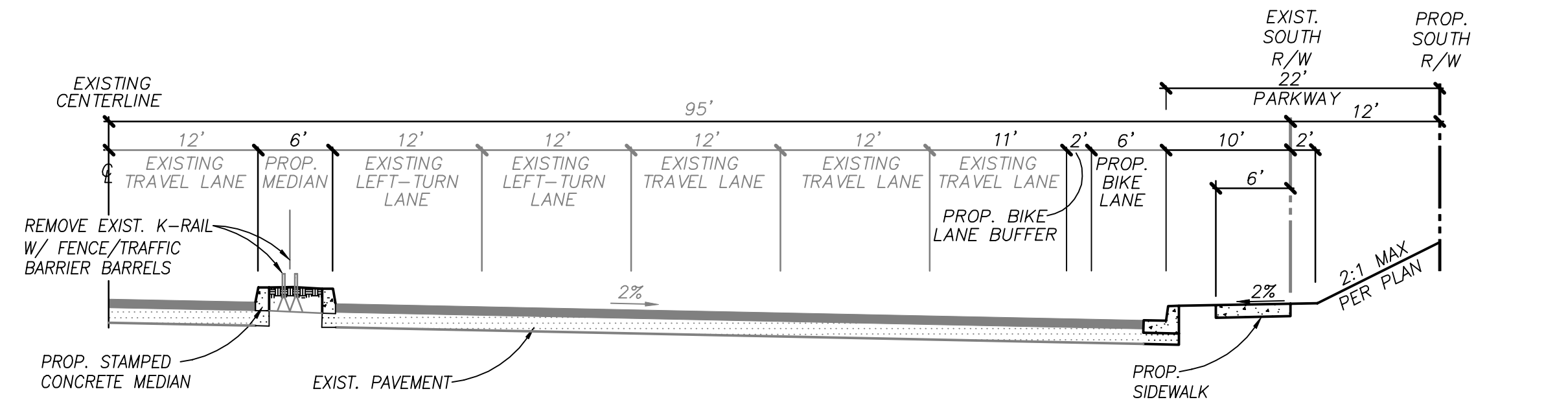
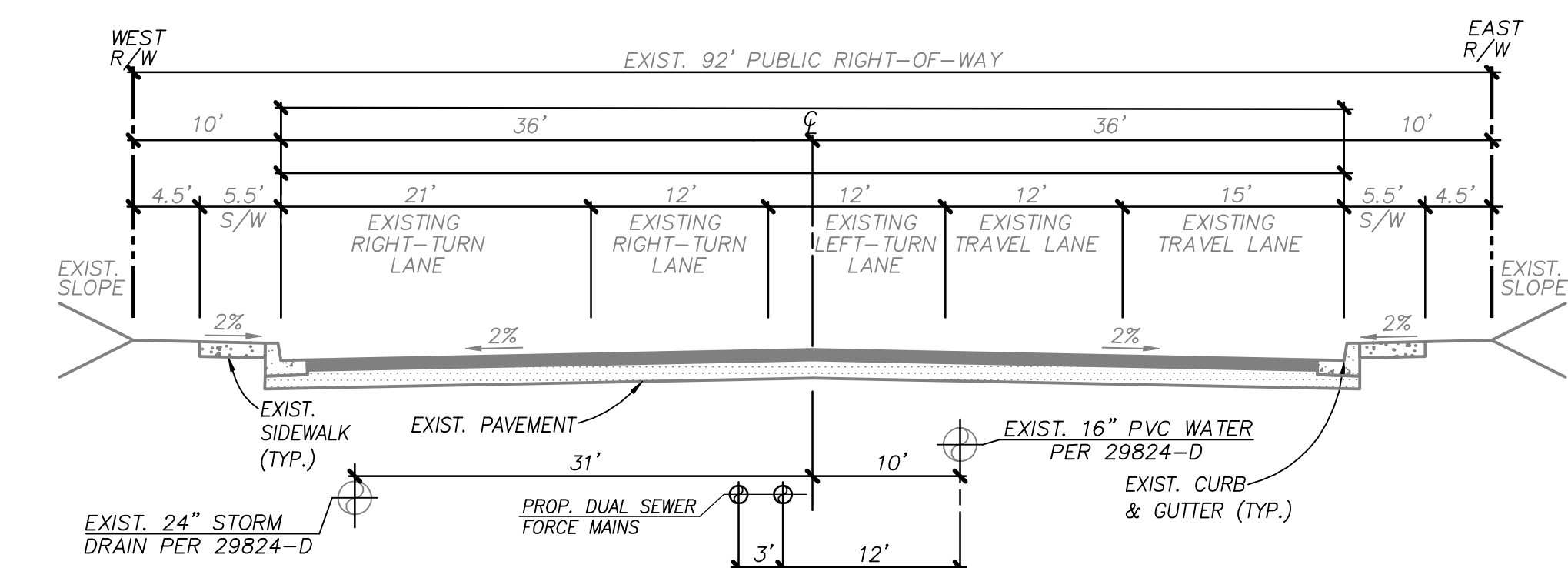
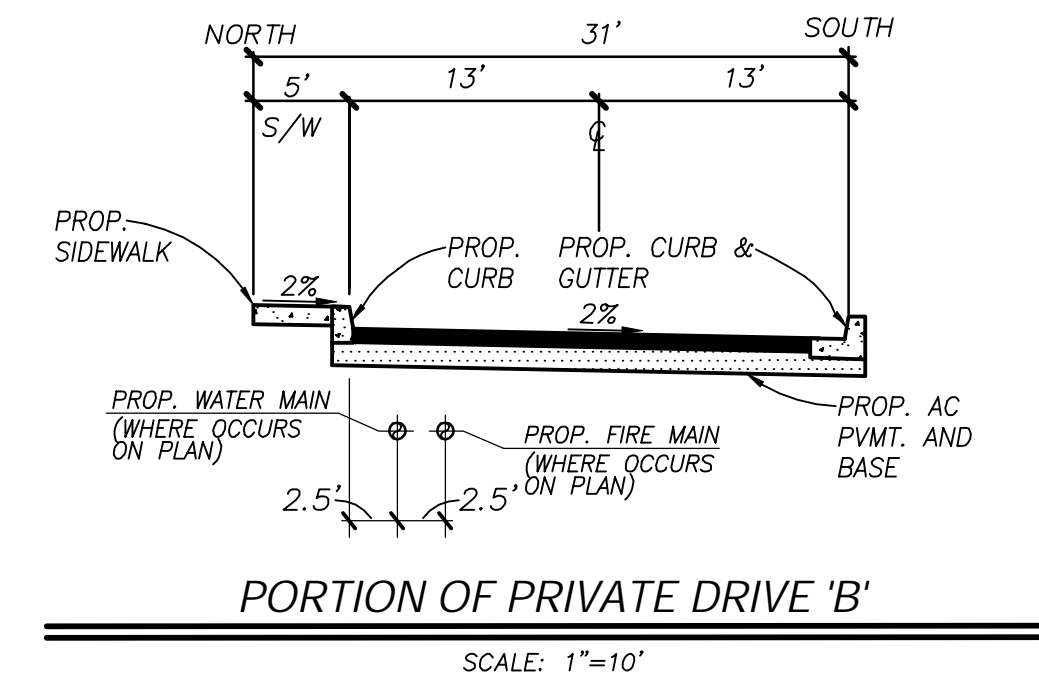
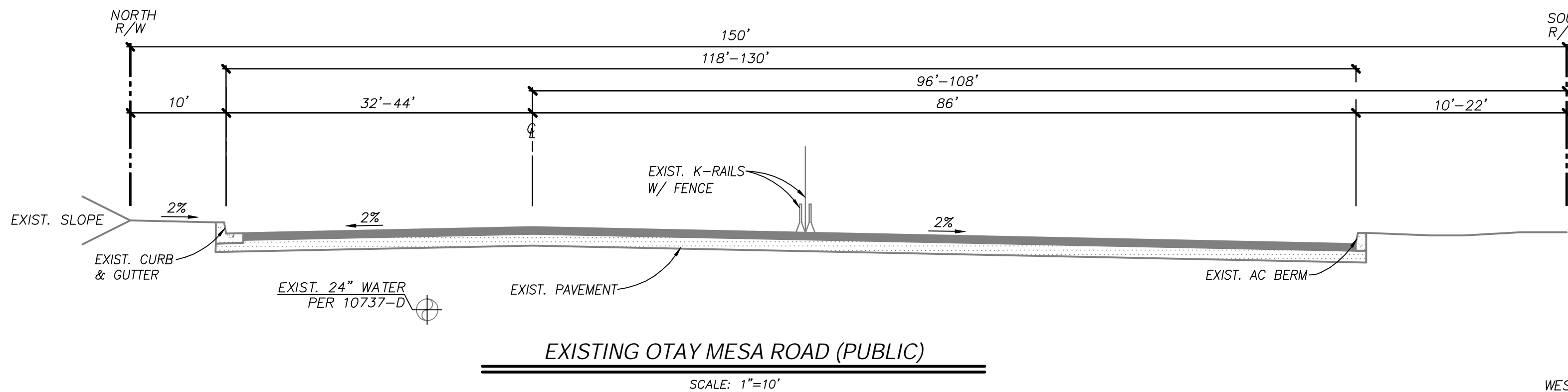
REPRESENTATIVE REPRESENTATIVE

PREPARED BY:	#	REVISIONS	DATE	BY
 HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING ENGINEERING SURVEYING 9707 Maple Street San Diego, CA 92121 PH: (858) 558-4500 - FX: (858) 558-1414	1.	1st SUBMITTAL	09/14/20	H&A
	2.	2nd SUBMITTAL	05/27/21	H&A
	3.	3rd SUBMITTAL	09/28/21	H&A
	4.	4th SUBMITTAL	01/17/22	H&A
	5.	5th SUBMITTAL	07/27/22	H&A
	6.	6th SUBMITTAL	10/06/22	H&A
	7.	REVISION TO VACATE EASMENT	02/16/23	H&A
PROJECT ADDRESS:	5400 OTAY MESA ROAD SAN DIEGO, CA 92154			
PROJECT:	PTS # 673818			

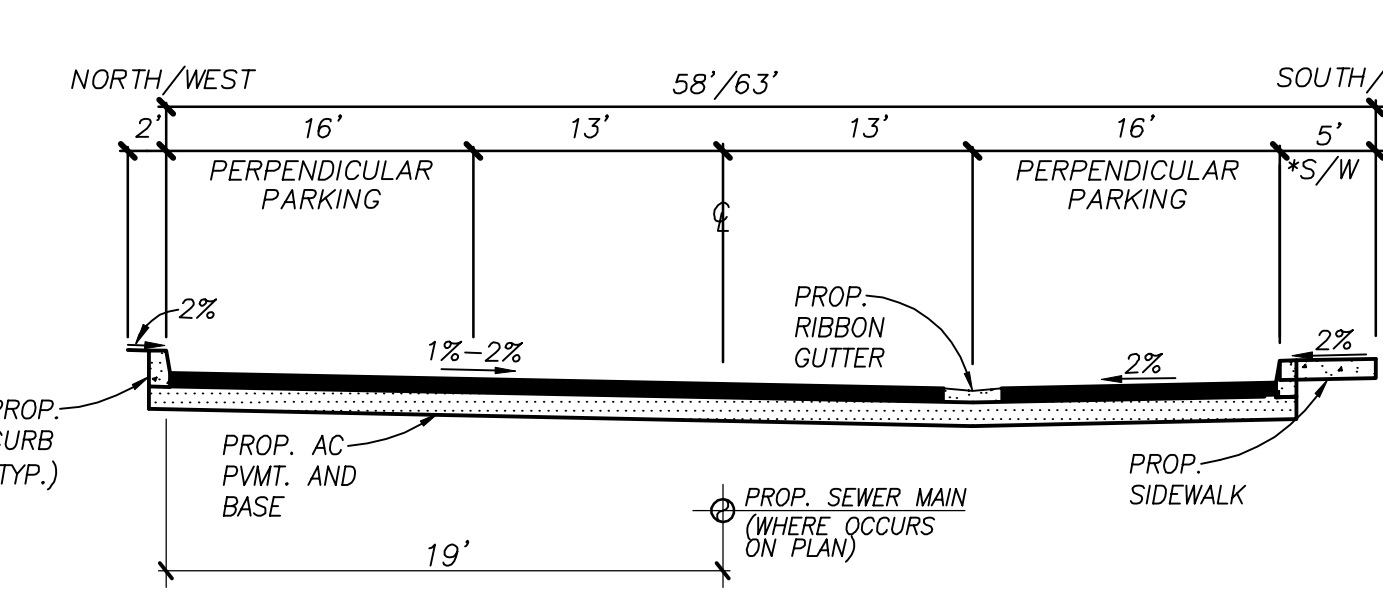
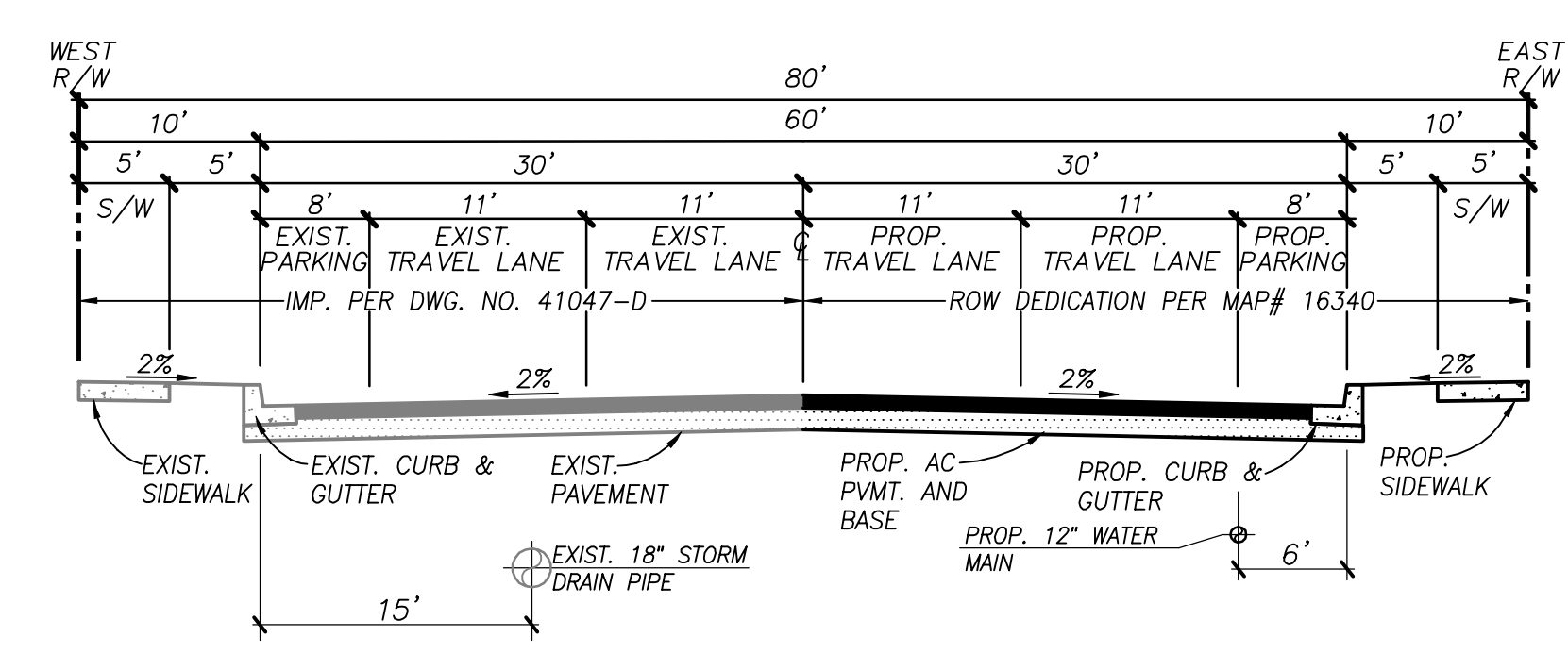
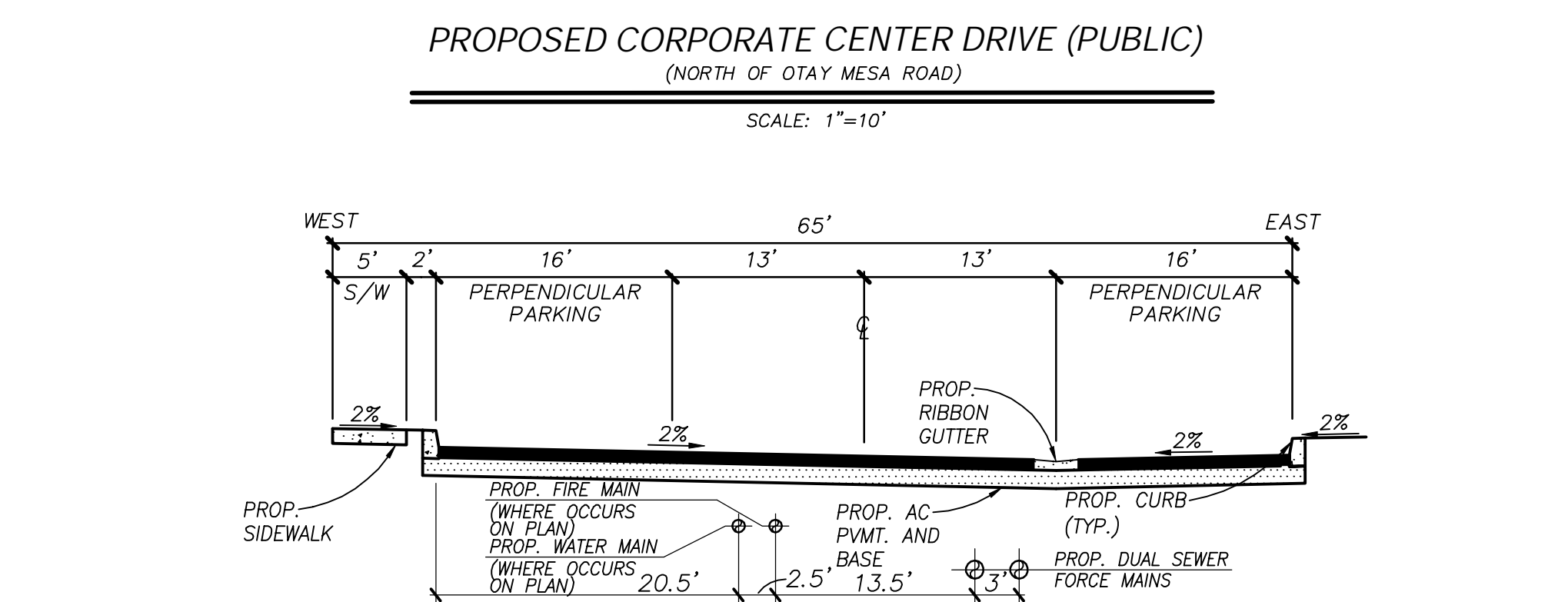
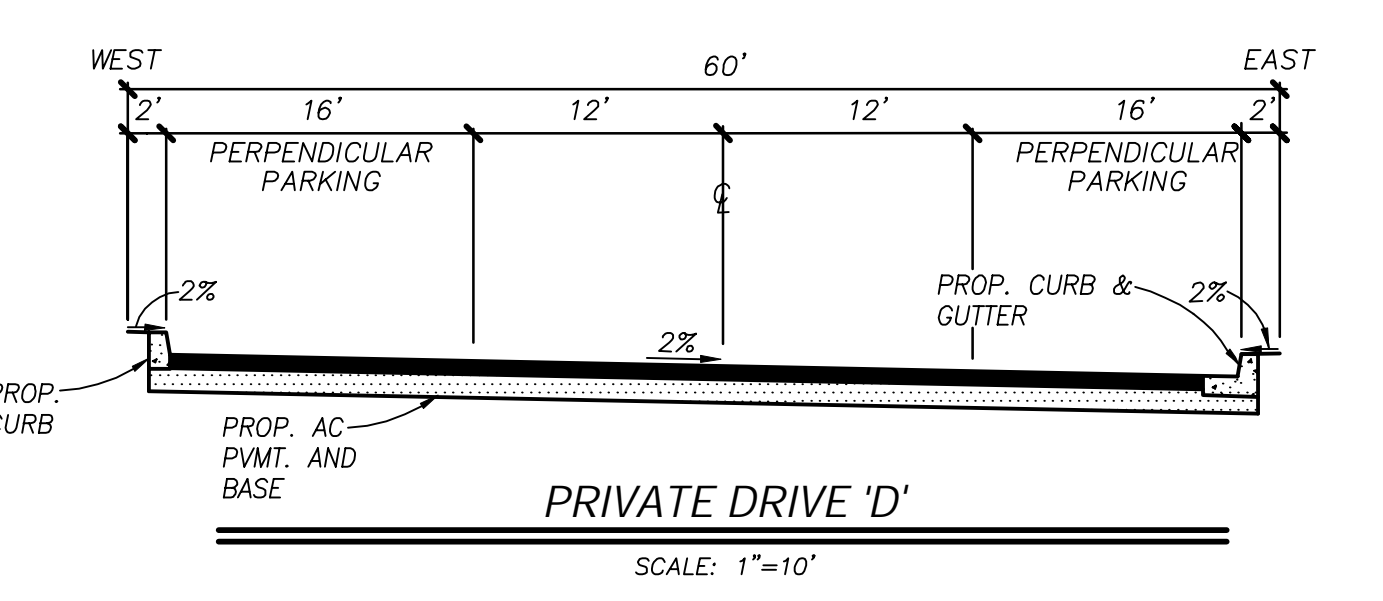
VESTING TENTATIVE MAP &
SITE DEVELOPMENT PERMIT

BDM MIXED USE
CITY OF SAN DIEGO, CALIFORNIA

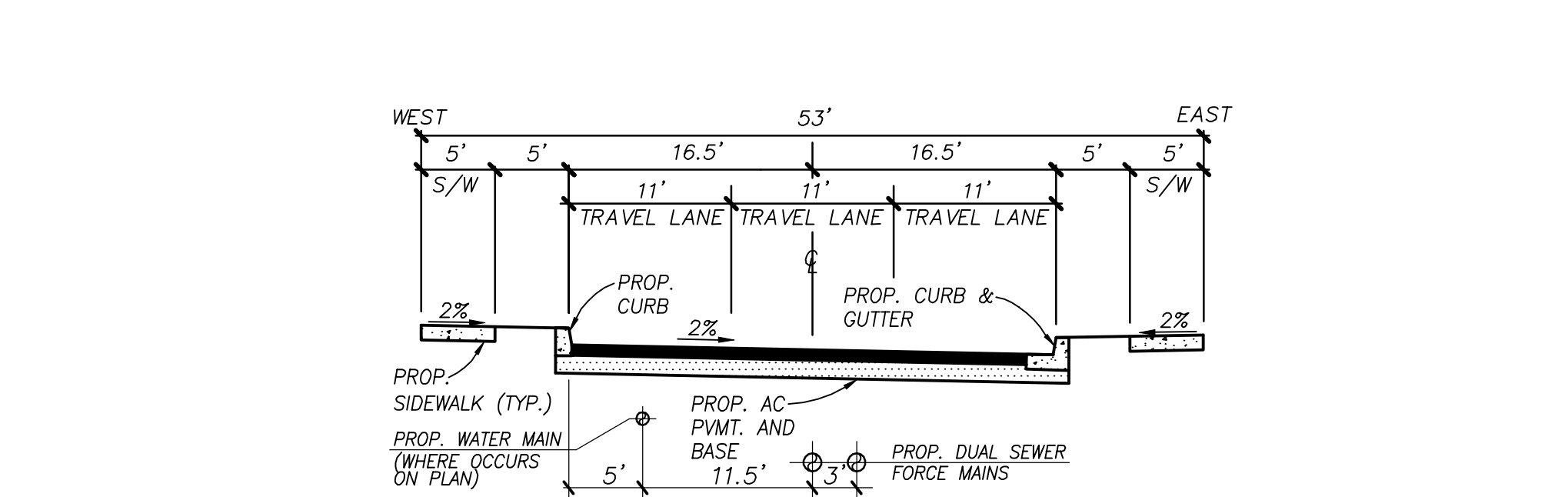
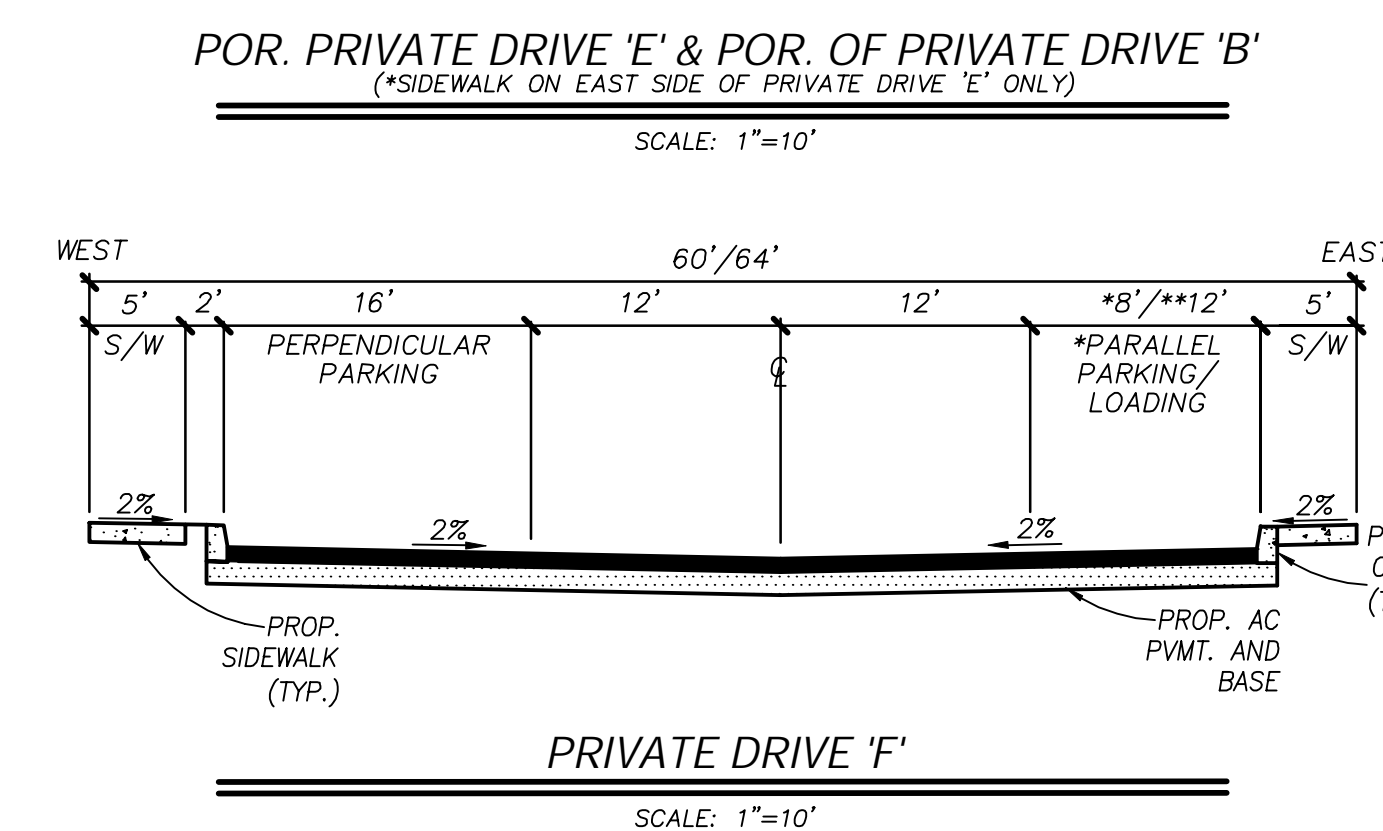
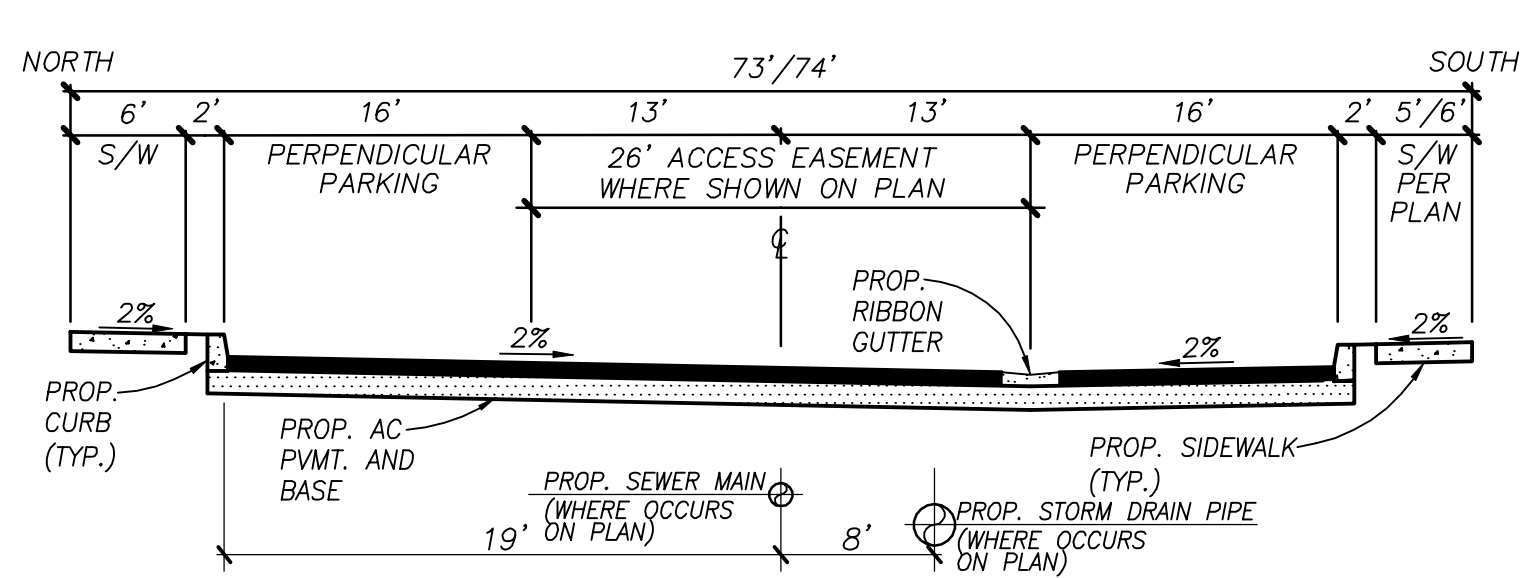
SHEET
C1
OF
C8



PROPOSED OTAY MESA ROAD WIDENING (PUBLIC)
(FROM INTERSECTION OF O.M.R. & PRIVATE DRIVE 'G' TO APPROX 475' WEST FOR PROPOSED TURN LANE)
SCALE: 1"=10'



PORTION OF PRIVATE DRIVE 'G' (FORMERLY CORPORATE CENTER DRIVE)
(SOUTH OF CUL-DE-SAC)
SCALE: 1"=10'



PORTION OF PRIVATE DRIVE 'G' (FORMERLY CORPORATE CENTER DRIVE)
(NORTH OF CUL-DE-SAC)
SCALE: 1"=10'

STREET SECTIONS

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING: 9707 Waples Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH858358-6500- PH858358-6514

VESTING TENTATIVE MAP &
SITE DEVELOPMENT PERMIT

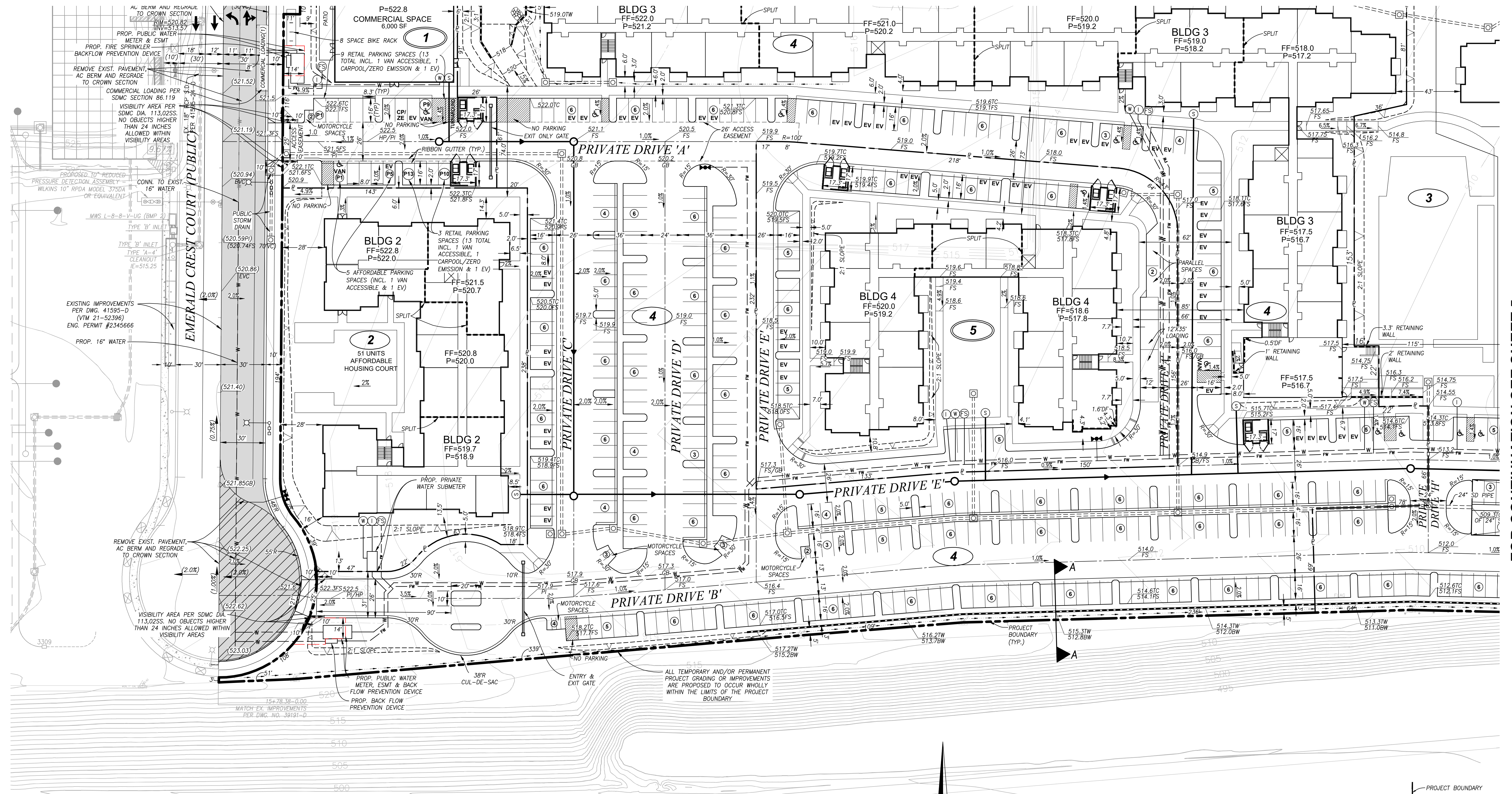
BDM MIXED USE

CITY OF SAN DIEGO, CALIFORNIA

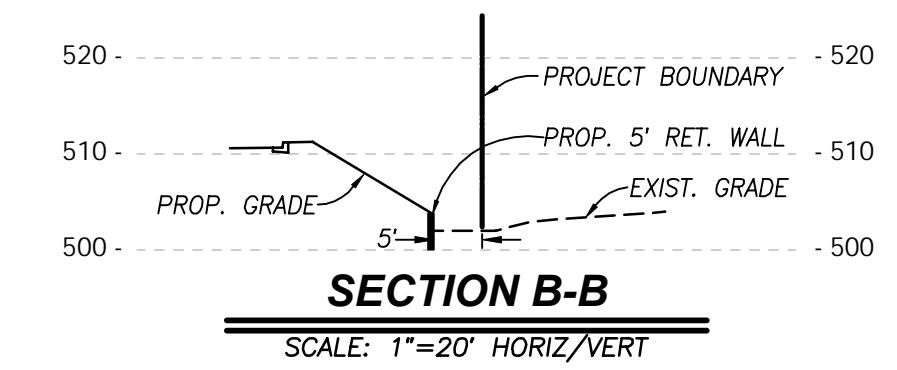
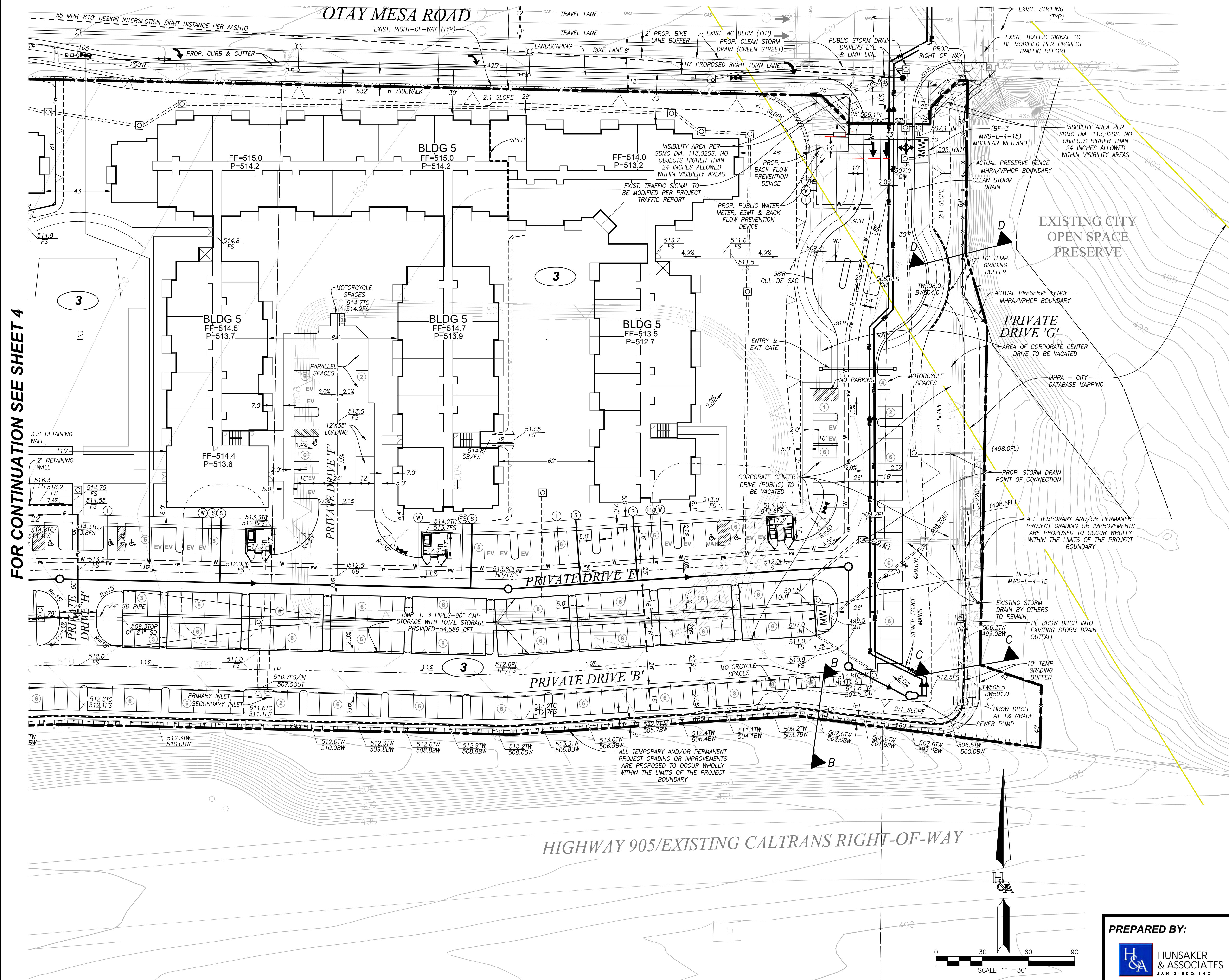
SHEET
C2
OF
C8



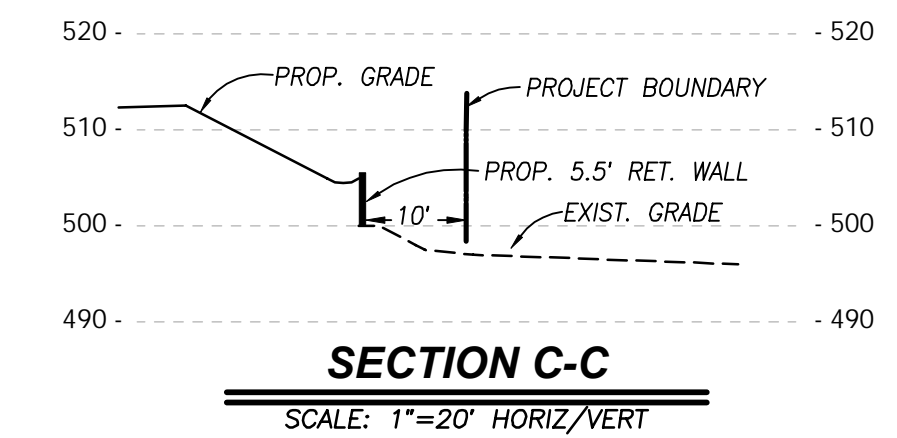
FOR CONTINUATION SEE SHEET 3



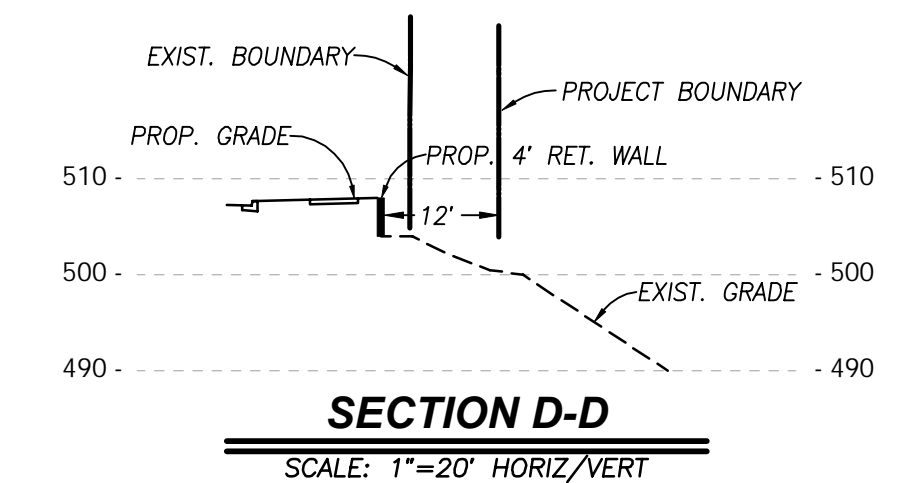
FOR CONTINUATION SEE SHEET 6



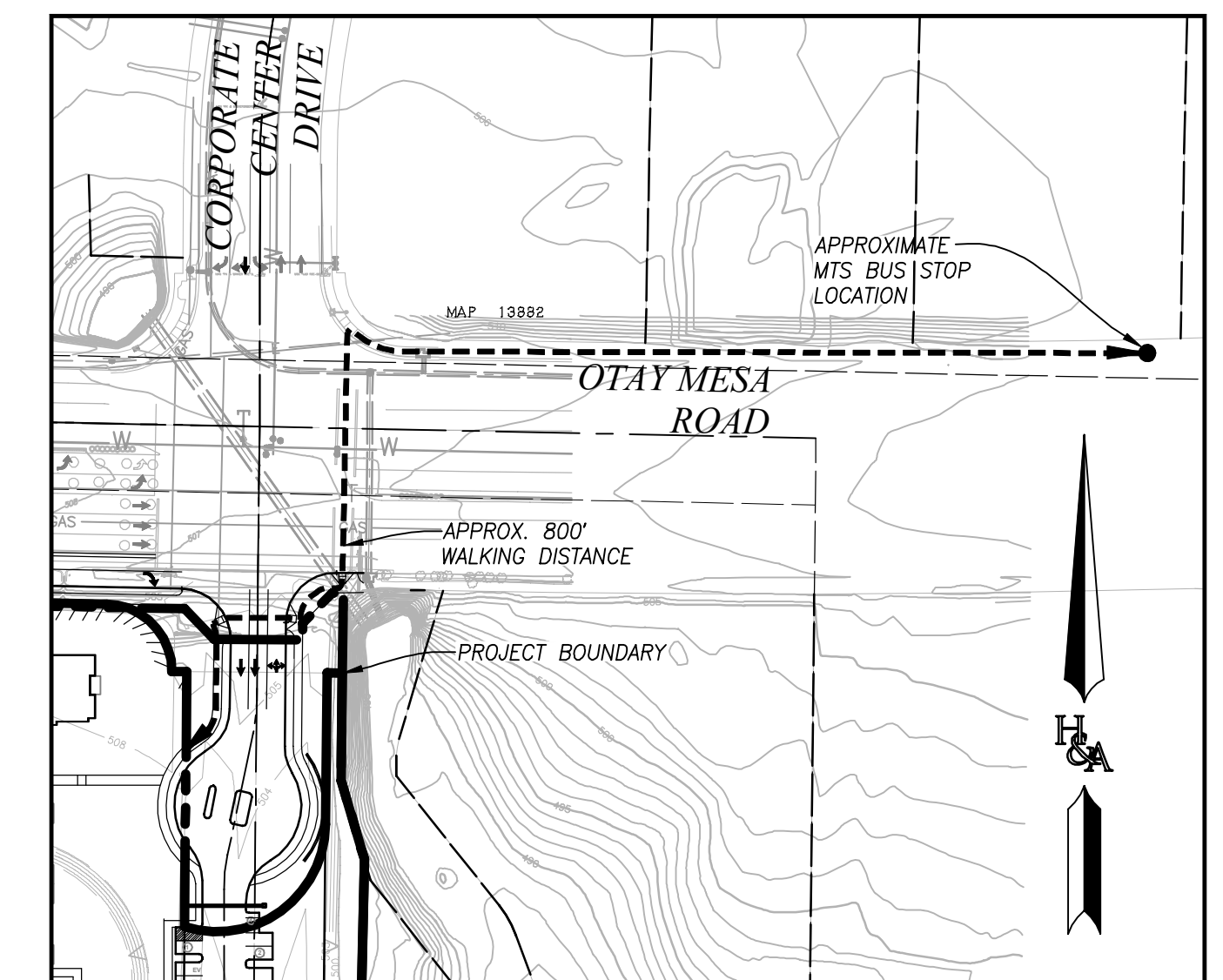
NOTE: REFER TO LANDSCAPING DEVELOPMENT PLANS FOR LANDSCAPE SCREENING TREATMENT FOR WALLS, FENCES, OR COMBINATION THEREOF FACING HWY 905/CALTRANS RIGHT-OF-WAY.



NOTE: REFER TO LANDSCAPING DEVELOPMENT PLANS FOR LANDSCAPE SCREENING TREATMENT FOR WALLS, FENCES, OR COMBINATION THEREOF FACING HWY 905/CALTRANS RIGHT-OF-WAY.



NOTE: REFER TO LANDSCAPING DEVELOPMENT PLANS FOR LANDSCAPE SCREENING TREATMENT FOR WALLS, FENCES, OR COMBINATION THEREOF FACING HWY 905/CALTRANS RIGHT-OF-WAY.



MTS BUS STOP LOCATION DETAIL
SCALE: 1"=100'

PREPARED BY:



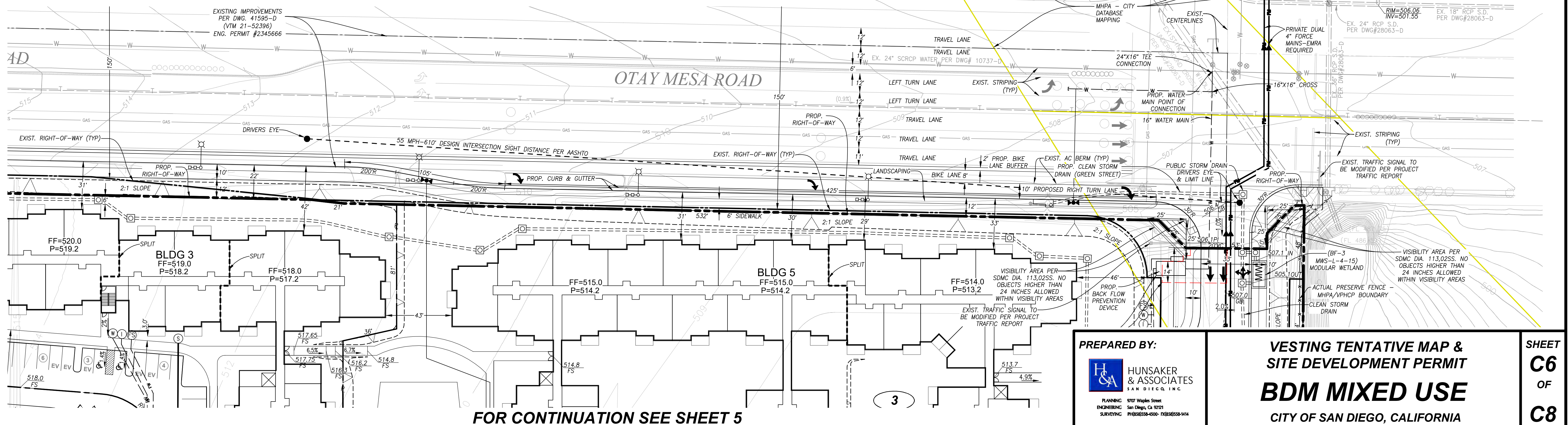
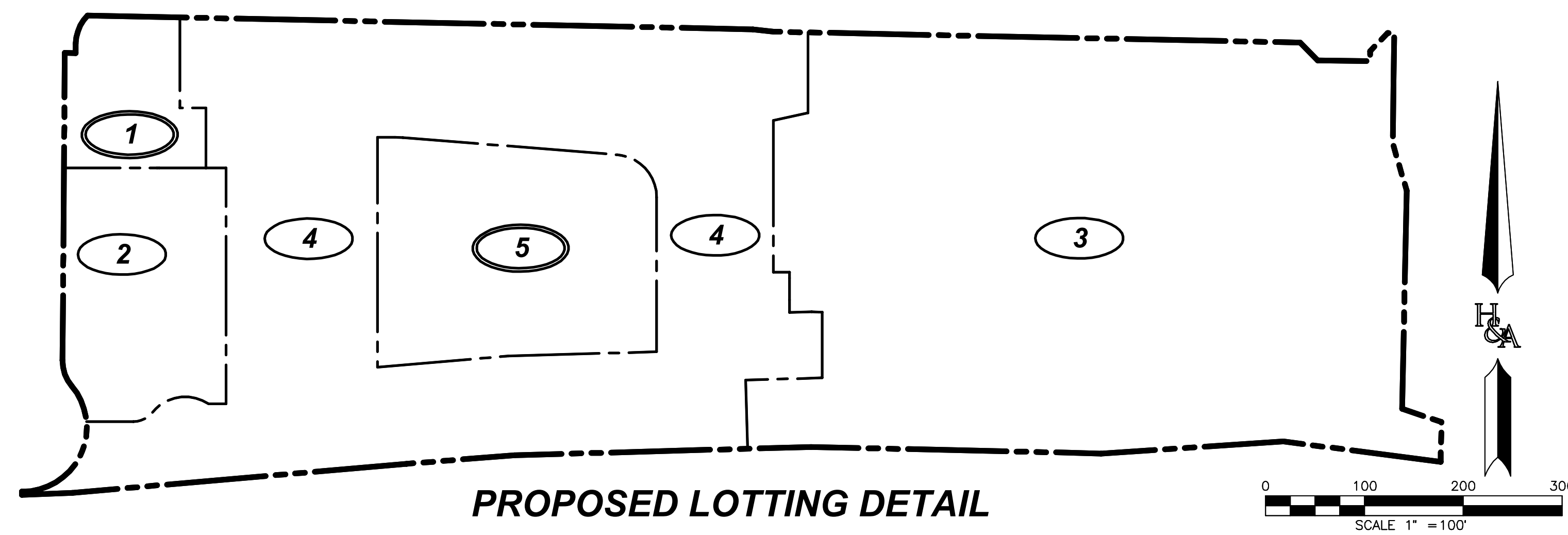
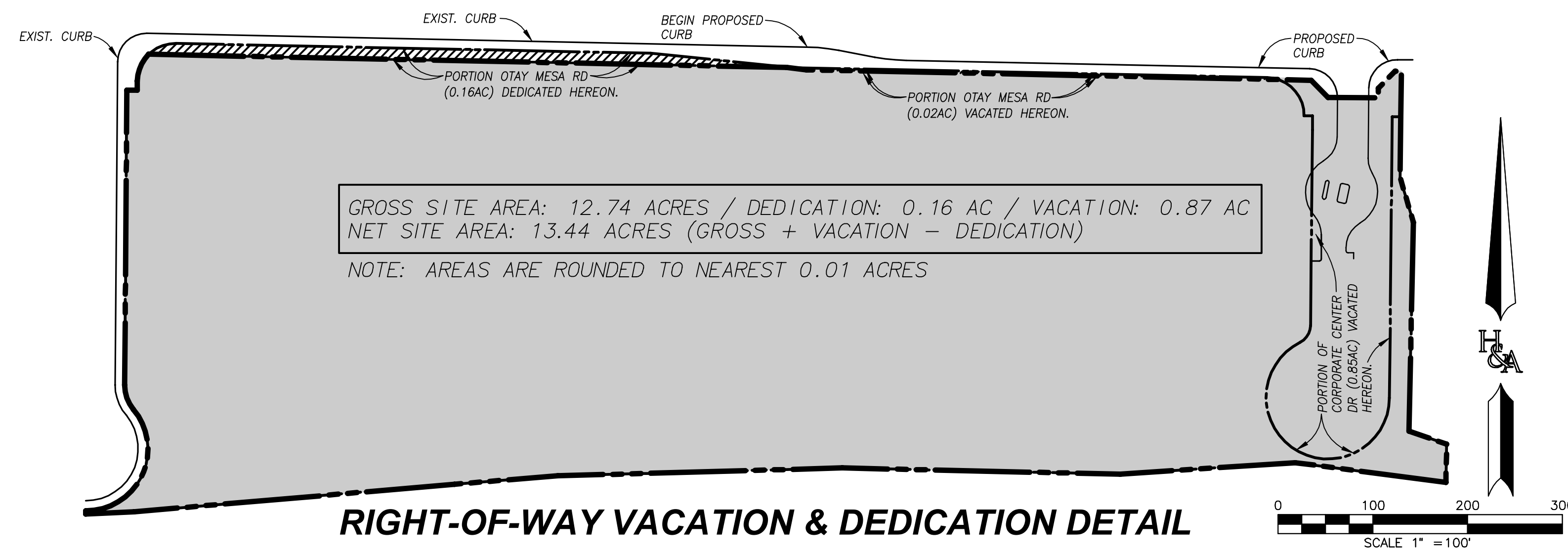
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500· FX(858)558-1414

**VESTING TENTATIVE MAP &
SITE DEVELOPMENT PERMIT**

BDM MIXED USE

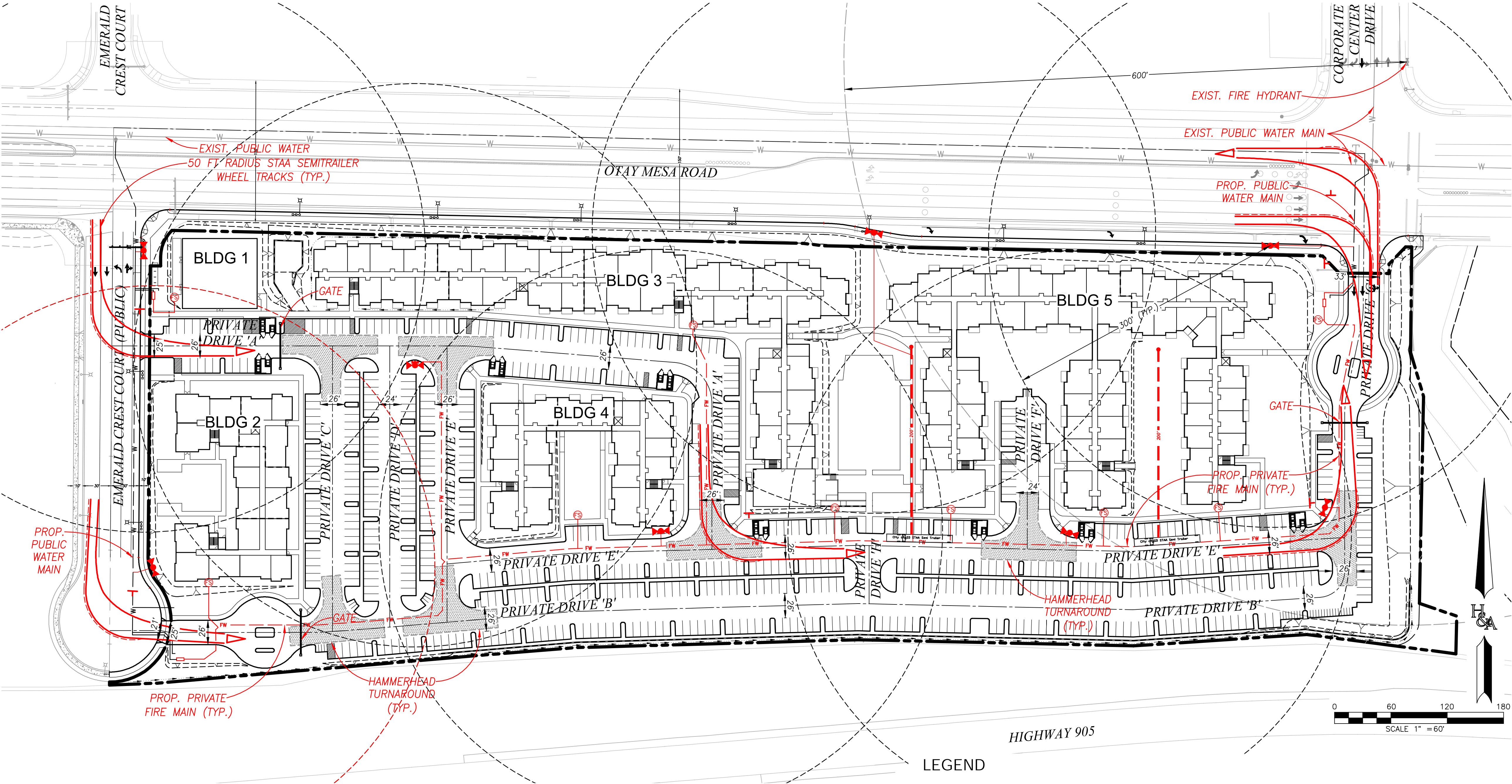
CITY OF SAN DIEGO, CALIFORNIA

SHEET
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OF
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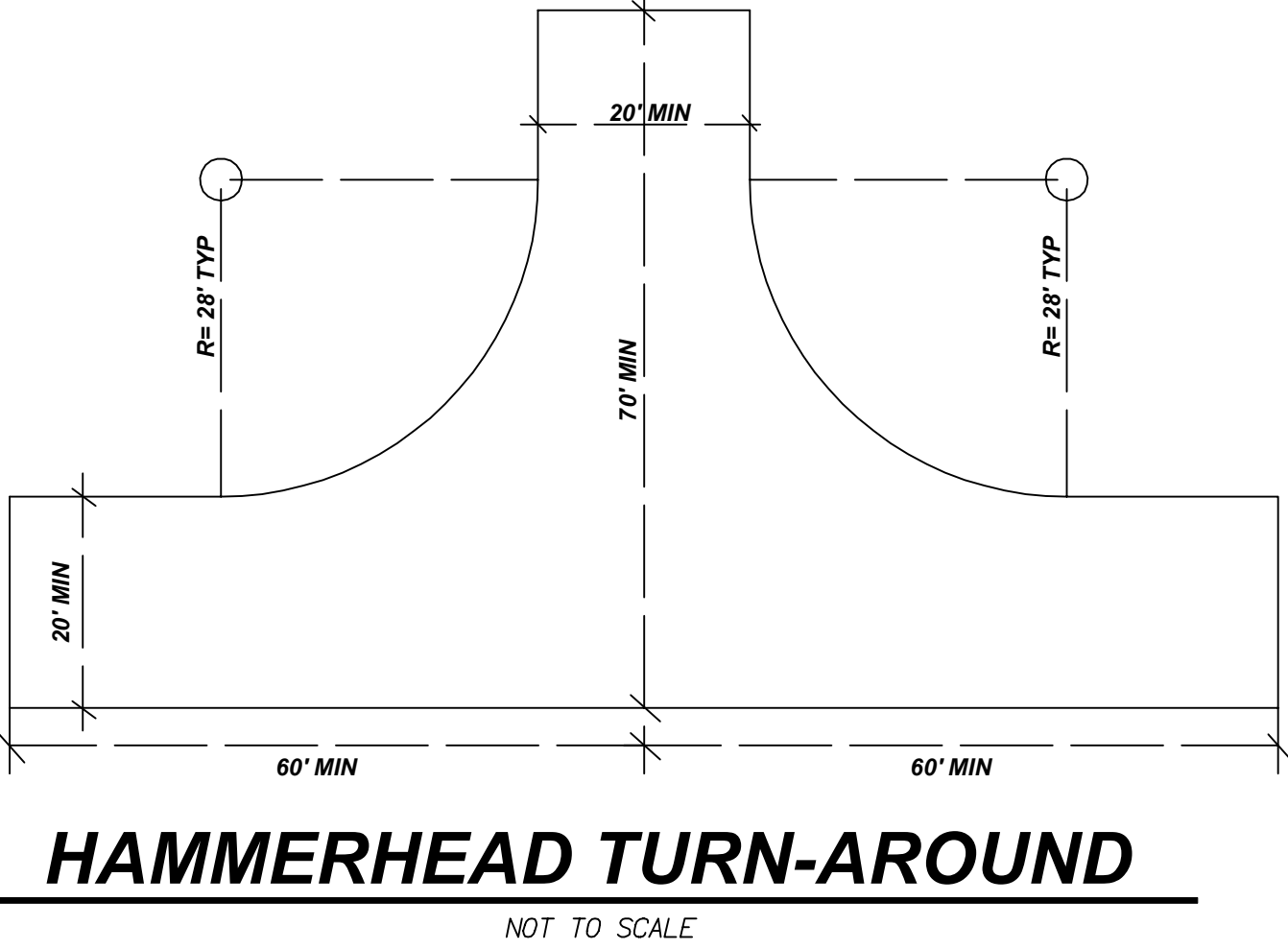
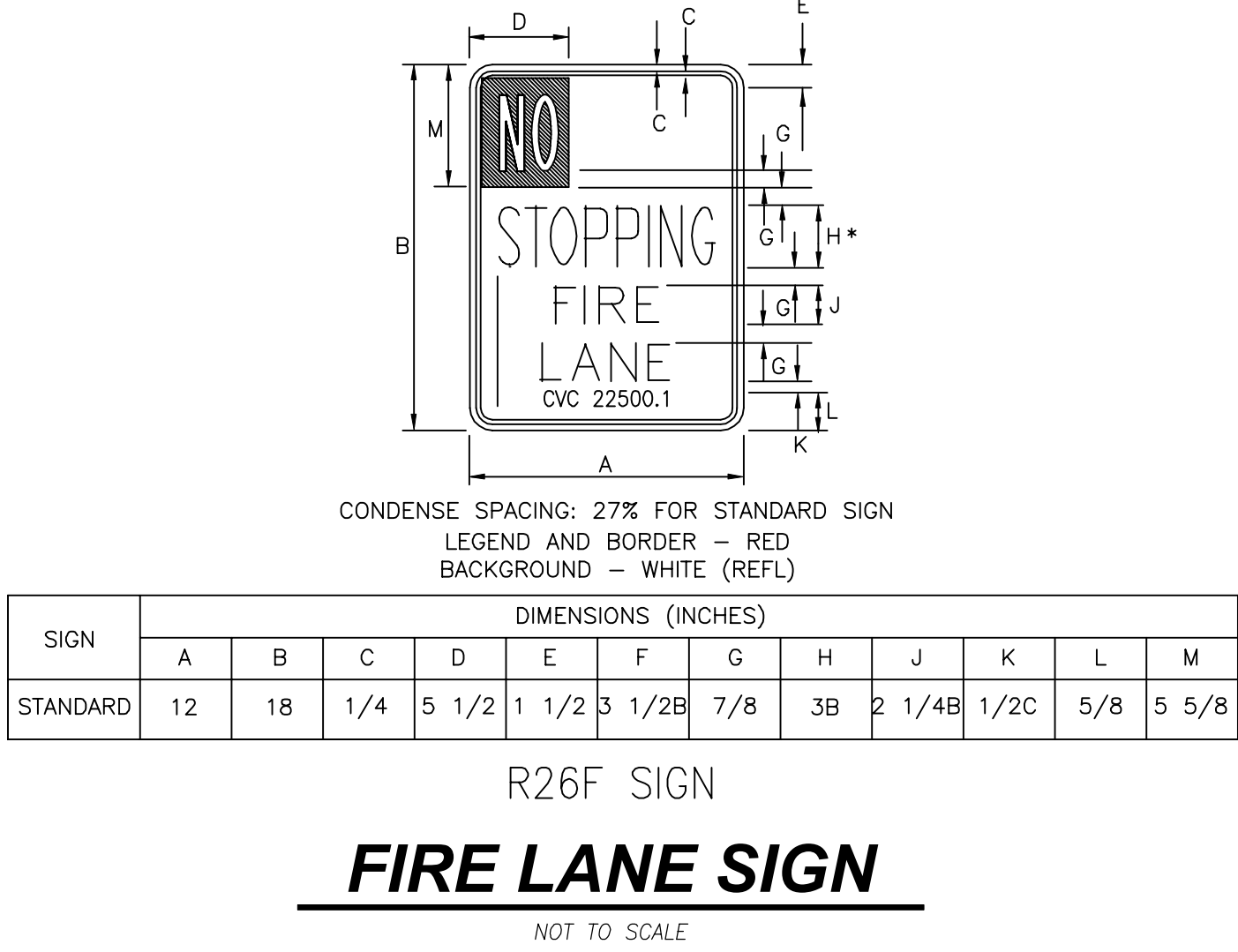
FIRE DEPARTMENT NOTES

1. TO THE APPLICANT: OWNER(S), DEVELOPER(S) AND/OR CONTRACTOR(S); A "DISCRETIONARY" PLAN REVIEW IS "CONCEPTUAL" BY DEFINITION, AND AS SUCH DOES NOT CONSTITUTE AN APPROVAL FOR FIRE ACCESS. IT SHALL THEREFORE BE INCIDENT OF THE APPLICANT TO ENSURE THAT A FIRE PLAN REVIEW CYCLE IS PROVIDED DURING THE "MINISTERIAL" REVIEW. ALSO, AN "EXHIBIT A" PACKAGE WITH OR WITHOUT A "FIRE ACCESS PLAN" DOES NOT CONSTITUTE AN APPROVED FAP FOR ISSUANCE OF CONSTRUCTION/BUILDING PERMIT.
2. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.
3. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC 504.1
4. AERIAL FIRE ACCESS ROAD(S) ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT FROM GRADE PLANE, SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE PROXIMAL EDGE OF AERIAL FIRE ACCESS SHALL BE A MINIMUM OF 15-30 FEET FROM THE BUILDING FACADE(S) AND/OR PLUMB LINE OF EAVE(S). AERIAL ACCESS SHALL BE PROVIDED ALONG ONE ENTIRE LONG SIDE(S) OF THE BUILDING(S). SHOW ALL PROPOSED LOCATIONS WHERE AERIAL ACCESS IS BEING PROVIDED. (SEE FPB POLICY A-14-1)
5. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. CFC 912.2.1
6. ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOW COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S) THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S) THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.
7. GENERAL STRETCHER REQUIREMENTS - ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH, NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF CBC SECTION 3002.4A.
8. ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT. SD ORDINANCE 17927.
9. ALL RED CURB/NO PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KEY INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED /APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14-1.
10. THE LOCATION(S) OF AN APPROVED "KNOX" KEY BOX ARE SHOWN ON THE FAP AND FOLLOW THE SAN DIEGO FIRE DEPARTMENT FPB POLICY K-15-2.
11. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM AND/OR KNOX KEYSWITCH OVERRIDE SHALL BE PROVIDED FOR ALL VEHICLE ENTRY AND/OR EMERGENCY VEHICLE ENTRY POINTS TO THE PROJECT SITE. LOCATIONS TO BE APPROVED BY FIRE ACCESS REVIEWER. CFC SECTION 506.
12. WHERE SECURITY GATES ARE INSTALLED GATES SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200. CFC 503.6
13. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. CFC SECTION 906.
14. STRUCTURES UNDER CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD (2A10BC) AS FOLLOWS:
 - a. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
 - b. IN EVERY STORAGE AND CONSTRUCTION SHED.
 - c. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS. CFC 3315.
15. PROVIDE STAIRWAY IDENTIFICATION SIGNS PER CFC 1023.9-1023.9.1
16. CFC 504.3 - NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLAN EXCEPT THOSE WITH A ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF IN ACCORDANCE WITH 1011.12. SUCH STAIRWAY SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH A SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF.
17. EXTERIOR DOORS AND OPENINGS REQUIRED BY CFC/CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL. CFC SEC. 504.
18. A CLASS I (I OR II OR III) STANDPIPE OUTLET CONNECTION IS REQUIRED IN THE OCC. OF 4 OR MORE STORIES AT EVERY FLOOR-LEVEL CONNECTION OF EVERY REQUIRED STAIRWAY ABOVE OR BELOW GRADE. OUTLETS AT STAIRWAYS SHALL BE LOCATED WITHIN THE EXIT ENCLOSURE OR, IN THE CASE OF PRESSURIZED ENCLOSURES, WITHIN THE VESTIBULE OR EXTERIOR BALCONY, GIVING ACCESS TO THE STAIRWAY. THERE SHALL BE AT LEAST 1 OUTLET ABOVE THE ROOF LINE WHEN THE ROOF HAS A SLOPE OF LESS THAN 4/12 UNITS HORIZONTAL. IN BLOCS WHERE MORE THAN 1 STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED. CFC 905.
19. EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION INSTALLED IN ACCORDANCE WITH CFC 3313.1. STANDPIPE SHALL BE INSTALLED WHEN THE PROGRESS OF CONSTRUCTION IS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. CFC 3313.1
20. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
21. DECORATIVE MATERIALS SHALL BE PROVIDED AND/OR MAINTAINED IN A FLAME-RETARDANT CONDITION. CFC SEC. 804.
22. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
23. CFC105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC/CBC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THESE CODES.
24. FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR A/C SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED, AND READILY VISIBLE.



LEGEND

- FW PROPOSED FIRE MAIN
- PROPOSED FIRE HYDRANT (ENLARGED FOR CLARITY)
- 200' HOSE PULL
- CITY OF SAN DIEGO STAA Semi Trailer FIRE TRUCK (STAA SEMI TRAILER)
- FIRE DEPARTMENT CONNECTION



PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PH(619)558-6500-FX(619)558-9114

FIRE ACCESS PLAN

VESTING TENTATIVE MAP &
SITE DEVELOPMENT PERMIT

BDM MIXED USE

CITY OF SAN DIEGO, CALIFORNIA

SHEET
C7
OF
C8

TITLE REFERENCE

THIS SURVEY IS BASED ON THE PRELIMINARY REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY AS ORDER NO. 00135318-993-SD2-CFU DATED AUGUST 13, 2020.

LEGAL DESCRIPTION

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

LOTS 1, 2, 3, 4, 5, A AND C OF HANDLER COMMERCIAL, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16340 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MAY 7, 2019 AS FILE NO. 2019-7000180, OFFICIAL RECORDS.

APN: 645-080-22, 23, 24, 25, 26, 27 AND 29

MONUMENTS

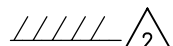
- RECORD MONUMENT PER MAP NO. 16340
- RECORD MONUMENT AT 9.75' OFFSET PER MAP NO. 16340

NOTE

BOUNDARY WAS COMPLETED FROM RECORD DATA. HUNSAKER AND ASSOCIATES, INC. SAN DIEGO DID NOT PERFORM A FIELD SURVEY.

EXCEPTIONS

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2020-2021.
- THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.



THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT.
RECORDING DATE: FEBRUARY 24, 1999
RECORDING NO.: AS INSTRUMENT NO. 99-0113431 OF OFFICIAL RECORDS
AFFECTS: SAID LAND ADJACENT TO OTAY MESA ROAD

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDING DATE: NOVEMBER 4, 1999
RECORDING NO.: AS INSTRUMENT NO. 99-0737543 OF OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD



THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT.
RECORDING DATE: NOVEMBER 9, 2009
RECORDING NO.: AS INSTRUMENT NO. 2009-0624504 OF OFFICIAL RECORDS
AFFECTS: LOTS A AND C ADJACENT TO HIGHWAY R/W 31346-1, 2

EXCEPTIONS (CONT'D)

- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SITE DEVELOPMENT PERMIT NO. 388242 OTAY MESA EAST EOT - PROJECT NO. 108628
RECORDING DATE: SEPTEMBER 13, 2011
RECORDING NO.: AS INSTRUMENT NO. 2011-0473187 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AN EXTENSION OF TIME TO SITE PERMIT RECORDED NOVEMBER 30, 2016 AS INSTRUMENT NO. 2016-0653630 OF OFFICIAL RECORDS



EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: MAP NO. 16340
PURPOSE: FLOOD WATER STORAGE TO BE VACATED (PVT)
AFFECTS: LOTS 1 THROUGH 5
PURPOSE: WATER TO BE VACATED (PUBLIC)
AFFECTS: LOT 1
PURPOSE: DRAINAGE TO BE VACATED (PUBLIC)
AFFECTS: LOTS 5, A AND C
PURPOSE: PRIVATE STREET (FINN DRIVE) TO BE VACATED (PVT)
AFFECTS: LOT A

- AGREEMENT RELATING TO THE INSTALLATION, MAINTENANCE AND POSSIBLE REMOVAL OF PRIVATE STORM DRAIN, PRIVATE SEWER AND LANDSCAPE AND IRRIGATION AS SET FORTH BELOW:
BETWEEN: CITY OF SAN DIEGO AND: HANDLER TRUST, OWNER
RECORDING DATE: MAY 07, 2019
RECORDING NO.: AS INSTRUMENT NO. 2019-0170124 OF OFFICIAL RECORDS
AFFECTS: LOTS 1 - 5 & A - C

- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT TO HOLD THE CITY HARMLESS
RECORDING DATE: MAY 07, 2019
RECORDING NO.: AS INSTRUMENT NO. 2019-0170185 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: LOT 5 & LOT C

EXCEPTIONS (CONT'D)

- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT
RECORDING DATE: MAY 07, 2019
RECORDING NO.: AS INSTRUMENT NO. 2019-0170233 OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
AFFECTS: LOTS 1 THRU 5

- PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

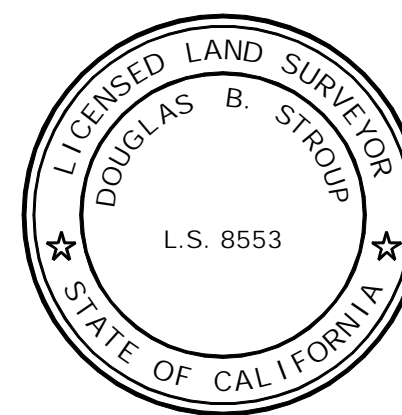
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

LEGEND

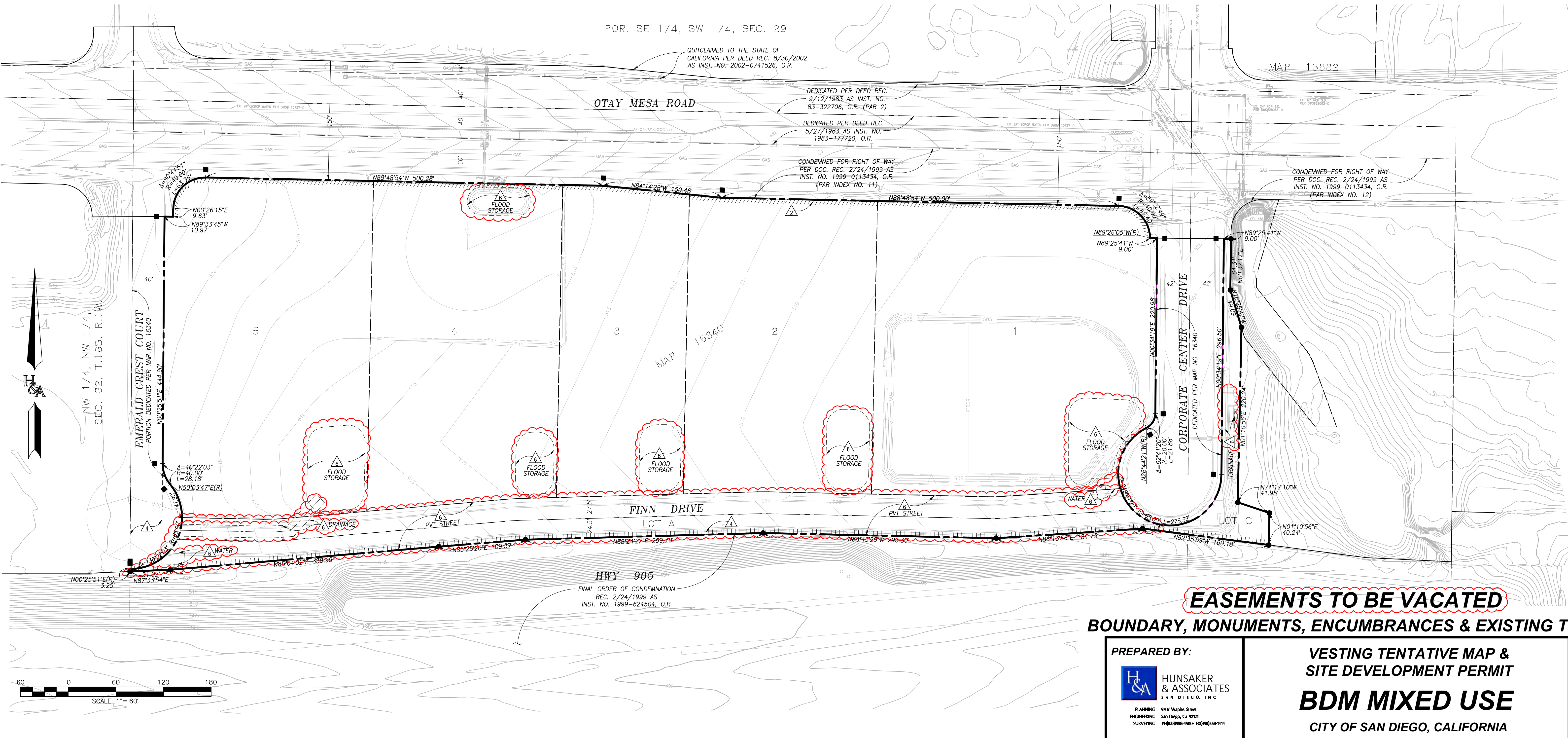
- INDICATES BOUNDARY.
- (R) INDICATES RADIAL BEARING.
- RECORD DATA PER MAP NO. 16340 UTILIZED HEREON FOR COURSE INFO.

SURVEYOR'S NOTE:

PURSUANT TO THE REQUIREMENTS OF SECTION 66424.5 OF THE CA SUBDIVISION MAP ACT, A FIELD SURVEY OF THE PROPERTY HAS NOT BEEN PERFORMED BY HUNSAKER & ASSOCIATES. A SUBDIVISION MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THIS VESTING TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH A DURABLE MONUMENT.



BY: *DS* 2/16/23
DOUGLAS B. STROUP L.S. 8553 DATE



EASEMENTS TO BE VACATED

BOUNDARY, MONUMENTS, ENCUMBRANCES & EXISTING TOPO

PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.

PLANNING: 9707 Waples Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH080838-0000-1X080838-0000

**VESTING TENTATIVE MAP &
SITE DEVELOPMENT PERMIT**

BDM MIXED USE

CITY OF SAN DIEGO, CALIFORNIA

SHEET
C8
OF
C8

W.O. 3592-0002



CONCEPTUAL RENDERING - OVERALL PROJECT



CONCEPTUAL RENDERING - COMMERCIAL CORNER



CONCEPTUAL RENDERING - POOL AND AMENITY AREA



CONCEPTUAL RENDERING - POOL



CONCEPTUAL RENDERING - COURTYARD NORTH OF POOL

GENERAL NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARD OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. ALL SHRUB AND GROUND COVER PLANTING WITHIN STREET SITE DISTANCE LINES AND SITE VIEW TRIANGLES TO BE A MAXIMUM OF 3' ABOVE FINISH GRADE. NO TREES ARE TO OCCUR WITHIN ANY SIGHT DISTANCE LINES OR SIGHT VIEW TRIANGLES.
3. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION. DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THE TYPE OF SYSTEM SHALL BE A COMBINATION OF IN-LINE DRIP TUBING FOR FLAT AREAS AND SLOPED AREAS LESS THAN 8' WIDE AND MIP ROTATORS FOR SLOPED AREAS GREATER THAN 8' WIDE.
4. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(A)].
5. SITE MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS AND IRRIGATION SHALL BE MAINTAINED BY THE UNDERLYING PROPERTY OWNERS. THE LANDSCAPE AREAS AND IRRIGATION SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED/REPLACED PER THE CONDITIONS OF THE PERMIT OR WITHIN 30 DAYS OR A FINAL LANDSCAPE INSPECTION.
6. P.R.O.W. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS AND IRRIGATION IN THE PUBLIC RIGHT-OF-WAY (P.R.O.W.) SHALL BE MAINTAINED BY THE ADJOINING PREMISE OWNER. THE LANDSCAPE AREAS AND IRRIGATION SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED/REPLACED PER THE CONDITIONS OF THE PERMIT OR WITHIN 30 DAYS OR A FINAL LANDSCAPE INSPECTION.
7. ROOT ZONE NOTE: A MINIMUM ROOT ZONE OF 40 S.F. SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET PER LDC 142.0403 (B)(5).
8. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF COMPOSTED MULCH OR DECORATIVE ROCK COBBLE/ MULCH.
9. NON-BIODEGRADABLE TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP (SERIES ONLY) AROUND THE ROOT BALL.
10. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE §142.0403(B)(10).
11. ALL GRADED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED WITHIN 90 DAYS OF GRADING SHALL BE TEMPORARILY REVEGETATED WITH NON-IRRIGATED HYDROSEED MIX, APPLIED WITHIN 90 DAYS OF THE COMPLETION OF GRADING ACTIVITIES.
12. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE SDMC §142.0411. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.
13. INTERIM BINDER NOTE: GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER TACKIFIER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1.





MATCHLINE: SEE SHEET L1.2

MATCHLINE: SEE SHEET L1.5

STREET TREES: ALL UTILITIES, HARDSCAPE, AND OTHER SITE IMPROVEMENTS PER LDC TABLE 142.04E 'MINIMUM TREE SEPARATION DISTANCE' AND PER LDC 142.0403(B)(6) 'MIN. 40-FOOT TREE ROOT ZONE' SHALL BE DESIGNED TO NOT PROHIBIT THE REQUIRED PLACEMENT AND QUANTITY OF REQUIRED STREET TREES.

MINIMUM TREE SEPARATION DISTANCE:

- TRAFFIC SIGNALS/ STOP SIGNS - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET WATER ; 10 FEET FOR SEWER
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAYS (ENTRIES) - 10 FEET (5 FEET FOR RESIDENTIAL STREETS < 25 MPH)
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- WATER AND SEWER LATERALS AND SUB-METERS ARE SHOWN DIAGRAMMATICALLY AND WILL BE PLACED TO RESPECT MINIMUM TREE CLEARANCES.

TREES ADJACENT TO BUILDINGS: A MINIMUM DISTANCE OF 4 FEET SHALL BE PROVIDED BETWEEN ANY CANOPY TREE AND BUILDING PER 142.0403(B)(5).



MATCHLINE: SEE SHEET L1.2



STREET TREES: ALL UTILITIES, HARDSCAPE, AND OTHER SITE IMPROVEMENTS PER LDC TABLE 142.04E 'MINIMUM TREE SEPARATION DISTANCE' AND PER LDC 142.0403(B)(6) 'MIN. 40-FOOT TREE ROOT ZONE' SHALL BE DESIGNED TO NOT PROHIBIT THE REQUIRED PLACEMENT AND QUANTITY OF REQUIRED STREET TREES.

MINIMUM TREE SEPARATION DISTANCE:

- TRAFFIC SIGNALS/ STOP SIGNS - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET WATER ; 10 FEET FOR SEWER
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAYS (ENTRIES) - 10 FEET (5 FEET FOR RESIDENTIAL STREETS < 25 MPH)
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- WATER AND SEWER LATERALS AND SUB-METERS ARE SHOWN DIAGRAMMATICALLY AND WILL BE PLACED TO RESPECT MINIMUM TREE CLEARANCES.

TREES ADJACENT TO BUILDINGS: A MINIMUM DISTANCE OF 4 FEET SHALL BE PROVIDED BETWEEN ANY CANOPY TREE AND BUILDING PER 142.0403(B)(5).

MATCHLINE: SEE SHEET L1.3

MATCHLINE: SEE SHEET L1.4

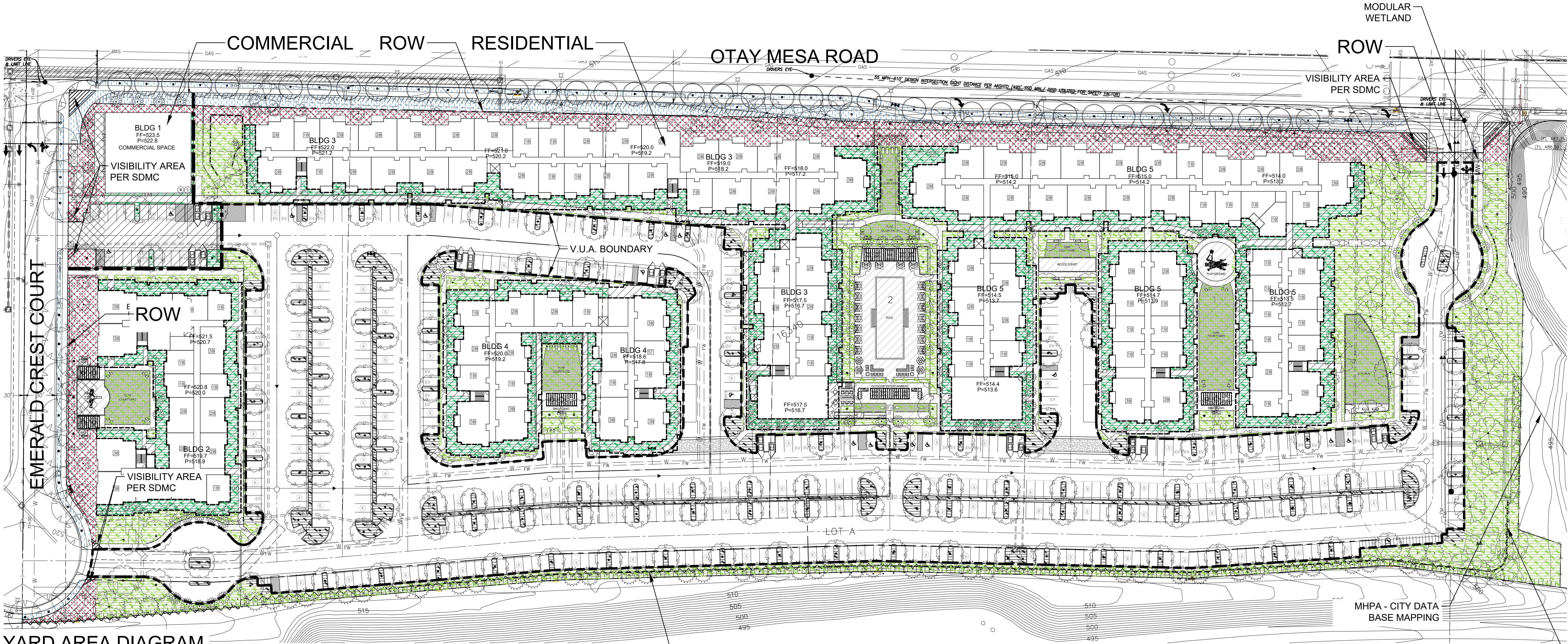


STREET TREES: ALL UTILITIES, HARDSCAPE, AND OTHER SITE IMPROVEMENTS PER LDC TABLE 142.04E MINIMUM TREE SEPARATION DISTANCE AND PER LDC 142.043(B)(6) MIN. 40-FOOT TREE ROOT ZONE SHALL BE DESIGNED TO NOT PROHIBIT THE REQUIRED PLACEMENT AND QUANTITY OF REQUIRED STREET TREES.

MINIMUM TREE SEPARATION DISTANCE:

- TRAFFIC SIGNALS/ STOP SIGNS - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET WATER ; 10 FEET FOR SEWER
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAYS (ENTRIES) - 10 FEET (5 FEET FOR RESIDENTIAL STREETS < 25 MPH)
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- WATER AND SEWER LATERALS AND SUB-METERS ARE SHOWN DIAGRAMMATICALLY AND WILL BE PLACED TO RESPECT MINIMUM TREE CLEARANCES.

TREES ADJACENT TO BUILDINGS: A MINIMUM DISTANCE OF 4 FEET SHALL BE PROVIDED BETWEEN ANY CANOPY TREE AND BUILDING PER 142.0403(B)(5).



YARD AREA DIAGRAM

STREET TREE AND PUBLIC ROW REQUIREMENTS

THE NUMBER OF REQUIRED STREET TREES SHALL BE CALCULATED AT THE RATE OF ONE 24-INCH BOX CANOPY TREE FOR EVERY 30 LINEAR FEET OF STREET FRONTAGE:

OTAY MESA ROAD

- 1,233 L.F. STREET FRONTAGE LINEAR FOOT (MINUS CURB CUTS AND BUS STOPS):
41 REQUIRED STREET TREES (24" BOX)
45 PROVIDED STREET TREES (24" BOX)
4 PROVIDED PALMS (20" BTH)

EMERALD CREST ROAD

- 433 L.F. STREET FRONTAGE LINEAR FOOT (MINUS CURB CUTS AND BUS STOPS):
14 REQUIRED STREET TREES (24" BOX)
14 PROVIDED STREET TREES (24" BOX)

COMMERCIAL

SD	City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101 (Commercial Components of Mixed-Use Development)	Landscape Calculations Worksheet August 2020	FORM DS-4
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.			
<ul style="list-style-type: none"> At least one-half of the required planting points shall be achieved with trees. If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met. 			
STREET YARD (§142.0404 - §142.0405) Industrial and Commercial Development (except Auto Service Stations—see below)			
Planting Area Required	Planting Area Provided	Excess Area Provided	
Total Area <u>5,339</u> sq. ft. x 25% = <u>1,335</u> sq. ft.	<u>2,910</u> sq. ft.	<u>(1,429)</u> sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area <u>5,339</u> sq. ft. x 0.05 = <u>267</u> points	<u>354</u> points	<u>(61)</u> points	
Plant Points Achieved with Trees (50%)			<u>220</u> points
Auto Service Stations Only (NOT APPLICABLE)			
Planting Area Required (§142.0405(c)(2))	Planting Area Provided	Excess Area Provided	
Total Area _____ sq. ft. x 15% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area _____ sq. ft. x 0.03 = _____ points	_____ points	_____ points	
Plant Points Achieved with Trees (50%)			_____ points
REMAINING YARD (§142.0404 - §142.0405)			
Planting Area Required	Planting Area Provided	Excess Area Provided	
Total Area <u>7,579</u> sq. ft. x 30% = <u>2,274</u> sq. ft.	<u>1,058</u> sq. ft.	<u>(1,216)</u> sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area <u>7,579</u> sq. ft. x 0.05 = <u>379</u> points	<u>515</u> points	<u>(138)</u> points	
Plant Points Achieved with Trees (50%)			<u>260</u> points

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DS-4 (08-20)

YARD AREA CALCULATIONS LEGEND

--- LIMITS OF COMMERCIAL AND RESIDENTIAL

COMMERCIAL	RESIDENTIAL	
		ROW PLANTING AREA
		STREET YARD
		STREET PLANTING AREA
		REMAINING YARD
		REMAINING PLANTING AREA

PLANT POINT CALCULATIONS

STREET YARD
TREES AND PALMS:
(2) 36" BOX x 50 POINTS EACH = 100 PTS
(4) 20" BTH X 30 POINTS EACH = 120 PTS
TOTAL TREE POINTS= 220 PTS

SHRUBS:
ASSUME SHRUBS EVERY 5' O.C. (2,910 S.F.)
(134) 1 GAL X 1 POINT EACH= 134 PTS

TREE POINTS + SHRUB POINTS= 354 PTS

REMAINING YARD
TREES:
(4) 36" BOX x 50 POINTS EACH = 200 PTS

SHRUBS:
ASSUME SHRUBS EVERY 30" O.C. (1,058 S.F.)
(130) 5 GAL X 2 POINT EACH= 260 PTS
(65) 1 GAL X 1 POINT EACH= 55 PTS

TREE POINTS + SHRUB POINTS= 515 PTS

RESIDENTIAL

SD	City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101 (Residential Components of Mixed-Use Development)	Landscape Calculations Worksheet August 2020	FORM DS-6
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.			
<ul style="list-style-type: none"> At least one-half of the required planting points shall be achieved with trees. If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met. 			
STREET YARD (§142.0404 - §142.0405) – All Multiple Dwelling Unit Residential Development			
Planting area in the public right-of-way is not counted towards fulfillment of the required street yard planting area.			
Planting Area Required	Planting Area Provided	Excess Area Provided	
Total Area <u>29,903</u> sq. ft. x 50% = <u>14,952</u> sq. ft.	<u>28,226</u> sq. ft.	<u>(1,676)</u> sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area <u>29,903</u> sq. ft. x 0.05 = <u>1,495</u> points	<u>2,183</u> points	<u>(688)</u> points	
Plant Points Achieved with Trees (50%)			<u>880</u> points
ADDITIONAL YARD PLANTING AND PLANT POINT REQUIREMENTS - IF APPLICABLE (NOT APPLICABLE)			
Planting Area Reduction (§142.0405(a)(3))	Minimum Planting Area with Allowed Reduction	Excess Points Required	
Planting Area Required <u>14,952</u> sq. ft. x 25% = <u>3,738</u> sq. ft.	_____ sq. ft.	_____ points	
Planting Area allowable as Hardscape (§142.0405(b)(1)(A))	Hardscape Provided		
Planting Area Required <u>14,952</u> sq. ft. x 10% = <u>1,495</u> sq. ft.	<u>325</u> sq. ft.		

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DS-6 (08-20)

MSCP SCREENING: PROPOSED FACING SOLID WALLS, FENCING, OR COMBINATION THEREOF PER CIVIL PLANS EXPOSED TO MSCP TO RECEIVE LANDSCAPING SCREENING TREATMENT WHERE THE PLANTINGS SHALL BE EVERGREEN AND SPACED TO ENSURE 100% SCREENING WITHIN 2 YEARS OF INSTALLATION

STREET TREES: ALL UTILITIES, HARDSCAPE, AND OTHER SITE IMPROVEMENTS PER LDC TABLE 142-04E 'MINIMUM TREE SEPARATION DISTANCE' AND PER LDC 142.0403(B)(6) 'MIN. 40-SQFT TREE ROOT ZONE SHALL BE DESIGNED TO NOT PROHIBIT THE REQUIRED PLACEMENT AND QUANTITY OF REQUIRED STREET TREES.

MINIMUM TREE SEPARATION DISTANCE:

- TRAFFIC SIGNALS/ STOP SIGNS - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET WATER ; 10 FEET FOR SEWER
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAYS (ENTRIES) - 10 FEET (5 FEET FOR RESIDENTIAL STREETS < 25 MPH)
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- WATER AND SEWER LATERALS AND SUB-METERS ARE SHOWN DIAGRAMMATICALLY AND WILL BE PLACED TO RESPECT MINIMUM TREE CLEARANCES.

TREES ADJACENT TO BUILDINGS: A MINIMUM DISTANCE OF 4 FEET SHALL BE PROVIDED BETWEEN ANY CANOPY TREE AND BUILDING PER 142.0403(B)(5).

PLANT POINT CALCULATIONS

STREET YARD
TREES AND PALMS:
(3) 20" BTH x 30 POINTS EACH = 90 PTS
(3) 36" BOX x 50 POINTS EACH = 150 PTS
(32) 24" BOX x 20 POINTS EACH = 640 PTS
TOTAL TREE POINTS= 880 PTS

SHRUBS:
ASSUME SHRUBS EVERY 5' O.C. (28,226 S.F.)
(1,303) 1 GAL X 1 POINT EACH= 1,303 PTS

TREE POINTS + SHRUB POINTS= 2,183 PTS

REMAINING YARD (OPTION 1)
SEE SHEET L1.7 REMAINING YARD CALCULATIONS
BUILDINGS 3 & 4
SEE SHEET L1.8 REMAINING YARD CALCULATIONS
BUILDINGS 2 & 5

ADDITIONAL OPEN SPACE AREA (BEYOND THE REMAINING YARD) 108,754 S.F.

PLANTING AREA PROVIDED: 77,638 S.F.

(37) 10 BTH X 15 POINTS EACH = 555
(105) 24" BOX X 20 POINTS EACH = 2,100
(20) 15 GAL X 10 POINTS EACH = 200
PLANT POINTS PROVIDED WITH TREES = 2,855

SHRUBS:
ARTIFICIAL TURF AREA (12,524 S.F.)
ASSUME SHRUBS EVERY 4' O.C. (65,114 S.F.)
(164) 5 GAL X 2 POINT EACH = 294
(2,400) 1 GAL X 1 POINT EACH = 2,400

TOTAL PLANT POINTS PROVIDED = 5,549

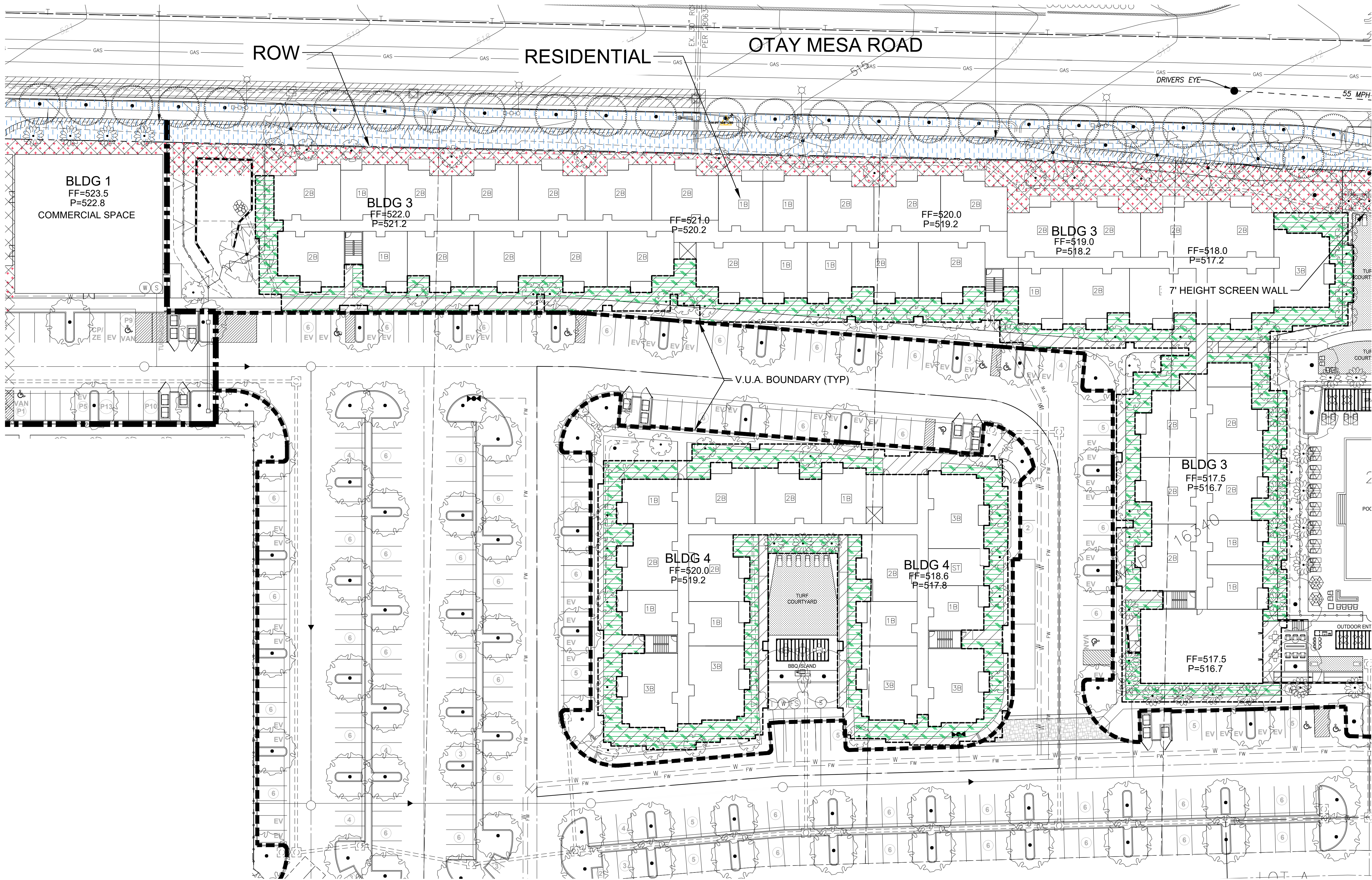
CONCEPTUAL PLANT SCHEDULE

SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	WATER USE	HEIGHT	WIDTH
STREET TREE (OTAY MESA ROAD): LOPHOSTEMON CONFERTUS	BRISBANE BOX	43	24" BOX	MED	30'-45'	25'
STREET TREE (EMERALD CREST COURT EASTERN HALF OF STREET): ALBIZIA JULIBRISSIN	SILK TREE	17	24" BOX	LOW	40'	40'-80'
NOTE: THIS SPECIES WAS SELECTED TO MATCH THE WESTERN HALF OF EMERALD CREST COURT LANDSCAPE PLANS PREPARED FOR THE ADJACENT PARDEE PROJECT.						
LARGE FLOWERING OR DECIDUOUS SHADE TREE SUCH AS (BUT NOT LIMITED TO): ALBIZIA JULIBRISSIN CASSIA LEPTOPHYLLA LOPHOSTEMON CONFERTUS CHORISIA SPECIOSA 'MAJESTIC BEAUTY' JACARANDA MINOSIFOLIA PISTACHIA CHINENSIS PLATANUS RACEMOSA	SILK TREE GOLD MEDALLION TREE DESERT MUSEUM PALO VERDE FLOSS SILK TREE JACARANDA CHINESE PISTACHE CALIFORNIA SYCAMORE	39	24" BOX	(OR AS NOTED ON PLANT POINT CALCS.)		
MEDIUM-SIZED EVERGREEN PARKING LOT SHADE TREE SUCH AS (BUT NOT LIMITED TO): GEIJERA PARVIFLORA LOPHOSTEMON CONFERTUS BRISBANE BOX RUSSET SOUTHERN MAGNOLIA OLEA EUROPAEA 'SWAN HILL' PODOCARPUS GACILIOR RHUS LANCEA	AUSTRALIAN WILLOW BRISBANE BOX RUSSET SOUTHERN MAGNOLIA FRUITLESS OLIVE FERN PINE AFRICAN SUMAC	130	24" BOX	(OR AS NOTED ON PLANT POINT CALCS.)		
SMALL-SIZED ACCENT TREE SUCH AS (BUT NOT LIMITED TO): ACACIA STENOPHYLLA ARBUTUS UNEDO CERES OCCIDENTALIS CHAMEROPS HUMILIS CHILOPSIS LINEARIS 'WARREN JONES' ERIOBOTRYA DEFLEXA LAGERSTROMIA HYBRIDA LAURUS NOBILIS 'SARATOGA' MAGNOLIA 'LITTLE GEM' STRELITZIA NICOLAI	SHOESTRING ACACIA STRAWBERRY TREE WESTERN REDBUD MEDITERRANEAN FAN PALM WARREN JONES DESERT WILLOW BRONZE LOQUAT GRAPE MYRTLE SWEET BAY LITTLE GEM MAGNOLIA GIANT BIRD OF PARADISE	106	15 GAL	(OR AS NOTED ON PLANT POINT CALCS.)		
PALM SUCH AS (BUT NOT LIMITED TO): ARCHONTOPHOENIX CUNNINGHAMIANA PHOENIX DACTYLIEFRA 'MEDJOO' SYAGRUS (ARECATHUM) ROMANZOFFIANUM WASHINGTONIA FILIFERA WASHINGTONIA HYBRID WASHINGTONIA ROBUSTA	KING PALM MEDJOO, DATE PALM QUEEN PALM CALIFORNIA FAN PALM HYBRID FAN PALM MEXICAN FAN PALM	66	20" B.T.H.	(OR AS NOTED ON PLANT POINT CALC.)		
EVERGREEN SCREENING TREE/ LARGE SHRUBS SUCH AS (BUT NOT LIMITED TO): ECHILUM CANDIDANS (FASTUOSUM) ELAEAGNUS PUNGES HETEROMELES ARBUTIFOLIA PINUS ELADURICA PODOCARPUS GACILIOR PORTULACARIA AFRA RHUS INTEGRIFOLIA RHUS (MALOSMA) LAURINA	PRIDE OF MADEIRA SILVERBERRY TOYON, CHRISTMAS BERRY AFGHAN PINE FERN PINE ELEPHANT'S FOOD LEMONADE BERRY LAUREL SUMAC	47	15 GAL	(OR AS NOTED ON PLANT POINT CALCS.)		
LARGE EVERGREEN SHADE TREE SUCH AS (BUT NOT LIMITED TO): ARBUTUS 'MARINA' QUERCUS AGRIFFOLIA QUERCUS ILEX SCHINUS MOLLE ULMUS PARVIFOLIA 'TRUE GREEN'	MARINA ARBUTUS COAST LIVE OAK HOLLY OAK CALIFORNIA PEPPER TREE CHINESE EVERGREEN ELM	29	24" BOX	(OR AS NOTED ON PLANT POINT CALCS.)		

SHRUBS, GRASSES, AND GROUNDCOVERS SUCH AS (BUT NOT LIMITED TO): ACHILLEA SPP. AEONIUM SPP. AGAVE SPP. ALOE SPP. ARCTOSTAPHYLOS 'SUNSET' ARTEMISIA CALIFORNICA ASCLEPIAS FASCICULARIS ARISTIDA PURPUREA BACCHARIS PILLULARIS 'PIEGON POINT' BACCHARIS SAROTHIROIDES BOUTELOUA GRACILIS 'BLOND AMBITION' BULBINE FRUTESCENS 'TINY TANGERINE' CALANDRINA CALIFORNICA CALLIANDRA CALIFORNICA CALLISTEMON VIMINALIS 'LITTLE JOHN' CAREX DIVULSA CEANOTHUS SPP. CHONDRORHIZUM ELEPHANTINUM CHONDRORHIZUM TECTORUM CISTUS X PURPUREUS CISTUS SALVIFOLIUS PINK ROCKROSE CORDYLIN SPP. CRASSULA ARBORESCENS DASYLIRION LONGISSIMUM DASYLIRION WHEELERI DIANELLA REVOLUTA 'LITTLE REV' DRACAENA DRACO DRACAENA MARGINATA ECHINOACTIS GRUSONII ENCELIA CALIFORNICA ENCELIA FARINOSA EREMOPHILA HYGROPHANA 'BLUE BELLS' ERIOGONUM FASCICULATUM EUPHORBIA MILII RED-RED HYBRID FATSIA JAPONICA FURCRAEA FOETIDA GALVEZIA SPECIOSA 'FIRECRACKER' HESPERALOE PARVIFLORA ILEX VOMITORIA 'STOKES DWARF' LANTANA 'NEW GOLD' LEYMUS CONDENSATUS 'CANYON PRINCE' LIGUSTRUM JAPONICUM 'TEXANUM' LOMANDRA LONGIFOLIA 'BREEZE' LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY' MAHONIA AQUIFOLIUM 'REBENS' MUHLBERGIA CAPILLARIS 'REGAL MIST' MUHLBERGIA DUBIA MUHLBERGIA RIGENS NANDINA DOMESTICA OPUNTIA SPP. PHOENIX ROEBELENI PHORMIUM SPP. PITTIOSPORUM TEN 'MARJORIE CHANNON' PITTIOSPORUM TEN 'SILVER SHEEN' PORTULACARIA AFRA 'PROSTRATE FORM' RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' RHAPHIOLEPIS SPP. ROSMARINUS OFF. 'HUNTINGTON CARPET' SALVIA SPP. SANTOLINA CHAMAECYPARISSUS SANSEVIERIA TRIFASCIATA SENCIO MANDRALISCAE SENNA ARTEMISIOIDES SESLERIA ALUTIMNUS STRELITZIA REGINAE TEUCRIUM COSSONII VERBENA LILACINA 'DE LA MINA' WESTRINGIA FRUTICOSA 'WYNYABBIE GEM' YUCCA SPP.	FERN LEAF YARROW AEONIUM AGAVE ALOE SUNSET MANZANITA CALIFORNIA SAGEBRUSH NARROW LEAF MILKWEED PURPLE THREE AWIN DWARF COYOTE BRUSH DESERT SPOON BLOND AMBITION BLUE GRAMA TINY TANGERINE BULBINE ROCKY RAVINE LITTLE JOHN BOTTLEBRUSH BERKELEY SEDGE WILD LILAC CAPE RUSH DWARF CAPE RUSH ORCHID ROCKROSE SAGELEAF ROCKROSE PINK ROCKROSE NEW ZEALAND CABBAGE TREE SILVER DOLLAR MEXICAN GRASS TREE DESERT SPOON LITTLE REV FLAX LILY DRAGON TREE DRAGON PALM GOLDEN BARREL CACTUS CALIFORNIA ENCELIA BRITTLEBUSH BLUE BELLS EMU BUSH CALIFORNIA BUCKWHEAT RED EUPHORBIA JAPANESE ARALIA FURCRAEA ISLAND BUSH SNAPDRAGON RED YUCCA STOKES DWARF YAUPOIN NEW GOLD LANTANA BLUE LYME GRASS JAPANESE PRIVET 'BREEZE' DWARF MAT RUSH VARIEGATED DWARF MAT RUSH CREEPING BARBERRY REGAL MIST MUHLBERGIA PINE MUHLY DEER GRASS HEAVENLY BAMBOO CACTUS PYGMY DATE PALM NEW ZEALAND FLAX VARIEGATED KOHUIHU SILVERSHOEN KOHUIHU PROSTRATE ELEPHANT'S FOOD COFFEEBERRY INDIA HAWTHORN HUNTINGTON CARPET ROSEMARY SAGE LAVENDER COTTON MOTHER-IN-LAWS TONGUE BLUE PICKLE FEATHERY CASSIA AUTUMN MOOR GRASS BIRD OF PARADISE GERMANDER CEDROS ISLAND VERBENA COAST ROSEMARY YUCCA	1 GAL. OR 5 GAL. (AS NOTED ON PLANT POINT C.)
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BORRETENTION PLANTS SUCH AS (BUT NOT LIMITED TO): ARTEMISIA DOUGLASIANA CAREX PRAEGRACILIS BACCHARIS SALICIFOLIA JUNCUS PATENS LEYMUS CONDENSATUS 'CANYON PRINCE' MUHLBERGIA RIGENS	MUGWORT CLUSTERED FIELD SEDGE MULE FAT CALIFORNIA GRAY RUSH BLUE LYME GRASS DEER GRASS	MED MED HIGH LOW LOW LOW	2'-3' 12" 2' 2'-3' 5'-10" 4'	2'-3' 18" 8" 2'-3' 5'-10" 4'
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NOTE: ADDITIONAL PLANT SPECIES MAY BE ADDED DURING FINAL DESIGN IF THEY SUBSTANTIALLY CONFORM TO THE DESIGN THEME AND ARE AN ACCEPTABLE SPECIES TO THE CITY OF SAN DIEGO.



YARD AREA CALCULATIONS LEGEND

LIMITS OF COMMERCIAL AND RESIDENTIAL		
COMMERCIAL		
	ROW PLANTING AREA	
	STREET YARD	
	STREET PLANTING AREA	
	REMAINING YARD	
	REMAINING PLANTING AREA	
RESIDENTIAL		
	ROW PLANTING AREA	
	STREET YARD	
	STREET PLANTING AREA	
	REMAINING YARD	
	REMAINING PLANTING AREA	
	REMAINING PLANTING AREA WITHIN 10' OF BUILDING ENVELOPE	
	REMAINING PLANTING AREA OPEN SPACE	
	REMAINING PLANTING AREA PARKING LOT	

REMAINING YARD BUILDING 3

REMAINING YARD [5142.0404 - 5142.0405] - 5 Dwelling Units or More		
Option 1: A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.		
Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 33,481 sq. ft. x 30% = 10,044 sq. ft.	11,458 sq. ft.	1,414 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 33,481 sq. ft. x 0.05 = 1,674 sq. ft.	1,803 points	129 points
Plant Points Achieved with Trees (50%)		930 points
Option 2: Where common open space areas are provided in the form of plazas, passos, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.		
Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 20% = sq. ft.	sq. ft.	sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area sq. ft. x 0.05 = sq. ft.	points	points
Plant Points Achieved with Trees (50%)		points

PLANT POINT CALCULATIONS

REMAINING YARD (OPTION 1)
TOTAL AREA WITHIN 10' OF BUILDING ENVELOPE= 33,481 S.F.
PLANTING AREA REQUIRED (30 %) = 10,044 S.F.
PLANTING AREA PROVIDED = 11,458 S.F.
EXCESS AREA PROVIDED = 1,414 S.F.

PLANT POINTS REQUIRED (0.05) = 1,674

(13) 20 BTH X 30 POINTS EACH = 390
(27) 24' BOX X 20 POINTS EACH = 540
PLANT POINTS PROVIDED WITH TREES = 930

ASSUME SHRUBS EVERY 5' O.C. (11,458 S.F.)
(350) 5 GAL X 2 POINT EACH = 700
(179) 1 GAL X 1 POINT EACH = 179
PLANT POINTS PROVIDED WITH SHRUBS= 879

TOTAL PLANT POINTS PROVIDED = 1,803
EXCESS POINTS PROVIDED = 129

REMAINING YARD BUILDING 4

REMAINING YARD [5142.0404 - 5142.0405] - 5 Dwelling Units or More		
Option 1: A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.		
Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 10,607 sq. ft. x 30% = 3,182 sq. ft.	7,718 sq. ft.	4,534 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 10,607 sq. ft. x 0.05 = 530 sq. ft.	706 points	176 points
Plant Points Achieved with Trees (50%)		350 points
Option 2: Where common open space areas are provided in the form of plazas, passos, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.		
Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 20% = sq. ft.	sq. ft.	sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area sq. ft. x 0.05 = sq. ft.	points	points
Plant Points Achieved with Trees (50%)		points

PLANT POINT CALCULATIONS

REMAINING YARD (OPTION 1)
TOTAL AREA WITHIN 10' OF BUILDING ENVELOPE= 10,607 S.F.
PLANTING AREA REQUIRED (30 %) = 3,182 S.F.
PLANTING AREA PROVIDED = 7,716 S.F.
EXCESS AREA PROVIDED = 4,534 S.F.

PLANT POINTS REQUIRED (0.05) = 530

(3) 20 BTH X 30 POINTS EACH = 90
(13) 24' BOX X 20 POINTS EACH = 260
PLANT POINTS PROVIDED WITH TREES = 350

ASSUME SHRUBS EVERY 5' O.C. (7,716 S.F.)
(356) 1 GAL X 1 POINT EACH = 356
PLANT POINTS PROVIDED WITH SHRUBS= 356

TOTAL PLANT POINTS PROVIDED = 706
EXCESS POINTS PROVIDED = 176

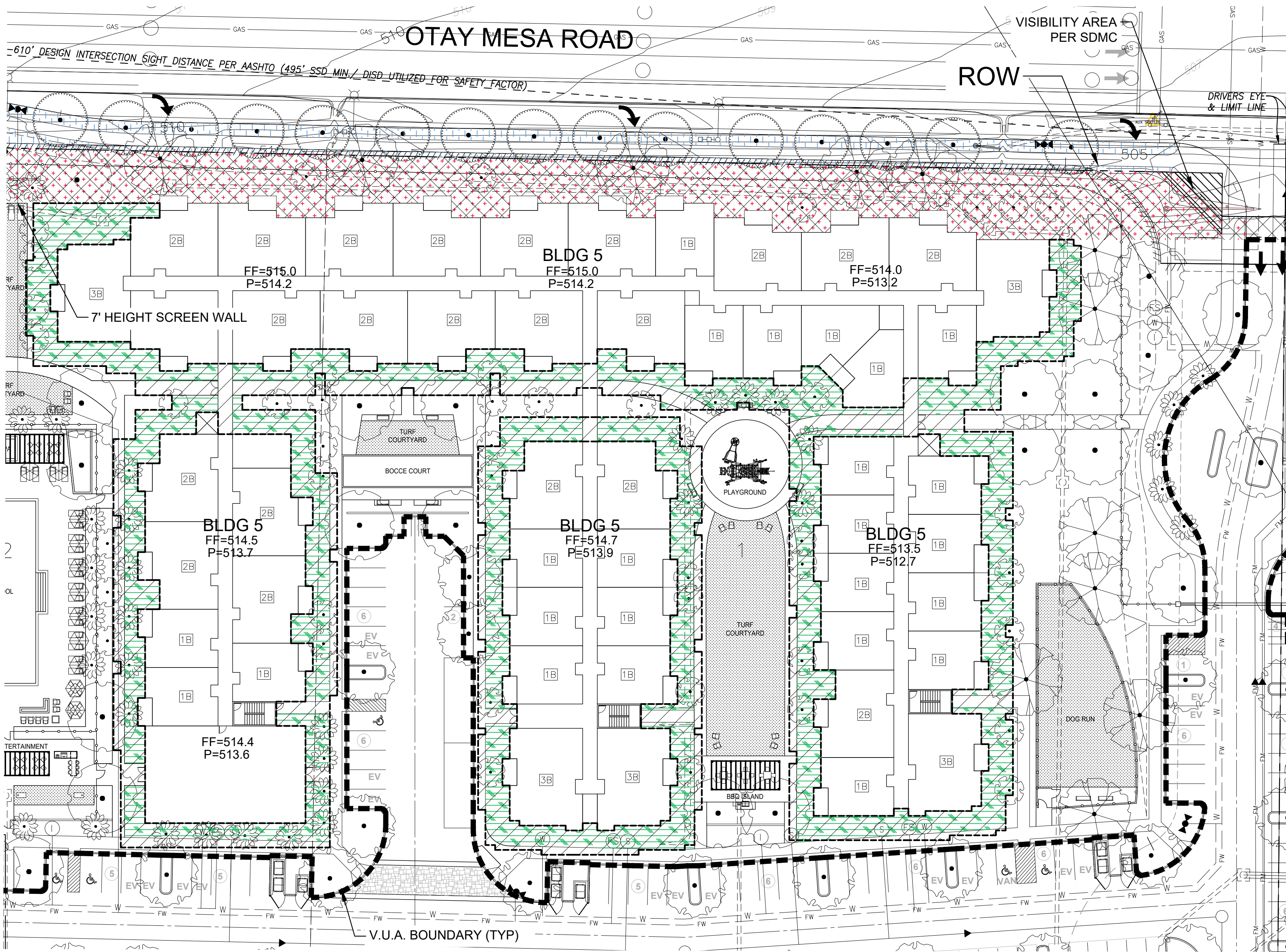
CONCEPTUAL PLANT SCHEDULE

SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	WATER USE	HEIGHT	WIDTH
STREET TREE (OTAY MESA ROAD):						
LOPHOSTEMON CONFERTUS	BRISBANE BOX	43	24" BOX	MED	30'-45'	25'
STREET TREE (EMERALD CREST COURT EASTERN HALF OF STREET):						
ALBIZIA JULIBRISSIN	SILK TREE	17	24" BOX	LOW	40'	40'-80'
NOTE: THIS SPECIES WAS SELECTED TO MATCH THE WESTERN HALF OF EMERALD CREST COURT LANDSCAPE PLANS PREPARED FOR THE ADJACENT PARDEE PROJECT.						
LARGE FLOWERING OR DECIDUOUS SHADE TREE SUCH AS (BUT NOT LIMITED TO):						
ALBIZIA JULIBRISSIN	SILK TREE	39	24" BOX	(OR AS NOTED ON PLANT POINT CALCS)		
CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE			LOW	40'	40'-80'
CERODIUM DESERT MUSEUM	DESERT MUSEUM PALO VERDE			MED	20'-25'	30'
CHORISIA SPECIOSA MAJESTIC BEAUTY	FLOSS SILK TREE			LOW	35'	30'
JACARANDA MINOSIFOLIA	JACARANDA			LOW	30'-60'	30'-60'
PISTACHIA CHINENSIS	CHINESE PISTACHE			MED	25'-40'	15'-30'
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE			MED	30'-60'	30'-60'
MEDIUM-SIZED EVERGREEN PARKING LOT SHADE TREE SUCH AS (BUT NOT LIMITED TO):						
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	130	24" BOX	(OR AS NOTED ON PLANT POINT CALCS)		
LOPHOSTEMON CONFERTUS	BRISBANE BOX			LOW	25'-30'	20'
OLEA EUROPAEA SWAN HILL	RUSSET SOUTHERN MAGNOLIA			MED	30'-45'	25'
PODOCARPUS GACILIOR	FRUITLESS OLIVE			LOW	80'	20'
RHUS LANCEA	FERN PINE			LOW	25'-30'	25'-30'
	AFRICAN SUMAC			MED	40'-60'	20'-40'
				LOW	20'-30'	20'-35'
SMALL-SIZED ACCENT TREE SUCH AS (BUT NOT LIMITED TO):						
ACACIA STENOPHYLLA	SHOESTRING ACACIA	106	15 GAL	(OR AS NOTED ON PLANT POINT CALCS)		
ARBUSUS UNEDO	STRAWBERRY TREE			LOW	30'	20'
CERIS OCCIDENTALIS	WESTERN REDBUD			LOW	8'-35'	8'-35'
CHAMEROPS HUMILIS	MEDITERRANEAN FAN PALM			LOW	10'-18'	10'-18'
CHLOPSIS LINEARIS WARREN JONES	WARREN JONES DESERT WILLOW			LOW	20'	20'
ERIOBOTRYA DEFLEXA	BRONZE LOQUAT			V LOW	15'-30'	15'-30'
LAGERSTROMIA HYBRID	GRAPE MYRTLE			MED	15'-20'	15'-20'
LAURUS NOBILIS SARATOGA	SWEET BAY			MED	12'-20'	10'-15'
MAGNOLIA LITTLE GEM	LITTLE GEM MAGNOLIA			LOW	20'-30'	15'-25'
STRELITZIA NICOLAI	GIANT BIRD OF PARADISE			MED	30'	6'-30'
PALM SUCH AS (BUT NOT LIMITED TO):						
ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	66	20' B.T.H.	(OR AS NOTED ON PLANT POINT CALC)		
PHOENIX DACTYLIEFRA MEDJOL	MEDJOL DATE PALM			MED	50'	10'-15'
SYAGRUS (ARECATHUM) ROMANZOFFIANUM	QUEEN PALM			LOW	80'	25'
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM			MED	50'	15'-25'
WASHINGTONIA HYBRID	HYBRID FAN PALM			LOW	60'	10'
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM			LOW	100'	10'
EVERGREEN SCREENING TREE/LARGE SHRUBS SUCH AS (BUT NOT LIMITED TO):						
ECHILUM CANDICANS (FASTUOSUM)	PRIDE OF MADEIRA	47	15 GAL	(OR AS NOTED ON PLANT POINT CALCS)		
ELAEAGNUS PUNGES	SILVERBERRY			LOW	5'-6'	6'-10'
HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY			LOW	10'-15'	10'-15'
PRINUS ELADARICA	AFGHAN PINE			V LOW	6'-10'	6'-10'
PODOCARPUS GACILIOR	FERN PINE			V LOW	30'-80'	15'-25'
PORTULACARIA AFRA	ELEPHANT'S FOOD			MED	8'	5'
RHUS INTEGRIFOLIA	LEMONADE BERRY			V LOW	12'	12'
RHUS (MALOSMA) LAURINA	LAUREL SUMAC			V LOW	3'-10'	3'-10'
				V LOW	6'-15'	6'-15'
LARGE EVERGREEN SHADE TREE SUCH AS (BUT NOT LIMITED TO):						
ARBUTUS MARINA	MARINA ARBUTUS	29	24" BOX	(OR AS NOTED ON PLANT POINT CALCS)		
QUERCUS AGRIFOLIA	COAST LIVE OAK			LOW	30'	30'
QUERCUS LAEVOLE	HOLLY OAK			V LOW	20'-70'	20'-70'
SCHINUS MOLLE	CALIFORNIA PEPPER TREE			V LOW	30'-60'	30'-60'
ULMUS PARVIFOLIA TRUE GREEN	CHINESE EVERGREEN ELM			V LOW	25'-40'	25'-40'
				MED	40'-60'	50'-70'
SHRUBS, GRASSES, AND GROUNDCOVERS SUCH AS (BUT NOT LIMITED TO):						
ACHILLEA SPP.	FERN LEAF YARROW			1 GAL OR 5 GAL	(AS NOTED ON PLANT POINT C	
AEONIUM SPP.	AEONIUM			LOW	3'	3'
AGAVE SPP.	AGAVE			LOW	1'-2'	2'-3'
ALOE SPP.	ALOE			V LOW	4'	4'
ARCTOSTAPHYLOS SUNSET	SUNSET MANZANITA			LOW	18"	2"
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH			LOW	4'-5'	4'-6'
ASCLEPIAS FASCICULARIS	NARROW LEAF MILKWEED			V LOW	1.5'-5'	4'-7'
ARISTIDA PURPUREA	PURPLE THREE AWIN			V LOW	1.5'-3'	1'-2'
BACCHARIS PILLULARIS PIGEON POINT	DWARF DOYOTE BRUSH			LOW	2'	2'
BACCHARIS SAROTROIDES	DWARF DOYOTE BRUSH			LOW	8'-24"	6'
BOUTELOUA GRACILIS BLOND AMBITION	BLOND AMBITION BLUE GRAMA			V LOW	5'	5'
BULBINE FRUTESCENS TINY TANGERINE	TINY TANGERINE			LOW	2.5'-3'	1'-2'
CALLANDRA GRANDIFLORA	ROCK PURSLANE			LOW	1'-3'	1.5'
CALLANDRA CALIFORNICA	ROCK PURSLANE			LOW	1'-3'	2'-3'
CALLISTEMON VIMINALIS LITTLE JOHN	LITTLE JOHN BOTTLEBRUSH			V LOW	1'-5'	5'-6'
CAREX DIVULSA	BERKELEY SEDGE			LOW	3'	3'
CEANOTHUS SPP.	WILD LILAC			LOW	18"	2"
CHONDRLOPETALUM ELEPHANTINUM	CAPE RUSH			LOW	6'-7'	6'-8'
CHONDRLOPETALUM TECTORUM	DWARF CAPE RUSH			LOW	3'-5'	4'-6'
CISTUS X PURPUREUS	ORCHID ROCKROSE			LOW	2'-3'	3'-4'
CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE			LOW	4'	4'
CISTUS SKANBERGII	PINK ROCKROSE			LOW	2'	6'
CORDYLIN SPP.	NEW ZEALAND CABBAGE TREE			LOW	3'	3'
CRASSULA ARBORESCENS	SILVER DOLLAR			LOW	4'	4'
DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE			V LOW	5'	5'
DASYLIRION WHEELERI	DESERT SPOON			V LOW	4'	5'
DIANELLA REVOLUTA LITTLE REV	LITTLE REV FLAX LILY			LOW	1'-2'	2'-3'
DRACAENA DRACO	DRAGON TREE			V LOW	20'	20'
DRACAENA MARGINATA	DRAGON PALM			LOW	12'	5'-6'
ECHINOACTIS GRUSONII	GOLDEN BARREL CACTUS			V LOW	4'	2.5'
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA			V LOW	3'	3'
EREMOPHILA HYGROPHANA BLUE BELLS	BLUE BELLS EMU BUSH			V LOW	3'	3'
ERIODIUM FASCICULATUM	CALIFORNIA BUCKWHEAT			LOW	2'-3'	4'
EUPHORBIA MILI RED-RED HYBRID	RED EUPHORBIA			LOW	1'-3'	4'
FATSIA JAPONICA	JAPANESE ARLIA			MED	5'-8'	5'-8'
FURCRAEA FOETIDA	FURCRAEA			LOW	3'-5'	6'-8'
GALVEZIA SPECIOSA FIRECRACKER	ISLAND BUSH SNAPDRAGON			V LOW	2'-3'	3'
HESPERALOE PARVIFLORA	RED YUCCA			V LOW	3'-4'	3'-4'
ILEX VOMITORIA STOKES DWARF	STOKES DWARF YAUPOIN			MED	3'-4'	3'-4'
LANTANA NEW GOLD	NEW GOLD LANTANA			V LOW	2'-3'	3'-4'
LEYMUS CONDENSATUS CANYON PRINCE	NEW GOLD LANTANA			LOW	2'-3'	3'-4'
LIGUSTRUM JAPONICUM TEXANUM	JAPANESE PRIVET			MED	8'-10'	4'-6'
LOMANDRA LONGIFOLIA BREEZE	BREEZE DWARF MAT RUSH			LOW	2'-3'	2'-4'
LOMANDRA LONGIFOLIA PLATINUM BEAUTY	VAREGATED DWARF MAT RUSH			LOW	2'-3'	2'-4'
MAHONIA AQUIFOLIUM REPEENS	CREeping BARBERRY			LOW	2'-3'	3'-4'
MUHLBERGIA CAPILLARIS REGAL MIST	REGAL MIST MUHLBERGIA			MED	3'	3'
MUHLBERGIA DUBIA	PINE MUHLY			LOW	2'-3'	2'-3'
MUHLBERGIA RIGENS	DEER GRASS			LOW	4'	4'
NANDINA DOMESTICA	HEAVENLY BAMBOO			LOW	4'	6'-8'
OPUNTIA SPP.	CACTUS			V LOW	3'-10'	4'-10'
PHYNIX ROEBELII	PYGMY DATE PALM			MED	6'-10'	6'-8'
PHORMIUM SPP.	NEW ZEALAND FLAX			MED	3'	3'
PITTOSPORUM TEN MARJORIE CHANNON	VAREGATED KOHUIHU			MED	6'-12'	6'-8'
PITTOSPORUM TEN SILVER SHEEN	SILVER SHEEN KOHUIHU			MED	15'-20'	6'-8'
PORTULACARIA AFRA PROSTRATE FORM	PROSTRATE ELEPHANT'S FOOD			V LOW	6'	3'-6'
RAHAMUS CALIFORNICA MOUND SAN BRUNO	COFFEEBERRY			V LOW	4'-6'	4'-6'
RHAPHIOLEPIS SPP.	INDIA HAWTHORN			LOW	3'-4'	3'-4'
ROSMARINUS OFF HUNTINGTON CARPET	HUNTINGTON CARPET ROSEMARY			V LOW	1.5'	3'-5'
SALVIA SPP.	SAGE			LOW	1'-6'	1'-8'
SANTOLINA CHAMAECYPARISUS	LAVENDER COTTON			LOW	2'	3'
SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAWS TONGUE			LOW	4'	2'
SENCIO MANDRALISCAE	BLUE PICKLE			LOW	1'	2'
SENNA ARTEMISIOIDES	FEATHERY CASSIA			MED	3'-5'	3'-5'
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS			LOW	12'	3'
STRELITZIA REGINAE	BIRD OF PARADISE			MED	15'-20'	6'-8'
TEUCRIUM COSSONII	GERMANDER			LOW	8'	18"
VERBENA LILACINA DE LA MINA	CEDROS ISLAND VERBENA			LOW	1'	3'
WESTRINGIA FRUTICOSA WYNNABBIE GEM	COAST ROSEMARY			LOW	3'-6'	5'-10'
YUCCA SPP.	YUCCA			V LOW	3'	5'

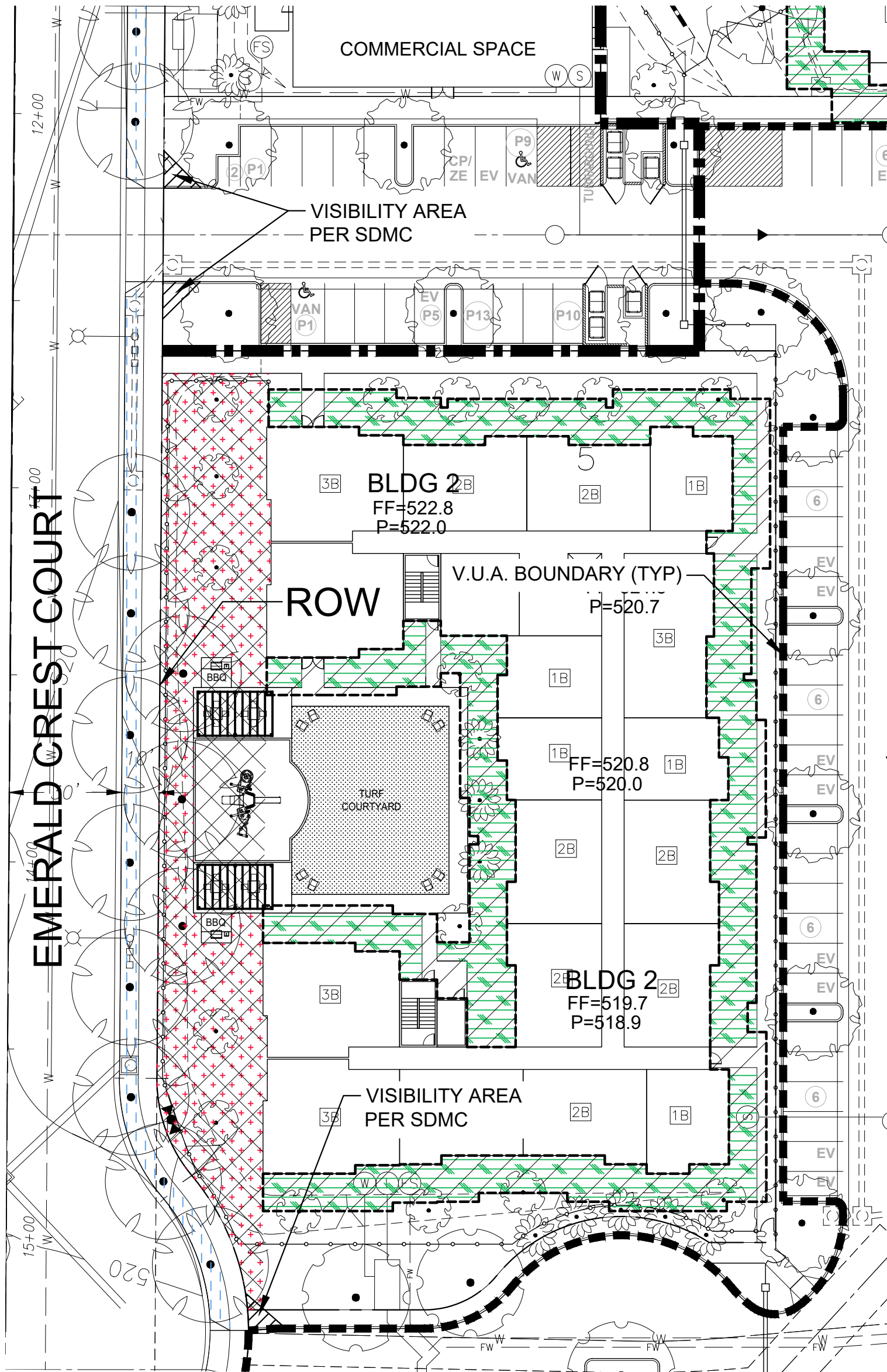
BIORETENTION PLANTS SUCH AS (BUT NOT LIMITED TO):						
ARTEMISIA DOUGLASIANA	MUGWORT			MED	2'-3'	2'-3'
CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE			MED	12"	18"
BACCHARIS SALICIFOLIA	MOORE'S MUGWORT			LOW	12"	8"
JUNCUS PATENS	CALIFORNIA GRASS			LOW	2'	2'
LEYMUS CONDENSATUS CANYON PRINCE	BLUE LYME GRASS			LOW	2'-3'	2'-3'
MUHLBERGIA RIGENS	DEER GRASS			LOW	4'	4'

ARTIFICIAL TURF

NOTE: ADDITIONAL PLANT SPECIES MAY BE ADDED DURING FINAL DESIGN IF THEY SUBSTANTIALLY CONFORM TO THE DESIGN THEME AND ARE AN ACCEPTABLE SPECIES TO THE CITY OF SAN DIEGO.



YARD AREA DIAGRAM BUILDING 5



YARD AREA DIAGRAM BUILDING 2

REMAINING YARD BUILDING 5

REMAINING YARD (5142.0404 - 5142.0405) - 5 Dwelling Units or More			
Option 1: A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.			
Planting Area Required	Planting Area Provided	Excess Area Provided	
Total Area 39,049 sq. ft. x 30% = 11,715 sq. ft.	18,619 sq. ft.	6,904 sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area 39,049 sq. ft. x 0.05 = 1,953 sq. ft.	2,091 points	138 points	
		Plant Points Achieved with Trees (50%)	1,100 points
Option 2: Where common open space areas are provided in the form of plazas, patios, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.			
Planting Area Required	Planting Area Provided	Excess Area Provided	
Total Area sq. ft. x 20% = sq. ft.	sq. ft.	sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area sq. ft. x 0.05 = sq. ft.	points	points	
		Plant Points Achieved with Trees (50%)	points

PLANT POINT CALCULATIONS

REMAINING YARD (OPTION 1)
TOTAL AREA WITHIN 10' OF BUILDING ENVELOPE= 39,049 S.F.
PLANTING AREA REQUIRED (30 %) = 11,715 S.F.
PLANTING AREA PROVIDED = 18,619 S.F.
EXCESS AREA PROVIDED = 6,904 S.F.

PLANT POINTS REQUIRED (0.05) = 1,953
(20) 20 BTH X 30 POINTS EACH = 600
(25) 24" BOX X 20 POINTS EACH = 500
PLANT POINTS PROVIDED WITH TREES = 1,100

ASSUME SHRUBS EVERY 5' O.C. (11,715 S.F.)
(91) 1 GAL X 1 POINT EACH = 91
(450) 5 GAL X 2 POINT EACH = 900
PLANT POINTS PROVIDED WITH SHRUBS= 991

TOTAL PLANT POINTS PROVIDED = 2,091
EXCESS POINTS PROVIDED = 138

REMAINING YARD BUILDING 2

REMAINING YARD (5142.0404 - 5142.0405) - 5 Dwelling Units or More			
Option 1: A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.			
Planting Area Required	Planting Area Provided	Excess Area Provided	
Total Area 7,770 sq. ft. x 30% = 2,331 sq. ft.	6,841 sq. ft.	4,510 sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area 7,770 sq. ft. x 0.05 = 389 sq. ft.	565 points	176 points	
		Plant Points Achieved with Trees (50%)	250 points
Option 2: Where common open space areas are provided in the form of plazas, patios, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.			
Planting Area Required	Planting Area Provided	Excess Area Provided	
Total Area sq. ft. x 20% = sq. ft.	sq. ft.	sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area sq. ft. x 0.05 = sq. ft.	points	points	
		Plant Points Achieved with Trees (50%)	points

PLANT POINT CALCULATIONS

REMAINING YARD (OPTION 1)
TOTAL AREA WITHIN 10' OF BUILDING ENVELOPE= 7,770 S.F.
PLANTING AREA REQUIRED (30 %) = 2,331 S.F.
PLANTING AREA PROVIDED = 6,841 S.F.
EXCESS AREA PROVIDED = 4,510 S.F.

PLANT POINTS REQUIRED (0.05) = 389
(3) 20 BTH X 30 POINTS EACH = 90
(8) 24" BOX X 20 POINTS EACH = 160
PLANT POINTS PROVIDED WITH TREES = 250

ASSUME SHRUBS EVERY 5' O.C. (6,841 S.F.)
(315) 1 GAL X 1 POINT EACH = 315
PLANT POINTS PROVIDED WITH SHRUBS= 565

TOTAL PLANT POINTS PROVIDED = 315
EXCESS POINTS PROVIDED = 176

CONCEPTUAL PLANT SCHEDULE

SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	WATER USE	HEIGHT	WIDTH
STREET TREE (OTAY MESA ROAD): LOPHOSTEMON CONFERTUS						
	BRISBANE BOX	43	24" BOX	MED	30'-45'	25'
STREET TREE (EMERALD CREST COURT EASTERN HALF OF STREET): ALBIZIA JULIBRISSIN						
	SILK TREE	17	24" BOX	LOW	40'	40'-80'
NOTE: THIS SPECIES WAS SELECTED TO MATCH THE WESTERN HALF OF EMERALD CREST COURT LANDSCAPE PLANS PREPARED FOR THE ADJACENT PARDEE PROJECT.						
LARGE FLOWERING OR DECIDUOUS SHADE TREE SUCH AS (BUT NOT LIMITED TO):						
ALBIZIA JULIBRISSIN	SILK TREE	39	24" BOX	(OR AS NOTED ON PLANT POINT CALCS)	40'-80'	
CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE			MED	20'-25'	30'
CERODIUM DESERT MUSEUM	DESERT MUSEUM PALO VERDE			LOW	35'	30'
CHORISIA SPECIOSA 'MAJESTIC BEAUTY'	FLOSS SILK TREE			LOW	30'-60'	30'-60'
JACARANDA MINOSIFOLIA	JACARANDA			MED	25'-40'	15'-30'
PISTACHIA CHINENSIS	CHINESE PISTACHE			MED	30'-60'	30'-60'
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE			MED	30'-80'	20'-50'
MEDIUM-SIZED EVERGREEN PARKING LOT SHADE TREE SUCH AS (BUT NOT LIMITED TO):						
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	130	24" BOX	(OR AS NOTED ON PLANT POINT CALCS)	25'-30'	20'
LOPHOSTEMON CONFERTUS	BRISBANE BOX			MED	30'-45'	25'
MAGNOLIA GRANDIFLORA 'RUSSET'	RUSSET SOUTHERN MAGNOLIA			MED	80'	20'
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE			LOW	25'-30'	25'-30'
PODOCARPUS GACILIOR	FERN PINE			MED	40'-60'	20'-40'
RHUS LANCEA	AFRICAN SUMAC			LOW	20'-30'	20'-35'
SMALL-SIZED ACCENT TREE SUCH AS (BUT NOT LIMITED TO):						
ACACIA STENOPHYLLA	SHOESTRING ACACIA	106	15 GAL	(OR AS NOTED ON PLANT POINT CALCS)	30'	20'
ARBUSUS UNEDO	STRAWBERRY TREE			LOW	8'-35'	8'-35'
CERIS OCCIDENTALIS	WESTERN REDBUD			LOW	10'-18'	10'-18'
CHAMEROPS HUMILIS	MEDITERRANEAN FAN PALM			LOW	20'	20'
CHLOPSIS LINEARIS 'WARREN JONES'	WARREN JONES DESERT WILLOW			V LOW	15'-30'	15'-30'
ERIOBOTRYA DEFLEXA	BRONZE LOQUAT			MED	15'-20'	15'-20'
LAGERSTROMIA HYBRID	GRAPE MYRTLE			MED	12'-20'	10'-15'
LAURUS NOBILIS 'SARATOGA'	SWEET BAY			LOW	20'-30'	15'-25'
MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA			MED	20'-25'	10'-15'
STRELITZIA NICOLAI	GIANT BIRD OF PARADISE			MED	30'	6'-30'
PALM SUCH AS (BUT NOT LIMITED TO):						
ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	66	20' B.T.H.	(OR AS NOTED ON PLANT POINT CALC)	50'	10'-15'
PHOENIX DACTYLIEFRA 'MEDJOL'	MEDJOL DATE PALM			LOW	80'	25'
SYAGRUS (ARECATHUM) ROMANZOFFIANUM	QUEEN PALM			MED	50'	15'-25'
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM			LOW	60'	10'
WASHINGTONIA HYBRID	HYBRID FAN PALM			LOW	100'	10'
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM			LOW	100'	10'
EVERGREEN SCREENING TREE/LARGE SHRUBS SUCH AS (BUT NOT LIMITED TO):						
ECHILUM CANDICANS (FASTUOSUM)	PRIDE OF MADIRA	47	15 GAL	(OR AS NOTED ON PLANT POINT CALCS)	5'-6'	6'-10'
ELAEAGNUS PUNGES	SILVERBERRY			LOW	10'-15'	10'-15'
HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY			V LOW	6'-10'	6'-10'
PRINUS ELADURICA	AFGHAN PINE			V LOW	30'-80'	15'-25'
PODOCARPUS GACILIOR	FERN PINE			MED	8'	5'
PORTULACARIA AFRA	ELEPHANT'S FOOD			V LOW	12'	12'
RHUS INTEGRIFOLIA	LEMONADE BERRY			V LOW	3'-10'	3'-10'
RHUS (MALOSMA) LAURINA	LAUREL SUMAC			V LOW	6'-15'	6'-15'
LARGE EVERGREEN SHADE TREE SUCH AS (BUT NOT LIMITED TO):						
ARBUSUS 'MARINA'	MARINA ARBUSUS	29	24" BOX	(OR AS NOTED ON PLANT POINT CALCS)	30'	30'
QUERCUS AGRIIFOLIA	COAST LIVE OAK			V LOW	20'-70'	20'-70'
QUERCUS ILEX	HOLLY OAK			V LOW	30'-60'	30'-60'
SCHINUS MOLLE	CALIFORNIA PEPPER TREE			V LOW	25'-40'	25'-40'
ULMUS PARVIFOLIA 'TRUE GREEN'	CHINESE EVERGREEN ELM			MED	40'-60'	50'-70'
SHRUBS, GRASSES, AND GROUNDCOVERS SUCH AS (BUT NOT LIMITED TO):						
ACHILLEA SPP.	FERN LEAF YARROW			LOW	3'	3'
AEONIUM SPP.	AEONIUM			LOW	1'-2'	2'-3'
AGAVE SPP.	AGAVE			V LOW	4'	4'
ALOE SPP.	ALOE			LOW	18"	2'
ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA			LOW	4'-5'	4'-6'
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH			V LOW	1'-5'	4'-7'
ASCLEPIAS FASCICULARIS	NARROW LEAF MILKWEED			V LOW	1'-5'	1'-2'
ARISTIDA PURPUREA	PURPLE THREE AWN			V LOW	2'	2'
BACCHARIS PILLULARIS 'PIEGON POINT'	DWARF COYOTE BRUSH			LOW	8'-24"	6'
BACCHARIS SAROTROIDES	DWARF COYOTE BRUSH			V LOW	5'	5'
BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA			LOW	2'-5'-3'	1'-2'
BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE			LOW	1'	1'-5'
CALAENDRINA GRANDIFLORA	ROCK PURSLANE			LOW	1'-3'	2'-3'
CALLANDRA CALIFORNICA	BAJAJA FALRY DUSTER			V LOW	5'	5'-6'
CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH			LOW	3'	3'
CAREX DIVULSA	BERKELEY SEDGE			LOW	18"	2'
CEANOTHUS SPP.	WILD LILAC			LOW	6'-7'	6'-8'
CHONDRLOPETALUM ELEPHANTINUM	CAPE RUSH			LOW	3'-5'	4'-6'
CHONDRLOPETALUM TECTORUM	DWARF CAPE RUSH			LOW	2'-3'	3'-4'
CISTUS X PURPUREUS	ORCHID ROCKROSE			LOW	4'	4'
CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE			LOW	2'	6'
PINK ROCKROSE	PINK ROCKROSE			LOW	3'	8'
CORYLINE SPP.	NEW ZEALAND CABBAGE TREE			LOW	3'	3'
CRASSULA ARBORESCENS	SILVER DOLLAR			LOW	4'	4'
DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE			V LOW	5'	5'
DASYLIRION WHEELERI	DESERT SPOON			V LOW	5'	5'
DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY			LOW	1'-2'	2'-3'
DRACAENA DRACO	DRAGON TREE			V LOW	20'	20'
DRACAENA MARGINATA	DRAGON PALM			LOW	12'	5'-6'
ECHINOACTIS GRUSONII	GOLDEN BARREL CACTUS			V LOW	4'	2'-5'
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA			V LOW	3'	4'
ENCELIA FARINOSA	BRITTLEBUSH			V LOW	3'	4'
EREMOPHILA HYGROPHANA 'BLUE BELLS'	BLUE BELLS EMU BUSH			LOW	2'-3'	3'
ERIODIUM FASCICULATUM	HEATHY BUCKWHEAT			LOW	1'-3'	1'-4'
EUPHORBIA MILI RED-RED HYBRID	RED EUPHORBIA			LOW	2'	2'
FATSIA JAPONICA	JAPANESE ARLIA			MED	5'-8'	5'-8'
FURCRAEA FOETIDA	FURCRAEA			LOW	3'-5'	6'-8'
GALVEZA SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPPDRAGON			V LOW	2'-3'	3'
HESPERALOE PARVIFLORA	RED YUCCA			V LOW	3'-4'	3'-4'
ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF YAUPOIN			MED	3'-4'	3'-4'
LANTANA NEW GOLD	NEW GOLD LANTANA			V LOW	2'-3'	3'-4'
LEYMUS CONDENSATUS 'CANYON PRINCE'	BLUE LYME GRASS			LOW	2'-3'	2'-3'
LIQUISTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET			MED	6'-10'	4'-6'
LOMANDRA LONGIFOLIA 'BREEZE'	'BREEZE' DWARF MAT RUSH			LOW	2'-3'	2'-4'
LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VAREGATED DWARF MAT RUSH			LOW	2'-3'	2'-4'
MAHONIA AQUIFOLIUM 'REPEENS'	CREeping BARBERRY			LOW	2'-3'	3'-4'
MUHLBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST			MED	3'	3'
MUHLBERGIA DUBIA	PINE MUHLY			LOW	2'-3'	2'-3'
MUHLBERGIA RIGENS	DEER GRASS			LOW	4'	4'
NANDINA DOMESTICA	HEAVENLY BAMBOO			LOW	6'-8'	3'-4'
OPUNTIA SPP.	CACTUS			V LOW	3'-10'	4'-10'
PHOENIX ROEBELENI	PYGM DATE PALM			MED	6'-10'	6'-8'
PHORMIUM SPP.	NEW ZEALAND FLAX			MED	3'	3'
PITTOSPORUM TEN 'MARJORIE CHANNON'	VAREGATED KOHUIHU			MED	6'-12'	6'-8'
PITTOSPORUM TEN 'SILVER SHEEN'	SILVER SHEEN KOHUIHU			MED	15'-20'	6'-8'
PORTULACARIA AFRA 'PROSTRATE FORM'	PROSTRATE ELEPHANT'S FOOD			V LOW	6'	3'-6'
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY			V LOW	4'-6'	4'-6'
RHAPHIOLEPIS SPP.	INDIA HAWTHORN			LOW	3'-4'	3'-4'
ROSMARINUS OFF. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY			V LOW	1'-5'	3'-5'
SALVIA SPP.	SAGE			LOW	1'-6'	1'-8'
SANTOLINA CHAMAECYPARISUS	LAVENDER COTTON			LOW	2'	3'
SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAWS TONGUE			LOW	4'	2'
SENECIO MANDRALISCAE	BLUE PICKLE			LOW	1'	2'
SENNA ARTEMISIOIDES	FEATHERY CASSIA			MED	1'-5'	3'-5'
SESLERIA ALUTIMNIALIS	AUTUMN MOOR GRASS			LOW	3'-2'	1'-2'
STRELITZIA REGINAE	BIRD OF PARADISE			LOW	6'-8'	5'-6'
TEUCRIUM COSSONII	GERMANDER			LOW	8'	18"
VERBENA LILACINA 'DE LA MINA'	CEDEOS ISLAND VERBENA			LOW	1'	3'
WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY			LOW	3'-6'	5'-10'
YUCCA SPP.	YUCCA			V LOW	3'	5'
BIORETENTION PLANTS SUCH AS (BUT NOT LIMITED TO):						
ARTEMISIA DOUGLASIANA	MUGWORT			MED	2'-3'	2'-3'
CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE			MED	12"	18"
BACCHARIS SALICIFOLIA	MULE FAT			HIGH	12"	8"
JUNCUS PATENS	CALIFORNIA GRAY RUSH			LOW	2'	2'
LEYMUS CONDENSATUS 'CANYON PRINCE'	BLUE LYME GRASS			LOW	2'-3'	2'-3'
MUHLBERGIA RIGENS	DEER GRASS			LOW	4'	4'
ARTIFICIAL TURF						
NOTE: ADDITIONAL PLANT SPECIES MAY BE ADDED DURING FINAL DESIGN IF THEY SUBSTANTIALLY CONFORM TO THE DESIGN THEME AND ARE AN ACCEPTABLE SPECIES TO THE CITY OF SAN DIEGO.						

YARD AREA CALCULATIONS LEGEND

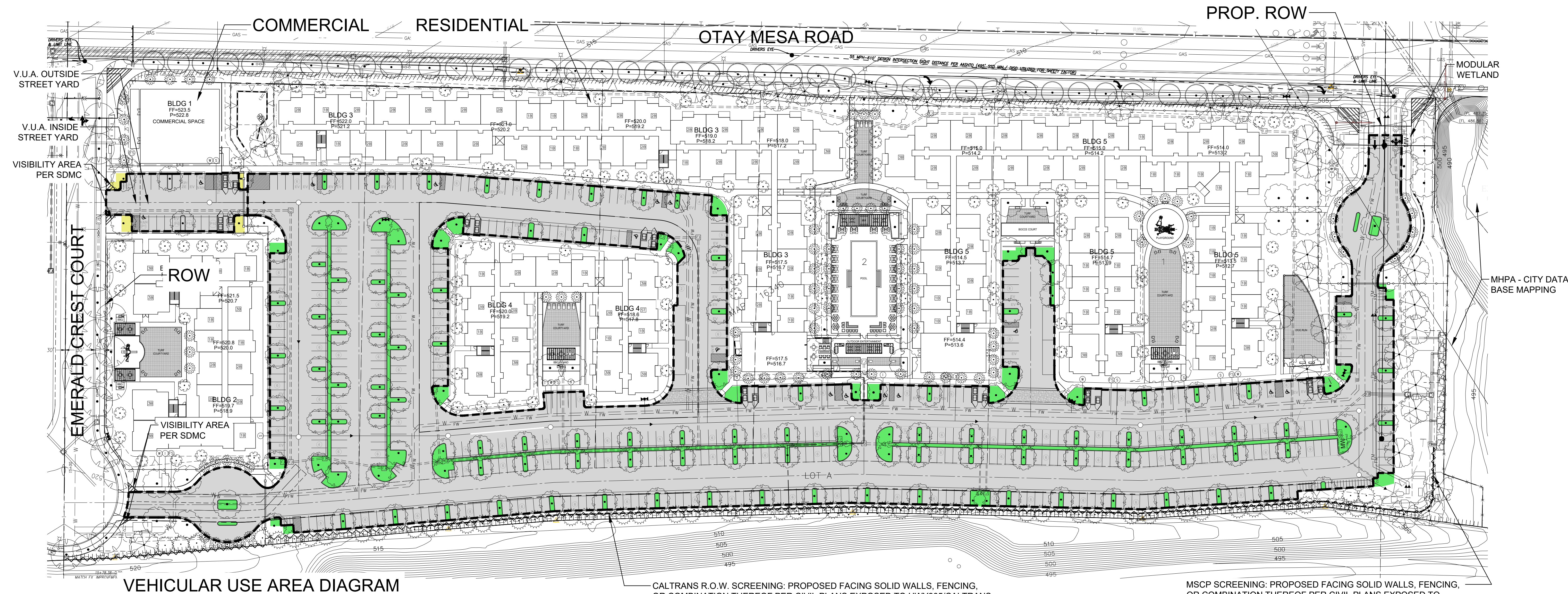
LIMITS OF COMMERCIAL AND RESIDENTIAL		
COMMERCIAL	RESIDENTIAL	
ROW PLANTING AREA	ROW PLANTING AREA	REMAINING YARD
STREET YARD	STREET YARD	REMAINING PLANTING AREA WITHIN 10' OF BUILDING ENVELOPE
STREET PLANTING AREA	STREET PLANTING AREA	REMAINING PLANTING AREA OPEN SPACE
REMAINING YARD		REMAINING PLANTING AREA PARKING LOT
REMAINING PLANTING AREA		

STREET TREES: ALL UTILITIES, HARDSCAPE, AND OTHER SITE IMPROVEMENTS PER LDC
TABLE 142.04E 'MINIMUM TREE SEPARATION DISTANCE' AND PER LDC 142.0403(B)(6) 'MIN.
40-SQFT TREE ROOT ZONE' SHALL BE DESIGNED TO NOT PROHIBIT THE REQUIRED
PLACEMENT AND QUANTITY OF REQUIRED STREET TREES.

MINIMUM TREE SEPARATION DISTANCE:

- TRAFFIC SIGNALS/ STOP SIGNS - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET WATER ; 10 FEET FOR SEWER
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAYS (ENTRIES) - 10 FEET (5 FEET FOR RESIDENTIAL STREETS < 25 MPH)
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- WATER AND SEWER LATERALS AND SUB-METERS ARE SHOWN DIAGRAMMATICALLY AND WILL
BE PLACED TO RESPECT MINIMUM TREE CLEARANCES

TREES ADJACENT TO BUILDINGS: A MINIMUM DISTANCE OF 4 FEET SHALL BE PROVIDED
BETWEEN ANY CANOPY TREE AND BUILDING PER 142.0403(B)(5).



VEHICULAR USE AREA LEGEND

COMMERCIAL	
VEHICULAR USE AREA BOUNDARY	
VEHICULAR USE AREA	VEHICULAR USE AREA PLANTING AREA
RESIDENTIAL	
VEHICULAR USE AREA BOUNDARY	
VEHICULAR USE AREA	VEHICULAR USE AREA PLANTING AREA

STREET TREES: ALL UTILITIES, HARDSCAPE, AND OTHER SITE IMPROVEMENTS PER LDC TABLE 142-040E MINIMUM TREE SEPARATION DISTANCE AND PER LDC 142.0403(B)(6) MIN. 40-SOFT TREE ROOT ZONE SHALL BE DESIGNED TO NOT PROHIBIT THE REQUIRED PLACEMENT AND QUANTITY OF REQUIRED STREET TREES.

MINIMUM TREE SEPARATION DISTANCE:

- TRAFFIC SIGNALS/ STOP SIGNS - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET WATER ; 10 FEET FOR SEWER
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAYS (ENTRIES) - 10 FEET (5 FEET FOR RESIDENTIAL STREETS < 25 MPH)
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- WATER AND SEWER LATERALS AND SUB-METERS ARE SHOWN DIAGRAMMATICALLY AND WILL BE PLACED TO RESPECT MINIMUM TREE CLEARANCES.

TREES ADJACENT TO BUILDINGS: A MINIMUM DISTANCE OF 4 FEET SHALL BE PROVIDED BETWEEN ANY CANOPY TREE AND BUILDING PER 142.0403(B)(5).

LANDSCAPE WATER USE CALCULATIONS

Otay Development Residential Site

Evapotranspiration (Eto)	46.5	Water Efficient Landscape Worksheet			Residential		
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF (PF/E)	Landscape Area (sq. ft.)	ETAF X Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low water use shrubs	0.2	Drip	0.81	0.25	90,000	22,222	640,667
Low water use shrubs	0.2	MP ROTATOR	0.75	0.27	81,831	16,488	475,357
Medium water use shrubs	0.5	Drip	0.81	0.62	15,000	9,259	266,944
Medium water use shrubs	0.5	MP ROTATOR	0.75	0.67	3,170	2,113	60,527
Pool and Spa	0.9	POOL & SPA	1	0.90	19,390	17,451	500,112
Medium water use Trees	0.5	R.O.W. TREE BUBBLER	0.75	0.67	2,040	1,360	39,209
Totals					191,431	68,894	1,986,216
Special Landscape Areas							
Recreational Turf				1	9,100	9,100	262,353
Zone B				1	-	-	-
Zone C				1	-	-	-
Totals					9,100	9,100	262,353
ETWU Total						2,248,569	
MAWA						3,039,521	
% of MAWA						74%	

MAWA Formula = (ETo) x (0.62) x (0.55 x LA) + (1 X SLA)

ETAF Calculations		
Regular Landscape Areas		All Landscape Areas
Total ETAF x Area	68,894	Total ETAF x Area
Total Area	191,431	Total Area
Average ETAF	0.36	Sidewalk ETAF

Otay Development Commercial Site

Evapotranspiration (Eto)	46.5	Water Efficient Landscape Worksheet				Commercial	
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF (PF/E)	Landscape Area (sq.ft.)	ETAF X Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low water use shrubs	0.2	Drip	0.81	0.25	4,900	968	28,474
Medium water use trees	0.5	R.O.W. TREE BUBBLER	0.75	0.67	240	160	4,613
Medium water use shrub	0.5	Drip	0.81	0.62	3,101	1,914	55,186
Zone 4	0.5		0.75	0.67		-	-
Totals					7,341	3,062	88,273
Special Landscape Areas							
Zone A				1	-	-	-
Zone B				1	-	-	-
Zone C				1	-	-	-
Totals						-	-
						ETWU Total	88,273
						MAWA	95,238
						% of MAWA	93%

MAWA Formula = (ETo) x (0.62) x [(0.45 x LA) + (1 X SLA)]

MAWA Formula = (ETo) x (0.62) x (0.45 x LA) + (1 X SLA)

ETAF Calculations		
Regular Landscape Areas		All Landscape Areas
Total ETAF x Area	3,962	Total ETAF x Area
Total Area	7,341	Total Area
Average ETAF	0.42	Sidewalk ETAF

COMMERCIAL SITE

	City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101	Landscape Calculations Worksheet Vehicle Use Area (VUA)	FORM DS-5 August 2020
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.			
<ul style="list-style-type: none">At least one-half of the required planting points shall be achieved with trees.If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.			
VEHICULAR USE AREA (<6,000 sf) [§142.0406 - §142.0407]			
Planting Area Required			
40 sq. ft. per tree.			
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area _____ sq. ft. x 0.05 = _____ points	_____ points	_____ points	
Plant Points Achieved with Trees (50%)		_____ points	
VEHICULAR USE AREA (>6,000 sf) [§142.0406 - §142.0407]			
Planting Area Required	Planting Area Provided	Excess Area Provided	
VUA Inside Street Yard 1,274 sq. ft. x 0.05 = 64 sq. ft.	325 sq. ft.	261 sq. ft.	
VUA Outside Street Yard 5,977 sq. ft. x 0.03 = 179 sq. ft.	344 sq. ft.	165 sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided	
VUA Inside Street Yard 1,274 sq. ft. x 0.05 = 64 points	220 points	100 points	
Plant Points Achieved with Trees (50%)		100 points	
VUA Outside Street Yard 5,977 sq. ft. x 0.03 = 179 sq. ft.	326 points	147 points	
Plant Points Achieved with Trees (50%)		200 points	
TEMPORARY VEHICULAR USE AREA [§142.0408] (a specified time limit of less than 5 years from the date of construction permit issuance.)			
Planting Area Required	Planting Area Provided	Excess Area Provided	
Length of Public ROW adjacent to VUA _____ ft. x 3 ft. = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	

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DS-5 (08/20)

RESIDENTIAL SITE

	City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101	Landscape Calculations Worksheet Commercial Development in All Zones Industrial Development in RM and C Zones Commercial Components of Mixed-Use Development	FORM DS-4 August 2020
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.			
<ul style="list-style-type: none">At least one-half of the required planting points shall be achieved with trees.If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.			
STREET YARD [§142.0404 - §142.0405] Industrial and Commercial Development (except Auto Service Stations—see below)			
Planting Area Required	Planting Area Provided	Excess Area Provided	
Total Area _____ sq. ft. x 25% = _____ 1,335 sq. ft.	2,910 sq. ft.	1,575 sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area _____ sq. ft. x 0.05* = _____ 267 points	354 points	87 points	
Plant Points Achieved with Trees (50%)		220 points	
Auto Service Stations Only NOT APPLICABLE			
Planting Area Required [§142.0405(c)(2)]	Planting Area Provided	Excess Area Provided	
Total Area _____ sq. ft. x 15% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area _____ sq. ft. x 0.03 = _____ points	_____ points	_____ points	
Plant Points Achieved with Trees (50%)		_____ points	
Plus: 1,575 sq. ft. (Street yard excess area provided) Equals: 2,633 sq. ft. total			
REMAINING YARD [§142.0404 - §142.0405]	Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area _____ 7,579 sq. ft. x 30% = _____ 2,274 sq. ft.	1,056 sq. ft.	359 sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area _____ 7,579 sq. ft. x 0.05 = _____ 379 points	515 points	136 points	
Plant Points Achieved with Trees (50%)		200 points	

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DS-4 (08/20)

NOTE: DURING FINAL DESIGN, AT THE DISCRETION OF THE BUILDER, SOLAR SHADE PANELS OR ANOTHER TYPE OF SHADE CANOPY OVER THE PARKING LOTS MAY BE USED TO SHADE THE PARKING LOTS INSTEAD OF TREE CANOPIES.

PLANT POINT CALCULATION

VEHICULAR USE AREA INSIDE STREET YARD

TREES:
(2) 36" BOX x 50 POINTS EACH = 100 PTS
TOTAL TREE POINTS = 100 PTS

SHRUBS:
ASSUME 5 GAL SHRUBS EVERY 30" O.C. (325 SF)
(60) 5 GAL x 2 POINT EACH = 120 PTS

TREE POINTS + SHRUB POINTS= 220 PTS

VEHICULAR USE AREA OUTSIDE STREET YARD

TREES:
(4) 36" BOX x 50 POINTS EACH = 200 PTS
TOTAL TREE POINTS = 200 PTS

SHRUBS:
ASSUME 5 GAL SHRUBS EVERY 30" O.C. (344 SF)
(63) 5 GAL x 2 POINT EACH = 126 PTS

TREE POINTS + SHRUB POINTS= 326 PTS

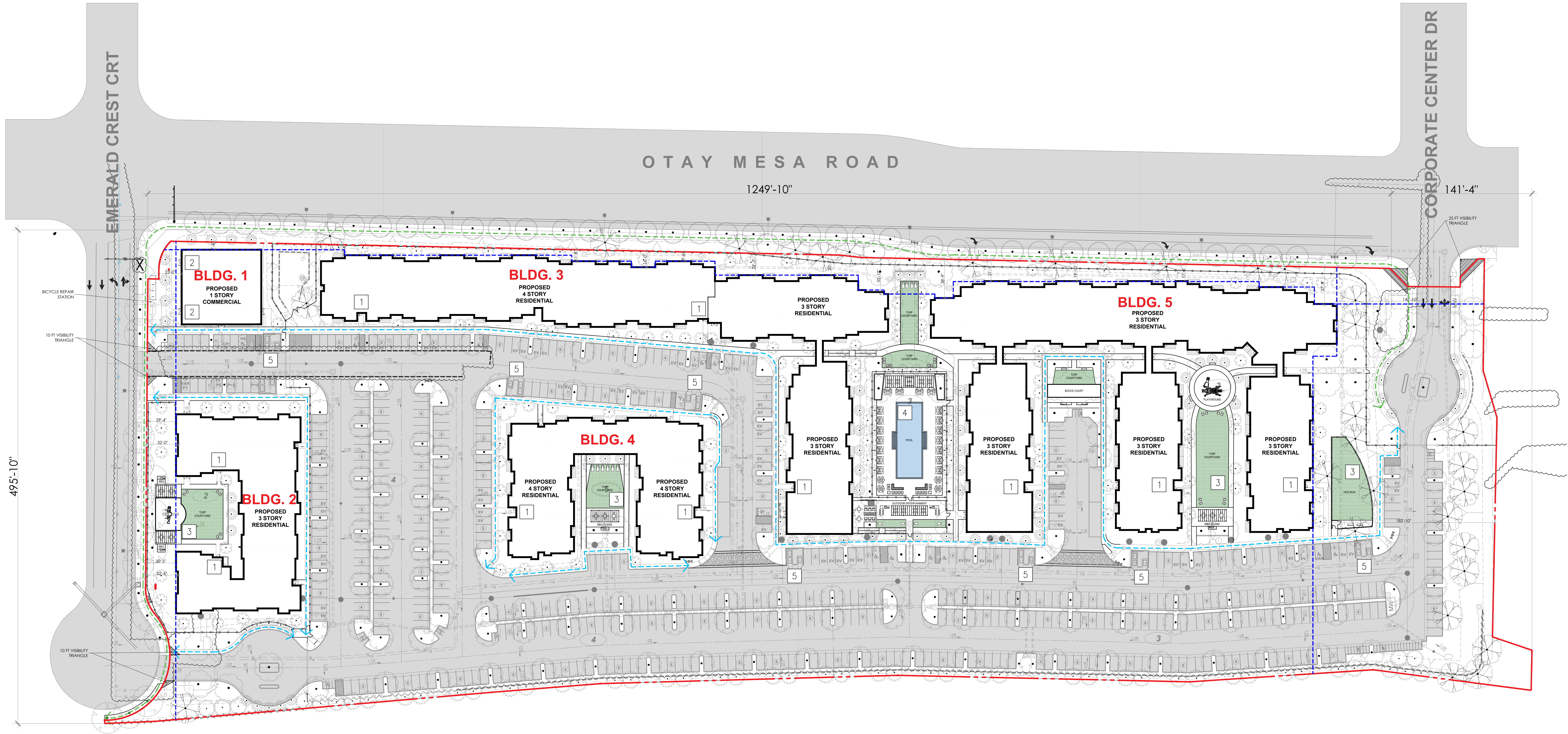
NOTE: DURING FINAL DESIGN, AT THE DISCRETION OF THE BUILDER, SOLAR SHADE PANELS OR ANOTHER TYPE OF SHADE CANOPY OVER THE PARKING LOTS MAY BE USED TO SHADE THE PARKING LOTS INSTEAD OF TREE CANOPIES.

PLANT POINT CALCULATION

TREES:
(109) 24" BOX x 20 POINTS EACH = 2,180 PTS
(23) 36" BOX x 50 POINTS EACH = 1,150 PTS
TOTAL TREE POINTS= 3,330 PTS

SHRUBS:
ASSUME SHRUBS EVERY 3' O.C. 5 GAL (18,624 SF)
(2,389) 5 GAL x 2 POINT EACH = 4,778 PTS

TREE POINTS + SHRUB POINTS= 8,108 PTS



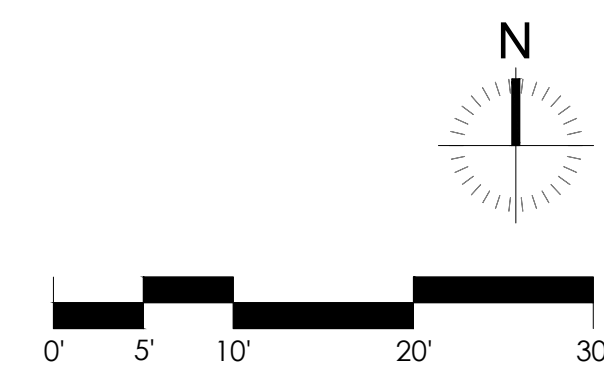
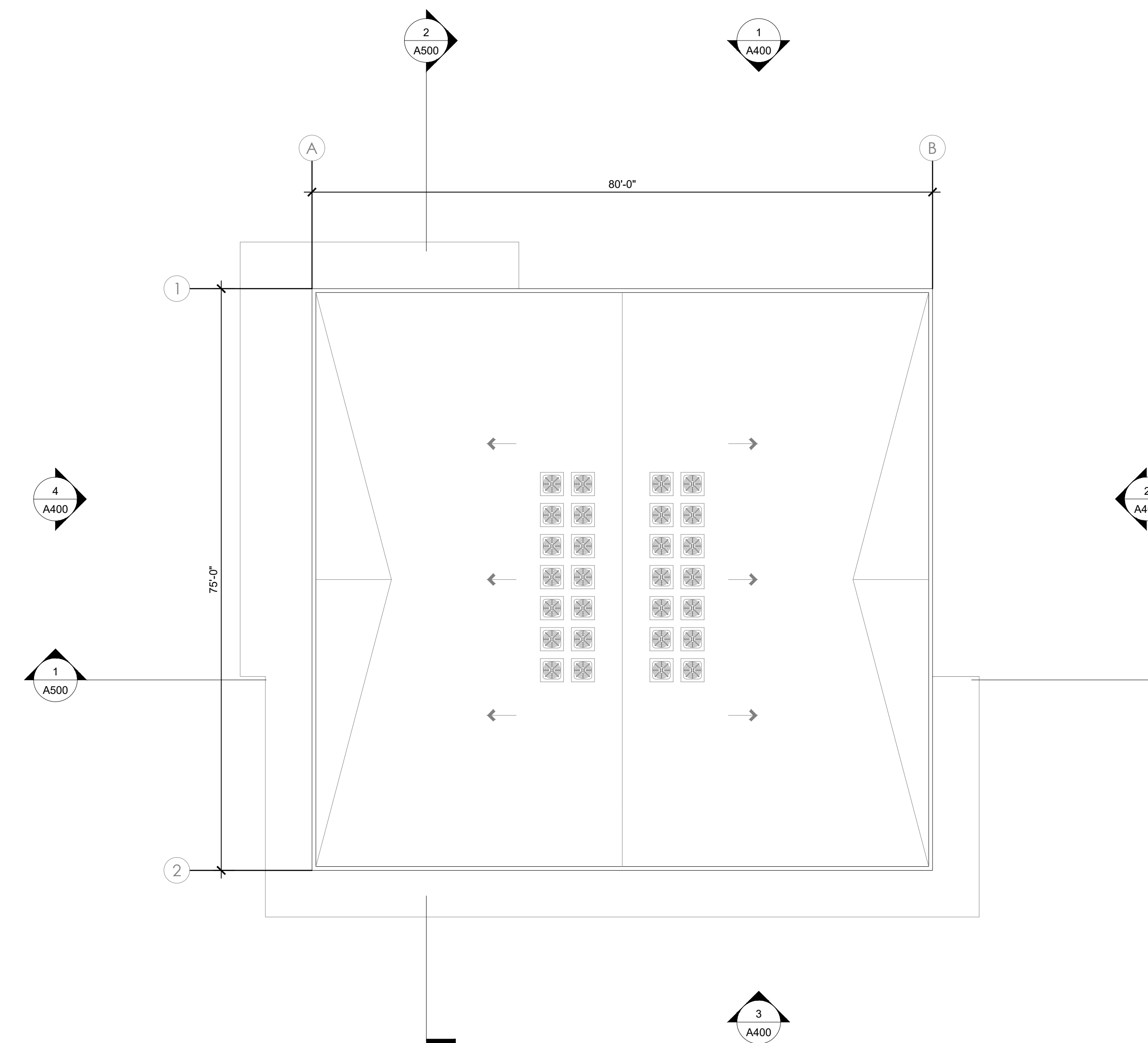
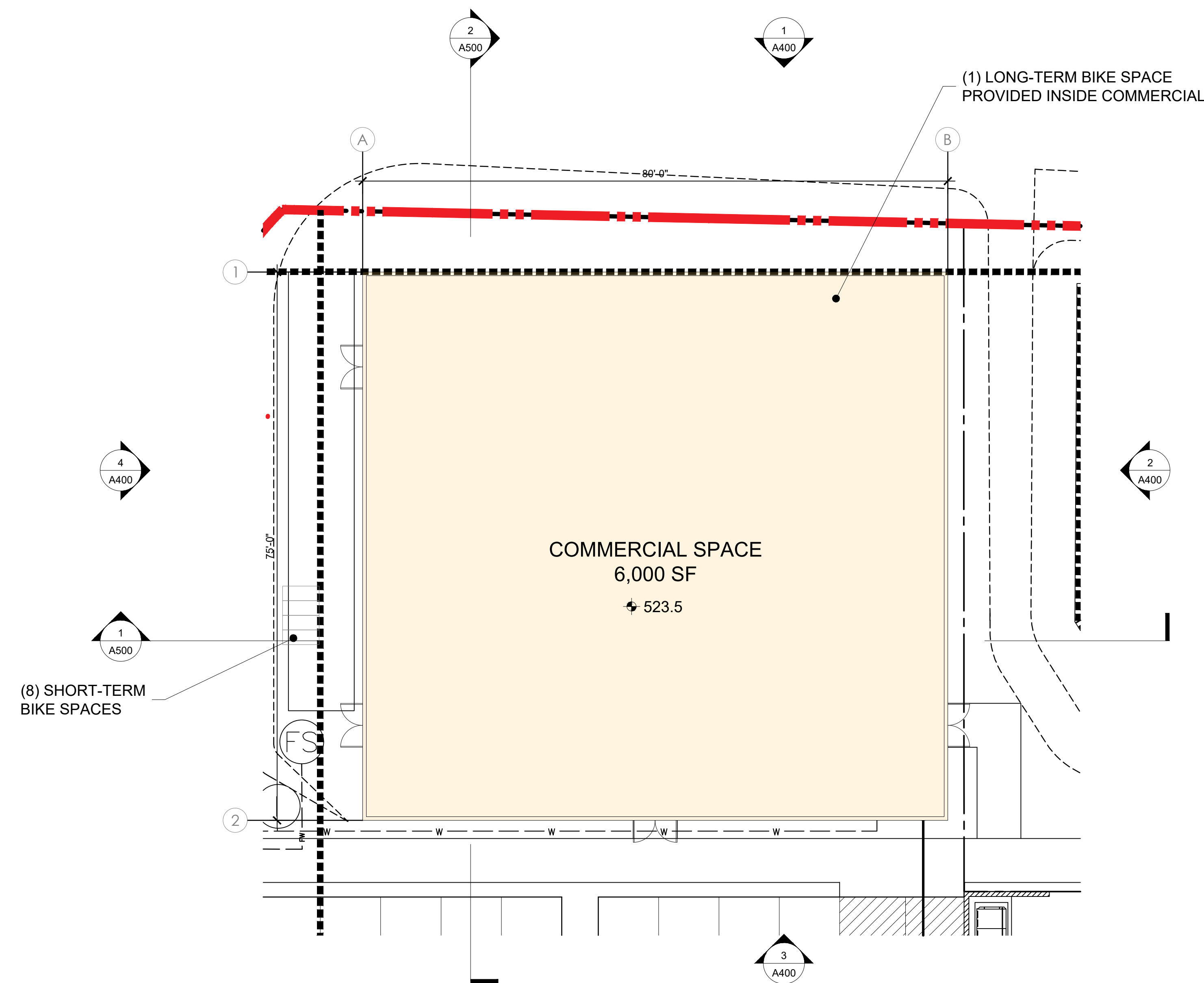
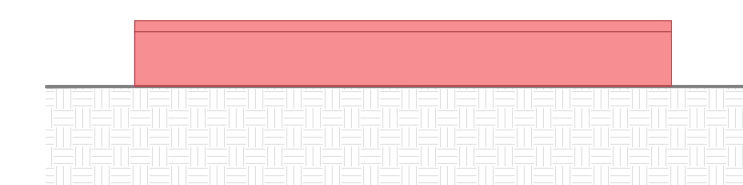
KEYNOTES	GENERAL NOTE	LEGEND
<div><div>1</div> STAIR ACCESS</div> <div><div>2</div> COMMERCIAL ENTRANCE</div> <div><div>3</div> COURTYARD (SEE LANDSCAPE PLANS)</div> <div><div>4</div> POOL (SEE LANDSCAPE PLANS)</div> <div><div>5</div> TRASH AND GREEN WASTE ENCLOSURE</div>	<div>- NO OBJECTS HIGHER THAN 24 INCHES WILL BE PROPOSED IN THE VISIBILITY AREAS</div>	<div><div><div></div></div> ACCESS AISLE AREA</div> <div><div><div></div></div> ACCESSIBLE PARKING STALL</div> <div><div><div></div></div> OFF - SITE PEDESTRIAN CIRCULATION</div> <div><div><div></div></div> ON- SITE PEDESTRIAN CIRCULATION</div> <div><div><div></div></div> PROPERTY LINE</div> <div><div><div></div></div> PROPOSED SETBACK LINE</div>

FLOOR PLAN DATA

AREA
- RETAIL GROSS 6,000 SF

LEGEND

KEY MAP



FLOOR PLAN DATA

UNIT COUNT

- 1 BR

- 2 BR

- 3 BR

5

8

3

AREA

- RESIDENTIAL

- AMENITY

- STORAGE/MISC.

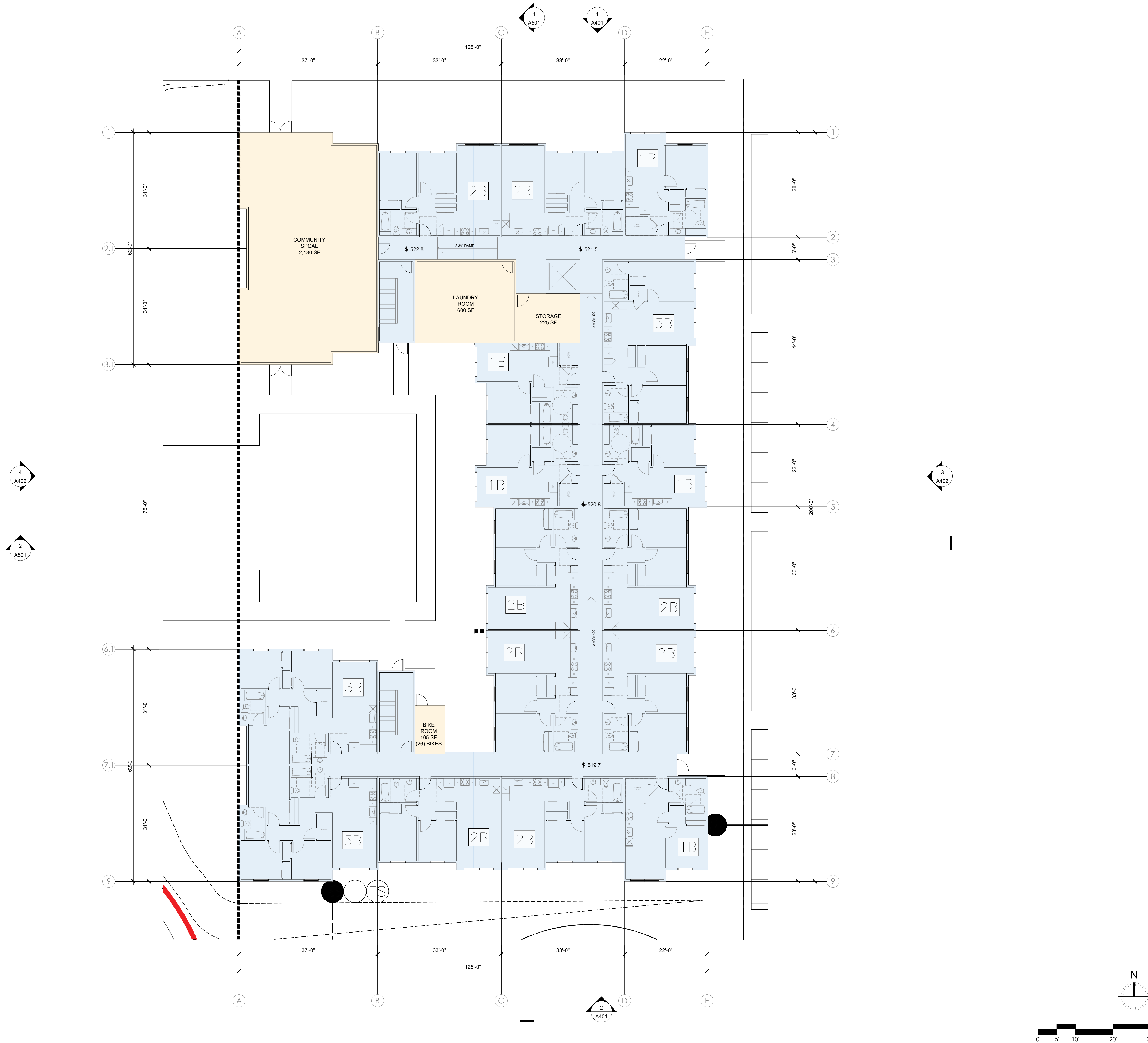
14,795 SF

2,180 SF

930 SF

LEGEND

KEY MAP

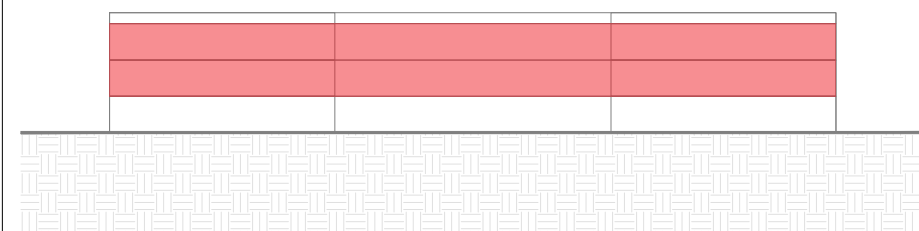


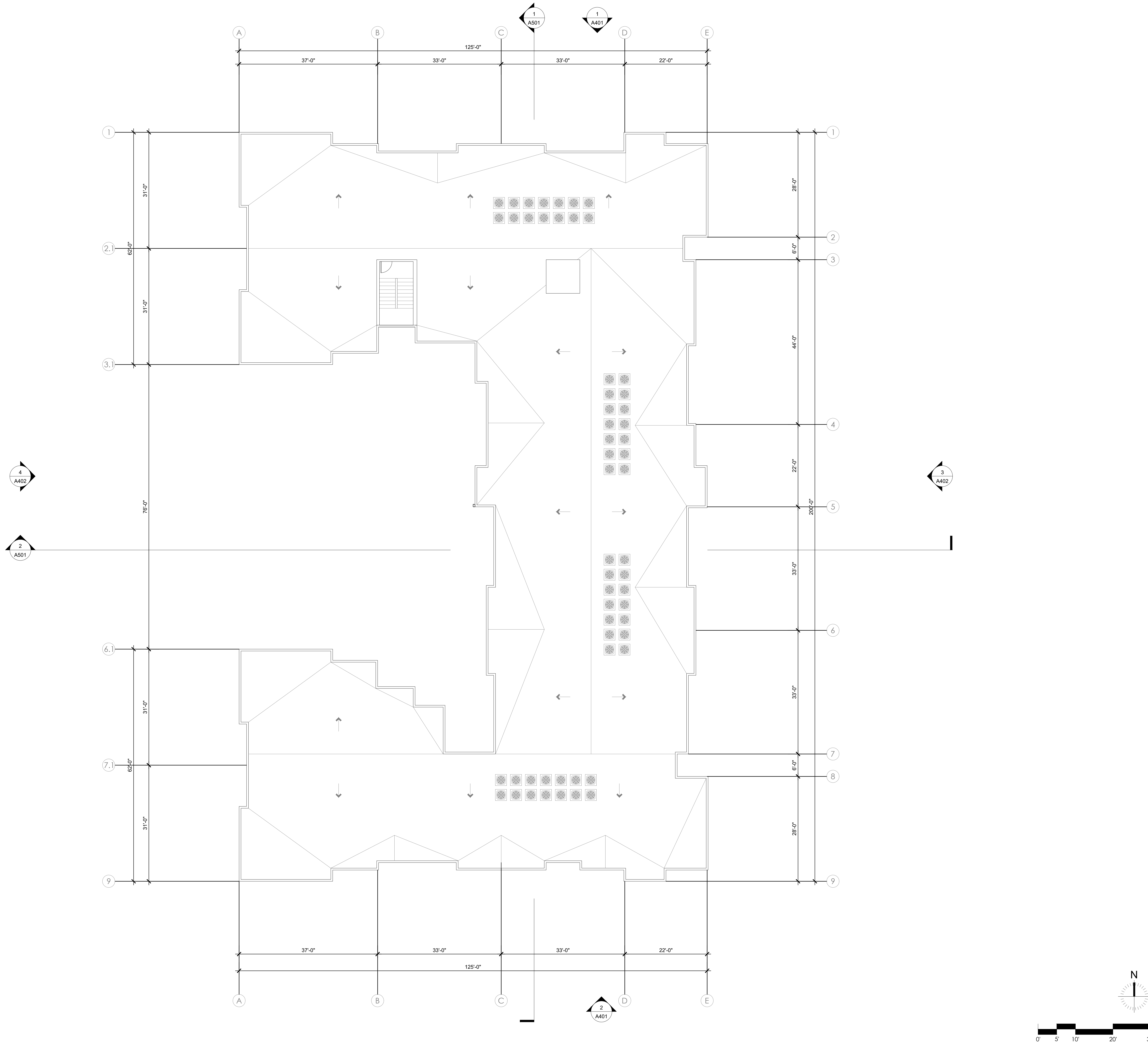
FLOOR PLAN DATA

UNIT COUNT	
- 1 BR	5
- 2 BR	8
- 3 BR	5
AREA	
- RESIDENTIAL	16,890 SF
- STORAGE/MISC.	930 SF

LEGEND

KEY MAP





FLOOR PLAN DATA

LEGEND

KEY MAP

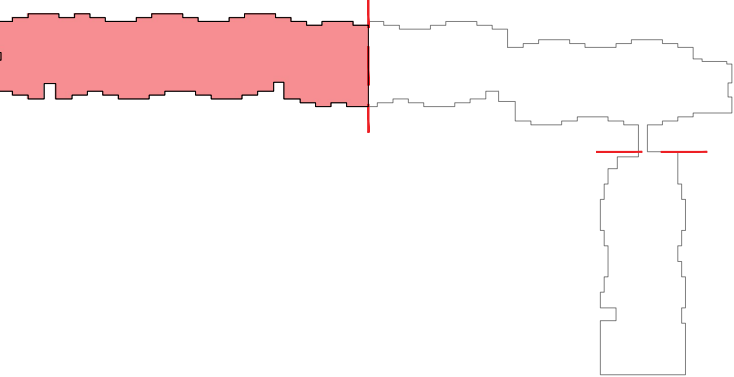


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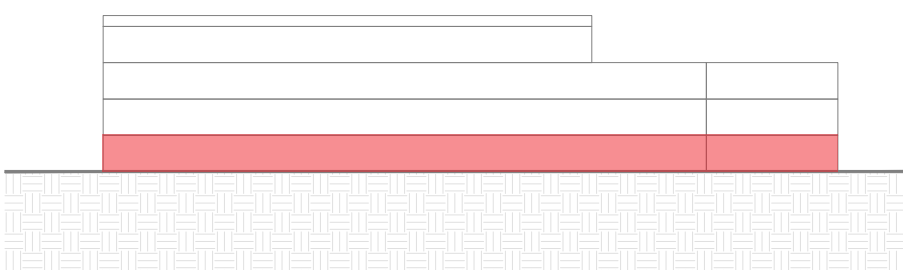
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- 1 BR	9
- 2 BR	29
- 3 BR	1
AREA	
- RESIDENTIAL	41,060 SF
- AMENITY	2,700 SF
- STORAGE/MISC.	475 SF

LEGEND

KEY MAP



KEY MAP

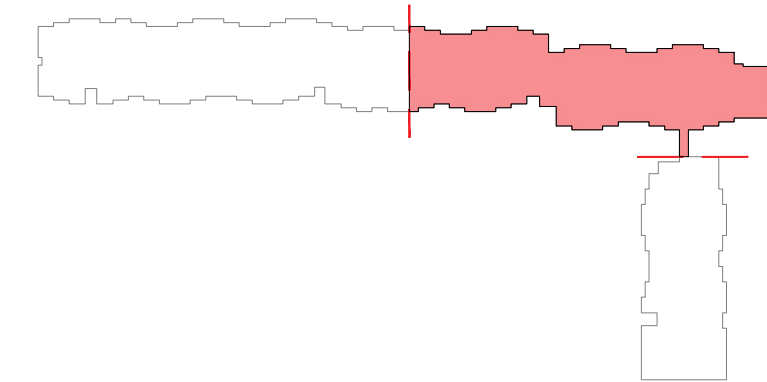


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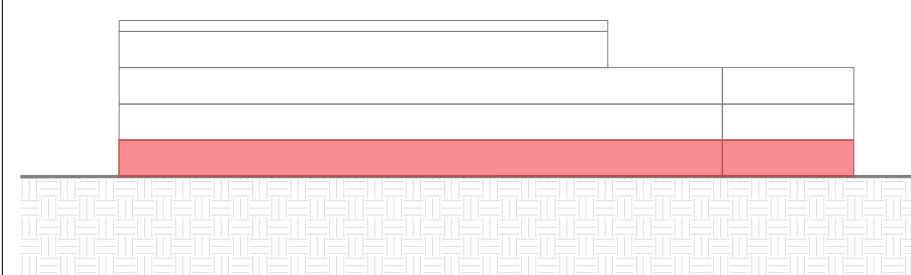
UNIT COUNT	
- 1 BR	9
- 2 BR	29
- 3 BR	1
AREA	
- RESIDENTIAL	41,060 SF
- AMENITY	2,700 SF
- STORAGE/MISC.	475 SF

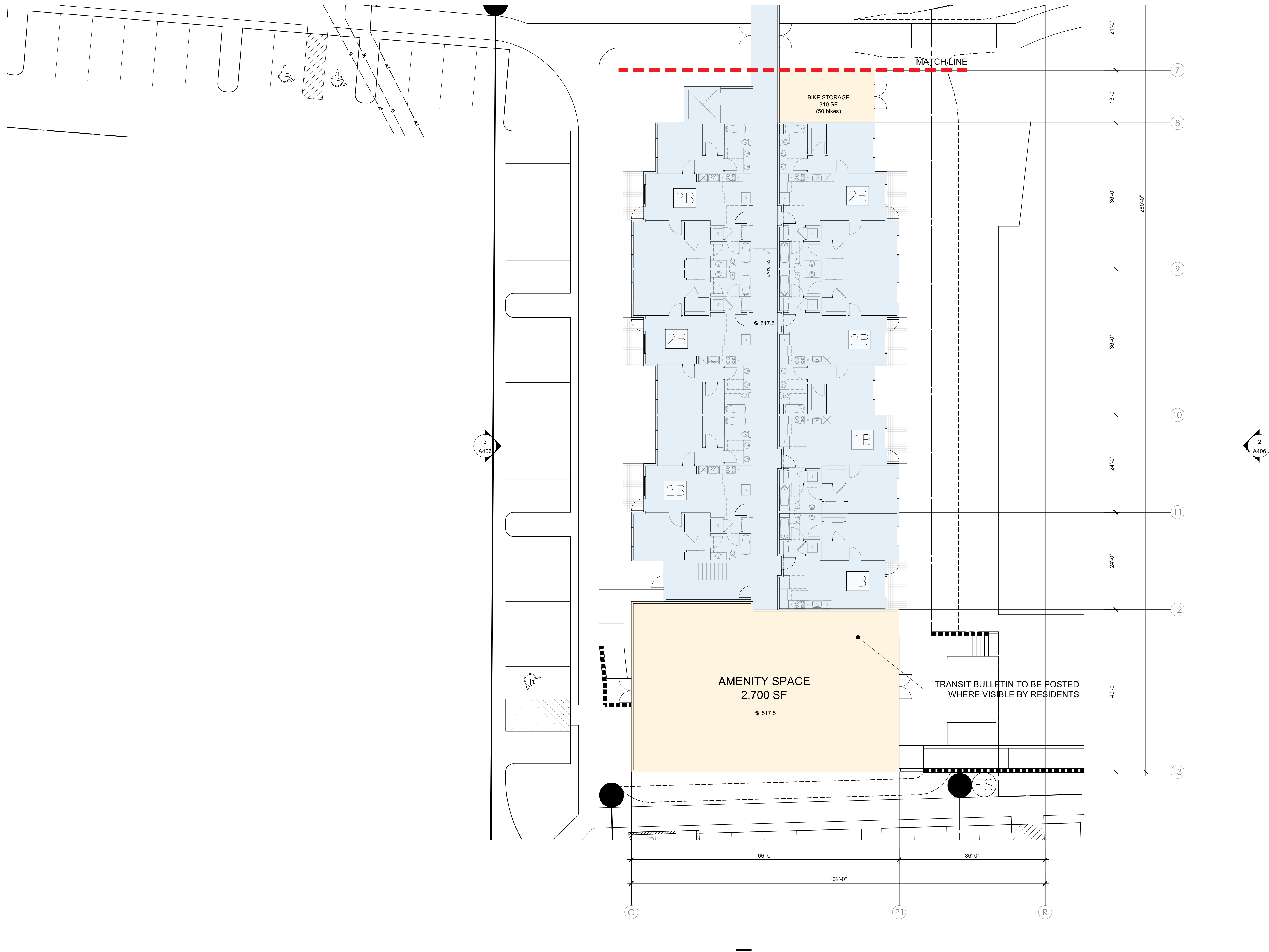
LEGEND

KEY MAP



KEY MAP





FLOOR PLAN DATA

UNIT COUNT	
- 1 BR	9
- 2 BR	29
- 3 BR	1
AREA	
- RESIDENTIAL	41,060 SF
- AMENITY	2,700 SF
- STORAGE/MISC.	475 SF

LEGEND

KEY MAP

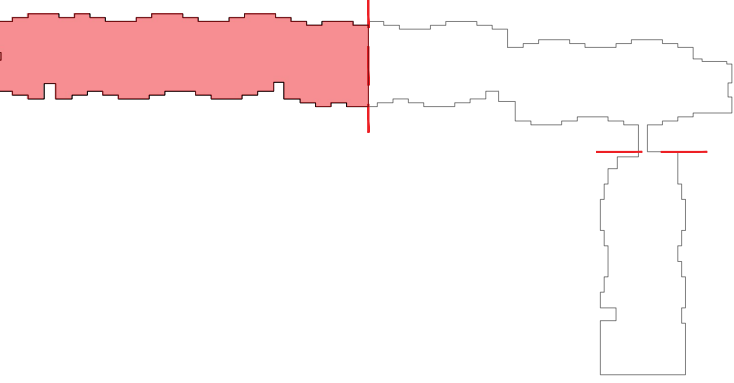
KEY MAP

FLOOR PLAN DATA

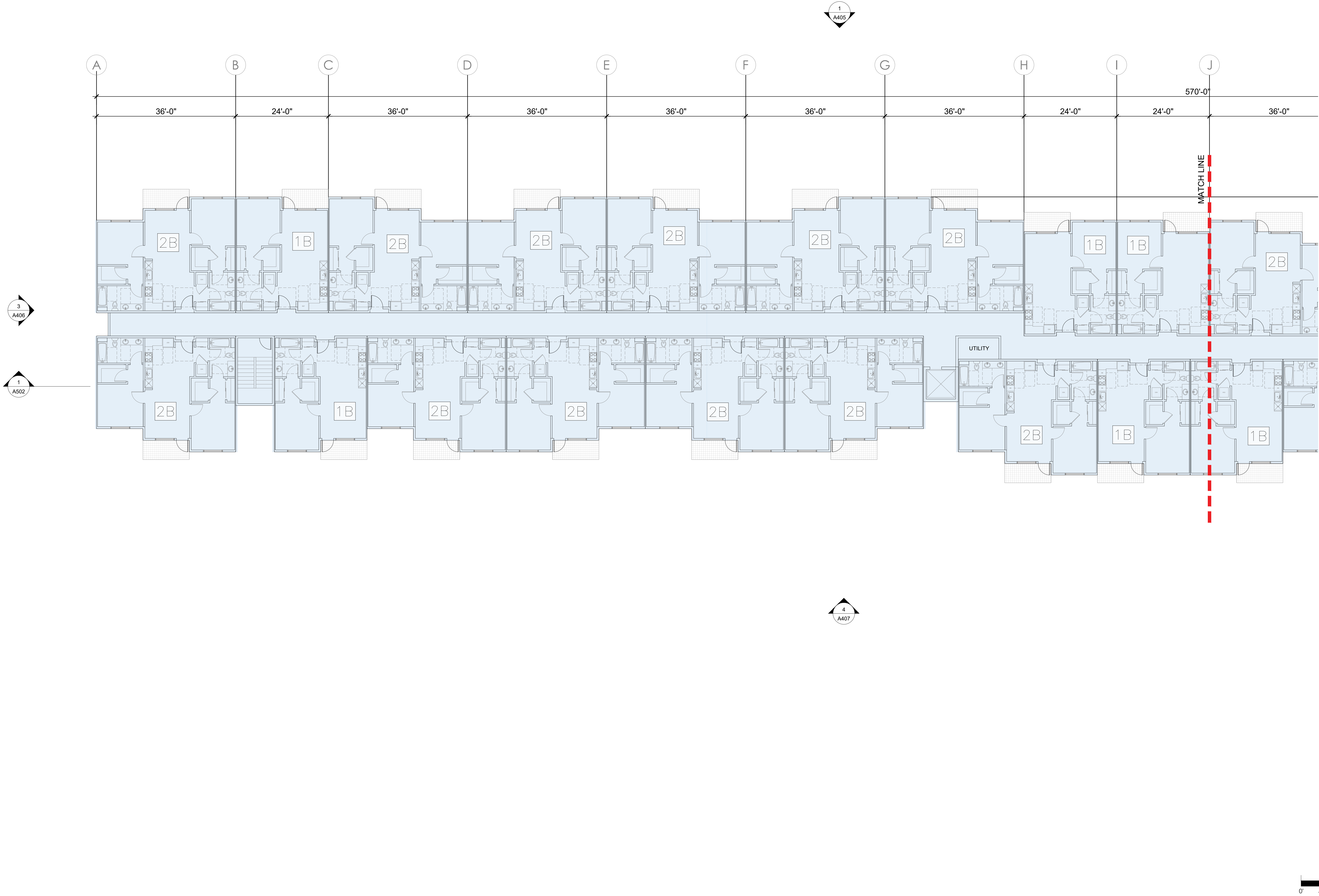
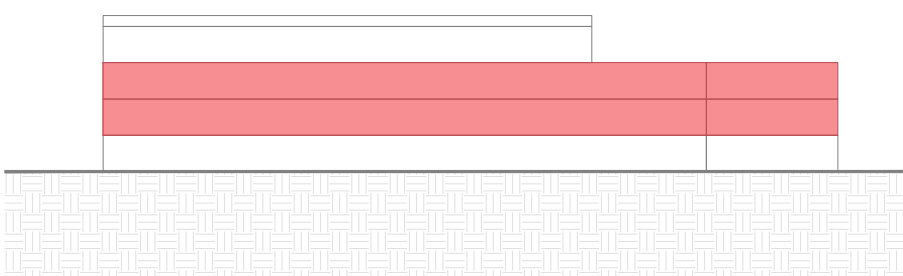
UNIT COUNT	
- 1 BR	9
- 2 BR	29
- 3 BR	1
AREA	
- RESIDENTIAL	40,945 SF
- STORAGE/MISC.	475 SF

LEGEND

KEY MAP



KEY MAP

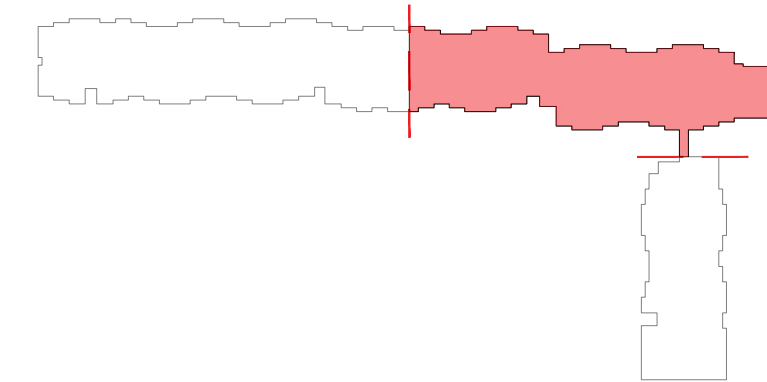


FLOOR PLAN DATA

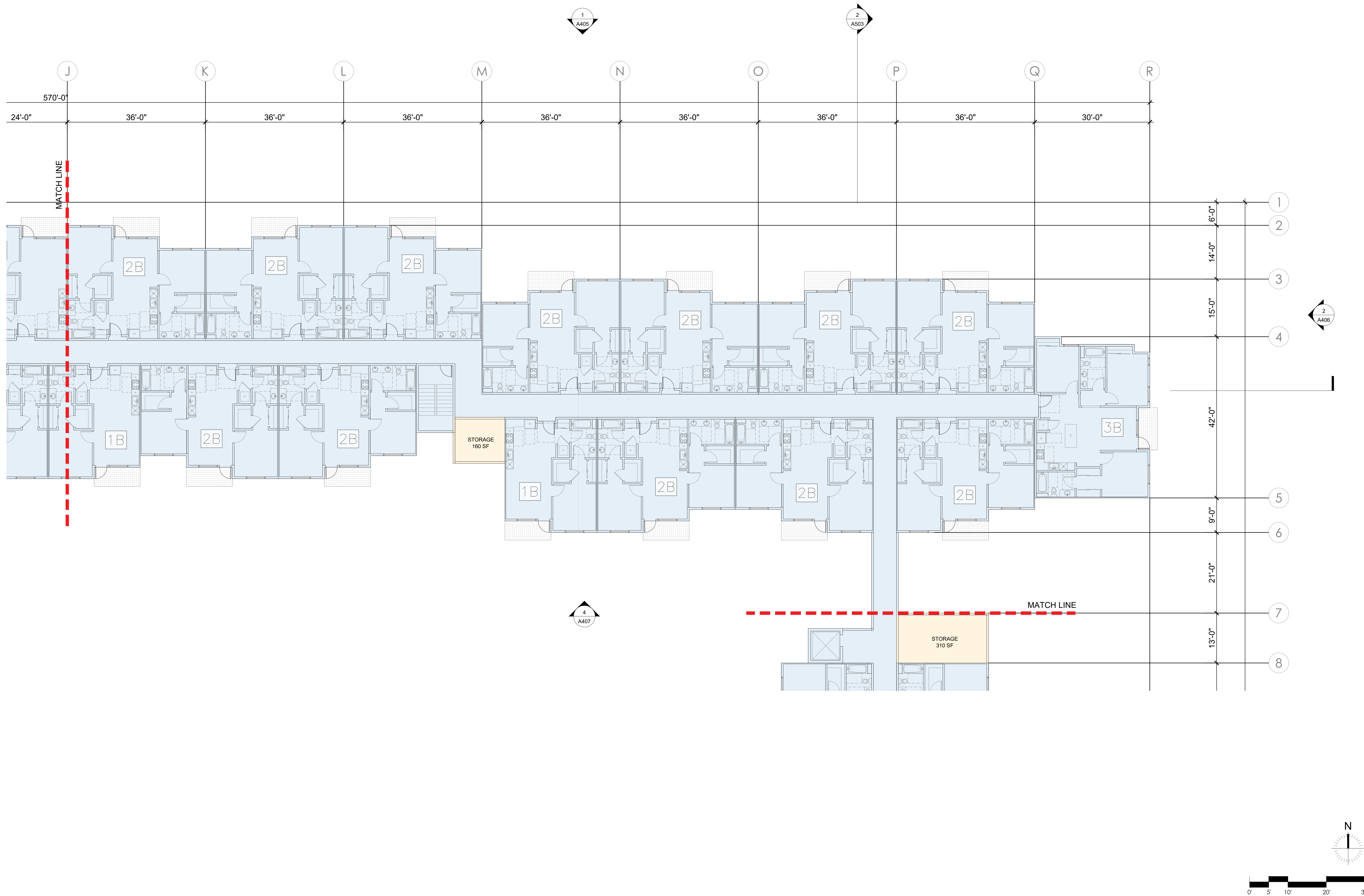
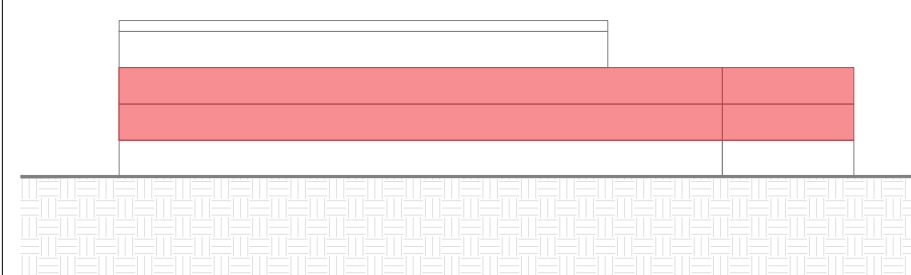
UNIT COUNT	
- 1 BR	9
- 2 BR	29
- 3 BR	1
AREA	
- RESIDENTIAL	40,945 SF
- STORAGE/MISC.	475 SF

LEGEND

KEY MAP



KEY MAP



FLOOR PLAN DATA

UNIT COUNT

- 1 BR

- 2 BR

- 3 BR

9

29

1

AREA

- RESIDENTIAL

- STORAGE/MISC.

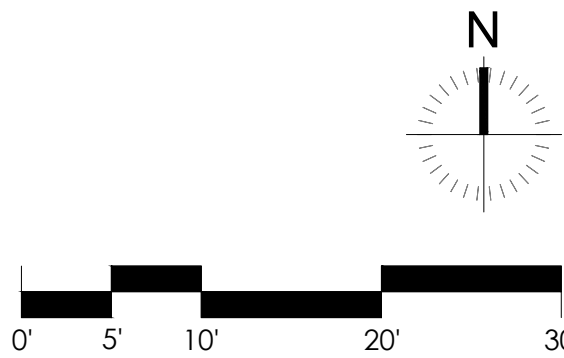
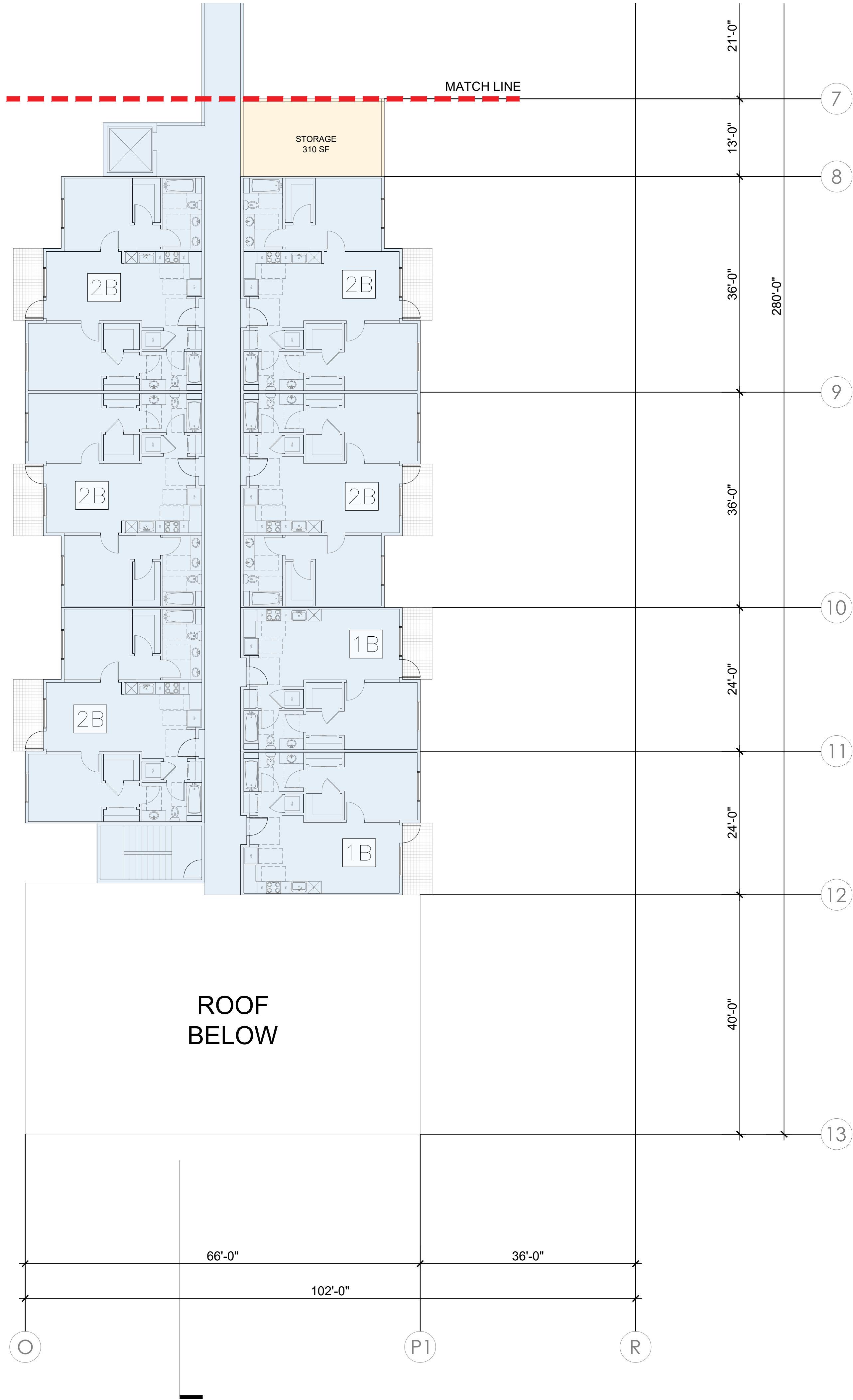
40,945 SF

475 SF

LEGEND

KEY MAP

KEY MAP

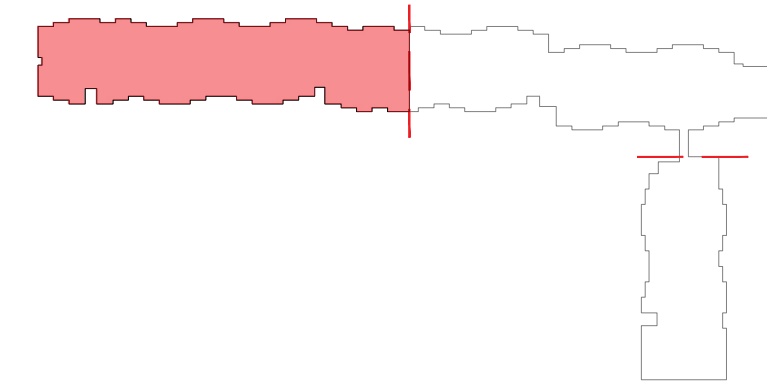


FLOOR PLAN DATA

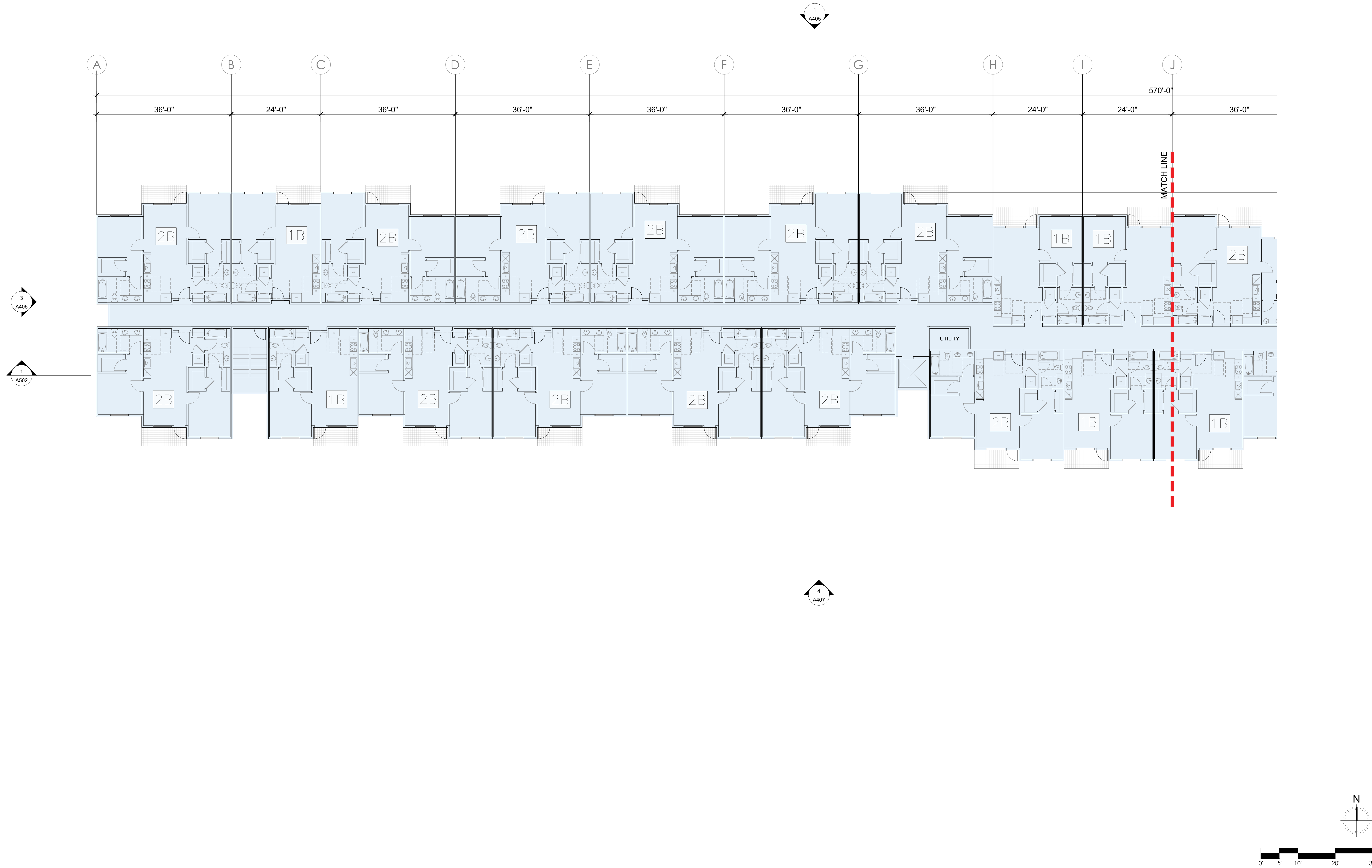
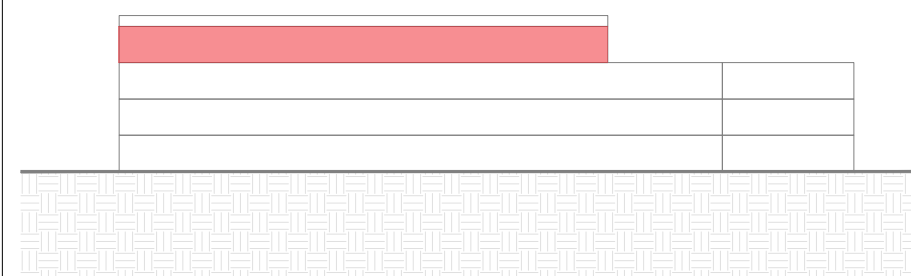
UNIT COUNT	
- 1 BR	6
- 2 BR	17
AREA	
- RESIDENTIAL	23,590 SF

LEGEND

KEY MAP



KEY MAP

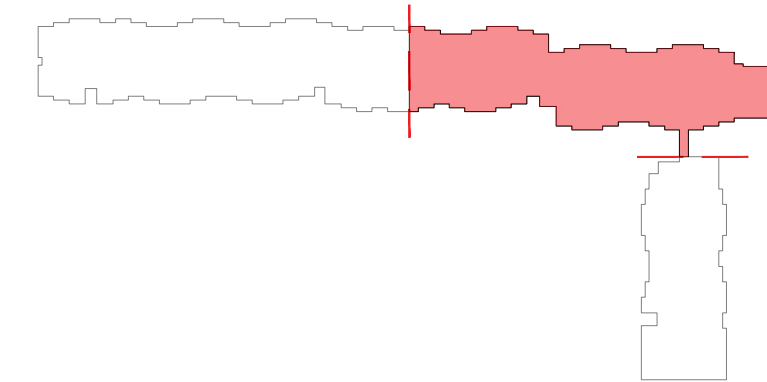


FLOOR PLAN DATA

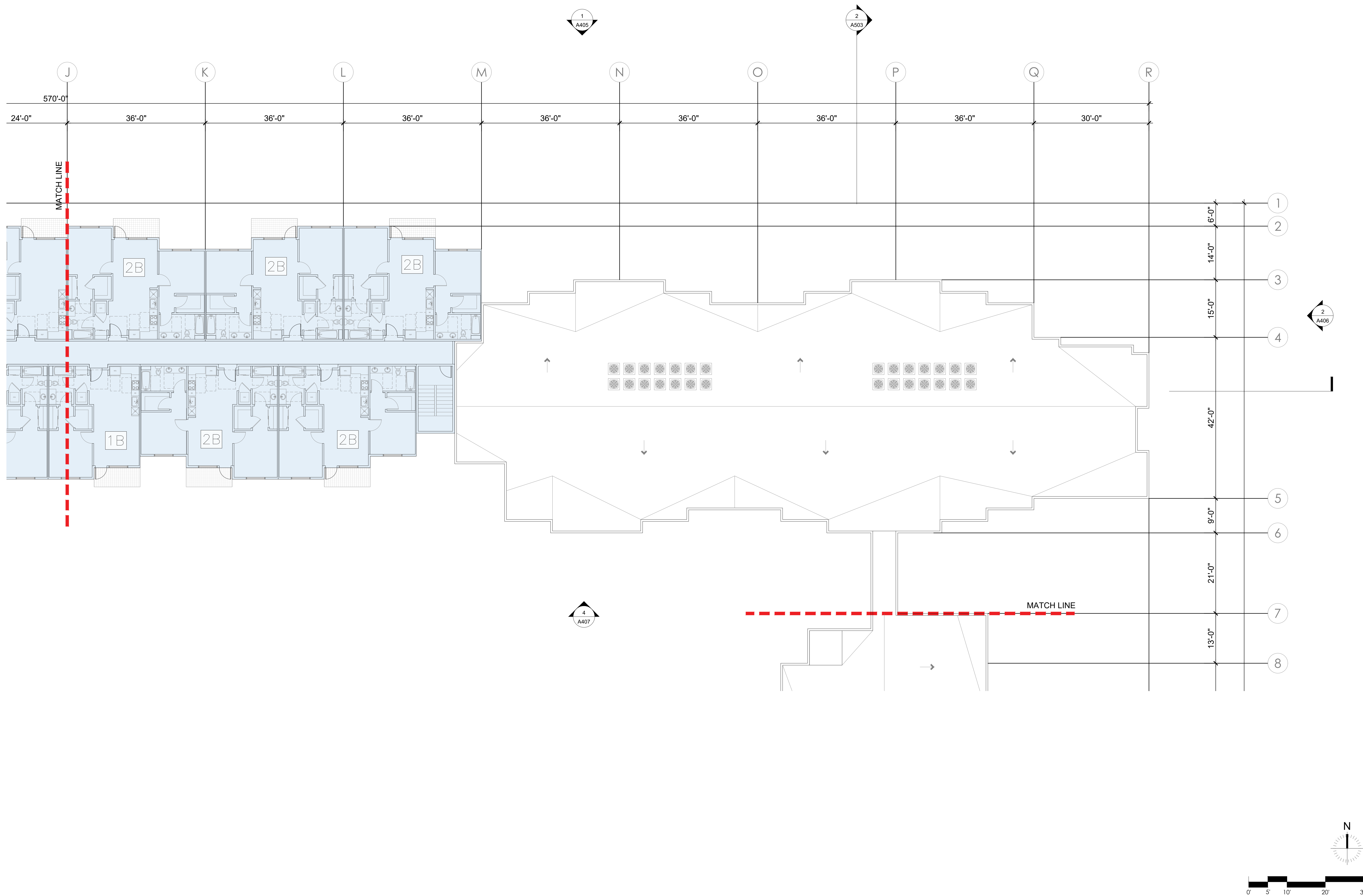
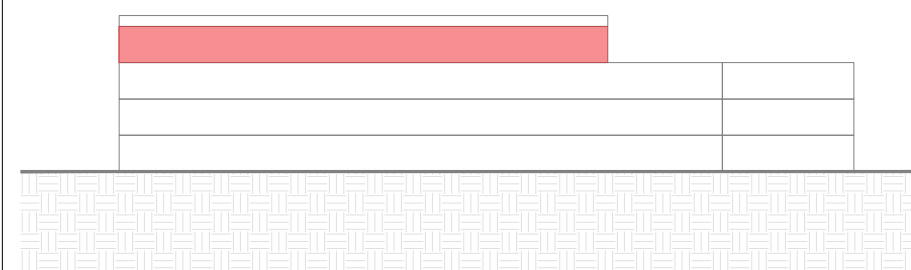
UNIT COUNT	
- 1 BR	6
- 2 BR	17
AREA	
- RESIDENTIAL	23,590 SF

LEGEND

KEY MAP



KEY MAP



FLOOR PLAN DATA

UNIT COUNT

- 1 BR

- 2 BR

6

17

AREA

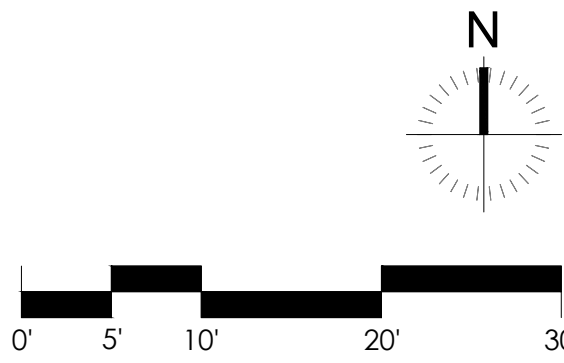
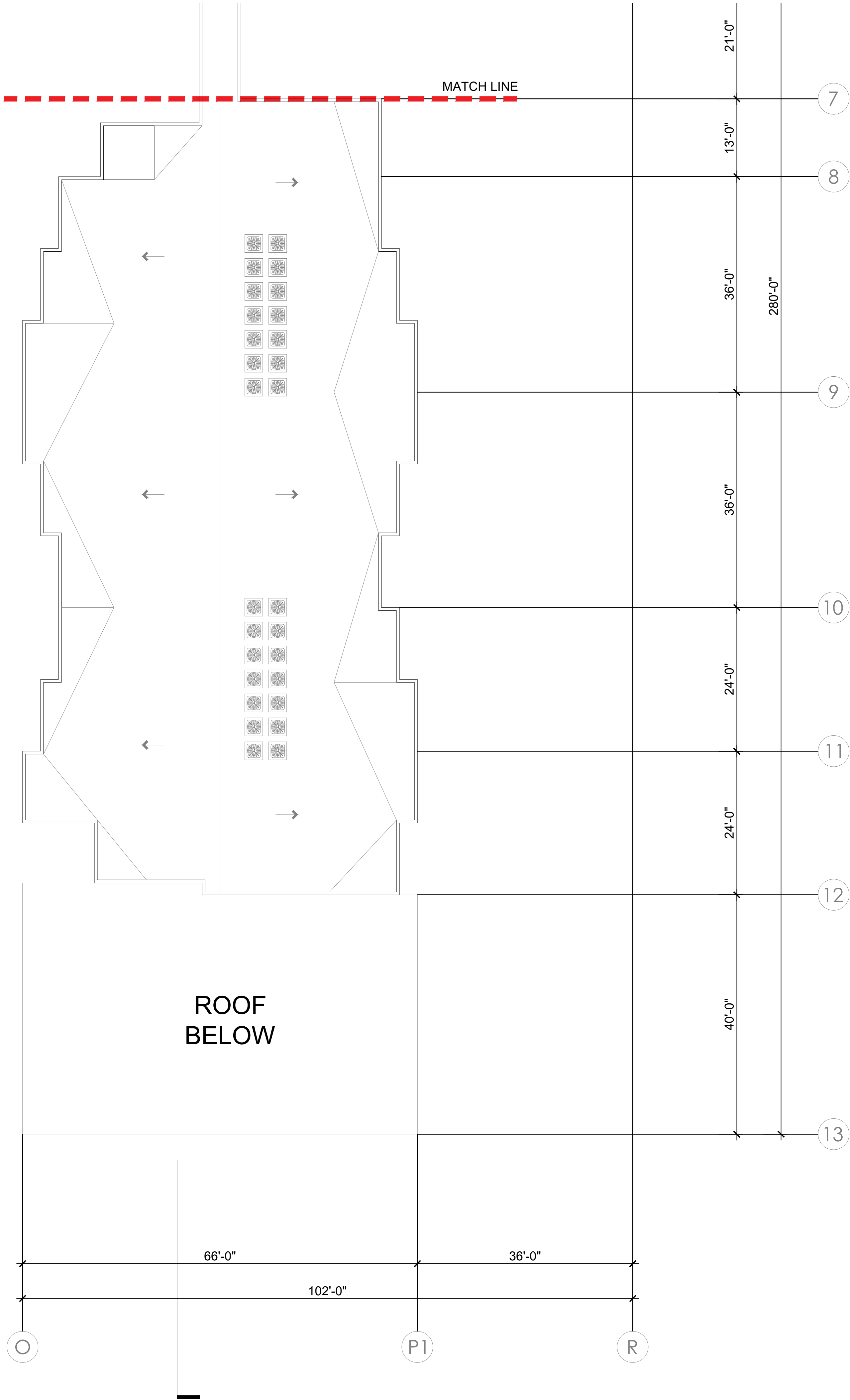
- RESIDENTIAL

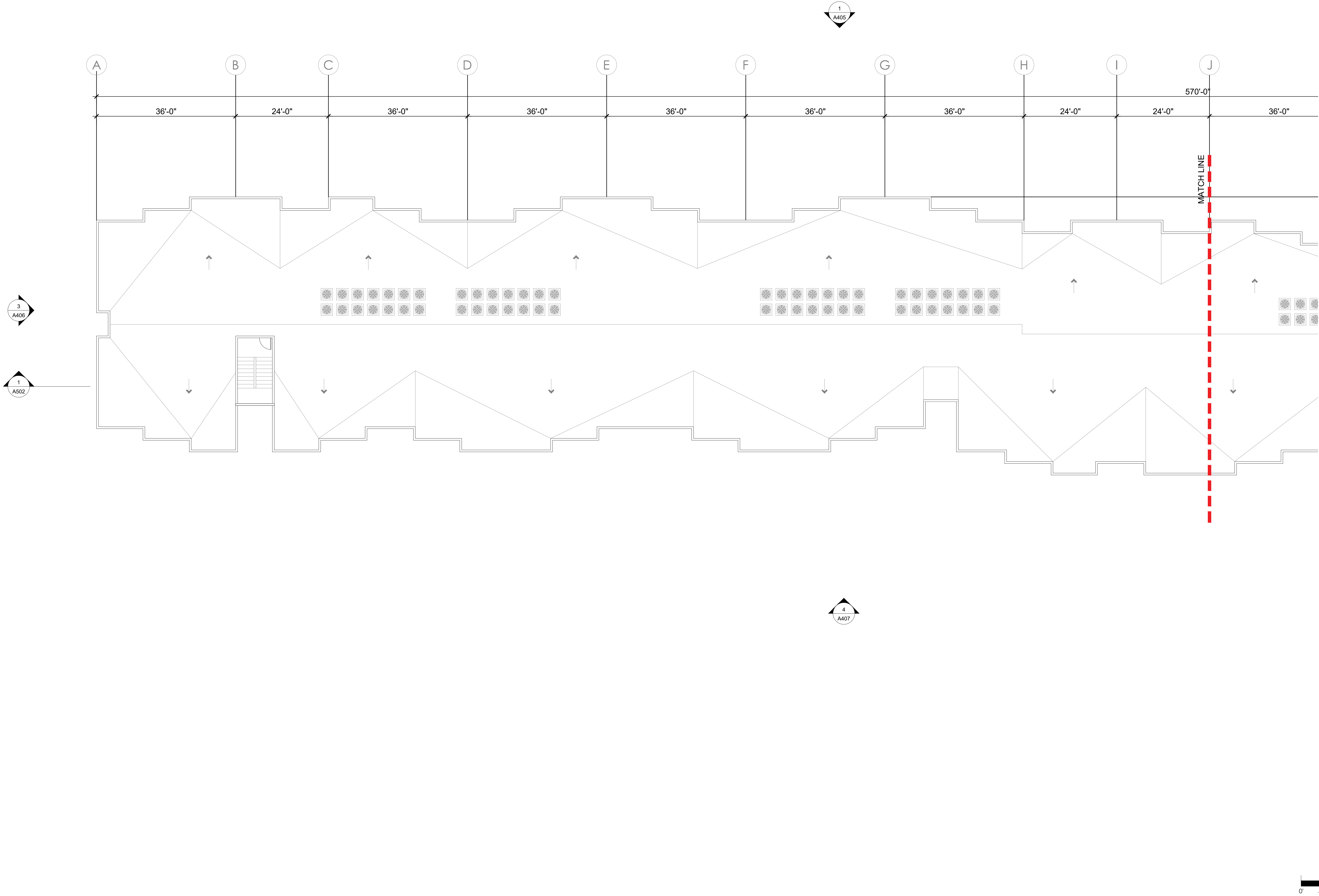
23,590 SF

LEGEND

KEY MAP

KEY MAP





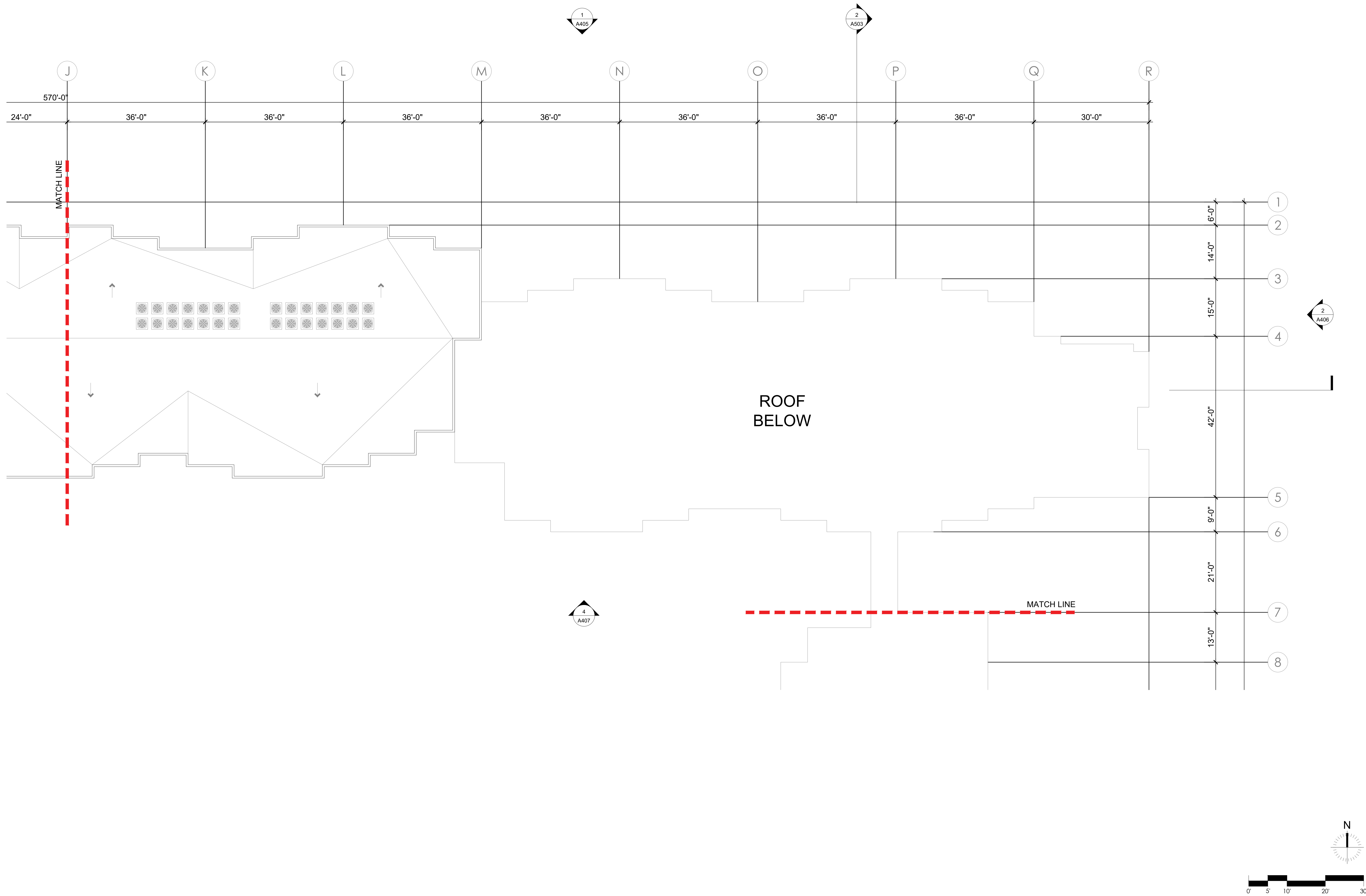
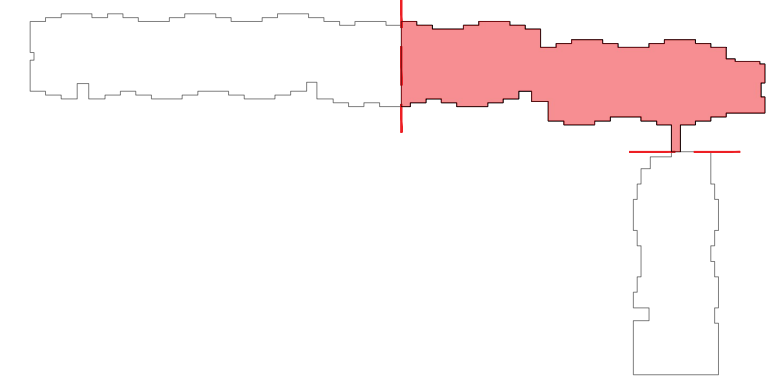
FLOOR PLAN DATA
LEGEND
KEY MAP
KEY MAP

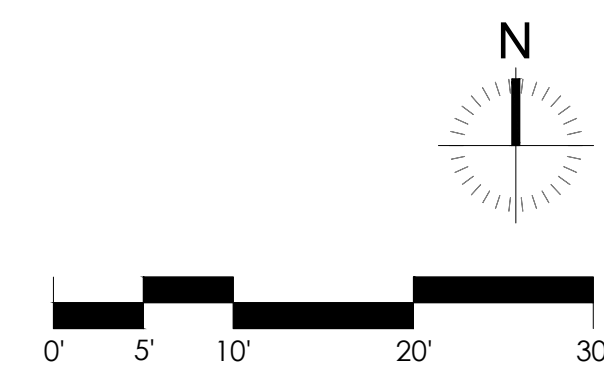
FLOOR PLAN DATA

LEGEND

KEY MAP

KEY MAP

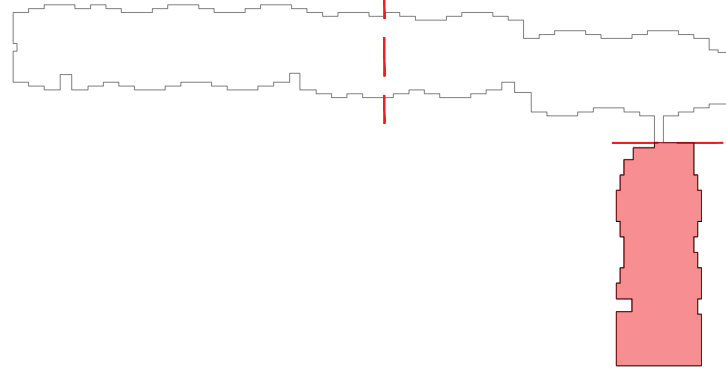





FLOOR PLAN DATA

LEGEND

KEY MAP



KEY MAP

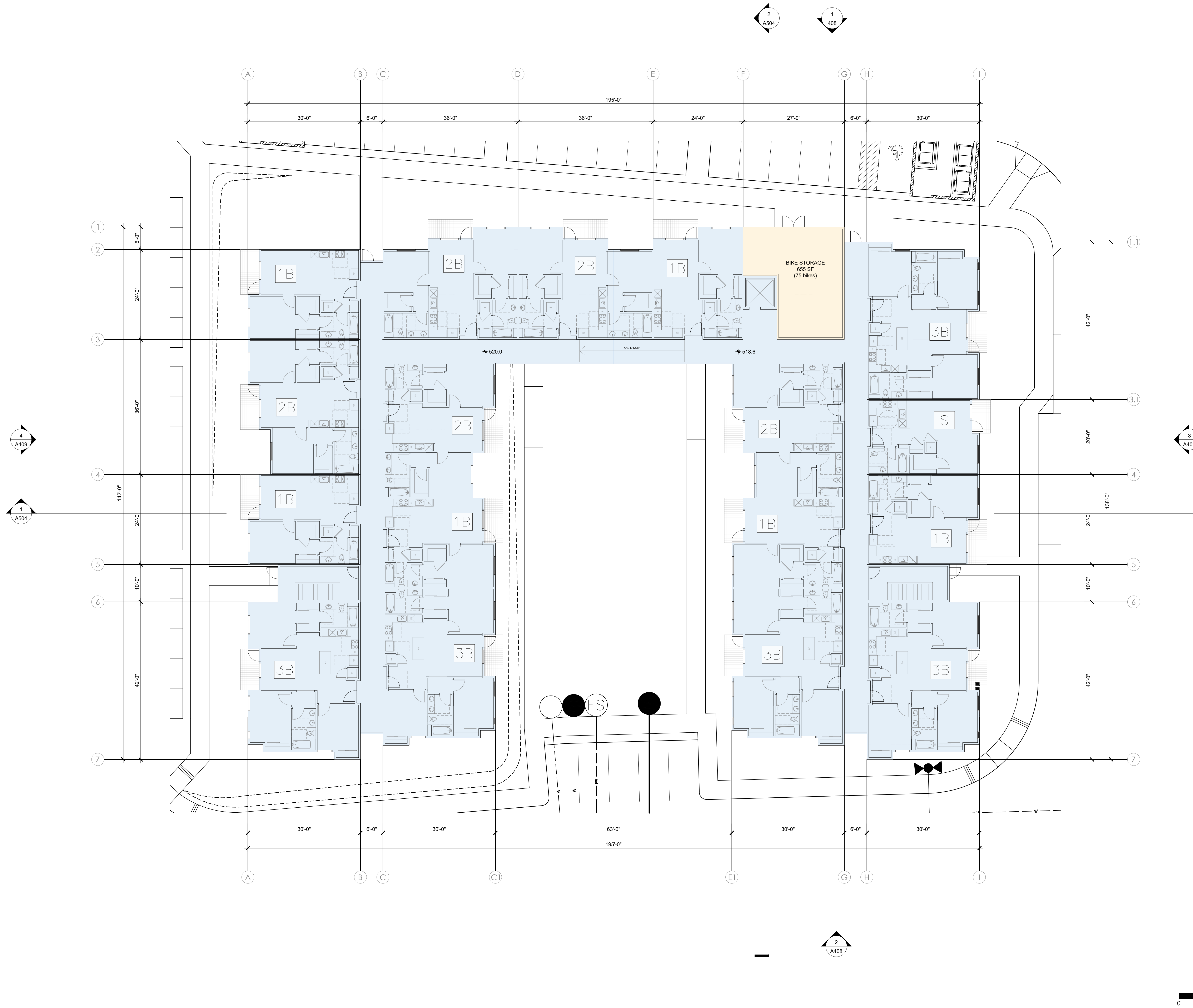
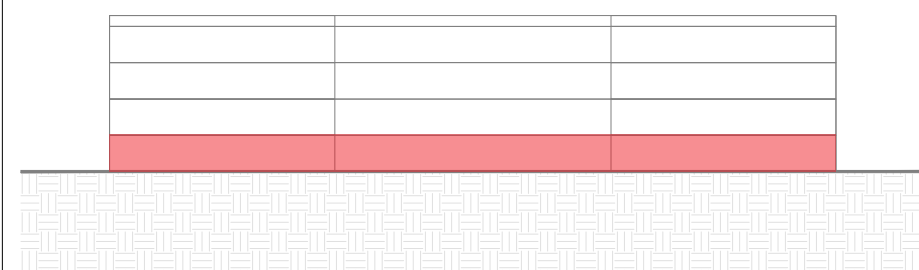


FLOOR PLAN DATA

UNIT COUNT	
- STUDIO	1
- 1 BR	6
- 2 BR	5
- 3 BR	5
AREA	
- RESIDENTIAL	18,335 SF
- STORAGE/MISC.	655 SF

LEGEND

KEY MAP

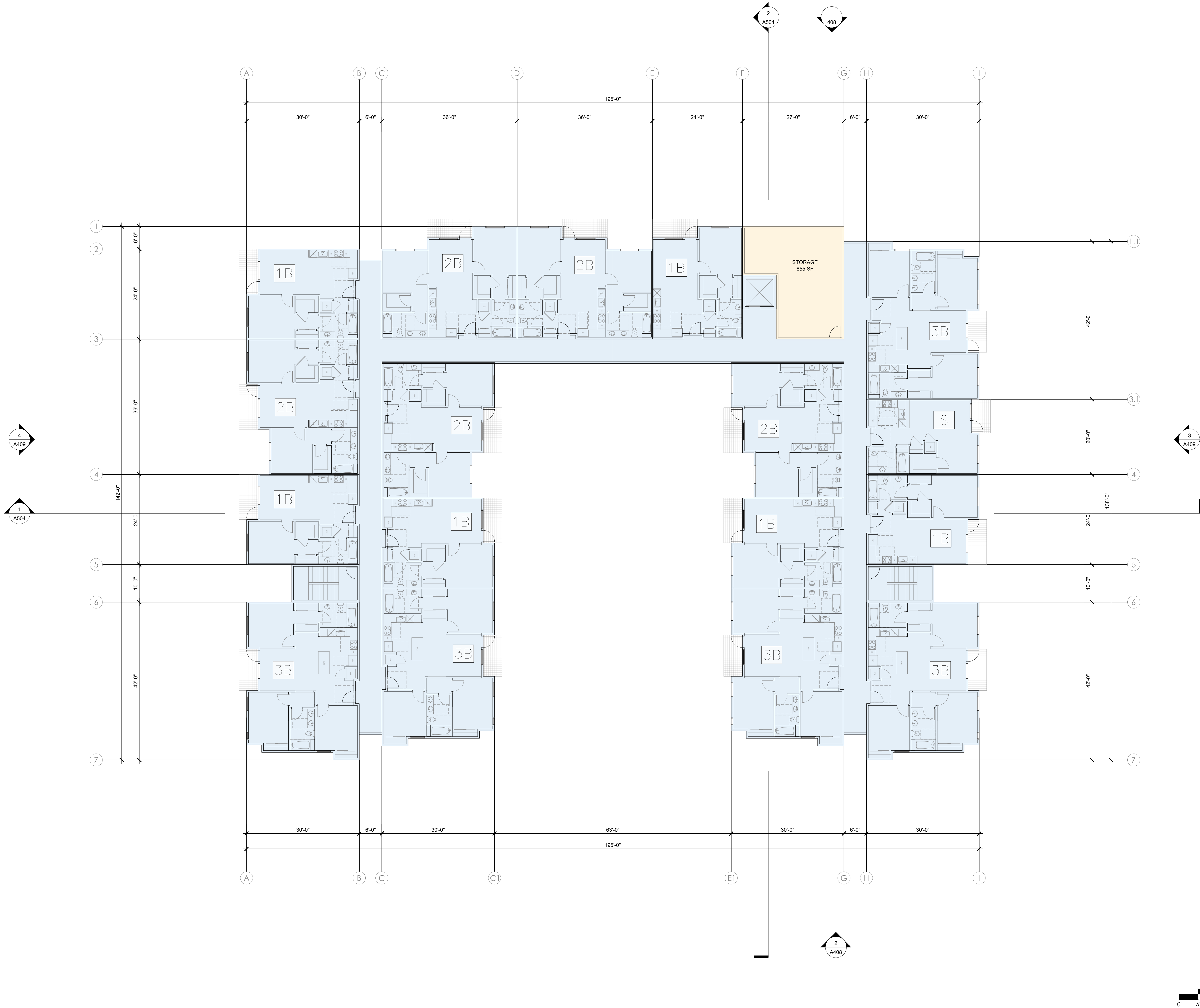
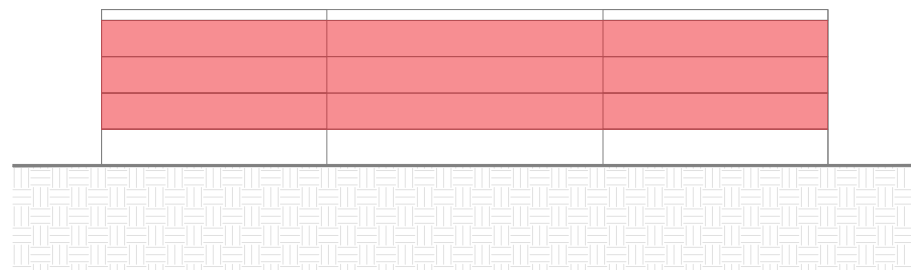


FLOOR PLAN DATA

UNIT COUNT	
- STUDIO	1
- 1 BR	6
- 2 BR	5
- 3 BR	5
AREA	
- RESIDENTIAL	18,250 SF
- STORAGE/MISC.	655 SF

LEGEND

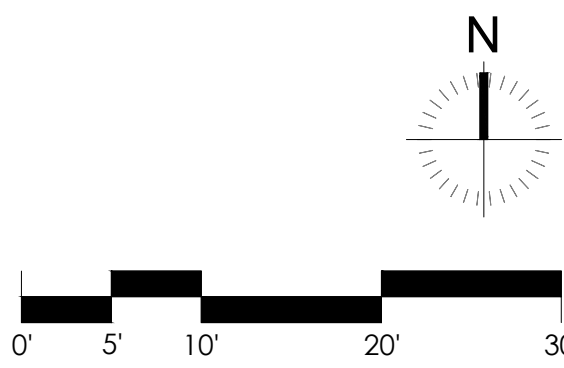
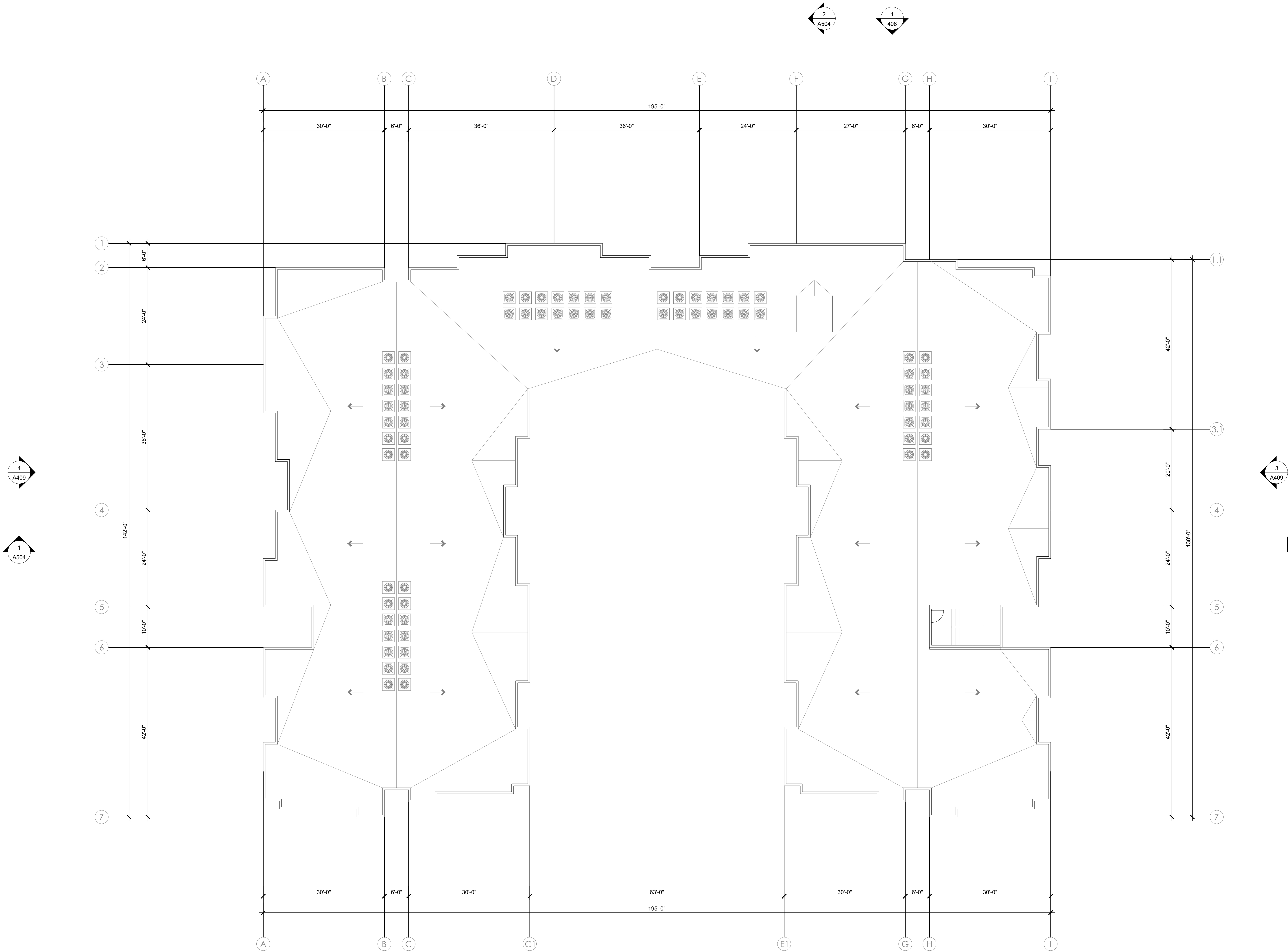
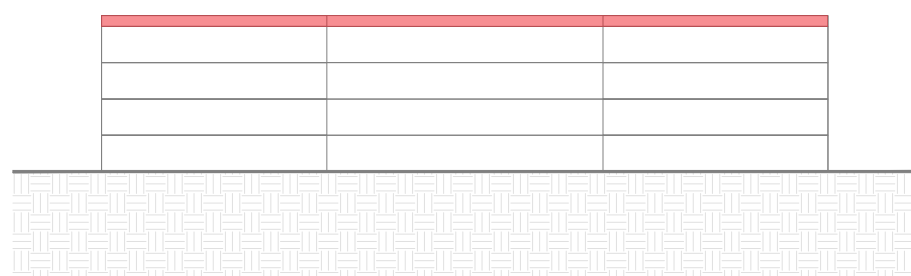
KEY MAP



FLOOR PLAN DATA

LEGEND

KEY MAP

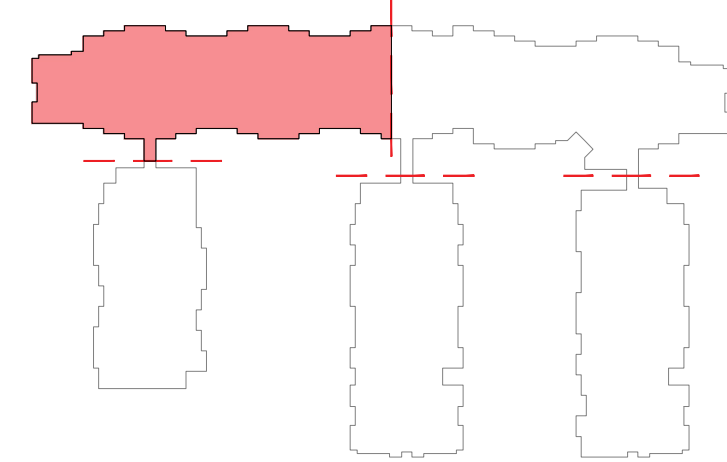


FLOOR PLAN DATA

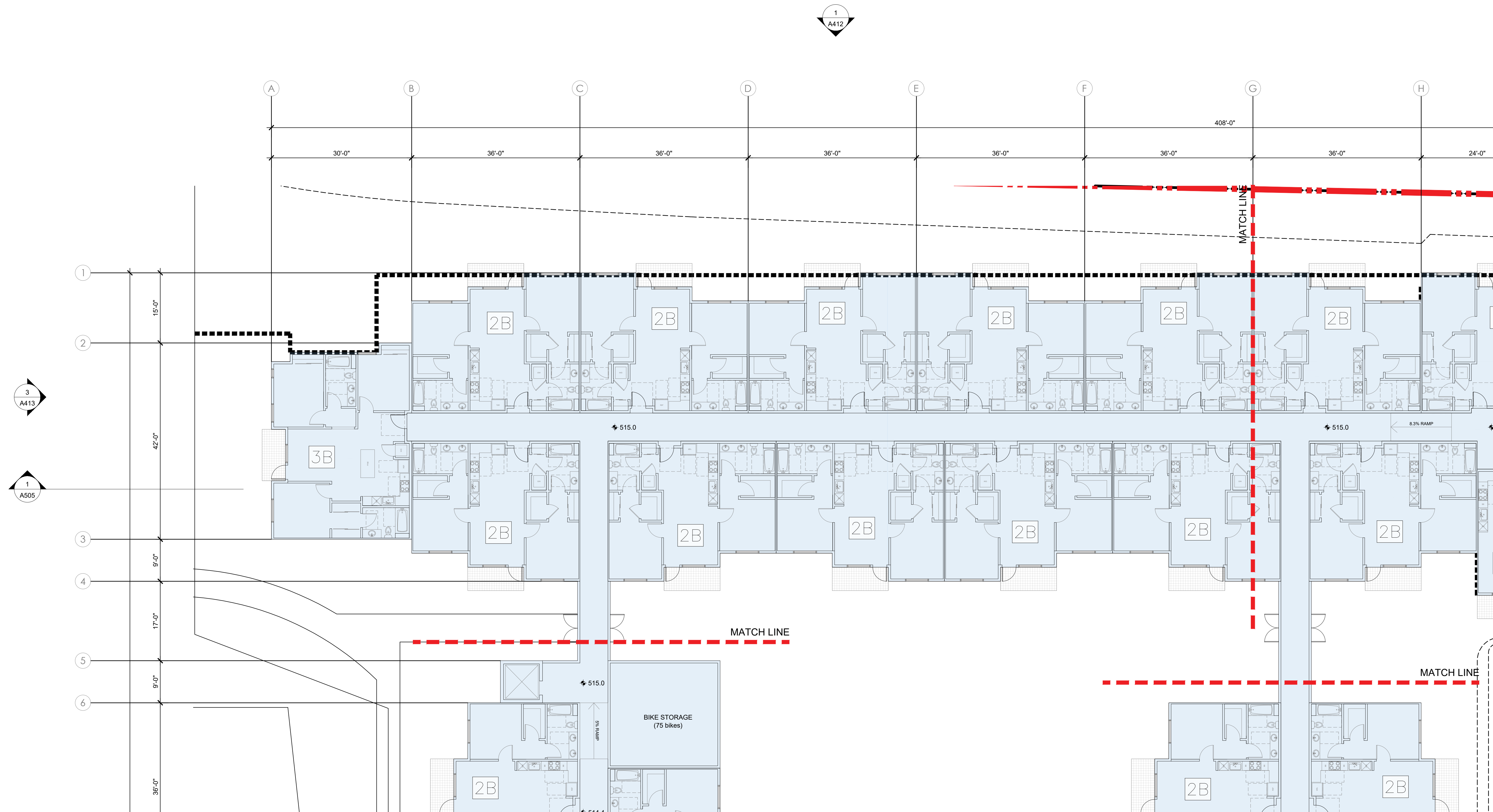
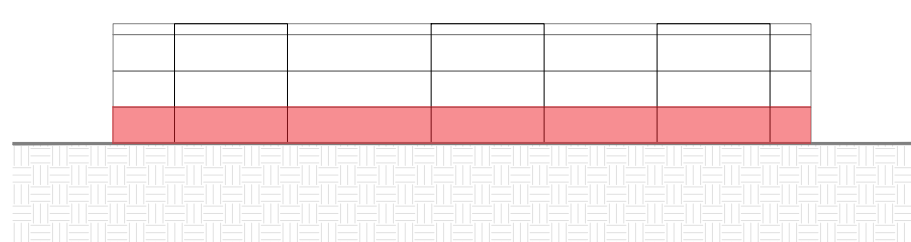
UNIT COUNT	
- 1 BR	24
- 2 BR	22
- 3 BR	5
AREA	
- RESIDENTIAL	51,305 SF
- AMENITY	2,640 SF

LEGEND

KEY MAP



KEY MAP

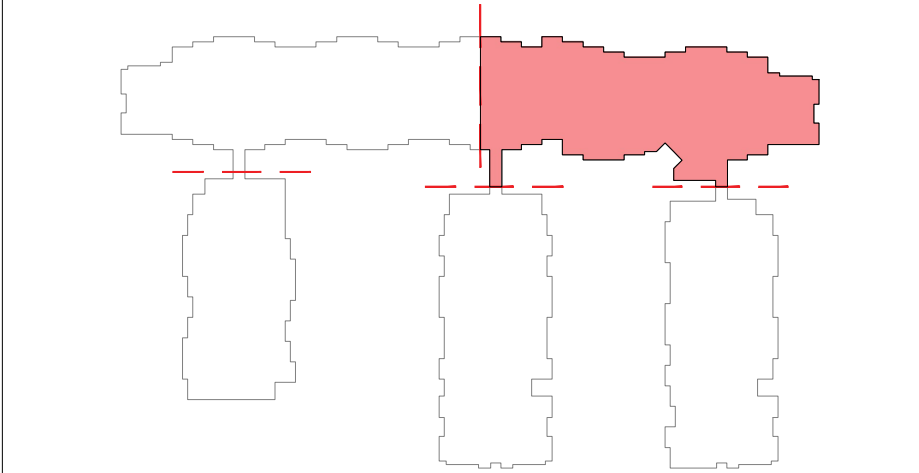


FLOOR PLAN DATA

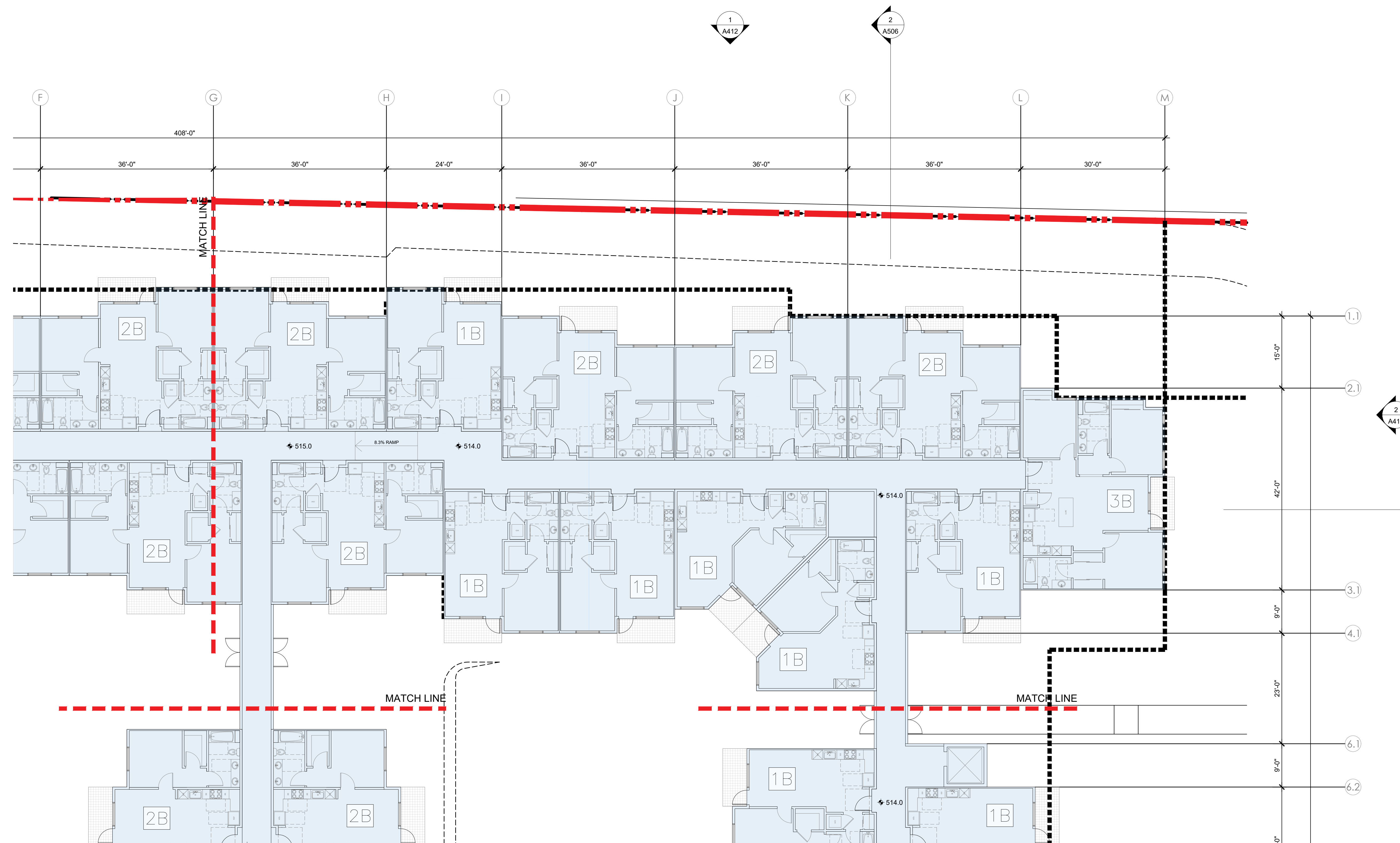
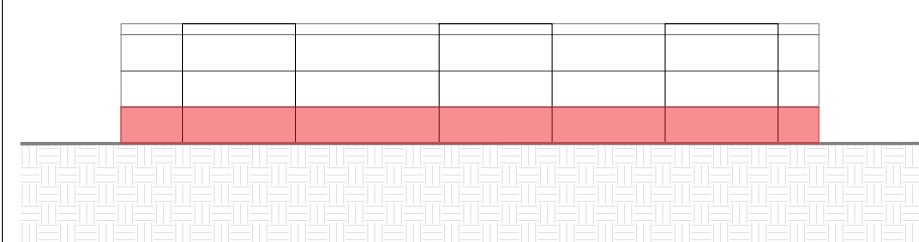
UNIT COUNT	
- 1 BR	24
- 2 BR	22
- 3 BR	5
AREA	
- RESIDENTIAL	51,305 SF
- AMENITY	2,640 SF

LEGEND

KEY MAP



KEY MAP





FLOOR PLAN DATA

UNIT COUNT

- 1 BR24

- 2 BR22

- 3 BR5

AREA

- RESIDENTIAL51,305 SF

- AMENITY2,640 SF

LEGEND

KEY MAP

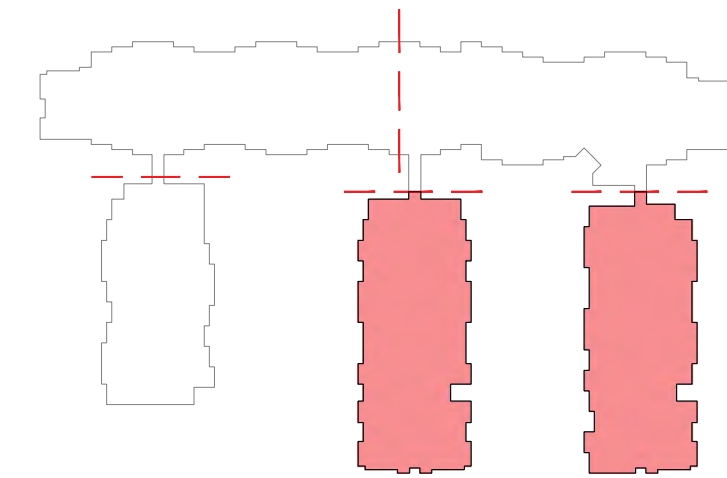
KEY MAP

FLOOR PLAN DATA

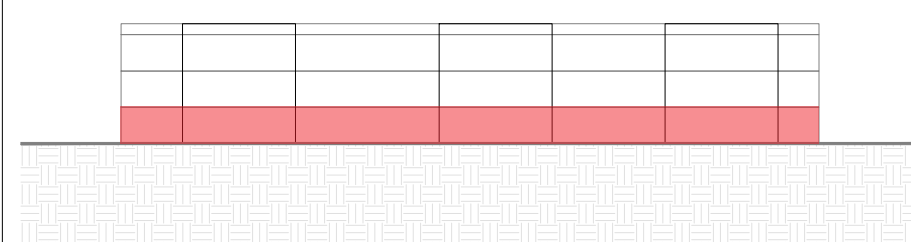
UNIT COUNT	
- 1 BR	24
- 2 BR	22
- 3 BR	5
AREA	
- RESIDENTIAL	51,305 SF
- AMENITY	2,640 SF

LEGEND

KEY MAP



KEY MAP

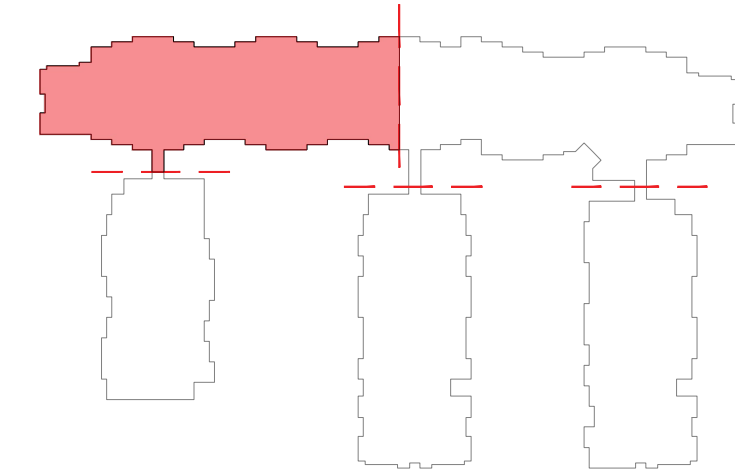


FLOOR PLAN DATA

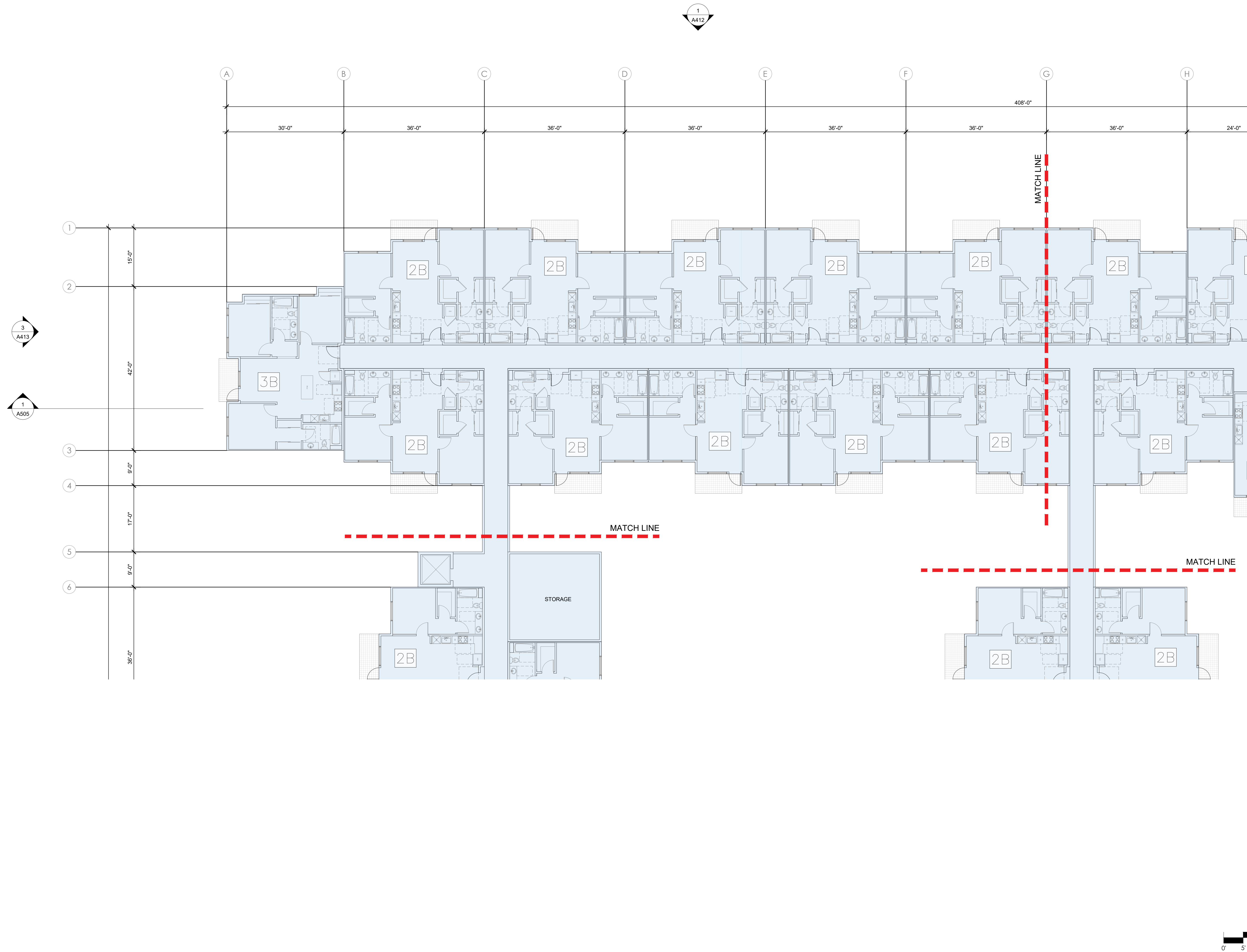
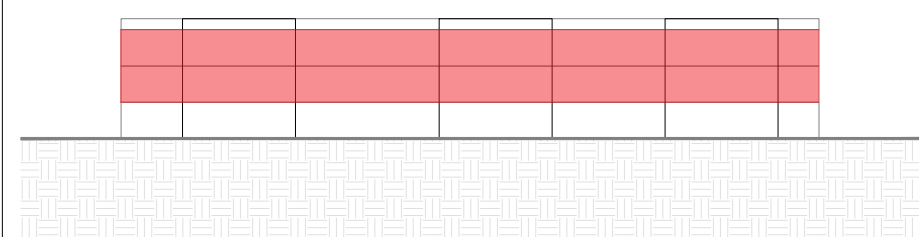
UNIT COUNT	
- 1 BR	24
- 2 BR	22
- 3 BR	5
AREA	
- RESIDENTIAL	50,915 SF
- STORAGE/MISC.	270 SF

LEGEND

KEY MAP



KEY MAP

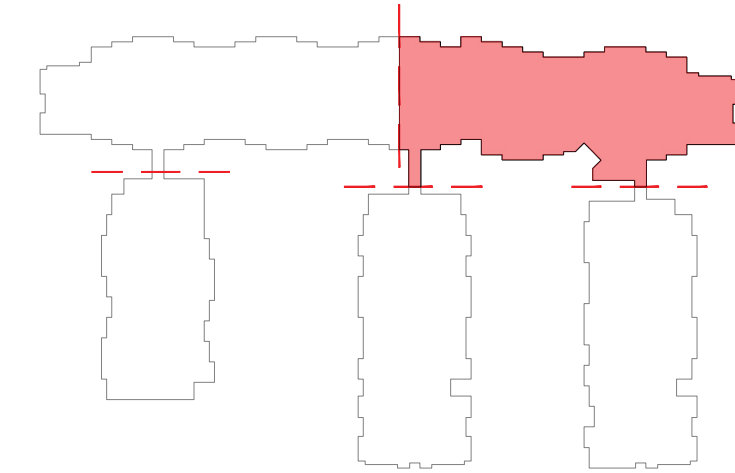


FLOOR PLAN DATA

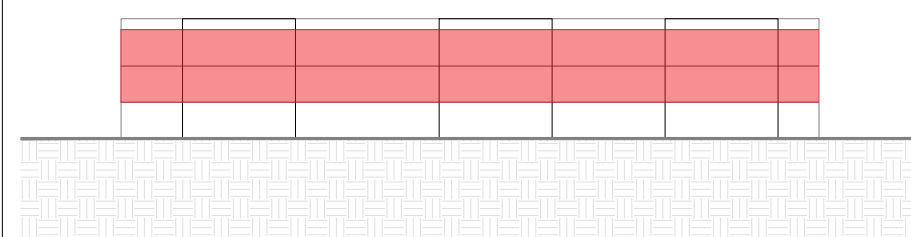
UNIT COUNT	
- 1 BR	24
- 2 BR	22
- 3 BR	5
AREA	
- RESIDENTIAL	50,915 SF
- STORAGE/MISC.	270 SF

LEGEND

KEY MAP



KEY MAP





FLOOR PLAN DATA

UNIT COUNT	
- 1 BR	24
- 2 BR	22
- 3 BR	5
AREA	
- RESIDENTIAL	50,915 SF
- STORAGE/MISC.	270 SF

LEGEND

KEY MAP

KEY MAP



FLOOR PLAN DATA

UNIT COUNT

- 1 BR

24

- 2 BR

22

- 3 BR

5

AREA

- RESIDENTIAL

50,915 SF

- STORAGE/MISC.

270 SF

LEGEND

KEY MAP

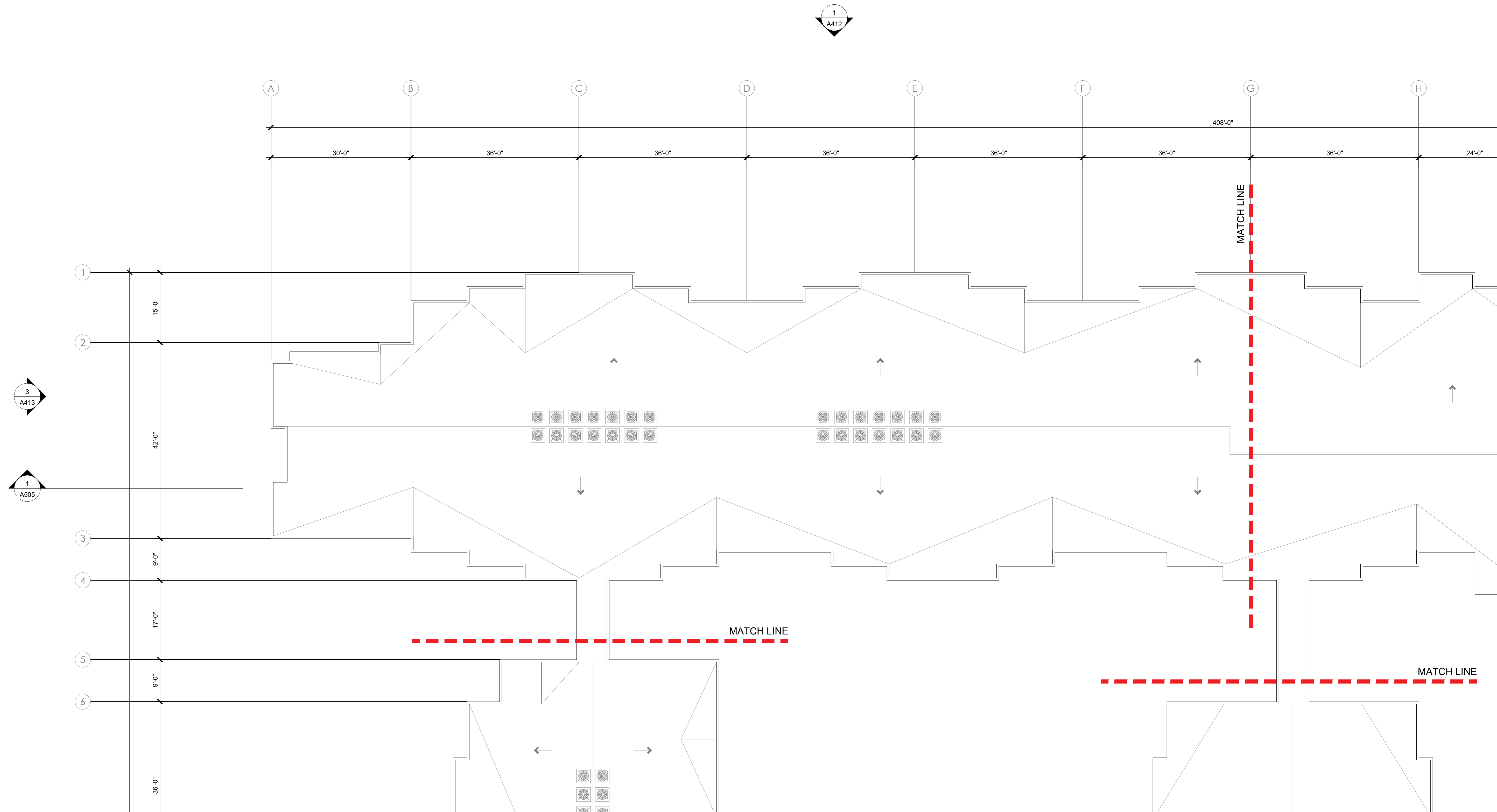
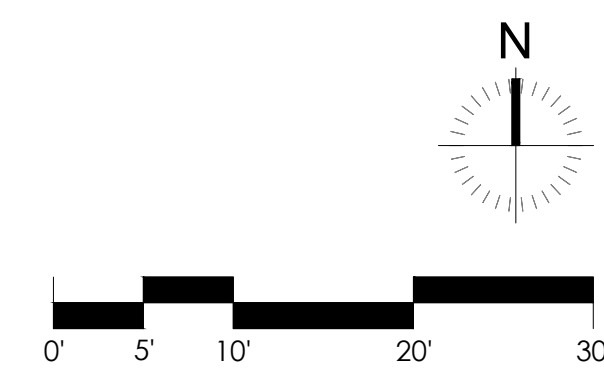
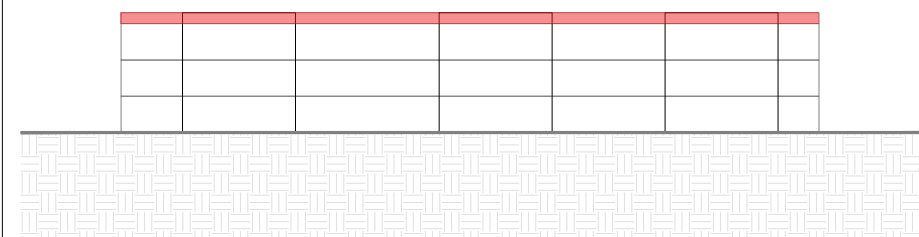
KEY MAP

FLOOR PLAN DATA

LEGEND

KEY MAP

KEY MAP

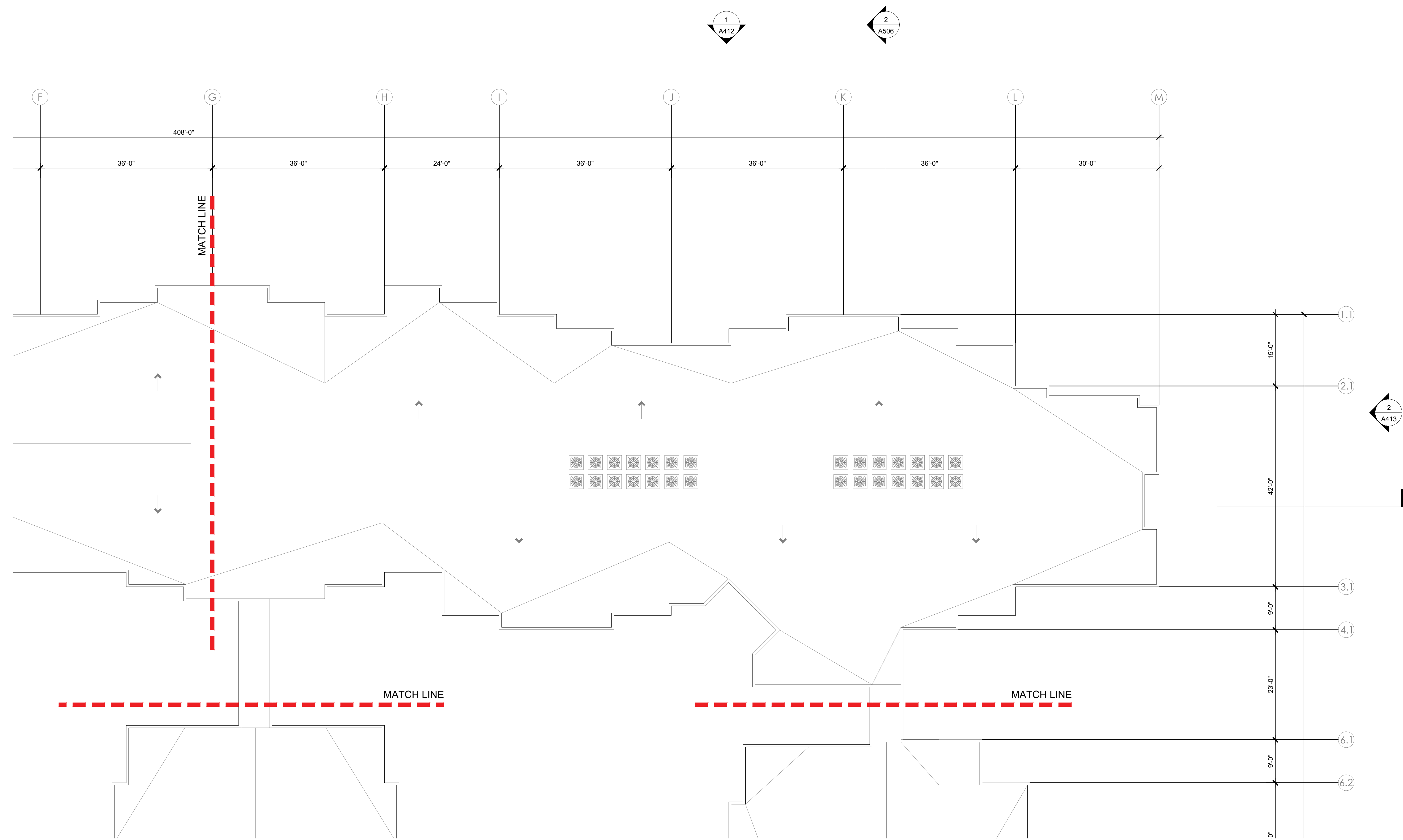


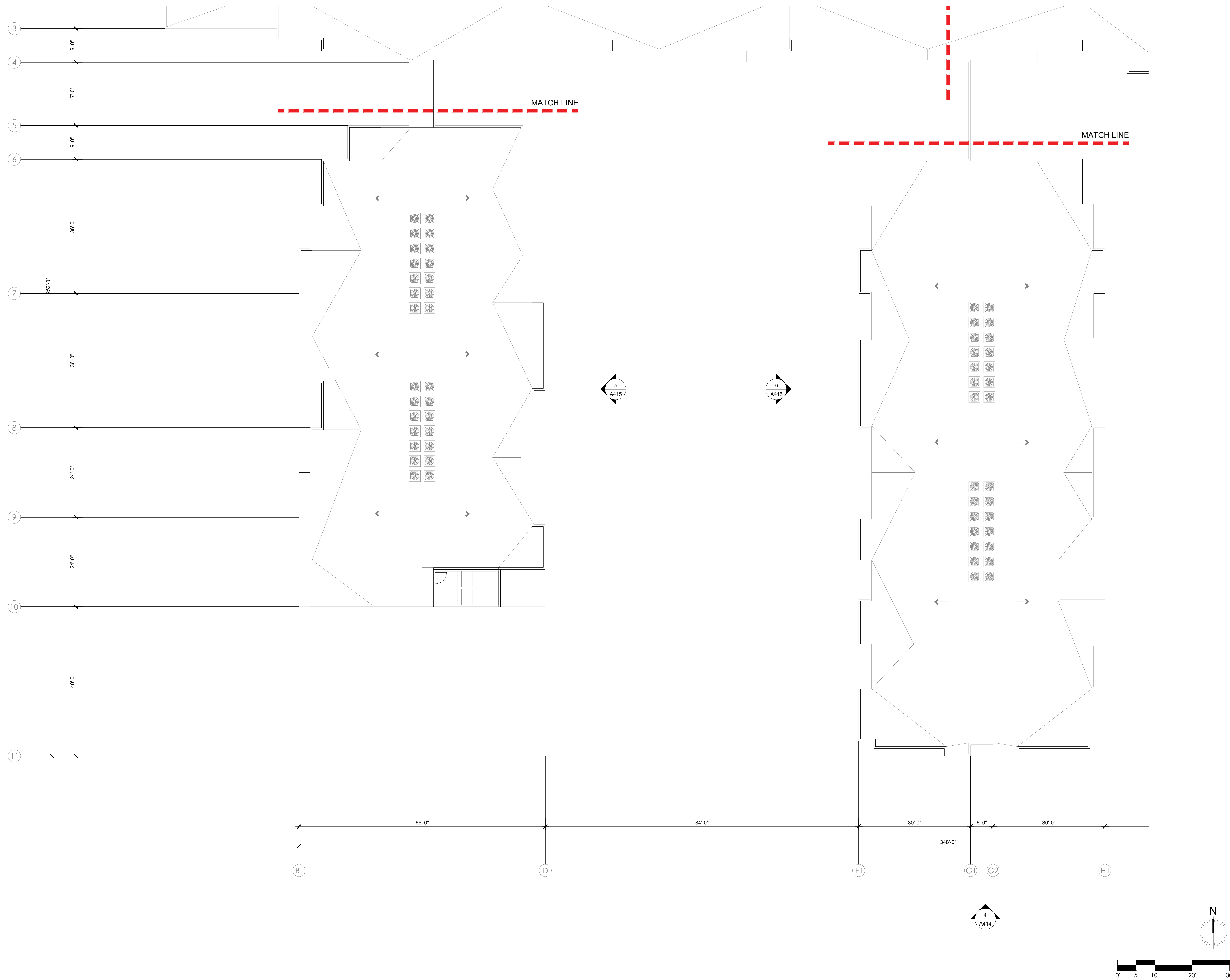
FLOOR PLAN DATA

LEGEND

KEY MAP

KEY MAP

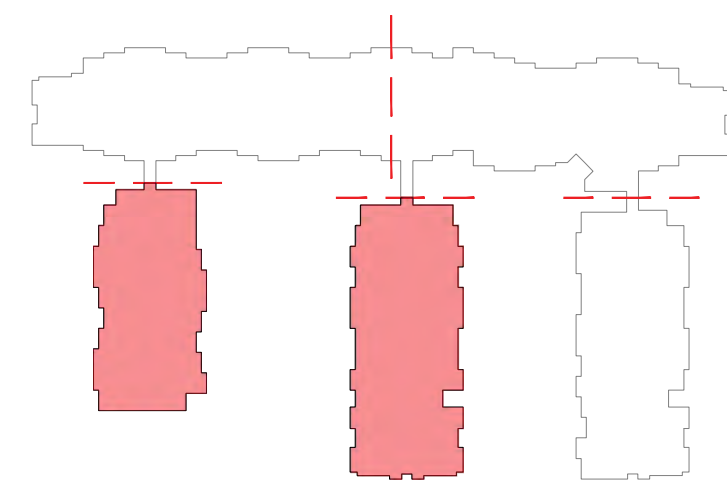




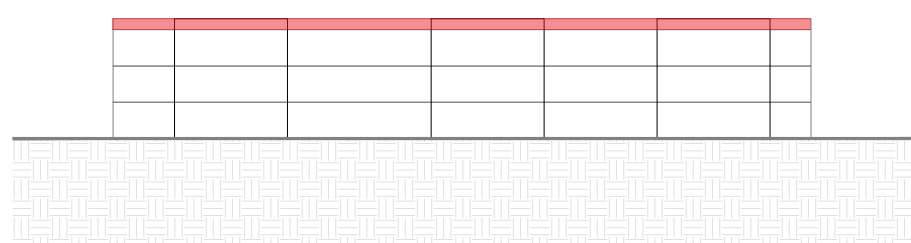
FLOOR PLAN DATA

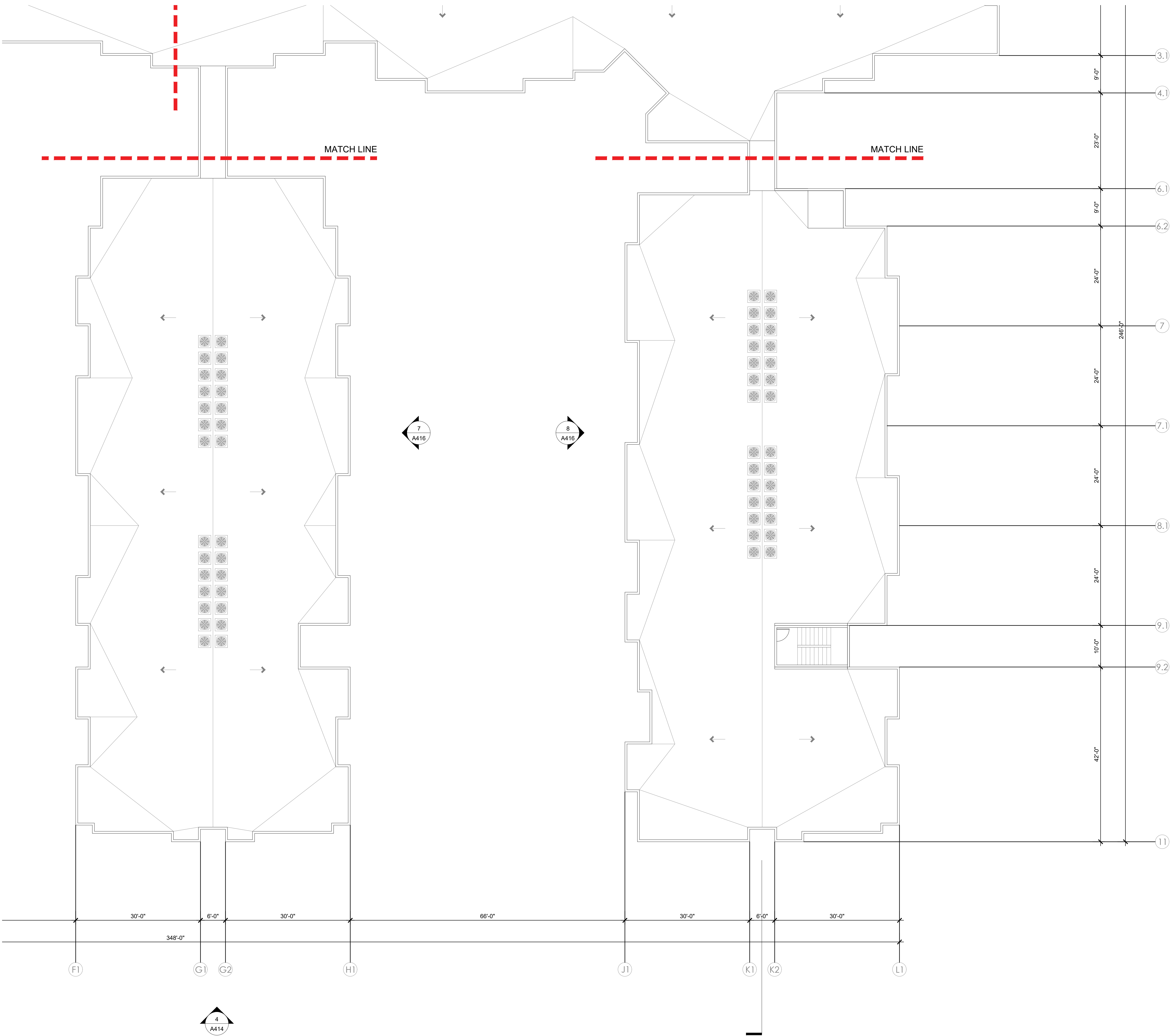
LEGEND

KEY MAP



KEY MAP

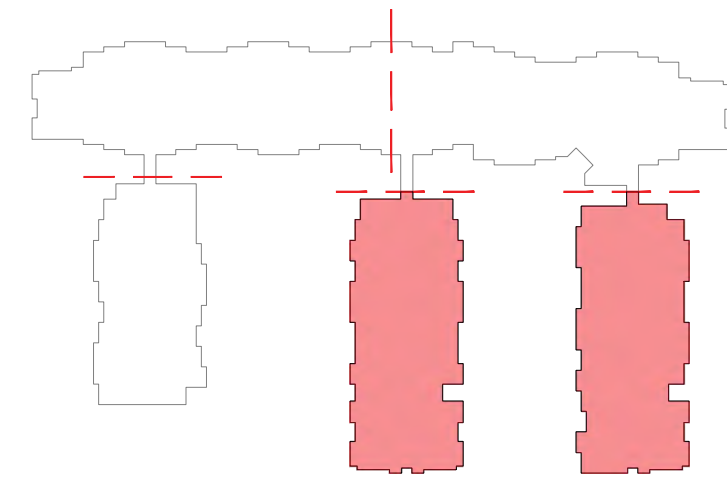




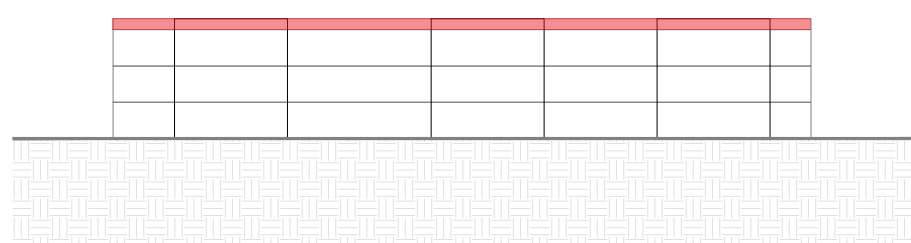
FLOOR PLAN DATA

LEGEND

KEY MAP



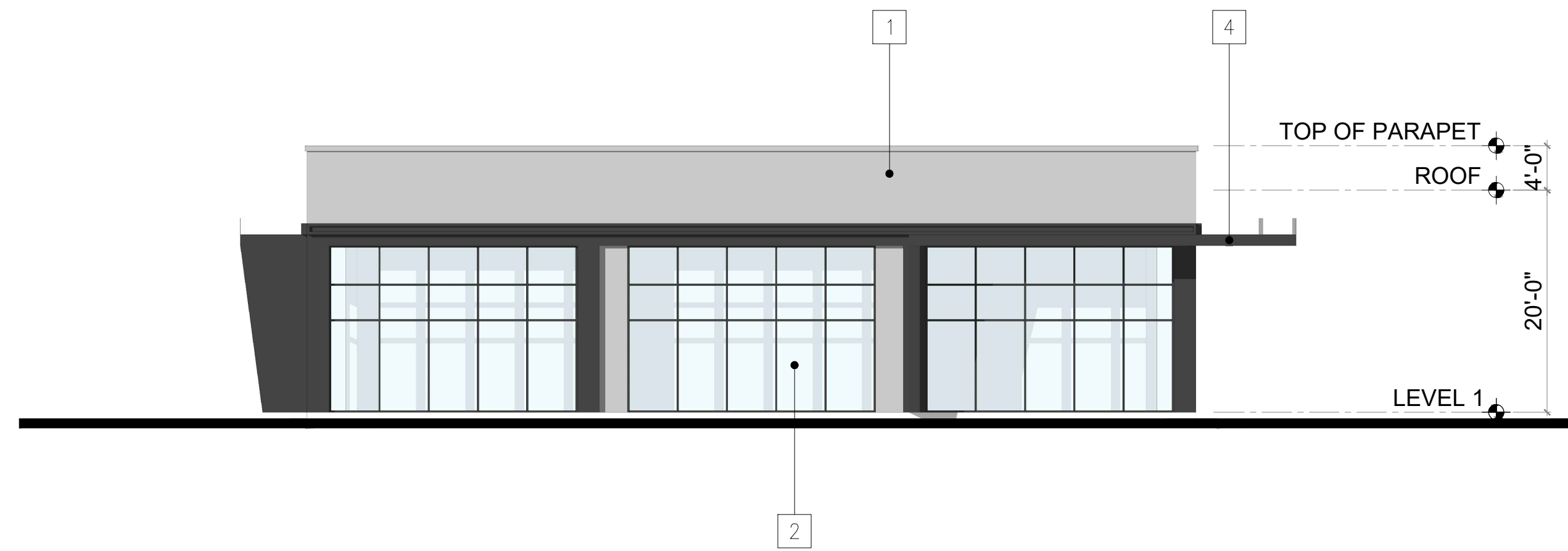
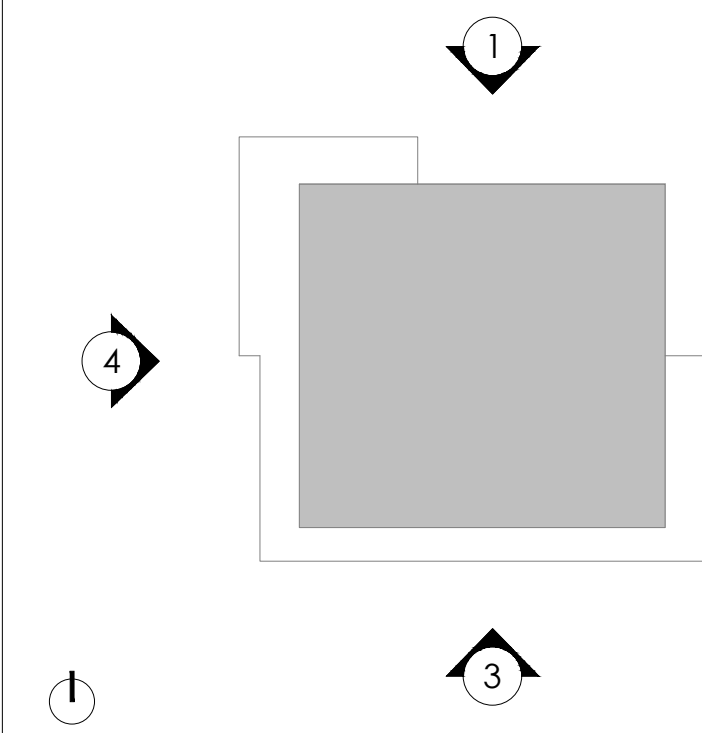
KEY MAP



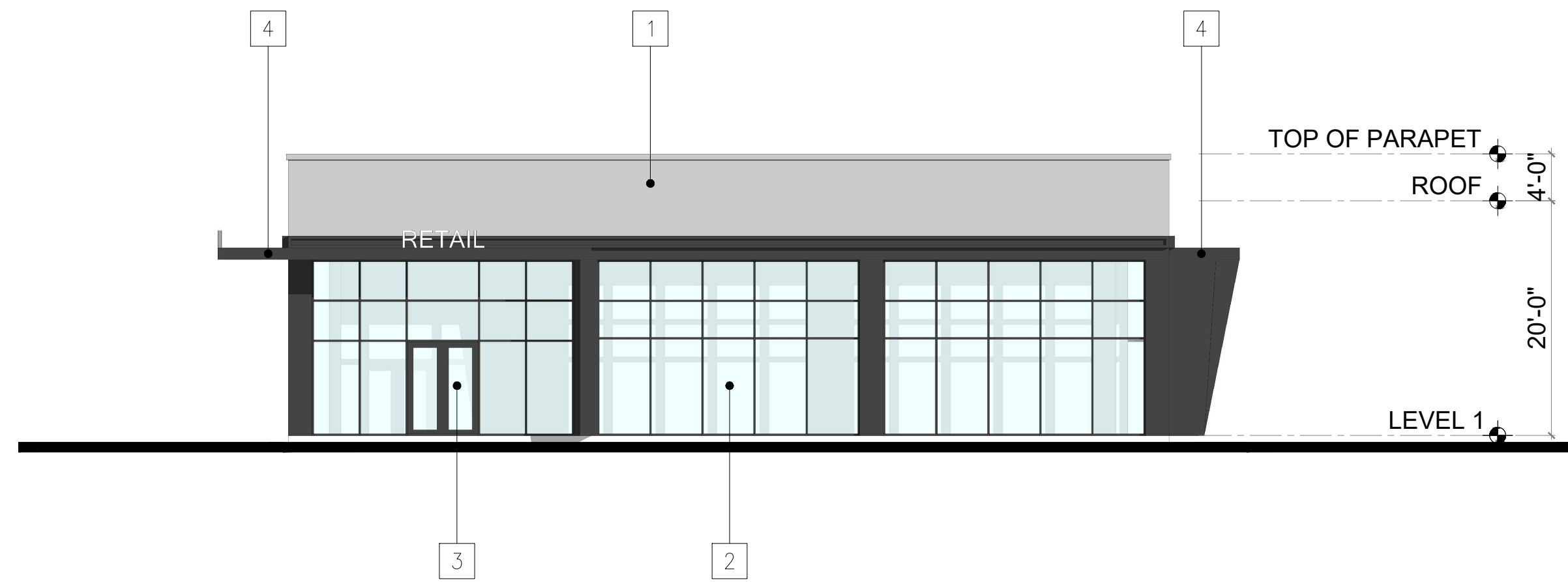
FLOOR PLAN DATA

- 1 STUCCO - PAINTED
- 2 STOREFRONT SYSTEM
- 3 DOOR
- 4 METAL CANOPY
- 5 WOOD COMPOSITE PANEL/SOFFIT

KEY MAP



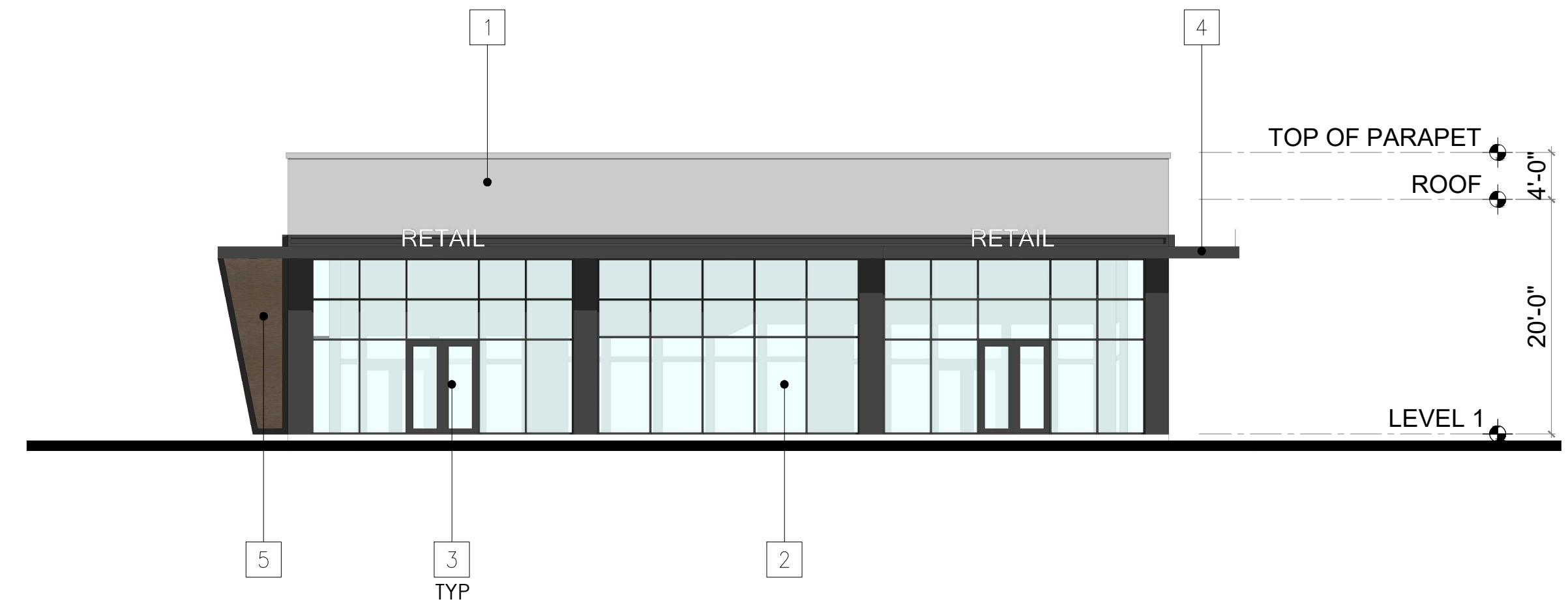
1 NORTH ELEVATION
BUILDING 1



2 EAST ELEVATION
BUILDING 1



3 SOUTH ELEVATION
BUILDING 1



4 WEST ELEVATION
BUILDING 1

FLOOR PLAN DATA

- 1 STUCCO - PAINTED
- 2 WINDOW
- 3 DOOR
- 4 METAL CANOPY
- 5 STOREFRONT SYSTEM

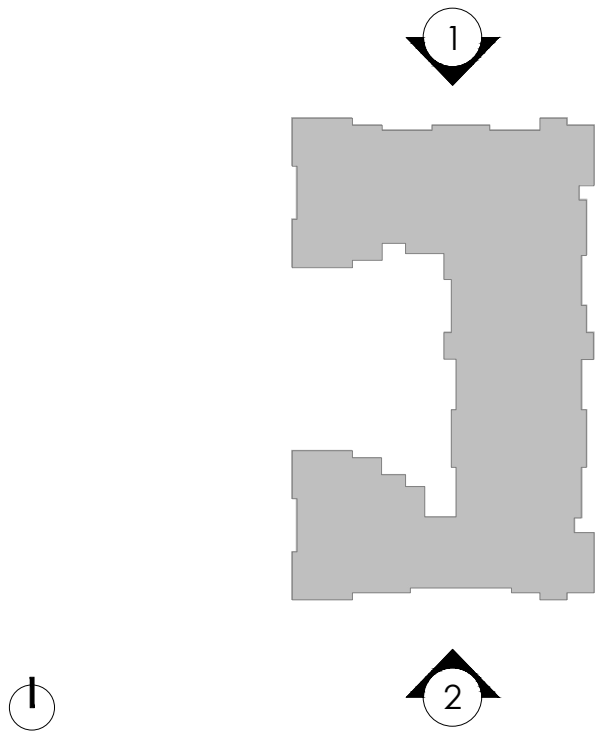


1 NORTH ELEVATION
BUILDING 2



2 SOUTH ELEVATION
BUILDING 2

KEY MAP



FLOOR PLAN DATA

- 1 STUCCO - PAINTED
- 2 WINDOW
- 3 DOOR
- 4 METAL CANOPY
- 5 STOREFRONT SYSTEM

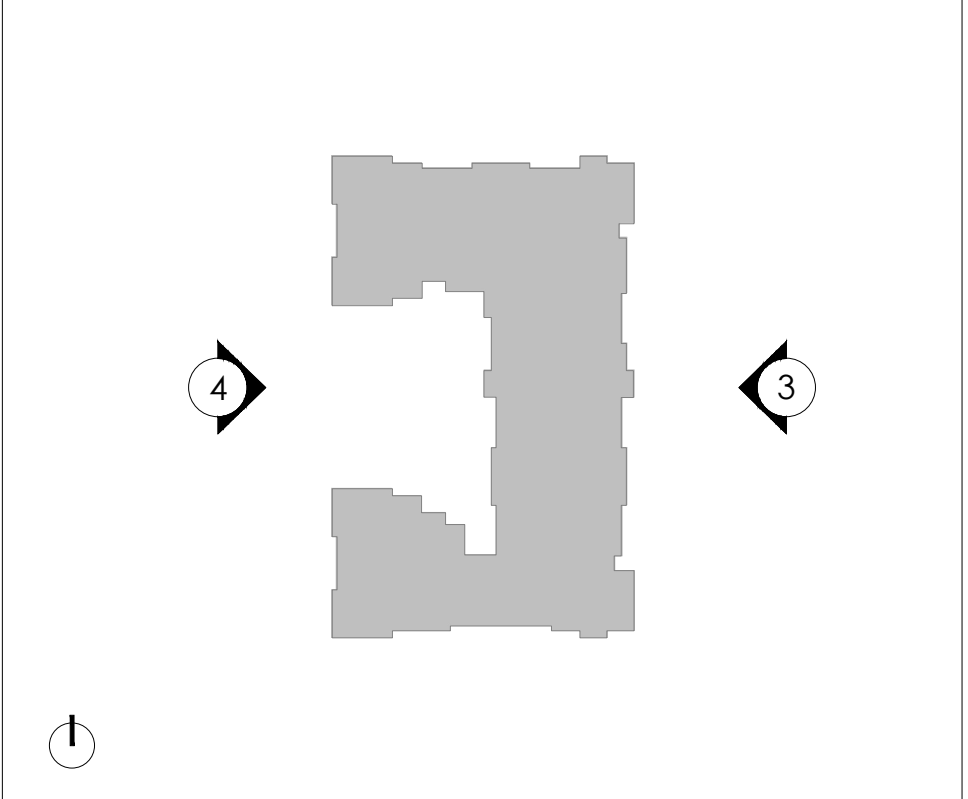


3 EAST ELEVATION
BUILDING 2



4 WEST ELEVATION
BUILDING 2

KEY MAP

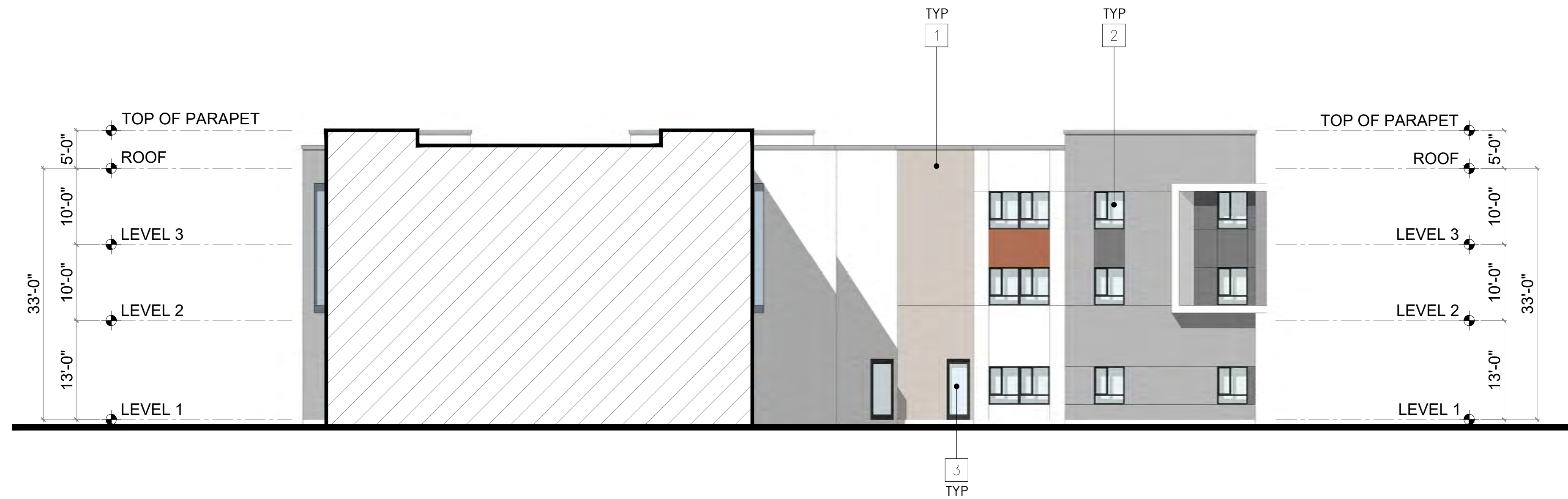


FLOOR PLAN DATA

- 1 STUCCO - PAINTED
- 2 WINDOW
- 3 DOOR
- 4 METAL CANOPY
- 5 STOREFRONT SYSTEM

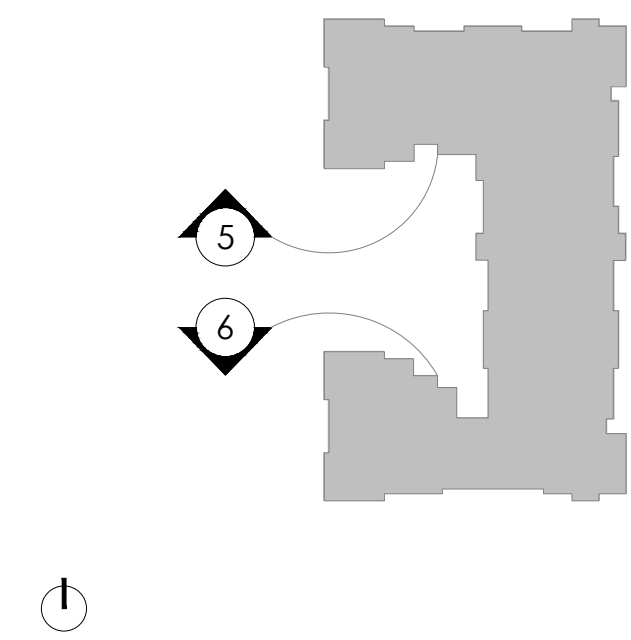


5 NORTH COURTYARD ELEVATION
BUILDING 2



6 SOUTH COURTYARD ELEVATION
BUILDING 2

KEY MAP





7 EAST COURTYARD ELEVATION
BUILDING 2

FLOOR PLAN DATA

1

STUCCO - PAINTED

2

WINDOW

3

DOOR

4

METAL CANOPY

5

STOREFRONT SYSTEM

KEY MAP

FLOOR PLAN DATA

- 1 STUCCO - PAINTED
- 2 WINDOW
- 3 DOOR
- 4 GUARDRAIL
- 5 STOREFRONT SYSTEM

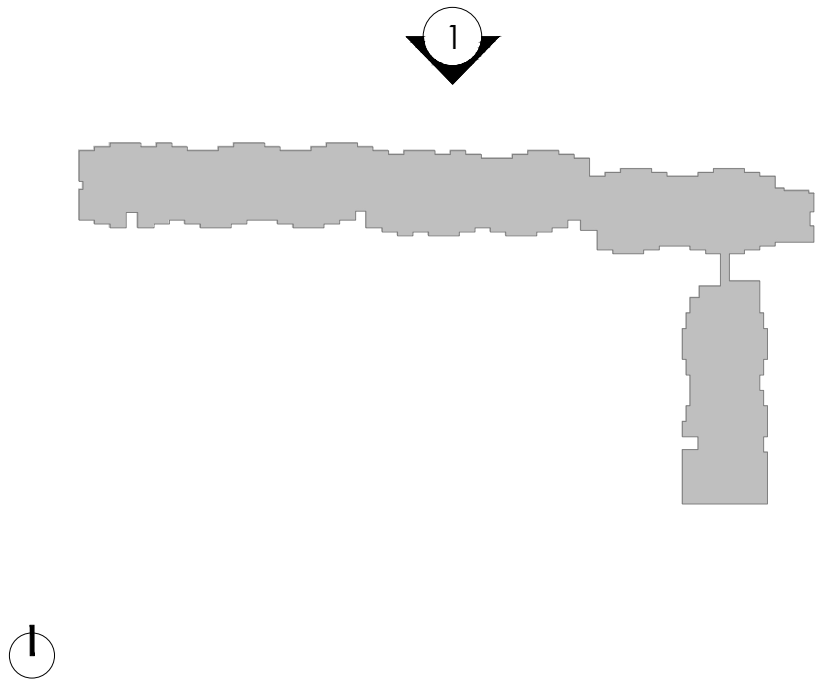


1 NORTH PARTIAL ELEVATION
BUILDING 3



1 NORTH PARTIAL ELEVATION
BUILDING 3

KEY MAP



FLOOR PLAN DATA

- 1 STUCCO - PAINTED
- 2 WINDOW
- 3 DOOR
- 4 GUARDRAIL
- 5 STOREFRONT SYSTEM

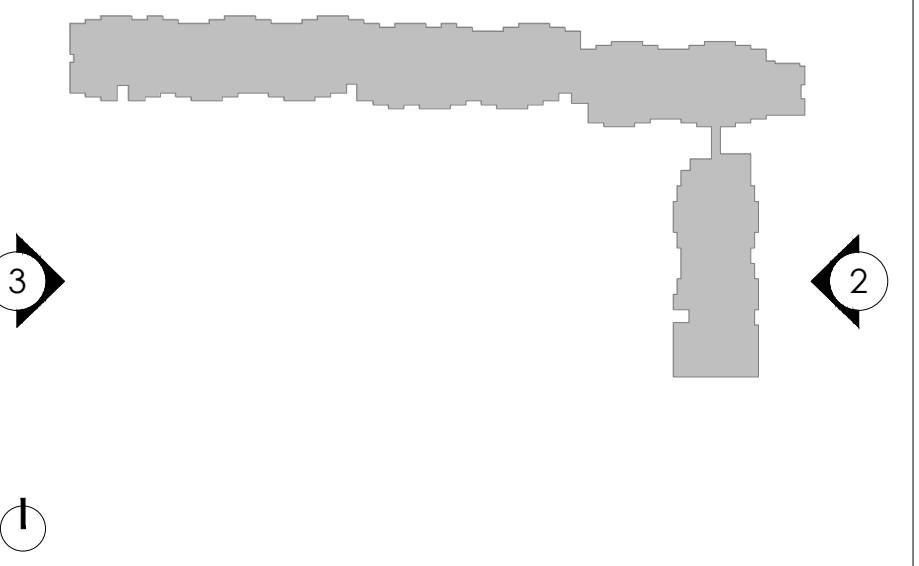


2 EAST ELEVATION
BUILDING 3



3 WEST ELEVATION
BUILDING 3

KEY MAP



FLOOR PLAN DATA

1

STUCCO - PAINTED

2

WINDOW

3

DOOR

4

GUARDRAIL

5

STOREFRONT SYSTEM

KEY MAP



1

4



④ SOUTH PARTIAL ELEVATION
BUILDING 3



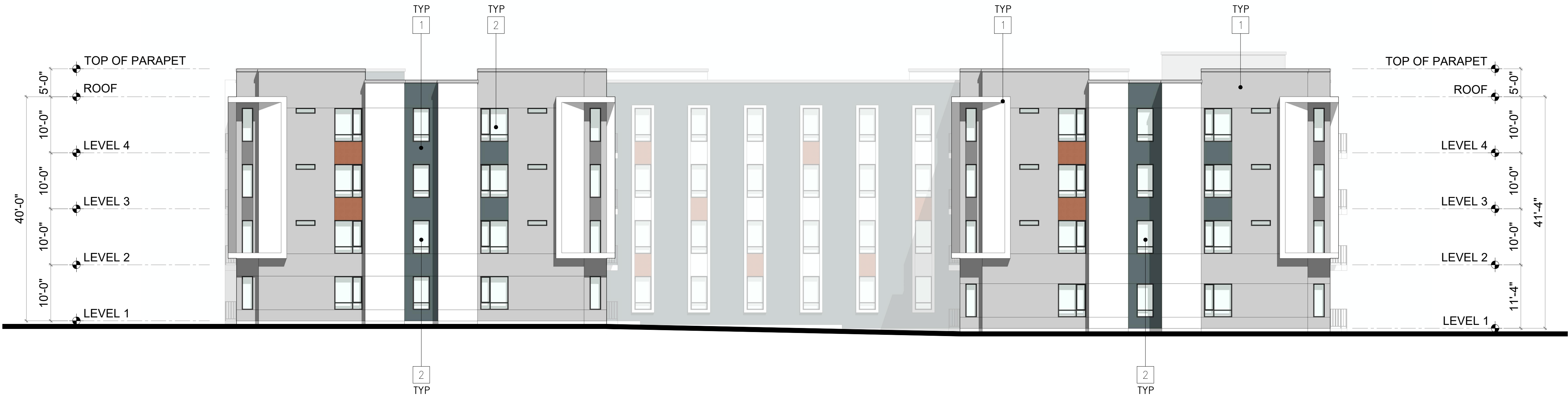
④ SOUTH PARTIAL ELEVATION
BUILDING 3

FLOOR PLAN DATA

- 1 STUCCO - PAINTED
- 2 WINDOW
- 3 DOOR
- 4 GUARDRAIL
- 5 STOREFRONT SYSTEM

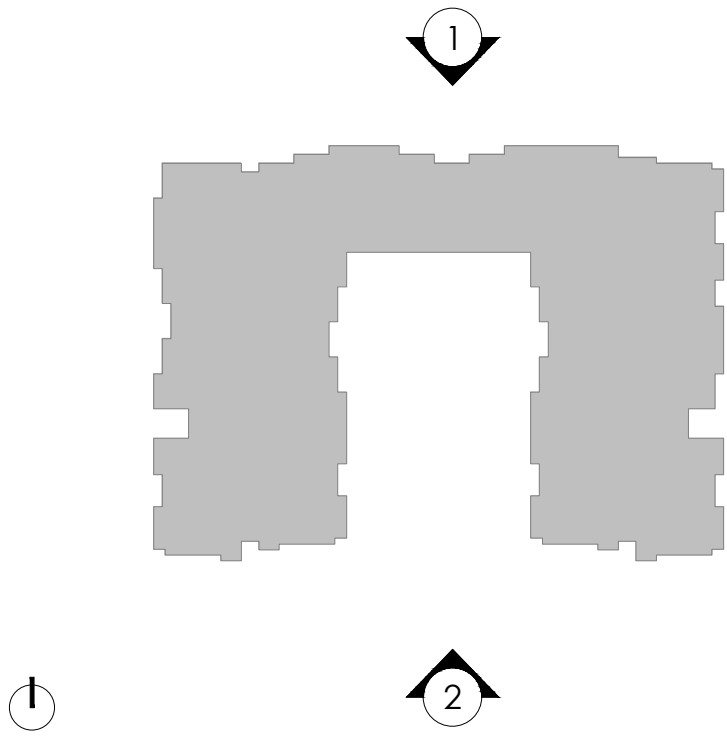


1 NORTH ELEVATION
BUILDING 4



2 SOUTH ELEVATION
BUILDING 4

KEY MAP



FLOOR PLAN DATA

- 1 STUCCO - PAINTED
- 2 WINDOW
- 3 DOOR
- 4 GUARDRAIL
- 5 STOREFRONT SYSTEM



3 EAST ELEVATION
BUILDING 4



4 WEST ELEVATION
BUILDING 4

KEY MAP



FLOOR PLAN DATA

- 1 STUCCO - PAINTED
- 2 WINDOW
- 3 DOOR
- 4 GUARDRAIL
- 5 STOREFRONT SYSTEM

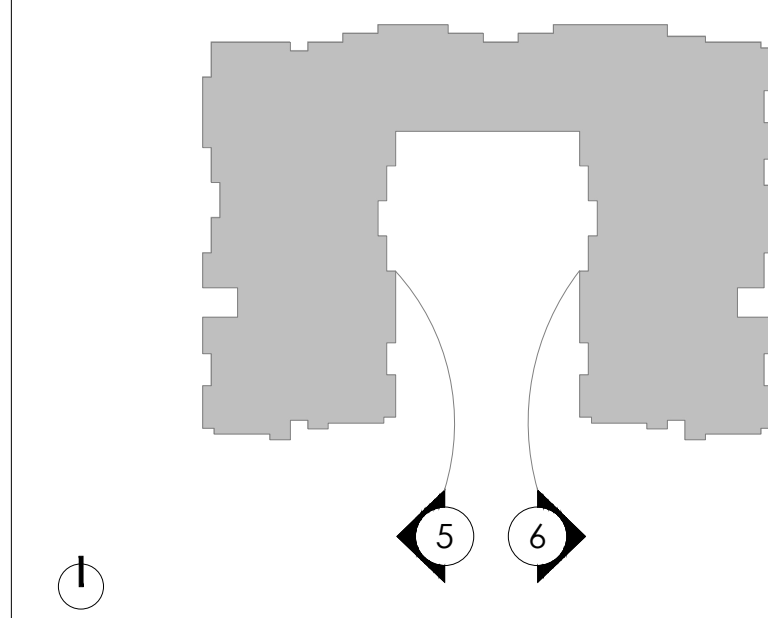


5 WEST COURTYARD ELEVATION
BUILDING 4



6 EAST COURTYARD ELEVATION
BUILDING 4

KEY MAP



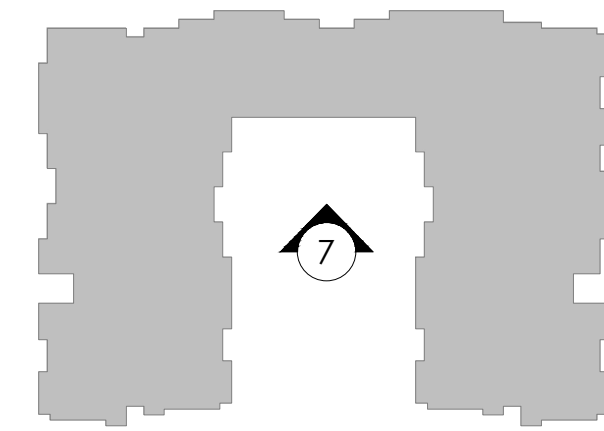


7 NORTH COURTYARD ELEVATION
BUILDING 4

FLOOR PLAN DATA

- 1 STUCCO - PAINTED
- 2 WINDOW
- 3 DOOR
- 4 GUARDRAIL
- 5 STOREFRONT SYSTEM

KEY MAP



FLOOR PLAN DATA

1

STUCCO - PAINTED

2

WINDOW

3

DOOR

4

GUARDRAIL

5

STOREFRONT SYSTEM

KEY MAP

1



1 NORTH PARTIAL ELEVATION
BUILDING 5



1 NORTH PARTIAL ELEVATION
BUILDING 5

FLOOR PLAN DATA

- 1 STUCCO - PAINTED
- 2 WINDOW
- 3 DOOR
- 4 GUARDRAIL
- 5 STOREFRONT SYSTEM

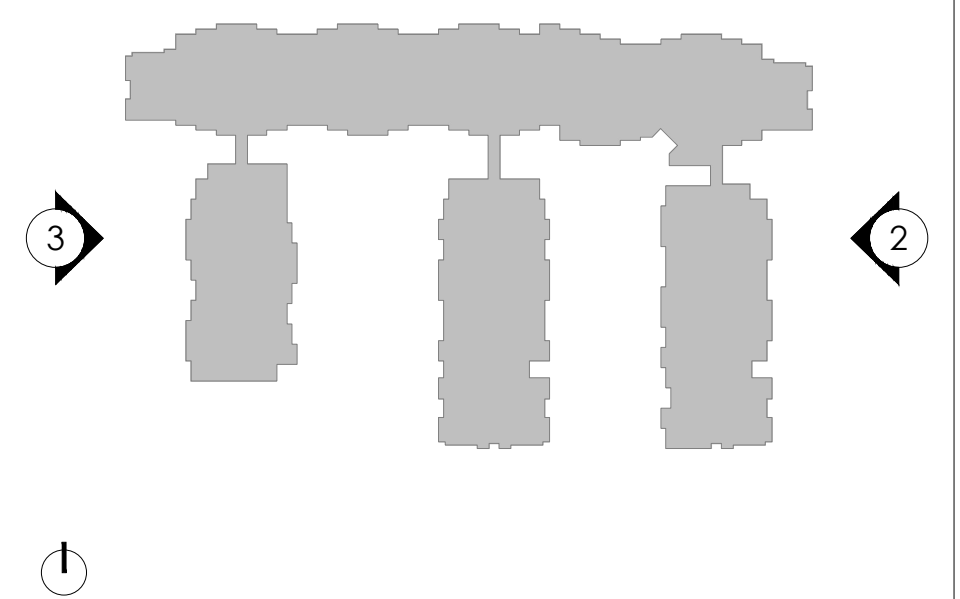


2 EAST ELEVATION
BUILDING 5



3 WEST ELEVATION
BUILDING 5

KEY MAP



FLOOR PLAN DATA

- 1 STUCCO - PAINTED
- 2 WINDOW
- 3 DOOR
- 4 GUARDRAIL
- 5 STOREFRONT SYSTEM

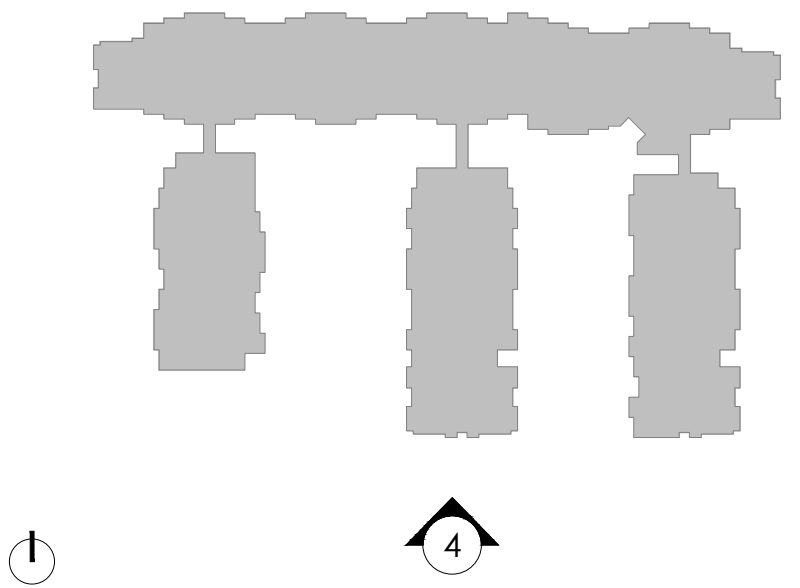


4 SOUTH PARTIAL ELEVATION
BUILDING 5



4 SOUTH PARTIAL ELEVATION
BUILDING 5

KEY MAP



FLOOR PLAN DATA

- 1 STUCCO - PAINTED
- 2 WINDOW
- 3 DOOR
- 4 GUARDRAIL
- 5 STOREFRONT SYSTEM

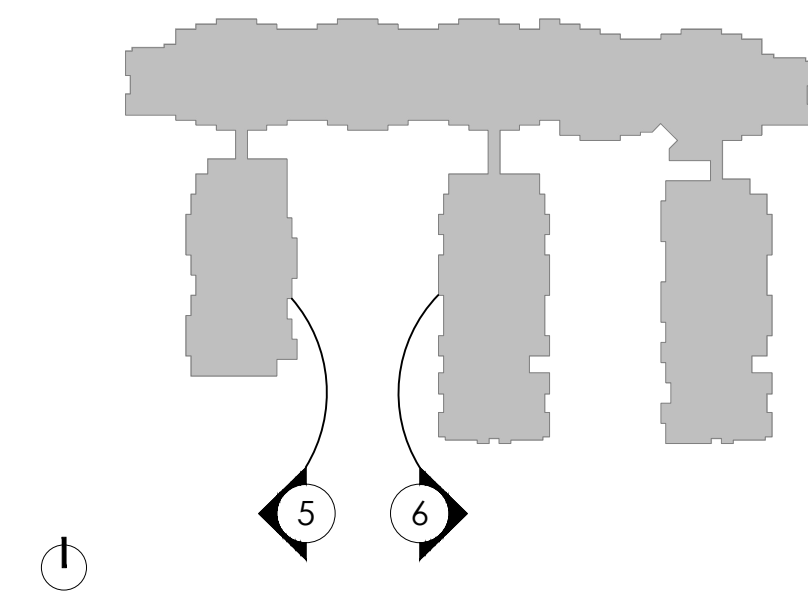


5 WEST COURTYARD ELEVATION
BUILDING 5



6 EAST COURTYARD ELEVATION
BUILDING 5

KEY MAP



FLOOR PLAN DATA

- 1 STUCCO - PAINTED
- 2 WINDOW
- 3 DOOR
- 4 GUARDRAIL
- 5 STOREFRONT SYSTEM

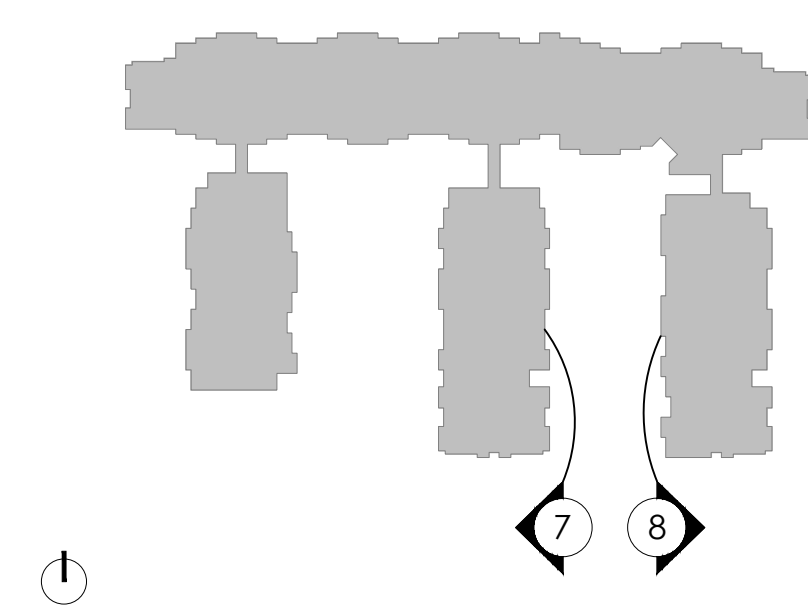


7 WEST COURTYARD ELEVATION
BUILDING 5



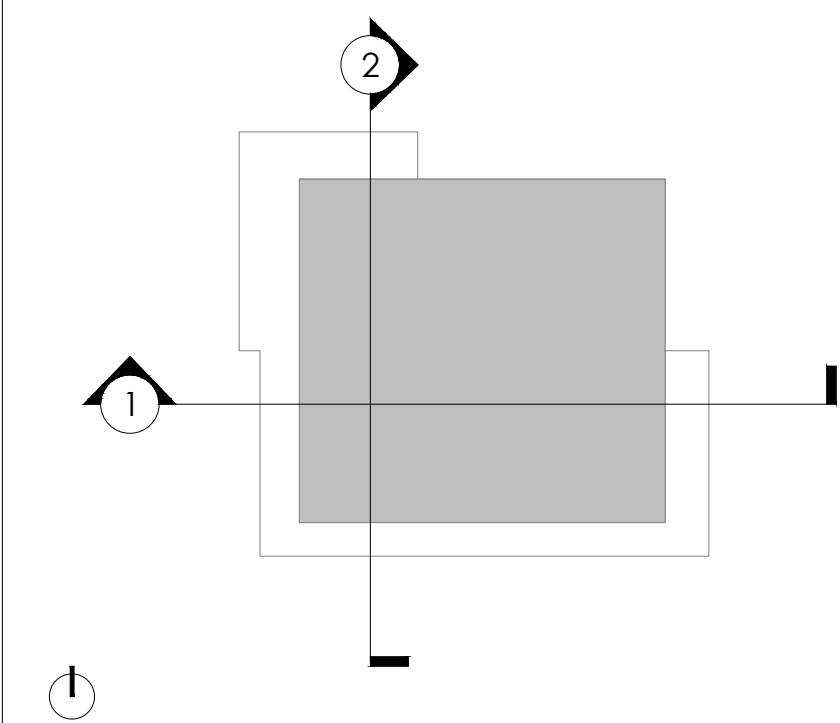
8 EAST COURTYARD ELEVATION
BUILDING 5

KEY MAP



KEYNOTES

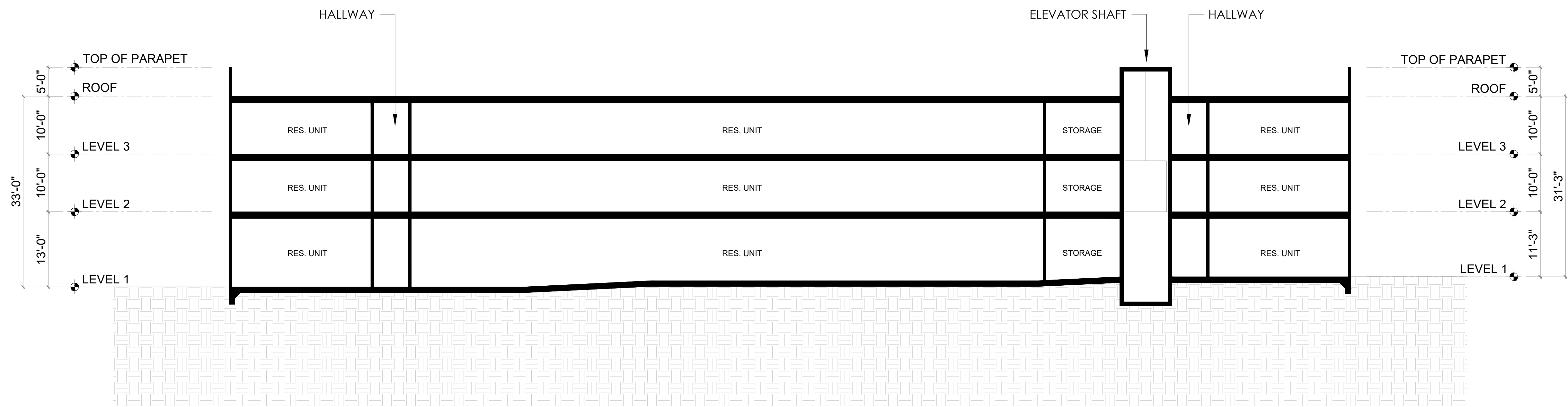
KEY MAP



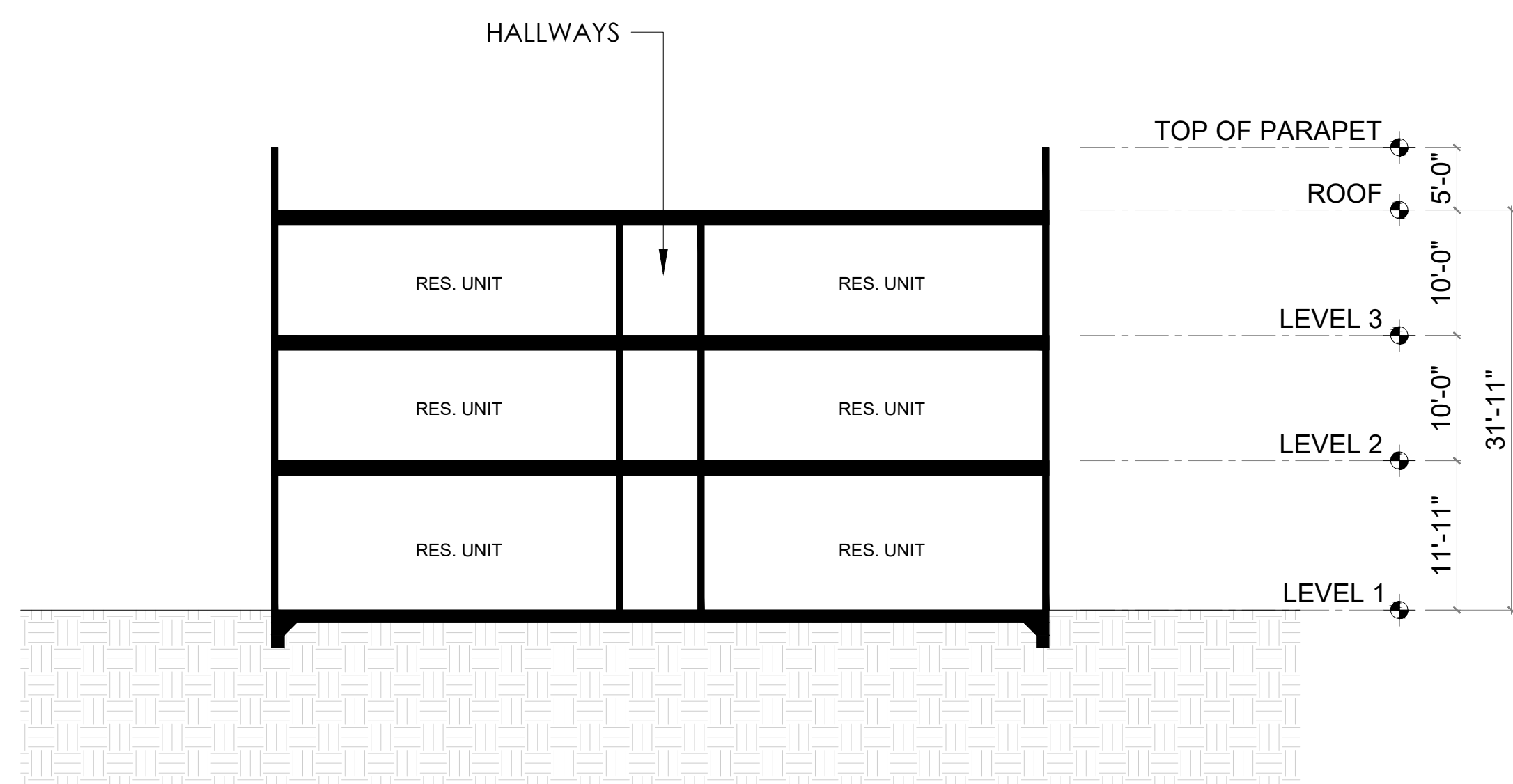
① BUILDING SECTION
BUILDING 1



② BUILDING SECTION
BUILDING 1



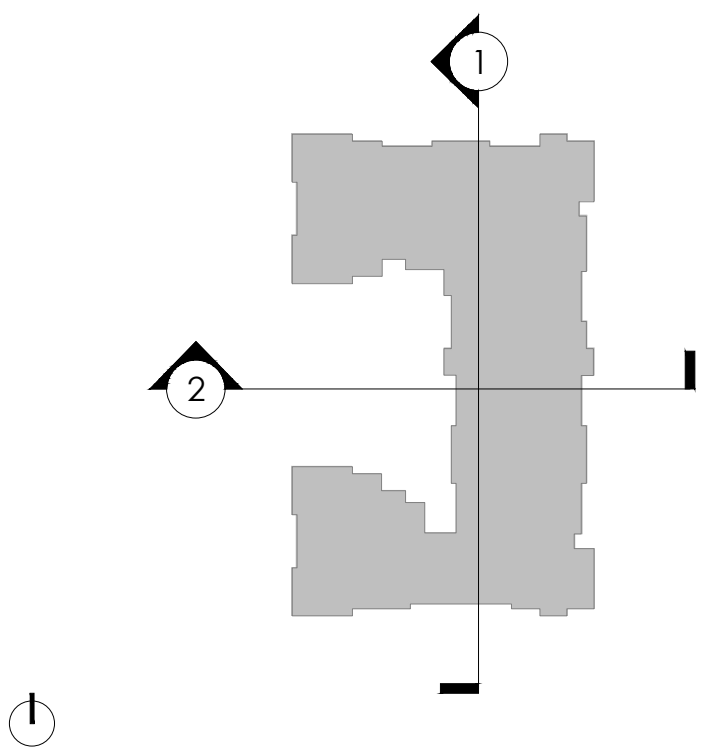
1 BUILDING SECTION
BUILDING 2

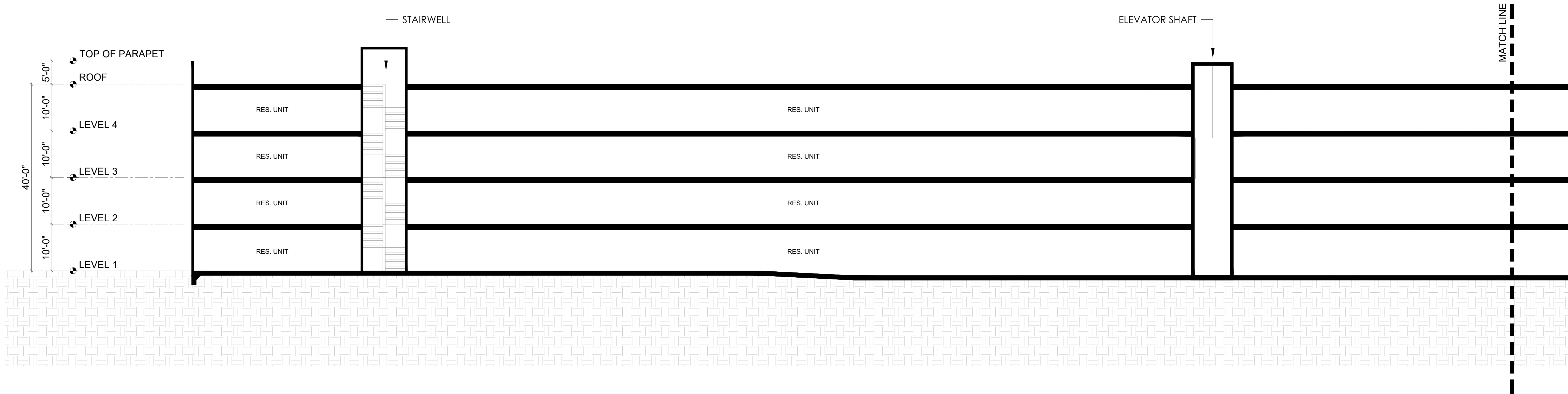


2 BUILDING SECTION
BUILDING 2

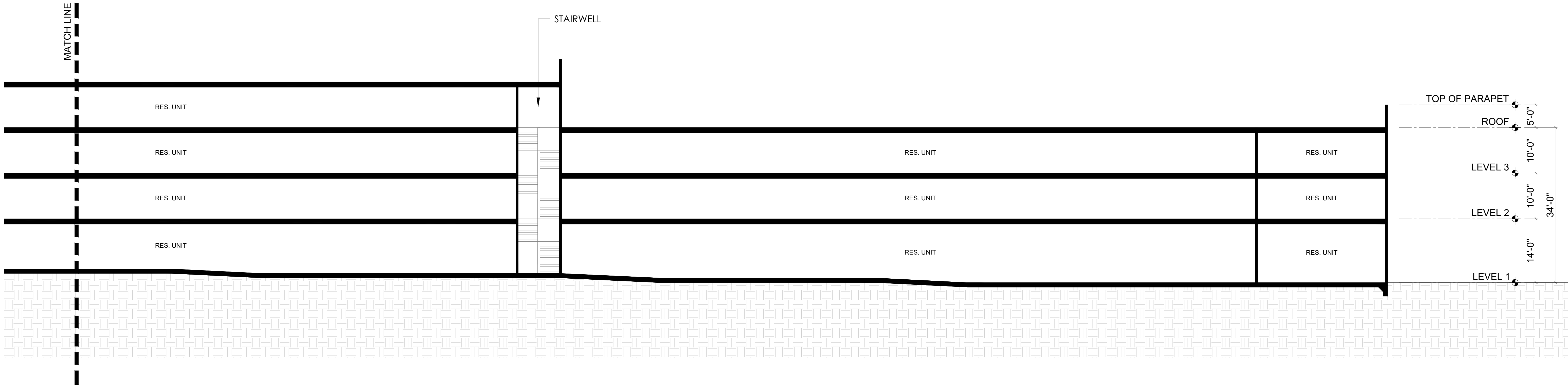
KEYNOTES

KEY MAP





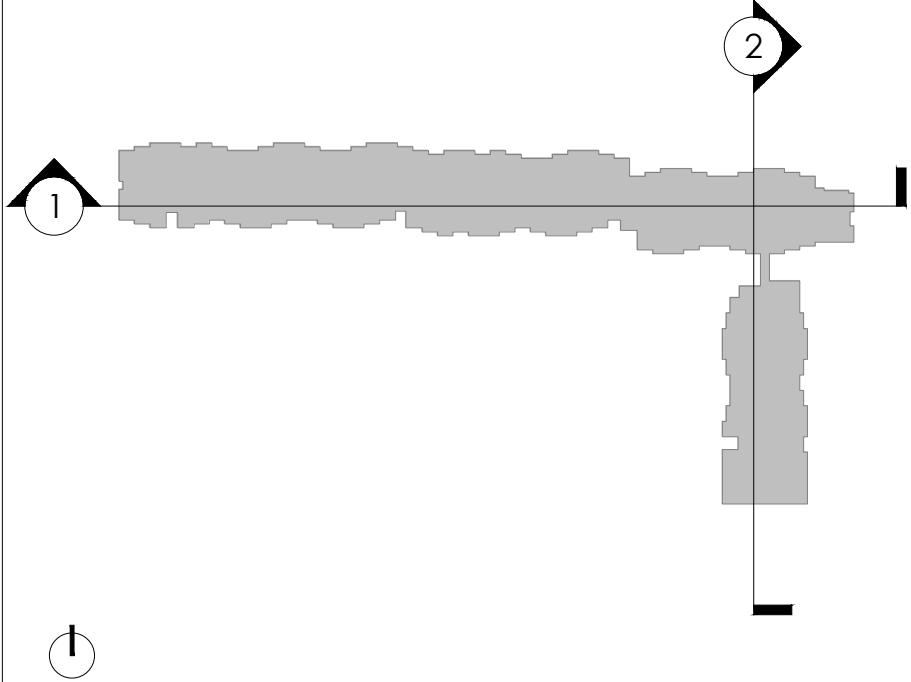
1 PARTIAL BUILDING SECTION
BUILDING 3

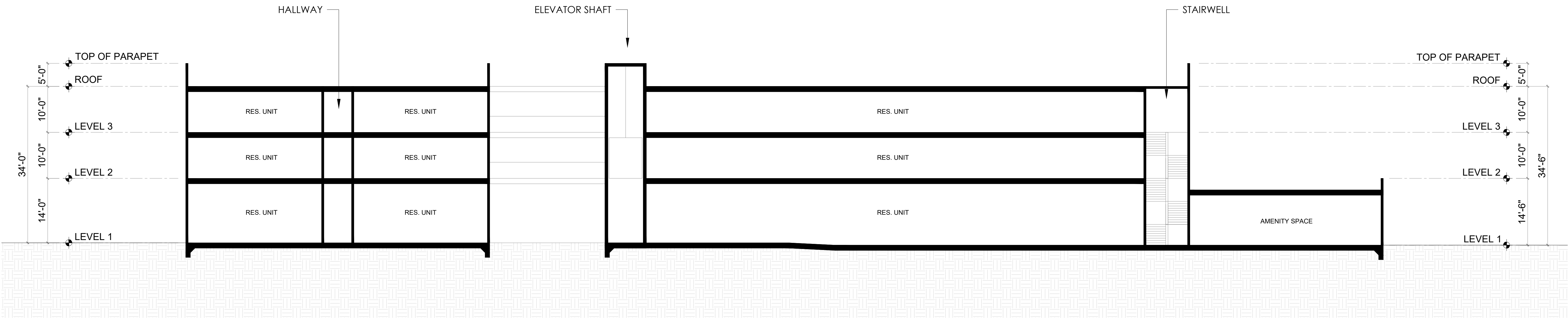


1 PARTIAL BUILDING SECTION
BUILDING 3

KEYNOTES

KEY MAP

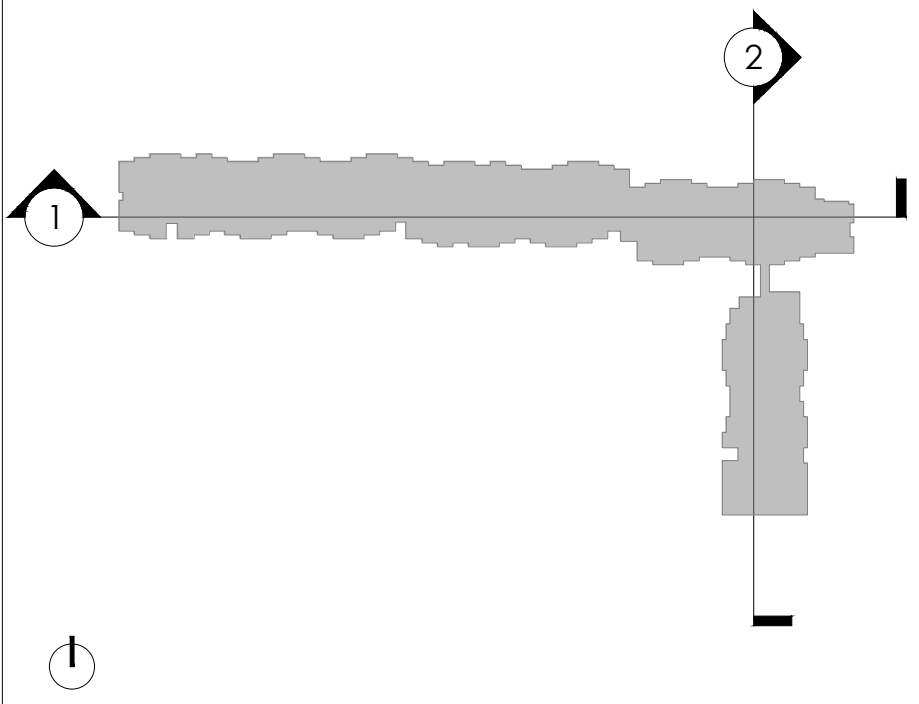


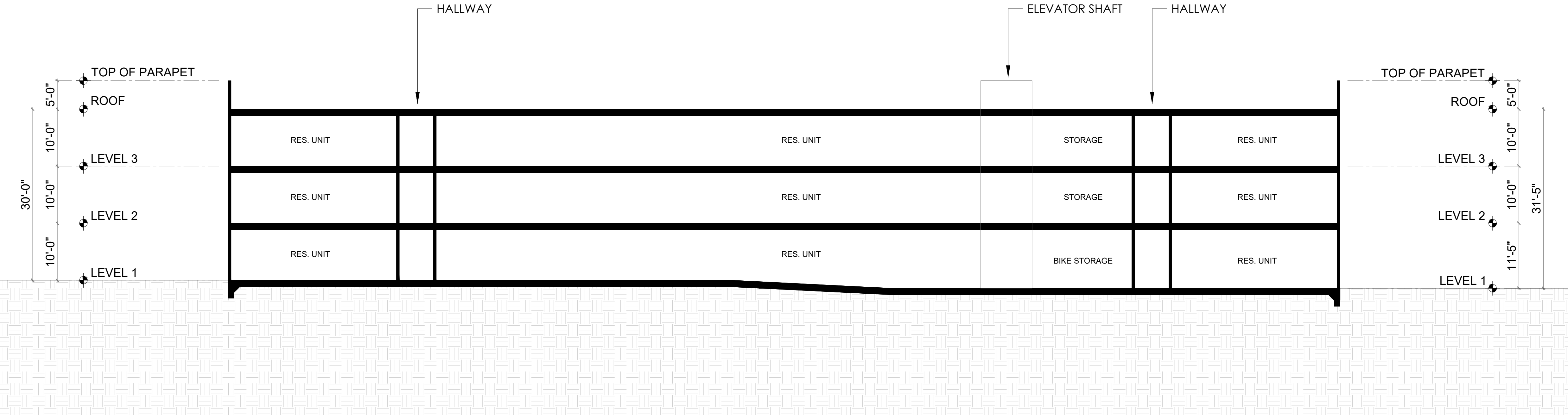


2 BUILDING SECTION
BUILDING 3

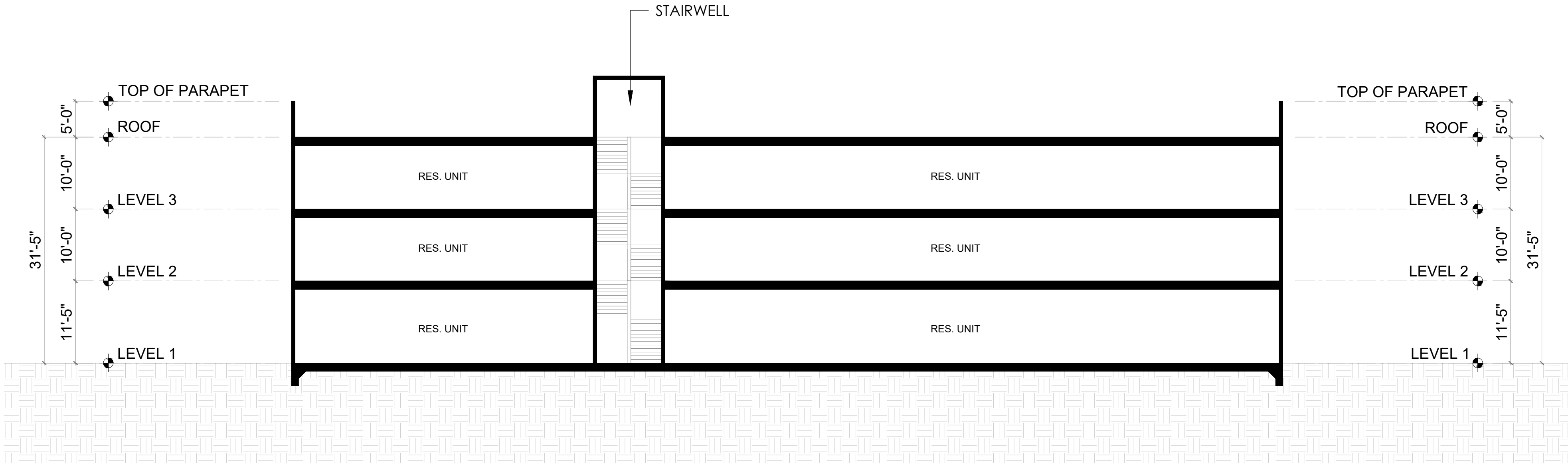
KEYNOTES

KEY MAP





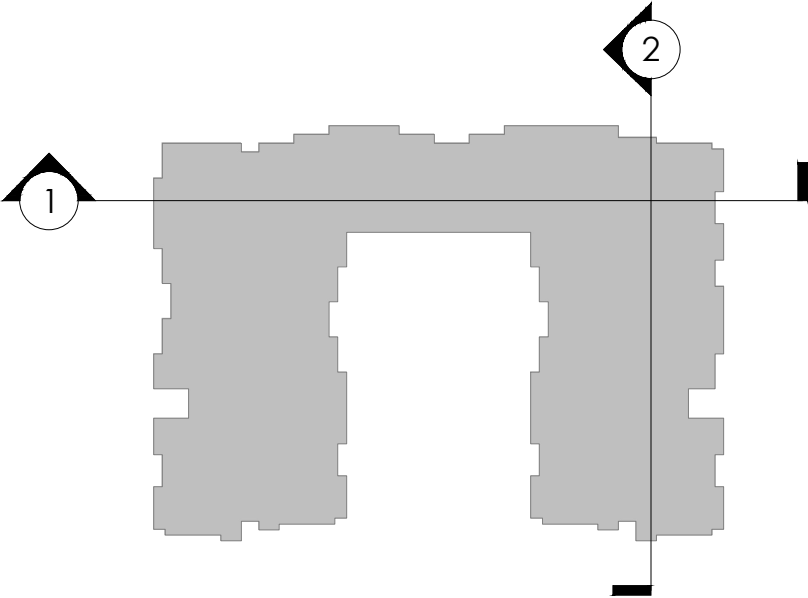
1 BUILDING SECTION
BUILDING 4



2 BUILDING SECTION
BUILDING 4

KEYNOTES

KEY MAP





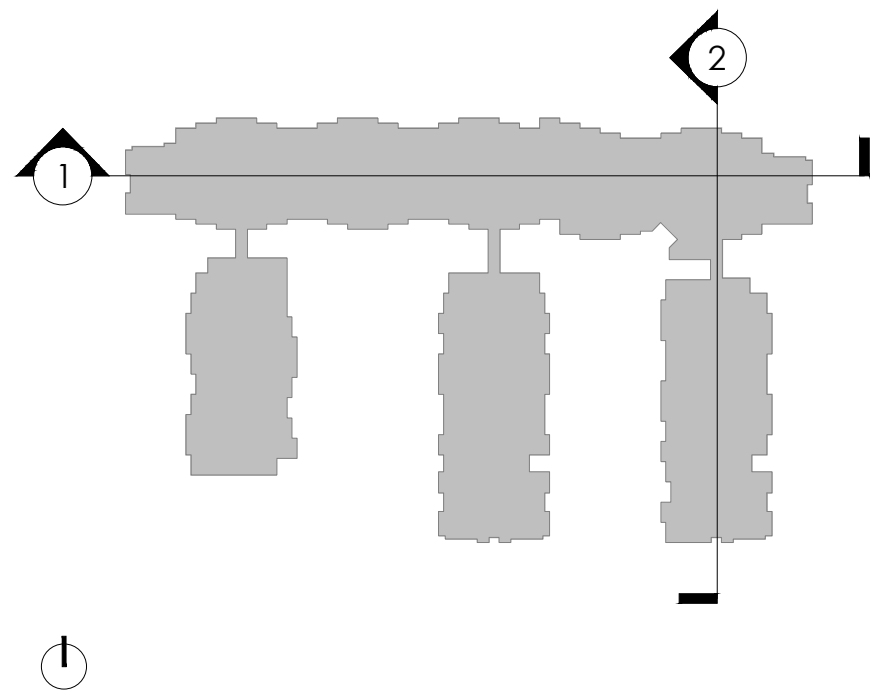
① PARTIAL BUILDING SECTION
BUILDING 5

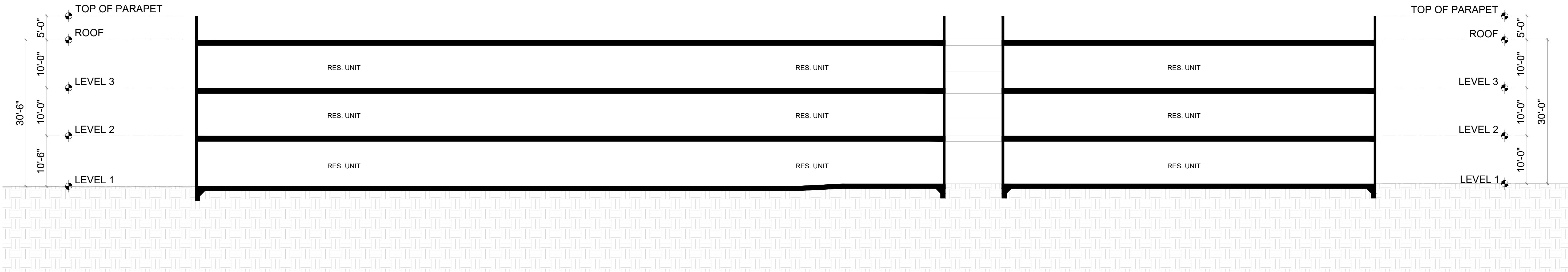


① PARTIAL BUILDING SECTION
BUILDING 5

KEYNOTES

KEY MAP





2 BUILDING SECTION
BUILDING 5

KEYNOTES

KEY MAP

