



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 4, 2019 REPORT NO. PC-19-027

HEARING DATE: April 11, 2019

SUBJECT: CAL TERRACE PA61, Process Five Decision

PROJECT NUMBER: [605191](#)

REFERENCE: [Planning Commission Report No. PC-17-095](#) - Otay Mesa Northwest District Community Plan Amendment Initiation for PA-61

OWNER/APPLICANT: Pardee Homes, a California Corporation

SUMMARY

Issue: Should the Planning Commission recommend approval to the City Council of an application for the construction of 171-267 residential condominiums and 45,000 square feet of commercial development located south of Otay Mesa Road, east of Caliente Avenue, and north of I-905 within the Otay Mesa Community Plan area?

Staff Recommendations:

1. Recommend the City Council Adopt Addendum No. 605191 and the Mitigation Monitoring, and Reporting Program to Program Environmental Impact Report No. 30330/304032 /SCH No. 2004651076;
2. Recommend the City Council Approve Community Plan Amendment No. 2152393;
3. Recommend the City Council Approve Rezone No. 2152398;
4. Recommend the City Council Approve Master Planned Development No. 2265103;
5. Recommend the City Council Approve Site Development Permit No. 2152399;
6. Recommend the City Council Approve Neighborhood Development Permit No. 2192974;
7. Recommend the City Council Approve Vesting Tentative Map No. 2152396;
8. Recommend the City Council Approve Public Right-of-Way Vacation No. 2152395; and

9. Recommend the City Council Approve Easement Vacation No. 2261533;

Community Planning Group Recommendation: On October 3, 2018, the Otay Mesa Community Planning Group voted 13-1-0 to recommend approval of the project with no conditions (Attachment 18).

Environmental Review: Addendum No. 605191 to Program Environmental Impact Report (PEIR) No. 30330/304032/SCH No. 2004651076, prepared for the Otay Mesa Community Plan update, has been prepared in accordance with the California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Historical Resources, Transportation/ Circulation, Biological Resources, and Paleontological Resources would be implemented with this project, which will reduce the potential impacts to below a level of significance.

Fiscal Impact Statement: No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Housing Impact Statement: The Otay Mesa Community Plan designates the site as Community Commercial - Residential Prohibited. The project is proposing a Community Plan Amendment to redesignate 9.20-acres of the site to Residential Medium. The Residential Medium designation allows a residential density of 15-29 dwelling units per acre. The proposed project is consistent with the proposed Community Plan land use designation and the project is consistent with the permitted residential density. The project would provide ten percent (18-27 units) of the for-sale residential dwelling units constructed onsite as affordable targeted for households at 100 percent Area Median Income for a period of 55 years.

BACKGROUND

The 14.6-acre site is located on the southeast corner of the intersection of Caliente Avenue and Otay Mesa Road, north of State Route 905 within the CC-1-3 zone of the Northwest District of the Otay Mesa Community Planning area. The site is designated Community Commercial-Residential Restricted within the Otay Mesa Community Plan. Additionally, the project lies within the Airport Influence Area (Brown Field/Review Area 2), the Community Plan Implementation Overlay Zone Type A (CPIOZ-A), the FAA Part 77 Notification Area (Brown Field / 576' AMSL), and the Transit Priority Area. The project site is directly bounded by State Route (SR)-905 to the south, Caliente Avenue and vacant property to the west, Otay Mesa Road and residential development to the north, and vacant land proposed to be developed with commercial development to the east (Attachment 2).

The project site is part of the California Terrace Precise Plan approved by the City Council on April 12, 1994. The Precise Plan included development of approximately 664.8 acres in the western

portion of Otay Mesa with 5,375 residential dwelling units, 22.4-acres of commercial uses, 153.4-acres of open space, four school sites comprised of 53.6-acres, 26.2-acres for parks, and other associated public utilities. The Precise Plan identified the project site as PA 61 and designated and zoned the site as Commercial that would provide for goods and services to the community's residential areas to the north and employment areas to the east. The Precise Plan further envisions development of either a retail commercial center or commercial offices to include financial services. Nearly all of California Terraces sites have been developed (now called Ocean View Hills) which includes 1,155 single family residential units, 1,394 multi-family residential units, approximately 4.7-acres of commercial development, 21.0-acres of park land, 28.5-acres of schools, 0.33-acres for a pump station, and 182.8-acres of open space.

The site is disturbed from past agricultural use as well as previous grading in conjunction with the grading permit issued for Vesting Tentative Map (VTM) No. 86-1032. The project site is entirely fenced with chain link and is relatively flat with earthen berms around the eastern and southern perimeters. Site elevations range from 530 feet above mean sea level near the southwest corner to 518 feet in the northeast corner of the site. There are no view corridors or gateway areas adjacent to or near the project site, and while public views along roadways exist throughout the Otay Mesa Community Plan area, the public roadways adjacent to the project site have not been designated as such.

DISCUSSION

Project Description:

The project proposes the subdivision of an existing parcel into two lots and the construction of 171-267 residential condominiums (Lot 2) with ten percent of the units dedicated to affordable units based on the number of units constructed. The residential units will be set aside for households earning 100 percent of the Area Medium Income (AMI) for a period of 55 years. The project also includes a private community park, and 45,000 square feet of retail space (Lot 1). The western portion of the site shall retain the Community Commercial land use designation (Community Commercial - Residential Prohibited). A maximum of 45,000 square feet of retail space is proposed, potentially including a neighborhood grocery store, drug store, and coffee shop, bringing shopping and service retail within walking distance of existing and planned homes in the vicinity. The project would implement a Master Plan Development Permit Design Guideline (Attachment 20) which would guide the development and processing of the proposed project (see Figure 1 below).

The residential dwelling units include three-four bedrooms with three and a half baths, each with an attached two-car garage. The buildings are three-stories high and feature outdoor open space in the form of a balcony or ground level patio. A variety of unit sizes are planned. The site is located near existing employment, schools and public transit, as well as an internal pedestrian circulation system, offering the opportunity for non-motorized transportation. A private neighborhood park within the residential site is adjacent to both the residential and commercial areas. This park will be privately maintained, offering sitting areas, a tot lot, and an open grassy play area.

The landscape plan provides for a drought tolerant theme, using Canopy trees to soften the architectural edges. The location and design of walkways and recreation areas would provide

accessible paths of travel to site amenities. In addition, a substantial number of trees are proposed throughout the site to provide shade over parking, recreation areas, and paseos.



Figure 1: Illustrative Site Plan

Vehicular access to the project site would be located along Otay Mesa Road via two internal streets designated as Street “A” and Street “B” (Emerald Crest Court) identified on the site plan (Figure 1). Internal roadways would be reconfigured from the previously approved Final Map associated with California Terraces to allow for vehicular access to the residential units as well as future commercial space. Design guidelines (Attachment 20) for both the commercial and residential components have been prepared to ensure that project elements are implemented in a coordinated manner and to provide consistency with previously approved plans including the California Terraces Precise Plan and Otay Mesa Community Plan. In addition to providing a comprehensive vision for the development of the project, the design guidelines also provide site amenities and architectural details relating to buildings, roadways and sidewalks, lighting, landscaping, and walls and fencing.

Approximately 13.71-acres of the 14.60-acre site would be graded in preparation for construction. This would require approximately 15,100 cubic yards of cut and 43,800 cubic yards of fill, resulting in a net import of 28,700 cubic yards of soil. The maximum height of cut slopes would be 6 feet at a maximum 2:1 slope ratio. The maximum height of fill slopes would be 6 feet at a maximum 2:1 slope ratio.

Required Approvals:

Due to process consolidation, all actions are processed concurrently as a Process Five. Development of the proposed project requires:

- Process 5 Land Use Plan Amendment to amend the Otay Mesa Community Plan to redesignate 9.20-acres of the site from Community Commercial-Residential Prohibited to Residential Medium;
- Process 5 rezone to rezone 11.20-acres (9.20-acres of the project site plus 2-acres of Public Right-of-Way (Otay Mesa Road) from CC-1-3 to RM-2-5 to allow residential development on a portion of the site;
- Process 5 Public Right-of-Way Vacation for vacating a portion of Otay Mesa Road adjacent to the project site;
- Process 5 Easement Vacation for the abandonment of two slope easements within the project site;
- Process 4 Master Planned Development Permit in accordance with [SDMC Section 143.0480](#) for implementation of the design guidelines;
- Process 4 Vesting Tentative Map for the subdivision of one parcel into two lots and for the creation of up to 267 residential condominiums;
- Process 3 Site Development Permit for development on environmentally sensitive lands; and
- Process 2 Neighborhood Development Permit for deviations to land development regulations.

Community Plan Analysis:

The project includes a request for a Community Plan Amendment (CPA) to redesignate a 9.20-acre portion of the project site from Community Commercial – Residential Prohibited to Residential Medium density which would permit multi-family residential development at a density range of 15 to 29 dwelling units per acre. The CPA would also include a reclassification of the segment of Caliente Avenue between Otay Mesa Road and SR-905 WB On-Ramp from a six-Lane Primary Arterial to a five-Lane Primary Arterial (three lanes southbound and two lanes northbound) as depicted within the Community Plan’s Roadway Classification Map. Additionally, the project proposes the subdivision of an existing parcel into two lots and the construction of 171-267 residential condominiums (Lot 2) with ten percent affordable and 45,000 square feet of retail space (Lot 1). The 14.6-acre site located on the southeast corner of the intersection of Caliente Avenue and Otay Mesa Road, just north of State Route 905 within the Northwest District of the Otay Mesa community planning area and is currently designated Community Commercial-Residential Prohibited within the Otay Mesa Community Plan. The project would be consistent with specific Otay Mesa Community Plan policies pertaining to housing and commercial development. The Community Plan’s Land Use Element provides a distribution of land uses of sufficient capacity for a variety of uses, facilities, and services needed to serve the community. The proposed CPA would reduce the amount of land planned for retail use by 9.20-acres and increase overall housing capacity between 171 and 267 dwelling units. A retail analysis evaluating the land use change concluded that the proposed

reduction of commercial land would have no adverse impact on the local retail environment (Attachment 20a).

The addition of housing to the site would implement the housing goals and policies of the Community Plan and the General Plan including policies to integrate a variety of housing types within village and residentially designated areas (including the provision of larger units) with multi-modal transportation access to the employment centers within the eastern portion of community. The project housing includes 3-4-bedroom units with three to three and a half baths each with two car garages. The project site is within a Transit Priority Area and located directly adjacent to the Metropolitan Transit System Bus Routes 905 A and B, and within a half mile of a future bus rapid transit stop and a quarter mile the existing Caliente Avenue Park and Ride Facility. Transit service connects the site to the community's main employment areas, including the nearby Ocean View Hills Corporate Center and Otay Corporate Center South as well as those within the eastern portion of the community. Additionally, the site provides links to the Otay Mesa Bicycle network with a Class II adjacent to the site on Caliente Avenue and a Class III adjacent to the site along Otay Mesa Road.

The project would implement various Community Plan and General Plan Policies related to providing affordable housing within this community and the City as a whole, including Community Plan Policy 2.2-6, to "promote affordable housing development through the provision of a variety of housing types, townhomes smaller-lot single-family homes, and other types of housing that are affordable in nature."

Additionally, the project would be consistent with Community Plan Policy 2.3-1 to "maintain lands for commercial development within Otay Mesa to serve the demands of the residential and employment communities." The project would retain a portion of the site as commercial use for future development of a 45,000 square foot shopping center.

Based upon a review of the City's strategic housing and community planning goals, as well and the General Plan Land Use Element (specifically Policy LU-D.13), the site would best serve the Northwest District and support the land use plan as residential and commercial use rather than commercial only. The City of Villages strategy encourages development that increases housing supply and diversity within compact, mixed-use activity centers that are integrated into the larger community. The project would add residential use within a portion of a site previously planned exclusively for commercial use focusing growth within a mixed- use activity center that would be pedestrian-friendly and in proximity to the public transit. As a residential and commercial development, the project would increase the housing supply within the community as a whole and within proximity to a future planned commercial center and would thus promote the General Plan's City of Villages strategy.

The General Plan provides noise compatibility standards for interior and exterior noise that apply to the residential and commercial development components. The residential component would be affected by offsite vehicle traffic noise within the General Plan's thresholds for both interior and exterior noise. The project would be designed to incorporate sound transmission reduction measures demonstrating that building structures will attenuate both interior and exterior noise to be within the General Plan noise compatibility standards in accordance with Addendum No. 605191

and the Mitigation Monitoring, and Reporting Program to Program Environmental Impact Report No. 30330/304032 /SCH No. 2004651076.

Community Plan Policy 4.1-8 states that to “minimize exposure of residential uses from noise, traffic and air quality impacts associated with SR-905 and truck routes through: the orientation of buildings and site planning, the design of buildings, landscape treatments, and distance separation.” Although the project would place residential units within close proximity to a freeway, thereby potentially subjecting the occupants to air quality emissions impacts above the applicable City thresholds, the project includes design measures such as HVAC units with air filters capable of filtering particles ranging from 1.0 to 10.0 ppm in size by more than 90 percent as identified in the project’s Air Quality Analysis (Recon Environmental, Inc, September 17, 2018) ensuring impacts associated with potential exposure to air quality emissions would not result in significant impacts to the residents of the project site.

The project would comply with Community Plan Update (CPU) Policy 8.1-3, which calls for the planning of development to minimize grading as it relates to natural features of the CPU area. The project would minimize grading to the extent needed to build the proposed structures and grading would not affect any surrounding natural features. In regard to the General Plan policies, the project would comply with policies UD-A.6 and UD-8.1 by creating a street frontage along Otay Mesa Road that includes a sidewalk and landscaped area to provide visual appeal and an enhanced pedestrian experience, while constructing a multi-use townhome complex adjacent to future commercial area.

Project-Related Issues:

Deviations- The proposed development includes ten percent affordable housing and qualifies as an Affordable Housing development project pursuant to SDMC Section [143.0915](#). An applicant may request deviations from the applicable development regulations in accordance with a Neighborhood Development Permit decided in accordance with Process Two, provided that the findings in SDMC Section [126.0404\(a\) and \(f\)](#) are made. The following Table 1 is a matrix of the proposed deviations, which is followed by the justifications for the deviations:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Required	Proposed
1. Street Side Yard Setback	SDMC Section 131.0443, Table 131-04G	10 feet or 10 percent of the premise’s width, whichever is greater. Required setback is 80 feet	10-foot street side yard setback
2. Side Yard Setback	SDMC Section 131.0443, Table 131-04G	Five feet or 10 percent of the premise’s width, whichever is greater. Required setback is 80 feet	10-foot side yard setback

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Required	Proposed
3. Front Yard Setback	SDMC Section 131.0443, Table 131.04G	15 feet and 20 feet.	10 feet along Otay Mesa Road.

1. A deviation to [SDMC Section 131.0443, Table 131.04G](#) – street side yard setback, to allow a 10-foot street side yard setback where a minimum street side yard setback of 10 feet or 10 percent of the premise’s width, whichever is greater. The required setback would equate to 80 feet.

Justification - The deviation is being requested for residential dwelling units located along Street “A” and Street “B” which proposes street lengths of approximately 240 feet from Otay Mesa Road (Figure 2). The project site has a width of over 800 feet, which would require a minimum street side setback of 80 feet. The reduced setback allows the proposed development to meet the Otay Mesa Community Plan design guideline objectives of providing, affordable housing, pedestrian-level activity and providing transitions between residential and commercial areas.

2. A deviation to [SDMC Section 131.0443, Table 131.04G](#) –side yard setback, to allow a 10-foot street side yard setback where a minimum side yard setback of five feet or 10 percent of the premise’s width, whichever is greater. The required setback would equate to 80 feet.

Justification - The deviation is being requested for the residential dwellings located along the western and eastern property lines (Figure 2). The project site has a width of over 800 feet, requiring a minimum side setback of 80 feet. The project site has a width of over 800 feet, which would require a minimum street side setback of 80 feet. The reduced setback allows the proposed development to meet the Otay Mesa Community Plan design guideline objectives of providing, affordable housing, pedestrian-level activity and providing transitions between residential and commercial areas.

3. A deviation to [SDMC Section 131.0443, Table 131.04G](#) – front yard setback, to allow a 10-foot setback along Otay Mesa Road, where a minimum 15 feet and 20 feet is required where pp to 50 percent of the width of the building envelope may observe the minimum 15-foot front setback, provided the remaining percentage of the building envelope width observes the standard 20-foot setback. This may occur on a floor-by floor basis.

Justification - The project is proposing a front yard setback of 10 feet along Otay Mesa Road. There are two proposed cul-de-sac streets off Otay Mesa Road that will provide driveway access to the proposed development. With the deviation, the project will be able to maximize its developable area and allow for an adequate parkway inclusive of noncontiguous sidewalks, rear yard landscaping for dwelling units adjacent to Otay Mesa Road, and pedestrian access and building articulation.

The above three deviations have been analyzed by staff and determined to be consistent with the goals and recommendations of the General Plan, the Otay Mesa Community Plan, and the purpose and intent of the CC-1-3 and RM-2-5 zones. The Project has been designed to address the physical environment and would not adversely impact the public’s health or safety. Apart from the above deviations, the proposed project provides a mixed residential/commercial development in accordance with development standards of the RM-2-5 zone, the CC-1-3 zone, and the Otay Mesa

Community Plan. The proposed development will assist in providing affordable housing units and market-rate housing opportunities in a transit-friendly area near commercial centers.

Public Right-of-Way and Easement Vacations - The project proposes to vacate two slope easements and a portion of Otay Mesa Road. The remaining remnant easements are located entirely within the site boundary and do not serve or encumber other parcels of land in proximity to the easement. The slope easements were acquired in fee as part of the Otay Mesa Road widening – temporary SR-905 project when the parcel was vacant and undeveloped. The proposed Otay Mesa Road Public Right-of-Way (PROW) Vacation consists of portions of land that are no longer needed since Otay Mesa Road has already been improved to its ultimate alignment and six-lane primary arterial classification. The vacation excludes the eastbound exclusive right turn lane with 200 feet of transition along Otay Mesa Road that will be improved as part of the proposed project.

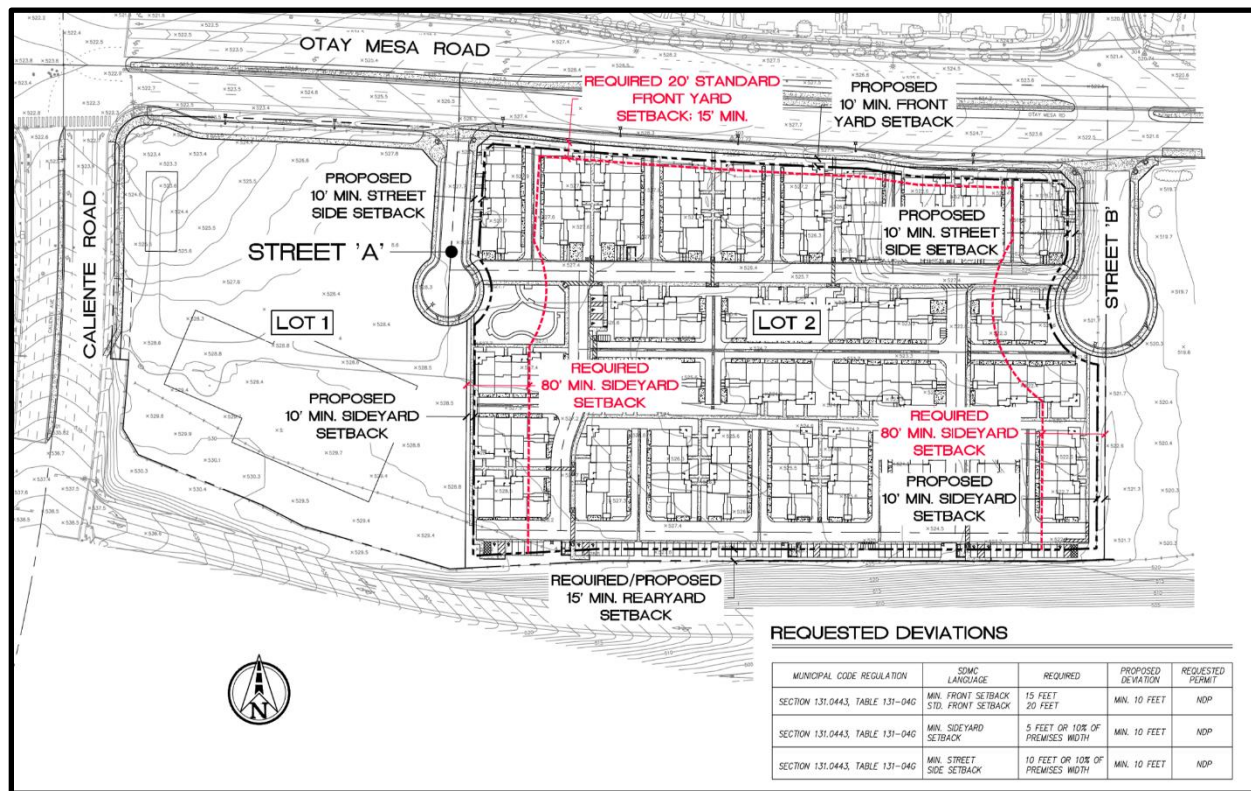


Figure 2: Front and Side Yard Setback Deviations

The easement vacations would unencumber the site and provide housing and employment opportunities to the community. The overall 14.6-acre project site would be fine graded in preparation for the construction of the project. The remnant vacated easements will be utilized for the construction of the mixed-use development. Both Otay Mesa Road and Caliente Avenue will be improved with new curb, gutter, and sidewalk, in accordance with the Otay Mesa Community Plan designated street classification of a six-lane prime arterial. Additionally, the project will include a raised median along Otay Mesa Road and right turn pockets into the new public roads leading into

the development. Therefore, the public will benefit from the abandonment through improved utilization of the land made available by the abandonment.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. With the approval of the deviations, the project meets all applicable regulations and policy documents, and staff supports the determination that the project is consistent with the recommended land use plan, design guidelines, and development standards in effect for this site per the SDMC, the Otay Mesa Plan and the General Plan. Thus, Staff recommends that the Planning Commission recommend City Council approve the project as proposed.

ALTERNATIVES

1. Recommend the City Council Adopt Addendum No. 605191 to Program Environmental Impact Report No. 30330/304032 /SCH No. 2004651076 and the Mitigation, Monitoring, and Reporting Program and Approve Master Planned Development Permit No. 2265103, Site Development Permit No. 2152399, Neighborhood Development Permit No. 2192974, Vesting Tentative Map No. 2152396, Public Right-of-Way Vacation No. 2152395, and Easement Vacation No. 2261533, with modifications.
2. Recommend to the City Council Do Not Adopt Addendum No. 605191 to Program Environmental Impact Report No. 30330/304032 /SCH No. 2004651076 and the Mitigation, Monitoring, and Reporting Program, and Deny Master Planned Development Permit No. 2265103, Site Development Permit No. 2152399, Neighborhood Development Permit No. 2192974, Vesting Tentative Map No. 2152396, Public Right-of-Way Vacation No. 2152395, and Easement Vacation No. 2261533, if the findings required to approve the project cannot be affirmed.

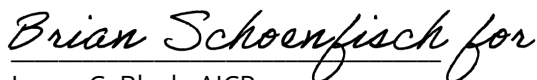
Respectfully submitted,



Patricia J. Fitzgerald
Assistant Deputy Director
Development Services Department



William J. Zounes
Development Project Manager
Development Services Department



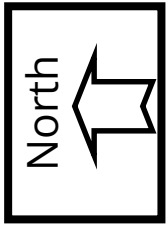
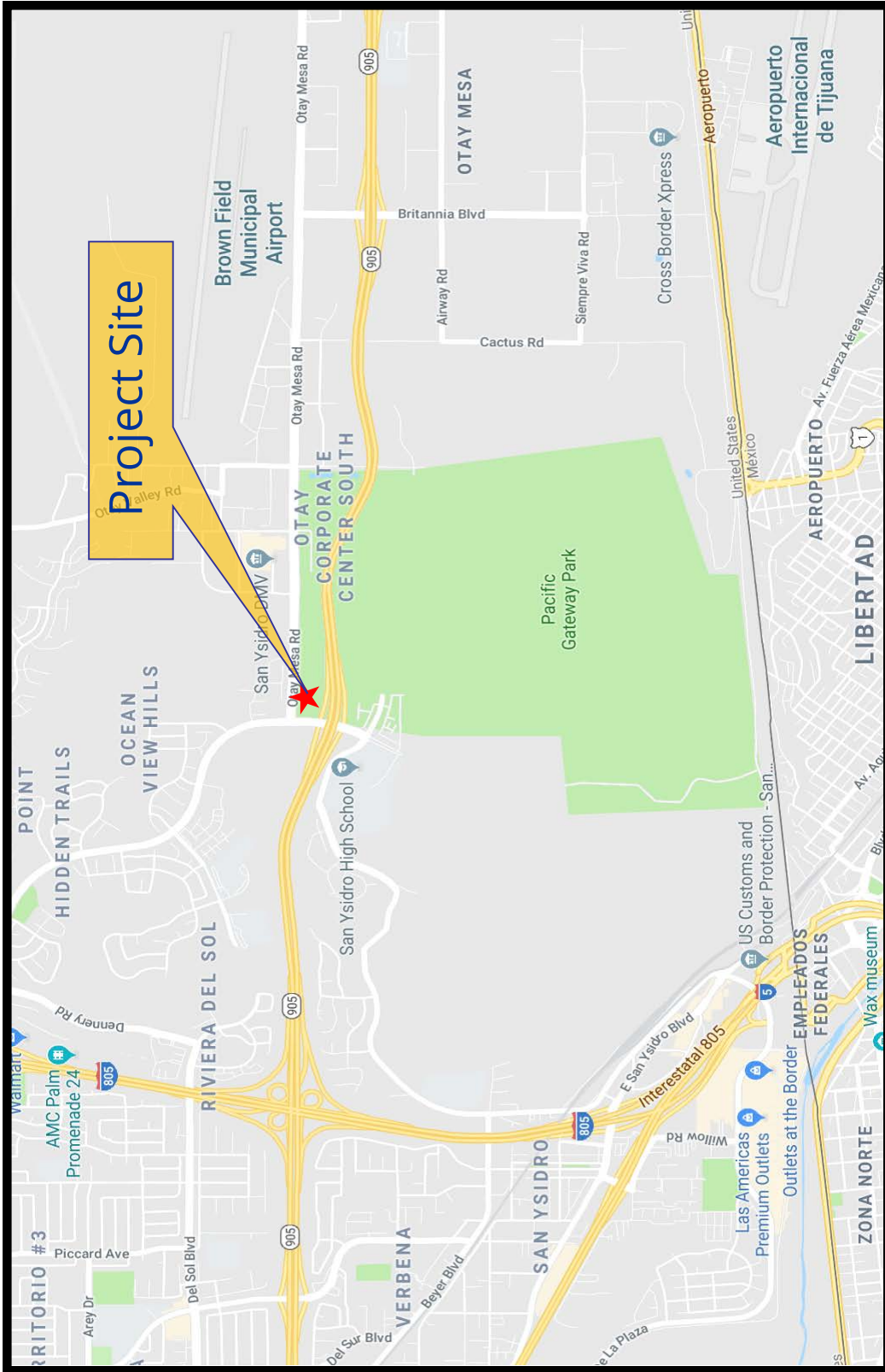
Laura C. Black, AICP
Deputy Director
Planning Department

FITZGERALD/WJZ

Attachments:

1. Location Map
2. Aerial Photograph
3. Existing Land Use Designation
4. Proposed Land Use Designation
5. Existing Zoning
6. Site Photographs (Existing)
7. Data Sheet
8. Draft MPDP/SDP/NDP Resolution with Findings
9. Draft Environmental Resolution
10. Draft MPDP/SDP/NDP Permit with Conditions
11. Draft VTM/Public ROW Vac/Easement Vac Resolution with Findings
12. Draft VTM/Public ROW Vac/Easement Vac Conditions
13. Community Plan Amendment Resolution
14. Community Plan Amendment
15. Planning Commission Initiation
16. Draft Rezone Ordinance
17. Rezone Exhibit Sheet B-4334
18. Community Planning Group Recommendation
19. Ownership Disclosure Statement
20. Draft Master Plan Development Permit Design Guideline
21. Project Plans
22. Market Analysis

Internal Order No. 24007824

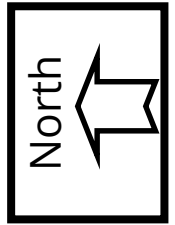


Location Map

Cal Terrace PA61 -Project 605191

Southeast corner of the intersection of Caliente Avenue and Otay Mesa Road,
north of State Route 905



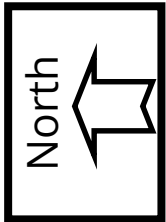
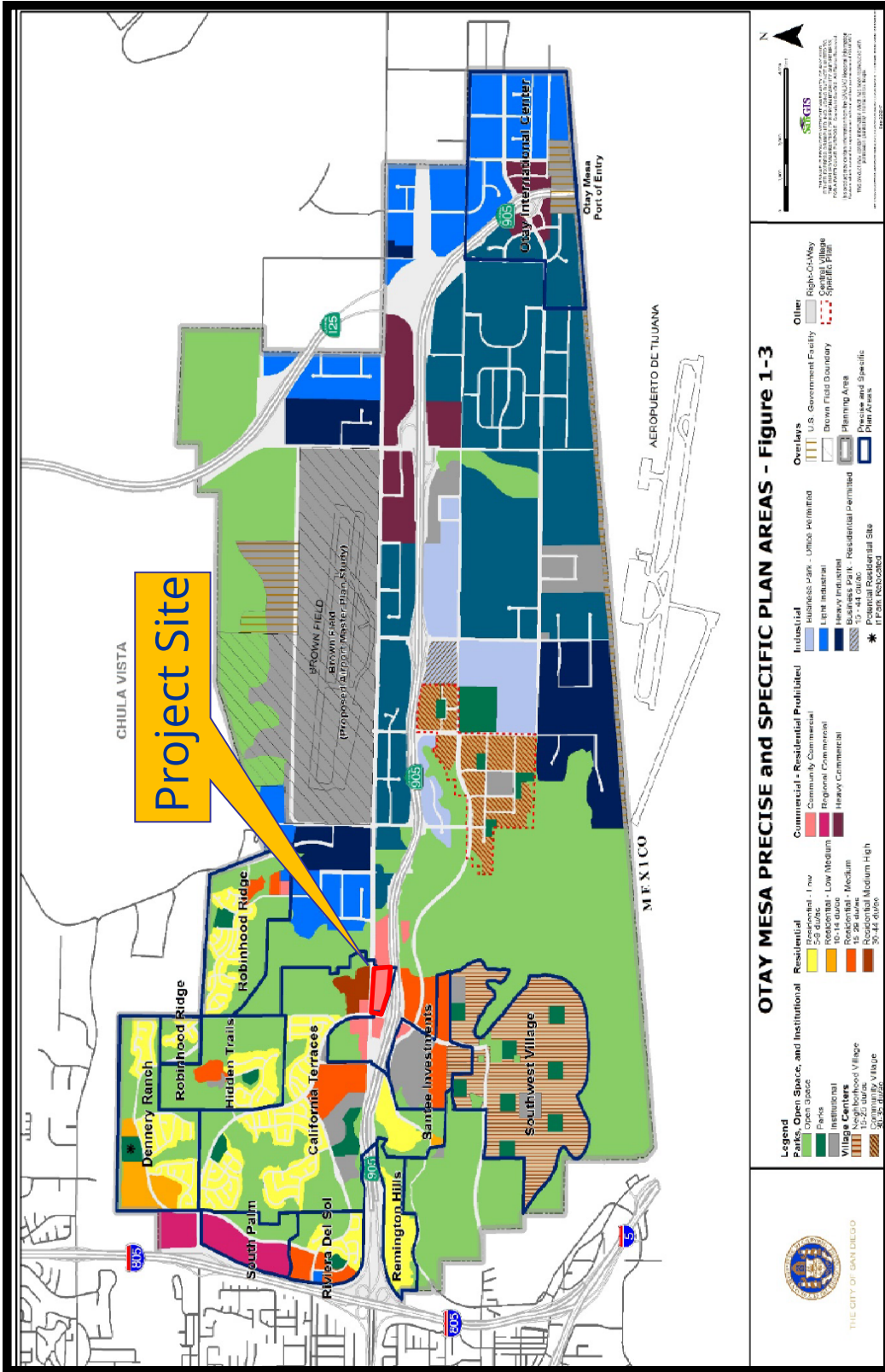


Aerial Photograph

Cal Terrace PA61 -Project 605191

Southeast corner of the intersection of Caliente Avenue and Otay Mesa Road,
north of State Route 905

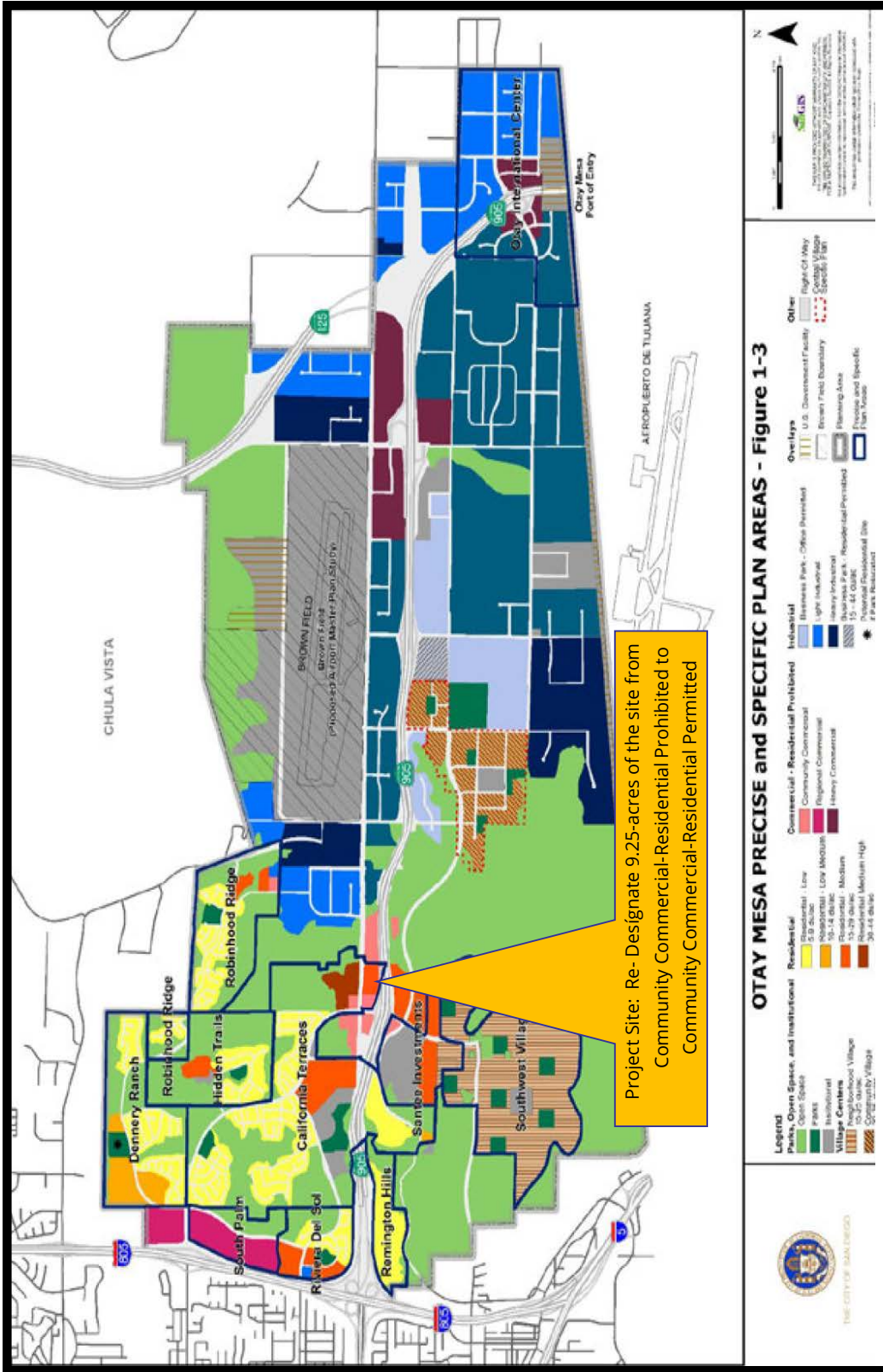
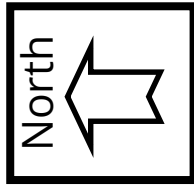




Community Plan Land Use Map Existing

Cal Terrace PA61 -Project 605191
 Southeast corner of the intersection of Caliente Avenue and Otay Mesa Road,
 north of State Route 905



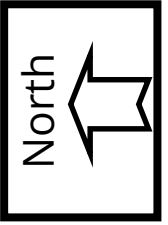
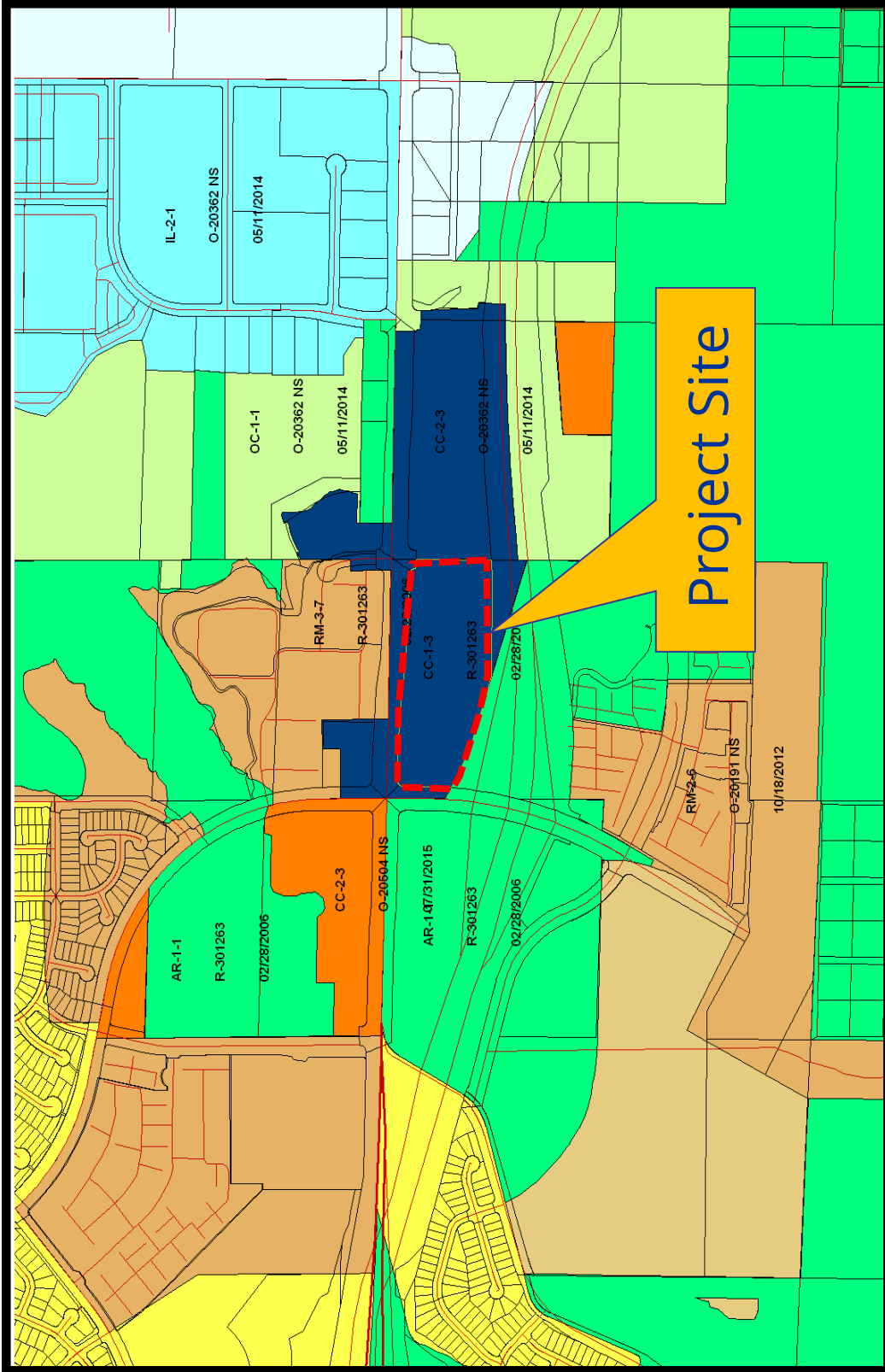


Project Site: Re-Designate 9.25-acres of the site from Community Commercial-Residential Prohibited to Community Commercial-Residential Permitted

Community Plan Land Use Map Proposed

Cal Terrace PA61 -Project 605191
 Southeast corner of the intersection of Caliente Avenue and Otay Mesa Road,
 north of State Route 905



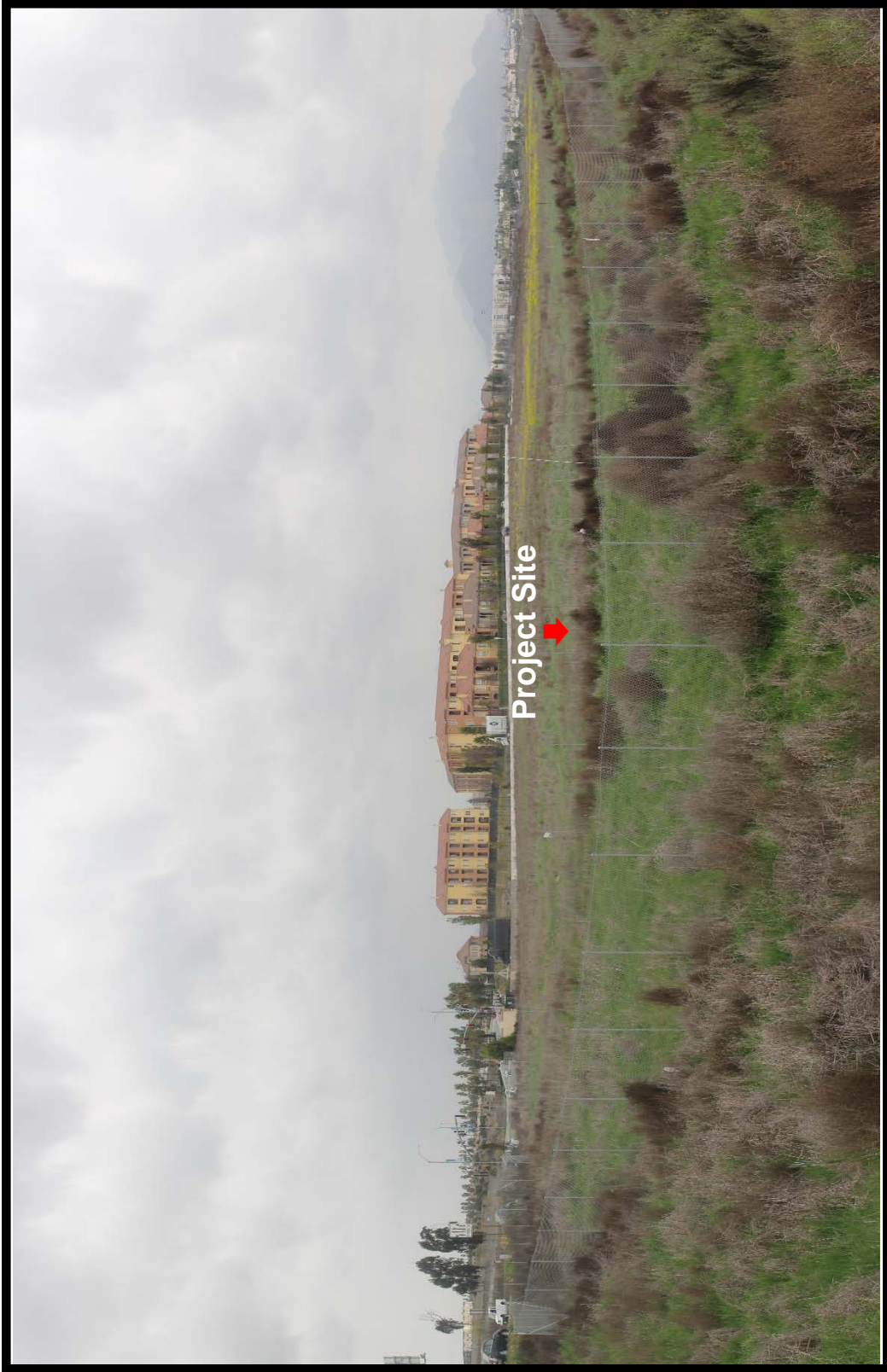


Zoning Map (CN-1-4 and RM-1-2 zones)

Cal Terrace PA61 -Project 605191

Southeast corner of the intersection of Caliente Avenue and Otay Mesa Road,
north of State Route 905





Site Photographs - Looking northeast

Cal Terrace PA61 -Project 605191

Southeast corner of the intersection of Caliente Avenue and Otay Mesa Road,
north of State Route 905





Site Photographs - Looking southeast

Cal Terrace PA61 -Project 605191

Southeast corner of the intersection of Caliente Avenue and Otay Mesa Road,
north of State Route 905





Site Photographs - Looking northwest

Cal Terrace PA61 -Project 605191

Southeast corner of the intersection of Caliente Avenue and Otay Mesa Road,
north of State Route 905





Site Photographs - Looking north from SR-905

Cal Terrace PA61 -Project 605191

Southeast corner of the intersection of Caliente Avenue and Otay Mesa Road,
north of State Route 905



PROJECT DATA SHEET		
PROJECT NAME:	Cal Terrace PA61	
PROJECT DESCRIPTION:	The subdivision of an existing parcel into two lots and the construction of 171-267 residential condominiums (Lot 2) with ten percent dedicated to affordable units at a sliding scale based on the number of units. The project also includes a private community park and 45,000 square feet of retail space (Lot 1).	
COMMUNITY PLAN AREA:	Otay Mesa	
DISCRETIONARY ACTIONS:	Community Plan Amendment, Rezone, Vesting Tentative Map, Public Right-of-Way Vacation, Easement Vacation, Master Plan Development Permit, Site Development Permit, Neighborhood Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Community Commercial-Residential Prohibited	
<u>ZONING INFORMATION:</u>		
<p style="text-align: center;">ZONE: CC-1-3 HEIGHT LIMIT: 45 feet LOT SIZE: 14.6-acres FLOOR AREA RATIO: 0.75 maximum FRONT SETBACK: 0 feet SIDE SETBACK: 10/0feet STREETSIDE SETBACK: 0 feet REAR SETBACK: 10/0 feet PARKING: Varies</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential/Community Commercial; CC-1-3/RM-3-7	Residential Units
SOUTH:	SR-905; AR-1-1	SR-905
EAST:	Community Commercial; CC-2-3	Vacant Land
WEST:	Community Commercial; AR-1-1	Vacant Land
DEVIATIONS OR VARIANCES REQUESTED:	Street Side Yard Setback, Side Yard Setback, and Street Setback	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 3, 2018, the Otay Mesa Community Planning Group voted 13-1-0 to recommend approval of the project with no conditions.	

CITY COUNCIL RESOLUTION NO. _____
MASTER PLANNED DEVELOPMENT PERMIT NO. 2265103
SITE DEVELOPMENT PERMIT NO. 2152399
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2192974
CAL TERRACE PA61 - PROJECT NO. 605191 [MMRP]

WHEREAS, PARDEE HOMES, a California Corporation, Owner/Permittee, filed an application with the City of San Diego for Master Planned Development Permit No. 2265103, Site Development Permit No. 2152399, and Neighborhood Development No. 2192974 to subdivide a 14.6-acre site into two (2) lots for the creation of 171-267 multi-family residential condominium units, one private recreational park, and 45,000 square feet of future commercial development known as the Cal Terrace PA61 project, located south of Otay Mesa Road, east of Caliente Avenue, and north of SR-905, and legally described as Beginning at the northwest corner of said Section 32, thence along the westerly line of said Section 32, south $00^{\circ}18'24''$ west 348.92 feet; thence south $61^{\circ}46'14''$ east 309.64 feet; thence south $72^{\circ}16'59''$ east 1107.21 feet to an intersection with the easterly line of said northwest quarter of the northwest quarter of said Section 32; thence along said easterly line north $00^{\circ}26'17''$ east 804.78 feet to an intersection with the northerly line of said section 32; thence along said northerly line north $88^{\circ}48'52''$ west 1332.08 feet to the point of beginning; Parcel 2: That portion of the west one half of the northwest quarter of Section 32, Township 18 south, Range 1 west, San Bernardino Meridian, in the City of San Diego , County of San Diego, State of California, according to the official plat thereof, more particularly described as "Parcel 2" quitclaim deed to Rancho Villa Apartments No. 2 LLC, Recorded on June 24, 2002 as DOC # 2002-0530243 in the office of the County Recorded of said County.), in the Otay Mesa Community Plan area, in the CC-1-3 zone. The residential portion of the site is proposed to be rezoned to the RM-2-5 zone (previously zoned CC-1-3); and

WHEREAS, on April 11, 2019, the Planning Commission of the City of San Diego considered Master Planned Development Permit No. 2265103, Site Development Permit No. 2152399, and Neighborhood Development Permit No. 2192974 and pursuant to Resolution No. _____-PC voted to recommend the City Council approve the Permit; 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 _____, 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 City Council of the City of San Diego, that it adopts the following findings with respect to Master Planned Development Permit No. 2265103, Site Development Permit No. 2152399, and Neighborhood Development Permit No. 2192974:

A. SITE DEVELOPMENT PERMIT San Diego Municipal Code (SDMC) Section 126.0504(a)

1. Findings for all Site Development Permits:

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

The project includes a request for a Community Plan Amendment (CPA) to redesignate a 9.20-acre portion of the project site from Community Commercial – Residential Prohibited to Residential Medium density which would permit multi-family residential development at a density range of 15 to 29 dwelling units per acre. The CPA would also include a reclassification of the segment of Caliente Avenue between Otay Mesa Road and SR-905 WB On-Ramp from a six-Lane Primary Arterial to a five-Lane Primary Arterial (three lanes southbound and two lanes northbound) as depicted within the Community Plan’s Roadway Classification Map. Additionally, the project proposes the subdivision of an existing parcel into two lots and the

construction of 171-267 residential condominiums (Lot 2) with ten percent affordable and 45,000 square feet of retail space (Lot 1).

The 14.6-acre site located on the southeast corner of the intersection of Caliente Avenue and Otay Mesa Road, just north of State Route 905 within the Northwest District of the Otay Mesa community planning area and is currently designated Community Commercial-Residential Prohibited within the Otay Mesa Community Plan. The project would be consistent with specific Otay Mesa Community Plan policies pertaining to housing and commercial development. The Community Plan's Land Use Element provides a distribution of land uses of sufficient capacity for a variety of uses, facilities, and services needed to serve the community. The proposed CPA would reduce the amount of land planned for retail use by 9.20-acres and increase overall housing capacity between 171 and 267 dwelling units. A retail analysis evaluating the land use change concluded that the proposed reduction of commercial land would have no adverse impact on the local retail environment. Additionally, the project lies within the Airport Influence Area (Brown Field / Review Area 2), the Community Plan Implementation Overlay Zone Type A (CPIOZ-A), the FAA Part 77 Notification Area (Brown Field / 576' AMSL), and the Transit Priority Area.

The project would be consistent with specific Otay Mesa Community Plan policies pertaining to housing and commercial development. The Community Plan's Land Use Element provides a distribution of land uses of sufficient capacity for a variety of uses, facilities, and services needed to serve the community. The proposed CPA would reduce the amount of land planned for retail use by 9.20 acres and increase overall housing capacity between 171 and 267 dwelling units. A retail analysis evaluating the land use change concluded that the proposed reduction of commercial land would have no adverse impact on the local retail environment.

The addition of housing to the site would implement the housing goals and policies of the Community Plan and the General Plan including policies to integrate a variety of housing types within village and residentially designated areas (including the provision of larger units) with multi-modal transportation access to the employment centers within the eastern portion of community. The project housing includes 3-4-bedroom units with three to three and a half baths each with two car garages. The project site is within a Transit Priority Area and located directly adjacent to the Metropolitan Transit System bus Routes 905 A and B, and within a half mile of a future bus rapid transit stop and a quarter mile the existing Caliente Avenue Park and Ride Facility. Transit service connects the site to the community's main employment areas, including the nearby Ocean View Hills Corporate Center and Otay Corporate Center South as well as those within the eastern portion of the community. Additionally, the site provides links to the Otay Mesa Bicycle network with a Class II adjacent to the site on Caliente Avenue and a Class III adjacent to the site along Otay Mesa Road.

The project would implement various Community Plan and General Plan Policies related to providing affordable housing within this community and the City as a whole, including Community Plan Policy 2.2-6, to "promote affordable housing

development through the provision of a variety of housing types, townhomes smaller-lot single-family homes, and other types of housing that are affordable in nature.”

Additionally, the project would be consistent with Community Plan Policy 2.3-1 to “maintain lands for commercial development within Otay Mesa to serve the demands of the residential and employment communities.” The project would retain a portion of the site as commercial use for future development of a 45,000 square foot shopping center.

Based upon a review of the City’s strategic housing and community planning goals, as well as the General Plan Land Use Element (specifically Policy LU-D.13), the site would best serve the Northwest District and support the land use plan as residential and commercial use rather than commercial only. The City of Villages strategy encourages development that increases housing supply and diversity within compact, mixed-use activity centers that are integrated into the larger community. The project would add residential use within a portion of a site previously planned exclusively for commercial use focusing growth within a mixed-use activity center that would be pedestrian-friendly and in proximity to the public transit. As a residential and commercial development, the project would increase the housing supply within the community as a whole and also within proximity to a future planned commercial center and would thus promote the General Plan’s City of Villages strategy.

The General Plan provides noise compatibility standards for interior and exterior noise that apply to the residential and commercial development components. The residential component would be affected by offsite vehicle traffic noise within the General Plan’s thresholds for both interior and exterior noise. The project would be designed to incorporate sound transmission reduction measures demonstrating that building structures will attenuate both interior and exterior noise to be within the General Plan noise compatibility standards in accordance with Addendum No. 605191 and the Mitigation Monitoring, and Reporting Program to Program Environmental Impact Report No. 30330/304032 /SCH No. 2004651076.

Community Plan Policy 4.1-8 states that to “minimize exposure of residential uses from noise, traffic and air quality impacts associated with SR-905 and truck routes through: the orientation of buildings and site planning, the design of buildings, landscape treatments, and distance separation.” Although the project would place residential units within close proximity to a freeway, thereby potentially subjecting the occupants to air quality emissions impacts above the applicable City thresholds, the project includes design measures such as HVAC units with air filters capable of filtering particles ranging from 1.0 to 10.0 ppm in size by more than 90 percent as identified in the project’s Air Quality Analysis (Recon Environmental, Inc, September 17, 2018) ensuring impacts associated with potential exposure to air quality emissions would not result in significant impacts to the residents of the project site.

The project would comply with Community Plan Update (CPU) Policy 8.1-3, which calls for the planning of development to minimize grading as it relates to natural features of the CPU area. The project would minimize grading to the extent needed to build the proposed structures and grading would not affect any surrounding natural features. In regards to General Plan policies, the project would comply with policies UD-A.6 and UD-8.1 by creating a street frontage along Otay Mesa Road that includes a sidewalk and landscaped area to provide visual appeal and an enhanced pedestrian experience, while constructing a multi-use townhome complex adjacent to future commercial area. Therefore, the proposed development 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 proposed project, including review of grading, drainage, architecture, landscape, environmental analysis and provisions of new streets and driveways, has been designed to conform with the City of San Diego's codes, policies, and regulations with the primary focus of protecting the public's health, safety and welfare. The conditions of approval of the project require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who would work within the site and within the community. Conditions of approval address driveway, public improvements, new street lights, new center medians, landscaping and grading. Storm water impacts from the project will be mitigated through the implementation and installation of Low Impact Development site design features, such as source control and treatment control Best Management Practices.

Addendum No. 605191 to Program Environmental Impact Report (PEIR) No. 30330/304032/SCH No. 2004651076 prepared for the Otay Mesa Community Plan update, has been prepared in accordance with California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Noise, Transportation/Circulation, Biological Resources, and Paleontological Resources would be implemented with this project, which will reduce the potential impacts to below a level of significance.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Master Planned Development Permit (MPDP) No. 2265103, Site Development Permit (SDP) No. 2152399, and Neighborhood

Development Permit (NDP) No. 2192974, and other regulations and guidelines pertaining to the subject property per the SDMC for the project site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the Owner/Permittee will be required to obtain construction permits. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes the subdivision of an existing parcel into two lots and the construction of 171-267 residential condominiums (Lot 2) with ten percent of the units dedicated to affordable housing and 45,000 square feet of retail space (Lot 1). Three deviations are being requested as part of the project design and the following outlines the deviations and justifications:

Street side yard setback: A deviation to SDMC Section 131.0443, Table 131.04G, street side yard setback, to allow a 10-foot street side yard setback where a minimum street side yard setback of 10 feet or 10 percent of the premise's width, whichever is greater. The deviation is being requested for residential dwelling units located along Street "A" and Street "B" which proposes street lengths of approximately 240 feet from Otay Mesa Road. The project site has a width of over 800 feet, which would require a minimum street side setback of 80 feet. The reduced setback allows the proposed development to meet the Otay Mesa Community Plan design guideline objectives of providing, affordable housing, pedestrian-level activity and providing transitions between residential and commercial areas. An 80-foot side yard setback would eliminate much of development footprint preventing the development from maximizing the number of the residential units.

Side yard setback: A deviation to SDMC Section 131.0443, Table 131.04G, side yard setback, to allow a 10-foot street side yard setback where a minimum side yard setback of five feet or 10 percent of the premise's width, whichever is greater. The deviation is being requested for the residential dwellings located along the western and eastern property lines. The project site has a width of over 800 feet, requiring a minimum side setback of 80 feet. The reduced setback allows the proposed development to meet the Otay Mesa Community Plan design guideline objectives of providing, affordable housing, pedestrian-level activity and providing transitions between residential and commercial areas. An 80-foot side yard setback would eliminate much of development footprint preventing the development from maximizing the number of the residential units.

Front yard setback: A deviation to SDMC Section 131.0443, Table 131.04G, front yard setback, to allow a 10-foot setback along Otay Mesa Road, where a minimum 15 feet and 20 feet is required. The project is proposing a front yard setback of 10 feet along Otay Mesa Road. There are two proposed cul-de-sac streets off Otay Mesa Road that

will provide driveway access to the proposed development. With the deviation, the project will be able to maximize its developable area and allow for an adequate parkway inclusive of noncontiguous sidewalks, rear yard landscaping for dwelling units adjacent to Otay Mesa Road, and pedestrian access and building articulation.

The above three deviations have been analyzed by staff and determined to be consistent with the goals and recommendations of the General Plan, the Otay Mesa Community Plan, and the purpose and intent of the CC-1-3 and RM-2-5 zones. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety. Apart from the above deviations, the proposed project provides a mixed residential/commercial development in accordance with development standards of the RM-2-5 zone, the CC-1-3 zone, and the Otay Mesa Community Plan. The proposed development will assist in providing affordable housing units and market-rate housing opportunities in a transit-friendly area near commercial centers. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

B. Site Development Permit - Section 126.0505: 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 project proposes the subdivision of an existing parcel into two lots and the construction of 171-267 residential condominiums (Lot 2) with ten percent dedicated to affordable units at a sliding scale based on the number of units. The residential units will be set aside for households earning 100 percent of the Area Medium Income (AMI) for a period of 55 years. The project also includes a private community park, and 45,000 square feet of retail space (Lot 1). The 14.6-acre site is located on the southeast corner of the intersection of Caliente Avenue and Otay Mesa Road, just north of State Route 905 within the CC-1-3 zone of the Northwest District of the Otay Mesa community planning area and is currently designated Community Commercial-Residential Prohibited within the Otay Mesa Community Plan. The proposed project includes a Community Plan Amendment to re-designate the site from Community Commercial-Residential Prohibited to Residential Medium density and a rezone from CC-1-3 to RM-2-5 for Lot 2 only, totaling approximately 9.2-acres. Lot 1, totaling approximately 4.6 acres, will remain Community Commercial- Residential Prohibited (CC-1-3)

The project is part of the California Terrace Precise Plan approved by the City Council on April 12, 1994. The Precise Plan included development of approximately 664.8-acres in the western portion of Otay Mesa with 5,375 residential dwelling units, 22.4-acres of commercial uses, 153.4-acres of open space, four school sites comprised of 53.6-acres, 26.2-acres for parks, and other associated public utilities. The subject 14.6-acre project site consists of a previously graded area and detention basin and

has been disturbed. The entire project has been designed to be consistent with the City's adopted Multiple Species Conservation Plan (MSCP). As outlined in the Addendum No. 605191, all required biological mitigation measures will be implemented as identified in the Precise Plan's PEIR No. 30330/304032/SCH No. 2004651076. The project will not increase the development footprint of the Otay Mesa Community Plan.

The California Terraces Precise Plan has been designed to minimize the impacts to sensitive resources and lands. The project site is entirely fenced with earthen berms around the eastern and southern perimeters. The majority of the site is comprised of a dense layer of Russian thistle, which ranges from one foot to three feet in height. The proposed development has minimal topographical relief, most of which has been disturbed through previous agricultural practices. As a result, both grading and disturbance of sensitive habitat will be minimized. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimal 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 proposed project has been designed to meet the storm water requirements of the California Regional Water Quality Control Board. The Project will utilize biofiltration basins on-site to meet both the treatment and hydromodification requirements. The project site is located within geologic hazards zone 53 as shown on the City's Seismic Safety Study. Zone 53 is characterized by level or sloping to steep terrain with unfavorable geologic structure, low to moderate risk and determined to be suitable for the proposed development.

The project has been designed to minimize alterations to natural landforms. Development footprints have been located to minimize erosion, flood, and fire hazards. Although the project's footprint is not expanding, road circulation has been changed within this area to accommodate an additional 171 to 267 multi-family dwelling units. The project would be required to utilize proper engineering design and utilization of standard construction practices, to be verified at the grading permit stage. There is no brush management required for this project the property falls outside of the Multiple Habitat Planning Area (MHPA). Additionally, each housing unit will contain fire sprinklers. The project is located out of the floodway and, therefore, will not be subject to flooding. As such, the proposed development will minimize the alteration of natural landforms 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 project proposes the subdivision of an existing parcel into two lots and the construction of 171-267 residential condominiums (Lot 2) with ten percent of the

units dedicated as affordable and 45,000 square feet of retail space (Lot 1). The proposed development is located outside of and not adjacent to environmentally sensitive lands including MHPA lands as defined by the Otay Mesa Community Plan Update and not adjacent to a vernal pool habitat conservation area. The 500-foot buffer surrounding the project site is comprised of disturbed land and urban/developed land. Disturbed land is dominated by Russian thistle, red brome, and Australian saltbush occurs adjacent to the project site to the east. Otay Mesa Road occurs to the north and a developed area with multi-family residences occurs beyond Otay Mesa Road. An empty lot comprised of bare ground and disturbed land occurs to the northwest of the project site. Caliente Avenue occurs to the west and SR-905 occurs to the south of the project site. 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 project is located outside of and not adjacent to environmentally sensitive lands including the Multiple-Habitat Planning Area (MHPA) and the Vernal Pool Habitat Conservation Area identified within the Otay Mesa Community Plan.

Although the project site is located outside of and not adjacent to MHPA, the project does contain burrowing owl habitat. A Western Burrowing Owl Non-Breeding Survey (Burrowing Owl Survey) was completed for the project by RECON Environmental, Inc. (RECON 2018). As detailed therein, the project site does contain habitat that is suitable for burrowing owl burrows, and a burrow complex comprised of seven burrows was observed within a portion of the site. However, no burrowing owls were detected within the project site during the nonbreeding season survey. Although no burrowing owls were detected, during the non-breeding season survey, there is a moderate potential for this species to occur within the western portion of the project site, as the habitat is less dense and suitable burrows are present. Consistent with the 2013 Program EIR, the project would include mitigation measures as anticipated under the mitigation framework. The project would include mitigation measure BIO-1, which requires site-specific biological surveys to determine the potential for sensitive species, along with the provision for the proposal for site-specific mitigation, if necessary, to reduce impacts to sensitive species or habitats. Compliance with the 2013 PEIR mitigation framework related to burrowing owls would ensure that the project would not conflict with environmentally sensitive lands per SDMC Section 143.0101 as it pertains to biological resources. Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and the VPHCP.

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

The proposed development is located approximately six miles inland from public beaches and local shoreline; therefore, will not contribute to erosion of public beaches or adversely impact shoreline and sand supply. Detention basins are provided on-site to reduce surface water runoff and reduce water runoff velocities to the extent water runoff might increase downstream siltation and contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

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

Addendum No. 605191 to PEIR No. 30330/304032/SCH No. 2004651076 prepared for the Otay Mesa Community Plan update, has been prepared in accordance with California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Noise, Transportation/Circulation, Biological Resources, and Paleontological Resources would be implemented with this project, which will reduce the potential impacts to below a level of significance. Thus, all mitigation reasonably related to and calculated to alleviate negative impacts created by the proposed development has been or will be incorporated into the conditions of the development permit. 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.

C. PLANNED DEVELOPMENT PERMIT SDMC SECTION 126.0605

1. Findings for all Planned Development Permits:

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

As outlined in Site Development Permit Finding No. (1)(a), the proposed development will not adversely affect the applicable land use plan.

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

As outlined in Site Development Permit Finding No. (1)(b), the proposed development will not be detrimental to the public health, safety, and welfare.

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

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

As outlined in Site Development Permit Finding No. (1)(c), the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

D. NEIGHBORHOOD DEVELOPMENT PERMIT San Diego Municipal Code (SDMC) Section 126.0404

1. Findings for all Neighborhood Development Permits:

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

As outlined in Site Development Permit Finding No. (1)(a) listed above, The proposed development will not adversely affect the applicable land use plan.

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

As outlined in Site Development Permit Finding No. (1)(b) listed above, 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.**

As outlined in Site Development Permit Finding No. (1)(c) listed above, 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 above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Master Planned Development Permit No. 2265103, Site Development Permit No. 2152399, and Neighborhood Development Permit No. 2192974 is granted

ATTACHMENT 8

to, PARDEE HOMES, a California Corporation Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution, contingent upon final passage of

R-_____ approving amendments to the General Plan and Otay Mesa Community Plan
and

O-_____ rezoning a portion of the project site to the RM-2-5 zone.

APPROVED: MARA W. ELLIOTT, City Attorney

DCA Name
Deputy City Attorney

XXX:xxx
Insert Date
Or.Dept:DSD
Doc. No.: xxxxxxxx

RESOLUTION NUMBER R-

ADOPTED ON

WHEREAS, City of San Diego Planning Department conducted a comprehensive plan update to the Southeastern San Diego Community Plan that included the adoption of a new separate Encanto Neighborhoods Community Plan, amendments to the General Plan, amendments to the Land Development Code, adoption of Impact Fee Studies for Southeastern San Diego and Encanto Neighborhoods; and

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

WHEREAS, on July 13, 2018, Pardee Homes submitted an application to the Development Services Department for 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 Program Environmental Impact Report if such Addendum meets the requirements of CEQA; 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 City Council of the City of San Diego as follows:

1. That the information contained in the final Program Environmental Impact Report No. 30330/304032 along with the Addendum thereto, including any comments received during the public review process, has been reviewed and considered by this San Diego 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 Program Environmental Impact Report No. 30330/304032 for the Project.
3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Program Environmental Impact Report No. 30330/304032 or that any significant effects previously examined will be substantially more severe than shown in the Program Environmental Impact Report No. 30330/304032.

ATTACHMENT 9

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 Program Environmental Impact Report No. 30330/304032 with respect to the Project, a copy of which is on file in the office of the City Clerk.
6. That pursuant to CEQA Section 21081.6, the 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 the San Diego City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.
7. That 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: [MYRA ELLIOTT, CITY ATTORNEY]

By: _____
[NAME], [DEPUTY CITY ATTORNEY]

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Community Plan Amendment, Rezone, Public Right-of-Way Vacation, Easement Vacation, Vesting Tentative Map, Master Planned Development Permit, Site Development Permit, Neighborhood Development Permit

PROJECT NO. 605191

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. 605191 to Program Environmental Impact Report No. 30330/304032 shall be made conditions of Community Plan Amendment, Rezone, Public Right-of-Way Vacation, Easement Vacation, Vesting Tentative Map, Master Planned Development Permit, Site Development Permit, and Neighborhood Development Permit as may be further described below.

[INSERT MMRP LANGUAGE]

A. GENERAL REQUIREMENTS: PART I - Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/standtemp.shtml>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY** - The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

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

- 1. 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 Acoustical 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. 605191 and/or Environmental Document No. 605191, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

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

- 3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency: ***Not Applicable***
- 4. MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

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

- 5. OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

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
Biology	Consultant Qualification Letters	Prior to Preconstruction Meeting
Biology	Biology Reports	Biology/Habitat Restoration Inspection
Paleontology	Paleontology Reports	Paleontology Site Observation
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Traffic	Traffic Reports	Traffic Features Site Observation
Paleontological Resources	Paleontology Reports	Paleontology Site Observation
Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Biological Resources (Burrowing Owl)

PRECONSTRUCTION SURVEY ELEMENT - Prior to Permit or Notice to Proceed Issuance:

ATTACHMENT 9

1. As this project has been determined to be BUOW occupied or to have BUOW occupation potential, the Applicant Department or Permit Holder shall submit evidence to the ADD of Entitlements verifying that a Biologist possessing qualifications pursuant "Staff Report on Burrowing Owl Mitigation, State of California Natural Resources Agency Department of Fish and Game. March 7, 2012 (hereafter referred as CDFG 2012, Staff Report), has been retained to implement a burrowing owl construction impact avoidance program.
2. The qualified BUOW biologist (or their designated biological representative) shall attend the pre-construction meeting to inform construction personnel about the City's BUOW requirements and subsequent survey schedule.

Prior to Start of Construction:

1. The Applicant Department or Permit Holder and Qualified Biologist must ensure that initial pre-construction/take avoidance surveys of the project "site" are completed between 14 and 30 days before initial construction activities, including brushing, clearing, grubbing, or grading of the project site; regardless of the time of the year. "Site" means the project site and the area within a radius of 450 feet of the project site. The report shall be submitted and approved by the Wildlife Agencies and/or City MSCP staff prior to construction or BUOW eviction(s) and shall include maps of the project site and BUOW locations on aerial photos.
2. The pre-construction survey shall follow the methods described in CDFG 2012, Staff Report - Appendix D (*please note, in 2013, CDFG became California Department of Fish and Wildlife or CDFW*).
3. 24 hours prior to commencement of ground disturbing activities, the Qualified Biologist shall verify results of preconstruction/take avoidance surveys. Verification shall be provided to the City's Mitigation Monitoring and Coordination (MMC) Section. If results of the preconstruction surveys have changed and BUOW are present in areas not previously identified, immediate notification to the City and WA's shall be provided prior to ground disturbing activities.

During Construction:

1. **Best Management Practices shall be employed as** BUOWs are known to use open pipes, culverts, excavated holes, and other burrow-like structures at construction sites. Legally permitted active construction projects which are BUOW occupied and have followed all protocol in this mitigation section, or sites within 450 feet of occupied BUOW areas, should undertake measures to discourage BUOWs from recolonizing previously occupied areas or colonizing new portions of the site. Such measures include, but are not limited to, ensuring that the ends of all pipes and culverts are covered when they are not being worked on, and covering rubble piles, dirt piles, ditches, and berms.
2. **On-going BUOW Detection** - If BUOWs or active burrows are not detected during the pre-construction surveys, Section "A" below shall be followed. If BUOWs or burrows are detected during the pre-construction surveys, Section "B" shall be followed. NEITHER THE MSCP SUBAREA PLAN NOR THIS MITIGATION SECTION ALLOWS FOR ANY BUOWs TO BE INJURED OR KILLED OUTSIDE **OR** WITHIN THE MHPA; in addition, IMPACTS TO BUOWs WITHIN THE MHPA MUST BE AVOIDED.

A. Post Survey Follow Up if Burrowing Owls and/or Signs of Active Natural or Artificial Burrows Are Not Detected During the Initial Pre-Construction Survey - Monitoring the site for new burrows is required using CDFW Staff Report 2012 Appendix D methods for the period following the initial pre-construction survey, until construction is scheduled to be complete and is complete (*NOTE - Using a projected completion date (that is amended if needed) will allow development of a monitoring schedule*).

- 1) If no active burrows are found but BUOWs are observed to occasionally (1-3 sightings) use the site for roosting or foraging, they should be allowed to do so with no changes in the construction or construction schedule.
- 2) If no active burrows are found but BUOWs are observed during follow up monitoring to repeatedly (4 or more sightings) use the site for roosting or foraging, the City's Mitigation Monitoring and Coordination (MMC) Section shall be notified and any portion of the site where owls have been sites and that has not been graded or otherwise disturbed shall be avoided until further notice.
- 3) If a BUOW begins using a burrow on the site at any time after the initial pre-construction survey, procedures described in Section B must be followed.
- 4) Any actions other than these require the approval of the City and the Wildlife Agencies.

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

- 1) This section (B) applies only to sites (including biologically defined territory) wholly outside of the MHPA – **all direct and indirect impacts to BUOWs within the MHPA SHALL be avoided.**
- 2) If one or more BUOWs are using any burrows (including pipes, culverts, debris piles etc.) on or within 300 feet of the proposed construction area, the City's MMC Section shall be contacted. The City's MMC Section shall contact the Wildlife Agencies regarding eviction/collapsing burrows and enlist appropriate City biologist for on-going coordination with the Wildlife Agencies and the qualified consulting BUOW biologist. No construction shall occur within 300 feet of an active burrow without written concurrence from the Wildlife Agencies. This distance may increase or decrease, depending on the burrow's location in relation to the site's topography, and other physical and biological characteristics.
 - a) **Outside the Breeding Season** - If the BUOW is using a burrow on site outside the breeding season (i.e. September 1 – January 31), the BUOW may be evicted after the qualified BUOW biologist has determined via fiber optic camera or other appropriate device, that no eggs, young, or adults are in the burrow and written concurrence from the Wildlife Agencies for eviction is obtained prior to implementation.

- b) **During Breeding Season** - If a BUOW is using a burrow on-site during the breeding season (Feb 1-Aug 31), construction shall not occur within 300 feet of the burrow until the young have fledged and are no longer dependent on the burrow, at which time the BUOWs can be evicted. Eviction requires written concurrence from the Wildlife Agencies prior to implementation.
- 3) **Survey Reporting During Construction** - Details of construction surveys and evictions (if applicable) carried out shall be immediately (within 5 working days or sooner) reported to the City's MMC Section and the Wildlife Agencies and must be provided in writing (as by e-mail) and acknowledged to have been received by the required Agencies and DSD Staff member(s).

Post Construction:

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

Historical Resources

HR-1 Due to the potential for buried cultural resources to be encountered on-site, a qualified archaeological monitor and a Native American monitor shall be present during project-related grading activities. This shall include removal of existing pavement and concrete hardscaping such as walkways. The following measures shall be implemented:

I. Prior to Permit Issuance or Bid Opening/Bid Award

A. Entitlements Plan Check

- 1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

- 1. Prior to Bid Award, 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

ATTACHMENT 9

1. The PI shall provide verification to MMC that a site-specific records search (quarter-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. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)
The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
 3. 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 the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
 - c. MMC shall notify the PI that the AME has been approved.
 4. 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 age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
 5. Approval of AME and Construction Schedule
After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

III. During Construction

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

ATTACHMENT 9

- b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM 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 Section 15064.5, 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.
 - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - 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.
 - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
 - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:
- 1. Procedures for documentation, curation and reporting
 - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
 - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
 - c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
 - d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

IV. Discovery of Human Remains

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

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

- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are NOT Native American

- 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
- 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
- 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

- 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
- 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. 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 via the RE 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 as a result of 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 or Pipeline Trenching Discovery Process 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 via the RE for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC via the RE 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.

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. 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 C.

3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
 4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
 5. 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 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 of the approved report.
 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.

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 Assistant Deputy Director (ADD) 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 ADD

- 1) The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the 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 11 x 17 inches) 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 CSVRS 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 8 a.m. on the next business day.
 - b) Discoveries – All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.

ATTACHMENT 9

- 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 8 a.m. 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.
 - C. 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.

Transportation/Circulation

The project is calculated to have three direct and Near Term cumulative significant impacts, and five Horizon Year cumulative impacts to project area intersections and road segments. The project would require the following mitigation measures:

- TRF-1:** To mitigate the direct impact at Caliente Ave/SR-905 WB ramp (Impacts TRF-1 and TRF-4), prior to issuance of the first building permit, Owner/Permittee shall restripe the southbound approach to include a through lane, a through-right turn lane, and right turn lane satisfactory to the City Engineer and Caltrans.
- TRF-2:** To mitigate the direct impact at Caliente Avenue/ Airway Road (Impacts TRF-2 and TRF-5), prior to issuance of the first building permit, Owner/Permittee shall assure by permit and bond the installation of a traffic signal satisfactory to the City Engineer if said signal is not already installed and operational.
- TRF-3:** To mitigate the direct impact at Otay Mesa Road/Emerald Crest Court (Impacts TRF-3 and 6), prior to issuance of the first building permit, Owner/Permittee shall assure by permit and bond the installation of a traffic signal satisfactory to the City Engineer if said signal is not already installed and operational.
- TRF-4:** To mitigate the Horizon Year cumulative impact at Otay Mesa Road/Ocean View Hills/Caliente Avenue intersection (Impact TRF-7), prior to issuance of the first building permit, Owner/Permittee shall bond for the restriping of the westbound approach to three left turn lanes, a through-right turn lane, and an exclusive right turn lane satisfactory to the City Engineer.
- TRF-5:** To mitigate the Horizon Year cumulative impacts at Caliente Avenue/SR-905 WB Ramp (Impact TRF-8), prior to issuance of the first building permit, the Owner/Permittee shall make a fair share contribution of 8.8 percent toward PFFP OM T-11.1 towards the construction of an additional southbound right turn lane at the intersection of Caliente Avenue/SR-905 West Bound ramp satisfactory to the City Engineer.

ATTACHMENT 9

- TRF-6:** The Horizon Year cumulative impacts at Caliente Avenue/Airway Road and Otay Mesa Road/ Emerald Crest Court (Impacts TRF-9 and TRF-10), will be mitigated by TRF-3 at project's Opening Day 2020.
- TRF-7:** To mitigate the Horizon Year cumulative impact along the roadway segment of Caliente Avenue from Otay Mesa Road to SR-905 WB Ramp (Impact TRF-11), prior to issuance of the first building permit, the Owner/Permittee shall assure by permit and bond the construction of a full-width City Standard raised median on Caliente Avenue from Otay Mesa Road to SR-905 WB Ramp, satisfactory to the City Engineer. Improvements shall be installed and operational prior to first occupancy.

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: 24007824

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MASTER PLANNED DEVELOPMENT PERMIT NO. 2265103
SITE DEVELOPMENT PERMIT NO. 2152399
NEIGHBOR DEVELOPMENT PERMIT NO. 2192974
CAL TERRACE PA61 - PROJECT NO. 605191 [MMRP]
CITY COUNCIL

This Master Planned Development No. 2265103, Site Development Permit No. 2152399, and Neighborhood Development Permit No. 2192974 is granted by the City Council of the City of San Diego to PARDEE HOMES, a California Corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 143.0920, 126.0402, and 143.0110. The 14.60-acre site is located south of Otay Mesa Road, east of Caliente Avenue, and north of SR-905 in the CC-1-3 zone of the Otay Mesa Community Plan. The project site is legally described as: Parcel 1: All that portion of the northwest quarter of the northwest quarter of Section 32, Township 18 South, Range 1 West, San Bernardino Base and Meridian in the City of San Diego, County of San Diego, California according to the official plat thereof, described as follows: Beginning at the northwest corner of said Section 32, thence along the westerly line of said Section 32, south 00°18'24" west 348.92 feet; thence south 61°46'14" east 309.64 feet; thence south 72°16'59" east 1107.21 feet to an intersection with the easterly line of said northwest quarter of the northwest quarter of said Section 32; thence along said easterly line north 00°26'17" east 804.78 feet to an intersection with the northerly line of said section 32; thence along said northerly line north 88°48'52" west 1332.08 feet to the point of beginning; Parcel 2: That portion of the west one half of the northwest quarter of Section 32, Township 18 south, Range 1 west, San Bernardino Meridian, in the City of San Diego , County of San Diego, State of California, according to the official plat thereof, more particularly described as "Parcel 2" quitclaim deed to Rancho Villa Apartments No. 2 LLC, Recorded on June 24, 2002 as DOC# 2002-0530243 in the office of the County Recorded of said County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the construction of a minimum of 171 to a maximum of 267 residential condominium units and a maximum of 45,000 square feet of retail space described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated _____, on file in the Development Services Department.

The project shall include:

- a. The construction of a minimum of 171 to a maximum of 267 residential condominium units consisting of three-four bedrooms and two-car garages with ten percent dedicated to affordable units at a sliding scale based on the number of units constructed. The for sale residential units will be set aside for households earning 100 percent of the Area Medium Income (AMI) for a period of 55 years;
- b. The construction of up to 45,000 square feet of commercial retail;
- c. An 8,276 square-foot private park on lot 2;
- d. Deviations:
 - i. A deviation from SDMC Section 131.0443, Table 131-04G allowing a reduction in the minimum front yard setback/standard front yard setback to 10 feet where 15 feet and 20 feet are required;
 - ii. A deviation from SDMC Section 131.0443, Table 131-04G allowing a reduction in the minimum street side yard setback to 10 feet where the greater of five feet or 10 percent of the premise's width is required;
 - iii. A deviation from SDMC Section 131.0443, Table 131-04G allowing a reduction in the minimum side yard setback to 10 feet where the greater of 10 feet or 10 percent of the premise's width is required;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking;
- g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

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

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 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 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 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 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.

CLIMATE ACTION PLAN REQUIREMENTS:

11. 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.

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. 605191 to Program Environmental Impact Report No. No. 30330/304032/SCH No. 2004651076, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Permittee shall comply with the MMRP as specified in Addendum No. 605191 to Program Environmental Impact Report (PEIR) No. 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, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

- Historical Resources

- Transportation/Circulation
- Biological Resources
- Paleontological Resources

AFFORDABLE HOUSING REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall enter into an affordable housing agreement with the San Diego Housing Commission to provide affordable housing units in compliance with the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

ENGINEERING REQUIREMENTS:

13. The Master Planned Development No. 2265103, Site Development Permit No. 2152399, and Neighborhood Development Permit No. 2192974 shall comply with all Conditions for the Final Map pursuant to Vesting Tentative Map No. 2152396.

14. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code, in a manner satisfactory to the City Engineer.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a letter of permission from the neighboring lot to improve Street B, pursuant to Exhibit "A," in a manner satisfactory to the City Engineer.

17. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, dedicate and improve Caliente Road and Otay Mesa Road adjacent to the project site, as shown on approved Exhibit "A," per current City Standards, in a manner satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, dedicate and improve Street "A," and Street "B" within the project site, as shown on approved Exhibit "A," pursuant to current City Standards, in a manner satisfactory to the City Engineer.

19. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

20. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of current City Standard driveways, per the approved Exhibit "A," in a manner satisfactory to the City Engineer.
21. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of current City Standard curb ramps, sidewalks, curb and gutter, per the approved Exhibit "A," in a manner satisfactory to the City Engineer.
22. The drainage system for this project, per approved Exhibit "A," will be subject to approval by the City Engineer.
23. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for all private connections to public storm drain systems, in a manner satisfactory to the City Engineer.
24. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, for the private sewer within the Street "A" Right-of-Way per the approved Exhibit "A," in a manner satisfactory to the City Engineer.
25. Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices (BMP) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
26. Prior to the issuance of any construction permits, the Owner/Permittee 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.
27. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices maintenance, in a manner satisfactory to the City Engineer.
28. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
29. Prior to issuance of a grading or a construction permit, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted to the City.

30. Prior to the issuance of any construction permits, the Owner/Permittee shall vacate a portion of Otay Mesa Road Right-of-Way located north of the site as shown per the approved Exhibit "A," in a manner satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

31. 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, Stormwater 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.

32. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

33. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(5).

34. 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.

35. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

PLANNING/DESIGN REQUIREMENTS:

- 37. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.
- 38. 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.
- 39. The Owner/Permittee shall ensure that the Parks and Recreation Department reviews the public improvement plans for approval prior to the issuance of a building permit for the first residential development.

PARK AND RECREATION REQUIREMENTS:

- 40. All landscape to be maintained by a Maintenance Assessment District shall have a two-year maintenance and monitoring period prior to project approval and acceptance by the City Park and Recreation Dept.
- 41. All work done within a City of San Diego Maintenance Assessment District shall be in accordance with the City of San Diego Consultant's Guide to Park Design and Construction.

TRANSPORTATION REQUIREMENTS

- 42. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.
- 43. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate 12 feet for public right of way purposes along the project's Caliente Avenue frontage and assure by permit and bond the construction of a 22-foot parkway with non-contiguous 6-foot wide sidewalks, in a manner satisfactory to the City Engineer.
- 44. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a full width raised median on Caliente Avenue along the full project frontage from Otay Mesa Road to SR-905 west bound off-ramp, in a manner satisfactory to the City Engineer.
- 45. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate between two to 12 feet of project frontage for public right-of-way purposes in accordance with Exhibit "A" along Otay Mesa Road and assure by permit and bond the construction of between 12 to 22 feet of parkway with non-contiguous sidewalks of five to six feet wide, with curb and gutter in accordance with Exhibit "A," in a manner satisfactory to the City Engineer.

46. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the construction of curb ramps at the southwest and southeast corners of Otay Mesa Road and Street "A," in a manner satisfactory to the City Engineer.
47. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a traffic signal at Otay Mesa Road and Emerald Crest Court (Street "B"), satisfactory to the City Engineer. These improvements shall include removal of the existing K-Rail and fence along Otay Mesa Road between Caliente Avenue and Emerald Crest Court (Street "B") and replacement with a raised median, satisfactory to the City Engineer, to allow for full turning movements at the new traffic signal. These improvements shall be completed and accepted by the City Engineer prior to the first certificate of occupancy.
48. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate and shall assure by permit and bond the construction of a cul-de-sac at Emerald Crest Court (Street "B") with 60 feet curb to curb in an 80-foot right-of-way including a 10-foot parkway with a non-contiguous five-foot wide sidewalk, curb and gutter, satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the first certificate of occupancy.
49. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a right turn lane deceleration lane on Otay Mesa Road at Emerald Crest Court (Street "B"), satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the first certificate of occupancy.
50. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of two driveways on the Emerald Crest Court (Street "B") cul-de-sac bulb. The driveway that will access Lot 2 shall be 25 feet wide, and the driveway that will access APN 645-08-18 shall be a maximum of 30 feet wide, in a manner satisfactory to the City Engineer.
51. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate and shall assure by permit and bond the construction of Street "A" in accordance with Exhibit "A," with 30 feet curb to curb in a 50-foot right-of-way including a 10-foot parkway with non-contiguous five-foot wide sidewalks, curb and gutter, in a manner satisfactory to the City Engineer.
52. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of two driveways on the Street "A" cul-de-sac bulb. The driveway that will access Lot 1 shall be 26 feet wide, and the driveway that will access Lot 2 shall be a maximum of 25 feet wide, in a manner satisfactory to the City Engineer.
53. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a right turn lane deceleration lane on Otay Mesa Road at Street "A," with right in/right-out only access, in a manner satisfactory to the City Engineer.
54. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a traffic signal at Caliente Avenue at Airway Road, satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the first certificate of occupancy.

55. Prior to the issuance of any building permit, the Owner/Permittee shall restripe the intersection of SR-905 westbound off-ramp and Caliente Avenue to provide a southbound approach on Caliente Avenue with one through lane, one through-right lane, and one right-turn lane, satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the first certificate of occupancy.

56. Owner/Permittee shall provide a minimum of 194 parking spaces for the future 45,000 square foot of commercial development to be located at Lot 1.

57. Prior to any work starting in the City of San Diego street right-of-way, the Owner/Permittee shall obtain a public right-of-way permit for traffic control, in a manner satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

58. The proposed development is currently subject to the following reimbursement fees: The Otay Mesa Sewer Surcharge fee of \$1821.75 per living unit plus 6.0% simple interest from March 12, 2008 (21351-D-O). The South San Diego/Otay Mesa Water Reimbursement fee of \$1,066.00 per EDU for Zone 680 plus 6.0% interest from December 5, 2000 (30867-D-B).

59. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

60. Prior to issuance of any engineering permits, the Owner/Permittee shall obtain an Encroachment and Maintenance Removal Agreement (EMRA) for proposed improvements of any kind, including utilities, landscaping, enriched paving, and electrical conduits to be installed within the public-right-of-way or public easement.

61. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

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.

ATTACHMENT 10

- 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 _____.

ATTACHMENT 10

Master Planned Development No. 2265103,
Site Development Permit No. 2152399,
Neighborhood Development Permit No. 2192974

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

William Zounes
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.

Pardee Homes
Owner/Permittee

By _____
Jimmy Ayala
Division President

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

CITY COUNCIL RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. 2152396,
PUBLIC RIGHT OF WAY VACATION NO. 2152395
EASEMENT VACATION NO. 2261533
CAL TERRACE PA61 - PROJECT NO. 605191 [MMRP]

WHEREAS, Subdivider, PARDEE HOMES, a California Corporation, and Engineer, HENRY H. PENG, submitted an application to the City of San Diego for a Vesting Tentative Map, Public Right-of-Way Vacation and Easement Vacation for the subdivision of a single parcel into two lots for the creation of 171-267 multi-family residential condominium units, one private recreational park, and 45,000 square feet of future commercial development. The project site is located south of Otay Mesa Road, east of Caliente Avenue, and north of SR-905. The property is legally described as Beginning at the northwest corner of said Section 32, thence along the westerly line of said Section 32, south 00°18'24" west 348.92 feet; thence south 61°46'14" east 309.64 feet; thence south 72°16'59" east 1107.21 feet to an intersection with the easterly line of said northwest quarter of the northwest quarter of said Section 32; thence along said easterly line north 00°26'17" east 804.78 feet to an intersection with the northerly line of said section 32; thence along said northerly line north 88°48'52" west 1332.08 feet to the point of beginning; Parcel 2: That portion of the west one half of the northwest quarter of Section 32, Township 18 south, Range 1 west, San Bernardino Meridian, in the City of San Diego , County of San Diego, State of California, according to the official plat thereof, more particularly described as "Parcel 2" quitclaim deed to Rancho Villa Apartments No. 2 LLC, Recorded on June 24, 2002 as DOC # 2002-0530243 in the office of the County Recorded of said County.); and

WHEREAS, the Map proposes the Subdivision of a 14.6-acre-site into two lots; 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, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 171-267; and

WHEREAS, on April 11, 2019, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 2152396, Public Right-of-Way Vacation No. 2152395, and Easement Vacation No. 2261513, and pursuant to Resolution No. _____, the Planning Commission voted to recommend City Council approval; 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. 2152396, Public Right-of-Way Vacation No. 2152395 and Easement Vacation No. 2152395 and pursuant to San Diego Municipal Code section(s) 125.0440, and 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. 2152396:

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 includes a request for a Community Plan Amendment (CPA) to redesignate a 9.20-acre portion of the project site from Community Commercial – Residential Prohibited to Residential Medium density which would permit multi-family residential development at a density range of 15 to 29 dwelling units per acre. The CPA would also include a reclassification of the segment of Caliente Avenue between Otay Mesa Road and SR-905 WB On-Ramp from a six-Lane Primary Arterial to a five-Lane Primary Arterial (three lanes southbound and two lanes northbound) as depicted within the Community Plan’s Roadway Classification Map. Additionally, the project proposes the subdivision of an existing parcel into two lots and the construction of 171-267 residential condominiums (Lot 2) with ten percent affordable and 45,000 square feet of retail space (Lot 1).

The 14.6-acre site located on the southeast corner of the intersection of Caliente Avenue and Otay Mesa Road, just north of State Route 905 within the Northwest District of the Otay Mesa community planning area and is currently designated Community Commercial-Residential Prohibited within the Otay Mesa Community Plan. The project would be consistent with specific Otay Mesa Community Plan policies pertaining to housing and commercial development. The Community Plan’s Land Use Element provides a distribution of land uses of sufficient capacity for a variety of uses, facilities, and services needed to serve the community. The proposed CPA would reduce the amount of land planned for retail use by 9.20-acres and increase overall housing capacity between 171 and 267 dwelling units. A retail analysis evaluating the land use change concluded that the proposed reduction of commercial land would have no adverse impact on the local retail environment

The 14.6-acre site located on the southeast corner of the intersection of Caliente Avenue and Otay Mesa Road, just north of State Route 905 within the Northwest District of the Otay Mesa community planning area and is currently designated Community Commercial-Residential Prohibited within the Otay Mesa Community Plan. The project would be consistent with specific Otay Mesa Community Plan policies pertaining to housing and commercial development. The Community Plan’s Land Use Element provides a distribution of land uses of sufficient capacity for a variety of uses, facilities, and services needed to serve the community. The proposed CPA would reduce the amount of land planned for retail use by 9.20-acres and increase overall housing capacity between 171 and 267 dwelling units. A retail analysis evaluating the land use change concluded that the proposed reduction of commercial land would have no adverse impact on the local retail environment.

The addition of housing to the site would implement the housing goals and policies of the Community Plan and the General Plan including policies to integrate a variety of housing types within village and residentially designated areas (including the provision of larger units) with multi-modal transportation access to the employment centers within the eastern portion of community.

The project housing includes 3-4-bedroom units with three to three and a half baths each with two car garages. The project site is within a Transit Priority Area and located directly adjacent to the Metropolitan Transit System bus Routes 905 A and B, and within a half mile of a future bus rapid transit stop and a quarter mile the existing Caliente Avenue Park and Ride Facility. Transit service connects the site to the community's main employment areas, including the nearby Ocean View Hills Corporate Center and Otay Corporate Center South as well as those within the eastern portion of the community. Additionally, the site provides links to the Otay Mesa Bicycle network with a Class II adjacent to the site on Caliente Avenue and a Class III adjacent to the site along Otay Mesa Road.

The project would implement various Community Plan and General Plan Policies related to providing affordable housing within this community and the City as a whole, including Community Plan Policy 2.2-6, to "promote affordable housing development through the provision of a variety of housing types, townhomes smaller-lot single-family homes, and other types of housing that are affordable in nature."

Additionally, the project would be consistent with Community Plan Policy 2.3-1 to "maintain lands for commercial development within Otay Mesa to serve the demands of the residential and employment communities." The project would retain a portion of the site as commercial use for future development of a 45,000 square foot shopping center.

Based upon a review of the City's strategic housing and community planning goals, as well as the General Plan Land Use Element (specifically Policy LU-D.13), the site would best serve the Northwest District and support the land use plan as residential and commercial use rather than commercial only. The City of Villages strategy encourages development that increases housing supply and diversity within compact, mixed-use activity centers that are integrated into the larger community. The project would add residential use within a portion of a site previously planned exclusively for commercial use focusing growth within a mixed-use activity center that would be pedestrian-friendly and in proximity to the public transit. As a residential and commercial development, the project would increase the housing supply within the community as a whole and also within proximity to a future planned commercial center and would thus promote the General Plan's City of Villages strategy.

The General Plan provides noise compatibility standards for interior and exterior noise that apply to the residential and commercial development components. The residential component would be affected by offsite vehicle traffic noise within the General Plan's thresholds for both interior and exterior noise. The project would be designed to incorporate sound transmission reduction measures demonstrating that building structures will attenuate both interior and exterior noise to be within the General Plan noise compatibility standards in accordance with Addendum No. 605191 and the Mitigation Monitoring, and Reporting Program to Program Environmental Impact Report No. 30330/304032 /SCH No. 2004651076.

Community Plan Policy 4.1-8 states that to "minimize exposure of residential uses from noise, traffic and air quality impacts associated with SR-905 and truck routes through: the orientation of buildings and site planning, the design of buildings, landscape treatments, and distance separation." Although the project would place residential units within close proximity to a freeway, thereby potentially subjecting the occupants to air quality emissions impacts above the applicable City thresholds, the project includes design measures such as HVAC units with air filters

capable of filtering particles ranging from 1.0 to 10.0 ppm in size by more than 90 percent as identified in the project's Air Quality Analysis (Recon Environmental, Inc, September 17, 2018) ensuring impacts associated with potential exposure to air quality emissions would not result in significant impacts to the residents of the project site.

The project would comply with Community Plan Update (CPU) Policy 8.1-3, which calls for the planning of development to minimize grading as it relates to natural features of the CPU area. The project would minimize grading to the extent needed to build the proposed structures and grading would not affect any surrounding natural features. In regards to General Plan policies, the project would comply with policies UD-A.6 and UD-8.1 by creating a street frontage along Otay Mesa Road that includes a sidewalk and landscaped area to provide visual appeal and an enhanced pedestrian experience, while constructing a multi-use townhome complex adjacent to future commercial area. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The project proposes the subdivision of an existing parcel into two lots and the construction of 171-267 residential condominiums (Lot 2) with ten percent of the units dedicated to affordable housing and 45,000 square feet of retail space (Lot 1). Three deviations are being requested as part of the project design and the following outlines the deviations and justifications:

Street side yard setback: A deviation to SDMC Section 131.0443, Table 131.04G, street side yard setback, to allow a 10-foot street side yard setback where a minimum street side yard setback of 10 feet or 10 percent of the premise's width, whichever is greater. The deviation is being requested for residential dwelling units located along Street "A" and Street "B" which proposes street lengths of approximately 240 feet from Otay Mesa Road. The project site has a width of over 800 feet, which would require a minimum street side setback of 80 feet. The reduced setback allows the proposed development to meet the Otay Mesa Community Plan design guideline objectives of providing, affordable housing, pedestrian-level activity and providing transitions between residential and commercial areas. An 80-foot side yard setback would eliminate much of development footprint preventing the development from maximizing the number of the residential units.

Side yard setback: A deviation to SDMC Section 131.0443, Table 131.04G, side yard setback, to allow a 10-foot street side yard setback where a minimum side yard setback of five feet or 10 percent of the premise's width, whichever is greater. The deviation is being requested for the residential dwellings located along the western and eastern property lines. The project site has a width of over 800 feet, requiring a minimum side setback of 80 feet. The reduced setback allows the proposed development to meet the Otay Mesa Community Plan design guideline objectives of providing, affordable housing, pedestrian-level activity and providing transitions between residential and commercial areas. An 80-foot side yard setback would eliminate much of development footprint preventing the development from maximizing the number of the residential units.

Front yard setback: a deviation to SDMC Section 131.0443, Table 131.04G, to allow a 10-foot setback along Otay Mesa Road, where a minimum 15 feet and 20 feet is required. The project is

proposing a front yard setback of 10 feet along Otay Mesa Road. There are two proposed cul-de-sac streets off Otay Mesa Road that will provide driveway access to the proposed development. With the deviation, the project will be able to maximize its developable area and allow for an adequate parkway inclusive of noncontiguous sidewalks, rear yard landscaping for dwelling units adjacent to Otay Mesa Road, and pedestrian access and building articulation.

The above three deviations have been analyzed by staff and determined to be consistent with the goals and recommendations of the General Plan, the Otay Mesa Community Plan, and the purpose and intent of the CC-1-3 and RM-2-5 zones. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety. Apart from the above deviations, the proposed project provides a mixed residential/commercial development in accordance with development standards of the RM-2-5 zone, the CC-1-3 zone, and the Otay Mesa Community Plan. The proposed development will assist in providing affordable housing units and market-rate housing opportunities in a transit-friendly area near commercial centers. 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 proposes the subdivision of an existing parcel into two lots and the construction of 171-267 residential condominiums (Lot 2) with ten percent affordable and 45,000 square feet of retail space (Lot 1). The 14.6-acre site located on the southeast corner of the intersection of Caliente Avenue and Otay Mesa Road, just north of State Route (SR)-905 within CC-1-3 zone of the Northwest District of the Otay Mesa Community Planning area.

The site has been previously mass graded and developed in accordance with Vested Tentative Map No. 86-1032 and is currently relatively flat. The site is bounded by SR-905 to the north, Caliente Avenue to the west, a vacant site to the east, and Otay Mesa Road to the north. Access to the site will be from Otay Mesa Road from two new public streets into the development. The proposed Community Plan Amendment, to redesignate Community Commercial - Residential Prohibited to Residential Medium will allow a residential density of 15 to 29 du/ac and the rezone from CC-1-3 to RM-2-5 will allow a residential density up to 267 dwellings. 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.

Addendum No. 605191 to Program Environmental Impact Report (PEIR) No. 30330/304032 /SCH No. 2004651076 prepared for the Otay Mesa Community Plan update, has been prepared in accordance with California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Noise, Transportation/Circulation, Biological Resources, and Paleontological Resources would be

implemented with this project, which will reduce the potential impacts to below a level of significance.

Although the project site is located outside of and not adjacent to MHPA, the project does contain burrowing owl habitat. A Western Burrowing Owl Non-Breeding Survey (Burrowing Owl Survey) was completed for the project by RECON Environmental, Inc. (RECON 2018). As detailed therein, the project site does contain habitat that is suitable for burrowing owl burrows, and a burrow complex comprised of seven burrows was observed within a portion of the site. However, no burrowing owls were detected within the project site during the nonbreeding season survey. Although no burrowing owls were detected, during the non-breeding season survey, there is a moderate potential for this species to occur within the western portion of the project site, as the habitat is less dense and suitable burrows are present. Consistent with the 2013 Program EIR, the project would include mitigation measures as anticipated under the mitigation framework. The project would include mitigation measure BIO-1, which requires site-specific biological surveys to determine the potential for sensitive species, along with the provision for the proposal for site-specific mitigation, if necessary, to reduce impacts to sensitive species or habitats. Compliance with the 2013 PEIR mitigation framework related to burrowing owls would ensure that the project would not conflict with environmentally sensitive lands per SDMC Section 143.0101 as it pertains to biological resources. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The proposed project, including review of grading, drainage, architecture, landscape, environmental analysis and provisions of new streets and driveways, has been designed to conform with the City of San Diego's codes, policies, and regulations with the primary focus of protecting the public's health, safety and welfare. The conditions of approval of the project require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare for those who would work within the site and within the community. Conditions of approval address driveway, public improvements, new street lights, new center medians, landscaping and grading. Storm water impacts from the project will be mitigated through the implementation and installation of Low Impact Development site design features, such as source control and treatment control Best Management Practices.

Addendum No. 605191 to PEIR No. 30330/304032/SCH No. 2004651076 prepared for the Otay Mesa Community Plan update, has been prepared in accordance with California Environmental Quality Act guidelines. Based upon a review of the current project, it has been determined that there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Noise, Transportation/Circulation, Biological Resources, and Paleontological Resources would be implemented with this project, which will reduce the potential impacts to below a level of significance.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Master Planned Development Permit No. 2265103, Site Development Permit (SDP) No. 2152399, Neighborhood Development Permit (NDP) No. 2192974, and Vesting Tentative Map No. 2152396 relating to public improvements, grading, and construction in accordance with the SDMC for the project site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all public improvement and grading requirements, and the Subdivider will be required to obtain construction permits. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

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

The project proposes the subdivision of an existing parcel into two lots and the construction of 171-267 residential condominiums (Lot 2) with ten percent dedicated as affordable and 45,000 square feet of retail space (Lot 1). The project proposes to vacate two slope easements. The easements are located entirely within the site boundary and do not serve or encumber other parcels of land in proximity to the easement. The slope easements were acquired in fee as part of the Otay Mesa Road widening-temporary State Route (SR)-905 project when the parcel was vacant and undeveloped. With the development of SR-905, the existing slope easements are not required. The easements will be vacated by omission on the Final Map in accordance with the Subdivision Map Act. The easement vacation will not impact the proposed development or any of the surrounding properties. 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 of the project has taken into account the best use of the land to minimize grading and provide for greater housing opportunities in the Otay Mesa area. Design guidelines through a Master Plan Development Permit have been developed for the future construction of the residential dwelling units and adjacent commercial center and includes features that do not impede or inhibit any future passive or natural heating and cooling opportunities. The side and rear setbacks will allow for the passage of wind and penetration of sunlight between buildings. Proposed landscaping including canopy trees, palms and ornamental trees throughout the project will minimize heat gain and provide 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 proposes the subdivision of an existing parcel into two lots and the construction of 171-267 residential condominiums (Lot 2) with ten percent affordable and 45,000 square feet of retail space (Lot 1). The 14.6-acre site located on the southeast corner of the intersection of Caliente Avenue and Otay Mesa Road, just north of State Route 905 within CC-1-3 zone of the Northwest District of the Otay Mesa community planning area and is currently designated Community Commercial-Residential Restricted within the Otay Mesa Community Plan. The proposed project includes a Community Plan Amendment to re-designate the site from Community Commercial-Residential Prohibited to Residential Medium and rezone from CC-1-3 to RM-2-5 for Lot 2 only, totaling approximately 9.0-acres. Lot 1, totaling approximately 4.49-acres, will remain Community Commercial - Residential Prohibited (CC-1-3) and 0.91-acres will become new public right-of-way.

The decision maker has reviewed the administrative record including the project plans and environmental documentation to determine the effects of the proposed subdivision on the housing needs of the region. With the proposed development of 171-267 residential condominium units, there would be a gain of up to 267 for-sale units. The applicant has chosen the option of providing up to 27 market rate residential dwelling units as affordable dwelling units on site. The decision maker has determined that the available fiscal and environmental resources are balanced by the proximity of existing and future shopping, essential services, and in the nearby developed urban area. The project is within a mile from retail services and sales. Therefore, the housing needs of the region are balanced against the needs for public services and the available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED, that portions of Otay Mesa Road, located within the project boundaries as shown in Vesting Tentative Map No. 2152396, shall be vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

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

The project proposes the subdivision of an existing parcel into two lots and the construction of 171-267 residential condominiums (Lot 2) with ten percent affordable and 45,000 square feet of retail space (Lot 1). The project proposes to vacate two slope easements. The remnant easements

are located entirely within the site boundary and do not serve or encumber other parcels of land in proximity to the easement. The slope easements were acquired in fee as part of the Otay Mesa Road widening-temporary State Route (SR)-905 project when the parcel was vacant and undeveloped. With the development of SR-905, the existing slope easements are not required. The easements will be vacated by omission on the Final Map in accordance with the Subdivision Map Act. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

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

The project proposes the subdivision of an existing parcel into two lots and the construction of 171-267 residential condominiums (Lot 2) with ten percent affordable and 45,000 square feet of retail space (Lot 1). Additionally, the project proposes to vacate two slope easements located adjacent to Otay Mesa Road.

The easement vacation would unencumber the site and provide housing and employment opportunity to the community. The overall 14.6-acre project site would be fine graded in preparation for the construction of the project. The remnant vacated easements will be utilized for the construction of the mixed-use development. Both Otay Mesa Road and Caliente Avenue will be improved with new curb, gutter, sidewalk, in accordance with the Otay Mesa Community Plan street classification of a six-lane prime arterial designation. Additionally, the project will include a raised medium along Otay Mesa Road and right turn pockets into the new public roads leading into the development. Therefore, the public will benefit from the abandonment through improved utilization of the land made available by the abandonment.

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

As outlined in Vested Tentative Map Finding No. 1 listed above, the vacation is consistent with any applicable land use plan.

12. 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 proposes to vacate two slope easements adjacent to Otay Mesa Road. The remnant easements are located entirely within the site boundary and do not serve or encumber other parcels of land in proximity to the easement. The slope easements were acquired in fee as part of the Otay Mesa Road widening-temporary State Route (SR)-905 project when the parcel was vacant and undeveloped. With the development of SR-905 completed, the existing slope easements are no longer required. The easements will be vacated by omission on the Final Map in accordance with the Subdivision Map Act. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

13. 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.

The project proposes to vacate a narrow unimproved portion of Oaty Mesa Road construction of 171-267 residential condominiums with ten percent affordable and 45,000 square feet of retail space. The proposed Public Right-of-Way (PROW) Vacation consists of portions of land that are no longer needed since Otay Mesa Road has already been improved to its ultimate alignment and six-lane primary arterial classification. The PROW Vacation will be vacated by omission on the Final Map in accordance with the Subdivision Map Act. 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.

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

The project proposes the subdivision of an existing parcel into two lots and the construction of 171-267 residential condominiums (Lot 2) with ten percent affordable dwelling units and 45,000 square feet of retail space (Lot 1). Additionally, the project proposes to vacate a narrow unimproved portion of Otay Mesa Road.

The proposed Public Right of Way (PROW) Vacation consists of portions of land that are no longer needed since Otay Mesa Road has already been improved to its ultimate alignment of a six-lane prime arterial classification. The vacation would aid in the development of the mixed-use development by allowing additional housing and a commercial development to the community. The proposed project will help enhance and revitalize the surrounding neighborhood character by providing development on a vacant lot. Therefore, the public will benefit from the action through improved use of the land made available by the vacation.

15. The vacation does not adversely affect any applicable land use plan.

As outlined in Vested Tentative Map Finding No. 1 listed above, the vacation is consistent with any applicable land use plan.

16. The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

The proposed ROW vacation is an effort to utilize excess public right-of-way land. Otay Mesa Road is classified as a six-lane primary arterial. The road has already been improved to its ultimate alignment and six-lane configuration. The excess Right-of-Way is not necessary for any contemplated future public roadway improvements. Therefore, the public facility or purpose for which the Public Right-of-Way was originally acquired will not be detrimentally affected by the abandonment 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. 2152396, Public Right-of-Way Vacation No. 2152395 and

ATTACHMENT 11

(R-[Reso Code])

Easement Vacation No. 2261533, hereby granted to PARDEE HOMES, a California Corporation,
subject to the attached conditions which are made a part of this resolution by this reference,
contingent upon final passage of

R-_____ approving amendments to the General Plan and Otay Mesa Community Plan and

O-_____ rezoning a portion of the project site to the RM-2-5 zone.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____

Deputy City Attorney

MJL:pev

INSERT Date

Or.Dept:DSD

R-2016- INSERT

Form=r-t.frm(61203wct)

Internal Order No. 24007824

CITY COUNCIL
CONDITIONS FOR VESTING TENTATIVE MAP NO. 2152396
PUBLIC RIGHT OF WAY VACATION NO. 2152395
EASEMENT VACATION NO. 2261533
CAL TERRACE PA61- PROJECT NO. 605191 [MMRP]
ADOPTED BY RESOLUTION NO. R-_____ ON _____

GENERAL

1. This Vesting Tentative Map will expire on _____
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. 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 along with the associated \$34.00 compliance fee to avoid delaying the recordation of the Final Map.
4. The Vesting Tentative Map shall conform to the provisions of Master Planned Development Permit No. 2265103, Site Development Permit No. 2152399, and Neighborhood Development Permit No. 2192974.
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. Compliance with all conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
7. The Subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.

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

MAPPING

12. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
13. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
14. 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.
15. 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.
16. The Vesting Tentative 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.

WASTEWATER

17. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
18. Prior to the issuance of any construction permit, the Subdivider shall assure, by permit and bond the design and construction of an 12" public water main within Street "B" as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Director and the City Engineer.
19. The Subdivider shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

LANDSCAPE/BRUSH MANAGEMENT

20. Prior to issuance of any grading permit, the Subdivider 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, Stormwater 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.
21. Prior to issuance of any public improvement permit, the Subdivider shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

INFORMATION:

- The approval of this Vesting 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. 24007824

(R-2016-)

RESOLUTION NUMBER R-_____

ADOPTED ON _____

A RESOLUTION APPROVING AN AMENDMENT TO THE OTAY MESA COMMUNITY PLAN TO REDESIGNATE LAND LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF CALIENTE AVENUE AND OTAY MESA ROAD, JUST NORTH OF STATE ROUTE 905, FROM COMMUNITY COMMERCIAL-RESIDENTIAL PROHIBITED TO COMMUNITY COMMERCIAL-RESIDENTIAL PERMITTED

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, Pardee Homes, a California Corporation, requested an amendment to the Otay Mesa Community Plan to re-designate 9.2-acres located on the southeast corner of the Caliente Avenue and Otay Mesa Road intersection and north of State Route (SR)-905, from Community Commercial-Residential Prohibited to Community Commercial-Residential Permitted.

WHEREAS, the site is legally described as Parcel 1: All that portion of the northwest quarter of the northwest quarter of Section 32, Township 18 South, Range 1 West, San Bernardino Base and Meridian in the City of San Diego, County of San Diego, California according to the official plat thereof, described as follows: Beginning at the northwest corner of said Section 32, thence along the westerly line of said Section 32, south 00°18'24" west 348.92 feet; thence south 61°46'14" east 309.64 feet; thence south 72°16'59" east 1107.21 feet to an intersection with the easterly line of said northwest quarter of the northwest quarter of said Section 32; thence along said easterly line north 00°26'17" east 804.78 feet to an intersection with the northerly line of said section 32; thence along said northerly line north 88°48'52" west 1332.08 feet to the point of beginning; Parcel 2: That portion of the west one-half of the northwest quarter of Section 32, Township 18 south, Range 1 west, San Bernardino Meridian, in the city of San Diego, county of San Diego, state of California, according to

the official plat thereof, more particularly described as "Parcel 2" quitclaim deed to Rancho Villa Apartments No. 2 LLC, Recorded on June 24, 2002 as DOC #2002-0530243 in the office of the County Recorder of said County; 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 Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, the Council 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 Council of The City of San Diego, that it adopts the amendments to the Otay Mesa Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____

Deputy City Attorney

MJL:pev

INSERT Date

Or.Dept:DSD

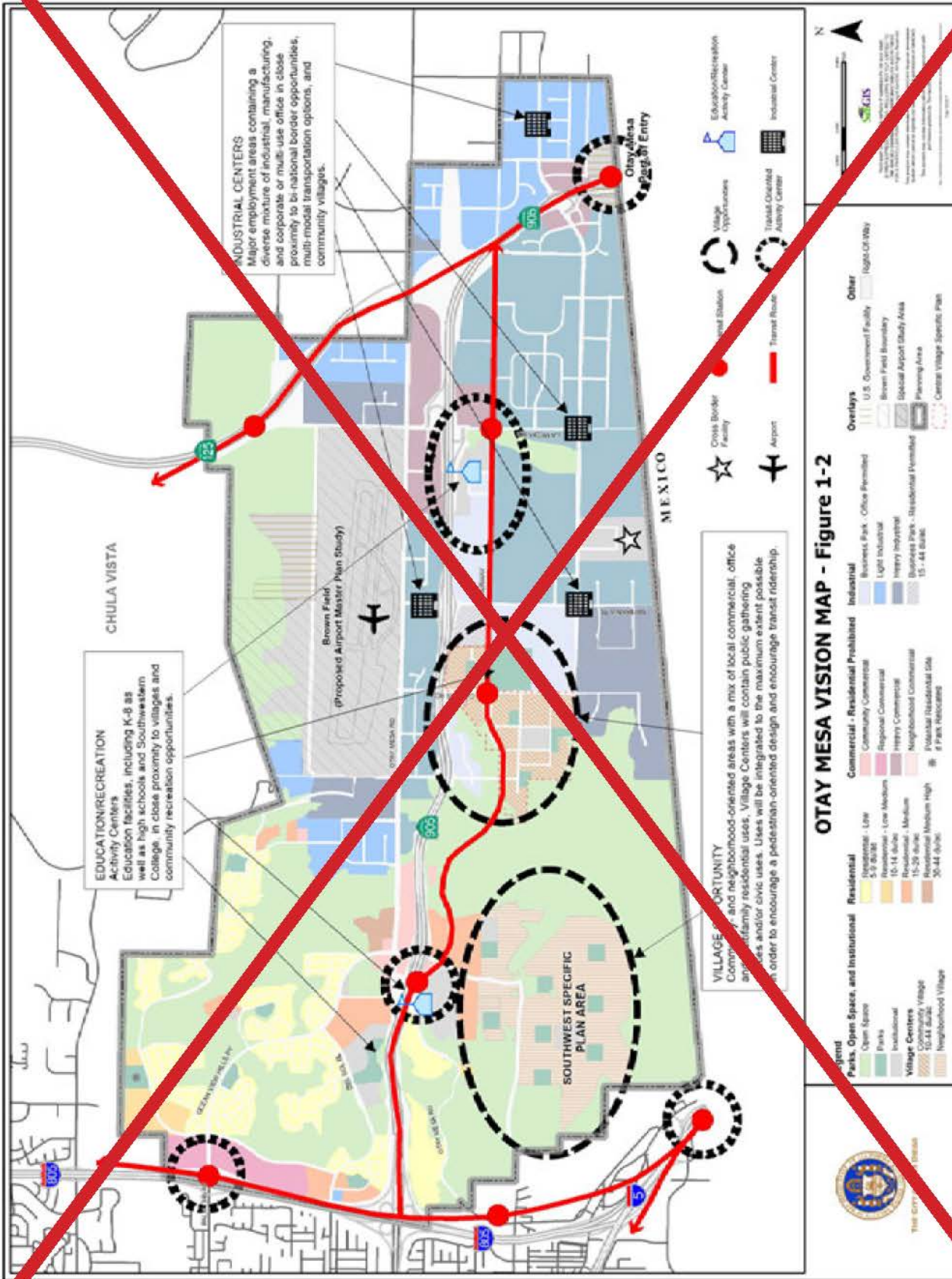
R-2016-INSERT

Form=r-t.frm(61203wct)

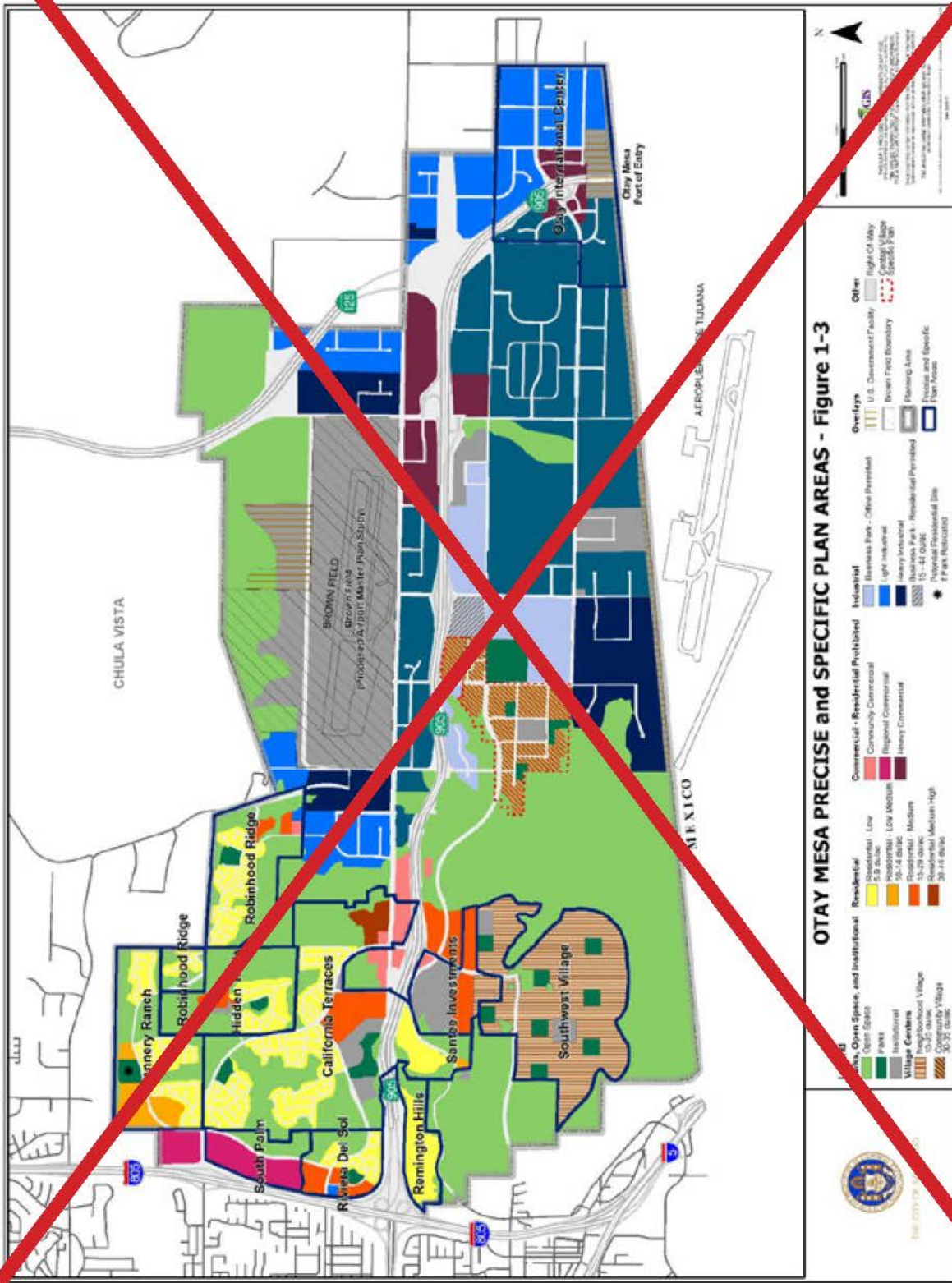
CALIFORNIA TERRACES - PA61

Community Plan Amendment Package

Draft - March 2019



OTAY MESA VISION MAP - Figure 1-2



Land Use Element

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	881	9%	7,915
Commercial	293	3%	
Village Area	560	6%	11,126
Industrial			
Institutional	2,510	27%	
Parks	151	2%	
Right-of-Way	1,023	11%	
Total	9,301	100%	19,041

Deleted: 802

Deleted: 7,648

Deleted: 302

Deleted: 302

Deleted: 18,774



Land Use Element

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

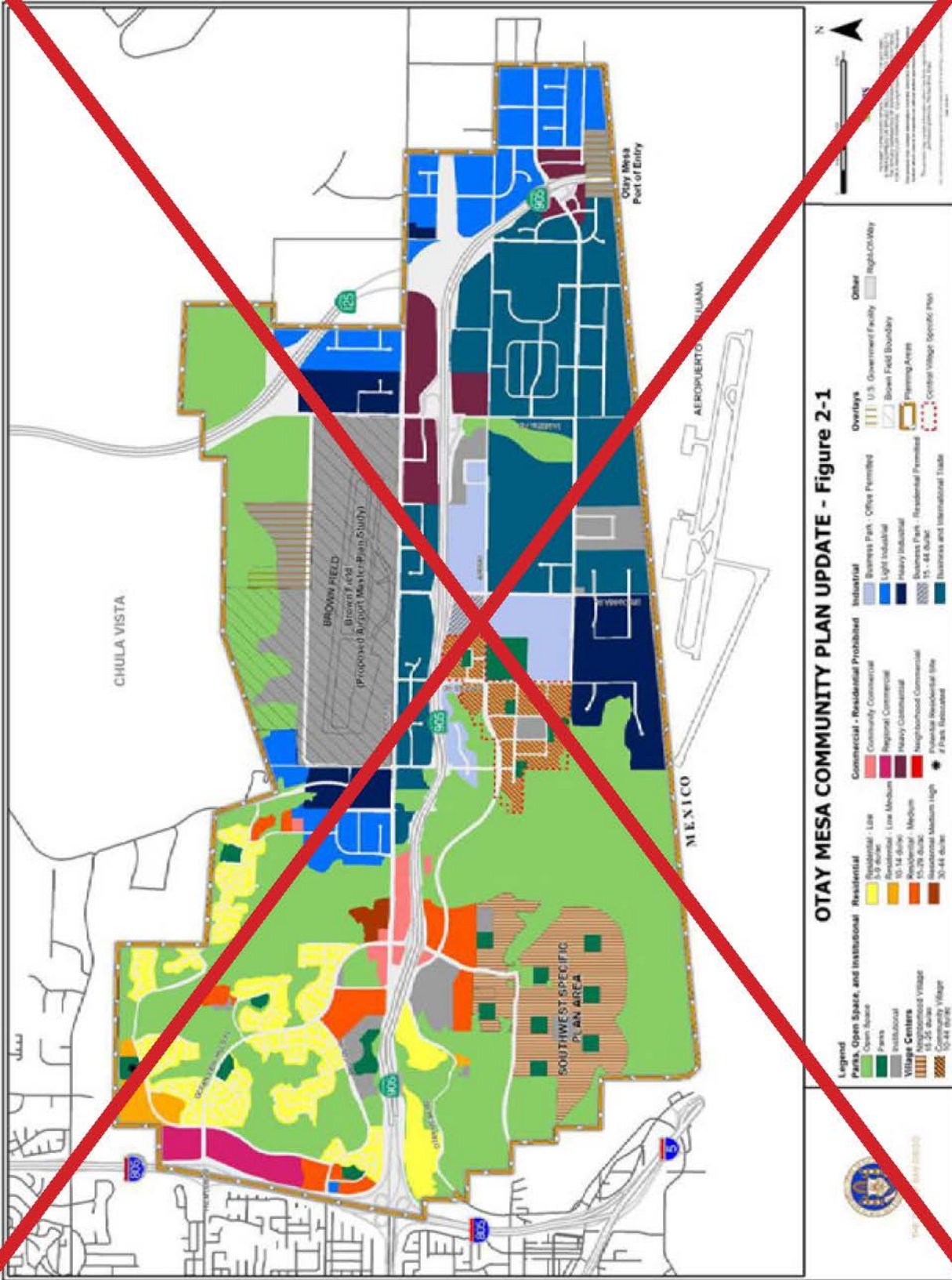
**Table 2-2
Planned Land Use Distribution**

Land Use	Acres	% of Total Acres	Dwelling Units
Open Space	2,833	30%	
Residential	881	9%	7,915
Commercial	293	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	9,301	100%	19,041





Land Use Element

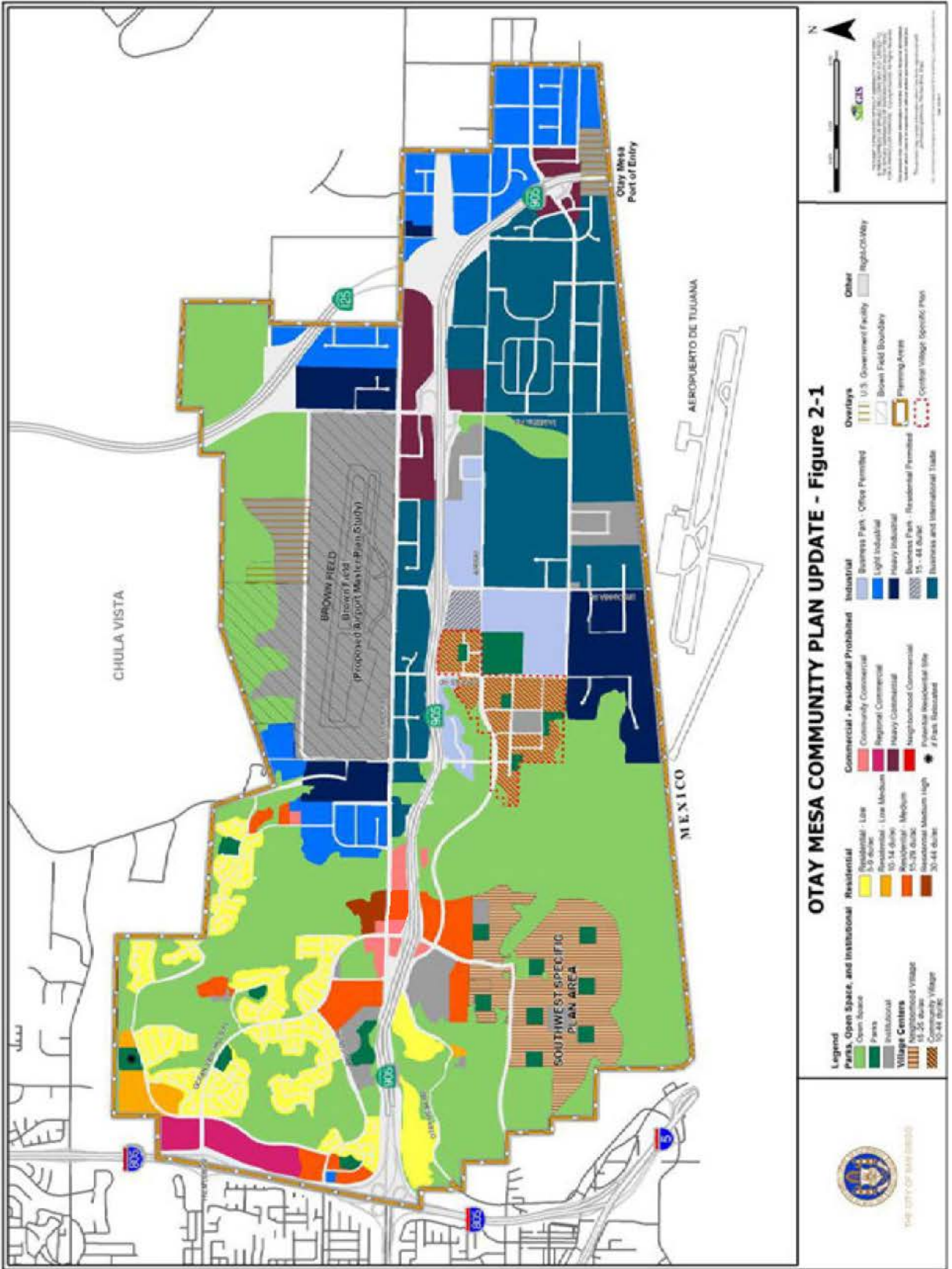


LU-3

Otay Mesa Community Plan



Land Use Element



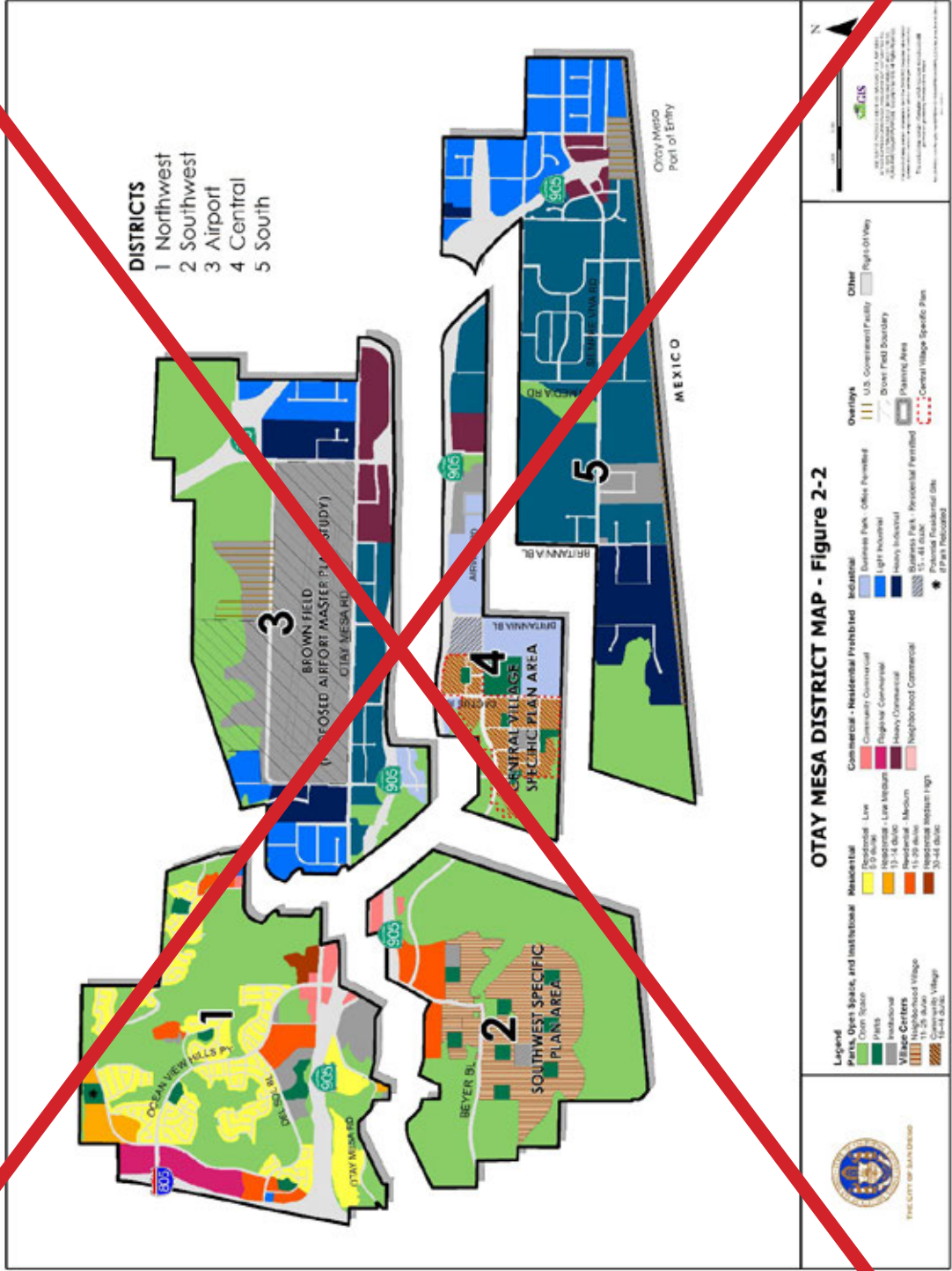


Land Use Element

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.

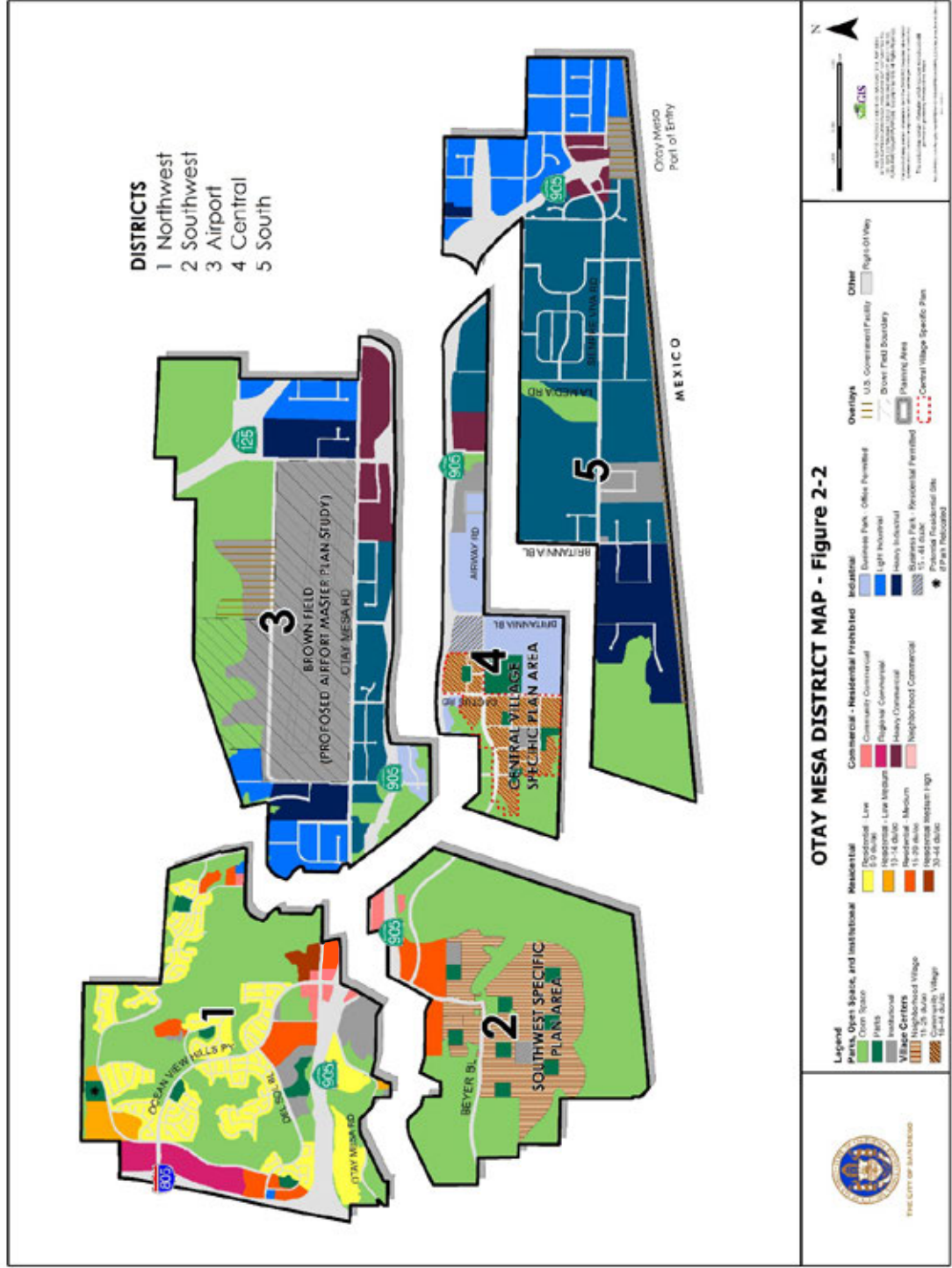


Land Use Element

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.

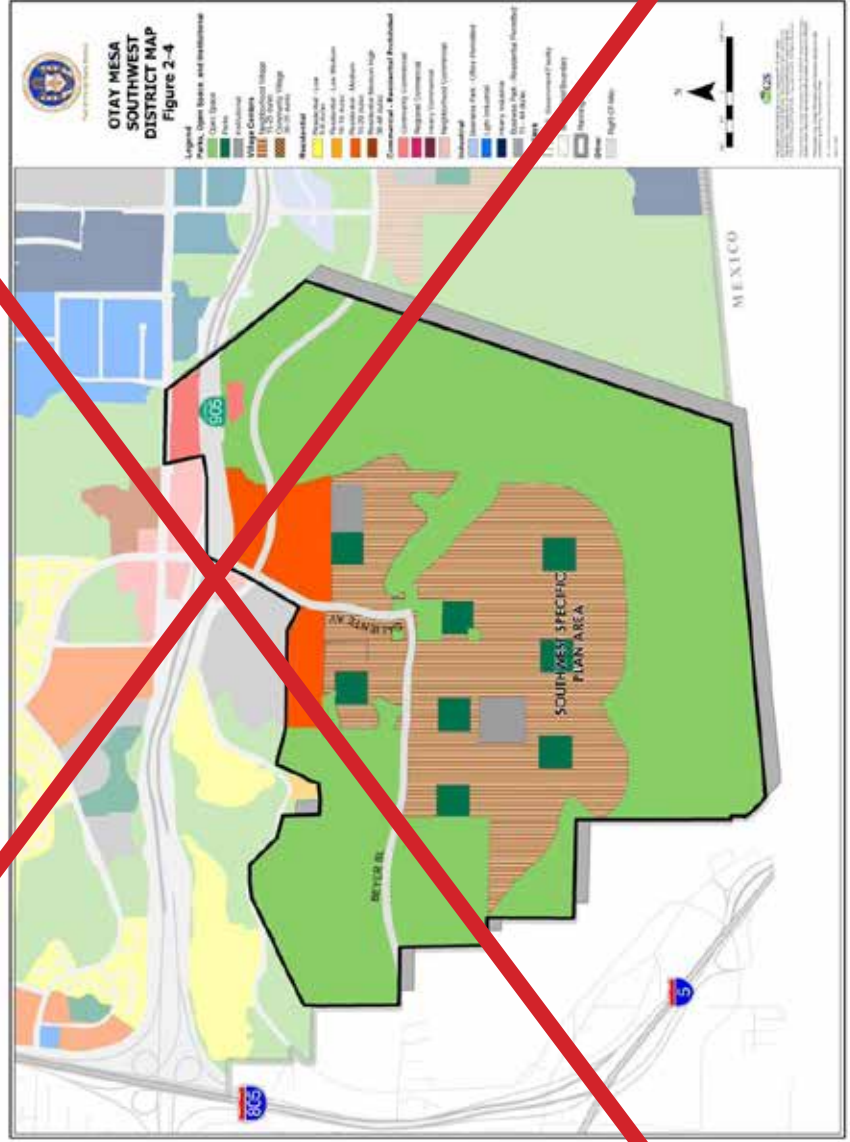


Land Use Element

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.

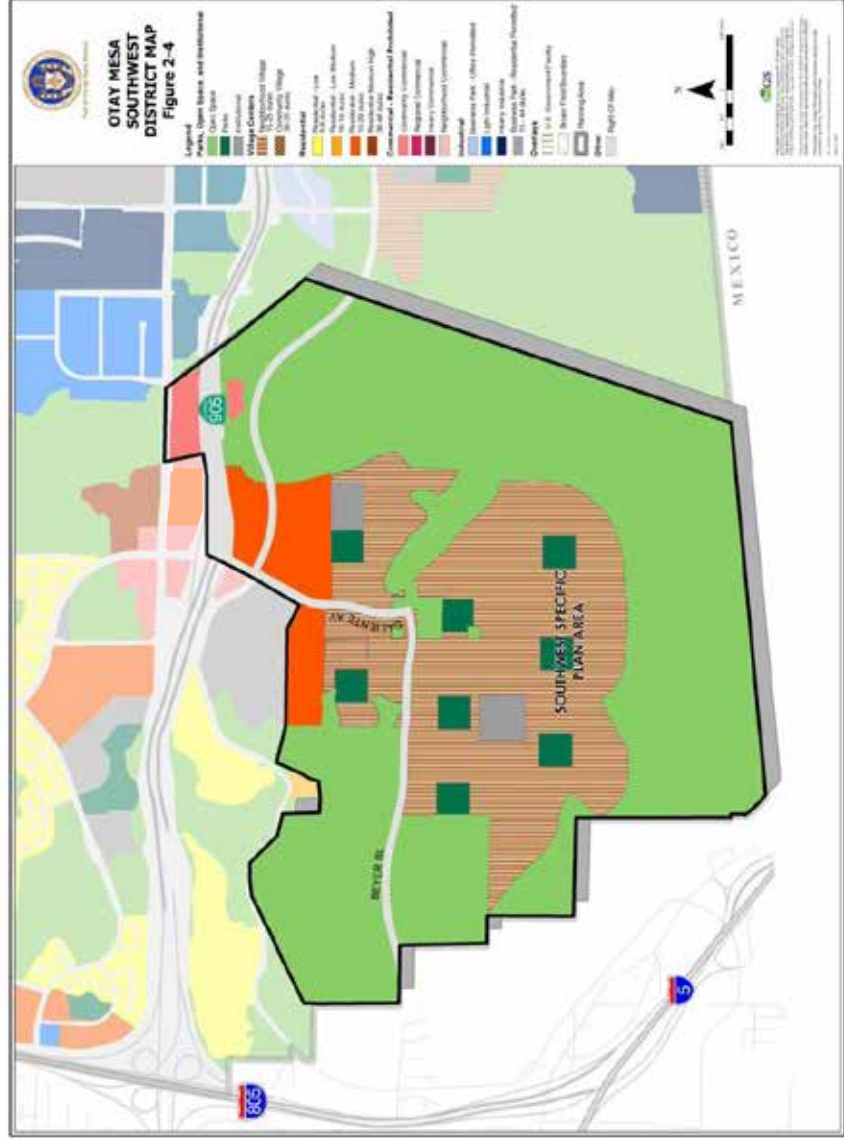


Land Use Element

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.



Land Use Element

split between single-family and multi-family homes. Otay Mesa's households are generally larger than the City as a whole, and the median household income is significantly lower as well.

In order to achieve a balanced community in Otay Mesa, larger units along with a greater proportion of multi-family residential developments are needed to accommodate the larger households. Furthermore, affordable housing opportunities are needed to ensure a diverse mixture of incomes and households in Otay Mesa.

Based on the density ranges of the Land Use Map and household sizes within the aforementioned survey, Table 2-5 shows estimated totals for population, as well as village dwelling unit totals for single family and units for the three residential areas within Otay Mesa. The village totals represent the total unit count used to determine infrastructure and public facility needs for the village, and should be considered the maximum number when Specific Plans are processed. The Northwest District area is mostly developed, and considered as an area with little opportunity for change. The Southwest and Central Villages represent areas of opportunity for village development.

The City of Villages strategy encourages future development to increase the housing supply and diversity with compact, mixed-use activity centers that are integrated into the larger community. Table 2-6 provides the residential density ranges for Otay Mesa,

and further defines the estimated units from Table 2-5 into more specific density ranges. The Very Low, Low, Low Medium, Medium, and Medium High designations are representative of the development pattern and intensities of the Northwest Area.

Table 2-5

Estimated Otay Mesa Residential Summary Table at Build-Out				
	SF Units	MF Units	Total Units	Total Population
Northwest Area	2,873	5,042	7,915	28,829
Southwest Village	1,400	4,480	5,880	21,028
Central Village		4,768	4,768	16,451
Business Park, Res. Permitted		478	478	1,648
Total	4,273	14,768	19,044	67,956

Deleted: 4,775
Deleted: 7,648
Deleted: 27,908

Deleted: 14,501
Deleted: 18,774
Deleted: 67,035

The Neighborhood Village designation will allow for the provision of both single-family and multi-family housing types and is applied in the Southwest Specific Plan Area as well as the western half of the Central Village to achieve a balanced mix of single-family, multi-family and mixed-use developments. The Community Village designation, applied in the eastern half of the Central Village Specific Plan Area provides opportunities for smaller lots, townhomes, and multi-family housing development. While the village density ranges were used to estimate dwelling units and population, further



Land Use Element

split between single-family and multi-family homes. Otay Mesa's households are generally larger than the City as a whole, and the median household income is significantly lower as well.

In order to achieve a balanced community in Otay Mesa, larger units along with a greater proportion of multi-family residential developments are needed to accommodate the larger households. Furthermore, affordable housing opportunities are needed to ensure a diverse mixture of incomes and households in Otay Mesa.

Based on the density ranges of the Land Use Map and household sizes within the aforementioned survey, Table 2-5 shows estimated totals for population, as well as village dwelling unit totals for single family and units for the three residential areas within Otay Mesa. The village totals represent the total unit count used to determine infrastructure and public facility needs for the village, and should be considered the maximum number when Specific Plans are processed. The Northwest District area is mostly developed, and considered as an area with little opportunity for change. The Southwest and Central Villages represent areas of opportunity for village development.

The City of Villages strategy encourages future development to increase the housing supply and diversity with compact, mixed-use activity centers that are integrated into the larger community. Table 2-6 provides the residential density ranges for Otay Mesa,

and further defines the estimated units from Table 2-5 into more specific density ranges. The Very Low, Low, Low Medium, Medium, and Medium High designations are representative of the development pattern and intensities of the Northwest Area.

Table 2-5

Estimated Otay Mesa Residential Summary Table at Build-Out				
	SF Units	MF Units	Total Units	Total Population
Northwest Area	2,873	5,042	7,915	28,829
Southwest Village	1,400	4,480	5,880	21,028
Central Village		4,768	4,768	16,451
Business Park, Res. Permitted		478	478	1,648
Total	4,273	14,768	19,044	67,956

The Neighborhood Village designation will allow for the provision of both single-family and multi-family housing types and is applied in the Southwest Specific Plan Area as well as the western half of the Central Village to achieve a balanced mix of single-family, multi-family and mixed-use developments. The Community Village designation, applied in the eastern half of the Central Village Specific Plan Area provides opportunities for smaller lots, townhomes, and multi-family housing development. While the village density ranges were used to estimate dwelling units and population, further



Land Use Element

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)	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	1,588
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	14,768

Deleted: 1,321

Deleted: 14,501



Land Use Element

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)	Density Range	SF Units	MF Units	Dwelling Units (du's)
Residential - Very Low	0-4 du's /acre	59	0	0
Residential - Low	5-9 du's /acre	2,814	0	0
Residential - Low Medium	10-14 du's /acre	0	860	860
Residential - Medium	15-29 du's /acre	0	1,588	1,588
Residential - Medium High	30-44 du's /acre	0	2,594	2,594
Neighborhood Village	15-25 du's /acre	1,400	4,480	4,480
Community Village	10-44 du's /acre	0	768	768
Business Park, Res. Permitted	15-44 du's /acre		4,478	4,478
Total Units		4,273	14,768	14,768



Land Use Element

2.4-9 Provide adequate buffers, such as land uses, landscape, walls, and distance between the residential component of the Business Park – Residential Permitted lands, SR-905, and Britannia Boulevard to minimize negative impacts of air quality, noise, and truck transportation on residents.

2.5 Community Plan Implementation Overlay Zones

Two Community Plan Implementation Overlay Zones are applied in the Otay Mesa planning area.

Otay Mesa Community Plan Implementation Overlay Zone

The Otay Mesa Community Plan Implementation Overlay Zone (OM CPIOZ) includes all industrial and commercial properties within Otay Mesa except for the approximately 26-acre site designated as Business Park Residential Permitted (see Figure 2-8). The OM CPIOZ also includes an approximately 9-acre site designated Residential – Medium near the intersection of Ocean View Hills Parkway and Otay Mesa Rd. OM CPIOZ is required to ensure protection of sensitive resources, construction of the circulation infrastructure, and conformance with the appropriate policies from the Urban Design Element.

CPIOZ Type A

The following standards apply to the area designated for commercial and industrial uses as shown in Figure 2-8. Future commercial and industrial development

applications for properties identified on Figure 2-8 that are consistent with the community plan, the base zone regulations, and these supplemental regulations will be processed ministerially (CPIOZ A) in accordance with the procedures of the Community Plan Implementation Overlay Zone (Municipal Code Chapter 13, Article 2, Division 14).

Any property which both (a) has a Final Map, and (b) either (i) has completed grading since April 4, 2011 pursuant to a grading permit issued by the City or (ii) has a grading permit which has been issued since April 4, 2011 and which is unexpired as of March 11, 2014, shall be entitled to process development and construction plans ministerially, as long as they are otherwise in conformance with the map conditions, and shall not be subject to the following regulations 1-4 inclusive.

Development that complies with all of the following shall be processed as CPIOZ A

1. Development on properties that that have not been previously graded, or have been graded but have not otherwise developed, and comply with all of the following:
 - a. Submittal of an Archeological Survey prepared by a qualified archeologist, confirmed and accepted by the City Manager, stating there is no presence of archeological resources on site.
 - b. Submittal of paleontological documentation prepared by a qualified paleontologist, confirmed



Land Use Element

2.4-9 Provide adequate buffers, such as land uses, landscape, walls, and distance between the residential component of the Business Park – Residential Permitted lands, SR-905, and Britannia Boulevard to minimize negative impacts of air quality, noise, and truck transportation on residents.

2.5 Community Plan Implementation Overlay Zones

Two Community Plan Implementation Overlay Zones are applied in the Otay Mesa planning area.

Otay Mesa Community Plan Implementation Overlay Zone

The Otay Mesa Community Plan Implementation Overlay Zone (OM CPIOZ) includes all industrial and commercial properties within Otay Mesa except for the approximately 26-acre site designated as Business Park Residential Permitted (see Figure 2-8). The OM CPIOZ also includes an approximately 9-acre site designated Residential – Medium near the intersection of Ocean View Hills Parkway and Otay Mesa Rd. OM CPIOZ is required to ensure protection of sensitive resources, construction of the circulation infrastructure, and conformance with the appropriate policies from the Urban Design Element.

CPIOZ Type A

The following standards apply to the area designated for commercial and industrial uses as shown in Figure 2-8. Future commercial and industrial development

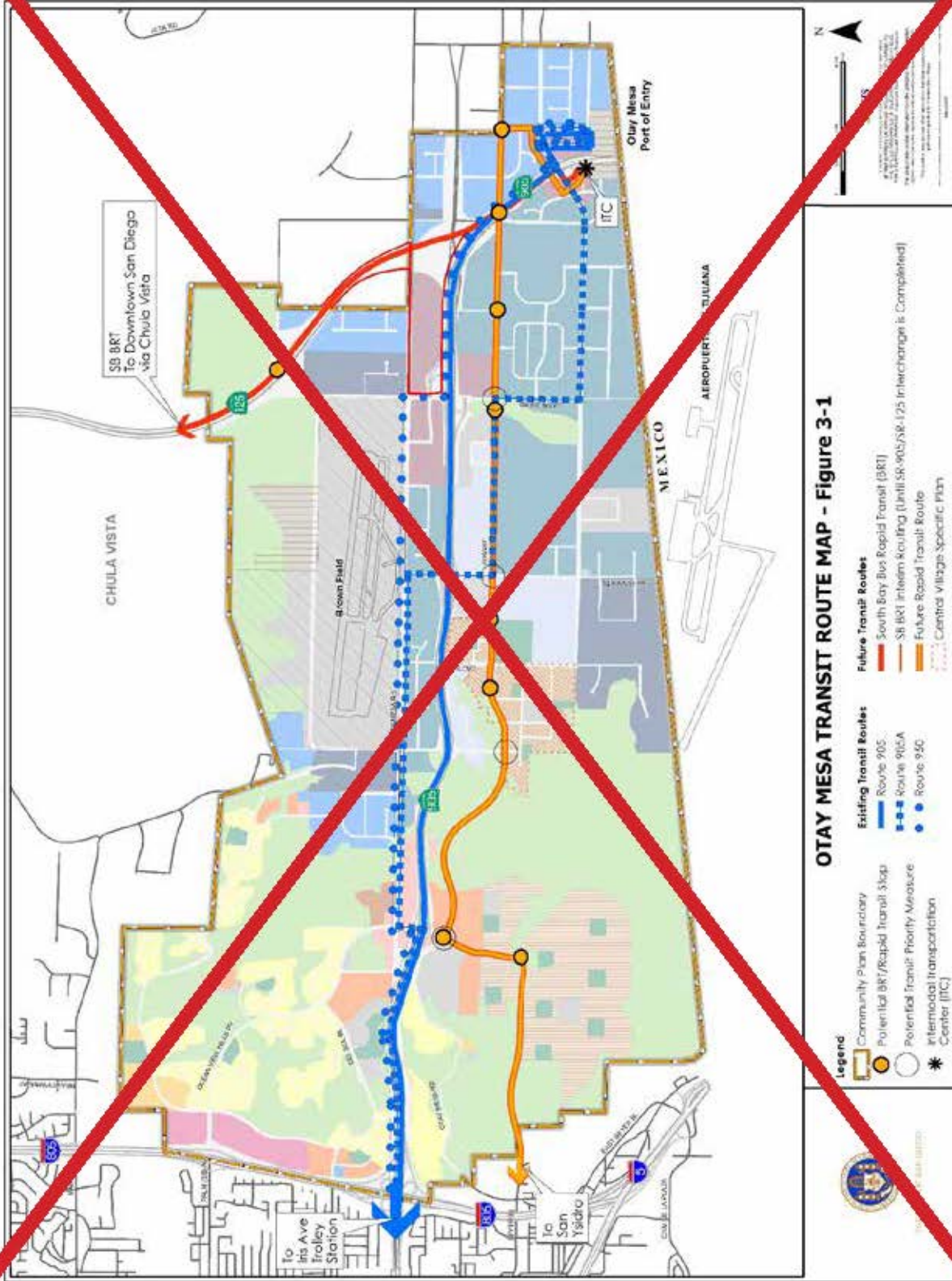
applications for properties identified on Figure 2-8 that are consistent with the community plan, the base zone regulations, and these supplemental regulations will be processed ministerially (CPIOZ A) in accordance with the procedures of the Community Plan Implementation Overlay Zone (Municipal Code Chapter 13, Article 2, Division 14).

Any property which both (a) has a Final Map, and (b) either (i) has completed grading since April 4, 2011 pursuant to a grading permit issued by the City or (ii) has a grading permit which has been issued since April 4, 2011 and which is unexpired as of March 11, 2014, shall be entitled to process development and construction plans ministerially, as long as they are otherwise in conformance with the map conditions, and shall not be subject to the following regulations 1-4 inclusive.

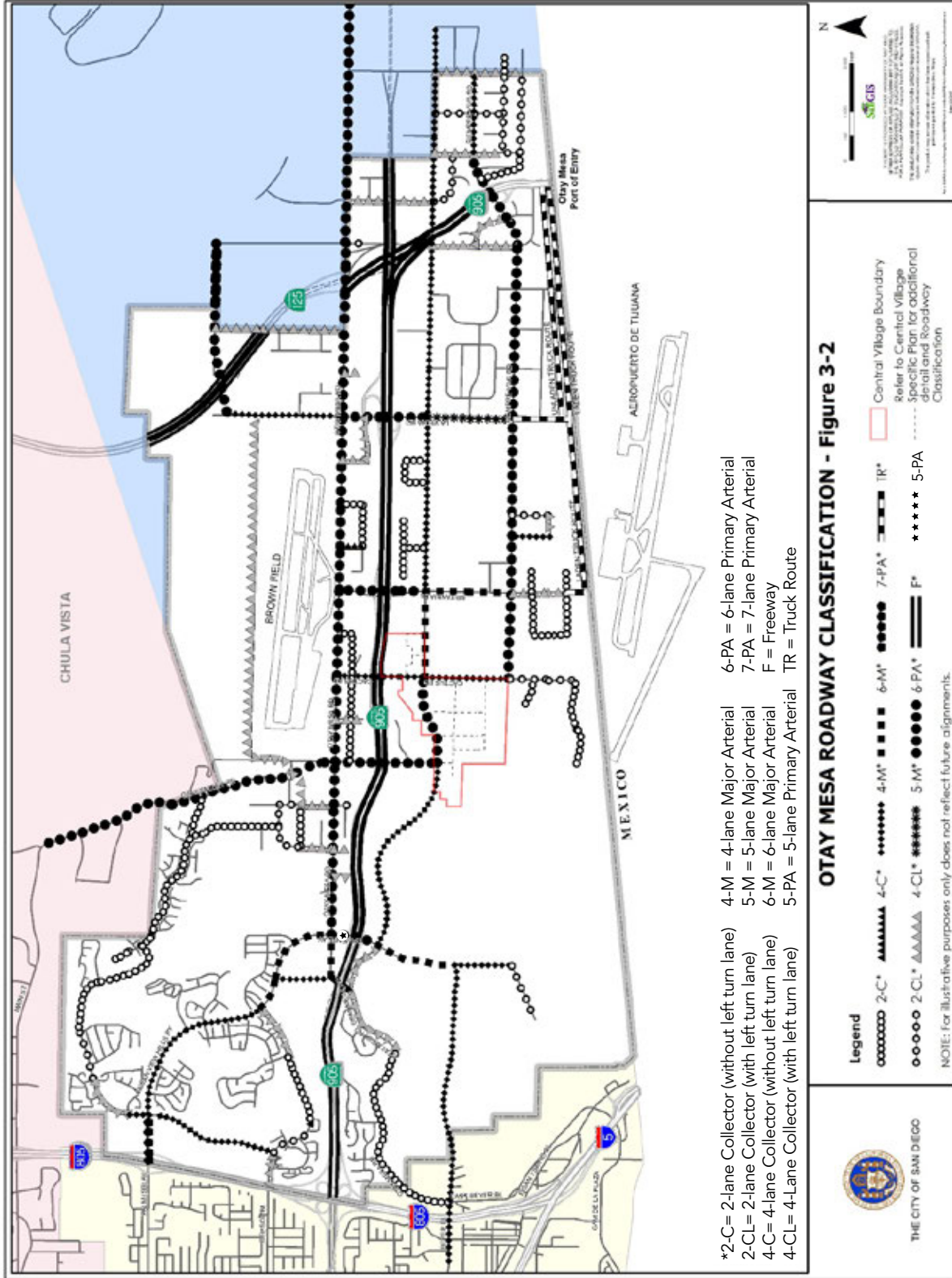
Development that complies with all of the following shall be processed as CPIOZ A

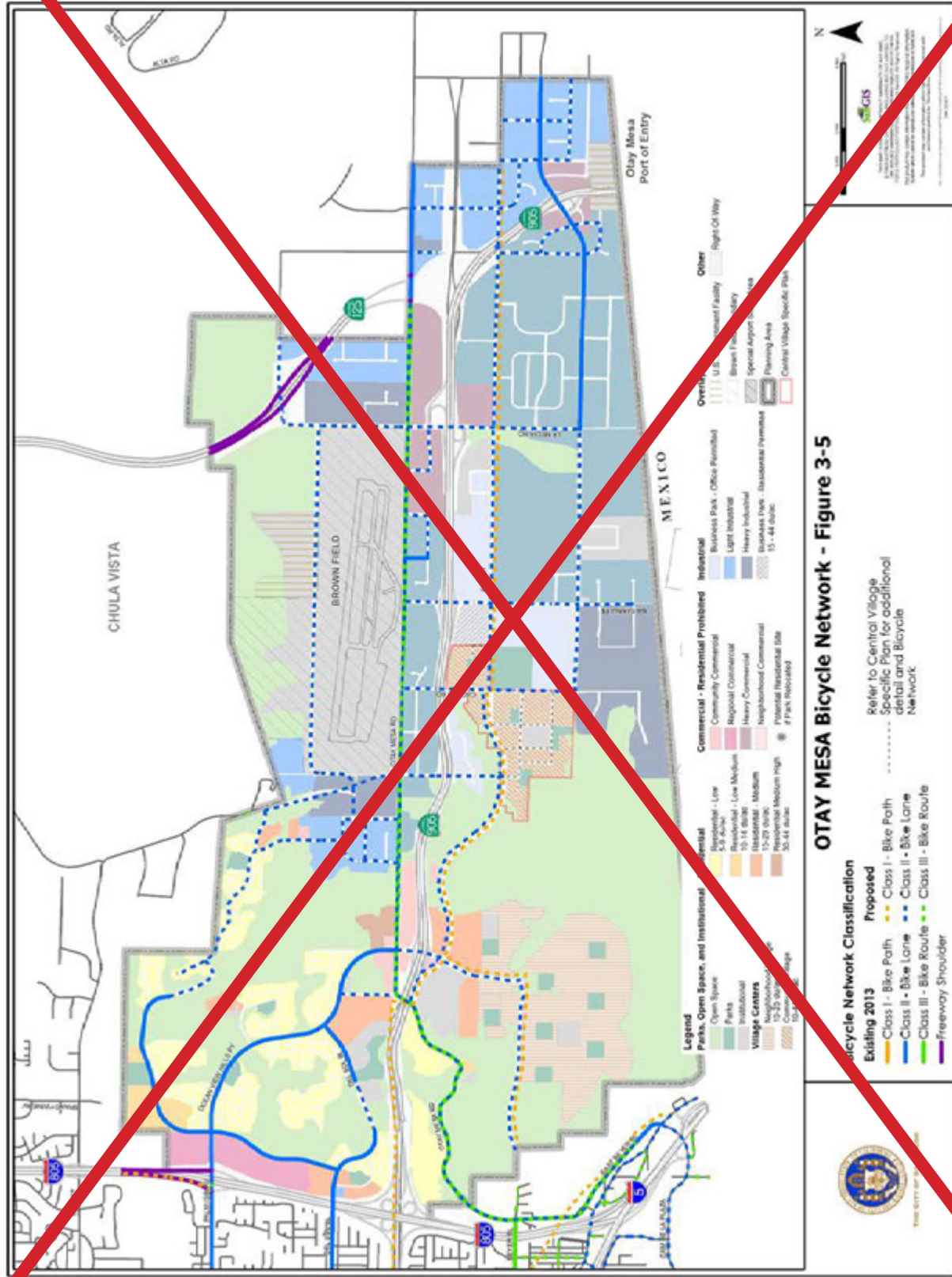
1. Development on properties that that have not been previously graded, or have been graded but have not otherwise developed, and comply with all of the following:
 - a. Submittal of an Archeological Survey prepared by a qualified archeologist, confirmed and accepted by the City Manager, stating there is no presence of archeological resources on site.
 - b. Submittal of paleontological documentation prepared by a qualified paleontologist, confirmed





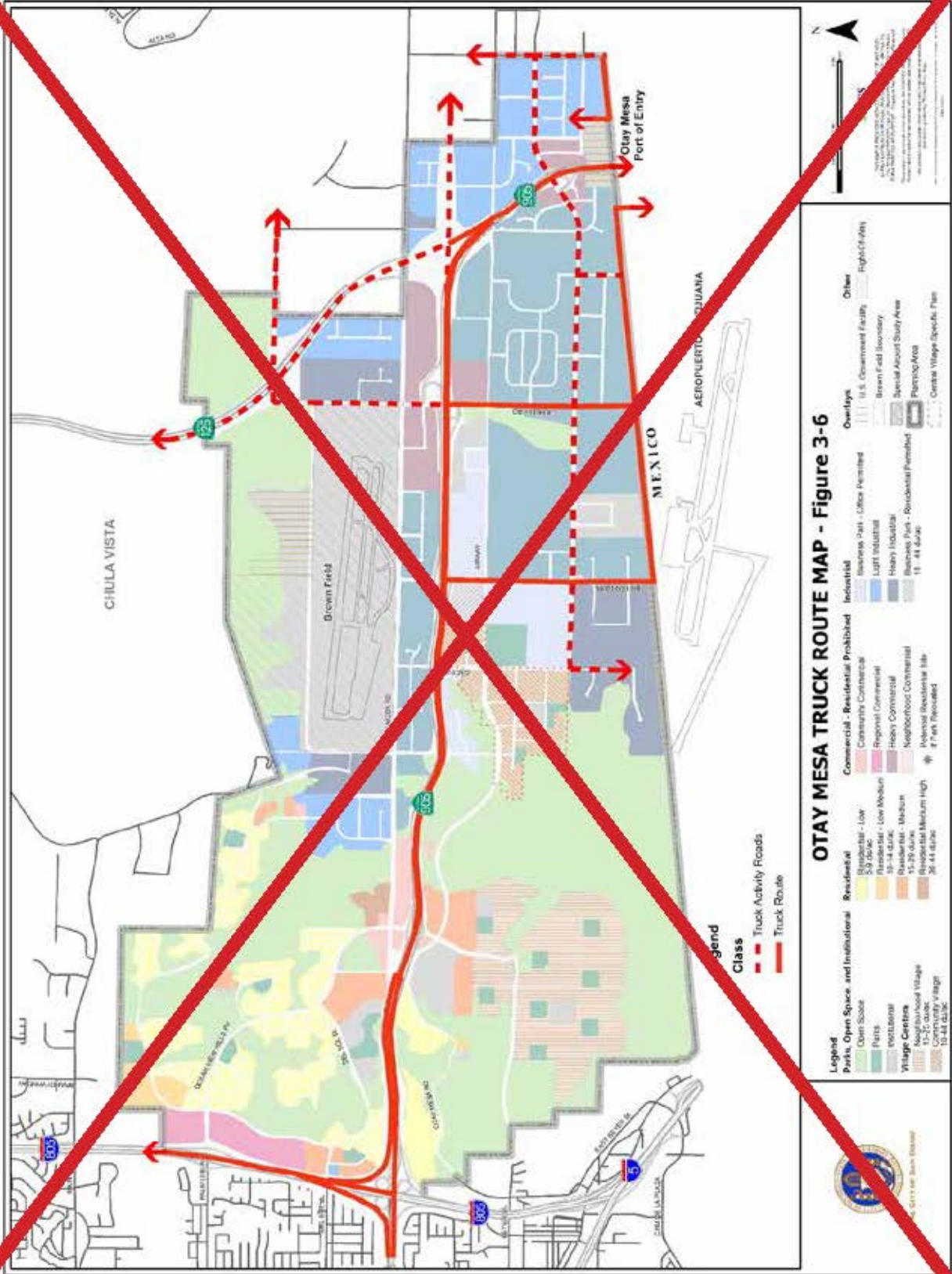


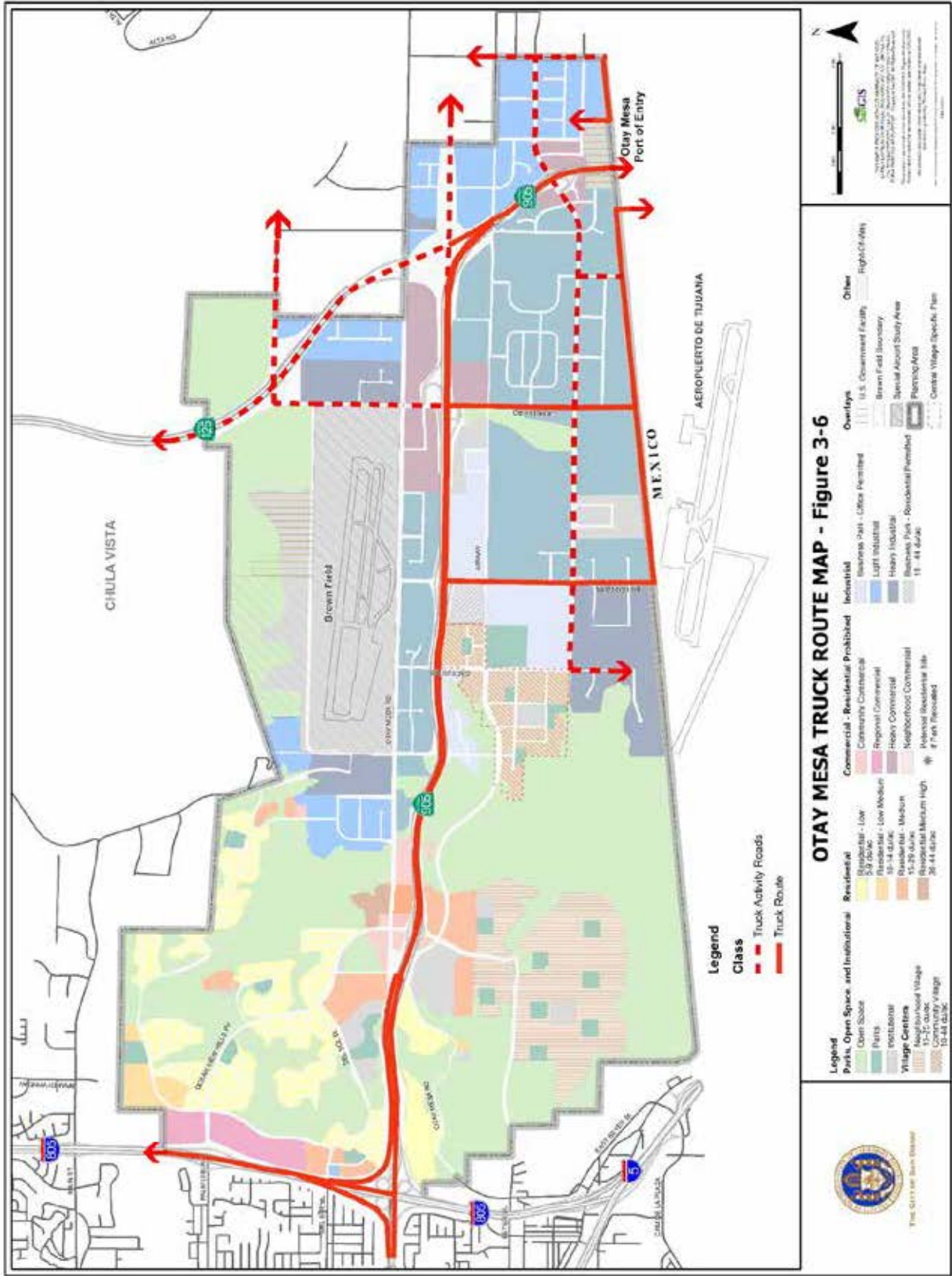


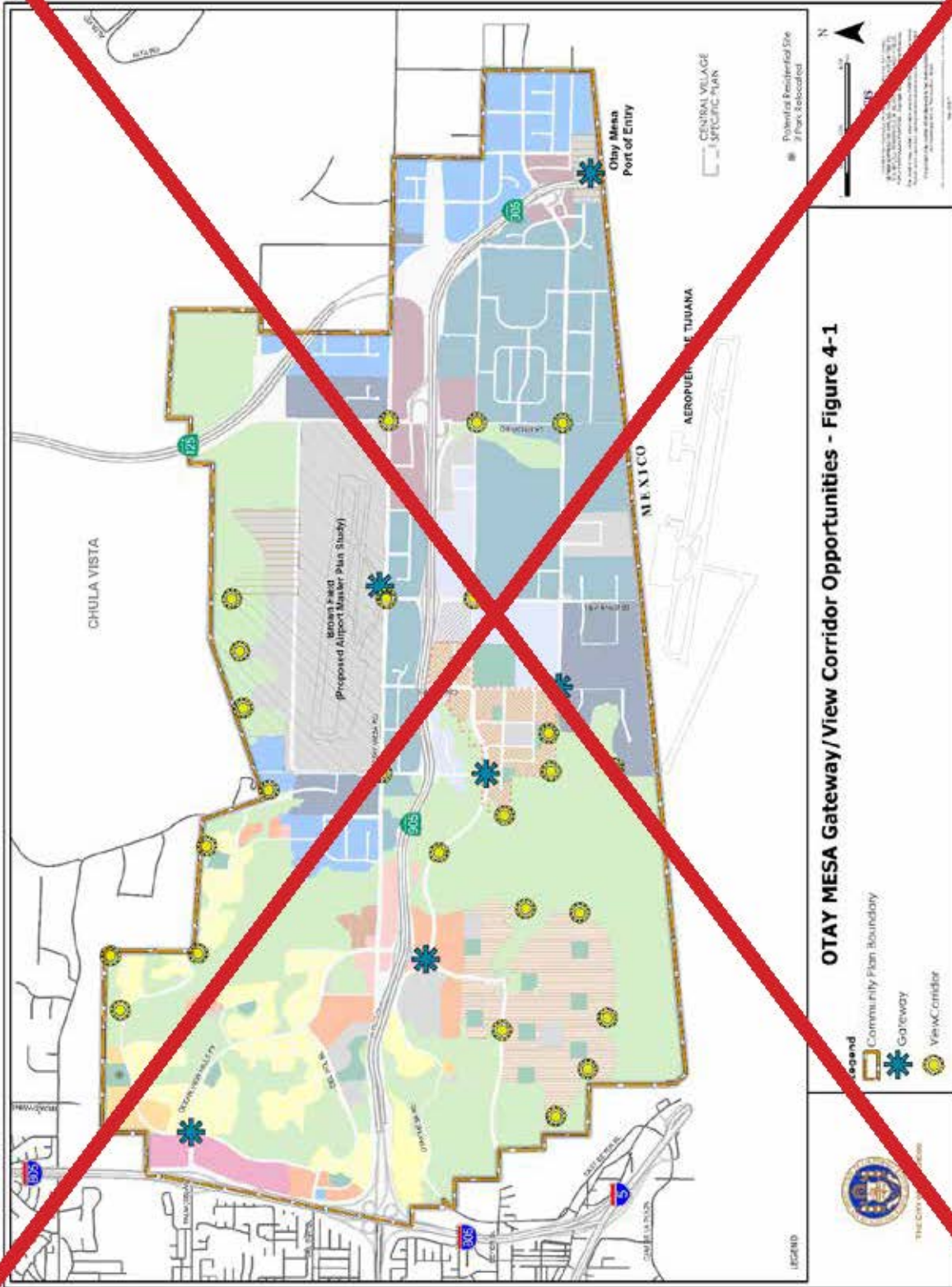


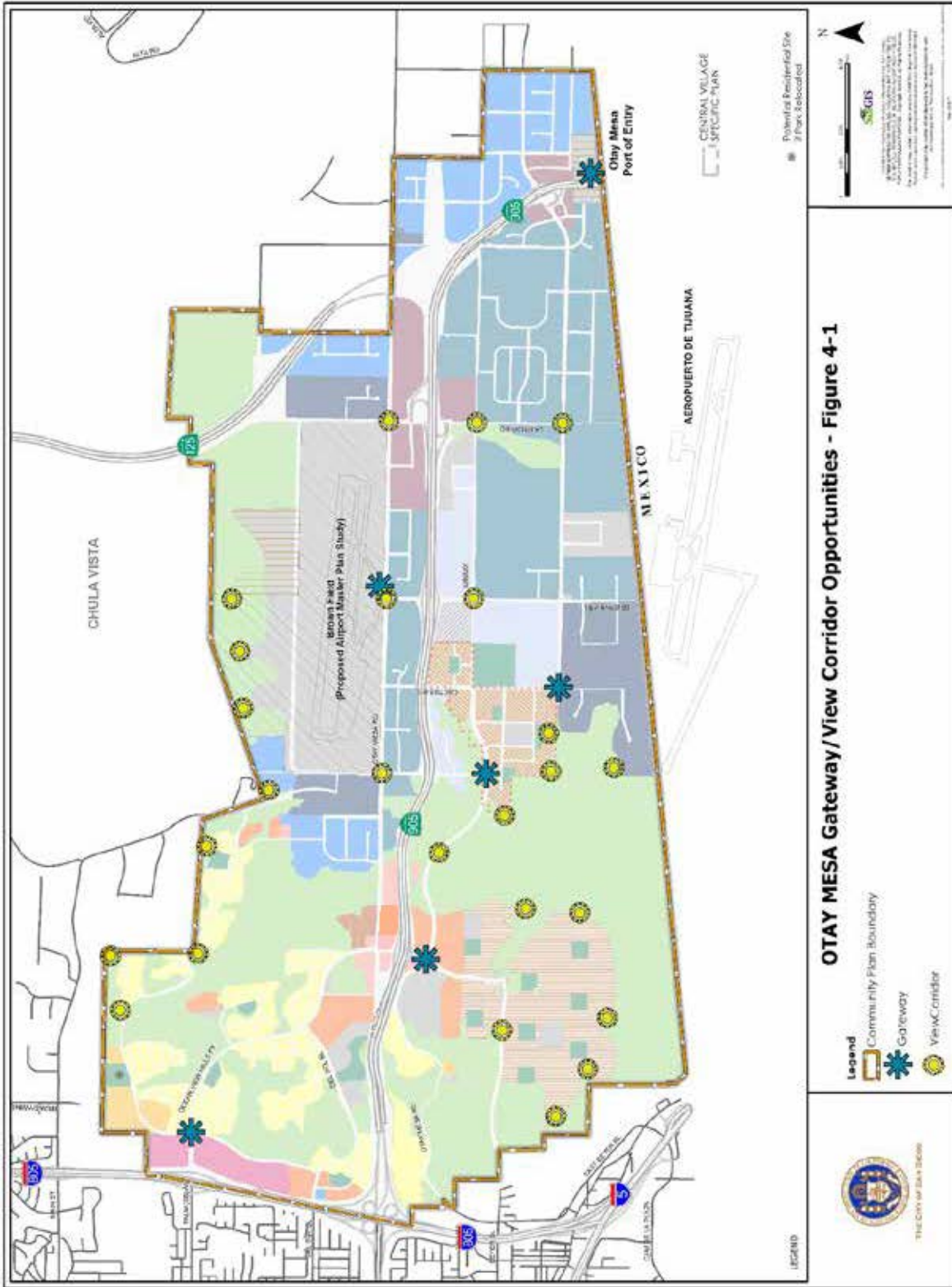


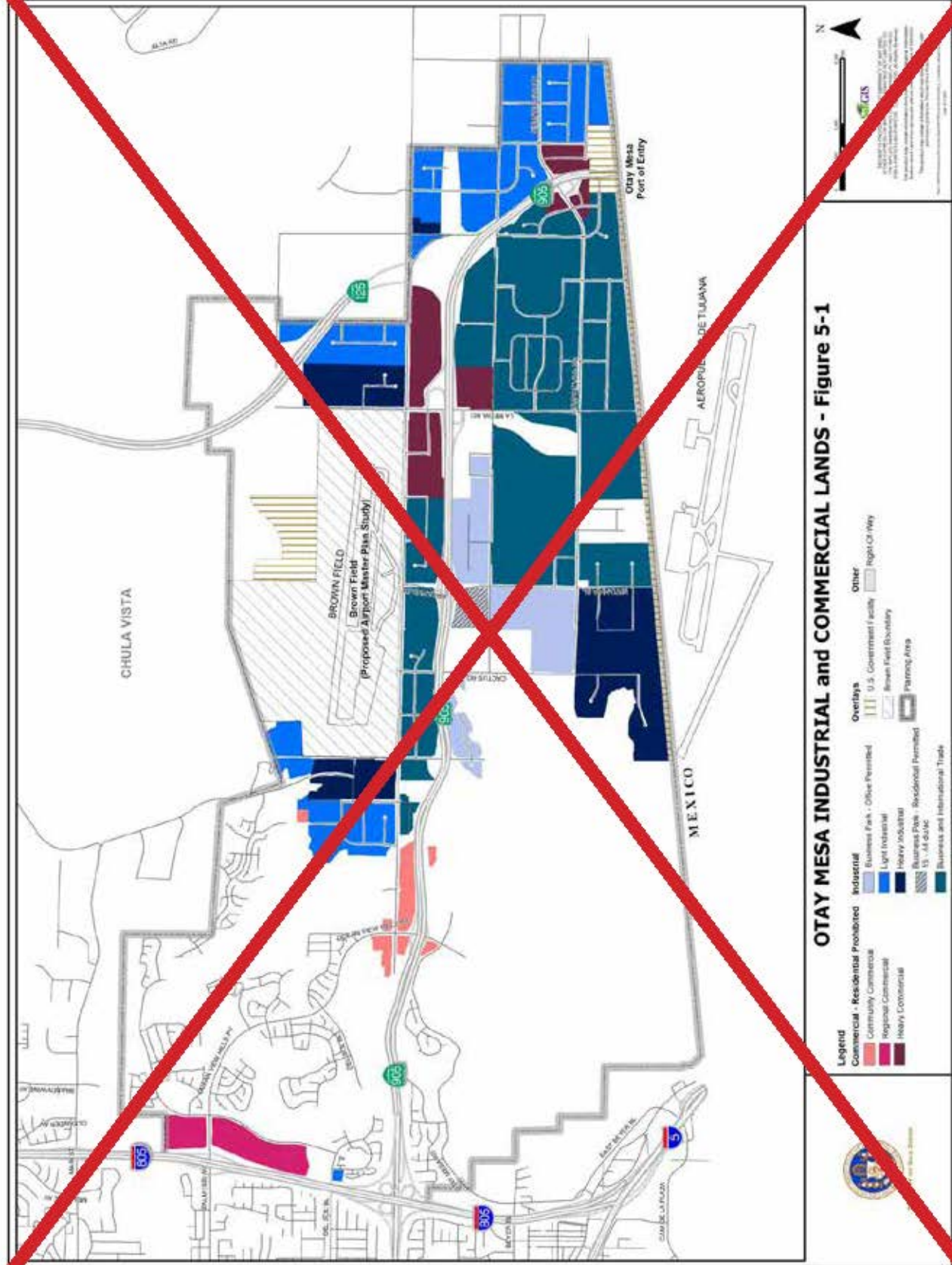
Mobility Element

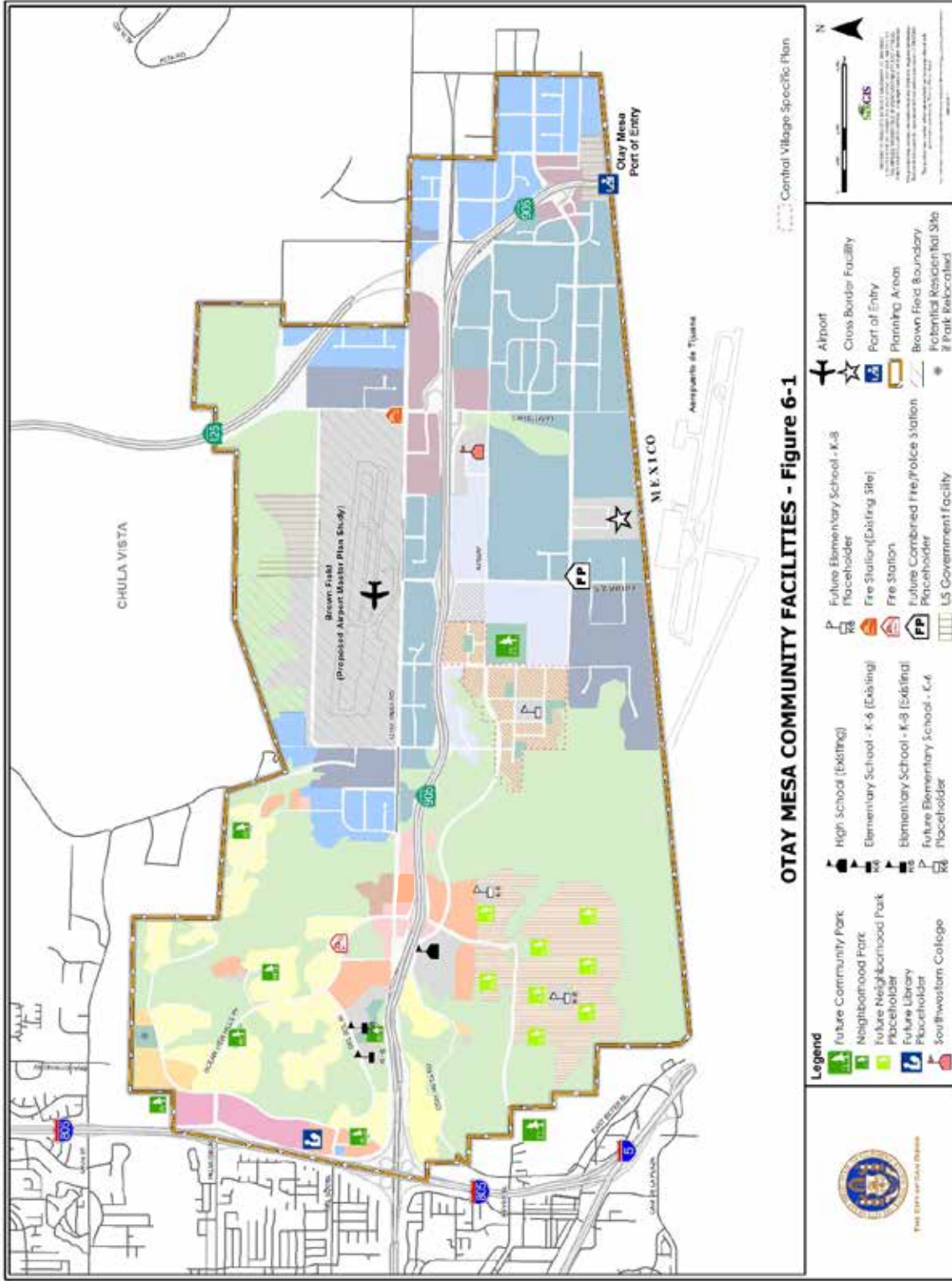






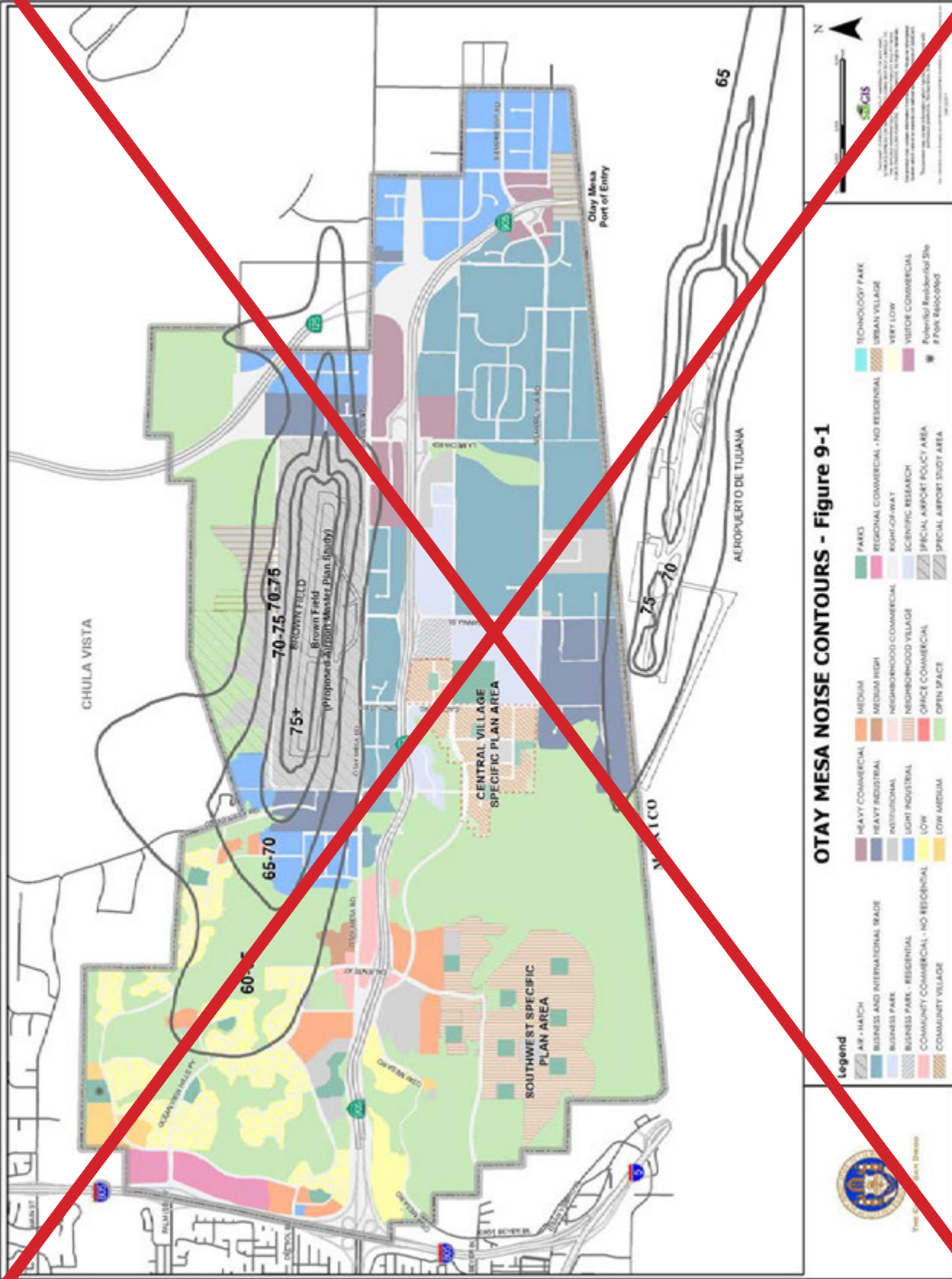






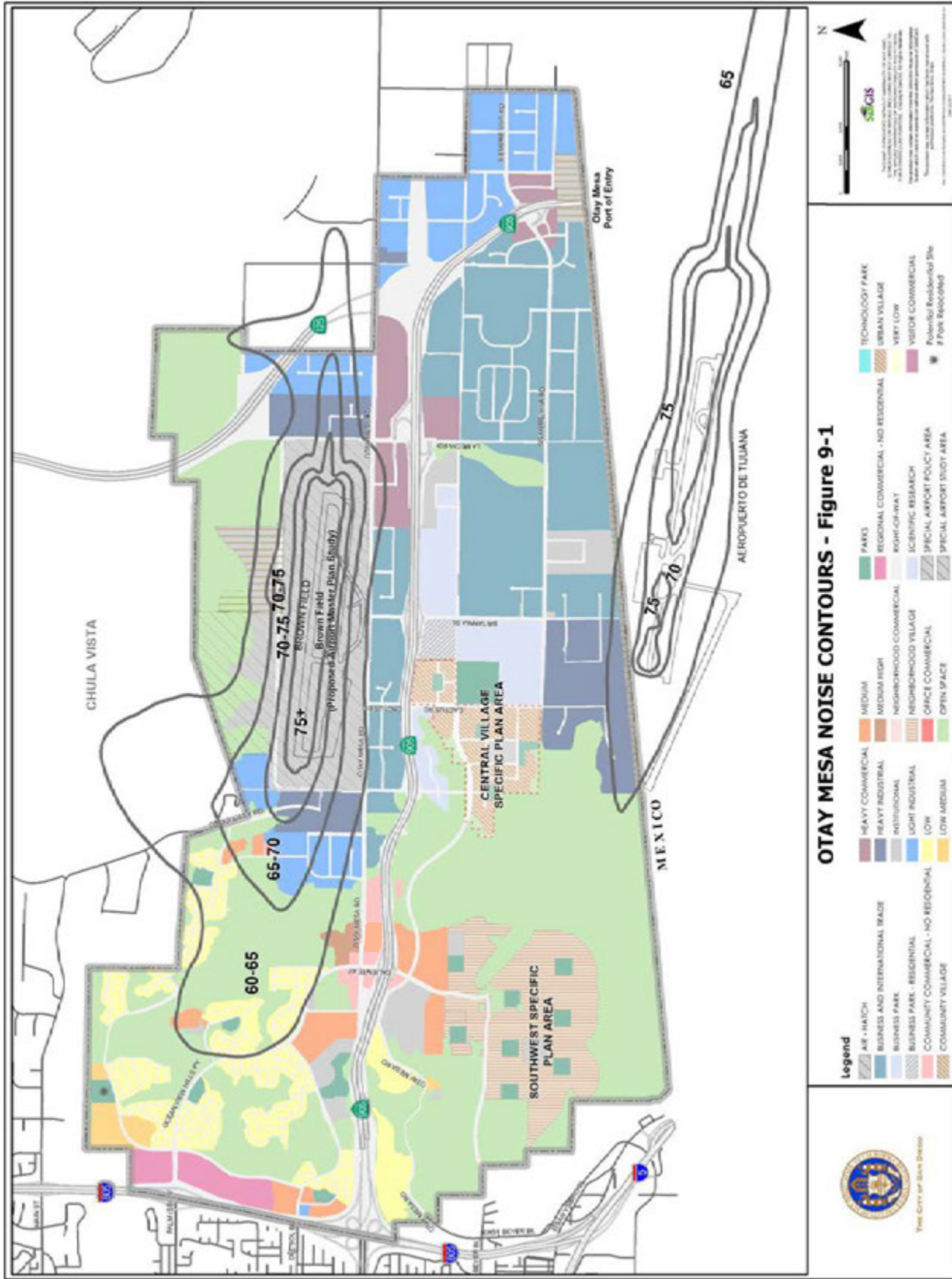


Noise Element



NE-3

Otay Mesa Community Plan



Implementation

11.0 Implementation

As a component of the City's General Plan, the Otay Mesa Community Plan is subject to and must comply with all of the policies and provisions of the City of San Diego General Plan. This plan for the Otay Mesa community is a set of goals, policies, and recommendations that represents a shared vision for the future of the area. It establishes a framework for ensuring that changes to the built environment, whether public or private, aid in maintaining or improving the fabric of the community and enhances its qualities as a place for living, recreating, and working. The plan sets out a clear roadmap for both the public and private actions necessary to realize the vision presented in it. Ultimately, however, the extent to which the plan is carried out relies on the means available to implement its vision, and a public will to ensure that resources are directed to it.

The Otay Mesa Community Plan is a policy document, and it is implemented through a variety of mechanisms. As a living document with long range applicability, multiple tools are available for implementation of the Community Plan, including zoning, facilities financing, historic preservation, sensitive resources preservation, and capital improvement projects. Mechanisms also exist to permit changes in the Community Plan as the need arises, and to review the document periodically for

successful performance. The implementation program addresses the smooth continuing operation of the Community Plan.

A variety of tools will be used to implement the Community Plan:

- **Zoning:** The zoning regulations in the City of San Diego's Land Development Code will be consistent with the goals and policies of the Community Plan, and serve to implement them.
- **Community Plan Implementation Overlay Zone (CPIOZ):** Two CPIOZs will provide further requirements for all non-residential land uses throughout Otay Mesa. The overlays are required to ensure protection of cultural resources, sensitive biological resources, construction of the circulation infrastructure, and conformance with the appropriate policies from the Urban Design Element. The First CPIOZ, Otay Mesa CPIOZ, is an overlay on all commercially and industrially designated and zoned properties except for the approximately 26-acre site that is designated Business Park, Residential Permitted (BPRP). The OM CPIOZ also includes an approximately 9-acre site designated as Residential – Medium. The BPRP approximately 26-acre site would have its own BPRP CPIOZ, and it is required to address the maximum area for residential development within the industrially designated and zoned site, and to ensure conformance with the



Implementation

11.0 Implementation

As a component of the City's General Plan, the Otay Mesa Community Plan is subject to and must comply with all of the policies and provisions of the City of San Diego General Plan. This plan for the Otay Mesa community is a set of goals, policies, and recommendations that represents a shared vision for the future of the area. It establishes a framework for ensuring that changes to the built environment, whether public or private, aid in maintaining or improving the fabric of the community and enhances its qualities as a place for living, recreating, and working. The plan sets out a clear roadmap for both the public and private actions necessary to realize the vision presented in it. Ultimately, however, the extent to which the plan is carried out relies on the means available to implement its vision, and a public will to ensure that resources are directed to it.

The Otay Mesa Community Plan is a policy document, and it is implemented through a variety of mechanisms. As a living document with long range applicability, multiple tools are available for implementation of the Community Plan, including zoning, facilities financing, historic preservation, sensitive resources preservation, and capital improvement projects. Mechanisms also exist to permit changes in the Community Plan as the need arises, and to review the document periodically for

successful performance. The implementation program addresses the smooth continuing operation of the Community Plan.

A variety of tools will be used to implement the Community Plan:

- **Zoning:** The zoning regulations in the City of San Diego's Land Development Code will be consistent with the goals and policies of the Community Plan, and serve to implement them.
- **Community Plan Implementation Overlay Zone (CPIOZ):** Two CPIOZs will provide further requirements for all non-residential land uses throughout Otay Mesa. The overlays are required to ensure protection of cultural resources, sensitive biological resources, construction of the circulation infrastructure, and conformance with the appropriate policies from the Urban Design Element. The First CPIOZ, Otay Mesa CPIOZ, is an overlay on all commercially and industrially designated and zoned properties except for the approximately 26-acre site that is designated Business Park, Residential Permitted (BPRP). The OM CPIOZ also includes an approximately 9-acre site designated as Residential - Medium. The BPRP approximately 26-acre site would have its own BPRP CPIOZ, and it is required to address the maximum area for residential development within the industrially designated and zoned site, and to ensure conformance with the



PLANNING COMMISSION INITIATION APPROVAL RESOLUTION

PLANNING COMMISSION RESOLUTION NO. 4917-PC

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

WHEREAS, on December 14th 2017, 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 an approximately 14-acre site located on the southeast corner of Caliente Avenue and Otay Mesa Road, from Community Commercial-Residential Prohibited to Community Commercial-Residential Permitted; and

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

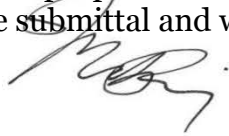
WHEREAS, the Planning Commission considered Report No. PC-17-095 as well as all maps, exhibits, evidence and testimony; NOW, THEREFORE,

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-17-095; and

BE IT FURTHER RESOLVED that the Planning Commission directs staff to consider the following issues as identified in Report No. PC-17-095:

- Appropriate land use designation, residential density, and zoning for the site;
- Appropriate size and boundary for the amendment site;
- Further analysis of the retail market to determine if the reduction of retail would impact the community;
- Site design considerations for the proposed land use designation;
- Feasibility of mixed-use development on the site;
- The appropriate mix and siting of active and passive uses;
- Provision of amenities, public spaces, and pedestrian-scale elements associated with the proposed development and application of urban design guidelines;
- Review of pedestrian and vehicular circulation patterns for safety and connection among different uses located on the site as well as review of pedestrian/vehicular access into the property;
- 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 "M. B. J.", is written over the word "submittal" in the text above.

Staff Planner

Initiated: December 14, 2017

By a vote of: 5-0-1

REZONE ORDINANCE

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 9.2-ACRES LOCATED SOUTHEAST CORNER OF THE CALIENTE AVENUE AND OTAY MESA ROAD INTERSECTION AND NORTH OF STATE ROUTE (SR) 905, WITHIN THE OTAY MESA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE CC-1-3 INTO THE RM-2-5, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0507 AND 131.0406; AND REPEALING ORDINANCE NO. O-20512 (NEW SERIES), ADOPTED JULY 10, 2015, OF THE ORDINANCES OF THE CITY OF SAN DIEGO IN SO FAR AS THE SAME CONFLICT HEREWITH.

WHEREAS, Pardee Homes, a California Corporation, requested to rezone approximately 9.2-acres of land from the CC-1-3 (Commercial-Community) zone to the RM-2-5 (Residential Multiple-Unit) in the Otay Mesa Community Plan area; and

WHEREAS, the matter was set for a public hearing to be conducted by the Council of the City of San Diego; 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 9.2-acres located at the southeast corner of the Caliente Avenue and Otay Mesa Road intersection and north of State Route (SR) 905, and legally described as Parcel 1: All that portion of the northwest quarter of the northwest quarter of Section 32, Township 18 South, Range

ATTACHMENT 16

1 West, San Bernardino Base and Meridian in the City of San Diego, County of San Diego, California according to the official plat thereof, described as follows: Beginning at the northwest corner of said Section 32, thence along the westerly line of said Section 32, south 00°18'24" west 348.92 feet; thence south 61°46'14" east 309.64 feet; thence south 72°16'59" east 1107.21 feet to an intersection with the easterly line of said northwest quarter of the northwest quarter of said Section 32; thence along said easterly line north 00°26'17" east 804.78 feet to an intersection with the northerly line of said section 32; thence along said northerly line north 88°48'52" west 1332.08 feet to the point of beginning; Parcel 2: That portion of the west one-half of the northwest quarter of Section 32, Township 18 south, Range 1 west, San Bernardino Meridian, in the city of San Diego, county of San Diego, state of California, according to the official plat thereof, more particularly described as "Parcel 2" quitclaim deed to Rancho Villa Apartments No. 2 LLC, Recorded on June 24, 2002 as DOC #2002-0530243 in the office of the County Recorder of said County, in the Otay Mesa Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4341, filed in the office of the City Clerk as Document No. OO- _____, are rezoned from the CC-1-3 into the RM-2-5, as the zone is described and defined by San Diego Municipal Code Chapter 13 Article 1 Division 4. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. O-18063 (New Series), adopted April 24, 1994, of the ordinances of the City of San Diego is repealed insofar as the same conflict 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.

ATTACHMENT 16

Section 4. This Ordinance shall take effect and be in force on the thirtieth day from and after its passage, or the date that R-_____ adopting amendments to the General Plan and the College Area Community Plan becomes effective, whichever date occurs later.

Section 5. No building permits for development inconsistent with the provisions of this Ordinance shall be issued unless an application was made prior to the date of adoption of this Ordinance.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____

Deputy City Attorney

Initials~

Date~

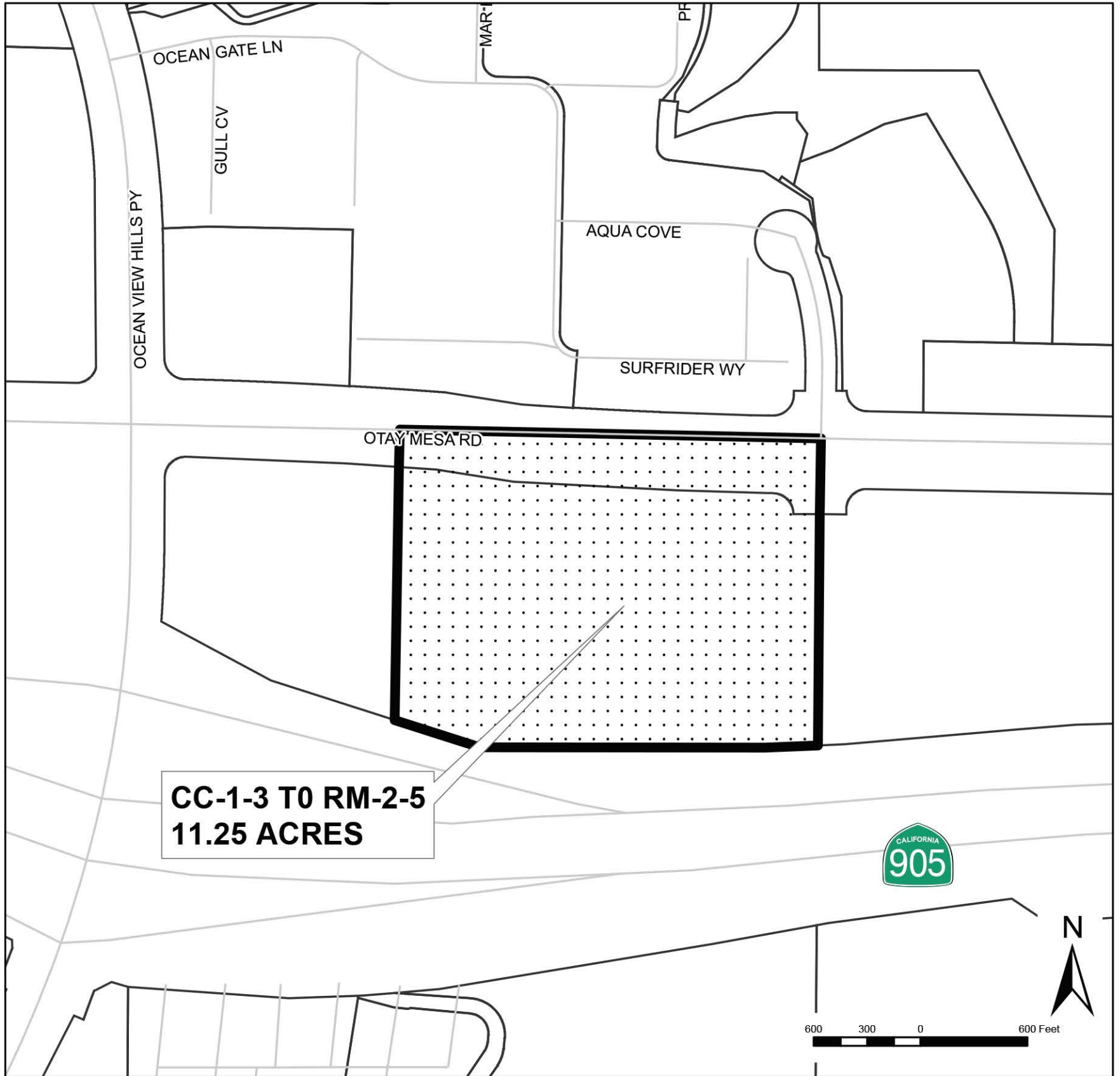
Or.Dept: INSERT~

Case No.INSERT PROJECT NUMBER~

O-INSERT~

Form=inloto.frm(61203wct)

PROPOSED REZONING



PORTION OF THE WEST ONE HALF OF THE NORTHWEST QUARTER OF SEC 32

ORDINANCE NO. _____
 EFF. DATE ORD. _____
 ZONING SUBJ. TO _____
 BEFORE DATE _____
 EFF. DATE ZONING _____
 MAP NAME AND NO. _____

REQUEST **RM-2-5**
 PLANNING COMM.
 RECOMMENDATION
 CITY COUNCIL
 ACTION

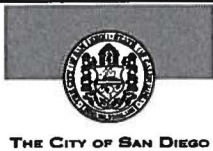
CASE NO.

DEVELOPMENT SERVICES MANAGER

B-4341

APN: 645-080-16

(138-1761) 2-27-19 LDJ



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

Community Planning Committee Distribution Form Part 2

Project Name: Cal. Terraces PA61 CPA/ROW/VTM		Project Number: 605191	Distribution Date: 07/16/18
Project Scope/Location: OTAY MESA: "EXPEDITE PROGRAM" (PROCESS 5) CPA, ROW Vac, VTM, PDP, REZONE, SDP for the subdivision of 1 parcel into 2 for the creation of 171 multi-family condo units (18 aff housing -AMI for for-sale units) & recreational park on Lot 2 totaling 410,771 sq ft., Lot 1 for the future com development totaling 201,682 sq ft. located on Otay Mesa Rd. adjacent to Caliente Ave. The 14.50 acre site is located in the CC-1-3 overlay zone within the Otay Mesa Community Plan area. CD 8			
Applicant Name: Maykia Vang		Applicant Phone Number: (858) 842-4353	
Project Manager: Will Zounes	Phone Number: (619) 687-5942	Fax Number: (619) 446-5245	E-mail Address: wzounes@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 13	Members No ONE (1)	Members Abstain ONE (1)
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: Rob Hixson		TITLE: Planning Group Chair	
SIGNATURE: <i>[Signature]</i>		DATE: 10/3/18	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
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.			



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 448-5000

Ownership Disclosure Statement

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

Project Title Project No. For City Use Only

PA 61 Community Plan Amendment

Project Address:

Otay Mesa Road, San Diego, CA 92154

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit; all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

**Attachement 19
Ownership Disclosure Statement**

Project Title: PA 61 Community Plan Amendment	Project No. (For City Use Only)
--	---------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached Yes No

Corporate/Partnership Name (type or print):
Pardee Homes

Owner Tenant/Lessee

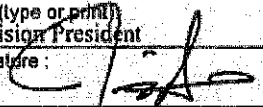
Street Address:
13400 Sabre Springs Parkway, Ste 200

City/State/Zip:
San Diego, CA 92128

Phone No: (858) 794-2500 Fax No: (858) 794-2599

Name of Corporate Officer/Partner (type or print):
Jimmy Ayala

Title (type or print):
Division President

Signature:  Date: 10.23.17

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature: Date:



CALIFORNIA TERRACES - PA61

MASTER PLANNED DEVELOPMENT PERMIT

#2192984

California Terraces - PA61 Master Planned Development Permit

Draft December 2018

Prepared For:

City of San Diego
202 C Street
San Diego, CA 92101

In Association with:

Civil Sense
13475 Danielson Street, Suite 150
Poway, CA 92064
Contact: MayKia Yang

Sponsor:

Pardee Homes
13400 Sabre Springs Parkway, Suite 200
San Diego, CA 92128
Contact: Jimmy Ayala

LOS Engineering, Inc.
11622 El Camino Real, Suite 100
San Diego, CA 92130
Justin Rasas, PE

Prepared By:

PlaceWorks
3 MacArthur Place, Suite 1100
Santa Ana, CA 92707
Contact: Sheila Cedervall, LEED AP, ASLA

RECON Environmental, Inc.
1927 Fifth Avenue
San Diego, CA 92101
Lori Spar

Table of Contents

Chapter 1 - Introduction

1.1 Project Vision	1
1.2 Purpose of Document	1
1.3 Location and Context	2
1.4 Existing Conditions	5
1.5 Planning Considerations	6

Chapter 2 - The Plan

2.1 Overview of Land Use Plan	11
2.2 Park	14
2.3 Vehicular Circulation	14
2.4 Pedestrian Circulation	18

Chapter 3 - Design Guidelines

3.1 Community Structure	21
3.2 Community Character	28
3.3 Commercial Guidelines	28
3.4 Residential Guidelines	30
3.5 Landscape Guidelines	34
3.6 Walls and Fences	35
3.7 Parking and Service Areas	35

Chapter 4 - Administration

4.1 Development Summary	37
4.2 Administration of Guidelines	37
4.3 Master Planned Development Permit	38
4.4 Development Regulations	38
4.5 Airport Land Use Compatibility Zone (Airspace Protection Only)	39
4.6 Maintenance	39
4.7 Infrastructure Improvements	39

List of Figures

Figure 1-1 Local Vicinity Map	2
Figure 1-2 Site Vicinity Map	3
Figure 1-3 Aerial Map	4
Figure 1-4 Land Use and Zoning Map	6
Figure 1-5 Otay Mesa Transit Route Map - OM CPU 2014	8
Figure 1-6 Otay Mesa Bicycle Network - OM CPU 2014	9
Figure 2-1 Land Use Plan	12
Figure 2-2 Illustrative Site Plan	12
Figure 2-3 Pocket Park	13
Figure 2-4 Vehicular Circulation Plan	15
Figure 2-5 Street Sections	16
Figure 2-6 Safe Routes to School	18
Figure 2-7 Pedestrian Circulation Plan	19
Figure 3-1 Otay Mesa Residential Landscape Vignette	22
Figure 3-2 Community Entry	24
Figure 3-3 Monument Locations	24
Figure 3-4 Free Standing Tenant Signage	27

List of Tables

Table 2-1 Land Use Summary	10
Table 4-1 Maintenance Responsibility	39

Chapter 1 - Introduction

1.1 Project Vision

Located within a growing area of the Otay Mesa Community, California Terraces - PA61 is a mixed use development proposed for a 14.6-acre urban infill site. The project features a neighborhood commercial center, multi-family homes, and a park within a pedestrian friendly environment. California Terraces - PA61 brings much needed shopping and workforce housing to a site within walking distance of three schools, jobs, and existing infrastructure including an off-ramp from State Route 905. A convenient neighborhood park is situated within a short walking distance from both homes and shops, and features an open play area, seating, tot lot, lighting, and shade.

A contemporary Mediterranean design character is envisioned, with an emphasis on sustainability. The proposal features timeless, contextually appropriate elements that harmonize with surroundings, and once implemented, the community will be appreciated as much in the future as on opening day.

1.2 Purpose of Document

The primary function of this Master Planned Development Permit (MPDP) document is to establish guidelines that bring forth a cohesive community identity that creates a unique sense of place. This document provides an encapsulation of guidelines for California Terraces - PA61 to ensure project elements are implemented in a coordinated manner. The aesthetics called for have been formulated to bring forth a well-articulated environment that is contextually appropriate for the surrounding community.

Both broad guidelines as well as detailed direction for physical design are included within this document, which is differentiated by the terms "Shall" and "Should". "Shall" represents an absolute commitment to the guidance represented in the policy. Guidelines containing the word "Should" are to be applied in most cases. The City will evaluate the applicability of these types of guidelines during the review process.

Photographs and illustrations are included to aid in understanding of the practical application of the requirements, showing the intent of various provisions. These images should not be interpreted as requiring a specific type of building style, but as a prototypical depiction of conformance.

1.3 Location and Context

California Terraces - PA61 is located within the City of San Diego and is a part of the Otay Mesa Community. The site includes approximately 14.6 acres at the southeast corner of Otay Mesa Road and Caliente Avenue (Project Area). State Route 905 is directly south, and the Caliente Avenue off ramp (Exit 3) provides easy site access for motorists.

The site is within close proximity to four public schools: San Ysidro High School is one half mile southwest, Ocean View Hills Middle School (grades 4-8) and Vista Del Mar Elementary (grades K-3) are one mile northwest, and San Ysidro Middle School is two miles southwest of the site. The US / Mexico international border and the City of Tijuana is located one and one half mile to the south. Otay Mesa Road forms the northern boundary. East of the site is Brown Field Municipal Airport and the Ocean View Hills Corporate Center. Caliente Avenue forms the western boundary of the site. Please refer to Figure 1-1, Local Vicinity Map, Figure 1-2, Site Vicinity Map and Figure 1-3, Aerial Map for the site location and surroundings.

Figure 1-1 Local Vicinity Map - 2018

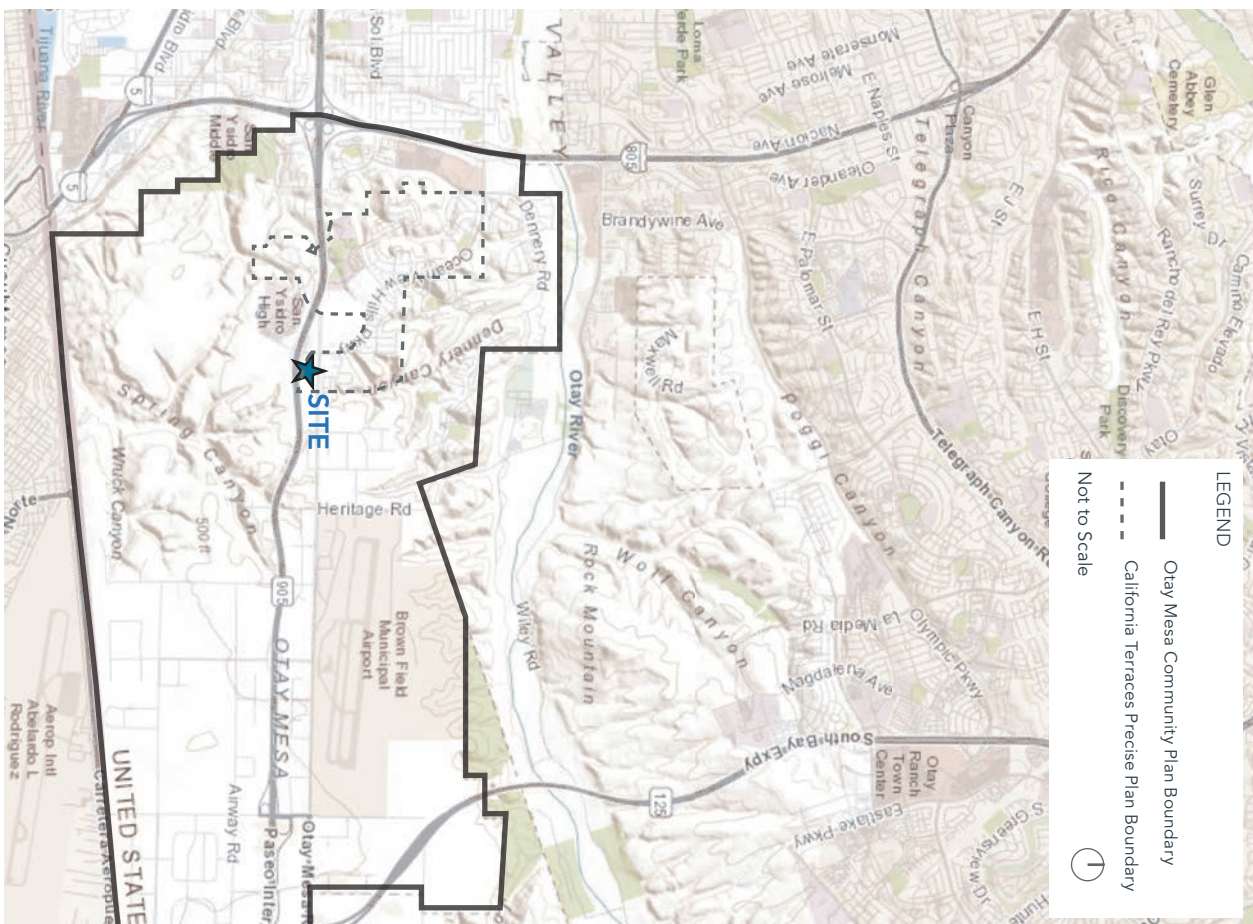


Figure 1-2 Site Vicinity Map - 2018



Figure 1-3 Aerial Map



1.4 Existing Conditions

1.4.1 Existing Land Uses

On Site Land Uses

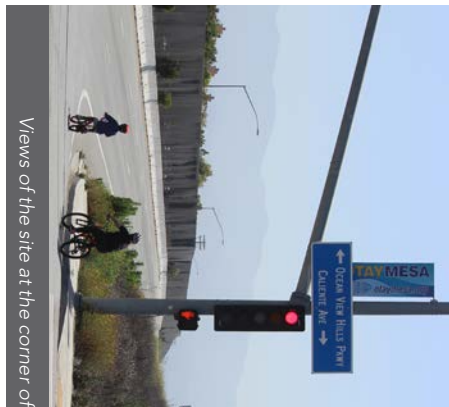
The Project Area currently (2018) consists of vacant, biologically disturbed land and includes a portion of the freeway easement that was vacated by CalTrans. At the intersection of Caliente Avenue and Otay Mesa Road, an existing community entry monument is currently located within the public right-of-way. This monument shall be replaced and located outside the public right-of-way when the project is developed. No other vertical construction is currently present on-site.

Surrounding Land Uses

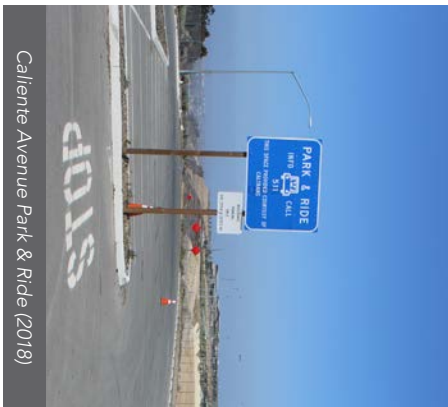
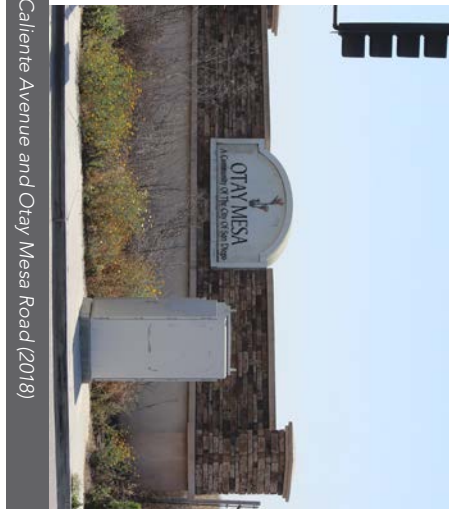
Directly to the south, the west-bound exit ramp of State Route 905 defines the site boundary. State Route 905 is a limited-access freeway that runs between the Otay Mesa Border Crossing and Interstate 5.

The eastern edge is bounded by Emerald Crest Court, currently (2018) a proposed street adjacent to a vacant site that has been planned as a commercial development (a Vesting Tentative Tract Map was previously approved). West of the site (across Caliente Ave), and northwest lie currently vacant land designated as Community Commercial (Residential Prohibited) in the 2014 Otay Mesa Community Plan.

Caliente Avenue Park & Ride is a state-owned parking facility, located within a short walk west of the site, which connects to MTS bus service. The 644-unit Greenfield Village Apartment community, completed in 2012, faces the project across Otay Mesa Road.



Views of the site at the corner of Caliente Avenue and Otay Mesa Road (2018)



Caliente Avenue Park & Ride (2018)



View of Caliente Avenue site boundary (2018)



View of site looking east from Otay Mesa Rd. (2018)



Greenfield Village neighborhood identification monument (2018)

1.5 Planning Considerations

The Project Area is located within the City of San Diego, the Northwest District of the Otay Mesa Community Plan, and the California Terraces - PA61 Precise Plan.

1.5.1 Land Use Designation

The 2014 Otay Mesa Community Plan designates the land use for the site as Community Commercial- Residential Prohibited (CC).

Both commercial and residential components are proposed within this MPDP. Planning Area 1, the western portion of the site, is to retain the CC designation. A Community Plan Amendment (CPA) has been submitted for Planning Area 2 (the eastern, residential portion of the site) which proposes to change the land use designation to Residential-Medium (15-29 du/ac). This CPA application is being processed concurrently with this MPDP and is subject to approval. Please refer to Figure 2-1, *Land Use Plan* for proposed Planning Area boundaries.

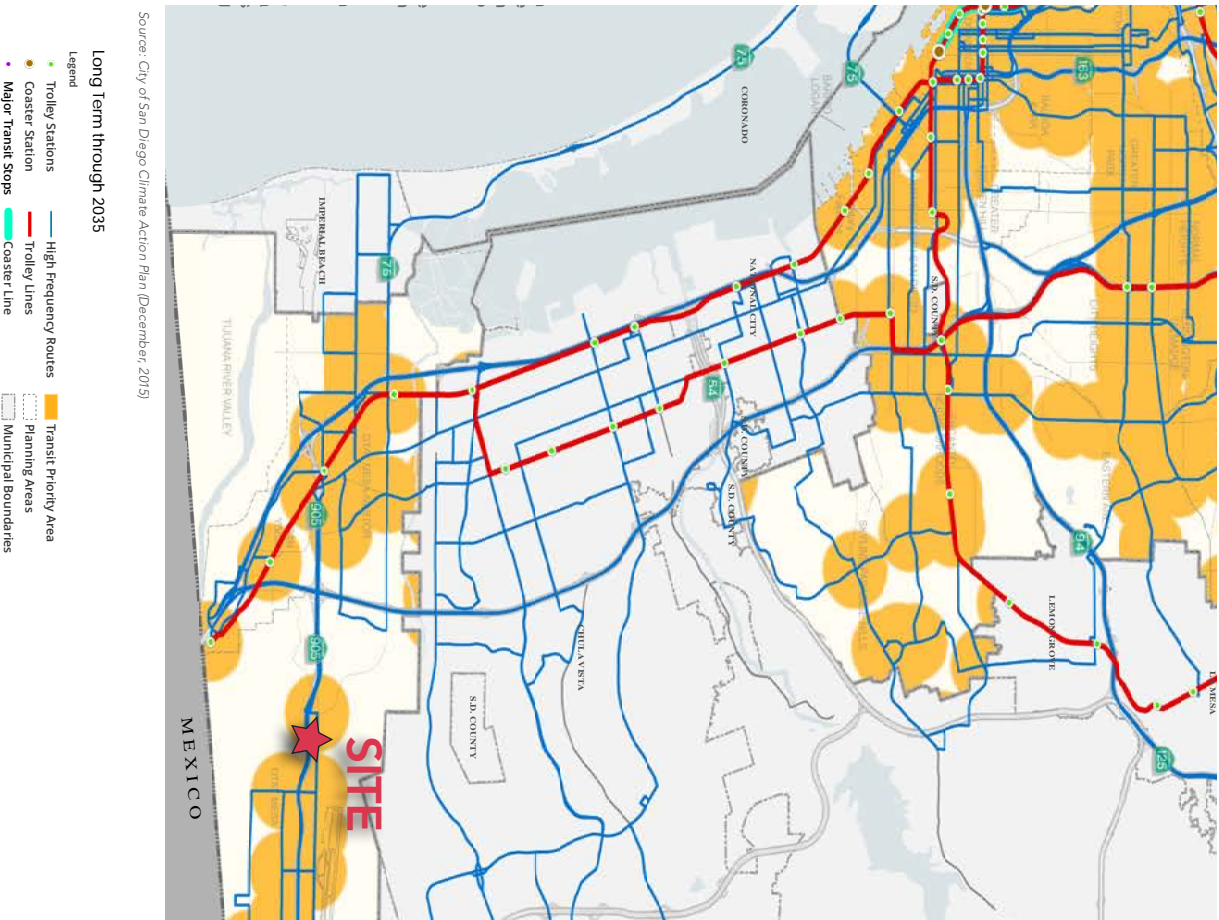
1.5.2 Zoning

The current (2018) implementing zone for the Project Area is CC-1-3. The site is also within the 2014 Otay Mesa Community Plan Implementation Overlay Zone. Planning Area 1 will retain the CC-1-3 designation. An application to change the implementing zone of Planning Area 2 (the residential portion of the site) to RM-2-5 has been submitted concurrently with this document. The entire site will remain in the Otay Mesa Community Plan Implementation Overlay Zone.

1.5.3 Airport Influence / Notification Areas

The Project Area also falls within the Airport Influence Area - Brown Field / Review Area 2), and the FAA Part 77 Notification Area (Brown Field / 576' AMSL).

Figure 1-4 Transit Priority Areas per SB743 - 2015



Source: City of San Diego Climate Action Plan (December, 2015)

- Long Term through 2035
- Legend
- Trolley Stations
 - Major Transit Stops
 - High Frequency Routes
 - Trolley Lines
 - Coaster Lines
 - Coaster Line
 - Transit Priority Area
 - Planning Areas
 - Municipal Boundaries



San Ysidro High School is located a short walk or bike ride from the Project Area (2018)

1.5.4 Transit

A key strategy of the City of San Diego Climate Action Plan (December 2015) calls for the reduction of greenhouse gas emissions through an increase in transit use. One of the implementation tools to reach this goal is the establishment of Transit Priority Areas. The site falls within a 2035 Transit Priority Area, (refer to Figure 1-4, *Transit Priority Areas per SB743*). The map shows that by 2035, high frequency transit lines along Otay Mesa Road and Caliente Avenue will connect to an existing trolley station in San Ysidro, facilitating transit travel to downtown San Diego.

Located within one half mile of the future bus rapid transit stop (BRT) near San Ysidro High School, the site is also within a quarter mile of the existing Caliente Avenue Park & Ride facility. This stop connects to MTS bus routes 905a and 905b, and a local bus stop is planned for eastbound Otay Mesa Road along the project frontage. These facilities are within a convenient walk or bike ride from the site. (Please refer to Figure 1-5, *Otay Mesa Transit Route Map- 2014*).

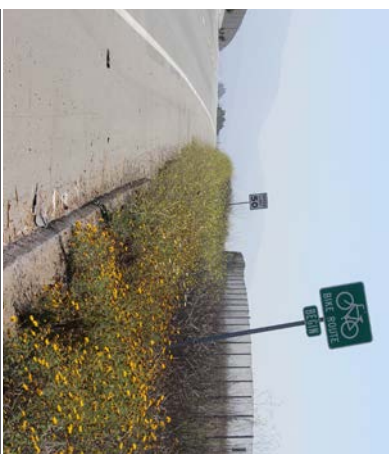
1.5.5 Existing Bicycle Network

As a community that places a high emphasis on sustainability, California Terraces - PA61 provides links to the Otay Mesa bicycle network that makes it easy to bike to school, shopping, or work (refer to Figure 1-6 *Otay Mesa Bicycle Network*).

The Otay Mesa Community Plan Update (2014) (OM CPU) identifies Otay Mesa Road as a planned Class II bicycle facility, and adequate frontage exists to allow for this improvement. Additionally, a Class I facility that would parallel SR-905 from Beyer / Airway Road and continue along Airway Road to the eastern City boundary is identified in the OM CPU. This route could be accessed from the site via the existing Class II lane along Caliente Avenue. An existing Class II bicycle facility is also shown connecting directly north of the site, along Ocean View Hills Parkway. Interior pathways and paseos facilitate connections to this system from each home, and the commercial center. Please refer to Section 2.4, *Pedestrian and Bicycle Circulation*, for a description of the proposed improvements to the existing pedestrian and bicycle network.

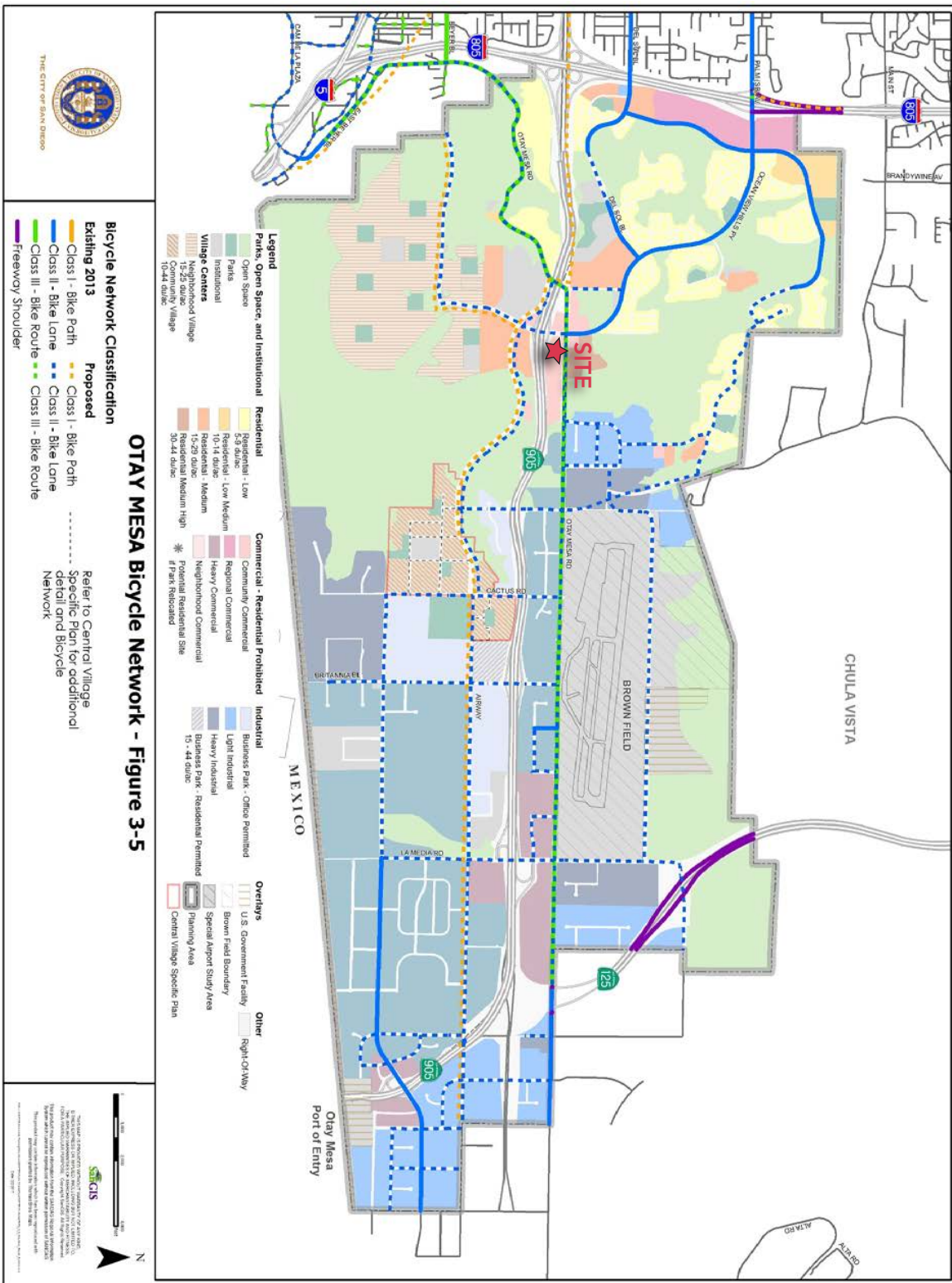


Existing Class II Bike Lane, Caliente Ave. (2018)



Existing Class III Bike Route Otay Mesa Rd (2018)

Figure 1-6 Otay Mesa Bicycle Network - OM CPU 2014



Source for Figures 1-5 and 1-6: Otay Mesa Community Plan (March 11, 2014)

Chapter 2 - The Plan

2.1 Overview of Land Use Plan

As a mixed-use neighborhood, the proposed Land Use Plan for California Terraces - PA61 offers both commercial and residential land uses, while bringing pedestrian friendly design to the forefront.

The western portion of the site shall retain the Community Commercial land use designation. A maximum of 45,000 square feet of retail space is proposed, potentially including a neighborhood grocery store, drug store, and coffee shop, bringing shopping and service retail within a convenient walking distance of existing and planned homes in the vicinity. Situated at the off-ramp of State Route 905, the site enjoys a high degree of visibility, enhancing its ability to serve the needs of surrounding neighborhoods.

A change of land use designation is proposed for the eastern, residential portion of the Project Area. The Community Plan Amendment proposal, submitted concurrently with this MPDP is to change the designation to Residential-Medium (15-29 du/ac) and the zone to RM-2-5. Upon approval, the number of units allowed under this designation and zoning would be 138 - 267 dwellings. A minimum of 10% of the total units shall be designated as affordable to meet the City of San Diego's Inclusionary Affordable Housing Regulations (§142.1201). Please refer to Exhibit 2-1, *Land Use Plan*, which depicts the extent of both Planning Areas.

Exhibit 2-2, *Illustrative Site Plan* shows an artist's concept of the site plan proposal. This 171 unit plan is within the mid-range of the allowed range of 138 to 267 units. This plan features a building type suitable for families; each unit has 3 - 4 bedrooms and 3 - 3.5 baths, each with a two-car attached garage. The buildings are three-stories high, and feature outdoor open space in the form of a balcony or ground level patio. A variety of unit sizes are planned, offering a range of prices and living experiences.

The site location near existing employment, schools and public transit, as well as an internal pedestrian circulation system, encourages non-motorized transportation. A private neighborhood park (see Section 2-2, *Park*) within the residential site is adjacent to both use areas. This park will be privately maintained, and offers a shady sitting area, tot lot, and an open grassy play area. Vehicular circulation within the plan consists of two short cul-de-sac streets connected with internal driveways. These plan features make healthy choices easy, encouraging an environmentally-friendly, active lifestyle.

Figure 2-1 Land Use Plan

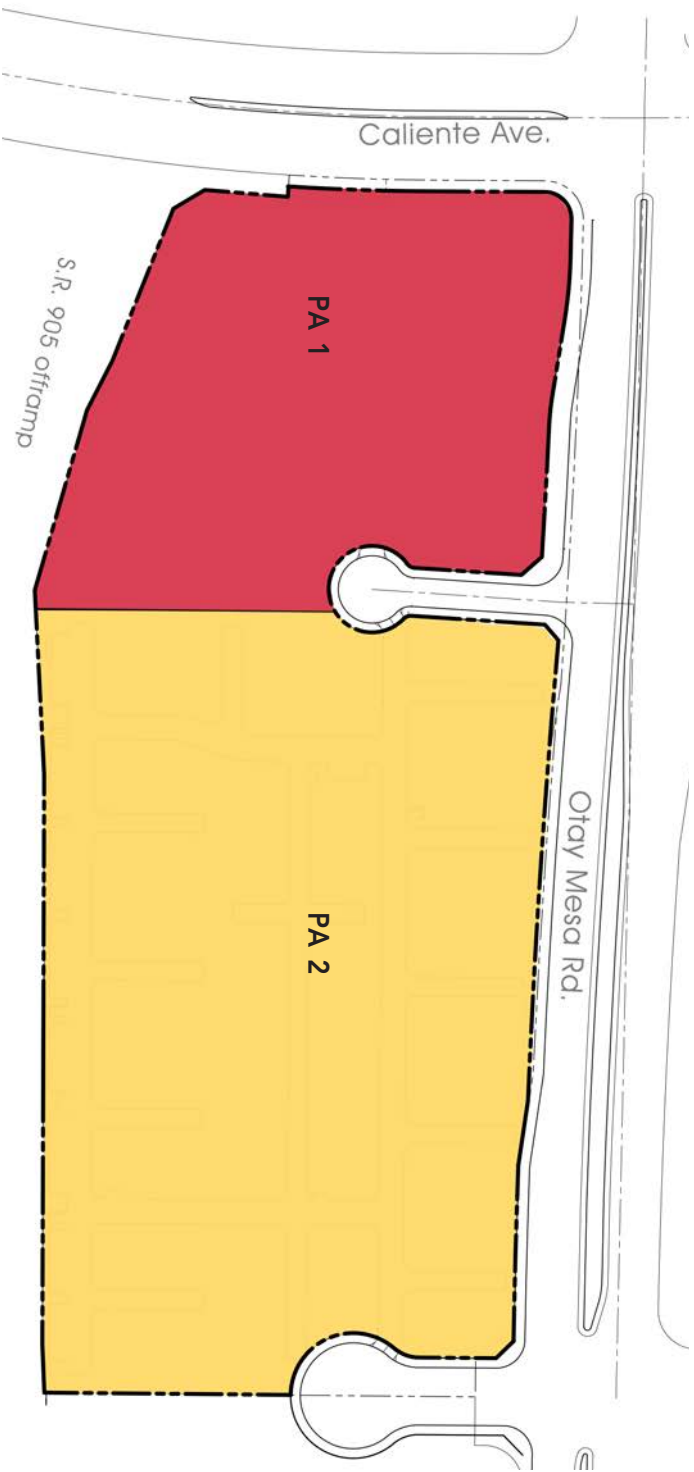


Table 2-1 Land Use Summary

Planning Area	Land use	Zoning	Acres	Minimum Allowed	Maximum Allowed*	Proposed
Planning Area 1	Community Commercial (Residential Prohibited)	CC-1-3	4.49	N/A	58,675 sq. ft.	45,000 sq. ft.
Planning Area 2	Residential-Medium	RM-2-5	9.20	138 du	267 du*	171 du
N/A	Public Street Right-Of-Way	N/A	0.91	N/A	N/A	N/A
TOTAL	-	-	14.60	-	-	-

* The maximum allowed reflects the application of the development regulations of the underlying base zone. The permit process that would permit the maximum development allowed is described in Chapter 4.

Not to Scale ①

Figure 2-2 Illustrative Site Plan



Not to Scale ①

2.2 Park

Within the proposed 171 unit residential plan, a private pocket park is planned as a focal point at the terminus of Street "A". The 8,600 square foot park shall accommodate active and passive activities. Pedestrian-scaled lighting, sitting areas, bicycle racks and trash receptacles shall be featured. An open grassy area and tot lot shall provide play space for children, and large trees provide shade along a winding walkway (see Figure 2-3, *Pocket Park*).

Palms and ornamental trees throughout the park should reinforce the theme of the existing Ocean View Hills plant palette. Drought-tolerant shrubs and ground cover should provide softening within the planting areas at the edges of the open space. The park is situated to provide a shady, attractive, and convenient respite for patrons of the commercial center as well as residents and visitors of the townhomes to the east.

All common open space shall meet the requirements of SDMC §131.0456.

Figure 2-3 *Pocket Park*



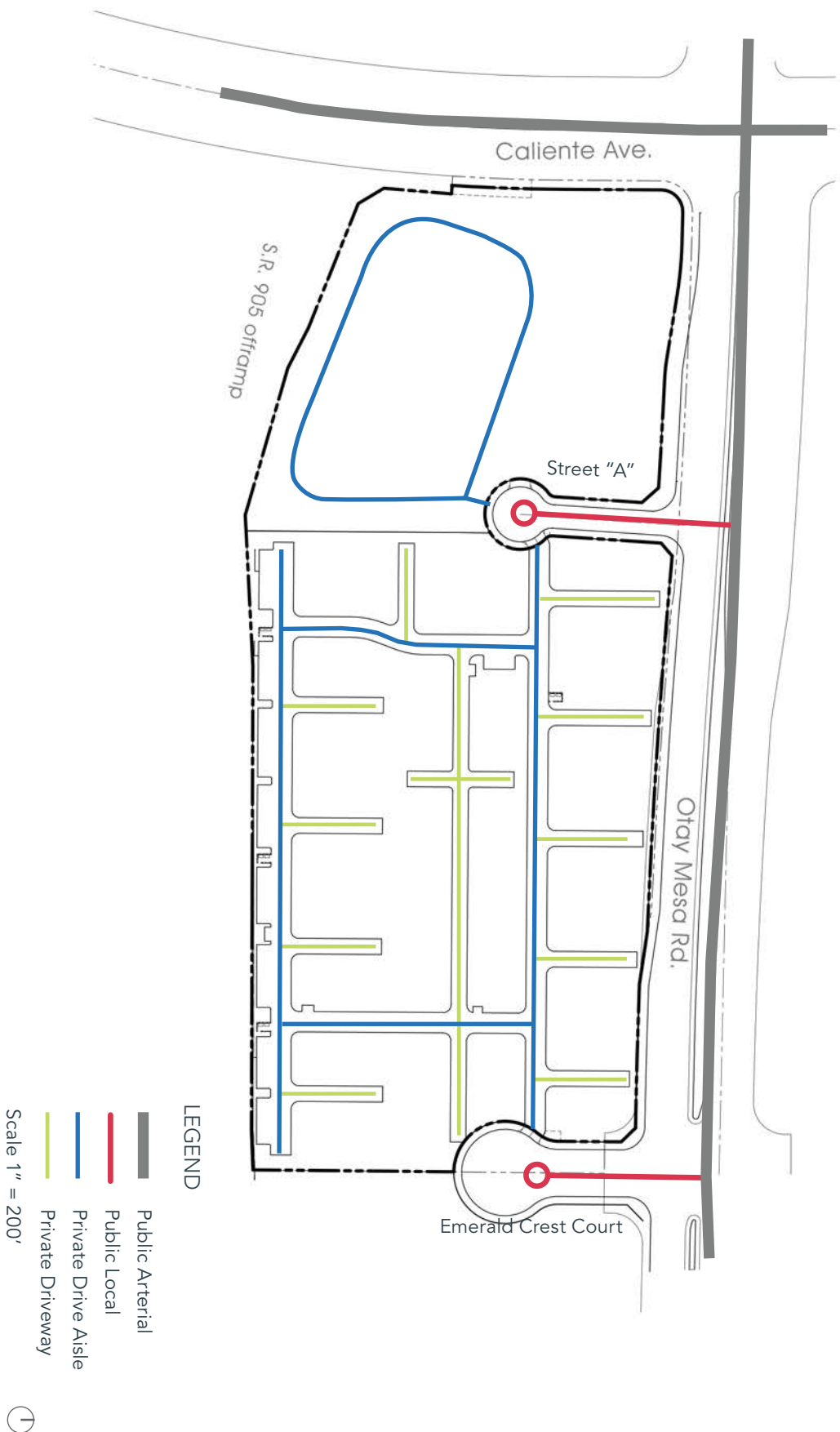
2.3 Vehicular Circulation

Vehicular access shall be designed to promote a balanced, multi-modal, "complete streets" approach to accommodate mobility needs of all users. The primary vehicular entry is via Street "A", a public cul-de-sac accessed from Otay Mesa Road. This street has a 60-foot right-of-way with a curb-to-curb distance of 40 feet, a five foot curb separated sidewalk, and a five foot landscaped parkway. The secondary community access is provided from the proposed signalized access at Emerald Crest Court along the eastern boundary. This public street consists of an 80-foot right-of-way, with a curb-to-curb distance of 60 feet, a five foot non-contiguous sidewalk, and a five foot landscaped strip on both sides.

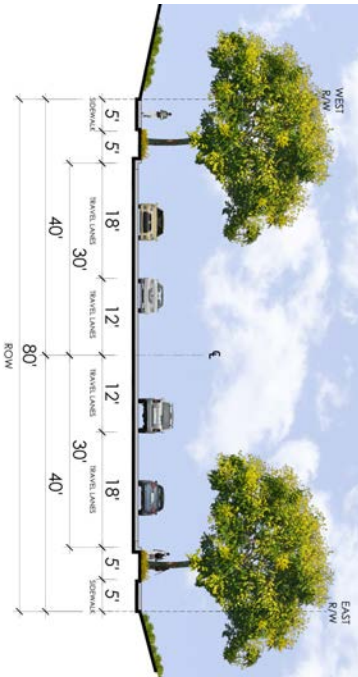
Caliente Avenue, located along the western boundary, shall be downgraded from a six-lane primary arterial to a five-lane primary arterial. The existing five foot curb adjacent sidewalk shall be removed and replaced with a six foot non-contiguous sidewalk. Otay Mesa Road, along the northern boundary shall vary in right-of-way width from 148 feet to 164 feet to include eastbound deceleration lanes at Street "A" and Emerald Crest Court. A proposed raised median shall vary in width from six feet at the west to eighteen feet. Along the project frontage on Otay Mesa Rd, a six-foot non-contiguous sidewalk shall be adjacent to the commercial area, while a five-foot non-contiguous sidewalk shall be located along the residential area. A curb adjacent landscape parkway shall vary in width from seven to sixteen feet.

Landscaping within the public right-of-way shall feature shade trees planted at 30-foot intervals, as well as shrubs and ground cover. The tree species shall be consistent with the City of San Diego, and Otay Mesa Community Plan Street Tree Lists. No portion of the project will be gated, and interior circulation within the site shall consist of 26-foot (curb to curb) private front driveways and 20-foot wide private rear driveways (please refer to Figure 2-4, *Vehicular Circulation Plan*, and Figure 2-5, *Street Sections*).

Figure 2-4 Vehicular Circulation Plan



EMERALD CREST COURT



PUBLIC STREET "A"



**DRIVE AISLE
"C", "D", "E", "F"**



DRIVEWAY

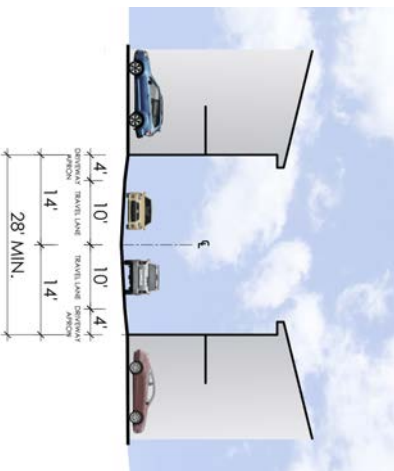
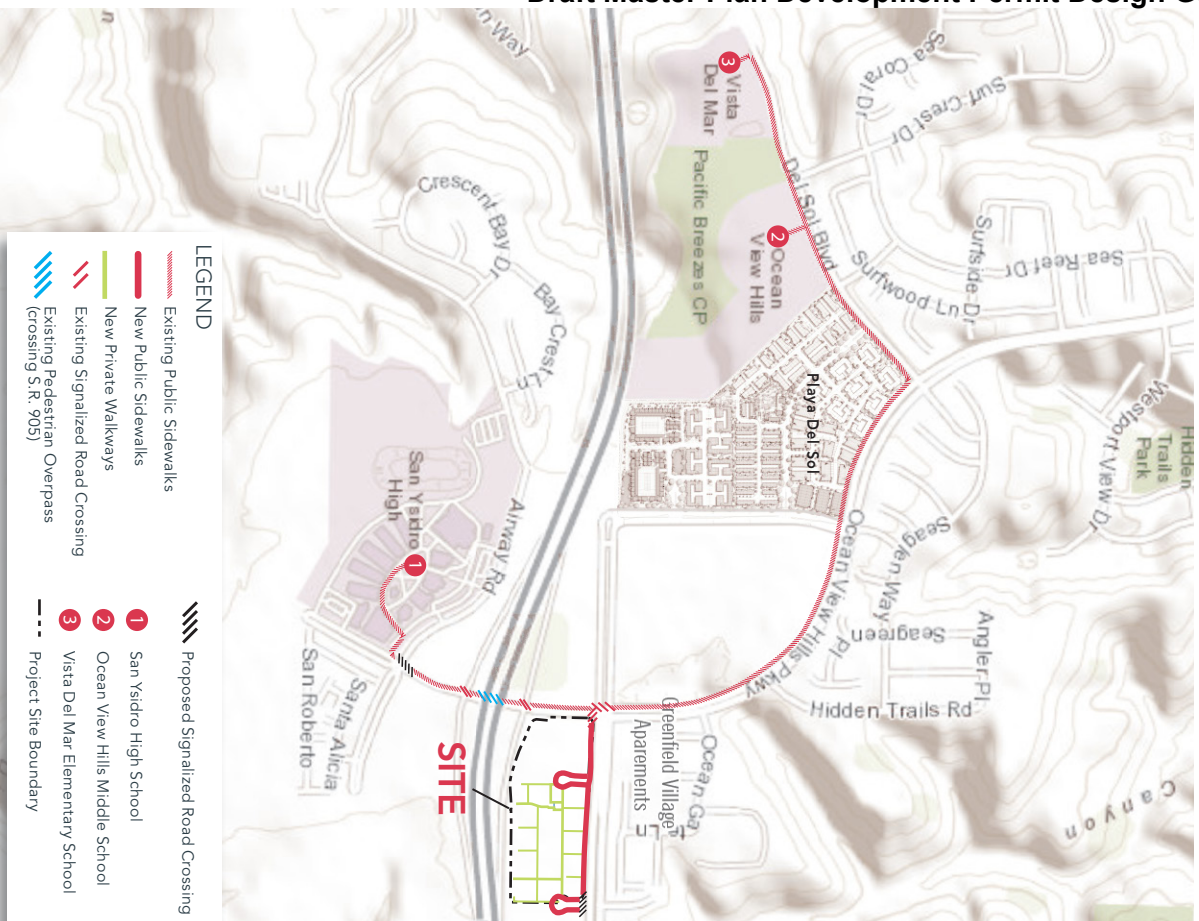


Figure 2-6 Suggested Routes to School



The commercial portion of the project shall manage auto trips within the site with clearly delineated drive aisles and parking, while deliveries shall be accommodated in the rear of the commercial buildings with access via a rear drive aisle, similar to the artist's interpretation shown in Figure 2-2, *Illustrative Site Plan*.

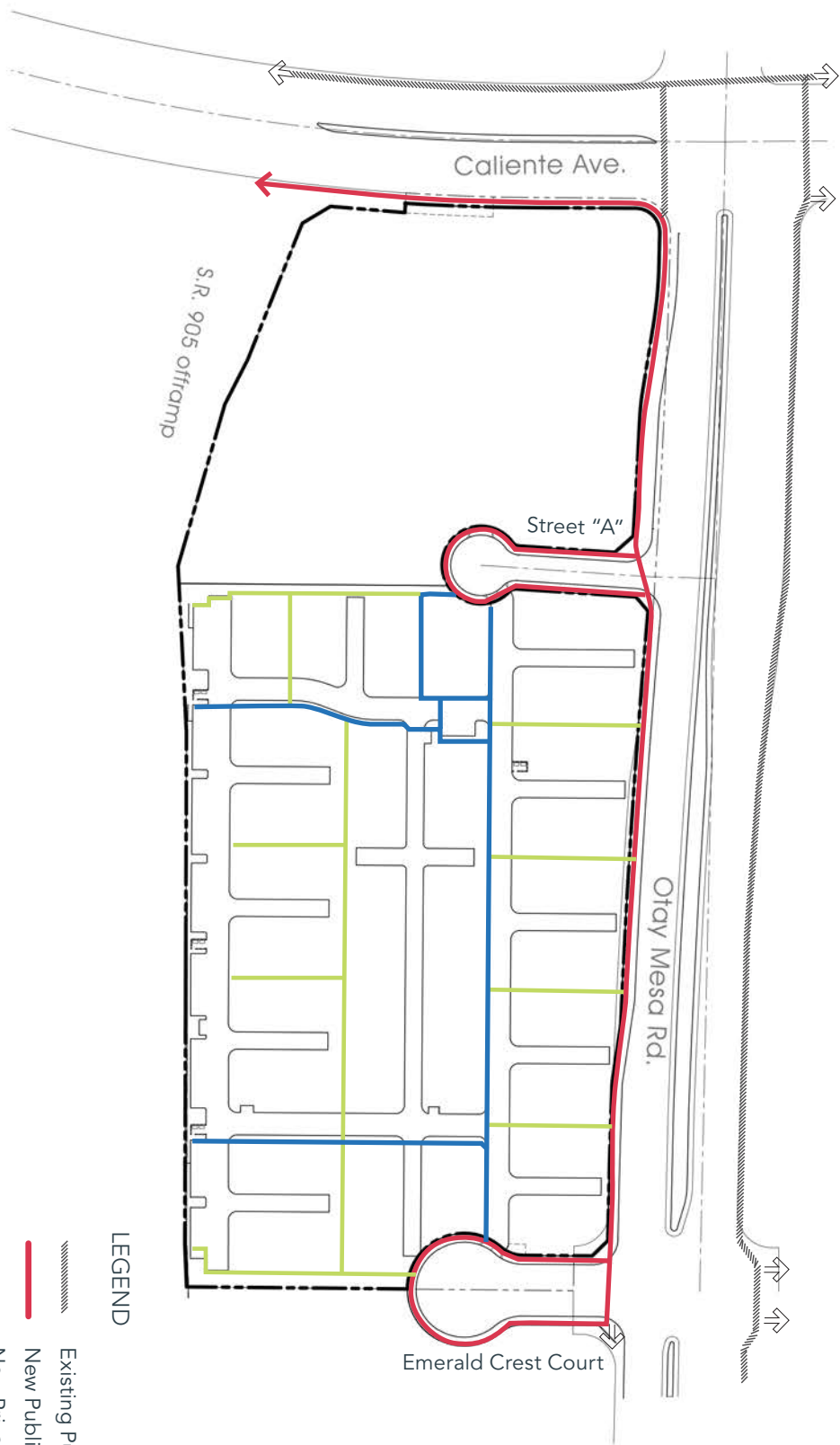
2.4 Pedestrian and Bicycle Circulation

Walkability is a design priority within California Terraces - PA61. Within PA-2, the residential area, each front door shall connect directly to the pedestrian network, encouraging residents to walk or bike and minimizing automobile trips. The walkways should be adjacent to larger trees and accented by ornamental flowering trees, ensuring that residents and patrons of the retail center enjoy a shaded, amenitized walk to retail uses such as a neighborhood grocery store and coffee shop. Clearly marked crossings within the site shall minimize conflicts with motorized vehicles and enhance pedestrian safety (please refer to Figure 2-7, *Pedestrian Circulation Plan*).






To encourage bike ownership and use, bike parking for residents shall be provided in garages and within the private park. Additional bike parking for retail patrons shall be available in the commercial center. Frontage improvements along Otay Mesa Road to accommodate the proposed Class II bike lane shall be provided in the form of the required roadway widths.

The proposed pedestrian network shall tie into existing Otay Mesa community connections via new non-curb adjacent public sidewalks within the Otay Mesa Road and Caliente Avenue rights-of-way. The existing pedestrian network connects the project to nearby employment centers and schools via existing sidewalks and street crossings. These connections encourage residents and shoppers to enjoy a healthy lifestyle by providing safe and convenient routes to walk and bike to neighborhood destinations. (Please refer to Figure 2-6, *Suggested Routes to School*).

Figure 2-7 Pedestrian Circulation Plan



LEGEND

-  Existing Public Sidewalks
-  New Public Sidewalks
-  New Private Sidewalks
-  New Private Paseos
-  Existing Sidewalks Continue

Scale 1" = 200'

①

Chapter 3 - Design Guidelines

3.1 Community Structure

Community structure conveys the identity of the project and is defined by features such as roads, driveways, sidewalks and paths, monuments, walls, fences, and lighting. The following community-wide guidelines establish design goals for California Terraces - PA61 that are consistent with the Otay Mesa Community Plan as well as the California Terraces Precise Plan, including:

- **Design Consistency.** The character, form, and spatial layout should visually identify the residential and commercial portions of the project as part of the Otay Mesa community through complimentary landscaping, material, color, and building form.
- **Clearly Define Public and Private Realm.** Provide visual cues through planting, site planning, signage, fencing, pavement, and scale that clearly distinguish the public areas of the site from the private and semi-private areas.
- **Quality of Construction.** Buildings, landscaping and parks in California Terraces - PA61 should be constructed of high-quality, durable materials that are environmentally friendly and contribute to the long-term sustainability of the project.
- **Safety.** Development in California Terraces - PA61 should be designed in a manner that promotes the safety of residents

and visitors. Lighting, road and driveway design, and building orientation should balance access, visibility, and privacy.

- **Identity.** Create a unique identity and sense of place within the project area through a series of design features incorporating grading, landscaping, and/or architectural treatments.
- **Walls.** Discourage walls and fences for both residential and commercial uses. Use landscape solutions to provide buffers between incompatible land uses, and consider low walls and fencing to delineate private areas from the public right-of-way (per *Otay Mesa Community Plan Policy 4.3-6*). The plan proposes one retaining wall along the southern boundary that varies in height from two feet to seven feet. No noise attenuation walls are required, according to the draft noise study which accompanies this submittal.
- **Pedestrian-Serving.** Design for the pedestrian by including pedestrian-oriented elements such as: safe walkways which minimize crossings (especially on the commercial site), lighting, street furniture, and trash receptacles at appropriate locations to activate the public and semi-private areas of the plan and promote walkability (per *Otay Mesa Community Plan Policy 4.2-1*).
- **Transition Between Uses.** Landscaping should be used to screen undesirable views from residential areas.

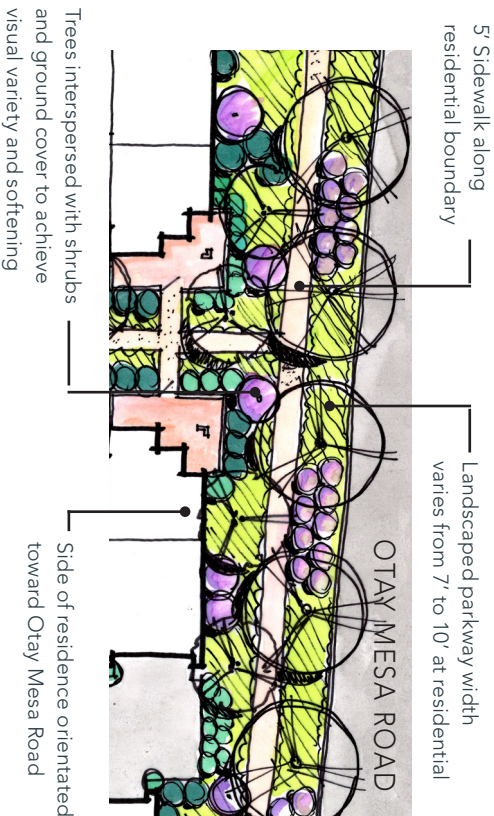
Draft Master Plan Development Permit Design Guidelines

3.1.1 Streetscapes

Streetscapes will visually unite the project site with the larger community by using elements such as landscaping, signage, street furniture, lighting, and sidewalks that harmonize with the greater Otay Mesa community. Streetscapes represent some of the most visible and heavily used public spaces within the project and exert a strong influence on the experience and perception of the project.

The proposed residential frontage along Otay Mesa Road is an edge condition that requires special treatment, and ample areas shall be set aside for landscaping and softening this interface. The exposure of residential uses to noise, traffic, and air quality impacts shall be mitigated through the orientation of buildings, landscape treatments, and distance separation. Visual variety shall be achieved through the use of tree clusters interspersed with shrub masses and ground covers, as depicted below in Figure 3-1, Otay Mesa Residential Landscape Vignette.

Figure 3-1 Otay Mesa Residential Landscape Vignette



The design of streetscapes should reinforce urban design concepts by incorporating landscape features and gateway elements, defining focal points, framing views and edges, and highlighting architectural design features while serving to minimize storm water runoff. The following design elements should be incorporated within all streetscapes.

- **Consistent with the Community.** A sense of community continuity should be fostered by maintaining treatment of streetscape elements consistent with that of the Otay Mesa community. Such elements include, but are not limited to: lighting, furniture, signage, and landscaping (per *California Terraces Precise Plan p.85*).
- **Visibility Triangles.** The visibility areas at the end of private drives and the access point to Otay Mesa Road shall extend 10' inward along the driveway and lot line. No obstruction, including landscaping and solid walls in the visibility triangle shall exceed 24" in height. Adequate sight distance will be provided per City Street Design Manual Standards.
- **Cost and Maintenance.** Streetscape designs should be cost-effective to install and practical to maintain. (Per *California Terraces Precise Plan p.55*).
- **Lighting.** Lighting should be coordinated to provide a hierarchy of light quality and intensity. Emphasis should be placed on areas of high vehicular and pedestrian activity through increased light intensity at those areas. A gradual reduction of light intensity between major points of activity will provide the desired modulation of light without sacrificing safety and utility. This should be typical throughout the site (per *California Terraces Precise Plan p.57*).
- **Drive Through Restaurants.** Dining establishments shall conform to SDMC §142.0607. Additionally, the window and queue drive aisle

areas shall be screened with landscaping -from adjacent public streets and sidewalks.

- **Crime Prevention Through Environmental Design (CPTED).** A key method for reducing the incidence of crime and fear of undue risk is through implementation of Crime Prevention Through Environmental Design (CPTED) measures. Surveillance, access control, territorial reinforcement, and maintenance are four major design and usage concepts.

- **Planting Design.** The following guidelines should inform planting design in the streetscape:

- » To foster a cohesive sense of place, the dominant street trees within the project area should be consistent with the street trees used along adjacent rights-of-way and throughout the Northwest District of the Otay Mesa Community Plan and the California Terraces Precise Plan (per Otay Mesa Community Plan Policy 4.8-2).

- » The rhythm of planting along the public right-of-way should relate to the design speeds of the adjacent roads as well as existing planting within the Otay Mesa community (per California Terraces Precise Plan p.55).

- » Varied forms, textures, structure, flowering characteristics should be provided, and other aesthetic benefits to enhance the types of street environments (per Otay Mesa Community Plan Policy 4.8-2).

- » Specify an appropriate mix of plant types to create a diverse ecosystem that respects the semi-arid climate and limits water usage (per Otay Mesa Community Plan Policy 4.8-2).

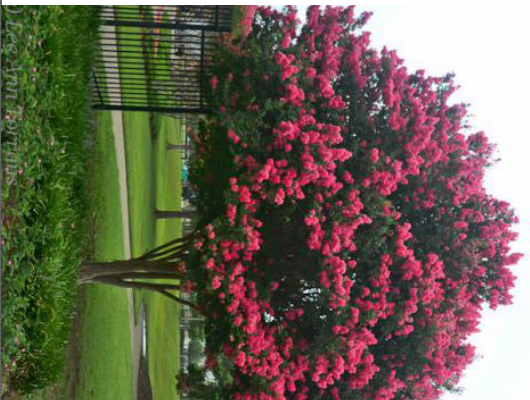
- » Landscaping at project entries points should harmonize with the



Bike racks are to be provided in the private park and commercial areas



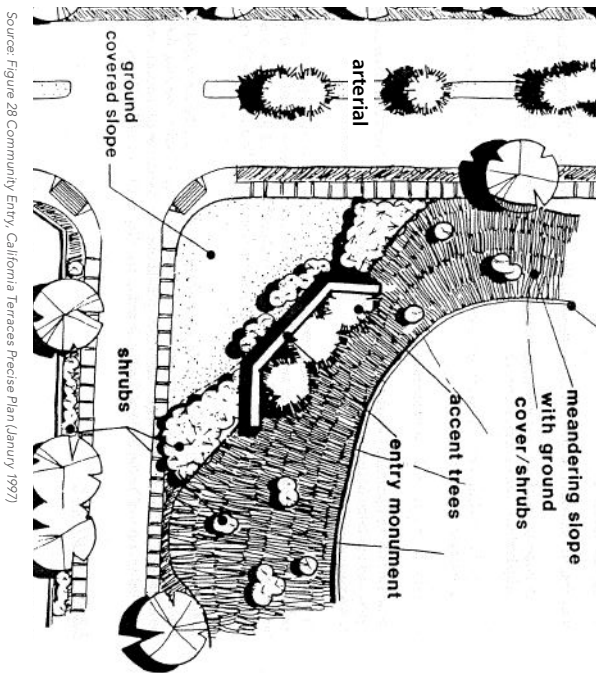
Date Palm and Cape Myrtle trees are a part of the proposed plant palette



Des Inn Bougain

- » existing community, but the use of flowering trees, shrubs, and seasonal flowers are encouraged to add color and interest.
- » Entice greater pedestrian movement by making pedestrian paths as attractive as possible (per California Terraces Precise Plan p.55).
- » Plant selection shall recognize the importance of water conservation, fire resistance, and erosion control with emphases on drought tolerant and native plant species (per California Terraces Precise Plan p.59).
- **Pedestrian and Bicycle Access.** The design of all streets and sidewalks shall meet City of San Diego Standards and adhere to the following design guidelines:
 - » Prioritize the sidewalk and trail system to provide multiple, parallel, connections between residential, retail, and park areas within the site (per Otay Mesa Community Plan Policy 4.2-3).
 - » Create sidewalks and trails that link to existing routes, providing safe pedestrian access for residents to travel to desirable destinations outside of the site, as well as encouraging visitors to walk and bike to the retail destinations on site (per Otay Mesa Community Plan Policy 3.1-1a).
 - » Multi-family development shall provide separate pedestrian pathways to public sidewalks. Sidewalks shall provide direct connections to nearby commercial, park and school sites (per California Terraces Precise Plan p.78).
 - » Crosswalks should be clearly marked with striping to make intersections safe for pedestrians and to avoid conflicts.


Figure 3-2 Community Entry

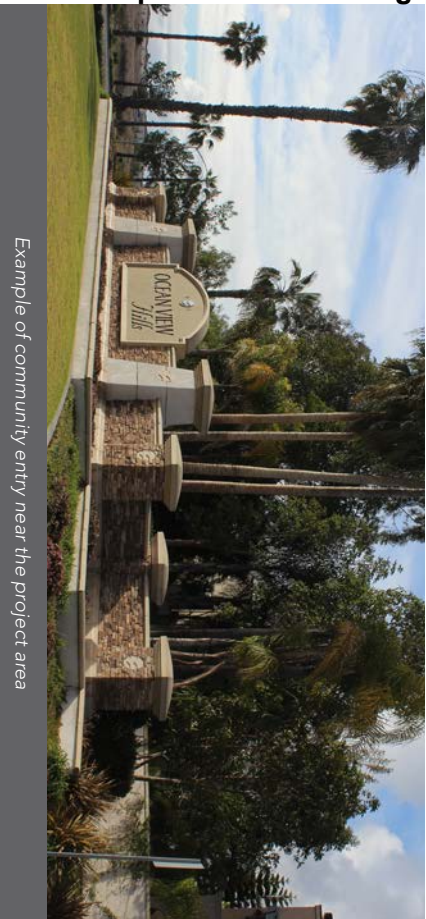


Source: Figure 28 Community Entry, California Terraces Precise Plan (January 1997)

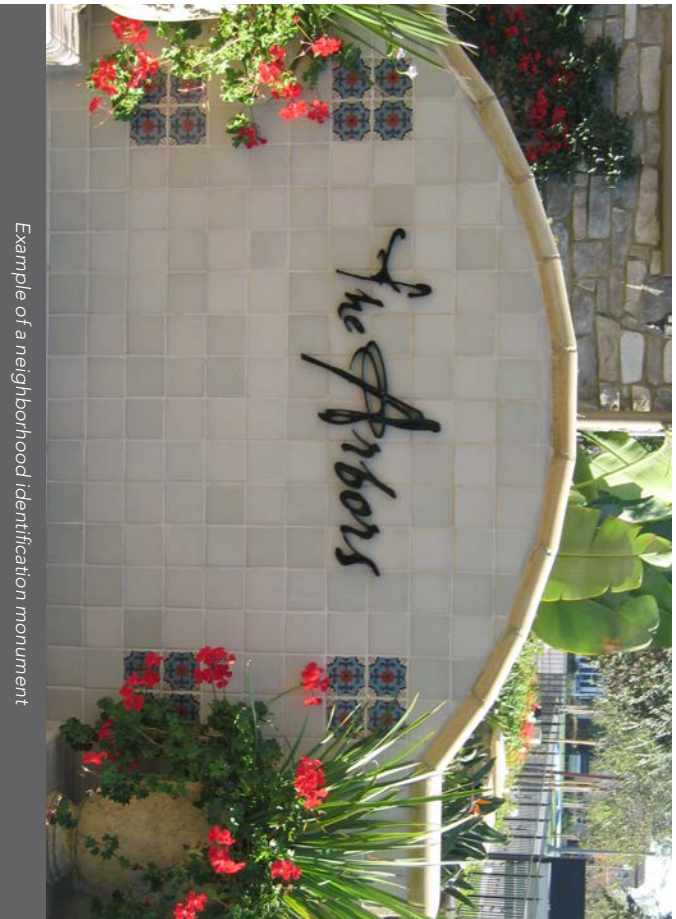
Figure 3-3 Monument Locations



 New Community Entry
Potential California Terraces
Neighborhood Identification



Example of community entry near the project area



Example of a neighborhood identification monument

- **Vehicular Access.** The design of all streets and sidewalks should meet City of San Diego Standards and adhere to the following design guidelines:
 - » Streets, drive aisles, and driveways are encouraged to be used as transition areas between different land uses.
 - » Attractive, yet functional, circulation and parking should be provided (per *California Terraces Precise Plan p.78*).

3.1.2 Monuments

Monuments play a key role in the establishment of placemaking and the creation of identity. Monumentation within California Terraces - PA61 should unite the project with the surrounding community as well as distinguish it as a unique neighborhood.

Community Entry

Consistent with the design features planned within the California Terraces Precise Plan, a new community entry monument will be located within the CC-1-3 zone (PA-1) at the corner of Caliente Avenue and Otay Mesa Road. This monument shall replace the existing monument and are subject to the regulations for Ground Signs in Commercial Zones per Section 142.1240. Required sight line distances shall be considered in the design and placement of this monument. The new monument should help to integrate the site with the surrounding community. As such, the following guidelines will apply:

- **Consistent with Landscape Theme.** Community-level monuments should consist of low garden or screen walls designed to fit into the landscape theme of rolling hills and tree groves (per *California Terraces Precise Plan p.71*).
- **Welcoming.** Entry slopes should be pulled back from the corners

with ground cover in front of the monument area to create a generous open entry feeling. Please refer to Figure 3-2, *Community Entry* (per *California Terraces Precise Plan p.71*).

- **Landscaping Continuity.** The landscape treatment of the community entry should harmonize with the streetscape (per *California Terraces Precise Plan p.71*).

Neighborhood Identification

Neighborhood identification signs are located within Planning Area 2 (RM-2-5 zone) to distinguish the residential area (Please refer to Figure 3-3, *Monument Locations*). Up to two neighborhood identification monuments may be installed to provide an entry and exit experience that creates an aesthetic and functional transition between the residential portion of the site and adjacent areas. These monuments would be consistent with residential architectural styles and are subject to the regulations for Neighborhood Identification Signs per Section 141.1102. The approval of a Neighborhood Use Permit (NUP) Process Two will be required prior to obtaining sign permits to allow for neighborhood identification signs within Planning Area 2 (RM-2-5 zone). The following guidelines pertain to neighborhood entry monuments:

- **Location.** Monuments should be located within setbacks, landscaped entries, or open spaces at principal entries or on the edges of the community (per *California Terraces Precise Plan p.71*). The design and placement of monuments shall maintain required sight line distances.
- **Materials.** Entry monuments should be constructed of stone, brick, stucco, or similar high-quality materials. When possible, neighborhood identification signs should be integrated into walls, with materials and color drawn from architectural themes of the primary structure or existing requirements for neighborhood

monuments and signs (per *California Terraces Precise Plan p.56*).

3.1.3 Signage

Signage is used to identify and direct, but it also plays an important role in establishing the character of an area. Wayfinding and directional signage within the California Terraces - PA61 should clearly communicate intent via safe and recognizable signage that is consistent with signage used throughout the community. Signage that identifies commercial development and amenities, on the other hand, should harmonize with the existing community, but clearly define California Terraces - PA61 as a unique destination.

Because of the project's high visibility along Otay Mesa Road and its strategic location as a gateway to the Otay Mesa Community, it is important that signs enhance the image of the community and serve to properly identify and market the commercial uses. The size and location of signage must consider sight distance requirements in order to maintain pedestrian safety.

All signage is to comply with the City of San Diego Municipal Code Chapter 14, Article 2, Division 12: Sign Regulations. General Sign Regulations are found within §142.1210, Types of Signs permitted is regulated by §142.1215.

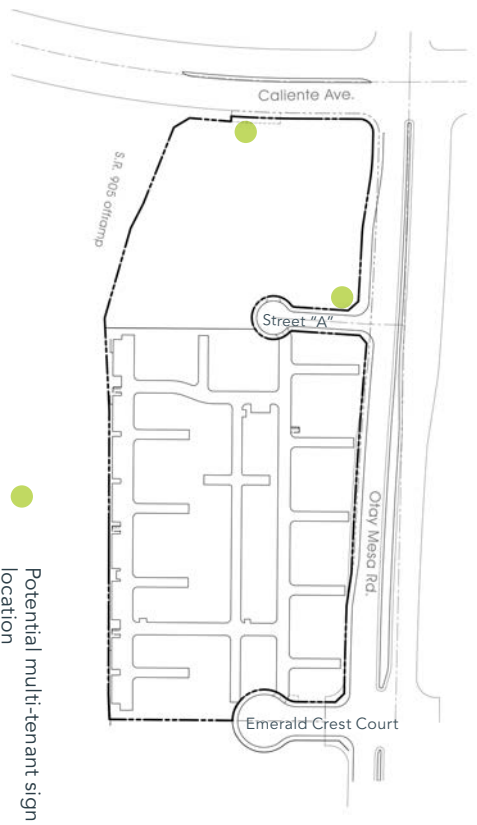
Tenant Identification Signs

Tenant identification signage is meant to provide exposure in a variety of forms. Larger signs may be visible to motorists exiting S.R. 905, and driving along the northern site boundary, as well as for pedestrians. This signage may be located on a wall or free-standing, and is subject to the following guidelines:

- **Cohesive Signage.** Each business within the development must use similar materials colors and design details to provide a

Draft Master Plan Development Permit Design Guidelines

Figure 3-4 Free Standing Tenant Signage



- distinctive, cohesive appearance for the development (per Otay Mesa Community Plan Policy 4.11-6c).
- **Identify Business.** Provide signs on retail buildings that are the minimum necessary to indicate the presence and function of the business (per Otay Mesa Community Plan Policy 4.11-6a).
- **Contextually Appropriate Signs.** Size and scale signs should be compatible with the mass and scale of the building, its associated architectural features and surrounding uses (per Otay Mesa Community Plan Policy 4.11-6b).
- **Maximum Sign Area.** As a means of identifying the tenant of a commercial building signage shall be permitted to be mounted on the building wall above the storefront. The maximum sign area shall conform to the SDMC. Signs adjacent to public street right-of-way shall conform to Table 142-12C
- **Deviations in Size.** If a primary or major tenant has a nationally

recognized logo and/or established signage layout that cannot be modified to meet the criteria standards, the City of San Diego may approve, at its discretion, a larger sign area and letter height if the sign is well designed and is in keeping with the character of the center.

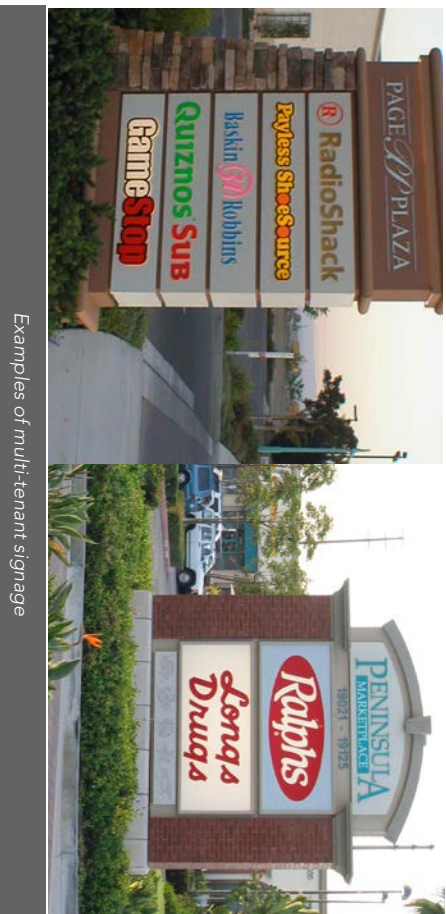
- **Projecting Signs.** Projecting signs in the commercial area shall meet SDMC regulations, and conform to Tables 142-12D and 142-12E.

Tenant Ground Signage

Two multi-tenant signage locations have been designated along Caliente Avenue and / or Otay Mesa Road. One multi-tenant sign may be located along each street frontage. Please refer to Figure 3-4, *Free Standing Tenant Signage*, for potential locations of signs. The final location and size of signage shall be approved by the City of San Diego.

Refer to SDMC §142.1240, and Table 142-12H for general regulations and maximum allowances for Ground Signs.

The following guidelines pertain to multi-tenant ground signs:



Examples of multi-tenant signage

- **Cohesive Design.** Signs should be compatible with the architectural character of the center and site design in terms of color, material, and placement. The design and style of a sign should complement the architectural style of the building to which it is attached or adjacent. All free standing signs shall include the site address and name of center.
- **Color Schemes.** Colors for signage should be related to other signs and graphics within the community to achieve a coordinated sense of identity.
- **Prohibited Signage.** Roof signs, temporary lettering on windows, and blinking/flashing signs are prohibited. The use of temporary signs is discouraged. Off-site advertising (e.g., billboards) is prohibited.

Sign Illumination

- **Illumination.** All sign elements shall be internally and/or externally illuminated. Hot spots and light leaks are not permitted and must be repaired. All signs shall conceal all identification labels and UL labels to conform to UL codes. All conductors, transformers, cabinets, housings, and other equipment shall be concealed and/or incorporated into storefront and/or sign components.
- **Back-lit or Down-Lit.** Signs should be back-lit or down lit to prevent glare and spillover onto adjacent properties.
- **Canned and Raceway Signs are Prohibited.** Interior illuminated channel letters should be used instead.
- **Subject to City Approval.** To protect the visual environment, all

- leaseholders' light fixtures, with regard to brightness and glare, shall be subject to approval by the City of San Diego.
- **Prohibited Lighting Elements.** Any illuminated sign or lighting device shall emit a constant intensity of light, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving lighting.
- **Separate Circuitry.** Lighting shall be circuited and switched separately from other building fixtures on the leaseholders' panel and controlled by a time clock. Leaseholder shall provide a disconnect switch at sign transformer or near electrical junction box.
- **Fasteners.** All fasteners shall be concealed, except where approved otherwise by the landlord and City of San Diego. Wall signs shall be affixed without visible means of attachment, unless the attachments make an intentional statement.

Draft Master Plan Development Permit Design Guidelines

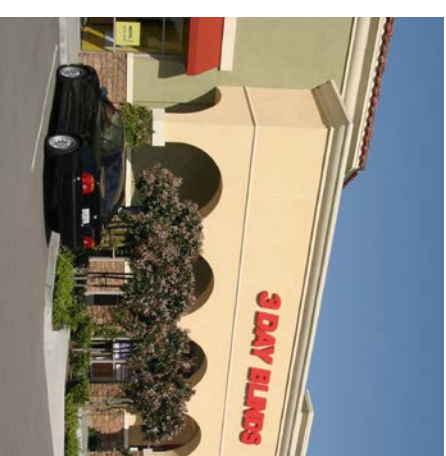
3.2 Community Character

Buildings and public spaces should establish an overall sense of continuity and identity throughout the project by creating a well-designed public realm. Buildings should contribute to the character of the project and the larger community. The following guidelines will ensure quality development throughout all areas of the project:

- **Convey Community Identity.** Use visual details such as architectural style, color and material schemes, and facade treatment to convey neighborhood identity, harmonizing with the existing community.
- **Materiality.** Materials should provide a sense of visual interest, durability, and permanence.
- **Safety.** The principles of crime preventive design and defensible space should be utilized. Site planning and lighting should consider safety and ease of surveillance from the streets (per California Terraces Precise Plan p.80).



Typical outdoor eating areas within commercial centers



Examples of neighborhood commercial centers with varied front facades

3.3 Commercial Guidelines

Consistent with the California Terraces Precise Plan and Otay Mesa Community Plan, the retail center within the project area at the intersection of Caliente Road and the S.R. 905 shall be a neighborhood serving retail center. The following design guidelines are intended to ensure a high level of architectural quality and an attention to building form, design detail, and materiality for the non residential portion of the site:

- **Project Identity.** The commercial area should establish an identity through common design elements or treatments, delineation of boundaries, and distinct entrances, outdoor areas or other focal points. The scale, colors, materials, design details, and architectural style of buildings and furnishings should be similar for the entire area (*per California Terraces Precise Plan p.78*).
- **Distinguishable Architectural Style.** Building design throughout the commercial portion should be consistent with a defined architectural style and should incorporate design details commonly associated with that style.
- **Contextually Sensitive.** The architectural design of the residential portion of the project should consider the character of the surrounding neighborhoods, and apply styles that are harmonious with the existing surroundings. The project should adopt a complimentary architectural approach (*per California Terraces Precise Plan p.80*).

3.3.1 Site Design

- **Internal Pedestrian Access.** Internal pedestrian access routes shall be provided throughout that link parking areas, buildings, green or public spaces, and streets (*per Otay Mesa Community Plan Policy 4.4-3a and California Terraces Precise Plan p.80*).

- **Semi-Public Space.** Semi-public outdoor space (parks or plazas) for employees and shoppers should be activated by pedestrian-scale lighting, street furniture, trash receptacles and landscaping (*per Otay Mesa Community Plan Policy 4.4-3*).
- **Pedestrian and Bicycle Access.** Non-motorized transportation should be accommodated by providing bicycle storage, seating areas, and access to the nearby park & ride. Vehicular traffic should be adequately separated from bicycle and pedestrian circulation (*per California Terraces Precise Plan p.80*).
- **Buffers.** Commercial sites when adjacent to residential uses should include a landscape buffer to screen loading areas from public view (*per California Terraces Precise Plan p.80*).

3.3.2 Building Form and Massing

- **Rear Facade.** Rear facades of commercial building (facing State Route 905) should feature articulation & landscaping (*per California Terraces Precise Plan p.80*).
- **Loading Areas.** Loading areas should be located to the rear or side of the project area, and should be screened from Otay Mesa Road and Caliente Avenue, as well as from the 905 off-ramp (*per Otay Mesa Community Plan Policy 4.2-2h*).
- **Rear Deliveries.** Rear access shall be provided to commercial buildings, allowing rear deliveries, improving aesthetics, and enhancing parking access.

3.4 Residential Guidelines

The residential portion of the community will provide needed housing within the City of San Diego. These standards and guidelines will inform design decisions for residential uses, ensuring high-quality, contextually-sensitive homes consistent with City of San Diego standards and typical

housing typologies for the area as well as the visions for the California Terraces Precise Plan and the greater Otay Mesa community.

3.4.1 Architectural Design Concept

- **Project Identity.** The housing area should be given an identity through common design elements or treatments, delineation of project boundaries, distinctive entrances, and shared recreational areas or other focal points. The scale, colors, materials, design details, and architectural style of buildings and furnishings should be similar for the entire area (per *California Terraces Precise Plan* p.78).
- **Distinguishable Architectural Style.** Building design should be consistent with a defined architectural style and should incorporate design details commonly associated with that style.
- **Contextually Sensitive.** The architectural design of neighboring projects, and the existing character of the community should be considered. The project may adopt a consistent or contrasting architectural approach.



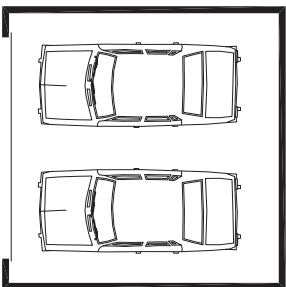
Three dimensional model of a typical three-story residential building

3.4.2 Building Form and Massing

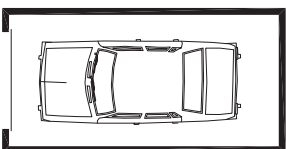
- **Individual Unit Identity.** Dwelling unit layout, orientation and appearance should be designed to encourage individual dwelling unit identity (per *California Terraces Precise Plan* p.78).
- **Defined Hierarchy of Public and Private Spaces.** Public and private spaces should be well defined, utilizing physical design features such as buildings, enclosures, landscaping, screens, vegetation, paving, grade separation, lighting, fencing, gates and doors to distinguish a progression from the public to the private realm (per *California Terraces Precise Plan* p.78).
- **Private Open Space.** Open space such as courtyards, patios, greens, balconies etc., should be designed as clearly defined spaces located adjacent to living spaces and internal pedestrian linkages (per *California Terraces Precise Plan* p.77). All private open space shall meet the requirements of SDMC §131.0455.
- **Semi-Private Areas.** Semi-private common areas, such as the park and paseos are strongly encouraged. Buildings should be sited to create open space areas, where feasible (per *California Terraces Precise Plan* p.78 -77).
- **Building Form.** Develop buildings and street frontages with architectural interest adjacent to public areas, paseos, and the public right-of-way. Use design techniques such as facade step-backs, articulation, off-setting planes, unique roof forms, and varied building elevations.
- **Architectural Details.** Architectural elements such as windows, and recessed planes that are consistent with the defined style should be incorporated into the facade. Large areas of flat, blank walls are strongly discouraged.

- **Side and Rear Elevations.** The side and rear faces of each building should include elements drawn from the primary frontage that serve to break up facades and add visual interest.
- **Roof Form.** Varied roof forms should be incorporated to break up larger buildings and provide visual interest.
- **Doors and Windows.** Doors and windows, where possible, should be operable and oriented towards usable open space areas (per *California Terraces Precise Plan p.78*).
- **Pedestrian-Scaled Entries.** Pedestrian-scale entries that clearly identify individual units should be prominent features along the primary facade.
- **Balconies.** All Second-story balcony walls shall be solid and 3.5' high minimum to meet sound attenuation requirements.
- **Driveways.** Residential rear driveways should allow for access to garages, additional off-street parking, trash pick-up, and pedestrian areas (per *Otay Mesa Community Plan Policy 4.2-2h*).
- **Curb Cuts.** Multi-family garage units shall not have direct access via curb cuts to major and collector streets (per *California Terraces Precise Plan p.77*).
- **Heavily Used Common Spaces.** Heavily used common spaces should be open, visually unobstructed and well lit (per *California Terraces Precise Plan p.78*).
- **Ventilation.** To improve indoor air quality, building design shall provide an adequate quantity and quality of ventilation and intake of outside air to ensure acceptable indoor air quality.
- **Garage Size.** Per City of San Diego Standards, all two-car garages shall have a minimum dimension of 20 feet x 20 feet, while one-car

garages shall have a minimum dimension of 10 feet x 20 feet, as shown below.



2-CAR GARAGE
MIN. 20'X20'



1-CAR GARAGE
MIN. 10'X20'



Example of articulated facade incorporating step-backs, off-set planes, and varied roof forms



Individual unit identity articulated through defined transitions from public to private realm



Example of well-defined project boundary & pedestrian path



Example of distinct secondary entrance to residential areas



Create unity and rhythm by repeating wall elements, windows, trim and architectural features.



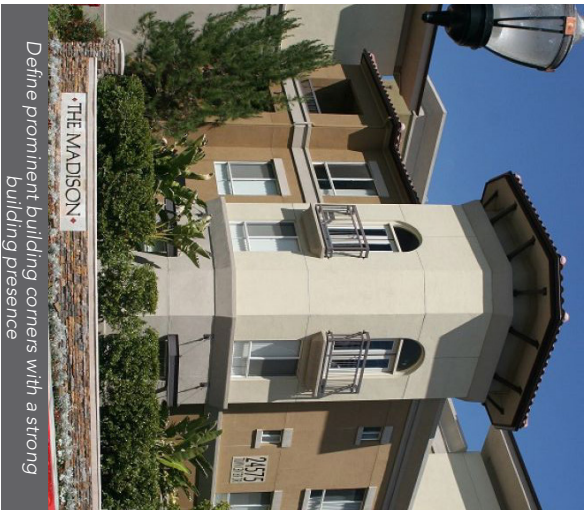
Example of buildings oriented to create common open space



Clearly marked address



Private balcony adjacent to living area



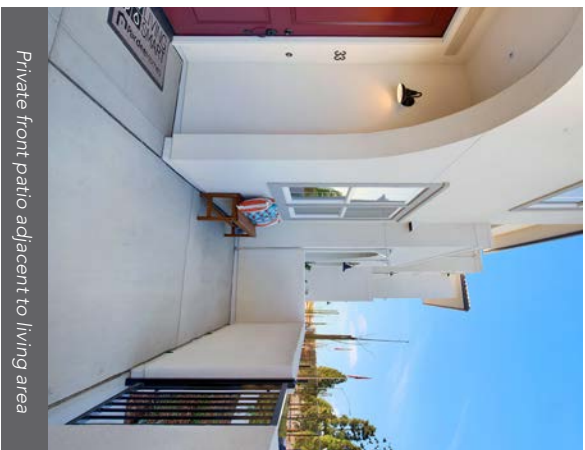
Define prominent building corners with a strong building presence



Example of articulated street-facing facade



Rear driveways provide access to garages



Private front patio adjacent to living area

- **Garage Separation.** The distance between facing garage doors shall be a minimum of 28 feet. Additionally, all garages shall include a minimum back up distance of 21 feet, including the driveway apron and private rear driveway.
- **Personal Storage Areas.** Each dwelling unit shall provide a personal storage area, located outside of the habitable unit (typically within the garage) that is at least 240 cubic feet with a minimum horizontal distance of seven feet. Personal storage areas shall meet the requirements of SDMC §131.0454.

3.4.3 Materials, Colors and Finishes (exterior)

- **High Quality.** High quality and durable materials, such as stone and stucco are encouraged.
- **Color Palette.** A cohesive color palette should be developed and carried throughout. Contrasting colors that emphasize architectural elements, such as doors or window treatments are encouraged.
- **Low-Emitting Materials.** To improve air quality, low-emitting materials should be used whenever possible.
- **Addressing.** Addressing should be clearly marked and visible for visitors and emergency response (*per California Terraces Precise Plan p.78*).

3.5 Landscape Guidelines

The following guidelines pertain to cohesive landscape design. A unified theme should be created, providing enhanced aesthetics.

- **Plant Selection Criteria.** Plant materials shall be: drought tolerant, adaptable to the climatic and soil conditions of the site, aesthetically compatible with each other, relatively maintenance free, visually pleasing in form, color, and texture. Plant materials

should be of good quality and meet marketable merchandise standards. (*Per California Terraces Precise Plan p.59*).

- **Plant Diversity.** Provide an appropriate mix of tree types (evergreen and deciduous), in order to provide a diverse ecosystem more able to adapt to changing environmental pressures. (*Per Otay Mesa Community Plan Policy 4.8-2*)
- **Minimize Heat Gain.** Provide on-site landscaping improvements that minimize heat gain and provide attractive landscape environments. (*Per Otay Mesa Community Plan Policy 4.9-4*).
- **Visual Linkages.** Create visual and physical linkages within neighborhoods, and project site areas through a unified landscape theme (*per Otay Mesa Community Plan Policy 4.3-7*).
- **Theme.** Complement the streetscape design and enhance overall connectivity with a landscape theme. (*Per Otay Mesa Community Plan Policy 4.3-7a*).
- **Sustainable Landscaping.** Utilize sustainable landscape practices, including water conservation and storm water management. (*Per Otay Mesa Community Plan Policy 4.3-7b*)
- **Planting to Improve Air Quality.** Ensure the overall tree cover and other vegetation through Otay Mesa is no less than 20 percent in urban residential areas and 10 percent in the business areas so that the natural landscape is sufficient in mass to provide significant benefits to the city in terms of air and water management. (*Per Otay Mesa Community Plan Policy 8.5-1*).
- **Buffering.** Housing should be buffered from noise and traffic by landscape barriers. (*Per California Terraces Precise Plan p.78*).
- **Contextually Sensitive.** Landscape treatment of project perimeters should consider the interface with community and neighborhood elements. (*Per California Terraces Precise Plan p.78*).

Draft Master Plan Development Permit Design Guidelines

- **Bicycle Racks.** Bicycle racks should be placed at common recreational areas and other shared facilities. (*Per California Terraces Precise Plan p.79).*

3.5.1 Park and Paseos

The following guidelines pertain to landscape design of the pocket park.

- **Shade in Park.** Canopy trees should be used to provide shade. Informal groupings are encouraged to create visual interest.
- **Outdoor Furniture in Park.** Outdoor furniture such as benches and waste receptacles shall be provided where appropriate. The furniture should match architectural styles, materials, and colors used elsewhere throughout Otay Mesa.
- **Accessibility.** Pedestrian and bike access to park and recreation areas should be safe, direct, and accommodate the elderly and disabled.
- **Paseos.** Landscaping within paseos should consist of informal groupings of shade trees, shrubs, and plantings.

3.6 Walls and Fences

Walls and fences throughout the project area are intended to provide privacy and security to the residence. Materials and color for walls and fencing must be compatible with architectural style. All on-site walls and fences shall meet the requirements of the Fence Regulations of the SDMC. In addition, the following guidelines apply to the walls and fences on site:

- **Only Where Necessary.** Walls and fences should be used sparingly to define boundaries and provide screening. When necessary, low walls and fencing that does not obstruct the visual field is allowed.
- **Pedestrian Access.** Gates and breaks in walls and fences should

be should be incorporated at appropriate locations to ensure that pedestrian access to and from the project area is safe, efficient and convenient.

- **Perimeter Fence.** A six-foot tubular steel fence will be located along the westerly, southerly, and easterly property lines to provide screening from adjacent land uses.
- **Retaining Wall.** A retaining wall is planned at the south-east corner of the site, which will vary in height from 2 feet to 7 feet. The inside portion of the wall shall be landscaped to soften the visual appearance of the height from the residences.
- **Patio Wall.** The maximum height of patio or front yard wall shall be 36 inches.



Examples of typical patio wall, tubular steel fence, and pedestrian bollard lighting



Drought-tolerant landscaping will be consistent with the Otay Mesa Community Plan

Chapter 4 - Administration

4.1 Development Summary

Flexibility has been built into the density of the Land Use Plan to allow the proposed plan to respond to changing market conditions.

4.1.1 Commercial Development

Planning Area 1, the commercial area, is permitted to have a maximum FAR of 0.30 under the development regulations of the CC-1-3 zone. No residential development is allowed in Planning Area 1. Within the 4.49 acre commercial portion of the site, a maximum of 58,675 square feet shall be allowed. However, because of reduced market demand for commercial property, only 45,000 square feet of commercial area is currently proposed as part of this Master Planned Development Permit; any increase in the total amount of commercial development would require an amendment to this Master Planned Development Permit (as described in Section 4.3) and may require subsequent approvals, additional technical studies, and/or environmental review.

4.1.2 Residential Development

Planning Area 2, the residential portion of PA-61 is permitted to have a density between 15 and 29 dwelling units per acre under the development regulations of the RM-2-5 zone. Within the 9.20 acre site, a minimum of 138 units and a maximum of 267 units are allowed. The site-

specific development plan included in this Master Planned Development Permit document for Planning Area 2 proposes 171 dwelling units.

4.2 Administration of Guidelines

This chapter establishes the methods and procedures for implementation and administration of the Design Guidelines. As a high-quality, pedestrian-oriented, mixed-use neighborhood it is important that California Terraces have guidelines that regulate this unique development to ensure a consistent level of design. The intent of the Design Guidelines is to bring a framework of vision, ideals, guiding principles, and innovation to the development process.

4.3 Master Planned Development Permit

The City of San Diego Development Services Department shall be responsible for administering the provisions of these Design Guidelines according to the requirements for a Master Planned Development Permit (SDMC §143.0480). The PA-61 Design Guidelines provide conceptual development criteria for future development in Planning Area 1 and Planning Area 2.

Future development can proceed according to the Design Guidelines as follows:

- All subsequent development proposals shall be reviewed in accordance with Substantial Conformance Review (SCR) Process One (SDMC §126.0112 and City Information Bulletin 500) prior to proceeding to ministerial construction review. Proposals determined to substantially conform to the objectives, standards, guidelines, and conditions of the Master Planned Development Permit (MPDP) may proceed to ministerial construction review. Proposals determined not to substantially conform to the MPDP will require an Amendment to this MPDP, processed in accordance to SDMC Section 126.0113.

Unless otherwise specified, where the provisions of these Design Guidelines differ from the Municipal Code, the Design Guidelines shall take precedence.

4.4 Development Regulations

The overall intent of these regulations is to guide development in California Terraces PA-61 to ensure that all future construction meets the overall goals and objectives established through these Design Guidelines. Development regulations include specifications for site planning and building design, such as permitted land uses, building height, and setbacks.

As established in Figure 2.1, Land Use Plan, and Table 2.1, Land Use Summary, both Planning Areas 1 and 2 have been assigned a land use designation from the Otay Mesa Community Plan and an implementing base zone from the SDMC. Planning Area 1 has a land use of Community Commercial (Residential Prohibited) and the base zone is CC-1-3. Planning Area 2 has a land use of Residential – Medium (15 – 29 du/ac) and a base zone of RM-2-5.

Development shall follow the requirements of the applicable base zone as specified in Table 2.1 except as follows:

- Within the RM-2-5 Zone, minimum front setback shall be 10 feet.
- Within the RM-2-5 Zone, minimum street side setback shall be 10 feet.
- Within the RM-2-5 Zone, minimum side yards setback shall be 10 feet.

4.5 Airport Land Use Compatibility Zone (Airspace Protection Only)

PA-61 is within Review Area 2 of the Airport Land Use Compatibility Overlay Zone for Brown Field Municipal Airport and shall comply with the airspace protection compatibility requirements in accordance with SDMC §132.1520.

Draft Master Plan Development Permit Design Guidelines

4.6 Maintenance

The creation and operation of a Master Maintenance Association will be an important factor in maintaining the aesthetic quality of the California Terraces. The public and private entities are described below and in Table 4-1, Maintenance Responsibility.

The public right-of-way is under the responsibility of the existing City of San Diego Maintenance Assessment District (MAD). All work within the MAD shall be in accordance with the City of San Diego’s Guide to Park Design and Construction.

All landscape on private property to be maintained by the MAD shall have a landscape easement.

4.7 Infrastructure Improvements

Within California Terraces, the Master Developer will be responsible for constructing the required infrastructure improvements, such as streets, water lines, sewers, and storm drains, which are to be constructed in conjunction with the street and driveway improvements.

Table 4-1 Maintenance Responsibility

Facility	Responsibility
Private Common Open Space Public Streets	Master Maintenance Association
(including standard public road improvements) Standard Public Road Improvements	City of San Diego MAD
(including landscaped parkways, lighting elements, and other standard public road improvements)	City of San Diego MAD
Private Streets	Master Maintenance Association
Privately-Owned Parks and Trails	Master Maintenance Association
Pedestrian Paseos (outside the Public ROW)	Master Maintenance Association
Potable Water Facilities	City of San Diego
Wastewater Treatment and Conveyance Facilities	City of San Diego
Storm Drain Facilities (within the Public ROW)	City of San Diego
Storm Drain Facilities (within private streets)	Master Maintenance Association
Detention/Water Quality Basins	Master Maintenance Association
Lighting (in common areas outside the Public ROW)	Master Maintenance Association

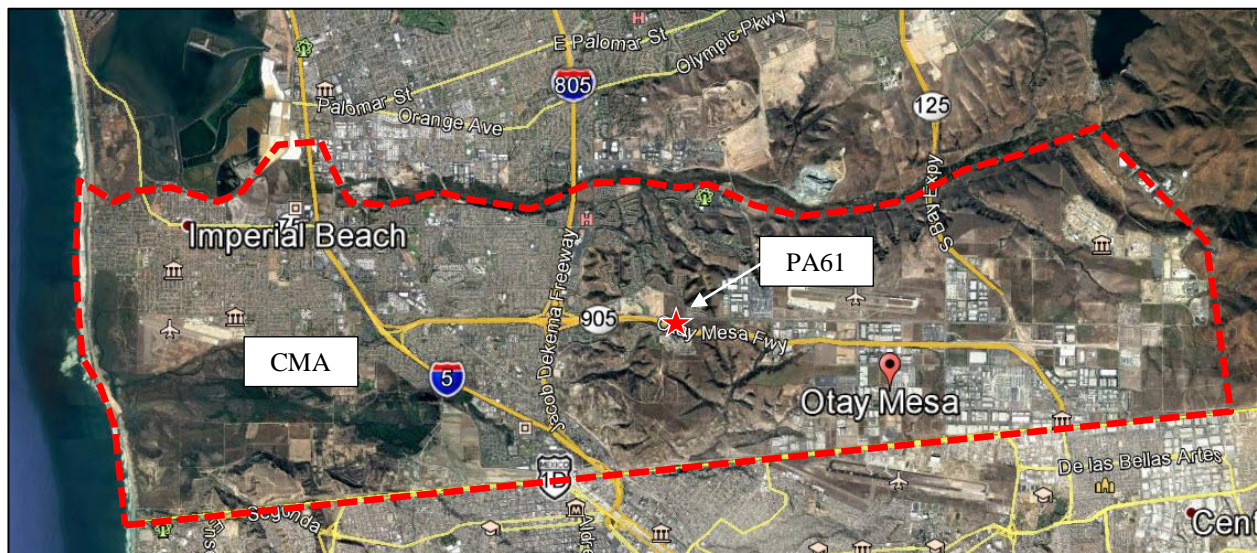


4250 Executive Square, Suite 540 • San Diego, CA 92037 • Tel: (858) 281-7200 • Fax: (858) 558-8744

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.

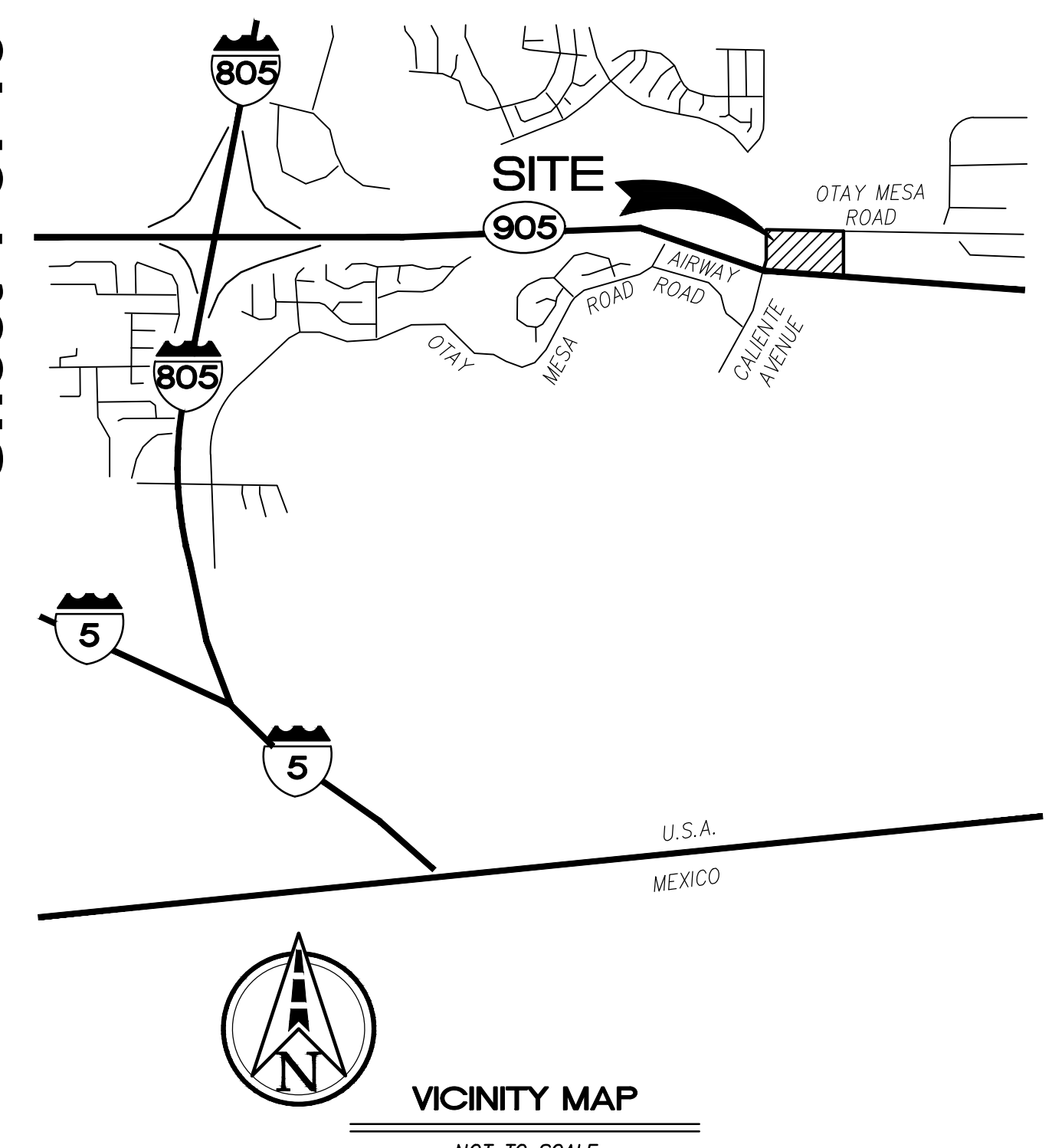
PA61 has an advantageous location on Ocean View Hills Parkway at the I-905 freeway on/off-ramp to capture demand for retail space from existing households and household growth in the southeastern portions of the California Terraces Precise Plan, in addition to future residential development in the Southwest 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

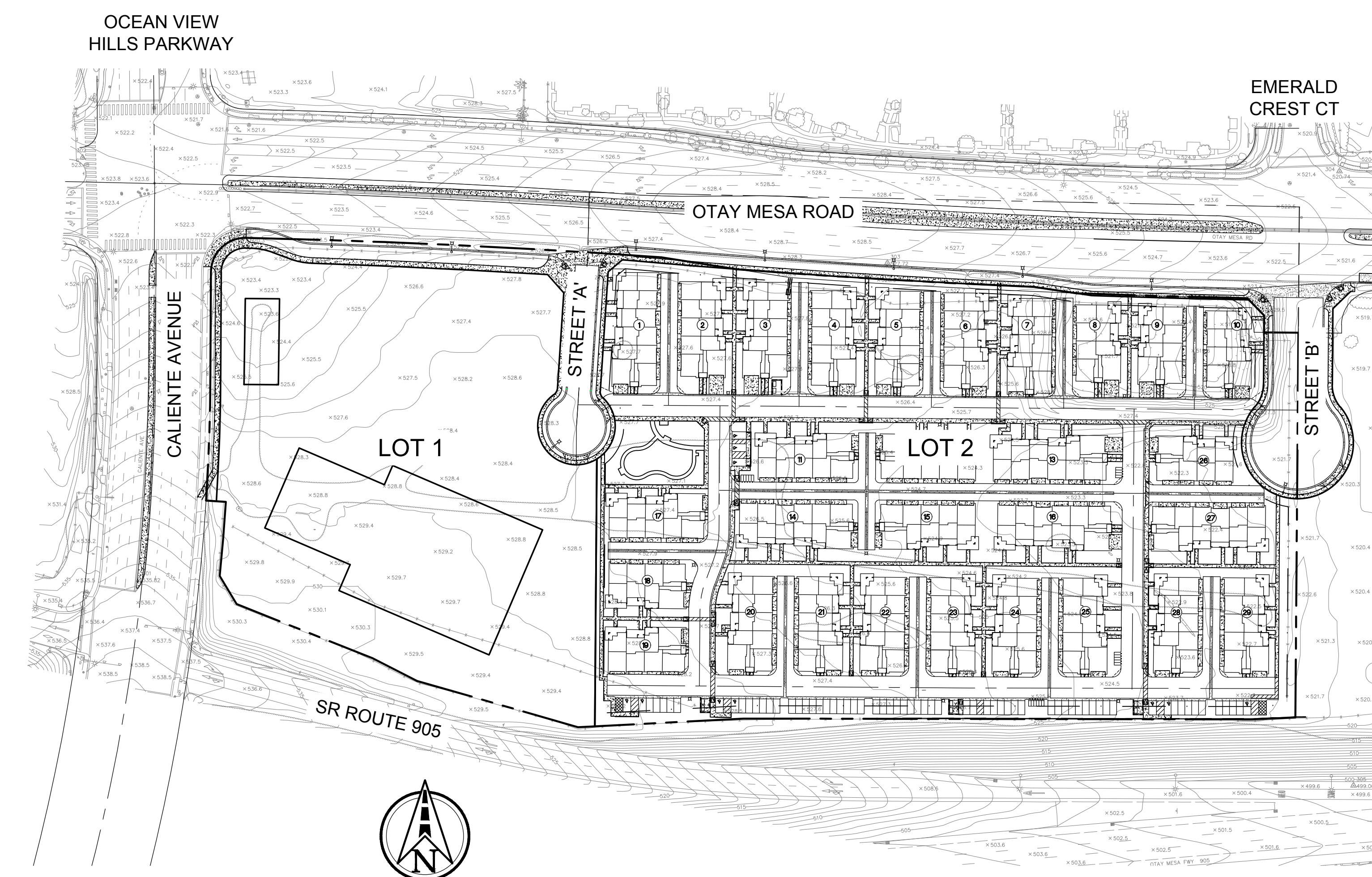
Our conclusion is that a reduction in the amount of retail space planned at PA61 from roughly 118K square feet of space to about 45K will have no adverse impact on the local retail environment. The CMA is currently adequately supplied with retail space and future planned retail (including 45K at PA61) will provide for future population growth in the area.

Pete Reeb
Principal
John Burns Real Estate Consulting
preeb@realestateconsulting.com

Attachment 21 Project Plans Sheet 1 of 13



CALIFORNIA TERRACES - PA61 VESTING TENTATIVE MAP NO. 2152396 SITE DEVELOPMENT PERMIT NO. 2152399 MASTER PLANNED DEVELOPMENT PERMIT NO. 2192984 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2192974 COMMUNITY PLAN AMENDMENT LAND USE NO. 2152393 STREET VACATION NO. 2152395 AND REZONE NO. 2152398 CITY OF SAN DIEGO



OWNER / DEVELOPER: PARDEE HOMES, 13400 SABRE SPRINGS PARKWAY, SUITE 200, SAN DIEGO, CA 92128...

CIVIL ENGINEER: CIVIL SENSE, INC., 13475 DANIELSON STREET, SUITE 150, POWAY, CA 92064...

LANDSCAPE ARCHITECT: PLACEWORKS, 3 MACARTHUR PLACE, SUITE 1100, SANTA ANA, CA 92707...

PUBLIC AFFAIRS: SOUTHWEST STRATEGIES, LLC, 401 B STREET, SUITE 150, SAN DIEGO, CA 92101...

GENERAL NOTES: LOT SUMMARY, 1. RESIDENTIAL LOTS: 1 TOTAL AREA: 9.20 ACRES...

DESCRIPTION: CENTERLINE CONTROL MONUMENT, LOCATION: INTERSECTION OF OTAY MESA ROAD AND HERITAGE ROAD...

ASSESSOR'S PARCEL NUMBER: 645-080-16-00

LAMBERT COORDINATES: 146--1765

CC583 COORDINATES: 1786--6325

BENCHMARK: DESCRIPTION: CENTERLINE CONTROL MONUMENT, LOCATION: INTERSECTION OF OTAY MESA ROAD AND HERITAGE ROAD...

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, 1983, ZONE 6...

SOLAR ACCESS NOTE: THIS IS TO AFFIRM THAT THE DESIGN OF THIS DEVELOPMENT PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES...

DEVELOPMENT SUMMARY: SUMMARY OF REQUEST, A VESTING TENTATIVE MAP NO. 2152396, SITE DEVELOPMENT PERMIT NO. 2152399...

REQUIRED DEVIATIONS: MUNICIPAL CODE REGULATION, SDMC LANGUAGE, REQUIRED, PROPOSED DEVIATION, REQUESTED PERMIT...

REQUESTED DEVIATIONS table with columns for regulation, language, required, deviation, and permit.

SHEET INDEX table with columns for sheet number and description of each sheet.

PARKEE HOMES logo and contact information: 13400 SABRE SPRINGS PARKWAY SUITE 200, SAN DIEGO, CA 92128...

CIVIL SENSE INC. logo and contact information: 13475 DANIELSON STREET, SUITE 150, POWAY, CA 92064...

Signature of Jimmy Ayala, Division President, dated 12/20/18.

Signature of Henry H. Peng, R.C.E. 63686, dated 12/20/18.

PARKING CALCULATIONS

VEHICLE PARKING: REQUIRED AUTOMOBILE SPACES (PER SDMC 142-05C), PLAN 1 - 3BR 58 DU (6 AFFORDABLE)...

ACCESSIBLE PARKING SUMMARY (PER SDM-117): 342 x 0.02 = 6.8 ~ 7 ACCESSIBLE PARKING REQUIRED...

PROVIDED PARKING SUMMARY: GARAGE SPACES: 342, ACCESSIBLE SPACES: 10, OPEN SPACES: 59...

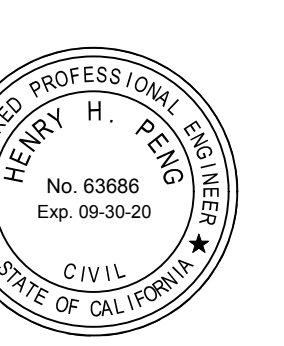
MOTORCYCLE PARKING: REQUIRED MOTORCYCLE PARKING (PER SDMC 142-05C), 171 DWELLING UNITS x 0.1 = 18 TOTAL REQUIRED...

BICYCLE PARKING: NOT REQUIRED FOR DWELLING UNITS WITH ENCLOSED GARAGES.

SITE PLAN SCALE: 1" = 100'

GRADING table with columns for item, description, and quantity. Includes items like total amount of site to be graded, percentage of total site graded, etc.

PROJECT ADDRESS: SE CORNER OF OTAY MESA ROAD AND CALIENTE AVENUE. PROJECT NAME: CALIFORNIA TERRACES - PA61. SHEET TITLE: COVER SHEET.



LEGAL DESCRIPTION

PARCEL 1: (APN 645-080-16)
ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE ALONG THE WESTERLY LINE OF SAID SECTION 32, SOUTH 00°18'24" WEST 348.92 FEET; THENCE SOUTH 61°46'14" EAST 309.64 FEET; THENCE SOUTH 72°16'59" EAST 1107.21 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE ALONG SAID EASTERLY LINE NORTH 00°26'17" EAST 804.78 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 32; THENCE ALONG SAID NORTHERLY LINE NORTH 88°48'52" WEST 1332.08 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ONE-HALF OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, AND EXCEPTING THEREFROM THOSE PORTIONS THEREOF ACQUIRED BY THE CITY OF SAN DIEGO UNDER FINAL ORDER OF CONDEMNATION ISSUED OUT OF SUPERIOR COURT CASE NO. 708562-1, RECORDED JUNE 9, 1999 AS FILE NO. 1999-0400948, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS THEREOF ACQUIRED BY THE STATE OF CALIFORNIA UNDER FINAL ORDER OF CONDEMNATION ISSUED OUT OF SUPERIOR COURT CASE NO. GC 867930, RECORDED AUGUST 15, 2007 AS FILE NO. 2007-0544805 OFFICIAL RECORDS.

PARCEL 2: (NO APN)
THAT PORTION OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS "PARCEL 2" IN OUTLAIN DEED TO RANCHO VILLA APARTMENTS NO. 2 LLC, RECORDED ON JUNE 24, 2002 AS DOC # 2002-053243 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A CITY OF SAN DIEGO WELL MONUMENT WITH BRASS DISK STAMPED "CITY ENGINEER", SHOWN AS THE NORTHWEST CORNER OF SAID SECTION 32, AND NOTED AS "P956008" ON RECORD OF SURVEY MAP NO. 16894, FILED ON MARCH 02, 2001 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS FILE NO. 2001-0120527, SAID BRASS DISK BEARS N.007174"E, 785.386 METERS FROM A 2 INCH IRON PIPE WITH TAG STAMPED "RCE 9954", NOTED AS "P954098" AND SHOWN BY SAID MAP AS THE WEST QUARTER CORNER OF SAID SECTION 32; THENCE S.007174"W, 111.244 METERS TO THE POINT OF BEGINNING; THENCE (1) S.86°18'46"E, 25.827 METERS TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 758.638 METERS, TO WHICH A RADIAL LINE BEARS S.86°18'46"E; THENCE (2) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°59'34", AN ARC DISTANCE OF 26.387 METERS; THENCE (3) NON-TANGENT TO SAID CURVE, S.31°04'15"E, 11.604 METERS; THENCE (4) S.68°16'31"E, 51.898 METERS; THENCE (5) S.62°34'47"E, 17.677 METERS; THENCE (6) S.73°59'30"E, 59.446 METERS; THENCE (7) N.87°32'28"E, 58.801 METERS; THENCE (8) S.89°54'53"E, 180.275 METERS; THENCE (9) N.87°32'28"E, 31.130 METERS; THENCE (10) N.85°04'32"E, 103.345 METERS; THENCE (11) N.85°24'13"E, 33.319 METERS; THENCE (12) N.88°24'05"E, 91.342 METERS; THENCE (13) S.88°42'56"E, 89.377 METERS; THENCE (14) N.88°14'06"E, 56.309 METERS; THENCE (15) S.82°30'30"E, 17.400 METERS TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, BEING THE POINT OF TERMINUS, SAID TERMINUS LIES DISTANT THEREON S.00°34'17"W, 158.348 METERS FROM A PK NAIL WITH ILLEGIBLY STAMPED TAG NOTED AS "P956011" AND SHOWN FOR THE NORTH QUARTER CORNER OF SAID SECTION 32 ON SAID RECORD OF SURVEY MAP NO. 16894.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, HYP. EPOCH 1991.35. DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED. MULTIPLY DISTANCES BY 0.9999740 TO OBTAIN GROUND LEVEL DISTANCES. TO CONVERT METERS TO US SURVEY FOOT MULTIPLY DISTANCES BY 3937/1200.

TOPOGRAPHY SOURCE

PROJECT DESIGN CONSULTANTS AERIAL PHOTOGRAPHY DATED: 01/17/2018

DESCRIPTION: SOUTHEAST BRASS PLUG
LOCATION: INTERSECTION OF OCEANVIEW HILLS PARKWAY AND SEA FIRE POINT
REFERENCE: CITY OF SAN DIEGO VERTICAL CONTROL RECORD DATED AS OF 1990, INDEX NO. 1487 17636
ELEVATION: 522.389 FT MSL
DATUM: NAVD-29

BENCHMARK

DESCRIPTION: CENTERLINE CONTROL MONUMENT
LOCATION: INTERSECTION OF OTAY MESA ROAD AND HERITAGE ROAD
REFERENCE: CITY OF SAN DIEGO VERTICAL CONTROL RECORD DATED AS OF 1990, INDEX NO. 1469 17701
ELEVATION: 504.568 FT. MSL
DATUM: NAVD-29

CONDOMINIUM NOTE

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 171.

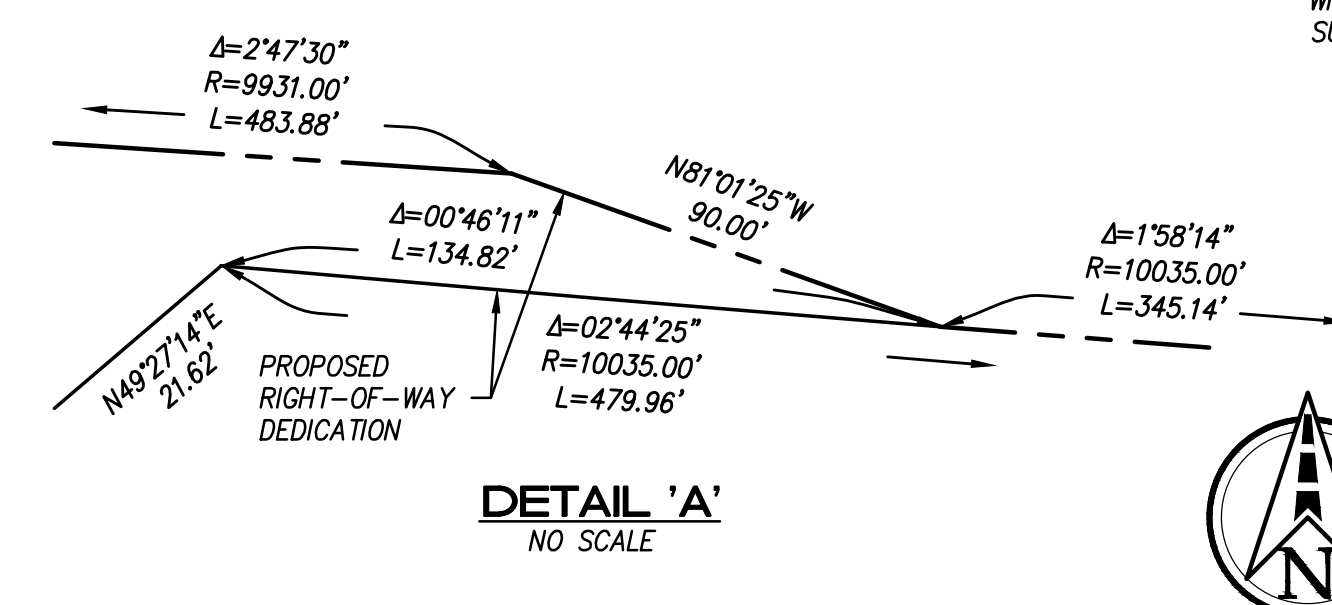
MAPPING NOTES

- 1. A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.
- 2. 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.
- 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 ALONG WITH THE ASSOCIATED \$34.00 COMPLIANCE FEE TO AVOID DELAYING THE RECORDATION OF THE FINAL MAP.
- 3. 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.
- 4. THE FINAL MAP SHALL:
 - a. USE THE CALIFORNIA COORDINATE SYSTEM FOR ITS "BASIS OF BEARINGS" AND EXPRESS ALL MEASURED AND CALCULATED BEARING VALUES IN TERMS OF SAID SYSTEM, THE ANGLE OF GRID DIVERGENCE FROM A TRUE MERIDIAN (THETA OR MAPPING ANGLE) AND THE NORTH POINT OF SAID MAP SHALL APPEAR ON EACH SHEET THEREOF. ESTABLISHMENT OF SAID BASIS OF BEARINGS MAY BE BY USE OF EXISTING HORIZONTAL CONTROL STATIONS OR ASTRONOMIC OBSERVATIONS.
 - b. SHOW TWO MEASURED TIES FROM THE BOUNDARY OF THE MAP TO EXISTING HORIZONTAL CONTROL STATIONS HAVING CALIFORNIA COORDINATE VALUES OF FIRST ORDER ACCURACY. THESE TIE LINES TO THE EXISTING CONTROL SHALL BE SHOWN IN RELATION TO THE CALIFORNIA COORDINATE SYSTEM (I.E., GRID BEARINGS AND GRID DISTANCES). ALL OTHER DISTANCES SHOWN ON THE MAP ARE TO BE SHOWN AS GROUND DISTANCES. A COMBINED FACTOR FOR CONVERSION OF GRID-TO-GROUND SHALL BE SHOWN ON THE MAP.
- 5. 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.

EASEMENT INFORMATION:

TITLE REPORT BY: CHICAGO TITLE COMPANY
ORDER NO.: 930021235-US0

- 4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: COUNTY OF SAN DIEGO ROAD
 - PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
 - RECORDING DATE: SEPTEMBER 17, 1989
 - AFFECTS: THE ROUTE THERETO AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 12. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE HIGHWAY OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT.
 - PURPOSE: PUBLIC STREET
 - RECORDING DATE: JUNE 9, 1999
 - INSTRUMENT NO.: 1999-0400948 OF OFFICIAL RECORDS
 - AFFECTS: SAID LAND ADJACENT TO OTAY MESA ROAD, AS SHOWN ON CITY DRAWING 27980-5-D ON FILE AT THE CITY OF SAN DIEGO ENGINEER'S OFFICE
- 13. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE:
 - PURPOSE: SLOPE
 - RECORDING DATE: JUNE 9, 1999
 - INSTRUMENT NO.: 1999-0400948 OF OFFICIAL RECORDS
 - AFFECTS: THE ROUTE THERETO AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 14. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SAN DIEGO GAS AND ELECTRIC
 - PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
 - RECORDING DATE: JUNE 8, 2000
 - INSTRUMENT NO.: 2000-0301689 OF OFFICIAL RECORDS
 - AFFECTS: THE ROUTE THERETO AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 16. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHT OF ACCESS TO OR FROM THE STREET, HIGHWAY OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT.
 - RECORDING DATE: AUGUST 15, 2007
 - INSTRUMENT NO.: 2007-0544805 OF OFFICIAL RECORDS
 - AFFECTS: SAID LAND ADJACENT TO OTAY MESA ROAD
- 17. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE:
 - PURPOSE: CONSTRUCTION
 - RECORDING DATE: JUNE 9, 1999
 - INSTRUMENT NO.: 1999-0400948 OF OFFICIAL RECORDS
 - AFFECTS: THE ROUTE THERETO AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.
- 18. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 - GRANTED TO: STATE OF CALIFORNIA
 - PURPOSE: TEMPORARY EASEMENT FOR CONSTRUCTION PURPOSES
 - RECORDING DATE: MARCH 13, 2009
 - INSTRUMENT NO.: 2009-0126469 OF OFFICIAL RECORDS
 - AFFECTS: THE ROUTE THERETO AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.



EASEMENTS (TO BE VACATED):

- 1. REVESTMENT OF ACCESS RIGHTS RELINQUISHED PER DOC. RECORDED JUNE 9, 1999 AS DOC. NO. 1999-0400948, O.R.
- 2. PORTIONS OF PUBLIC ROAD IN FEE PARCEL INDEX NO. 5 PER DOC. RECORDED JUNE 9, 1999 AS DOC. NO. 1999-0400948, O.R.
- 3. EASEMENT FOR SLOPE PURPOSES, PARCEL INDEX NO. 5A PER DOC. RECORDED JUNE 9, 1999 AS DOC. NO. 1999-0400948, O.R.
- 4. TEMPORARY CONSTRUCTION AREA FOR SLOPE EASEMENT, PARCEL INDEX NO. 5A PER DOC. RECORDED JUNE 9, 1999 AS DOC. NO. 1999-0400948, O.R.

VACATION STATEMENT

THE EASEMENTS SHOWN ON THE TENTATIVE MAP EXHIBIT WILL BE VACATED PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT.

LEGEND

- VTM BOUNDARY
- - - EASEMENT LINE
- ② EASEMENT NOTE NUMBER
- ① EASEMENT VACATION NUMBER
- |||| INDICATES ABUTTER'S RIGHT OF ACCESS RELINQUISHED PER DOCUMENT RECORDED JUNE 9, 1999 AS DOC. NO. 1999-0400948, O.R.
- XXXX INDICATES ABUTTER'S RIGHT OF ACCESS RELINQUISHED PER DOCUMENT RECORDED AUGUST 15, 2007 AS DOC. NO. 2007-0544805, O.R.

NAME: CIVIL SENSE, INC.
ADDRESS: 13475 DANIELSON STREET, SUITE 150
POWAY, CA 92128
PHONE: 858-843-4253

PROJECT ADDRESS:
SE CORNER OF OTAY MESA
ROAD AND CALIENTE AVENUE

PROJECT NAME:
CALIFORNIA TERRACES - PA61
VTM, SDP, MPDP, NDP, CPA, REZONE
AND STREET VACATION

ORIGINAL DATE: 04/16/18

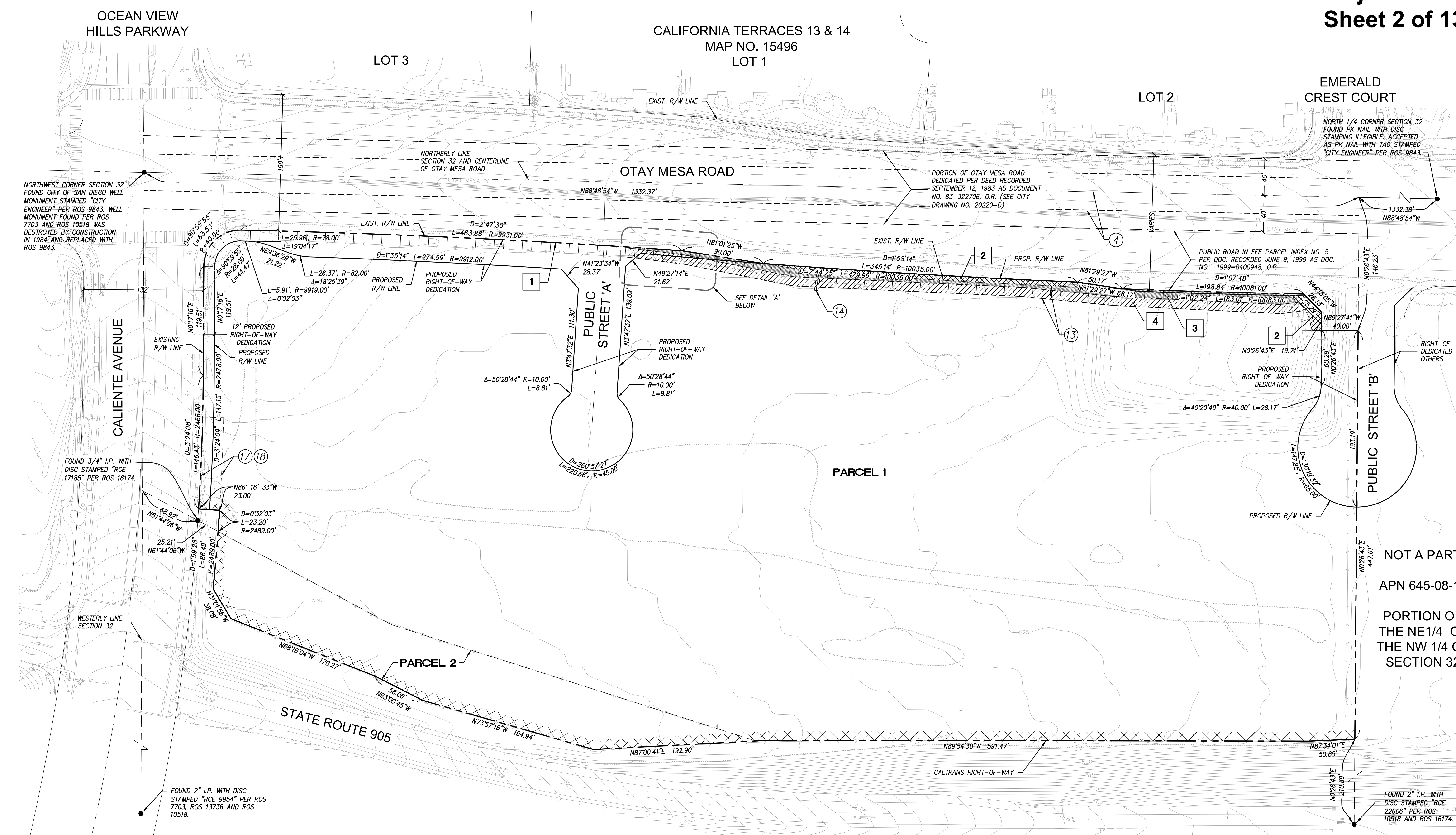
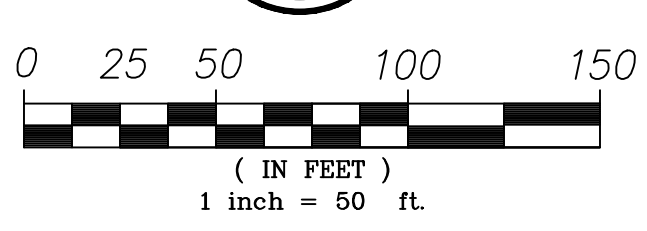
SHEET TITLE:
EXISTING TOPOGRAPHY
AND EASEMENTS

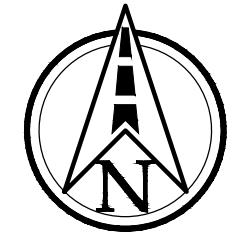
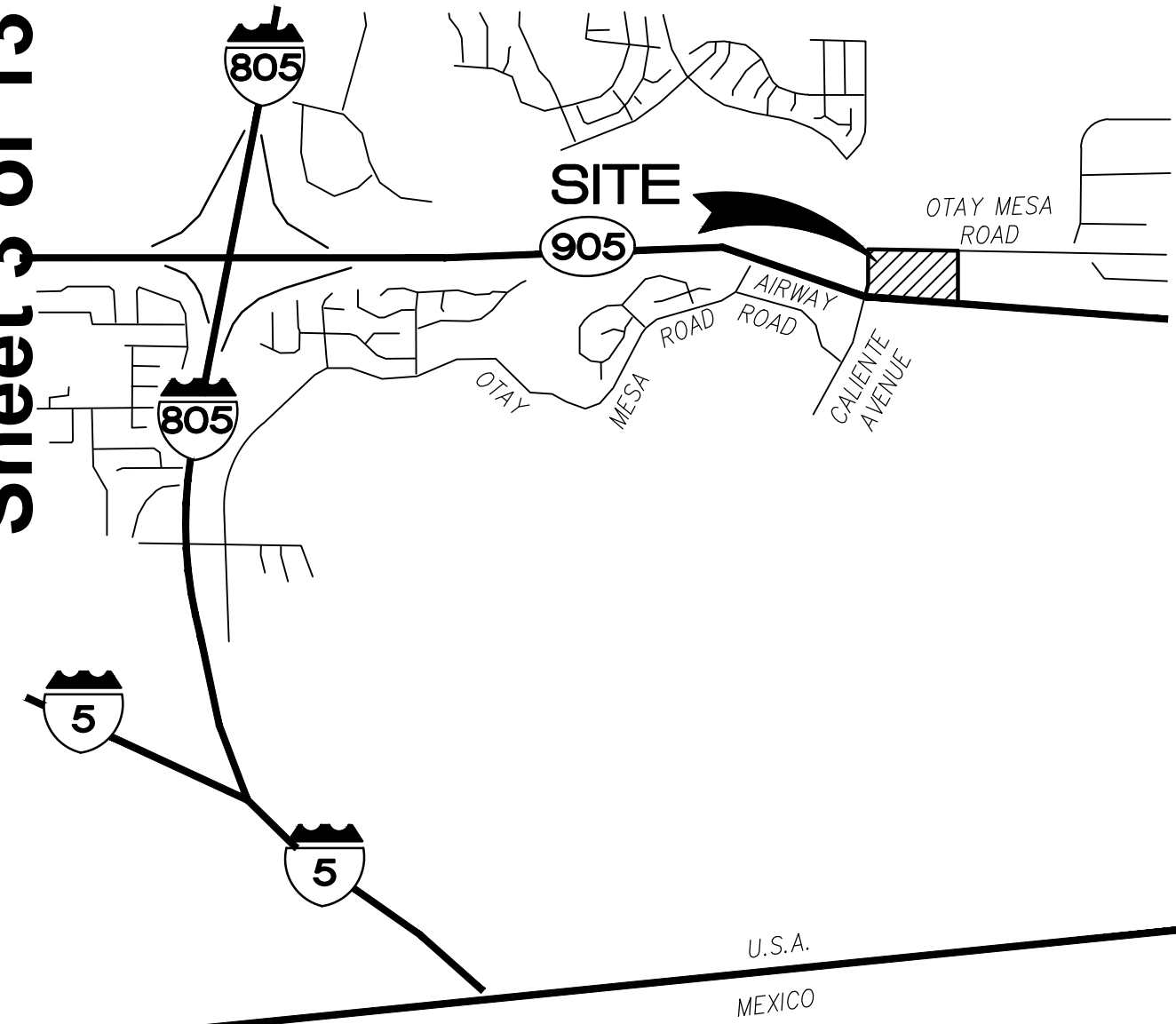
SHEET 2 OF 13
DEP #

PREPARED BY:
CIVIL SENSE INC.
13475 Danielson Street, Suite 150, Poway, CA 92064
Office: 858-843-4253

Henry H. Peng
R.C.E. 63686

DATE: 12/20/18





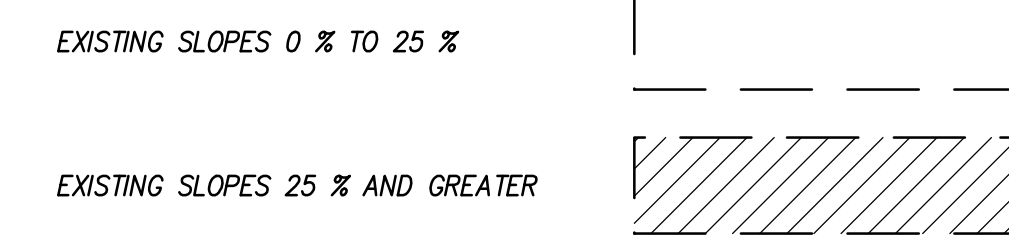
VICINITY MAP
NOT TO SCALE

GRADING

1. TOTAL AMOUNT OF SITE TO BE GRADED:	14.66 ACRES
2. PERCENTAGE OF TOTAL SITE GRADED:	100 %
3. AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER:	0.38 ACRES
4. PERCENTAGE OF THE EXISTING SLOPES STEEPER THAN 25% PROPOSED TO BE GRADED:	100 %
5. PERCENTAGE OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER:	2.6 %
6. AMOUNT OF CUT:	15,100 CUBIC YARDS
7. AMOUNT OF FILL:	43,800 CUBIC YARDS
8. MAXIMUM HEIGHT OF FILL SLOPE(S): MAX. 2:1 SLOPE RATIO	6 FEET
9. MAXIMUM HEIGHT OF CUT SLOPE(S): MAX. 2:1 SLOPE RATIO	6 FEET
10. AMOUNT OF IMPORT SOIL:	28,700 CUBIC YARDS
11. RETAINING WALLS	
QUANTITY:	1
MAX. LENGTH:	620 FEET
MAX. HEIGHT:	7 FEET

NOTE: ADDITIONAL WALLS UNDER 3 FEET IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL PAD AREAS BASED ON FINAL BUILDING PLOTTING.

LEGEND

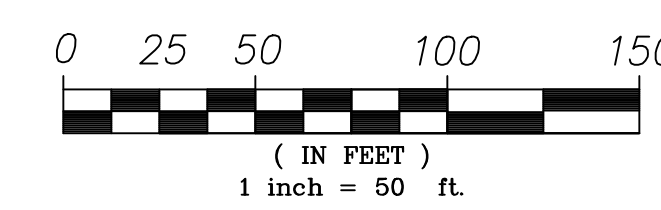
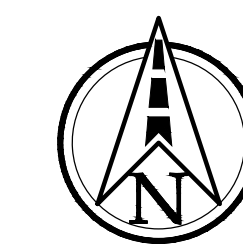
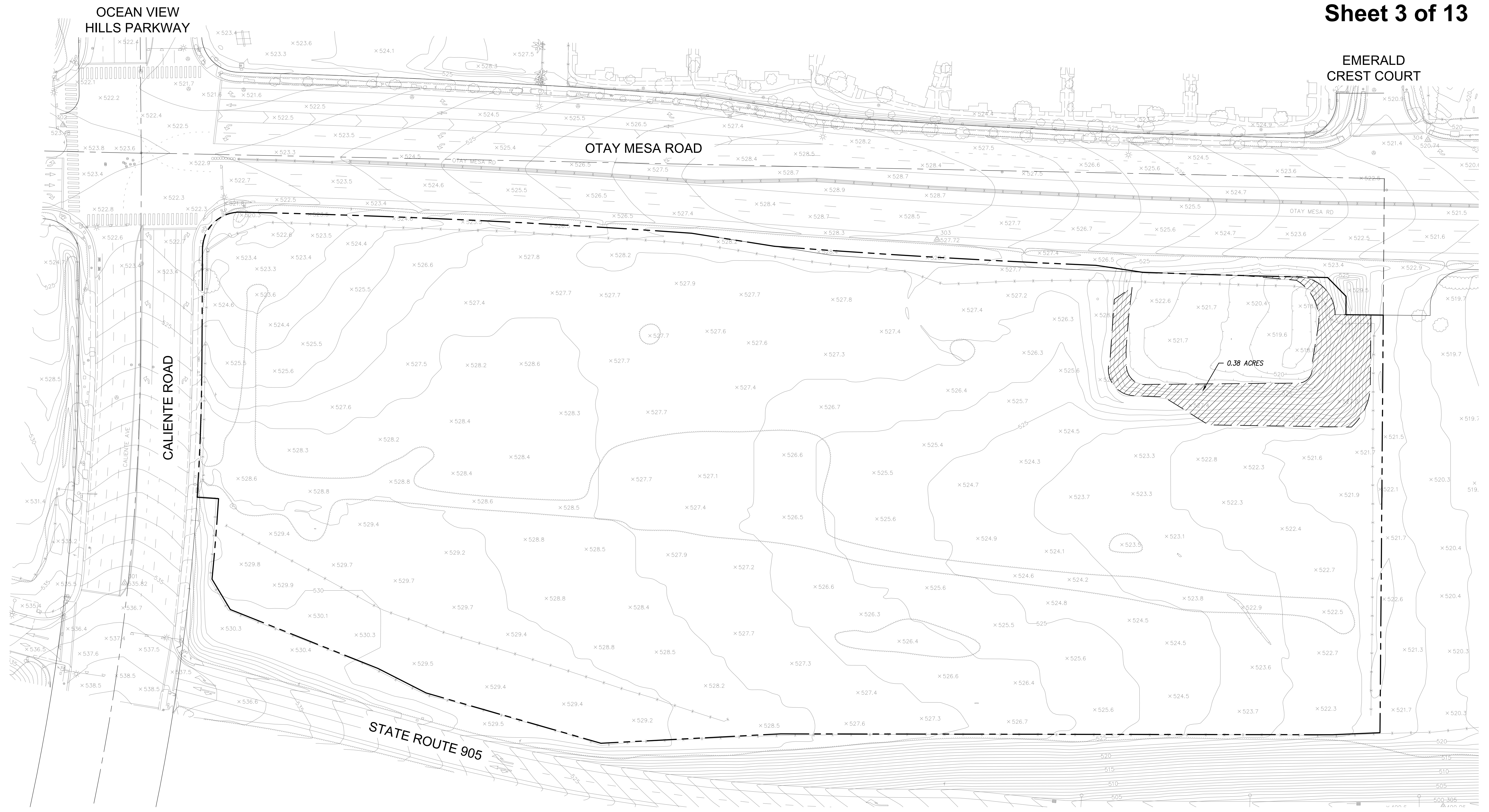


AREA SUMMARY

	ACREAGE	PERCENTAGE
0 % TO 25 % SLOPES	14.28 ACRES	97.40 %
25 % AND GREATER SLOPES	0.38 ACRES	2.60 %
TOTAL	14.66 ACRES	100%

SLOPE ANALYSIS

25 % AND GREATER EXISTING SLOPES	0.38 ACRES	100 %
----------------------------------	------------	-------



PREPARED BY:



Henry H. Peng
HENRY H. PENG
R.C.E. 63686
DATE: 12/20/18



NAME: CIVIL SENSE, INC.
ADDRESS: 13475 DANIELSON STREET, SUITE 150
POWAY, CA 92128
PHONE: 858-843-4253

PROJECT ADDRESS:
SE CORNER OF OTAY MESA
ROAD AND CALIENTE AVENUE

PROJECT NAME:
CALIFORNIA TERRACES - PA61
VTM, SDP, MPDP, NDP, CPA, REZONE
AND STREET VACATION

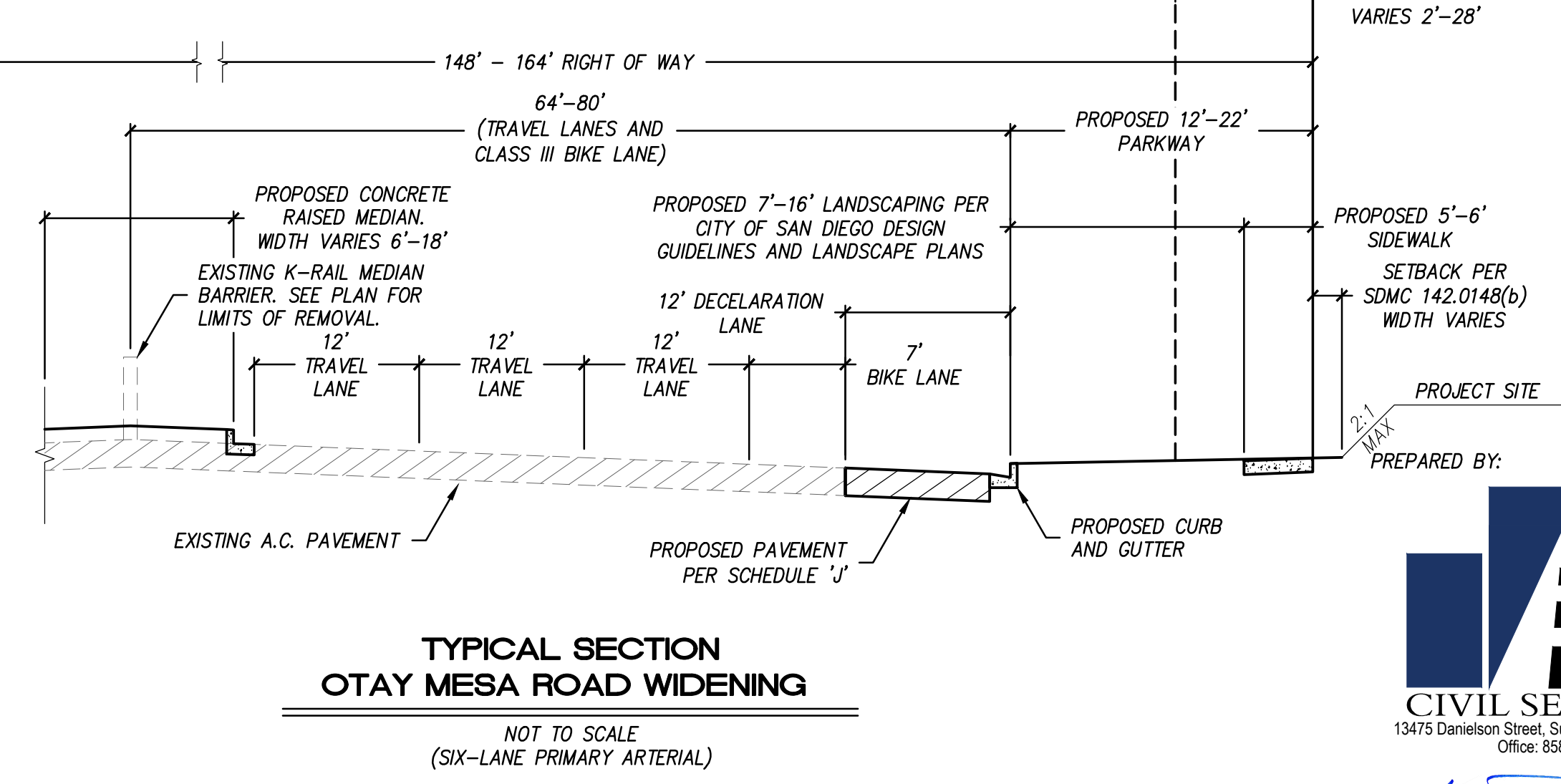
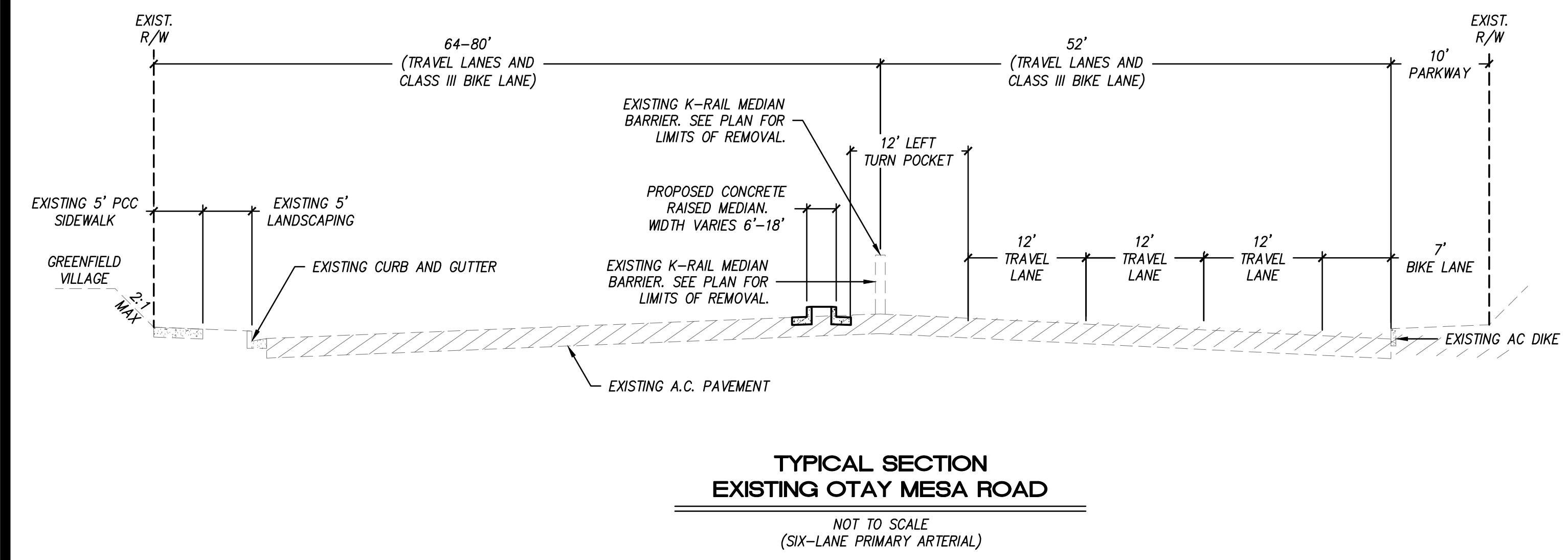
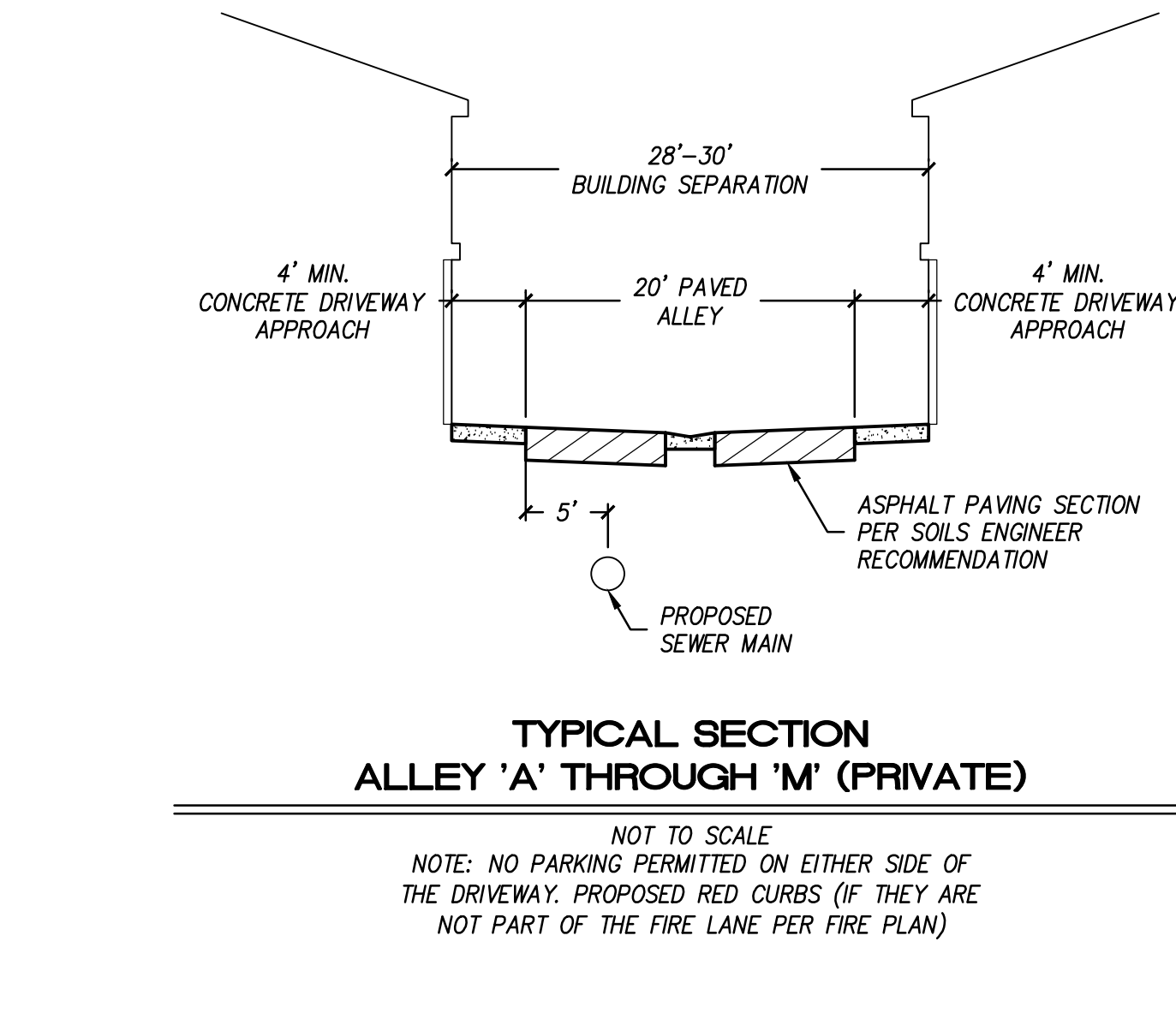
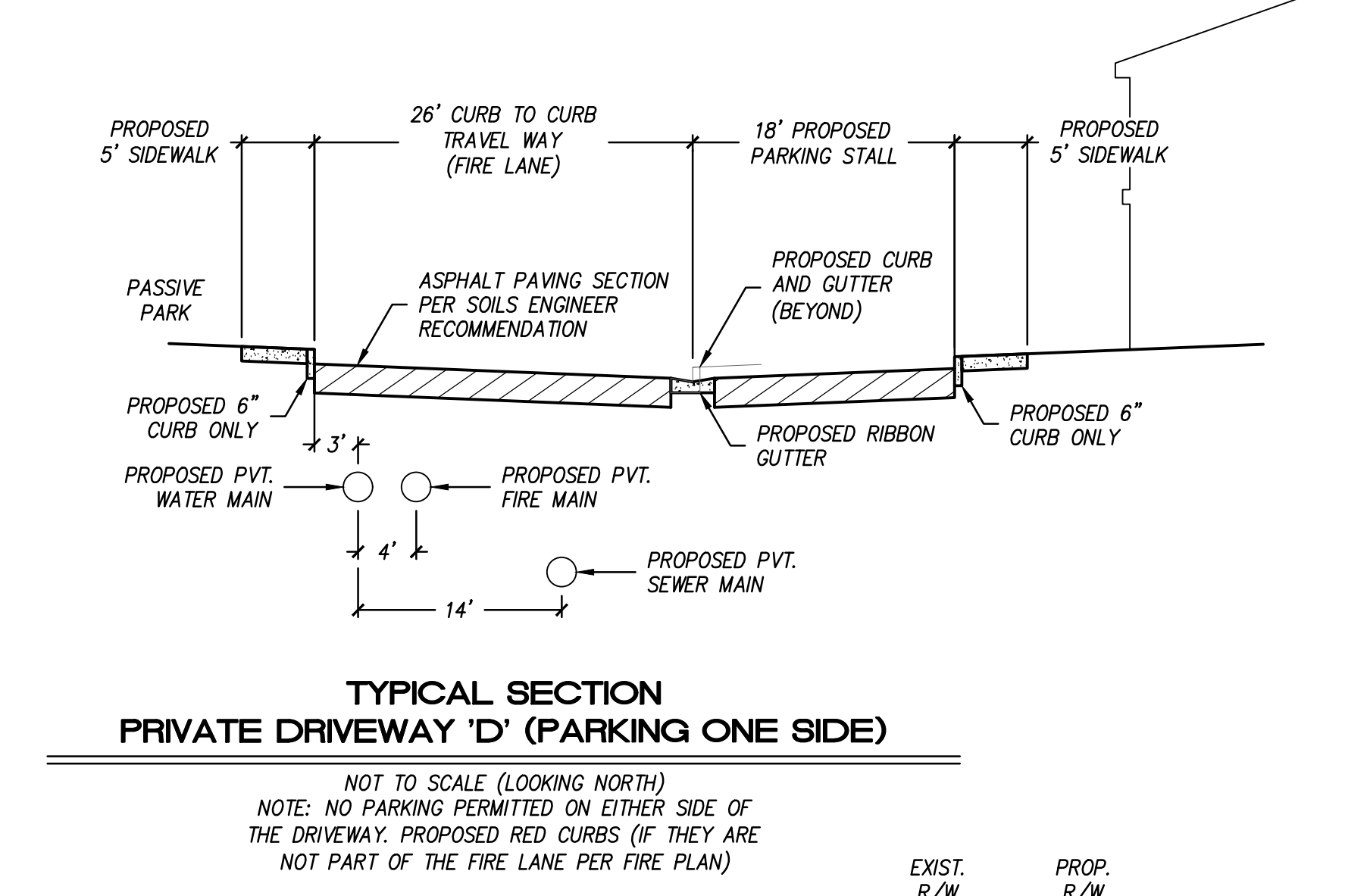
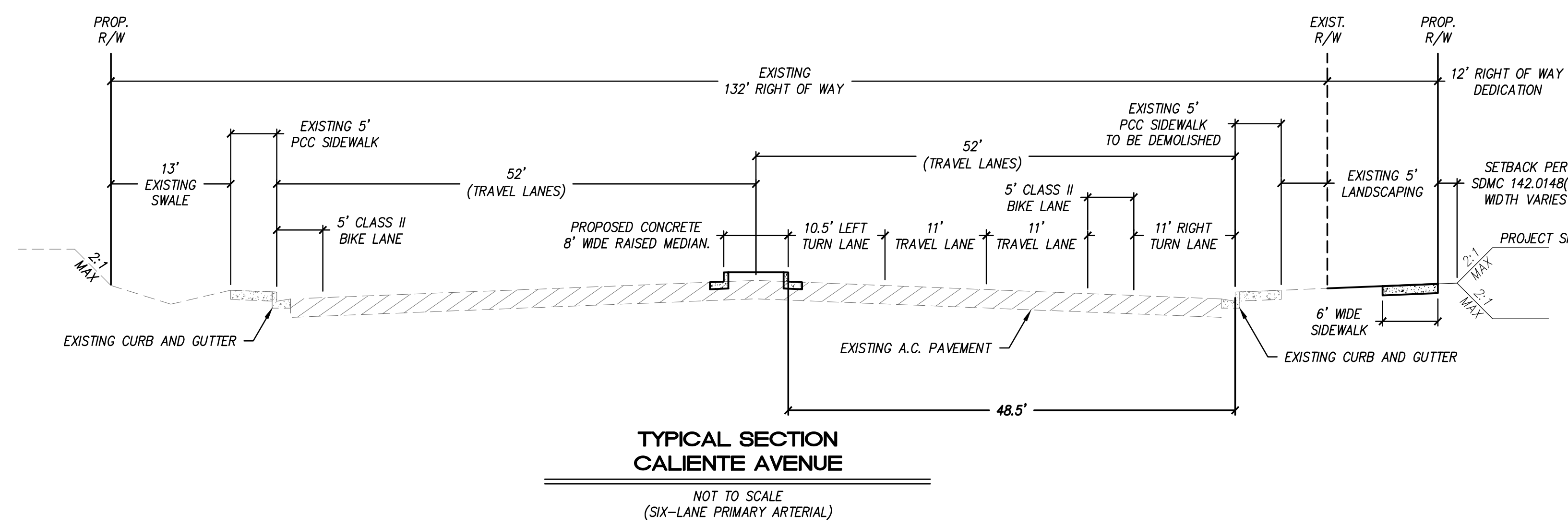
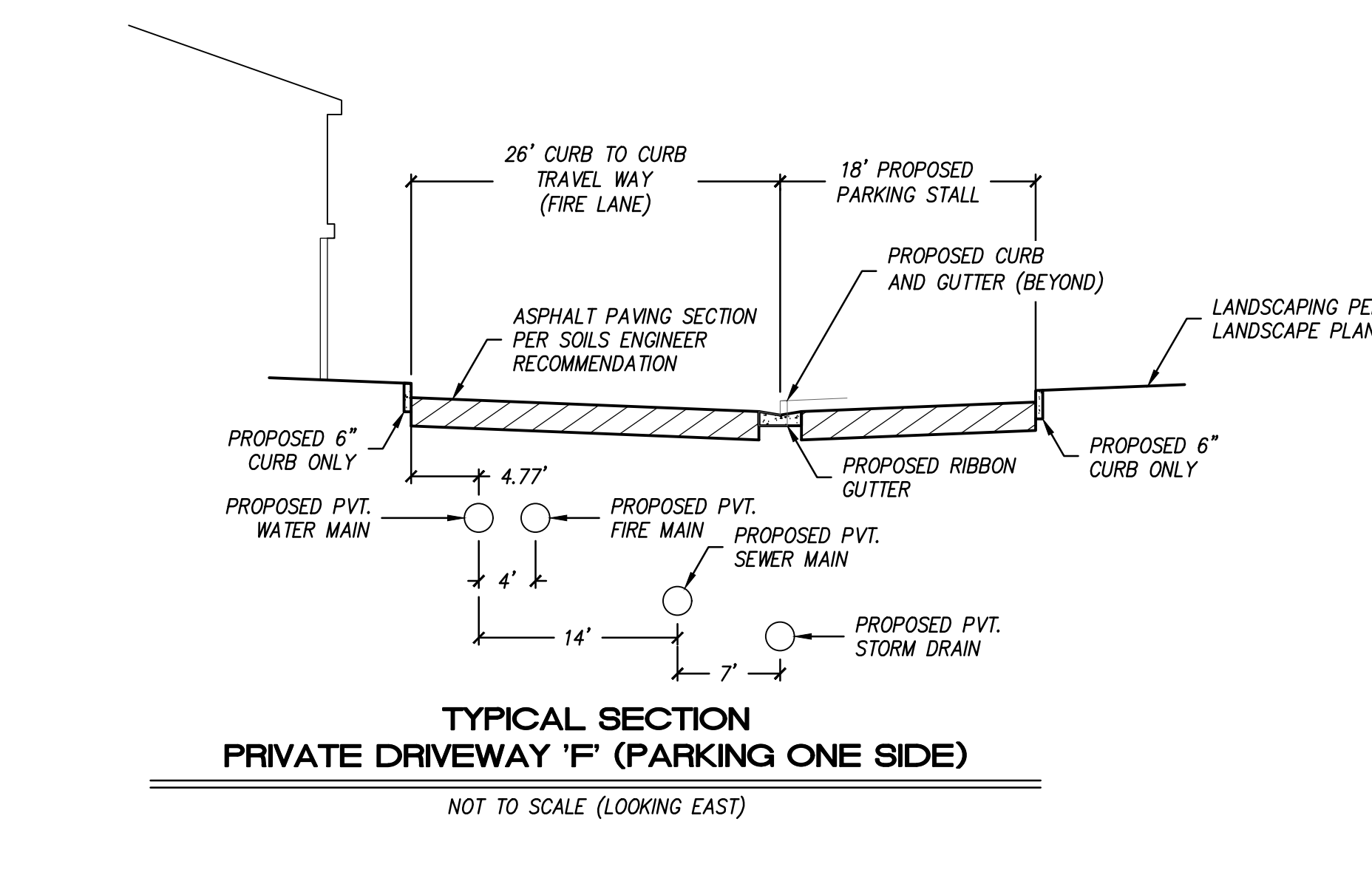
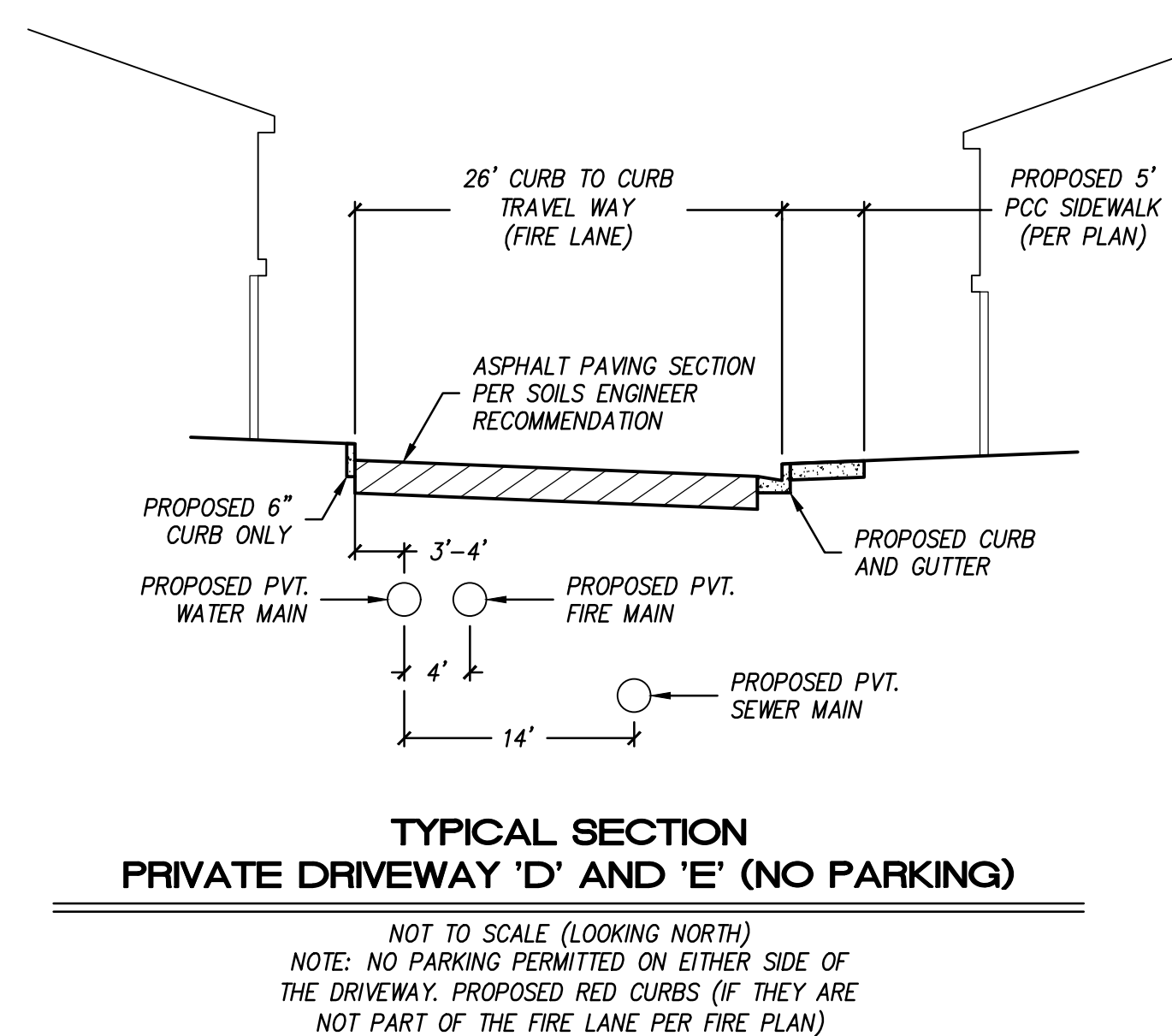
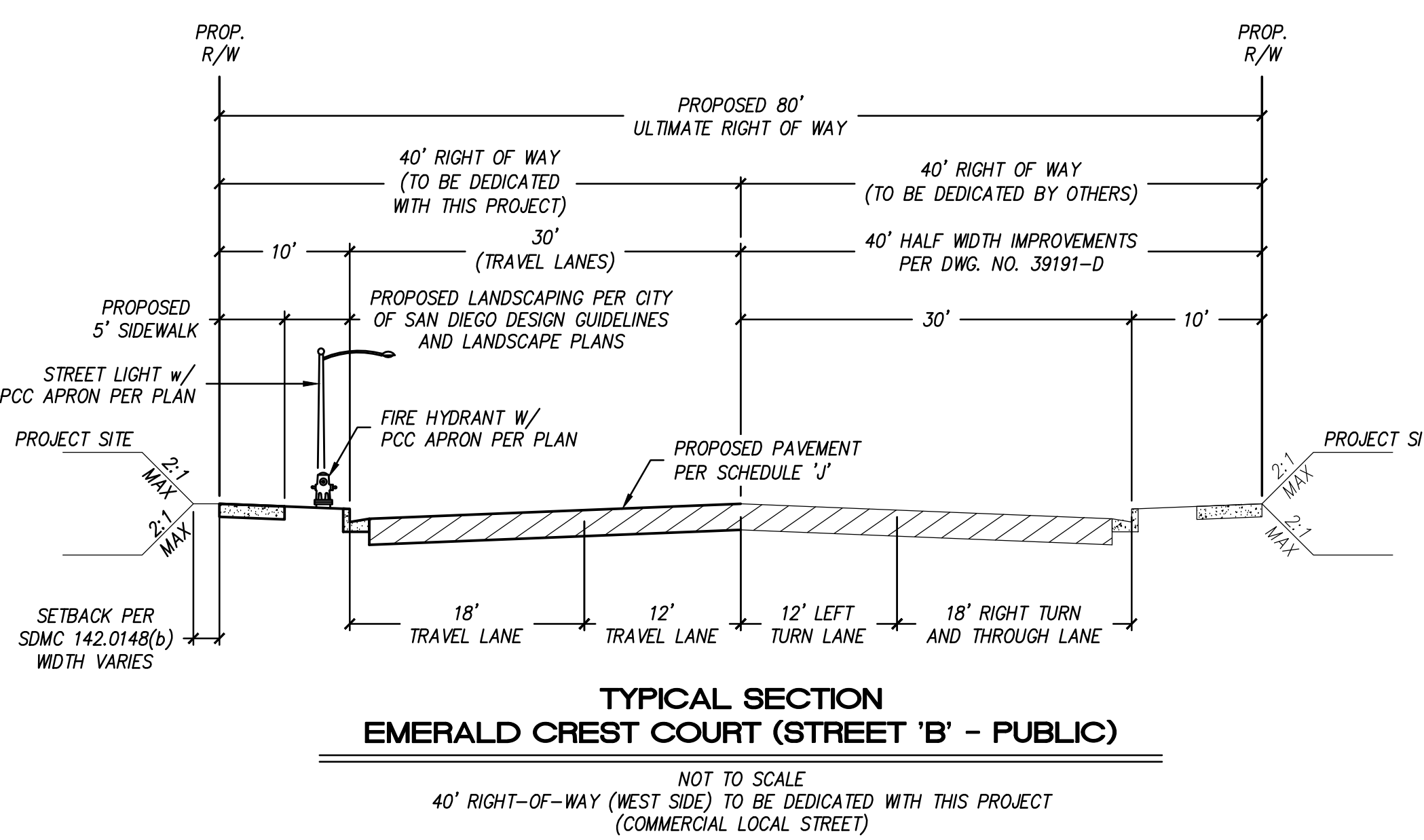
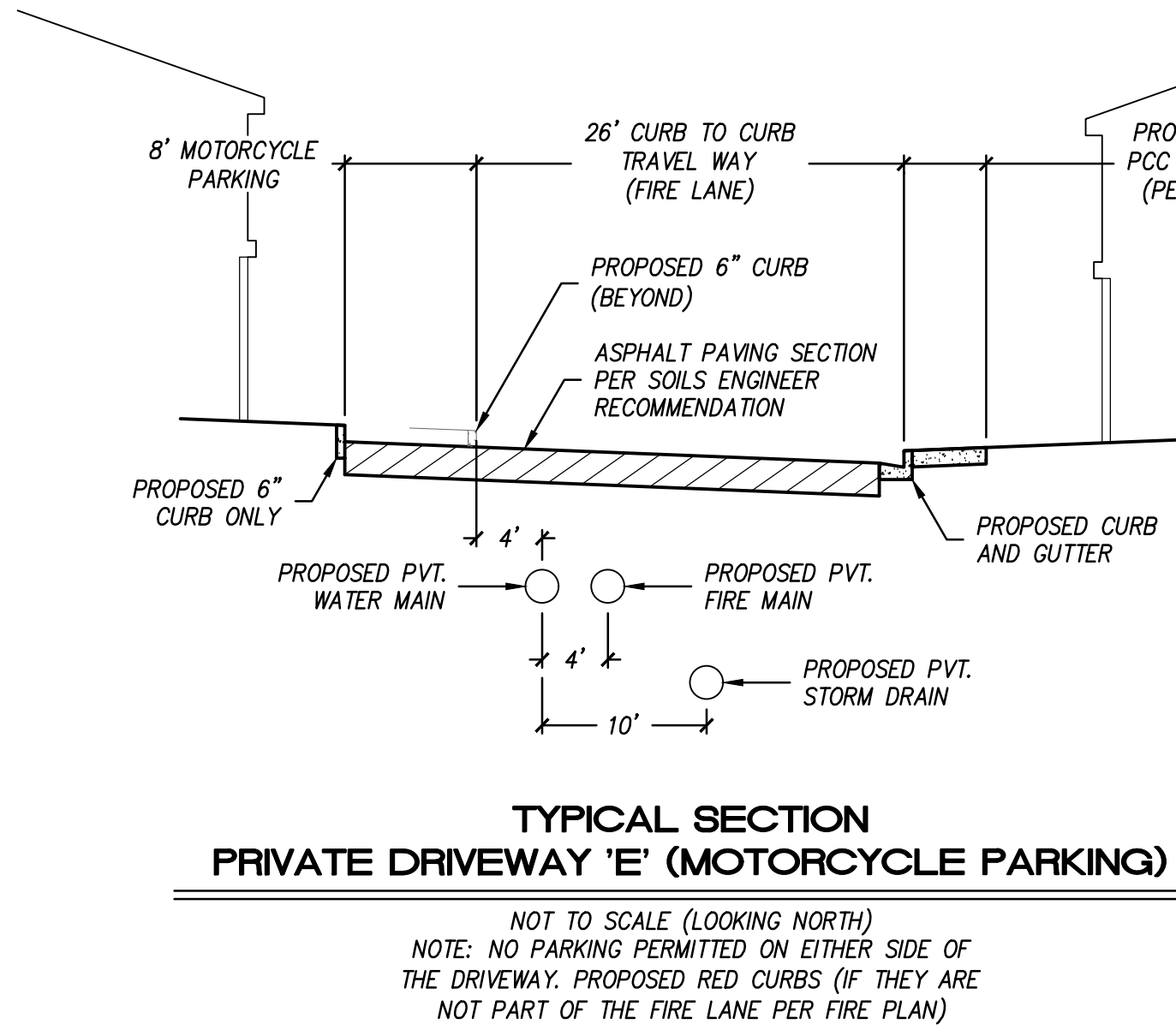
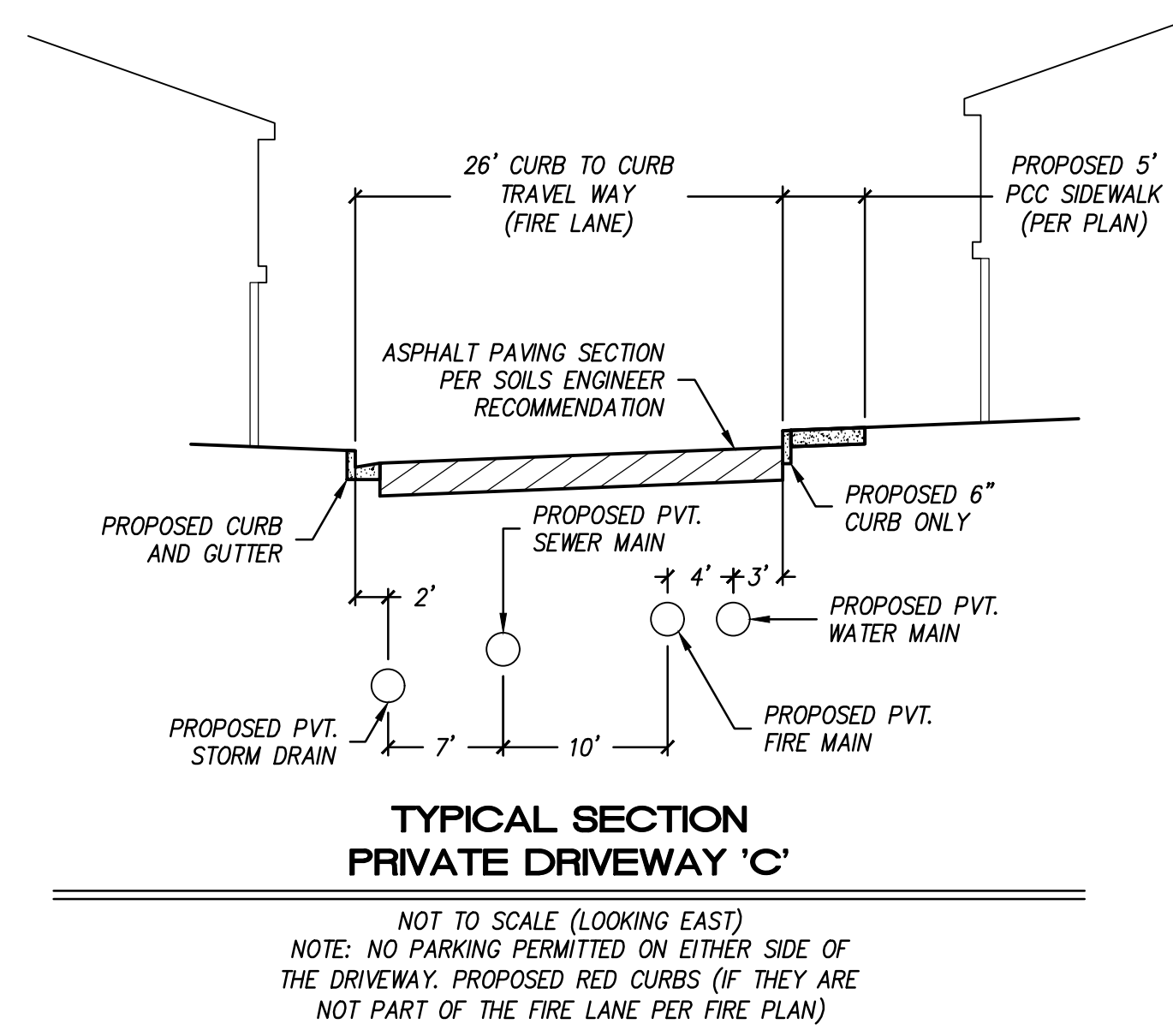
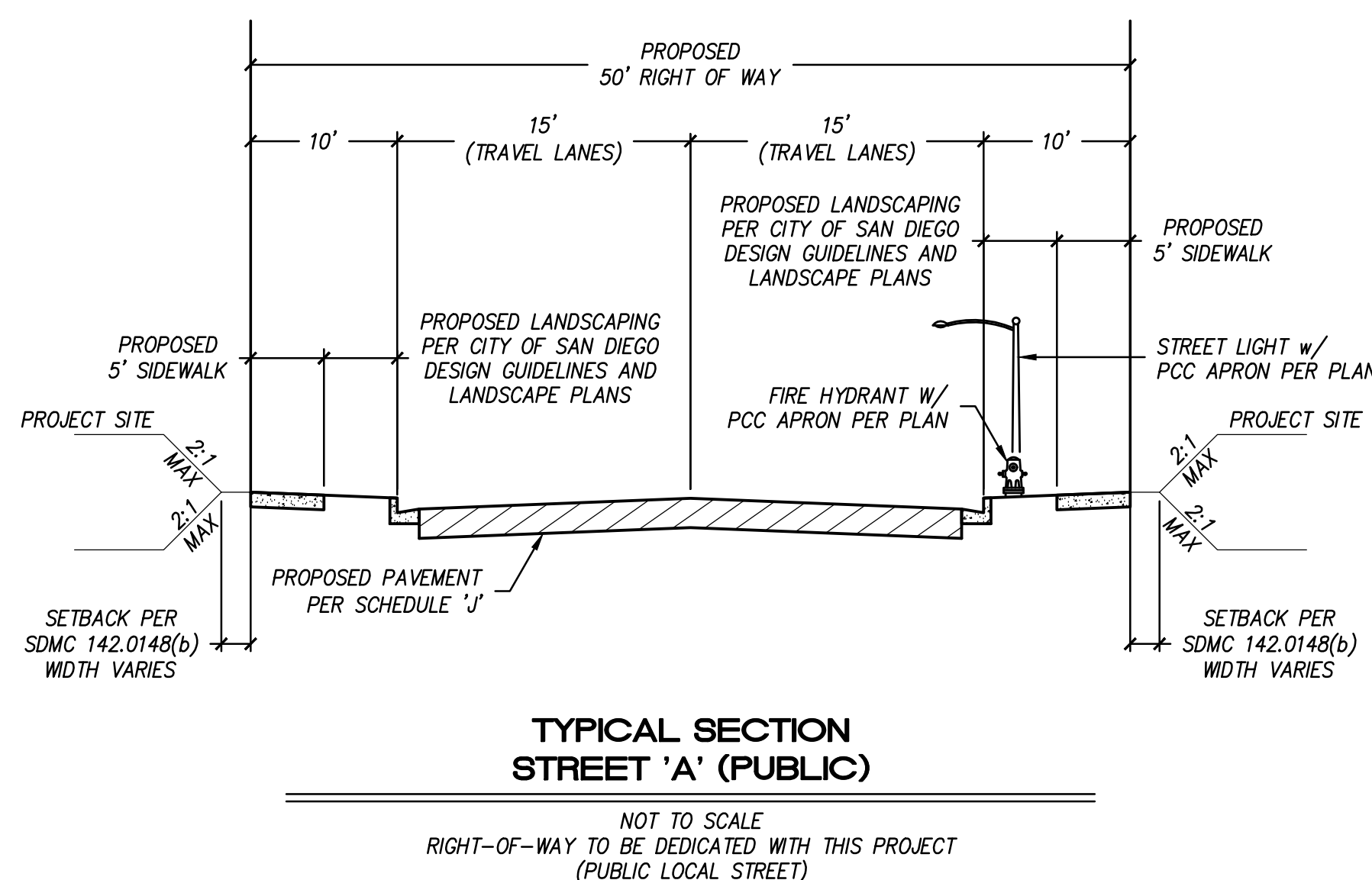
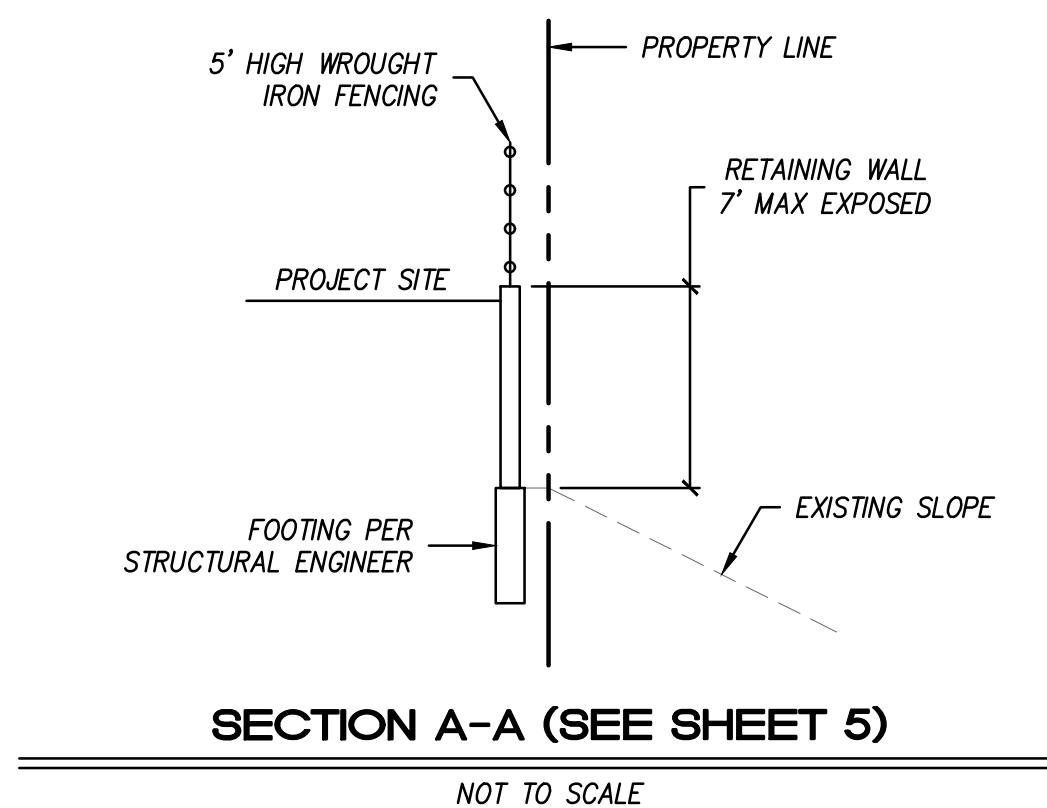
SHEET TITLE:
SLOPE ANALYSIS

REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	12/20/18
REVISION 3:	10/31/18
REVISION 2:	09/19/18
REVISION 1:	07/13/18

ORIGINAL DATE: 04/16/18

SHEET 3 OF 13

DEP #



PREPARED BY:
CIVIL SENSE INC.
13475 Danielson Street, Suite 150 | Poway, CA 92084
Office: 658-842-4553
Henry H. Peng 12/20/18
HENRY H. PENG
R.C.E. 63686



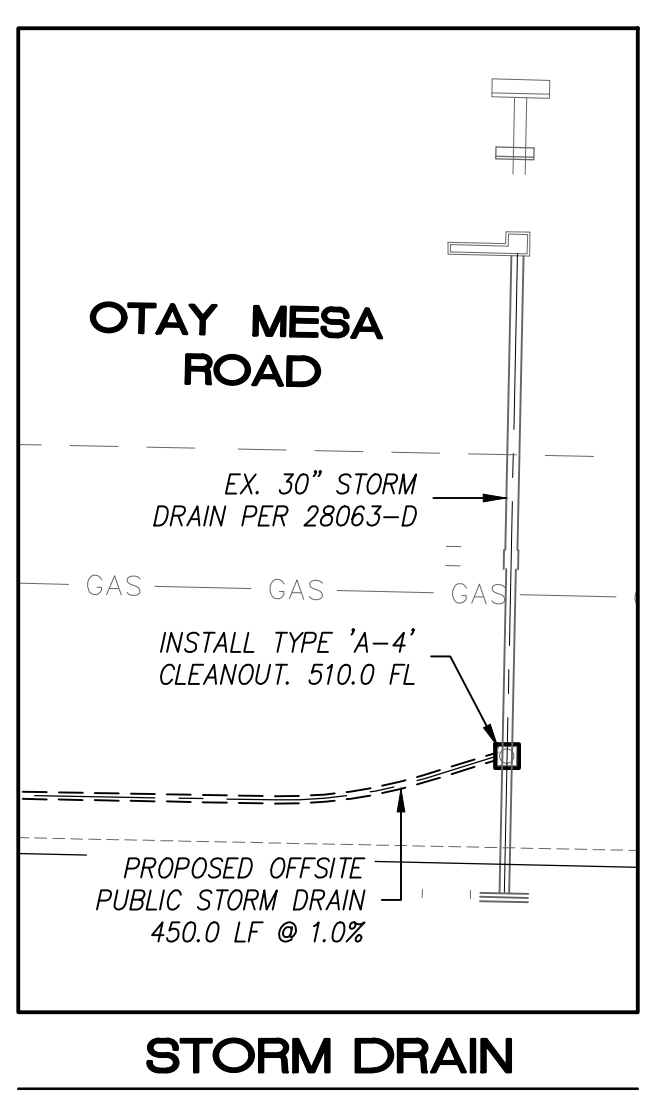
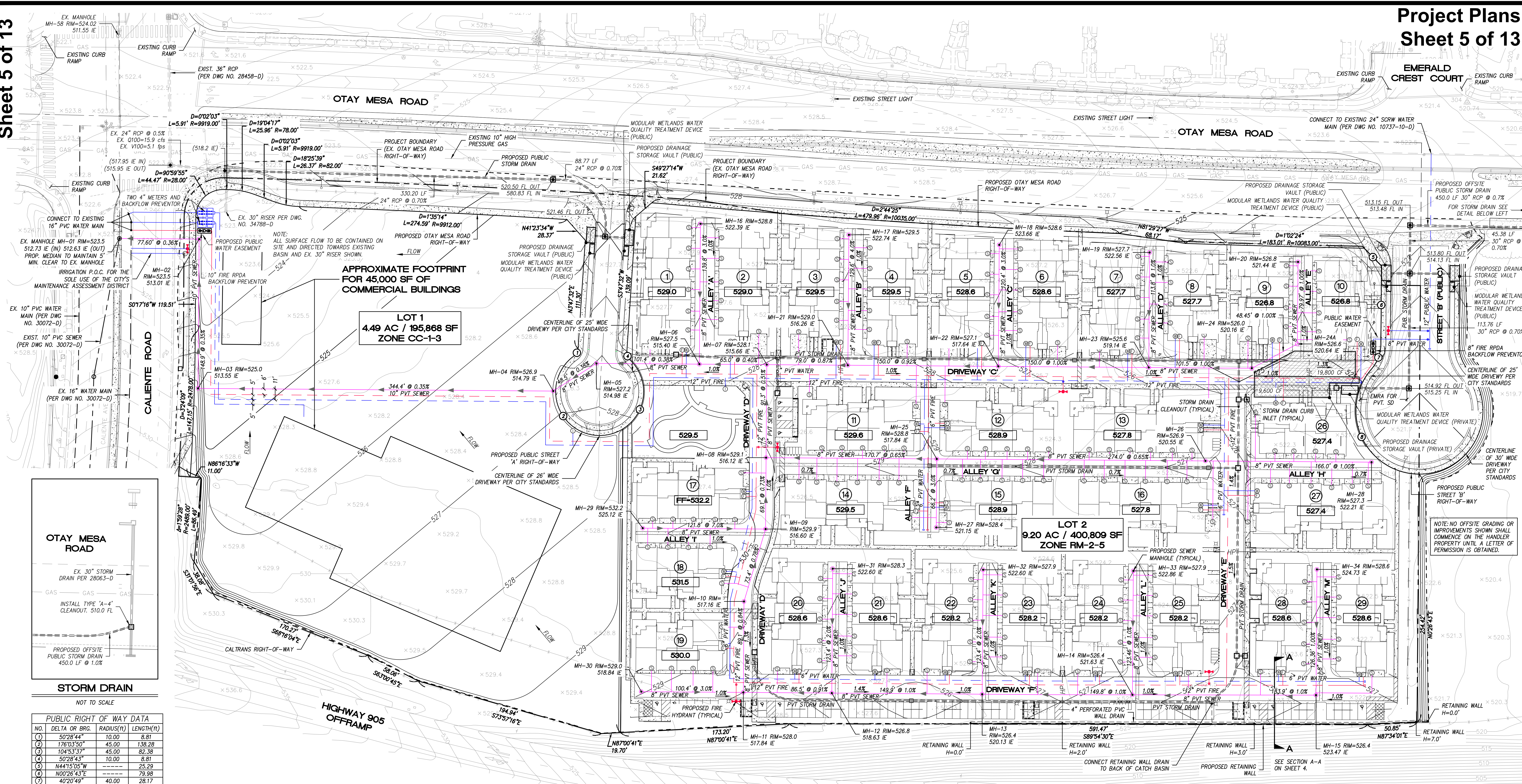
NAME: CIVIL SENSE, INC.
ADDRESS: 13475 DANIELSON STREET, SUITE 150
POWAY, CA 92128
PHONE: 658-842-4553

PROJECT ADDRESS:
SE CORNER OF OTAY MESA
ROAD AND CALIENTE AVENUE

PROJECT NAME:
CALIFORNIA TERRACES - PA81
VTM, SDP, MPDP, NDP, CPA, REZONE
AND STREET VACATION

SHEET TITLE:
NOTES, STREET SECTIONS
AND DETAILS

REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	12/20/18
REVISION 3:	10/31/18
REVISION 2:	09/19/18
REVISION 1:	07/13/18
ORIGINAL DATE:	04/16/18
SHEET	4 OF 13
DEP #	



PUBLIC RIGHT OF WAY DATA

NO.	DELTA OR BRG.	RADIUS(H)	LENGTH(H)
1	50°28'44"	10.00	3.61
2	176°53'50"	45.00	138.28
3	104°53'37"	45.00	82.38
4	50°28'43"	10.00	8.81
5	N44°15'05"W	-----	25.29
6	N00°26'43"E	-----	79.98
7	40°20'49"	40.00	28.17
8	130°19'52"	65.00	147.85

LEGEND

- VTM BOUNDARY
- PROPOSED PRIVATE WATER MAIN (SIZE PER PLAN) CITY OF SAN DIEGO SDW-110, SDW-148, SDW-157
- PROPOSED PRIVATE FIRE MAIN (SIZE PER PLAN) PER NFPA PAMPHLET 24 (2016 EDITION)
- PROPOSED PRIVATE WATER SERVICE CALIFORNIA PLUMBING CODE
- PROPOSED PRIVATE FIRE SERVICE PER NFPA PAMPHLET 24 (2016 EDITION)
- PROPOSED FIRE REDUCE PRESSURE DETECTOR ASSEMBLY CITY OF SAN DIEGO SDW-120
- PROPOSED DUAL WATER METERS AND BACK FLOW DEVICE CITY OF SAN DIEGO SDW-119
- PROPOSED PRIVATE SEWER AND SEWER MANHOLE (SIZE PER PLAN) CALIFORNIA PLUMBING CODE
- PROPOSED SEWER FLOW (SLOPE PER PLAN)
- PROPOSED PRIVATE SEWER LATERAL CALIFORNIA PLUMBING CODE
- PROPOSED PRIVATE IRRIGATION SERVICE, METER, AND BACKFLOW PREVENTION DEVICE.

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY LINES (EXCEPT SEWER)	5 FEET
SEWER LINES	10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC)	10 FEET
DRIVEWAYS	10 FEET *
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET

* 5 FEET ON RESIDENTIAL LOCAL STREETS WITH A DESIGN SPEED OF 25MPH OR SLOWER

UTILITY TABLE

UTILITY	OVERHEAD/UNDERGROUND
GAS	UNDERGROUND
ELECTRIC	UNDERGROUND
TELEPHONE (AT&T)	UNDERGROUND
CABLE TELEVISION (COX)	UNDERGROUND
STORM DRAIN	UNDERGROUND
FIRE	UNDERGROUND
WATER	UNDERGROUND

GRADING NOTES / BMP NOTES

- BMP MAINTENANCE - 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.
- CONSTRUCTION BMP - PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION I (GRADING REGULATIONS) OR SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

UTILITY NOTES

- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.
- MINIMUM 10 FOOT SEPARATION FROM SEWER MAINS TO WATER MAINS. 10 FOOT SEPARATION TO BE MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.
- ALL WATER SERVICES TO THE SITE, INCLUDING DOMESTIC, IRRIGATION AND FIRE, WILL REQUIRE PRIVATE, ABOVE GROUND BACK FLOW PREVENTION DEVICES (BFPDS). BFPDS ARE TYPICALLY LOCATED ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY. THE PUBLIC UTILITIES DEPARTMENT WILL NOT PERMIT THE REQUIRED BFPDS TO BE LOCATED BELOW GRADE OR WITHIN THE STRUCTURE.
- IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANHOLE SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE PRIVATE SEWER LATERAL IN THE STREET A RIGHT-OF-WAY.

UTILITY NOTES

PREPARED BY:

 CIVIL SENSE INC.
 13475 Danielson Street, Suite 150, Poway, CA 92084
 Office: 858-843-4253

DATE: 12/20/18
 HENRY H. PENG
 R.C.E. 63686

GRADING NOTES / BMP NOTES

NAME: CIVIL SENSE, INC.
 ADDRESS: 13475 DANIELSON STREET, SUITE 150
 POWAY, CA 92128
 PHONE: 858-843-4253

PROJECT ADDRESS:
 SE CORNER OF OTAY MESA
 ROAD AND CALIENTE AVENUE

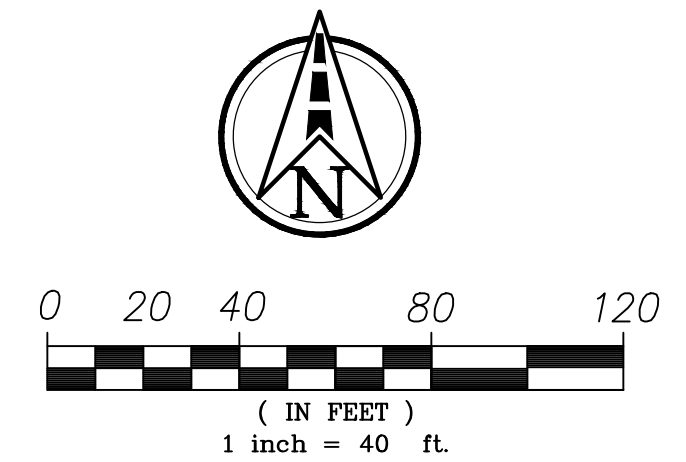
PROJECT NAME:
 CALIFORNIA TERRACES - PA61
 VTM, SDP, MPDP, NDP, CPA, REZONE
 AND STREET VACATION

SHEET TITLE:
 GRADING AND UTILITY PLAN

REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: 12/20/18
 REVISION 3: 10/31/18
 REVISION 2: 09/19/18
 REVISION 1: 07/13/18

ORIGINAL DATE: 04/16/18

SHEET 5 OF 13
 DEP # _____



EMERALD CREST COURT

OTAY MESA ROAD

OTAY MESA ROAD

CALIENTE ROAD

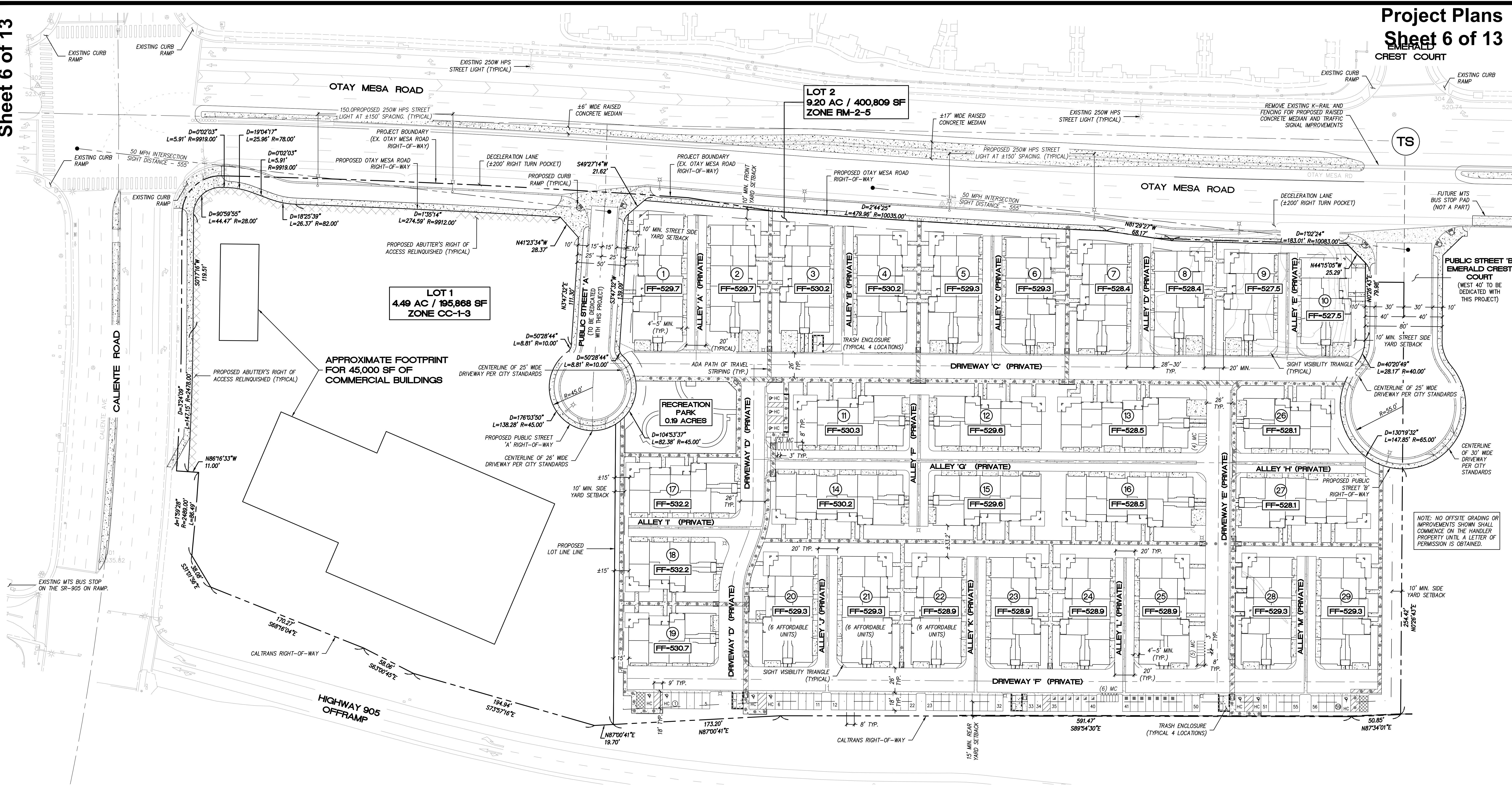
HIGHWAY 905 OFFRAMP

APPROXIMATE FOOTPRINT FOR 45,000 SF OF COMMERCIAL BUILDINGS

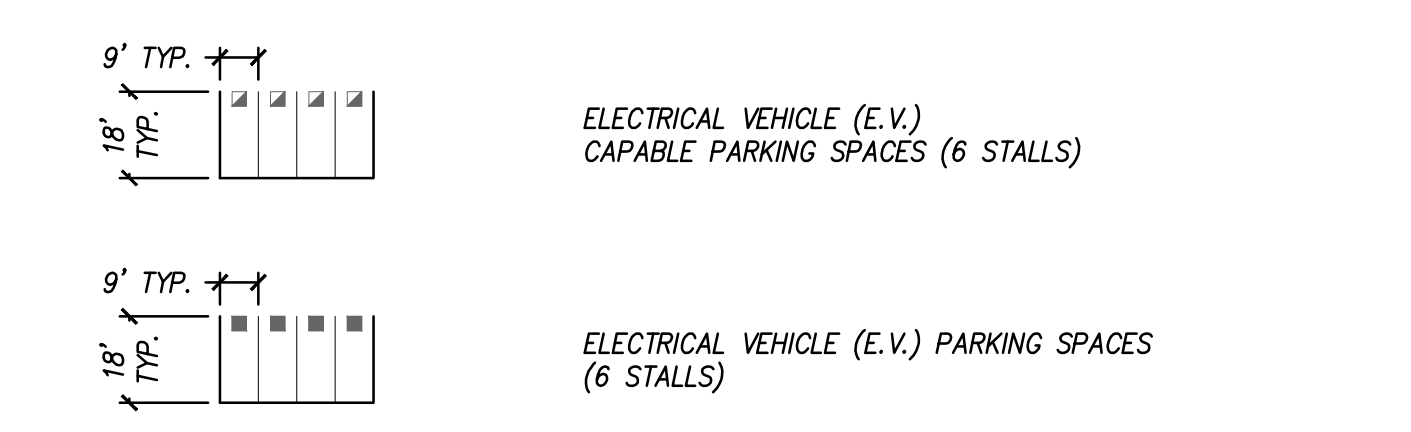
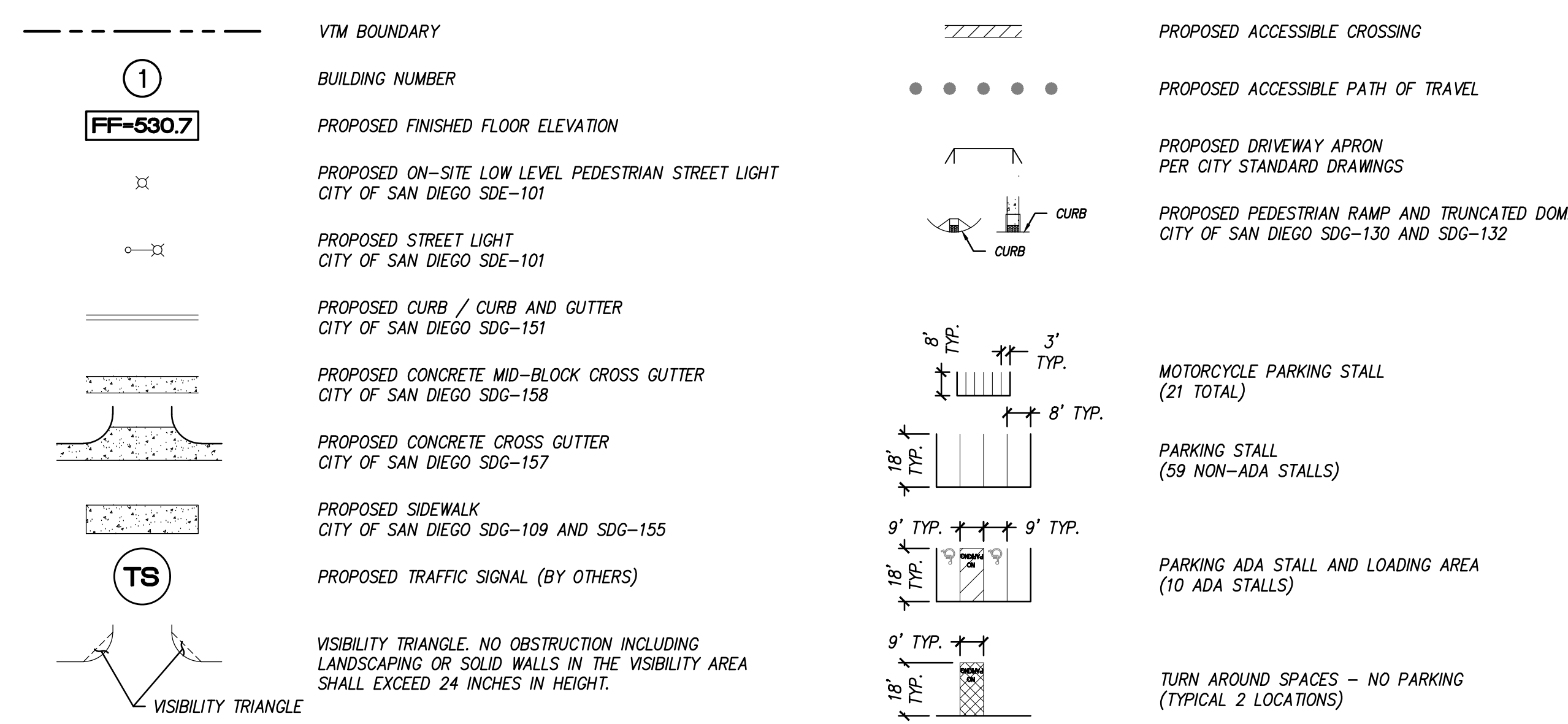
LOT 1
4.49 AC / 195,868 SF
ZONE CC-1-3

LOT 2
9.20 AC / 400,809 SF
ZONE RM-2-5

NOTE: NO OFFSITE GRADING OR IMPROVEMENTS SHOWN SHALL COMMENCE ON THE HANDLER PROPERTY UNTIL A LETTER OF PERMISSION IS OBTAINED.

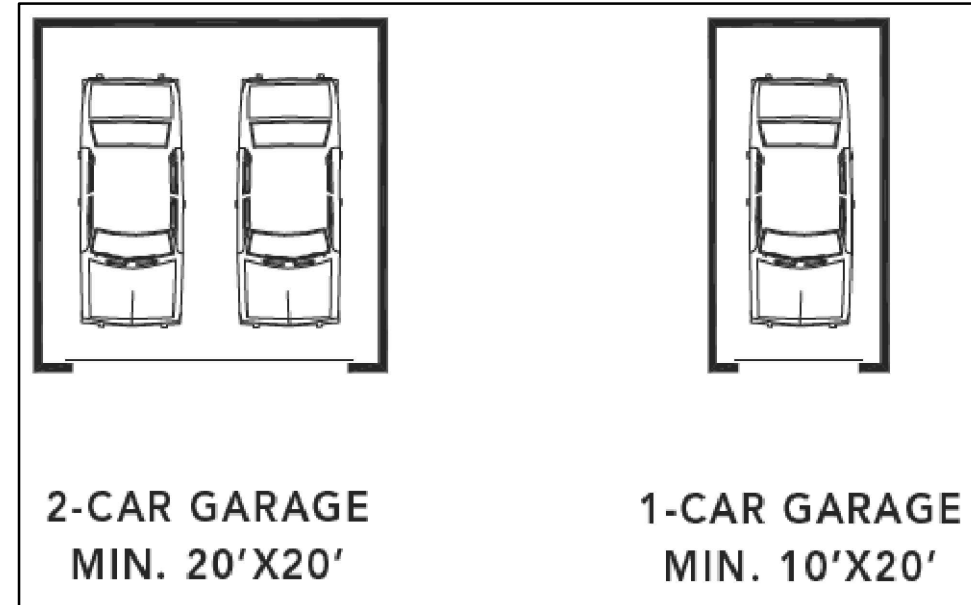


LEGEND



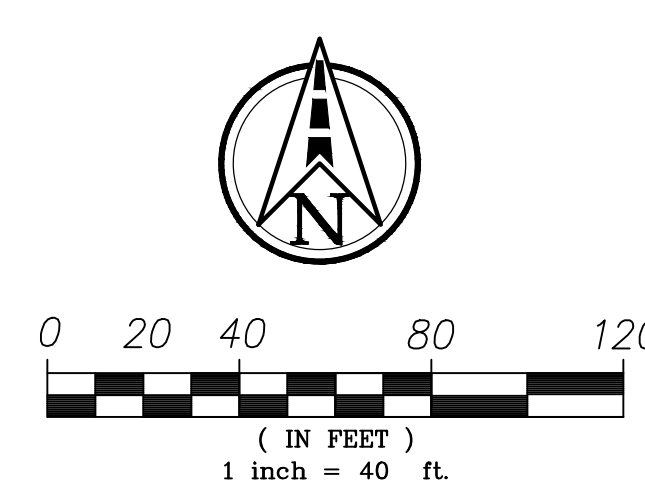
TYPICAL GARAGE SPACE DETAIL

CITY OF SAN DIEGO STANDARDS, ALL TWO-CAR GARAGES SHALL HAVE A MINIMUM DIMENSION OF 20 FEET X 20 FEET, WHILE ONE-CAR GARAGE SHALL HAVE A MINIMUM DIMENSION OF 10 FEET X 20 FEET, AS SHOWN BELOW.



GENERAL NOTES

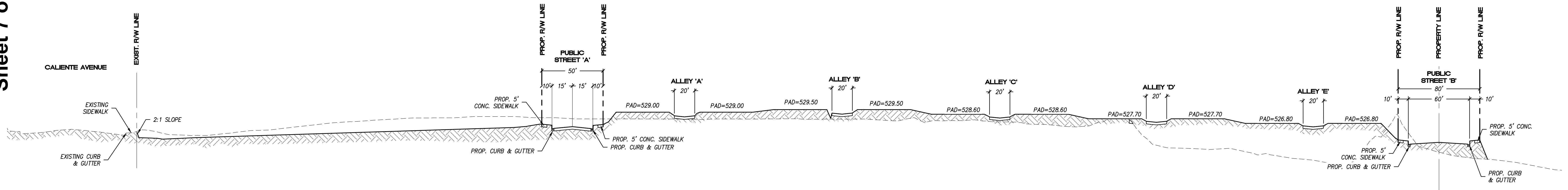
- EMRA - ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA) SHALL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO UTILITIES, LANDSCAPE, IRRIGATION, AND OTHER MISCELLANEOUS STRUCTURES WITH IN THE PUBLIC RIGHT-OF-WAY IF DEEMED ALLOWABLE BY THE CITY ENGINEER.
- VISIBILITY AREA - NO 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 THE VISIBILITY AREA SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.



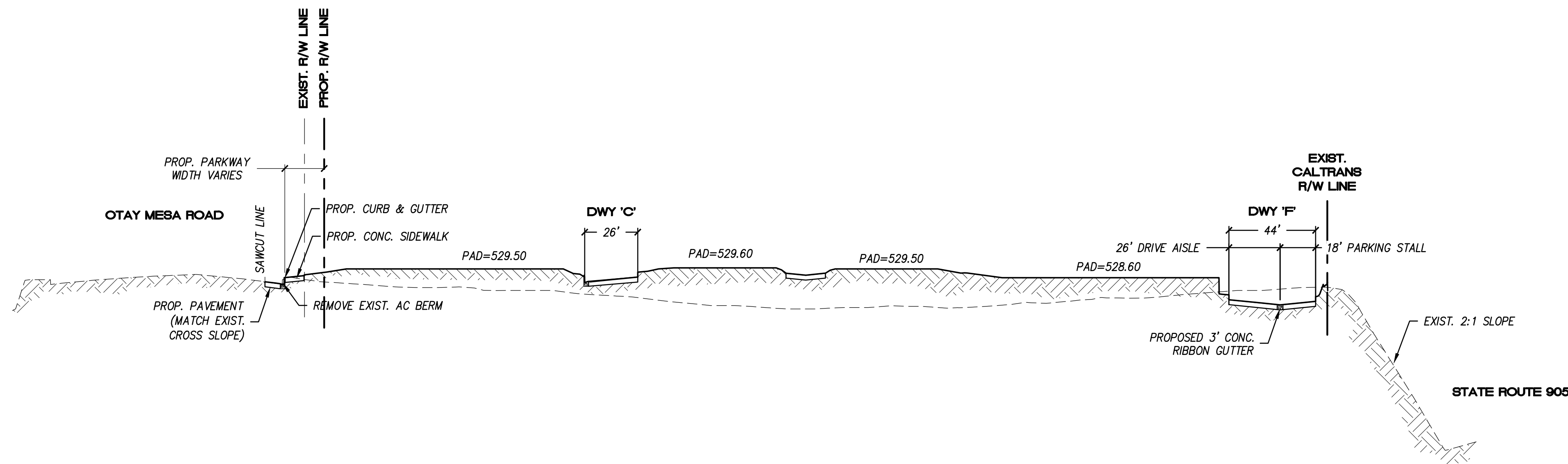
PREPARED BY:
CIVIL SENSE INC.
 13475 DANIELSON STREET, SUITE 150
 POWAY, CA 92128
 OFFICE: 858-842-4253

Henry H. Peng 12/20/18
 HENRY H. PENG DATE
 R.C.E. 63686

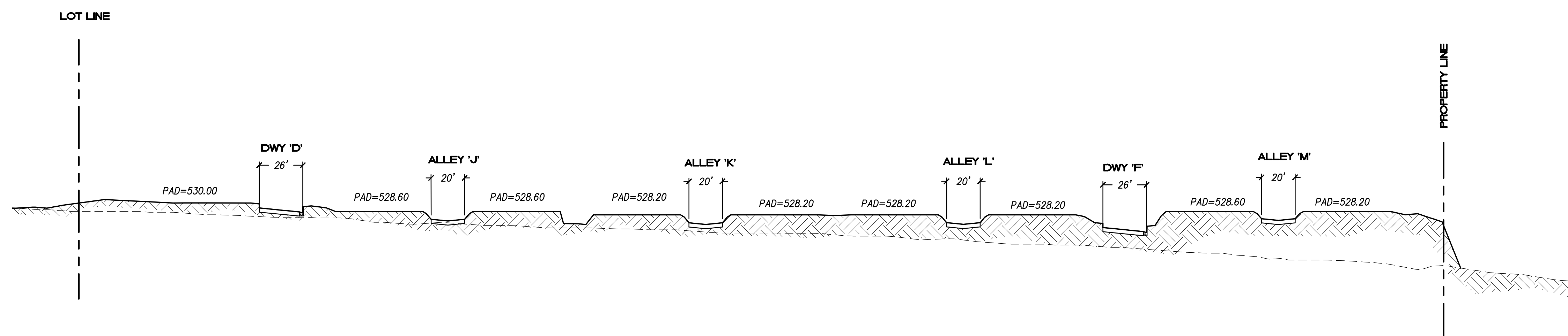
NAME: CIVIL SENSE, INC.	REVISION 12:	
ADDRESS: 13475 DANIELSON STREET, SUITE 150	REVISION 11:	
POWAY, CA 92128	REVISION 10:	
PHONE: 858-842-4253	REVISION 9:	
	REVISION 8:	
	REVISION 7:	
	REVISION 6:	
	REVISION 5:	
	REVISION 4:	12/20/18
	REVISION 3:	10/31/18
	REVISION 2:	09/19/18
	REVISION 1:	07/13/18
PROJECT ADDRESS: SE CORNER OF OTAY MESA ROAD AND CALIENTE AVENUE	ORIGINAL DATE:	04/16/18
PROJECT NAME: CALIFORNIA TERRACES - PA61 VTM, SDP, MPDP, NDP, CPA, REZONE AND STREET VACATION	SHEET	6 OF 13
SHEET TITLE: SITE PLAN	DEP #	



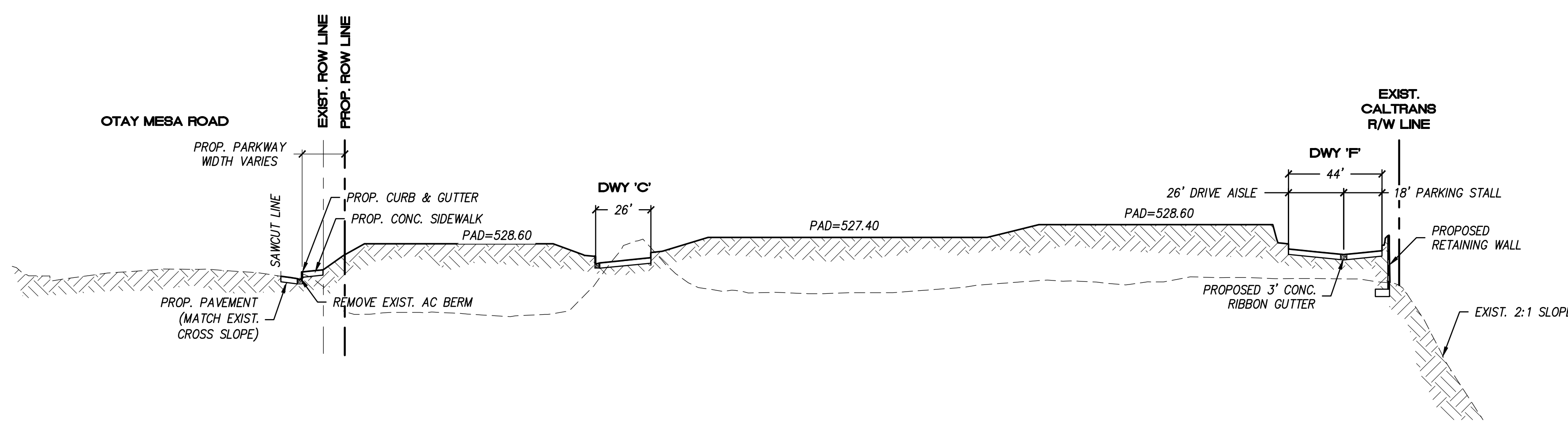
SECTION A-A
SCALE: 1" = 40'



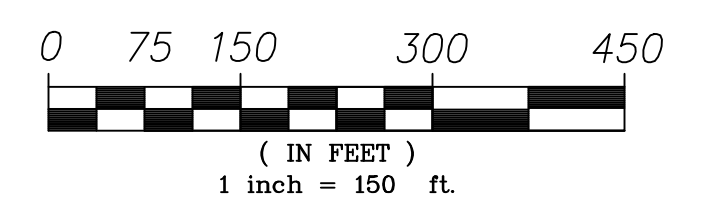
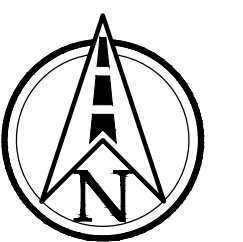
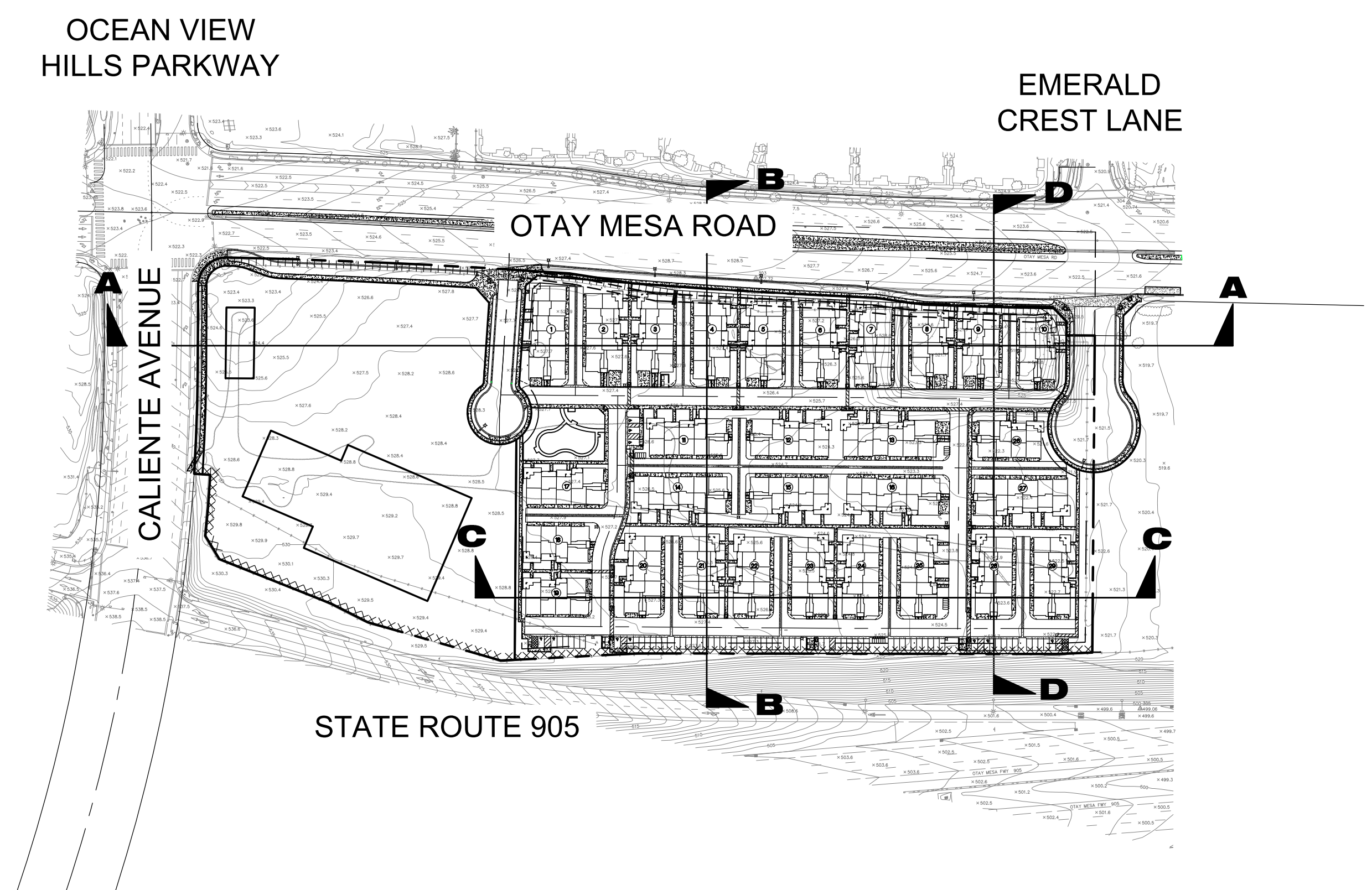
SECTION B-B
SCALE: 1" = 40'



SECTION C-C
SCALE: 1" = 40'



SECTION D-D
SCALE: 1" = 40'



NAME: CIVIL SENSE, INC.	REVISION 12: _____
ADDRESS: 13475 DANIELSON STREET, SUITE 150	REVISION 11: _____
POWAY, CA 92128	REVISION 10: _____
PHONE: 858-843-4253	REVISION 9: _____
	REVISION 8: _____
	REVISION 7: _____
	REVISION 6: _____
	REVISION 5: _____
	REVISION 4: 12/20/18
	REVISION 3: 10/31/18
	REVISION 2: 09/19/18
	REVISION 1: 07/13/18

PROJECT ADDRESS:
SE CORNER OF OTAY MESA
ROAD AND CALIENTE AVENUE

PROJECT NAME:
CALIFORNIA TERRACES - PA81
VTM, SDP, MPDP, NDP, CPA, REZONE
AND STREET VACATION

SHEET TITLE:
SITE SECTIONS

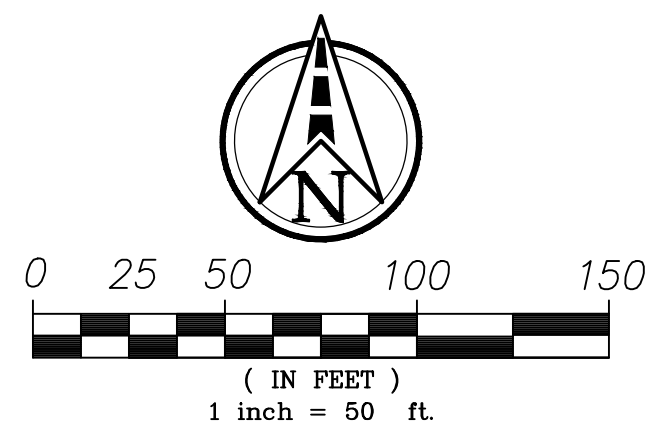
ORIGINAL DATE: 04/16/18
SHEET 7 OF 13
DEP # _____

PREPARED BY:

CIVIL SENSE INC.
13475 Danielson Street, Suite 150 | Poway, CA 92064
Office: 858-842-4553

Henry H. Peng 12/20/18
HENRY H. PENG DATE
R.C.E. 63686



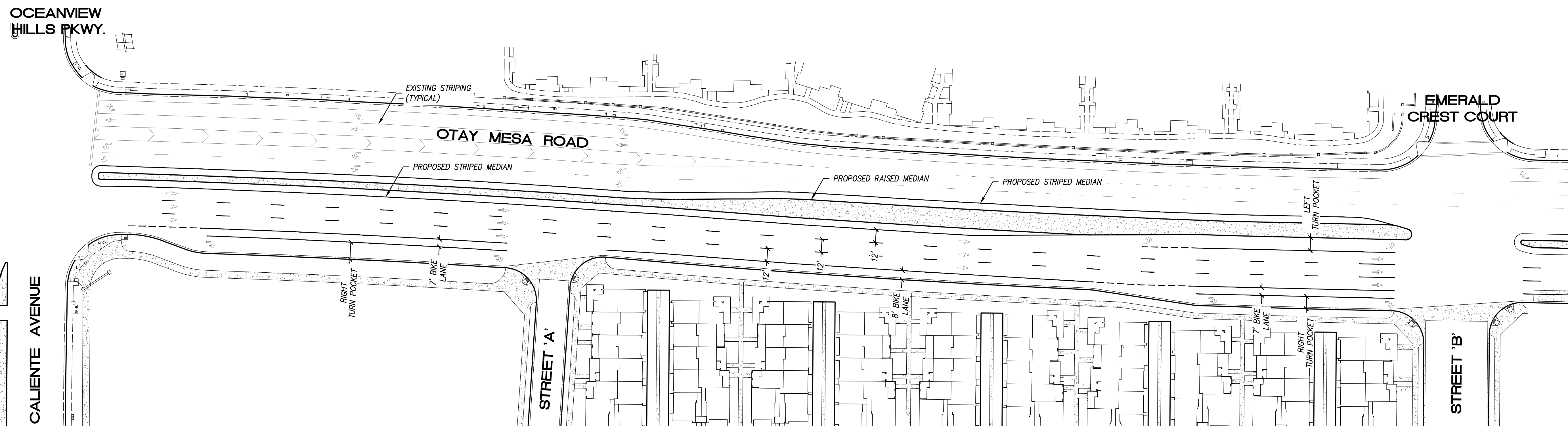


LEGEND



EARTHWORK SUMMARY

TOTAL DISTURBED AREA=681,785 SF = 15.65 AC.
RAW CUT=15,500 CY
RAW FILL=38,500 CY
IMPORT= 23,000 CY



CONCEPT STRIPING PLAN

SCALE: 1"=50'

PREPARED BY:



Henry H. Peng 12/20/18
HENRY H. PENG DATE
R.C.E. 63686



NAME: CIVIL SENSE, INC.
ADDRESS: 13475 DANIELSON STREET, SUITE 150
POWAY, CA 92128
PHONE: 658-843-4253

PROJECT ADDRESS:
SE CORNER OF OTAY MESA
ROAD AND CALIENTE AVENUE

PROJECT NAME:
CALIFORNIA TERRACES - PA61
VTM, SDP, MPDP, NDP, CPA, REZONE
AND STREET VACATION

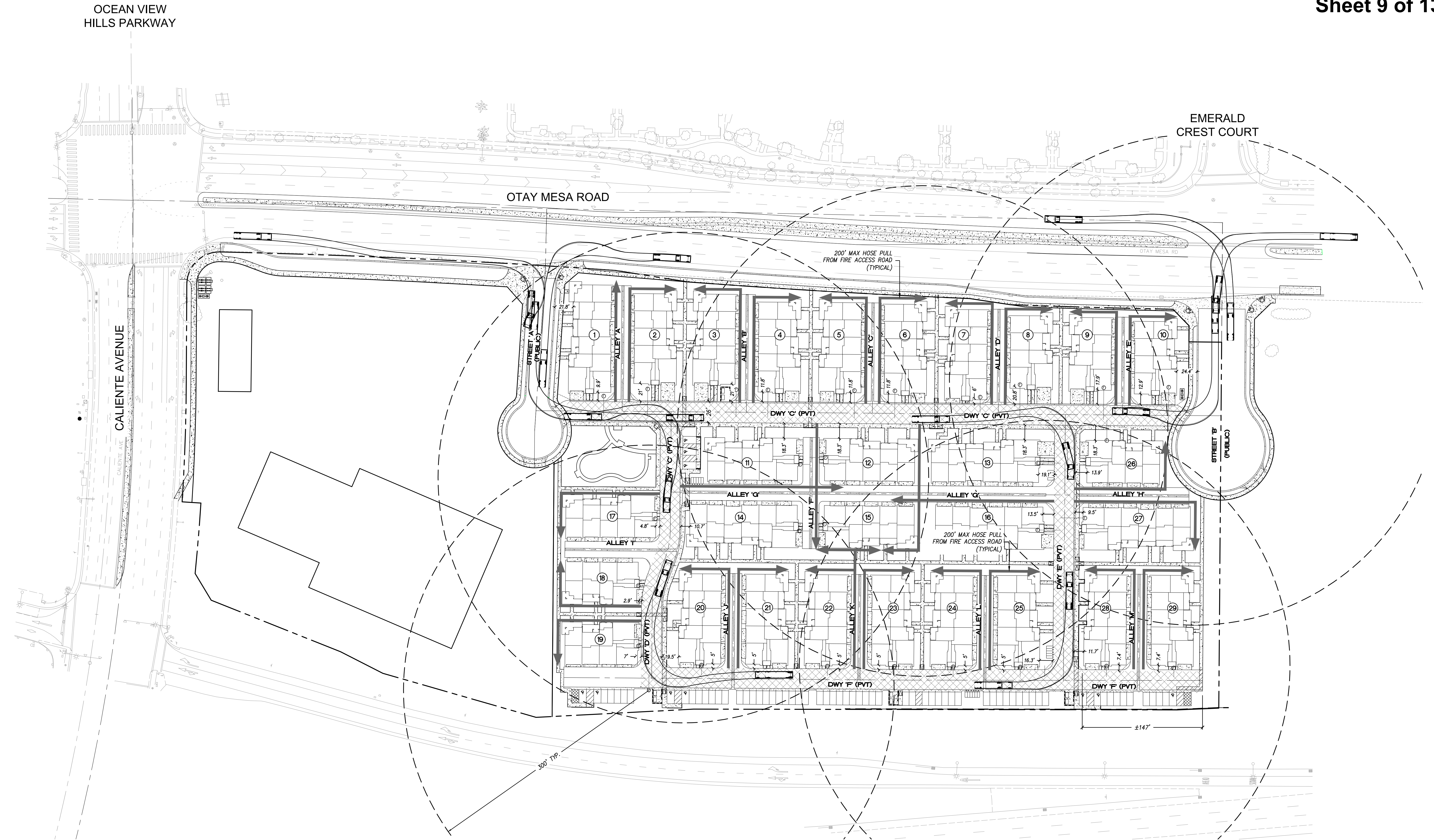
SHEET TITLE:
EARTHWORK EXHIBIT AND
CONCEPT STRIPING PLAN

REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	12/20/18
REVISION 3:	10/31/18
REVISION 2:	09/19/18
REVISION 1:	07/13/18

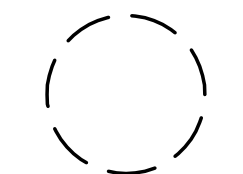
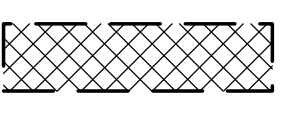
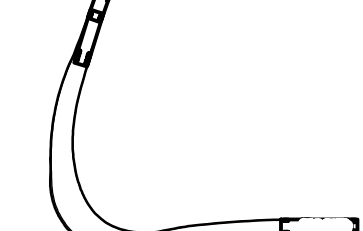
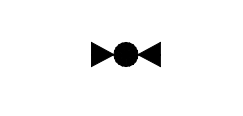

ORIGINAL DATE: 04/16/18

SHEET 8 OF 13

DEP #

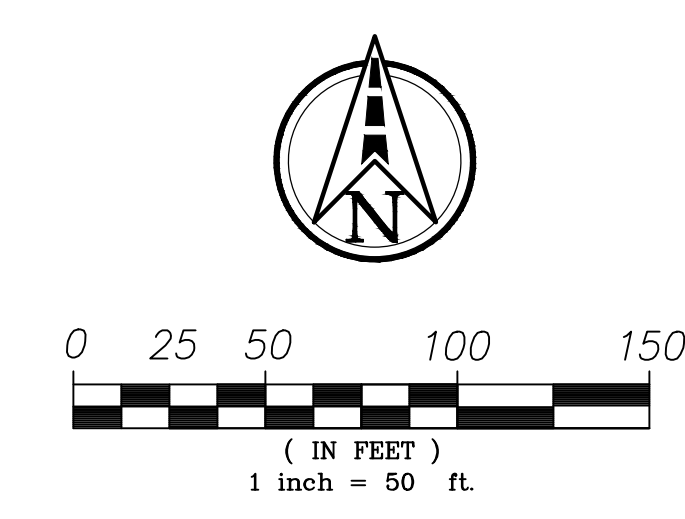


LEGEND:

-  FIRE HYDRANT SERVICE RADIUS
-  PROPOSED FIRE ACCESS ROADWAY. NO PARKING ALLOWED. "FIRE LANE - NO PARKING" SIGNS TO BE INSTALLED AT 150' INTERVALS.
-  FIRE TRUCK TURN
-  PROPOSED FIRE HYDRANT
-  200' MAX HOSE PULL TO ALL PORTIONS OF THE EXTERIOR OF BUILDINGS PER POLICY A-14-1

FIRE NOTES:

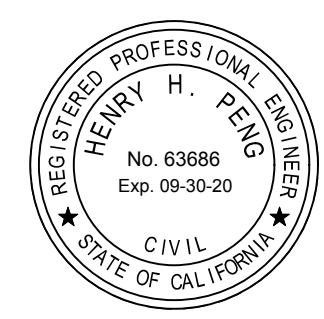
1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4.
2. CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
3. SAN DIEGO MUNICIPAL CODE SECTION 55.0507 ITEM (C) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED BETWEEN CURBS, AND AT A RIGHT ANGLE TO THE HYDRANT.
4. CFC 507.5.6 - PHYSICAL PROTECTION - IF ADDITIONAL HYDRANTS ARE REQUIRED AND WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CC 312.
5. 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 OR ALARM BELLS, HORNS OR STROBES.
6. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
7. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
8. 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.
9. NO ON STREET PARKING ALLOWED ON ALL PRIVATE DRIVEWAYS AND PRIVATE ALLEYS.
10. THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE NO SPACE IS PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEY SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14-1.
11. AN ILLUMINATED DIRECTORY, IN ACCORDANCE WITH FHPS POLICY 1-00-6, SHALL BE PROVIDED.
12. SITE PLAN, AS SHOWN, MEETS FIRE ACCESS AND SETBACK REQUIREMENTS FOR BUILDINGS LESS THAN 30' IN HEIGHT. SETBACK AND ACCESS REQUIREMENTS TO BE REVIEWED AGAIN DURING BUILDING PERMIT PROCESS TO ENSURE THAT REQUIREMENTS CONTINUE TO BE MET FOR BOTH RESIDENTIAL AND COMMERCIAL SITES.



PREPARED BY:

CIVIL SENSE INC
13475 Danielson Street, Suite 150 | Poway, CA 92064
Office: 658-842-4553

HENRY H. PENG DATE 12/20/18
R.C.E. 63686



NAME: CIVIL SENSE, INC.
ADDRESS: 13475 DANIELSON STREET, SUITE 150
POWAY, CA 92128
PHONE: 858-843-4253

PROJECT ADDRESS:
SE CORNER OF OTAY MESA
ROAD AND CALIENTE AVENUE

PROJECT NAME:
CALIFORNIA TERRACES - PA61
VTM, SDF, MPDP, NDP, CPA, REZONE
AND STREET VACATION

SHEET TITLE:
FIRE PLAN

REVISION 12:	
REVISION 11:	
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	12/20/18
REVISION 3:	10/31/18
REVISION 2:	09/19/18
REVISION 1:	07/13/18
ORIGINAL DATE:	04/16/18
SHEET	9 OF 13
DEP #	

PLANT SCHEDULE

FUNCTION	SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH
STREET TREES						
Otay Mesa Rd		23 (100% 36" Box)	<i>Lophostemon confertus</i>	Brisbane Box	20'-40'	30-35'
Street A		14 (100% 36" Box)	<i>Koelreuteria paniculata</i>	Golden Rain Tree	20'-40'	30-35'
Emerald Crest		15 (100% 36" Box)	<i>Albizia julibrissin</i>	Silk Tree	20'-40'	35'-40'
TREES INSIDE THE NEIGHBORHOOD						
Flowering, Shade		3 (100% 36" Box)	<i>Jacaranda mimosifolia</i>	Jacaranda	50'	35'-60'
Flowering, Shade		38 (50% 36" Box, 50% 24" Box)	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	20'-30'	25'-35'
Flowering, Accent		72 (100% 24" Box)	<i>Lagerstroemia</i>	Crape Myrtle	25'	20'
Accent Palm		16 (100% 36" Box)	<i>Medjool Date Palm</i>	Medjool Date Palm	65'	20'-25'
Evergreen, Small		109 (100% 24" Box)	<i>Olea europaea fruitless</i>	Olive "Fruitless"	15'-25'	15'-20'
Evergreen, Large		5 (100% 36" Box)	<i>Pinus pinea</i>	Italian Stone Pine	40'-80'	40'-60'
SCREENING SHRUBS (OVER 30" HIGH)						
Evergreen, Screening		450 (50% 15 Gal, 50% 5 Gal)	<i>ABELIA grandiflora 'Sherwoodii'</i> <i>Pittosporum tobira</i> <i>Nandina domestica</i>	Dwarf Abelia Mock Orange Heavenly Bamboo	3'-4' 10'-15' 6'-8'	3'-5' 10'-15' 4'-5'
SHRUBS/GROUNDCOVER IN PUBLIC ROW (UNDER 36" HIGH)						
		30% 5 Gal, 70% 1 Gal	<i>Agave shawii</i> <i>Festuca glauca</i> <i>Lantana 'New Gold'</i> <i>Lavandula stoechas 'Otto Quast'</i> <i>Muhlenbergia capillaris</i> <i>Senecio mandraliscae</i> <i>Tradescantia pallida 'Purple Heart'</i>	Shaw's Agave Blue Fescue Lantana Hybrid Spanish Lavender Pink Muhly Blue Fingers Purple Heart Setcreasea	2-3' @12" O.C. @18" O.C. 1'-2' 2'-3' 1'-3'	3-4' @12" O.C. @18" O.C. 2'-3' 2'-3' 1'-3'

PLANT SCHEDULE

FUNCTION	SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH
SHRUBS/GROUNDCOVER/VINES						
		25% 5 GAL, 75% 1 GAL	<i>Anigozanthos 'Bush Pearl'</i> <i>Arctostaphylos edmundsii 'Carmel Sur'</i> <i>Baccharis pilularis 'Pigeon Point'</i> <i>Callistemon 'Little John'</i> <i>Carex spissa</i> <i>Cistus x. purpureus</i> <i>Festuca glauca</i> <i>Helictotrichon sempervirens</i> <i>Hesperaloe parviflora</i> <i>Heteromeles arbutifolia</i> <i>Iris douglasiana & 'Pacific Coast Hybrids'</i> <i>Lantana 'New Gold'</i> <i>Lavandula stoechas 'Otto Quast'</i> <i>Leucophyllum candidum 'Thunder Cloud'</i> <i>Muhlenbergia capillaris</i> <i>Muhlenbergia rigens</i> <i>Rosmarinus officinalis 'Tuscan Blue'</i> <i>Salvia spp.</i> <i>Tradescantia pallida 'Purple Heart'</i> <i>Melampodium leucanthum</i> <i>Lpomoea batatas</i>	Kangaroo Paws Little Sur Manzanita Pigeon Point Coyote Brush Dwarf Bottlebrush Sedge Orchid Rockrose Blue Fescue Blue Oat Grass Red Yucca CA Holly Douglas & Pacific Coast Iris Lantana Hybrid Spanish Lavender Texas Sage Pink Muhly Deer Grass Upright Rosemary Sage Purple Heart Setcreasea Blackfoot Daisy Sweet Potato Vine	2' 3' 1'-2' 3' 3'-4' 4' @12" O.C. @12" O.C. 3'-4' 4'-5' 6'-10' 6'-8' @18" O.C. @18" O.C. 1'-2' 2'-3' 3'-4' 3'-4' 2'-3' 2'-3' 4'-5' 4'-5' 4'-6' 4'-5' 1'-2' 3'-4' @18" O.C. @18" O.C. @12" O.C.	2' 3' 8' 3' 2'-3' 4'-6' @12" O.C. @12" O.C. 4'-5' 6'-8' @18" O.C. @18" O.C. 2'-3' 2'-3' 4'-5' 4'-5' 4'-5' 4'-5' 3'-4'
TURF						
			<i>Drought tolerant, Cool Season, Fescue Blend Sod</i>		@12" O.C.	

LANDSCAPE DESIGN STATEMENT

THE OVERALL LANDSCAPE THEME SHALL PROVIDE A NATURAL, DROUGHT-TOLERANT CHARACTER THAT COMPLIMENTS THE ARCHITECTURE AND AREAS FOR RECREATION ACTIVITIES. CANOPY TREES SHALL BE USED TO SOFTEN ARCHITECTURAL EDGES. THE PATTERN OF LANDSCAPING USED SHALL BE CONSISTENT WITH THE PLANT PALETTE SPECIFIED FOR THIS PROJECT. THE DESIGN AND LOCATION OF WALKWAYS AND RECREATION AREAS WILL ALLOW ACCESSIBLE PATHS OF TRAVEL TO SITE AMENITIES. TREES HAVE BEEN PLACED TO PROVIDE SHADE IN STRATEGIC AREAS SUCH AS PARKING AREAS, RECREATION AREAS AND PASEOS.

CITY OF SAN DIEGO LANDSCAPE STANDARDS

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE REQUIREMENTS OF THE CITY LAND DEVELOPMENT CODE LANDSCAPE STANDARDS (2009) AND THE APPLICABLE SECTIONS OF THE SAN DIEGO MUNICIPAL CODE CHAPTER 14, ARTICLE 2, DIVISION 4: LANDSCAPE STANDARDS.

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.
- SPRAY IRRIGATION SHALL BE USED TO WATER THE LANDSCAPING, INCLUDING TURF, SHRUBS AND TREES.
- NON-SPRAY TYPE IRRIGATION SYSTEMS SHALL BE USED WHENEVER PRACTICAL FOR ALL PLANTINGS IN THE STREET RIGHT-OF-WAY.

LANDSCAPE NOTES

- ALL TREES SHALL BE PLANTED A MINIMUM OF FOUR FEET (4') FROM ANY BUILDING.
- ALL MAINTENANCE ASSESSMENT DISTRICT IRRIGATION SHALL BE A SEPARATE SYSTEM FROM PRIVATELY MAINTAINED IRRIGATION SYSTEMS AND SHALL HAVE ITS OWN WATER METER.
- ALL IRRIGATION AND PLANTING WITHIN MAINTENANCE ASSESSMENT DISTRICT MAINTAINED AREAS SHALL BE INSTALLED PER CITY STANDARDS.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5).
- 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, SECTION 142.0403(B)(10).
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
- MINIMUM TREE SEPARATION DISTANCE
 - TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
 - UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
 - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - DRIVEWAY (ENTRIES) - 10 FEET
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

MAINTENANCE

ALL REQUIRED LANDSCAPE AREAS 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 OR REPLACED PER THE CONDITIONS OF THE PERMIT. ALL COMMON AREAS SHALL BE MAINTAINED BY THE OWNER.

WATER BUDGET CALCULATION

RESIDENTIAL LAND USE WATER BUDGE FORMULA:
(ETO)(0.62)[(0.55)(LA) + (0.45)(SLA)]

ETO: 47 (OTAY MESA)
LA (LANDSCAPE AREA): 89,876 S.F.
SLA (SPECIAL LANDSCAPE AREA): 5,535 S.F.

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) WATER BUDGET:
1,521,206 GALLON/YEAR

SHEET INDEX:

- PLANT SCHEDULE / NOTES
- LANDSCAPE PLAN
- LANDSCAPE CALCULATIONS
- MAINTENANCE / FENCING PLAN

PREPARED BY:

SHEILA L. CEDEVALL DATE
RLA 5859

NAME: CIVIL SENSE, INC.
ADDRESS: 13475 DANIELON STREET, SUITE 150
POWAY, CA 92128
PHONE: 858-843-4253

PROJECT ADDRESS:
SE CORNER OF OTAY MESA
ROAD AND CALIENTE AVENUE

PROJECT NAME:
CALIFORNIA TERRACES - PA61
VTM, SDP, MPDP, NDP, CPA, REZONE
AND STREET VACATION

SHEET TITLE:
PLANT SCHEDULE / NOTES

- REVISION 12:
- REVISION 11:
- REVISION 10:
- REVISION 9:
- REVISION 8:
- REVISION 7:
- REVISION 6:
- REVISION 5:
- REVISION 4:
- REVISION 3:
- REVISION 2: 09/19/18
- REVISION 1: 07/13/18

ORIGINAL DATE: 04/16/18

SHEET 10 OF 13

DEP #





PLANT LEGEND

TREES	
	LC
	KP
	AJ
	KB
	JM
	LG
	MD
	DE
	PP
SCREENING SHRUBS	
	AG
	PT
	ND
SHRUBS/GROUND COVER (ROW)	
SHRUBS/GROUND COVER	
TURF	

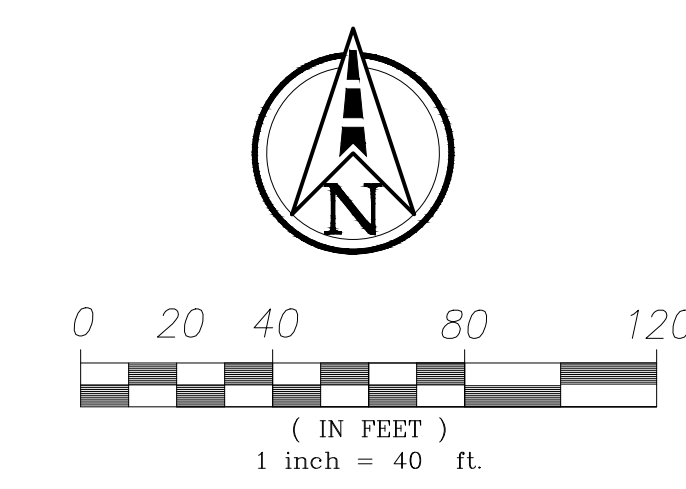
ABOVEGROUND UTILITY LEGEND

- PROPOSED DUAL WATER METERS AND BACK FLOW DEVICE
- PROPOSED FIRE HYDRANT
- PROPOSED ON-SITE LOW LEVEL PEDESTRIAN STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED STOP SIGN

CALLOUT LEGEND

1. TRASH ENCLOSURE (TYP.)
2. CONCRETE SIDEWALK (TYP.)
3. PASSIVE RECREATION PARK WITH TOT LOT
4. TOWNHOMES
5. PARDEE OWNERSHIP BOUNDARY
6. COMMUNITY MONUMENT
7. BIKE RACKS
8. RETAINING WALL (SEE SHEET 4 FOR DETAIL)

LANDSCAPE PLAN



PREPARED BY:
PLACEWORKS

NAME: CIVIL SENSE, INC.
ADDRESS: 13475 DANIELON STREET, SUITE 150
POWAY, CA 92128
PHONE: 858-843-4253

PROJECT ADDRESS:
SE CORNER OF OTAY MESA
ROAD AND CALIENTE AVENUE

PROJECT NAME:
CALIFORNIA TERRACES - PA61
VTM, SDP, MPDP, NDP, CPA, REZONE
AND STREET VACATION

SHEET TITLE:
LANDSCAPE PLAN

REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	09/19/18
REVISION 1:	07/13/18

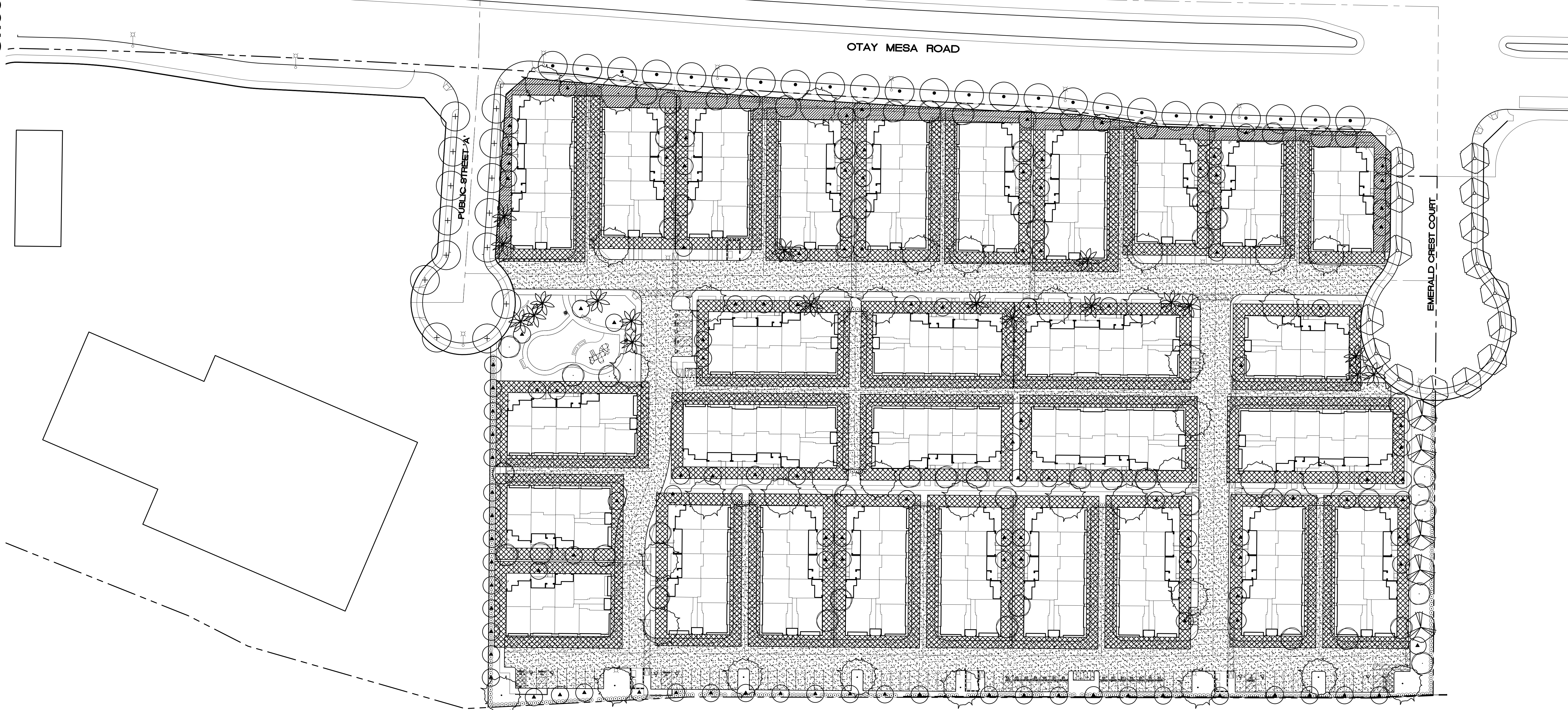
ORIGINAL DATE: 04/16/18

SHEET 11 OF 13

DEP # _____

SHEILA L. CEDEVALL DATE
RLA 5859

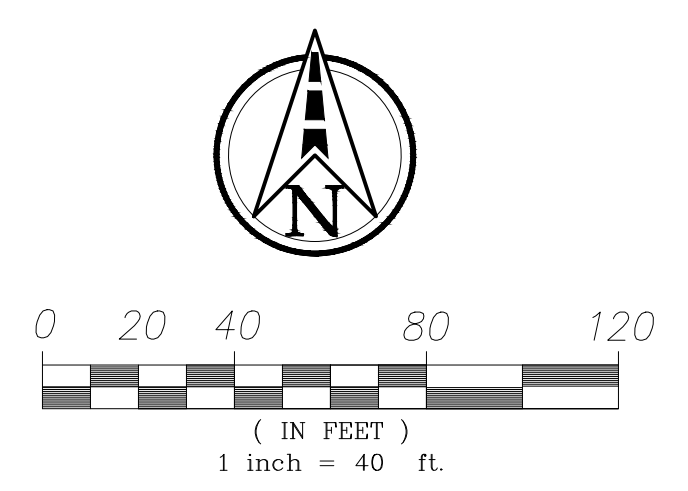




USE AREA LEGEND:

-  STREET YARD
-  REMAINING YARD
-  VEHICLE USE AREA OUTSIDE THE STREET YARD

LANDSCAPE CALCULATIONS



STREET YARD PLANTING REQUIREMENTS

Total Street Yard Area:	12,254 s.f.
Planting Area Required (50%):	6,127 s.f.
Provided:	11,869 s.f.
Excess:	5,742 s.f.
Planting Points Required (0.05):	613
Provided by Shrubs ¹ :	616
(30% 5 gal/70% 1 gal)	
Provided by Trees (Min. 50%):	740
(100% 24" box, 2 Palm)	
Total Points Provided:	1,356
Excess:	743

REMAINING YARD PLANTING REQUIREMENTS

Total Remaining Yard Area:	97,596 s.f.
Planting Area Required (30%):	29,279 s.f.
Provided:	46,779 s.f.
Excess:	17,500 s.f.
Planting Points Required (0.05):	4,880
Provided by Shrubs ¹ :	1,871
(100% 1 gal)	
Provided by Trees (Min. 50%):	3,420
(100% 24" box, 10 Palms)	
Total Points Provided:	5,291
Excess:	411

VEHICULAR USE AREA PLANTING REQUIREMENTS

Total VUA:	106,194 s.f. (>6,000 s.f.)
<u>VUA OUTSIDE STREET YARD:</u>	106,194 s.f.
Planting Area Required (3%):	3,186 s.f.
Provided *:	14,139 s.f.
Excess:	10,953 s.f.
Planting Points Required: (0.03):	3,186
Provided by Shrubs ^{1,2} :	1,975
(25% 15 gal/ 25% 5 gal/ 50% 1 gal)	
Provided by Trees (Min. 50%)*:	3,200
(70% 24" box/ 30% 36" box, 12 Palms)	
Total Points Provided:	5,175
Excess:	1,989

Note:
1. To estimate the quantities of shrubs, the calculation is assuming all shrubs are planted at 5'x5' spacing.
2. Planting Area is counted within 5ft of the edge of the VUA.

PREPARED BY:
PLACEWORKS

NAME: CIVIL SENSE, INC. REVISION 12: _____
 ADDRESS: 13475 DANIELSON STREET, SUITE 150 REVISION 11: _____
 POWAY, CA 92128 REVISION 10: _____
 PHONE: 858-843-4253 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: 09/19/18
 REVISION 1: 07/13/18

PROJECT ADDRESS:
SE CORNER OF OTAY MESA
ROAD AND CALIENTE AVENUE

PROJECT NAME:
CALIFORNIA TERRACES - PA61
VTM, SDP, MPDP, NDP, CPA, REZONE
AND STREET VACATION ORIGINAL DATE: 04/16/18

SHEET TITLE:
LANDSCAPE CALCULATIONS SHEET 12 OF 13

DEP # _____



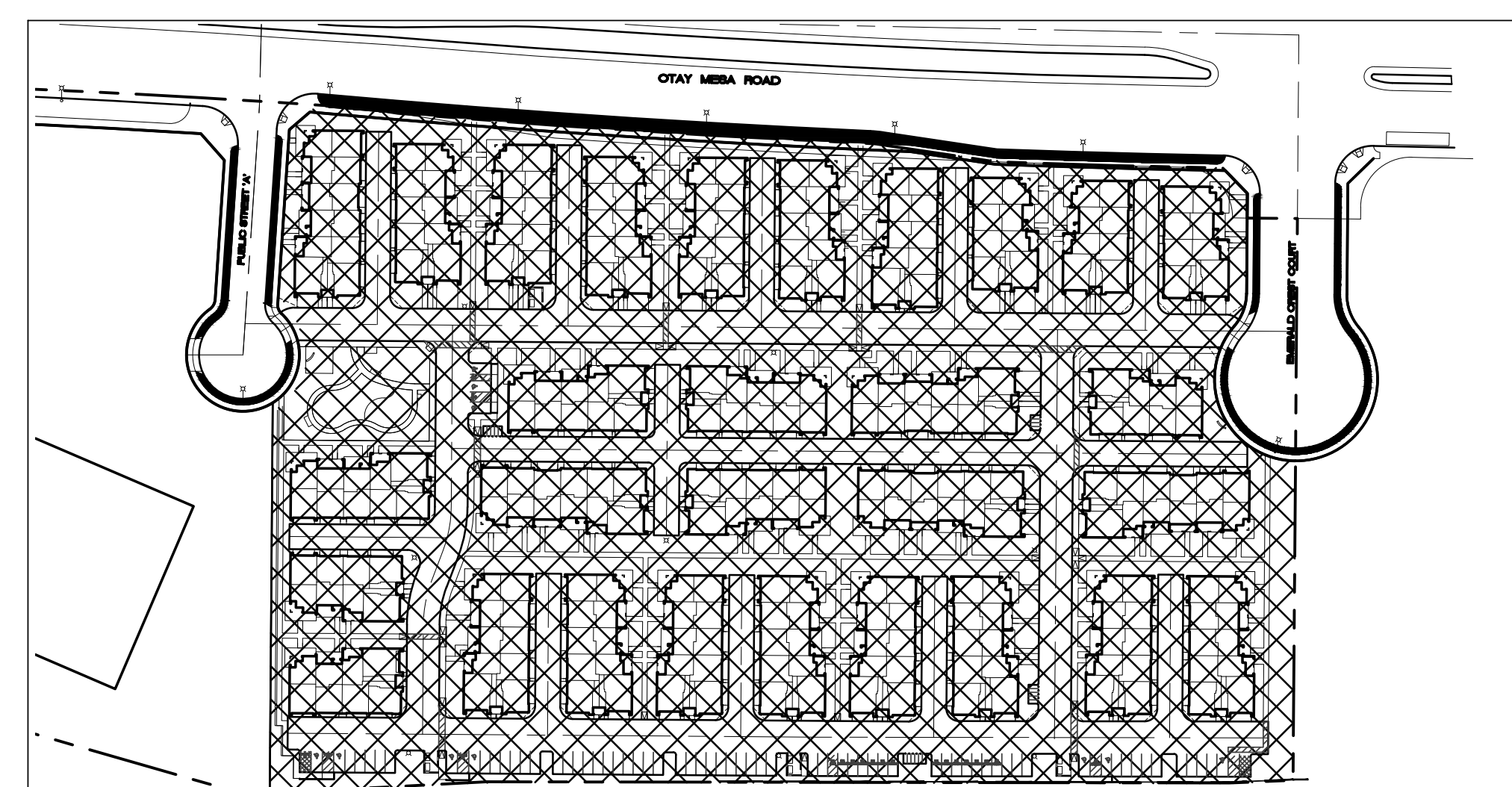
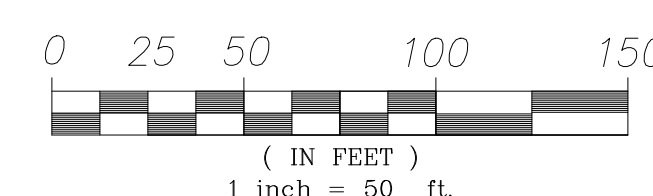
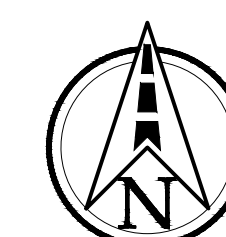
SHEILA L. CEDEVALL DATE
RLA 5859



LEGEND:

- 6' TUBULAR STEEL FENCE
- 7' RETAINING WALL

WALL & FENCING PLAN



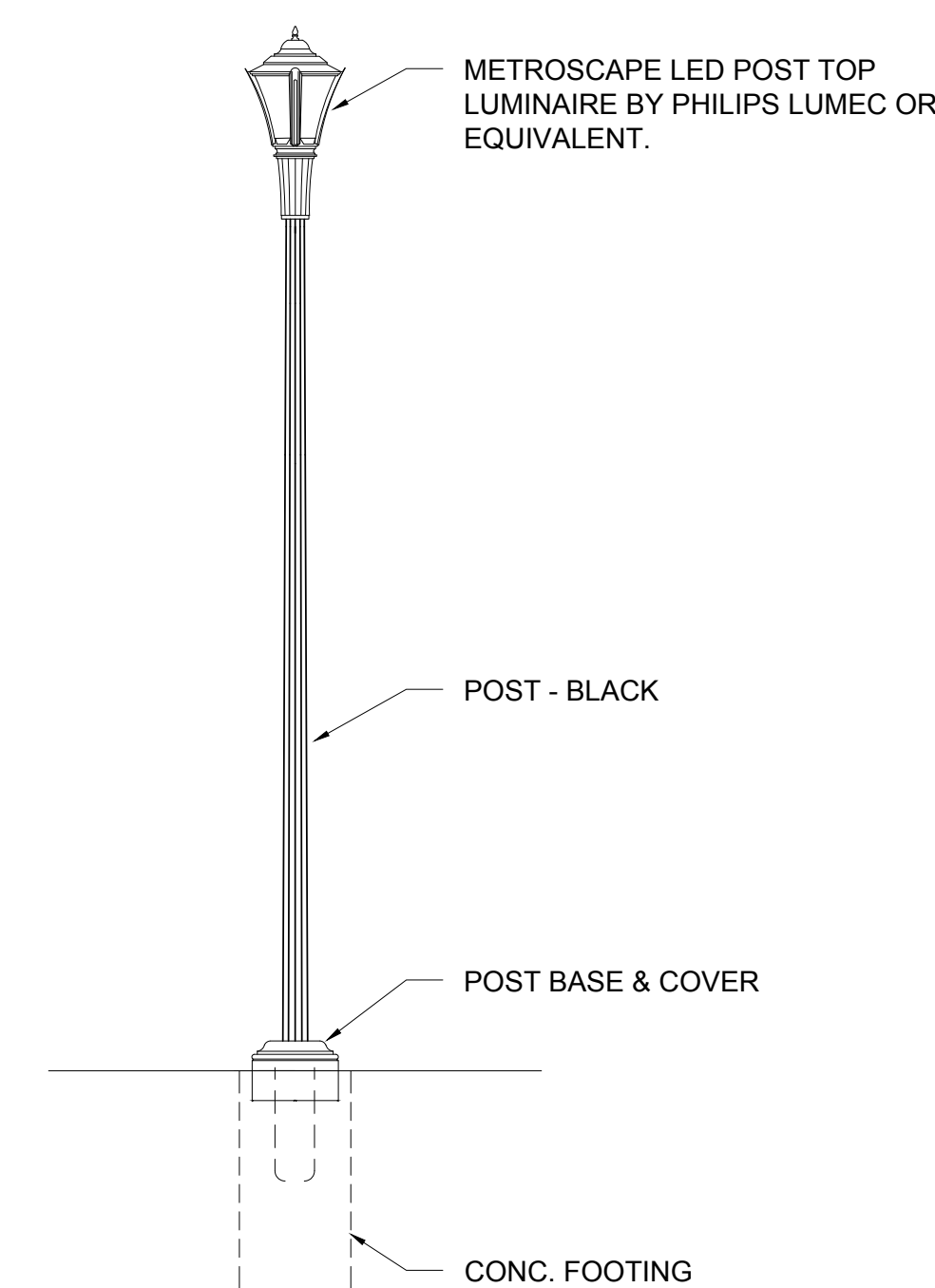
LEGEND:

- HOA MAINTAINED
- MAINTENANCE ASSESSMENT DISTRICT MAINTAINED

MAINTENANCE RESPONSIBILITY PLAN

NOTE

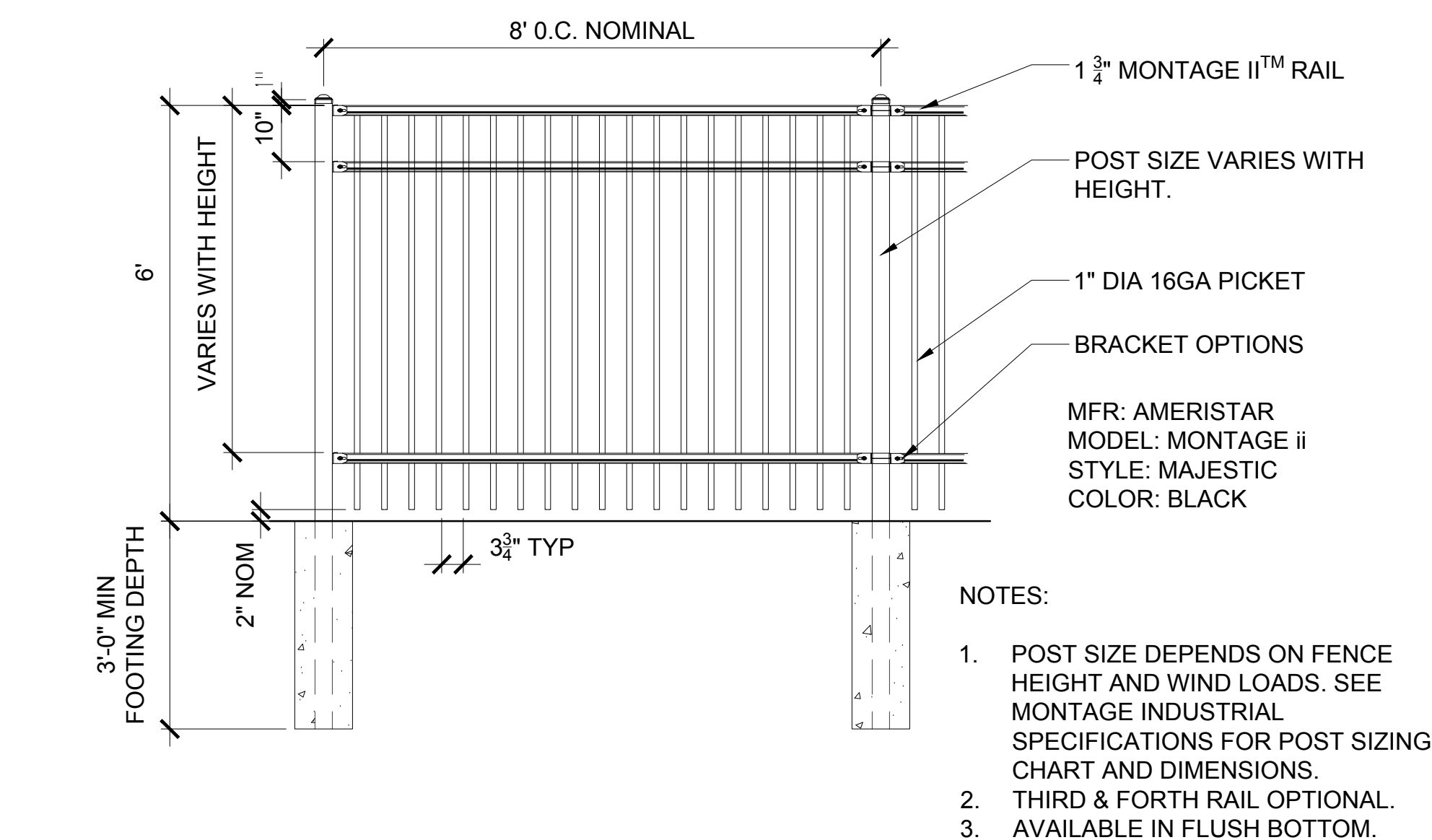
THE PLAN IS WITHIN A CITY OF SAN DIEGO MAINTENANCE ASSESSMENT DISTRICT (MAD). ALL WORK DONE WITHIN THE MAINTENANCE ASSESSMENT DISTRICT (MAD) SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO CONSULTANT'S GUIDE TO PARK DESIGN AND CONSTRUCTION.



CITY OF SAN DIEGO LIGHT POLLUTION LAW:
THE EXTERIOR LIGHT FIXTURES SHOWN ON THESE PLANS COMPLY WITH THE CITY OF SAN DIEGO MUNICIPAL CODE SEC 101-1300 UNDER THE 'INITIAL TOTAL LAMP SOURCE' LUMENS OF LESS THAN 4,050 EXEMPTION.

NOTE:
1. OWNER MAY SELECT ALTERNATE FIXTURES EQUAL TO THE ONE SHOWN THAT COMPLIES WITH THE SAN DIEGO LIGHT POLLUTION LAW.
2. LUMENS = LESS THAN 4,050
3. INSTALL PER MANUFACTURERS SPECIFICATIONS

1 PEDESTRIAN LUMINAIRE
NTS



NOTES:
1. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE MONTAGE INDUSTRIAL SPECIFICATIONS FOR POST SIZING CHART AND DIMENSIONS.
2. THIRD & FORTH RAIL OPTIONAL.
3. AVAILABLE IN FLUSH BOTTOM.

2 6' TUBULAR STEEL FENCE
NTS

PREPARED BY:
 PLACEWORKS

NAME: CIVIL SENSE, INC.
ADDRESS: 13475 DANIELON STREET, SUITE 150
POWAY, CA 92128
PHONE: 858-843-4253

PROJECT ADDRESS:
SE CORNER OF OTAY MESA
ROAD AND CALIENTE AVENUE

PROJECT NAME:
CALIFORNIA TERRACES - PA61
VTM, SDP, MPDP, NDP, CPA, REZONE
AND STREET VACATION

SHEET TITLE:
MAINTENANCE / FENCING PLAN

REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	09/19/18
REVISION 1:	07/13/18

ORIGINAL DATE: 04/16/18

SHEET 13 OF 13

DEP # _____



SHEILA L. CEDEVALL
RLA 5859

DATE _____